

Village of Skaneateles
Planning Board Meeting
July 9, 2020
AGENDA

***Pursuant to Executive Order 202.1, this meeting
will be conducted via video conference call.***

***To attend by phone, please call: (315) 313-6263. Once connected,
please enter code: 838 108 140#. To attend by computer,
please click on the link shown below.***

[Planning Board Meeting - July 9, 2020](#)

7:30 pm Consideration of Modified Site Plan Approval in the matter of the revised site plan of **Adam Weitsman** to make other improvements including a revised design and implementation (that eliminated two required variances) for the proposed lakeside trellis at the properties addressed as **61 West Lake Street and 45 West Lake Street** in the Village of Skaneateles; pursuant to: All required variances are approved by the Zoning Board of Appeals *[all required variances were approved by ZBA at its meeting of 06.24.20]*, and any changes to the Site Plan necessitated after review and approval of the Village ZBA to be reviewed by the Planning Board for consideration of Modified Site Plan Approval *[condition of Site Plan approval resolution adopted by Planning Board on 04.02.20]*.

7:35 pm Special Use Permit recommendation in the matter of the application of **Alison McCrone** to harbor pet pig(s) at the property addressed as **16 Goodspeed Place** in the Village of Skaneateles.

7:40 pm Area Variance recommendation in the matter of the application of **Ben & Betsy Carter** to vary the strict application of Section 225-A5 Density Control Schedule for Minimum open area; Section 225-14C(5) Height of Accessory Buildings; and Section 225-69D Nonconforming Buildings, Structures and Uses, Extension or Expansion; to construct a 566 SF addition and construct a porch addition over the deck at the property addressed as **8 Leitch Avenue** in the Village of Skaneateles.

7:45 pm Area Variance recommendation in the matter of the application of **Emily Gott** to vary the strict application of Section 225-A5 Density Control Schedule for side yard set-back, left; side yard set-back, right; both side yards combined; minimum open area; and percentage of structure width/lot width; and Section 225-69D Nonconforming Buildings, Structures and Uses, Extension or Expansion; to construct second-story dormers at the property addressed as **10 East Austin Street** in the Village of Skaneateles.

7:50 pm Area Variance recommendation in the matter of the application of **Josh Kemp & Lauren Liberati** to vary the strict application of Section 225-A5 Density Control Schedule for side yard set-back, left; Both side yards combined; and Minimum open area; and Section 225-

69D Nonconforming Buildings, Structures and Uses, Extension or Expansion; to construct an 8 by 14.5 foot front porch and to construct a 200 SF patio at the property addressed as **12 Griffin Street** in the Village of Skaneateles.

7:55 pm Area Variance recommendation in the matter of the application of **Kevin & Elizabeth Sio** to vary the strict application of Section 225-A5 Density Control Schedule for front yard set-back; and side yard set-back, right; and Section 225-69D Nonconforming Buildings, Structures and Uses, Extension or Expansion; to construct a 22 by 22 foot new garage and 8 by 12 foot entry porch at the property addressed as **37 East Street** in the Village of Skaneateles.

8:00 pm Area Variance recommendation in the matter of the application of **Travis & Kathleen Ryan** to vary the strict application of Section 225-A5 Density Control Schedule for front yard set-back; side yard set-back, right; Both side yards combined; Minimum open area; Minimum lot area; and Section 225-69D Nonconforming Buildings, Structures and Uses, Extension or Expansion; to construct an 18 by 25 foot patio at the property addressed as **15 Griffin Street** in the Village of Skaneateles.

8:05 pm Area Variance recommendation in the matter of the application of **Ed Coakley on behalf of Dee Vounas** to vary the strict application of Section 225-A5 Density Control Schedule for side yard set-back, right; to install a generator at the property addressed as **2 Lakeview Circle** in the Village of Skaneateles.

8:10 pm Area Variance recommendation in the matter of the application of **Justin Kilz** to vary the strict application of Section 225-A5 Density Control Schedule for Minimum open area; to construct a 16 by 16 foot pavilion on an existing wood platform at the property addressed as **36 Orchard Road** in the Village of Skaneateles.

8:15 pm Area Variance recommendation in the matter of the application of **Edward Keller** to vary the strict application of Section 225-A5 Density Control Schedule for front yard set-back; Both side yards combined; and Section 225-69D Nonconforming Buildings, Structures and Uses, Extension or Expansion; to construct a front porch at the property addressed as **24 Onondaga Street** in the Village of Skaneateles.

8:20 pm Such other business as may be before the Board.

Note: All times listed after 7:30 pm are approximate. Any matters tabled and continued by the Board tonight will be heard by the Planning Board at its meeting scheduled for August 6, 2020 at 7:30 pm. Any variance recommendations made by the Board tonight will be heard by the Zoning Board of Appeals at its next meeting scheduled for July 29, 2020. Submission of an application prior to the cut-off date in any particular month does not necessarily ensure that the matter will appear on the agenda for the next scheduled meeting.

File Location: L:\Tillock\24361\Tillock-New.dwg

Lot Coverage/ Open Space 225: A5

| | EXISTING (SF) | PREVIOUSLY PROPOSED OPTION WITH POOL HOUSE (SF) | PREVIOUS PROPOSAL WITHOUT POOL HOUSE (SF) | CURRENT PROPOSAL WITHOUT POOL HOUSE (SF) + TRELLIS REDESIGN |
|---------------------------------|----------------|---|---|---|
| LOT AREA TO STREET LINE | 95,544.5 | 118,222 (+24,677.5) | 118,222 (+24,677.5) | 118,222 (+24,677.5) |
| BUILDINGS | 6,627 | 8,444 (+1,817) | 6,627 (+0) | 6,627 (+0) |
| MAIN HOUSE | 4,950 | — | — | — |
| GARAGE | 829 | — | — | — |
| PORTE COCHERE | 808 | — | — | — |
| POOL HOUSE (REMOVED FROM SCOPE) | — | 1,817 | 0 (REMOVED) | 0 (REMOVED) |
| SITE WALLS | 2,639.5 | 3,417.5 (+779) | 3,526.5 (+888) | 3,375.5 (+737) |
| LAKESHORE RETAINING WALL | 696.5 | 111 | 111 | 111 |
| FIREPIT RETAINING WALL | 120 | — | — | — |
| FRONT YARD WALLS | 282 | 18 | 18 | 18 |
| GROTTO WALLS | 414 | — | — | — |
| WATER GARDEN WALLS | 318 | — | — | — |
| LAWN TERRACE & PATIO WALLS | 809 | — | — | — |
| POOL/ POOL HOUSE WALLS | — | 890 | 759 | 608 |
| PATIO/ PAVED AREAS | 7,729.5 | 9,539.5 (+1,810) | 10,071.5 (+2,342) | 9,814.5 (+2,085) |
| DRIVEWAY (NON ACCESS USE) | 2,216 | — | — | — |
| DOCK RAMP | — | 88 | 0 (REMOVED) | 0 (REMOVED) |
| WATER GARDEN | 1,845 | — | — | — |
| GROTTO/ ELLIPSE GARDEN | 1,912 | — | — | — |
| MAIN HOUSE PATIO | 1,992.0 | — | — | — |
| GARAGE TO MAIN HOUSE WALKWAY | 273 | — | — | — |
| FIREPIT PATIO | 472 | — | — | — |
| POOL PATIO | — | 1,579 | 2,278 | 2,021 |
| ROCK LANDSCAPING | — | 82 | 0 (REMOVED) | 0 (REMOVED) |
| TEMPLE | — | 64 | 64 | 64 |
| SWING | 78 | — | — | — |
| WATER FEATURE | 270 | 1,551 (+1,281) | 1,551 (+1,281) | 1,551 (+1,281) |
| WATER GARDEN FOUNTAIN | 270 | — | — | — |
| POOL | — | 970 | 970 | 970 |
| HOT TUB | — | 50 | 50 | 50 |
| CATCH BASIN | — | 281 | 281 | 281 |
| STAIRWAYS | 1,306 | 1,469 (+161) | 1,590 (+272) | 1,612 (+304) |
| GRASS PATH | — | 122 (+122) | — | — |
| LAKESHORE TRELLIS & CABANA | — | 715 (+715) | 670 (+670) | 680 (+680) |
| AC PADS | 20 | 20 (+0) | 20 (+0) | 20 (+0) |
| TOTAL | 18,595 | 25,296 (+6,703) | 24,046 (+5,453) | 23,680 (+5,087) |
| % COVERAGE | 19.9% | 21.4% | 20.3% | 20.0% |
| % OPEN SPACE | 80.1% | 78.6% | 79.7% | 80.0% |
| % OPEN REQ'D | 90.0% | 90.0% | 90.0% | 90.0% |
| VARIANCE | 9.9% | 11.4% (+1.5%) | 10.3% (+.4%) | 10.0% (+.1%) |

Lakeshore Lot Coverage/ Open Space 225: 20

| | PREVIOUSLY PROPOSED OPTION WITH POOL HOUSE (SF) | PREVIOUS PROPOSAL WITHOUT POOL HOUSE (SF) | CURRENT PROPOSAL WITHOUT POOL HOUSE (SF) + TRELLIS REDESIGN |
|--------------------------------|---|---|---|
| LOT AREA FROM LAKESHORE TO 50' | 29,149 | 29,149 | 29,149 |
| SITE WALLS | 1,224 | 1,224 | 1,224 |
| LAKESHORE RETAINING WALL | 808 | 808 | 808 |
| FIREPIT RETAINING WALL | 120 | 120 | 120 |
| WATER GARDEN WALLS | 221 | 221 | 221 |
| LAWN TERRACE & PATIO WALLS | 46 | 46 | 46 |
| POOL/ POOL HOUSE WALLS | 29 | 29 | 29 |
| PATIO/ PAVED AREAS | 776 | 776 | 776 |
| WATER GARDEN | 246 | 246 | 246 |
| GROTTO/ ELLIPSE GARDEN | 58 | 58 | 58 |
| FIREPIT PATIO | 472 | 472 | 472 |
| DOCK | 89 | 0 (REMOVED) | 0 (REMOVED) |
| GRASS PATH | 122 | 0 (REMOVED) | 0 (REMOVED) |
| LAKESHORE TRELLIS | 280 | 280 | 0 (REDESIGNED) |
| TOTAL | 2,491 | 2,280 | 2,000 |
| % COVERAGE | 8.5% | 7.8% | 6.9% |
| % OPEN SPACE | 91.5% | 92.2% | 93.1% |
| % OPEN REQ'D | 90% | 90% | 90% |
| VARIANCE | N/A | N/A | N/A |

Zoning Requirements

| | REQUIRED | PREVIOUSLY PROPOSED | CURRENTLY PROPOSED |
|--|----------|---------------------|--------------------|
| OPEN AREA (SF) AS A % OF LOT AREA | 90 | 79.7 | 80 |
| FRONT YARD | 30' | 0' | 0' |
| LEFT SIDE YARD | 25' | 310' - 2" | 310' - 2" |
| RIGHT SIDE YARD | 25' | 20' - 6" | 20' - 6" |
| REAR YARD | 50' | 50' | 50' |
| MAX WIDTH OF STRUCTURE AS A % OF LOT WIDTH | 55% | 10.4% | 10.4% |
| MIN. LIVABLE FLOOR AREA | 1,200 | N/A | N/A |
| MAX BUILDING HEIGHT | 35' | N/A | N/A |



Project:
Private Pool Deck
45 West Lake St,
Skaneateles NY

Issue Dates and Revisions:
For Permit 06/16/2020

REVISED

General Notes:
General Contractor shall make all Subcontractors and Suppliers aware of the requirements of these notes.
All work shall be performed in compliance with all applicable Local, State and National Building, Life Safety and Electrical Codes.
General Contractor shall be responsible for securing all permits as necessary for the completion of work shown throughout the Contract Documents.
General Contractor shall lay out in the field the entire work to verify dimensional relationships before contracting any part, and shall verify all existing conditions and locations before proceeding.
Failure to verify dimensions and conditions before proceeding may subject the General Contractor to the financial penalty of completed work at General Contractor's cost, if a discrepancy which could have been discovered earlier modifications to the plans.
General Contractor shall coordinate the dimensional requirements between the work of the various trades.
Any discrepancies found in the plans, dimensions, existing conditions or any apparent error in the classifying or specifying of a product, material or means of assembly is to be pointed out to the Architect immediately.
Drawings shall not be scaled for dimension and/or sizes. Owner and Architect assume no responsibility for use of incorrect scale.
Regardless of whether or not an item is shown as optional, General Contractor shall provide and install it if it is necessary for the proper installation or function of an item shown or specified. Suppliers and Subcontractors shall inform the General Contractor of their requirements for the work of other trades, which may not be indicated, prior to bidding.
All dimensions to interior/exterior walls indicated are to face of stud wall or concrete m.u. unless noted otherwise.
Copyright Note:
Meyer and Meyer Inc., expressly reserves the Common Law Copyrights and other Property Rights in these plans. These drawings are the property of Meyer and Meyer Inc. and shall not be reproduced by any manner, nor are they to be assigned to any third party without first obtaining the expressed written permission and consent of Meyer and Meyer Inc.

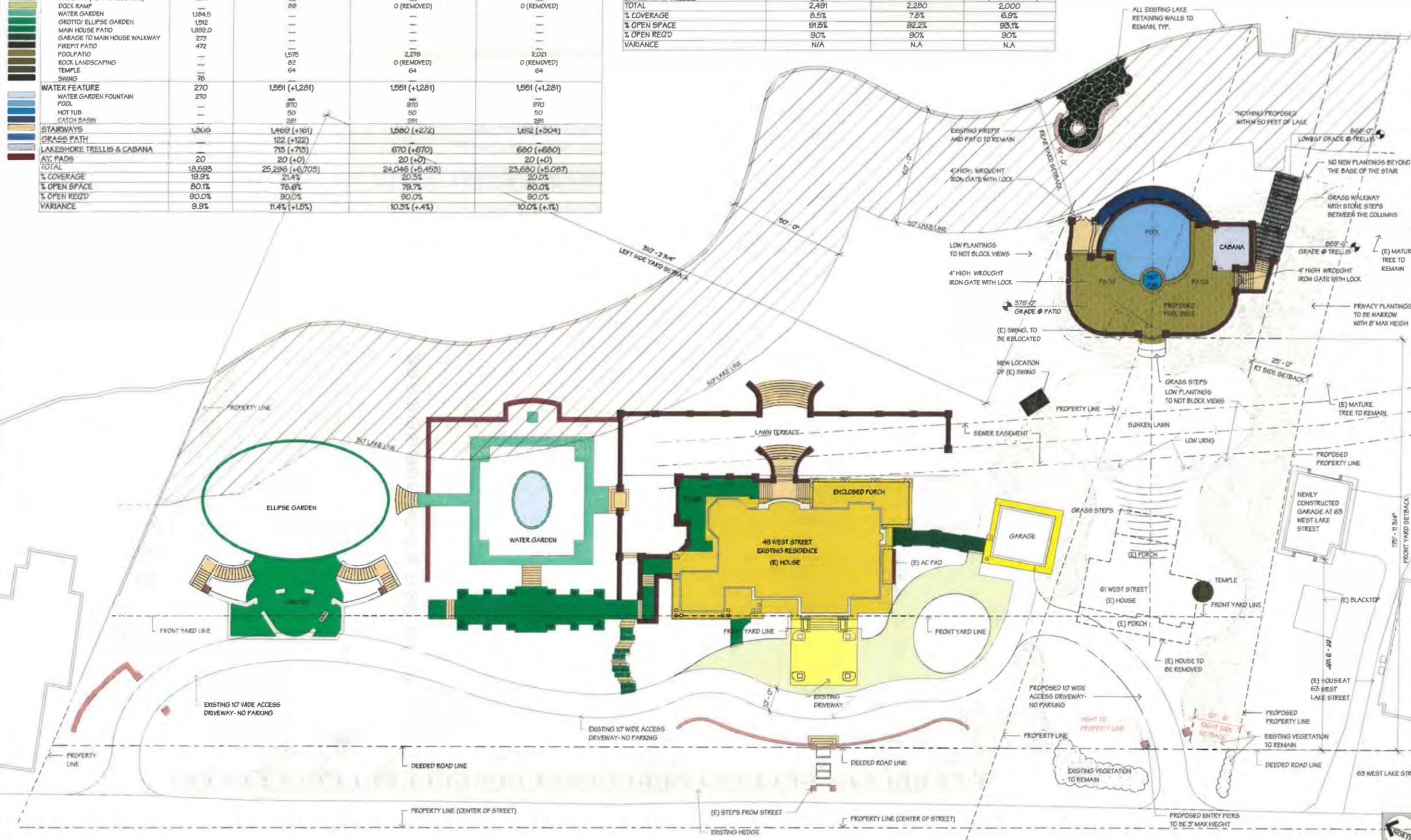
Registration:



Drawing Title:
Site Plan - Lot Coverage Calculations

Drawn: L.S.
Checked: J.M.
Project Number: 93480
Date: June 16, 2020
Drawing Number:

Z1.00



1 Site Plan
1" = 20'

4' HIGH WROUGHT
IRON GATE WITH LOCK,
SELF CLOSING-SELF
LATCHING

4' HIGH WROUGHT
IRON GATE WITH LOCK,
SELF CLOSING-SELF
LATCHING

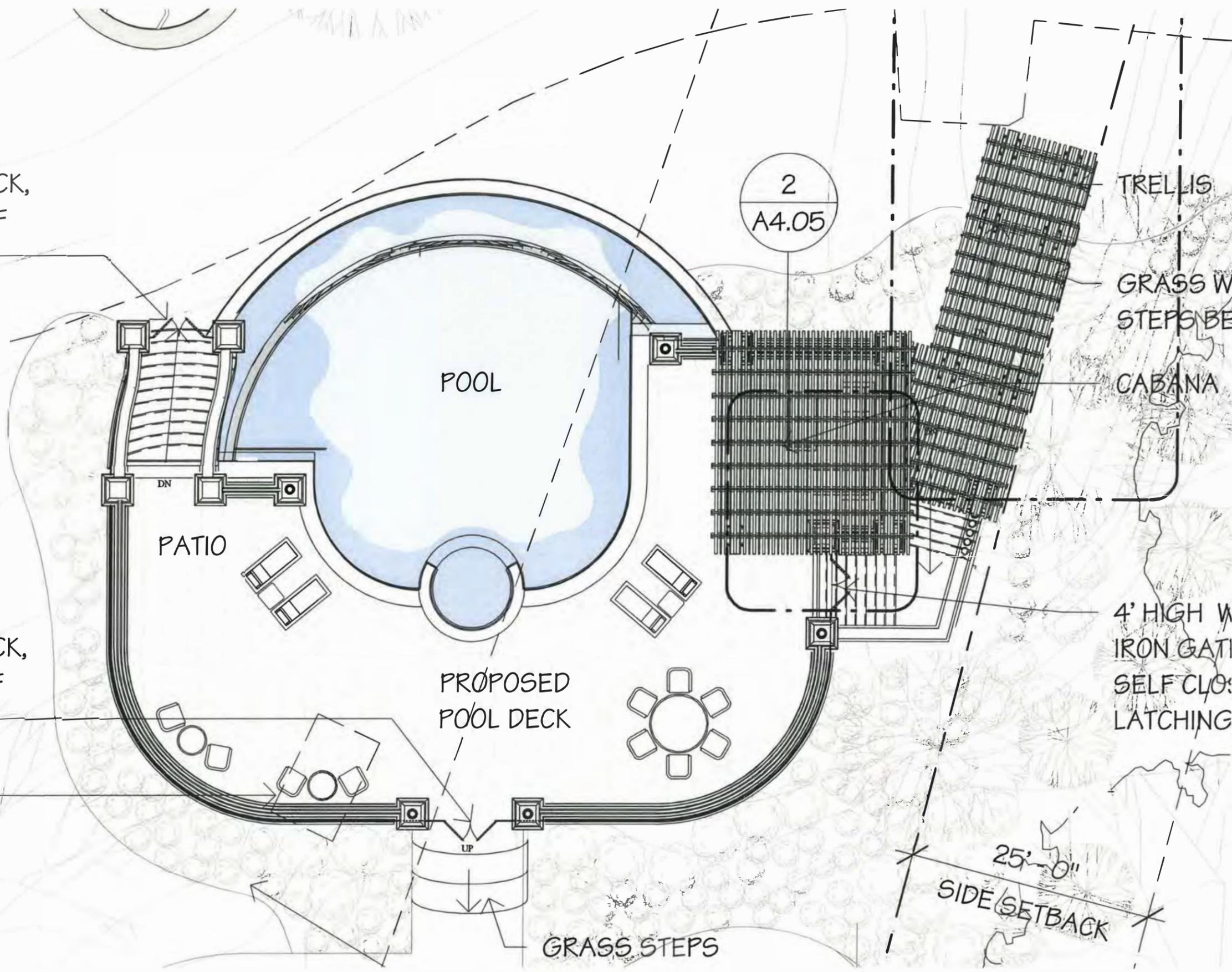
TRELLIS

GRASS W
STEPS BE

CABANA

4' HIGH W
IRON GATE
SELF CLO:
LATCHING

25'-0"
SIDE SETBACK



MEYER & MEYER
ARCHITECTURE AND INTERIORS

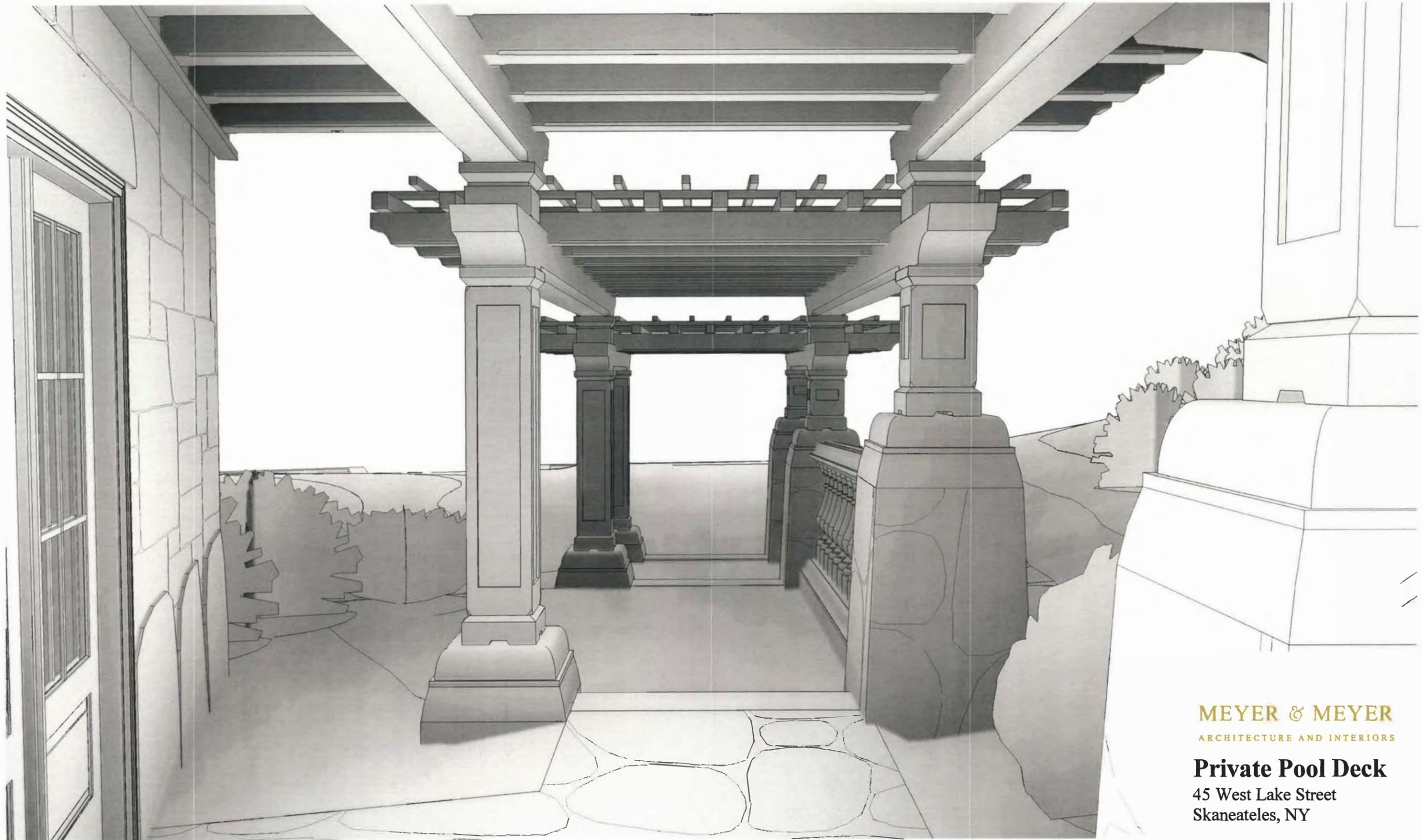
Private Pool Deck

45 West Lake Street
Skaneateles, NY

Scale: N/A
June 16, 2020

TION

GRASS STEPS



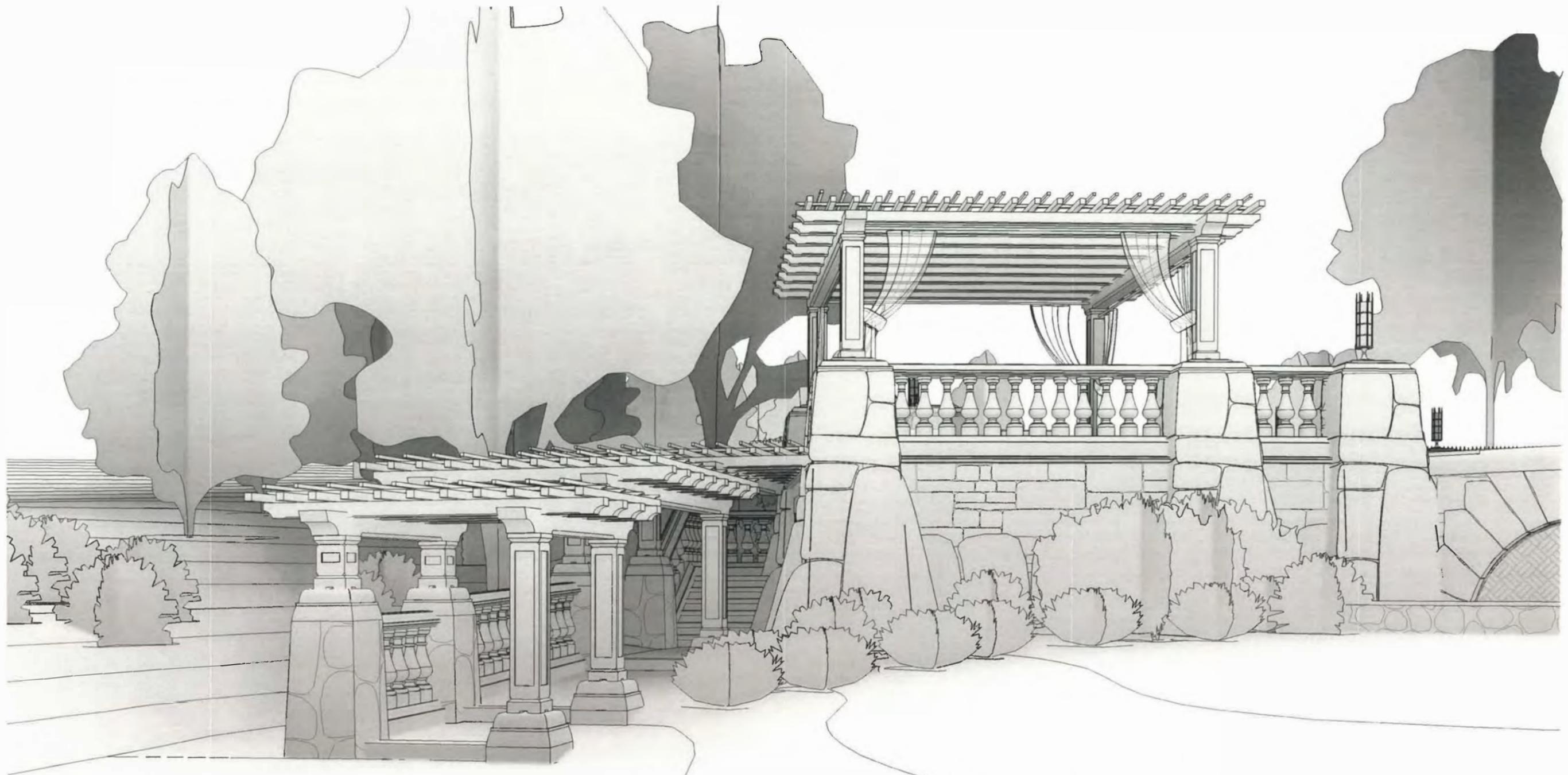
MEYER & MEYER
ARCHITECTURE AND INTERIORS

Private Pool Deck

45 West Lake Street
Skaneateles, NY

Scale: N/A
June 16, 2020

Perspective View: View looking from the Proposed Trellis Towards the Water



Perspective View: View looking back at Redesigned Area

MEYER & MEYER
ARCHITECTURE AND INTERIORS

Private Pool Deck

45 West Lake Street
Skaneateles, NY

Scale: N/A
June 16, 2020

VILLAGE OF SKANEATELES

26 Fennell St

Skaneateles, NY 13152

315-685-2118

Fax: 315-685-0730

Email: codes@villageofskaneateles.com

11/16jc

Application for a Building/Zoning Permit (page 1 of 2)

Date of Application 5/19/20 Permit Date and Number

Name of Applicant Alison McCrone

Address of Applicant 16 Goodspeed Pl

Applicant's Email Alison.McCrone3@gmail.com Contact # (315) 530-0252

Address of worksite 16 Goodspeed Pl, Skaneateles NY

Name of Property Owner (if different from applicant)

Property Owner Address N/A

Property Owner Email Contact #

Type of Work Proposed:

New Structure Addition Alteration Swimming Pool Repair

Fence/Wal. I Paved Surface Other X

Square Footage of new work N/A Accurate Project Cost N/A

Describe the work proposed: To keep 1-2 pet pigs

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VILLAGE OF SKANEATELES

Lot spans 2 zones (Village/Highway Commercial in Town of Skaneateles)

Zoning District (circle one): A-1 A-2 A-3 A-4 B C D PL

Tax Map Number 315001 Village 009-03-10.3 Square Footage of Lot

Existing use of lot Home / SFR Proposed use of lot Home / SFR

STRUCTURE INFORMATION:

Single Family X Two Family Multi-Family Garage Commercial

Accessory Building Boat House Other

Existing Use Home Proposed Use Home

VILLAGE OF SKANEATELES

26 Fennell St

Skaneateles, NY 13152

315-685-2118

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Application for a Building/Zoning Permit (page 2 of 2)

LOT INFORMATION:

Indicate in box [] North South East West

Setbacks - Existing Structure

(Distances from structure to property or lot lines)

Setbacks - Proposed work

[] Front Yard _____ ft.

Front Yard _____ ft.

[] Left Side Yard _____ ft.

Left Side Yard _____ ft.

[] Right Side Yard _____ ft.

Right Side Yard _____ ft.

[] Rear Yard _____ ft.

Rear Yard _____ ft.

N/A

New connection for: (Yes/No) Sewer _____ Electric Service _____ Storm Sewer _____

Does the proposed work/structure comply with the Energy Conservation Construction Code? (Yes, No, N/A)

Architect's Name _____

Architect's Address _____

Contractor/Builder Name _____

Contractor's Phone # _____

Contractor's Address _____

Contractor's Email _____

The applicant declares that the information contained in this application, and the plans, specifications and other supporting materials submitted in support of this application is true and has made such representations to induce the Village of Skaneateles to issue a Building/Zoning Permit and the applicant will comply with all laws, codes and ordinances controlling this work.

Date 5/19/20 Signature Alison McCrone

Print Applicant's Name Alison McCrone

Affidavit of Owner or Applicant

(To be completed if application is not made by the property owner)

STATE OF NEW YORK)

) SS:

COUNTY OF ONONDAGA)

On this _____ day of _____, 20____;

personally appeared before me.

NOTARY PUBLIC

SECRET

VILLAGE OF SKANEATELES

26 Fennell St

Skaneateles, NY 13152

315-685-2118

Fax: 315-685-0730

Email: codes@villageofskaneateles.com

Building/Zoning Application Review Sheet

Date Received 6/1/20. Tax Map Number 009.-03-10.3

Applicant's Name ALIZON MC CRONE

Address of Worksite 16 GOODSPEED PL.

Permit Fee Date Received Amount Received N/A.

Additional Info. Requested

Date Review Completed 6/30/20. Signature [Signature]

Application Status: Approved [X] Denied

Reasons for Denial - Does not comply with the following:

- Section 225-A5, Density Control Schedule for: Front Yard Setback, Side Yard Setback, left, Side Yard Setback, Right, Rear Yard Setback, Percentage of Open Area, Both Side Yards Combined, Percentage of Structure width/lot width

- Other Density Control Schedule: Section 225-69D, Non-conforming Buildings, Structures and Uses, Extension or Expansion, Section 225-14(d), Swimming Pools, 25 ft. distance to lot lines, Section 225-14C (5) (a/b), Accessory Buildings, distance to lot lines or structures, Section 225-A1-3, Permitted Use Chart, Other Sections of the Zoning Law

- And/or Needs: Certificate of Approval from the Historical Landmarks Preservation Commission, Section 225-25, Critical Impact Permit, per Section 225-52, form Board of Trustees, [X] Special Use Permit from the Zoning Board of Appeals

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VILLAGE OF SKANEATELES

Permit Number, Date Issue, Planning Board Review, Zoning Board of Appeals Approval, Critical Impact Permit Approval N/A, Historical Commission Approval N/A.

ZONING BOARD OF APPEALS

Village of Skaneateles

26 Fennell Street

Skaneateles, NY 13152

315-685-2118

Fax 315-685-0730

pd. 5/14/2020

\$ 200.00

CK # 1205

(1) NOTICE OF APPEAL

(2) APPLICATION FOR SPECIAL USE PERMIT *

Date of Application 5/14/20

To the Zoning Board of Appeals of the Village of Skaneateles, Onondaga County, New York

I/We Alison McCrone
Printed or Typed Name of Appellant(s) and/or Applicant(s)

Address 16 Goodspeed Pl

(1) I hereby appeal the decision of the Village Code Enforcement Officer (Building Inspector)

_____ which was denial of a Zoning Permit

_____ which was denial of a Certificate of Occupancy

to vary the strict application of the provisions of:

Article VII Section 225 Subsection 28

Article _____ Section 225 Subsection _____

Article _____ Section 225 Subsection _____

(2) I hereby apply for: (check all applicable)

A SPECIAL USE PERMIT required by the provisions of Article III, Section 225-10 B (1) & Section 225-11 B (2)

_____ A FLOODWAY PERMIT required by the provisions of Article III, Section 225-10 B (3) & Article VI, Section 225-18 B

This appeal or application relates to:

16 Street Number Goodspeed Street Name

Tax Map Number 315001 / 009-03-10.3 (village) House location
315089 / 032.-03-37.1 (town) Backyard

VILLAGE OF SKANEATELES

ZONING BOARD OF APPEALS

Village of Skaneateles

26 Fennell Street

Skaneateles, NY 13152

315-685-2118

Fax 315-685-0730

The applicant shall use this sheet to state the Zoning Board of Appeals details of the variances requested.

Zoning District of the lot _____

Column

- #1 From the Density Control Schedule (Section 225-A5) fill in the minimum requirements for said lot in your Zoning District
- #2 Indicate the existing set-back dimensions, percentages, that are not-conforming with the figures in column #1, and that will not be changed by the proposed construction
- #3 Indicate the dimensions, area (in square feet) and percentages that will result from your proposed construction
- #4 Indicate the variance requested (subtract #3 from #1)

| Columns → | #1 | #2 | #3 | #4 |
|---|----|-----|----|----|
| Open Area (sq. ft.) as a % of lot area | | | | |
| Front yard dimension (ft.) | | | | |
| Left side yard dimension (ft.) | | | | |
| Right side yard dimension (ft.) | | N/A | | |
| Both side yards combined (ft.) | | | | |
| Rear yard dimension (ft.) | | | | |
| Max. width of structure as a % of lot width (Structure width divided by lot width) | | | | |
| Min. livable floor area, each dwelling | | | | |

List below any OTHER variances, Special Permits requested
(Section of the Zoning Law) (Description)

Would like to have small pet pigs (2) kept on my property.

Please state below all reasons to support your appeal or application. Attach other sheets as needed to support your appeal/application

Dated 5/14/20

Alican McCrone
 Signature of Applicant/Appellant

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VILLAGE OF SKANEATELES

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

| Part 1 – Project and Sponsor Information | | | |
|--|--|---|-------------------------------------|
| <div style="font-size: 1.2em; font-family: cursive;">Zoning variance to accommodate pet pig</div> | | | |
| Name of Action or Project: | | | |
| Project Location (describe, and attach a location map): | | | |
| Brief Description of Proposed Action: | | | |
| Include small pet pigs in the "customary household pets" language of Article VH 225-28 section D. | | | |
| Name of Applicant or Sponsor: | | Telephone: (315) 530-0252 | |
| Alison McCrone | | E-Mail: MCCRONEA@Upstate.edu | |
| Address: | | | |
| 16 Goodspeed Pl | | | |
| City/PO: | | State: | Zip Code: |
| Skaneateles | | NY | 13152 |
| 1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? | | | NO |
| If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2. | | | YES |
| 2. Does the proposed action require a permit, approval or funding from any other government Agency? | | | NO |
| If Yes, list agency(s) name and permit or approval: Zoning Board of Appeals | | | YES |
| 3. a. Total acreage of the site of the proposed action? | | | <input checked="" type="checkbox"/> |
| b. Total acreage to be physically disturbed? | | | <input type="checkbox"/> |
| c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? | | | <input type="checkbox"/> |
| 4. Check all land uses that occur on, are adjoining or near the proposed action: | | | <input checked="" type="checkbox"/> |
| 5. <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban) | | | <input checked="" type="checkbox"/> |
| <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify): | | | <input type="checkbox"/> |
| <input type="checkbox"/> Parkland | | | <input type="checkbox"/> |

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VILLAGE OF SKANEATELES

| | | NO | YES | N/A |
|--|--|-------------------------------------|-------------------------------------|--------------------------|
| 5. Is the proposed action, | | | | |
| a. A permitted use under the zoning regulations? | | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| b. Consistent with the adopted comprehensive plan? | | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 6. Is the proposed action consistent with the predominant character of the existing built or natural landscape? | | | NO | YES |
| | | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
| 7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? | | | NO | YES |
| If Yes, identify: _____ | | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| 8. a. Will the proposed action result in a substantial increase in traffic above present levels? | | | NO | YES |
| | | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| b. Are public transportation services available at or near the site of the proposed action? | | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action? | | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| 9. Does the proposed action meet or exceed the state energy code requirements? | | | NO | YES |
| If the proposed action will exceed requirements, describe design features and technologies: N/A | | <input type="checkbox"/> | <input type="checkbox"/> | |
| 10. Will the proposed action connect to an existing public/private water supply? N/A | | | NO | YES |
| If No, describe method for providing potable water: _____ | | <input type="checkbox"/> | <input type="checkbox"/> | |
| 11. Will the proposed action connect to existing wastewater utilities? N/A | | | NO | YES |
| If No, describe method for providing wastewater treatment: _____ | | <input type="checkbox"/> | <input type="checkbox"/> | |
| 12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? | | <input checked="" type="checkbox"/> | NO | YES |
| b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory? | | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| 13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency? | | <input checked="" type="checkbox"/> | NO | YES |
| b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? | | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ | | | | |

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| | | |
|---|-------------------------------------|--------------------------|
| 14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: | | |
| <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban | | |
| 15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered? | NO | YES |
| | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 16. Is the project site located in the 100-year flood plan? | NO | YES |
| | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 17. Will the proposed action create storm water discharge, either from point or non-point sources? | NO | YES |
| If Yes, | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| a. Will storm water discharges flow to adjacent properties? | <input type="checkbox"/> | <input type="checkbox"/> |
| b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? | <input type="checkbox"/> | <input type="checkbox"/> |
| If Yes, briefly describe: | | |
| _____ | | |
| _____ | | |
| 18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? | NO | YES |
| If Yes, explain the purpose and size of the impoundment: | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| _____ | | |
| _____ | | |
| 19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? | NO | YES |
| If Yes, describe: | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| _____ | | |
| _____ | | |
| 20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? | NO | YES |
| If Yes, describe: | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| _____ | | |
| _____ | | |
| I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE | | |
| Applicant/sponsor/name: <u>Alison McCrane</u> Date: <u>5/14/20</u> | | |
| Signature: <u>Alison McCrane</u> Title: <u>Home owner</u> | | |

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STATE OF SKANEATELES

PRINT FORM

Project:

Date:

Short Environmental Assessment Form
Part 2 - Impact Assessment

Part 2 is to be completed by the Lead Agency.

Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

| | No, or small impact may occur | Moderate to large impact may occur |
|--|-------------------------------------|------------------------------------|
| 1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 2. Will the proposed action result in a change in the use or intensity of use of land? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 3. Will the proposed action impair the character or quality of the existing community? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 7. Will the proposed action impact existing: | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| a. public / private water supplies? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b. public / private wastewater treatment utilities? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 11. Will the proposed action create a hazard to environmental resources or human health? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

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PRINT FORM

Project:

Date:

Empty rectangular boxes for Project and Date information.

**Short Environmental Assessment Form
Part 3 Determination of Significance**

For every question in Part 2 that was answered "moderate to large impact may occur", or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

N/A

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- Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.
- Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.

Name of Lead Agency

Date

Print or Type Name of Responsible Officer in Lead Agency

Title of Responsible Officer

Signature of Responsible Officer in Lead Agency

Signature of Preparer (if different from Responsible Officer)

PRINT FORM

VILLAGE OF SKANEATELES

26 Fennell St

Skaneateles, NY 13152

315-685-2118

Fax: 315-685-0730

Email: codes@villageofskaneateles.com

11/16jc

Application for a Building/Zoning Permit (page 1 of 2)

Date of Application 6.11.2020 Permit Date and Number

Name of Applicant Ben & Betsy Carter

Address of Applicant 8 Leitch Avenue Skaneateles, NY 13152

Applicant's Email CARTER.BEN@Verizon.Net Contact # 315-246-0534

Address of worksite 8 Leitch Avenue

Name of Property Owner (if different from applicant)

Property Owner Address Same

Property Owner Email Contact #

Type of Work Proposed:

New Structure [checked] Addition Alteration Swimming Pool Repair

Fence/Wall Paved Surface Other

Square Footage of new work 566 SF Accurate Project Cost

Describe the work proposed: ADD 566 SF BEDROOM, BATH, CLOSET & ENTRY - WITH PORCH ADDITION OVER AREA OF DECK

Zoning District (circle one): A-1 (A-2) A-3 A-4 B C D PL

Tax Map Number 008-01-42 Square Footage of Lot 10,303 SF

Existing use of lot Residential Proposed use of lot Residential

STRUCTURE INFORMATION:

Single Family [checked] Two Family Multi-Family Garage Commercial

Accessory Building Boat House Other

Existing Use Single family Proposed Use Single family

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VILLAGE OF SKANEATELES

26 Fennell St

Skaneateles, NY 13152

315-685-2118

Fax: 315-685-0730

Email: codes@villageofskaneateles.com

Application for a Building/Zoning Permit (page 2 of 2)

LOT INFORMATION:

Indicate in box [] North South East West

| Setbacks - Existing Structure | | Setbacks - Proposed work | |
|---|--------------------------|--------------------------|----------|
| (Distances from structure to property or lot lines) | | | |
| W | Front Yard 35.6 ft. | Front Yard | 35.6 ft. |
| N | Left Side Yard 18.0 ft. | Left Side Yard | 18.0 ft. |
| S | Right Side Yard 21.1 ft. | Right Side Yard | 19.1 ft. |
| E | Rear Yard 41.3 ft. | Rear Yard | 41.3 ft. |

New connection for: (Yes/No) Sewer NO Electric Service NO Storm Sewer NO

Does the proposed work/structure comply with the Energy Conservation Construction Code? (Yes, No, N/A) YES

Architect's Name Eggleston & Krenner Architects PC

Architect's Address 1391 East Genesee Street Skaneateles, NY 13152

Contractor/Builder Name

Contractor's Phone #

Contractor's Address

Contractor's Email

The applicant declares that the information contained in this application, and the plans, specifications and other supporting materials submitted in support of this application is true and has made such representations to induce the Village of Skaneateles to issue a Building/Zoning Permit and the applicant will comply with all laws, codes and ordinances controlling this work.

Date 6.11.2020 Signature [Signature]

Print Applicant's Name BEN CARTER

Affidavit of Owner or Applicant

(To be completed if application is not made by the property owner)

STATE OF NEW YORK)
) SS:
COUNTY OF ONONDAGA)

On this ___ day of ___, 20__;

personally appeared before me.

NOTARY PUBLIC

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VILLAGE OF SKANEATELES

26 Fennell St

Skaneateles, NY 13152

315-685-2118

Fax: 315-685-0730

Email: codes@villageofskaneateles.com

Building/Zoning Application Review Sheet

Date Received 6.11.2020 Tax Map Number 008.-0-42

Applicant's Name Ben & Betzy Carter

Address of Worksite 8 Leitch Avenue

Permit Fee Date Received Amount Received

Additional Info. Requested

Date Review Completed 6/2/20 Signature [Signature]

Application Status: Approved Denied

Reasons for Denial - Does not comply with the following:

Section 225-A5, Density Control Schedule for:

- Front Yard Setback Side Yard Setback, left Side Yard Setback, Right
Rear Yard Setback Percentage of Open Area Both Side Yards Combined
Percentage of Structure width/lot width

Other Density Control Schedule

Section 225-69D, Non-conforming Buildings, Structures and Uses, Extension or Expansion

Section 225-14(d), Swimming Pools, 25 ft. distance to lot lines

Section 225-14C (5) (a/b), Accessory Buildings, distance to lot lines or structures

Section 225-A1-3, Permitted Use Chart

Other Sections of the Zoning Law

225-14(c)(5) HGT. of Acc. BLDG.

And/or Needs:

Certificate of Approval from the Historical Landmarks Preservation Commission, Section 225-2

Critical Impact Permit, per Section 225-52, form Board of Trustees

Special Use Permit from the Zoning Board of Appeals

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VILLAGE OF SKANEATELES

Permit Number Date Issue
Planning Board Review Zoning Board of Appeals Approval
Critical Impact Permit Approval N/A Historical Commission Approval N/A #

ZONING BOARD OF APPEALS
Village of Skaneateles
26 Fennell Street
Skaneateles, NY 13152

315-685-2118

Fax 315-685-0730

pd June 11, 2020
ckt# 152
\$250.00

(1) NOTICE OF APPEAL

(2) APPLICATION FOR SPECIAL USE PERMIT

Date of Application 6-11-2020

To the Zoning Board of Appeals of the Village of Skaneateles, Onondaga County, New York

I/We Ben & Betsy Carter
Printed or Typed Name of Appellant(s) and/or Applicant(s)

Address B Leitch Avenue Skaneateles, NY 13152

(1) I hereby appeal the decision of the Village Code Enforcement Officer (Building Inspector)

which was denial of a Zoning Permit

which was denial of a Certificate of Occupancy

to vary the strict application of the provisions of:

Article _____ Section 225 Subsection A5

Article XIV Section 225 Subsection (09) D

Article _____ Section 225 Subsection 14 C (5)



VILLAGE OF SKANEATELES

(2) I hereby apply for: (check all applicable)

A SPECIAL USE PERMIT required by the provisions of Article III, Section 225-10

B (1) & Section 225-11 B (2)

A FLOODWAY PERMIT required by the provisions of Article III, Section 225-10

B (3) & Article VI, Section 225-18 B

This appeal or application relates to:

8 Street Number Leitch Avenue Street Name

Tax Map Number 008.-01-42

ZONING BOARD OF APPEALS

Village of Skaneateles

26 Fennell Street

Skaneateles, NY 13152

315-685-2118

Fax 315-685-0730

The applicant shall use this sheet to state the Zoning Board of Appeals details of the variances requested.

Zoning District of the lot A2

Column

- #1 From the Density Control Schedule (Section 225-A5) fill in the minimum requirements for said lot in your Zoning District
- #2 Indicate the existing set-back dimensions, percentages, that are not-conforming with the figures in column #1, and that will not be changed by the proposed construction
- #3 Indicate the dimensions, area (in square feet) and percentages that will result from your proposed construction
- #4 Indicate the variance requested (subtract #3 from #1)

| Columns → | #1 | #2 | #3 | #4 |
|---|---------|-------|---------|---|
| Open Area (sq. ft.) as a % of lot area | 85% | 77.1% | 76.0% | -9.9% PROPOSED EXIST |
| Front yard dimension (ft.) <u>STREET AVE</u> | 30' | — | 35.0 | — |
| Left side yard dimension (ft.) | 15' | — | 18.0 | — |
| Right side yard dimension (ft.) | 15' | — | 19.1 | — |
| Both side yards combined (ft.) | 35' | — | 39.0 | — |
| Rear yard dimension (ft.) | 35' | — | 41.0 | — |
| Max. width of structure as a % of lot width (Structure width divided by lot width) | 65% | — | 48% | — |
| Min. livable floor area, each dwelling | 1200 SF | — | 3353 SF | — |

ACCESSORY BLDG - BLDG. HT. 14' - 8' 8' 8' - 6'

List below any OTHER variances, Special Permits requested
(Section of the Zoning Law) (Description)

225 60D EXPANSION ON NONCONFORMING STRUCTURE % OPEN AREA

225 14C(5) ACCESSORY BLDG. 10' MIN.

Please state below all reasons to support your appeal or application. Attach other sheets as needed to support your appeal/application

DESIRE FIRST FLOOR BEDROOM SO OWNER CAN AGE IN PLACE
ADDITION WILL COVER EXIST DECK AREA SO MINIMAL CHANGES TO EXIST. NON CONFORMING OPEN AREA & SEPARATION OF DETACHED GARAGE. ADDITION WILL MATCH EXISTING HOUSE DETAILS & FINISHES.

Dated 6.11.2020

Signature of Applicant/Appellant

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Short Environmental Assessment Form Part 1 - Project Information

Instructions for Completing

Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

| Part 1 – Project and Sponsor Information | | | | | | | |
|--|-------------------------------------|---|---|----|-----|-------------------------------------|-------------------------------------|
| Name of Action or Project: CARTER Addition | | | | | | | |
| Project Location (describe, and attach a location map): 8 Leitch Avenue - EAST SIDE OF ROAD, NORTH OF E. GENESSEE | | | | | | | |
| Brief Description of Proposed Action: Village of Skaneateles, North Side of Rt 20, West of Onondaga Street, 8 Leitch Avenue East Side of Street | | | | | | | |
| Name of Applicant or Sponsor: Ben & Betsy Carter | | Telephone: 315-246-0534 | | | | | |
| Address: 8 Leitch Avenue | | E-Mail: CARTER, Ben @ Verizon, net | | | | | |
| City/PO: Skaneateles | | State: NY | Zip Code: 13152 | | | | |
| 1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2. | | | <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; text-align: center;">NO</td> <td style="width: 50%; text-align: center;">YES</td> </tr> <tr> <td style="text-align: center;"><input checked="" type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> </tr> </table> | NO | YES | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| NO | YES | | | | | | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | | | | | | |
| 2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: BUILDING PERMIT - VILLAGE SKANEATELES | | | <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; text-align: center;">NO</td> <td style="width: 50%; text-align: center;">YES</td> </tr> <tr> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input checked="" type="checkbox"/></td> </tr> </table> | NO | YES | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| NO | YES | | | | | | |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | | | | | | |
| 3. a. Total acreage of the site of the proposed action? | | <u>0.25</u> acres | | | | | |
| b. Total acreage to be physically disturbed? | | <u>< 0.1</u> acres | | | | | |
| c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? | | <u>0.25</u> acres | | | | | |
| RECEIVED | | | | | | | |
| 4. Check all land uses that occur on, are adjoining or near the proposed action: | | | | | | | |
| 5. <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban) JUN 11 2020 | | | | | | | |
| <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify): | | | | | | | |
| <input type="checkbox"/> Parkland | | | | | | | |

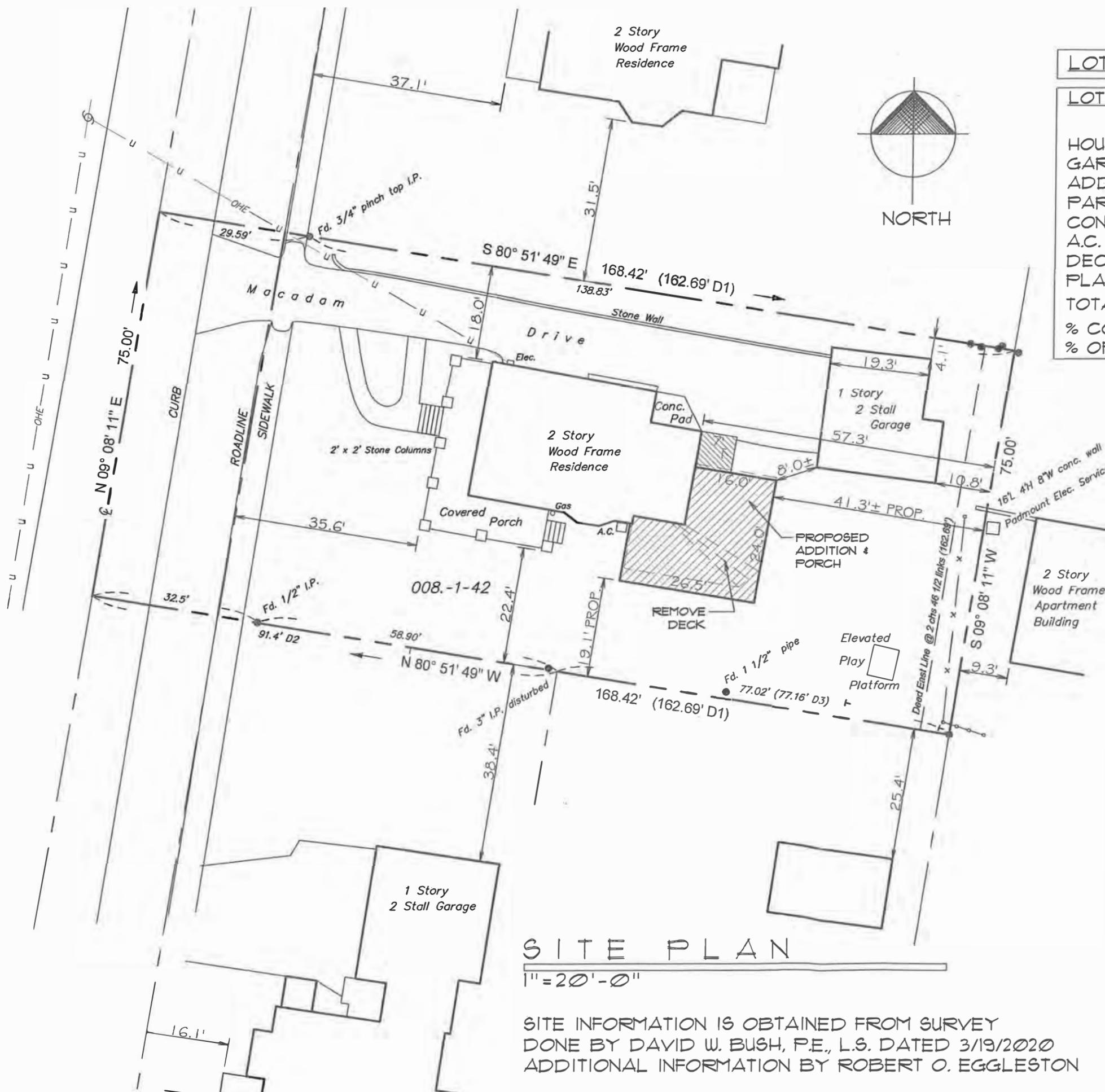
VILLAGE OF SKANEATELES

| 5. Is the proposed action, | NO | YES | N/A |
|--|---|---|--------------------------|
| a. A permitted use under the zoning regulations? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b. Consistent with the adopted comprehensive plan? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 6. Is the proposed action consistent with the predominant character of the existing built or natural landscape? | NO | YES | |
| | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
| 7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? | NO | YES | |
| If Yes, identify: _____ | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| 8. a. Will the proposed action result in a substantial increase in traffic above present levels? | NO | YES | |
| | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| b. Are public transportation services available at or near the site of the proposed action? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
| c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
| 9. Does the proposed action meet or exceed the state energy code requirements? | NO | YES | |
| If the proposed action will exceed requirements, describe design features and technologies: | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
| 10. Will the proposed action connect to an existing public/private water supply? | NO | YES | |
| If No, describe method for providing potable water: _____ | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
| 11. Will the proposed action connect to existing wastewater utilities? | NO | YES | |
| If No, describe method for providing wastewater treatment: _____ | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
| 12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? | NO | YES | |
| | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| 13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency? | NO | YES | |
| | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ |  |  | |
| _____ | | | |
| _____ | | | |



CARTER – 8 LEITCH AVENUE





| | | |
|---------------|-----------|----------|
| LOT AREA | 10,115 SF | |
| LOT COVERAGE | EXIST. | APPROVED |
| HOUSE / PORCH | 1,426 SF | 1,426 SF |
| GARAGE | 501 SF | 501 SF |
| ADDITION | ---- | 566 SF |
| PARKING | ---- | ---- |
| CONC. PAD | 61 SF | 61 SF |
| A.C. | 3 SF | 3 SF |
| DECK | 450 SF | ---- |
| PLAY AREA | 30 SF | 30 SF |
| TOTAL | 2,411 SF | 2,581 SF |
| % COVERAGE | 22.9 % | 24.0 % |
| % OPEN AREA | 77.1 % | 76.0 % |



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VILLAGE OF SKANEATELES

SITE PLAN:
 BEN & BETSY CARTER
 8 LEITCH AVE
 VILLAGE OF SKANEATELES, NY

architect
 EGGLESTON & KRENZER, ARCHITECTS PC
 1391 EAST GENESEE STREET
 SKANEATELES, NY 13152
 (315) 685-8144

PROJ: 20033

DATE:
 10 JUNE 2020

SITE PLAN
 1" = 20'-0"

SITE INFORMATION IS OBTAINED FROM SURVEY
 DONE BY DAVID W. BUSH, P.E., L.S. DATED 3/19/2020
 ADDITIONAL INFORMATION BY ROBERT O. EGGLESTON

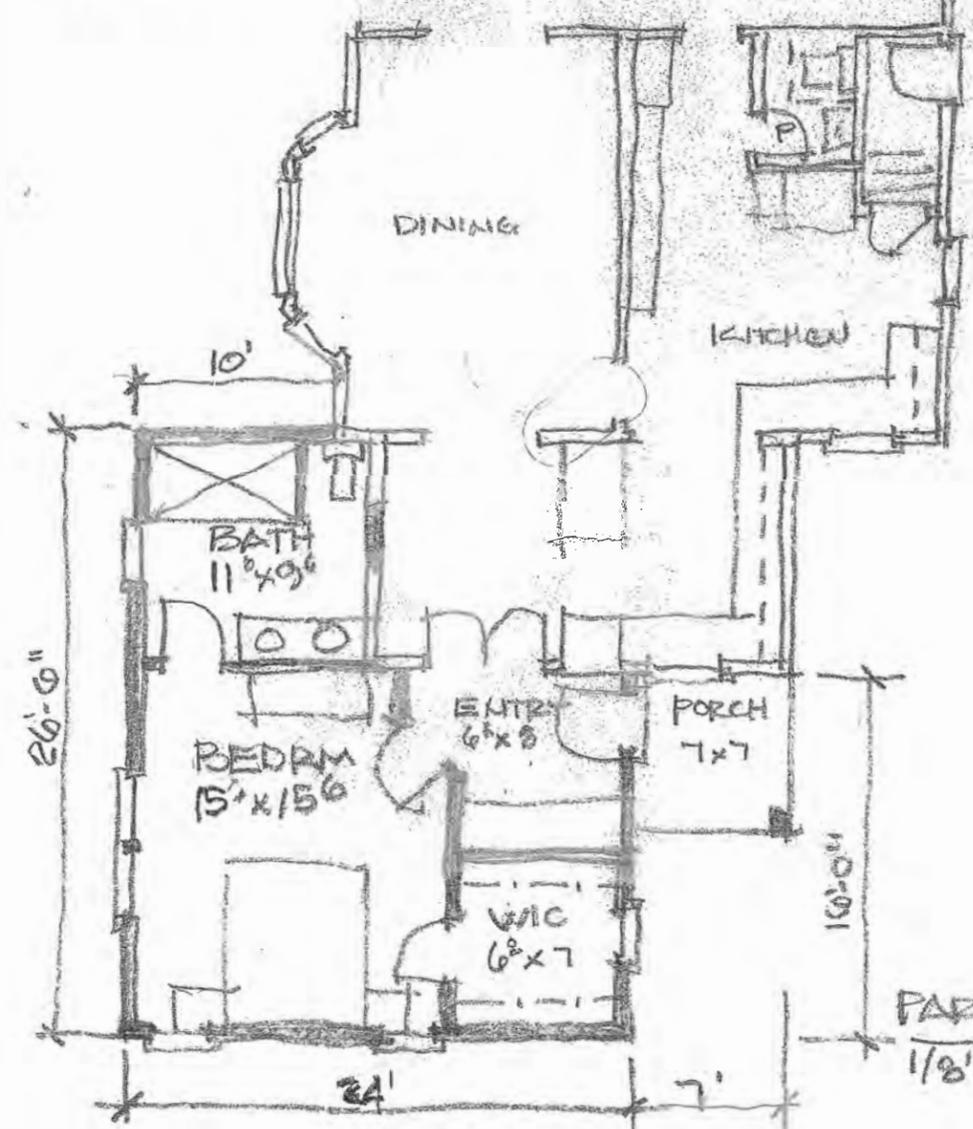


SOUTH ELEVATION
1/8" = 1'-0"

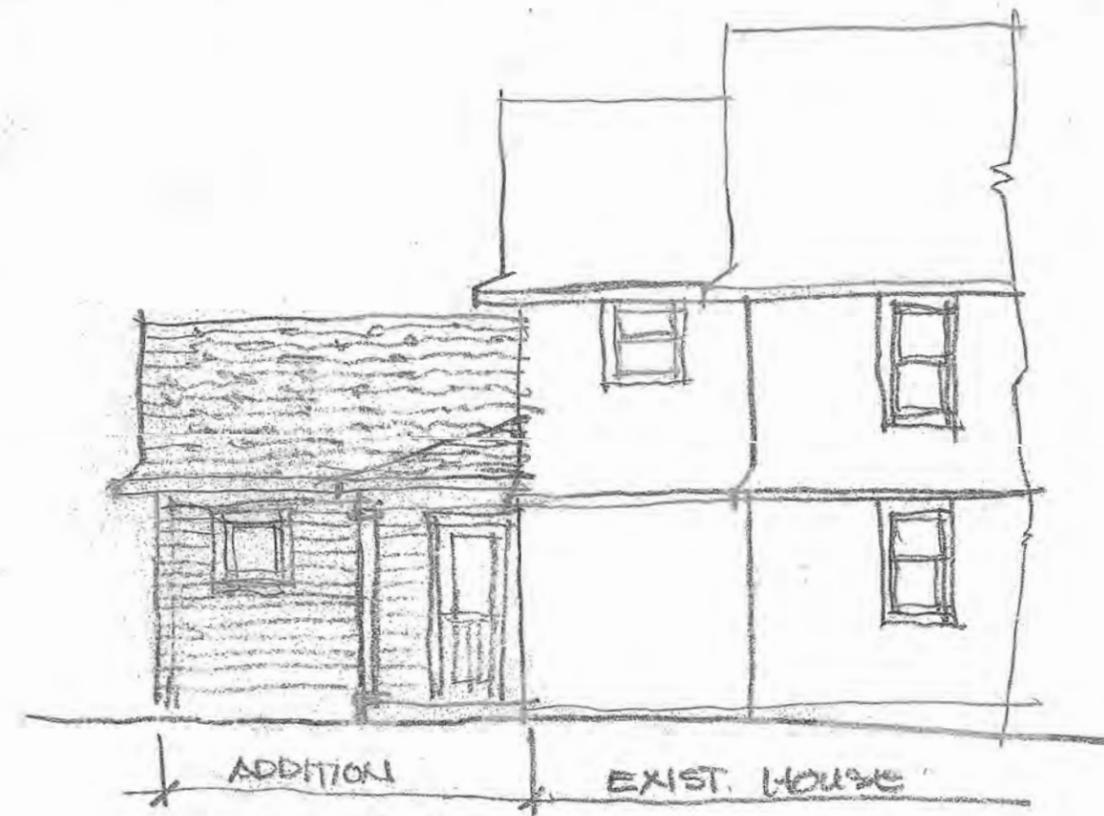
MATCH EXIST.
HOUSE SIDING,
TRIM, ROOFING
& DETAILS



EAST ELEVATION
1/8" = 1'-0"



PARTIAL FLOOR PLAN
1/8" = 1'-0"



NORTH ELEVATION
1/8" = 1'-0"

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VILLAGE OF SKANEATELES

ADDITION:
BEN & BETSY CARTER
8 LEITCH AVE
VILLAGE OF SKANEATELES, NY

architect
EGGLESTON & KRENZER, ARCHITECTS PC
1391 EAST GENESEE STREET
SKANEATELES, NY 13152
(315) 685-8144

PROJ: 20033

DATE:
10 JUNE 2020

Village of Skaneateles

CARTER SITE

SKANEATELES LAKE

SITE LOCATION NOT TO SCALE

GENERAL NOTES:

1. ALL SHOTS ARE POINT OF ENTRY GROUND SURFACE.
2. (D) INDICATES DEED REFERENCE.
3. (M) INDICATES MAP REFERENCE.
4. ALL IMPROVEMENTS MAY OR MAY NOT BE SHOWN.
5. WETLANDS THAT MAY OR MAY NOT EXIST ARE NOT SHOWN.
6. LANDS ARE SUBJECT TO ALL EASEMENTS, RESERVATIONS, RESTRICTIONS AND COVENANTS OF RECORD.
7. --- ADJACENT BOUNDARY LINE.
8. THE LOCATION OF UNDERGROUND IMPROVEMENTS IS UNKNOWN.
9. ADJACENT / ADJOINING BOUNDARY LINES ARE APPROXIMATE.
10. ENVIRONMENTAL HAZARDS THAT MAY OR MAY NOT EXIST ARE NOT SHOWN.
11. *OHE* INDICATES OVERHEAD ELECTRIC LINE.
12. *U* INDICATES UTILITY POLE.
13. --- WOODEN FENCE, 6" NOMINAL.
14. *+* STUDDED STEEL TEE POST.

REFERENCE(Ref.) MAPS:

- M1 Map of Part of Lot 10 in Block 11 in the Village of Skaneateles by Jack W. Cottrell, L.S. dated October 10, 1955. Filed in the Onondaga County Clerk's Office as Map 3908.
- M2 Map of Part of Lot 10 in Block 11 in the Village of Skaneateles by Jack W. Cottrell, L.S. dated May 21, 1957. Filed in the Onondaga County Clerk's Office as Map 3974.
- M2 Map of Part of Lot 10 in Block 11 in the Village of Skaneateles by Jack W. Cottrell, L.S. dated November 13, 1997 and being a Subdivision Plat of the lands of Klosowski and Guske. Filed in Onondaga County Clerk's Office as Map 8689.

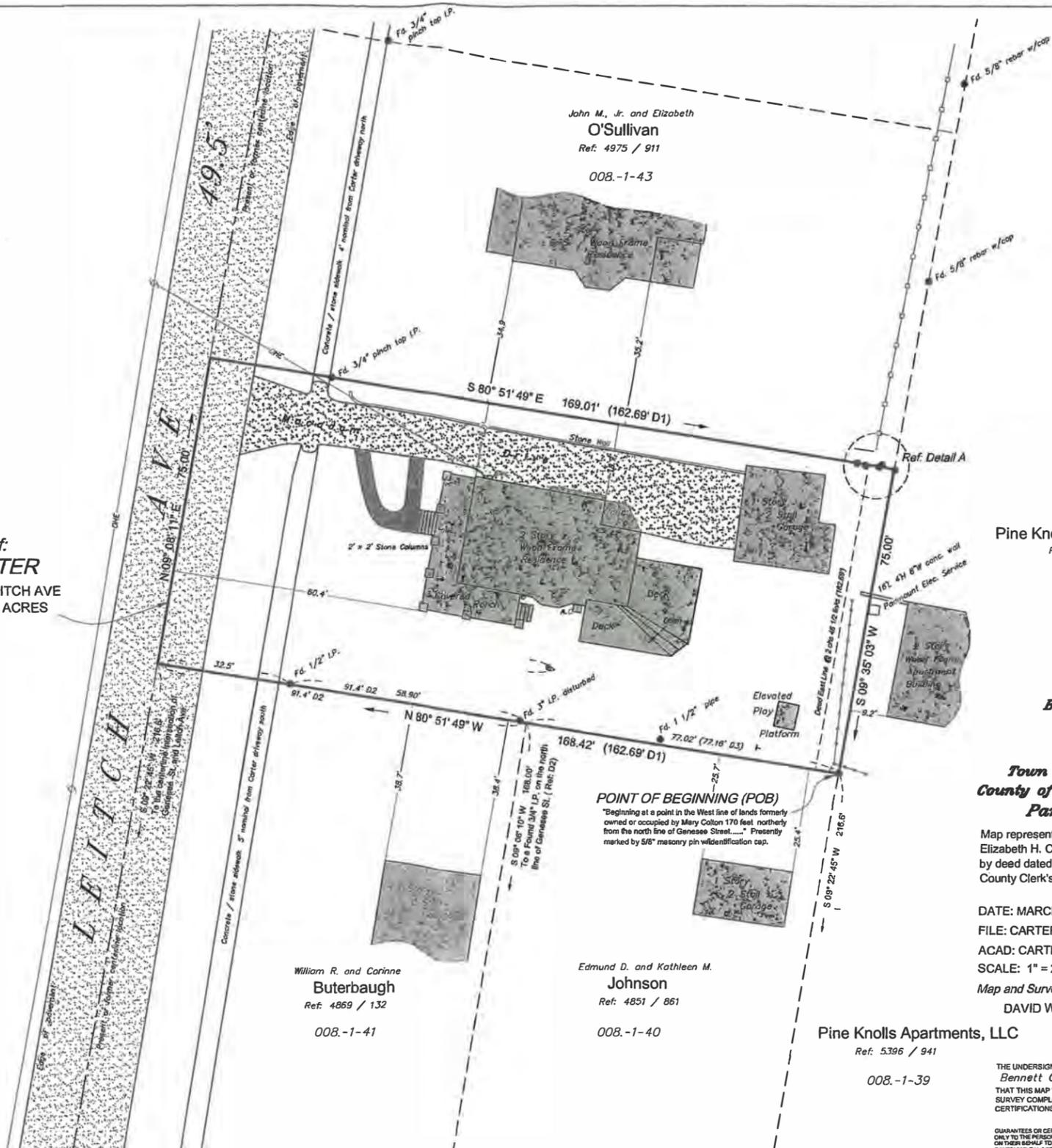
REFERENCE DEEDS:

- D1 4176 / 159 Carter
- D2 4869 / 132 Buterbaugh
- D3 4851 / 861 Johnson
- D4 4975 / 911 O'Sullivan
- D5 4176 / 148 Klosowski and Guske

REFERENCE ABSTRACT(S):

XXXXXXXXXX

Lands of: CARTER 10 LEITCH AVE 0.29 ACRES



SCALE: 1 inch = 20 feet

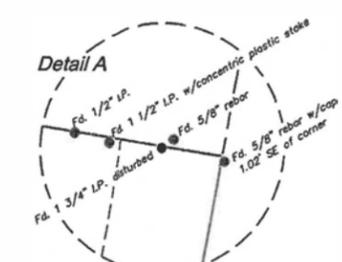
BOUNDARY SURVEY
Lands of
CARTER
 Town and Village of Skaneateles
 County of Onondaga, State of New York
 Part of Military Lot 36

Map represents those lands deeded Bennett C. and Elizabeth H. Carter by Connie R. and Janice K. Logan by deed dated August 7, 1997 and recorded in the Onondaga County Clerk's Office in Book 4176 of Deeds at page 159.

DATE: MARCH 19, 2020
 FILE: CARTER008142
 ACAD: CARTERBENNETTSKANEATELES
 SCALE: 1" = 20'
 Map and Survey by:
 DAVID W. BUSH P.E.&L.S., P.L.L.C.

THE UNDERSIGNED SURVEYOR CERTIFIES TO:
 Bennett C. and Elizabeth H. Carter
 THAT THIS MAP WAS PREPARED FROM AN ACTUAL FIELD SURVEY COMPLETED MARCH 10, 2020.
 CERTIFICATIONS ARE NOT TRANSFERABLE.

GUARANTEES OR CERTIFICATIONS INDICATED HEREIN SHALL RUN ONLY TO THE PERSONS FOR WHOM THE SURVEY IS PREPARED, AND ON THEIR BEHALF TO THE FIRM OR COMPANY INVOLVED AT THE TIME OF THE SURVEY. NO GUARANTEE OR CERTIFICATION IS MADE BY THE SURVEYOR AS TO THE ACCURACY OF ANY RECORDS, INSTRUMENTS, OR CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
 ONLY BOUNDARY SURVEY MAPS WITH THE SURVEYOR'S IMBOSSED SEAL ARE GUARANTEED TRUE AND CORRECT COPIES OF THE SURVEYOR'S ORIGINAL WORK AND DESIGN.
 UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7206, SUB-DIVISION 2 OF THE N.Y.S. EDUCATION LAW.



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VILLAGE OF SKANEATELES

VILLAGE OF SKANEATELES

26 Fennell St

Skaneateles, NY 13152

315-685-2118

Fax: 315-685-0730

Email: codes@villageofskaneateles.com

11/16jc

Application for a Building/Zoning Permit (page 1 of 2)

Date of Application 6.9.2020 Permit Date and Number

Name of Applicant Emily Gott

Address of Applicant 2772 West Lake Road Skaneateles, NY 13152

Applicant's Email EGOTT13152@GMAIL.COM Contact # 315-558-2340

Address of worksite 10 East Austin Street

Name of Property Owner (if different from applicant) SAME

Property Owner Address

Property Owner Email Contact #

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Type of Work Proposed:

New Structure Addition [checked] Alteration Swimming Pool Repair

Fence/Wall Paved Surface Other

Square Footage of new work 32 SF Accurate Project Cost

Describe the work proposed: Add two formers to front of house 4'x4' EACH

Zoning District (circle one): A-1 A-2 A-3 A-4 B C D PL
Tax Map Number 004-02-03 Square Footage of Lot 8,200 SF
Existing use of lot Residential Proposed use of lot Residential

STRUCTURE INFORMATION:

Single Family [checked] Two Family Multi-Family Garage Commercial
Accessory Building Boat House Other
Existing Use Single family Proposed Use Single family

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26 Fennell St

Skaneateles, NY 13152

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Application for a Building/Zoning Permit (page 2 of 2)

LOT INFORMATION:

Indicate in box North South East West

Setbacks - Existing Structure

(Distances from structure to property or lot lines)

Setbacks - Proposed work

Front Yard 24.0' ft.

Front Yard 24.0' ft.

Left Side Yard 5.9' ft.

Left Side Yard 13.5' ft. Former

Right Side Yard 7.8' ft.

Right Side Yard 27.0' ft. Former

Rear Yard 71.6' ft.

Rear Yard 71.6' ft.

New connection for: (Yes/No) Sewer No Electric Service No Storm Sewer No

Does the proposed work/structure comply with the Energy Conservation Construction Code (Yes, No, N/A) Yes

Architect's Name G. Eggleston & Klenzer Architects, PC

Architect's Address 1391 East Geneva Street Skaneateles, NY 13152

Contractor/Builder Name Paul Keyes

Contractor's Phone # 315-436-9258

Contractor's Address 4877 Josephine Drive Syracuse, NY 13215

Contractor's Email _____

The applicant declares that the information contained in this application, and the plans, specifications and other supporting materials submitted in support of this application is true and has made such representations to induce the Village of Skaneateles to issue a Building/Zoning Permit and the applicant will comply with all laws, codes and ordinances controlling this work.

Date 6/19/2020 Signature Emily Gott

Print Applicant's Name Emily Gott

Affidavit of Owner or Applicant

(To be completed if application is not made by the property owner)

STATE OF NEW YORK)
) SS:
COUNTY OF ONONDAGA)

On this _____ day of _____, 20____;

personally appeared before me.

NOTARY PUBLIC

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VILLAGE OF SKANEATELES

VILLAGE OF SKANEATELES

26 Fennell St

Skaneateles, NY 13152

Fax: 315-685-0730

315-685-2118

Email: codes@villageofskaneateles.com

Building/Zoning Application Review Sheet

Date Received 6/11/20 Tax Map Number 004.-02-03

Applicant's Name EMILY G...

Address of Worksite 10 E. AUSTIN ST

Permit Fee Date Received Amount Received

Additional Info. Requested

Date Review Completed 6/30/20 Signature [Signature]

Application Status: Approved Denied

Reasons for Denial - Does not comply with the following:

Section 225-A5, Density Control Schedule for:

- Front Yard Setback, Rear Yard Setback, Side Yard Setback, left, Side Yard Setback, Right, Percentage of Open Area, Both Side Yards Combined, Percentage of Structure width/lot width

Other Density Control Schedule

Section 225-69D, Non-conforming Buildings, Structures and Uses, Extension or Expansion

- Section 225-14(d), Swimming Pools, 25 ft. distance to lot lines
Section 225-14C (5) (a/b), Accessory Buildings, distance to lot lines or structures
Section 225-A1-3, Permitted Use Chart
Other Sections of the Zoning Law

And/or Needs:

- Certificate of Approval from the Historical Landmarks Preservation Commission, Section 225-25
Critical Impact Permit, per Section 225-52, form Board of Trustees
Special Use Permit from the Zoning Board of Appeals

Permit Number, Date Issue, Planning Board Review, Zoning Board of Appeals Approval, Critical Impact Permit Approval, Historical Commission Approval

ZONING BOARD OF APPEALS
Village of Skaneateles
26 Fennell Street
Skaneateles, NY 13152

315-685-2118

Fax 315-685-0730

CK #147
pd 6/11/2020
\$ 250.00

(1) NOTICE OF APPEAL

(2) APPLICATION FOR SPECIAL USE PERMIT

Date of Application JUNE 9, 2020

To the Zoning Board of Appeals of the Village of Skaneateles, Onondaga County, New York

I/We Emily Gott
Printed or Typed Name of Appellant(s) and/or Applicant(s)

Address 277 West Lake Road Skaneateles, N.Y. 13152

(1) I hereby appeal the decision of the Village Code Enforcement Officer (Building Inspector)

which was denial of a Zoning Permit

which was denial of a Certificate of Occupancy

to vary the strict application of the provisions of:

Article XIV Section 225 Subsection 69D

Article _____ Section 225 Subsection A.5

Article _____ Section 225 Subsection _____

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(2) I hereby apply for: (check all applicable)

A SPECIAL USE PERMIT required by the provisions of Article III, Section 225-10

B (1) & Section 225-11 B (2)

A FLOODWAY PERMIT required by the provisions of Article III, Section 225-10

B (3) & Article VI, Section 225-18 B

This appeal or application relates to:

10 Street Number East Austin Street Street Name

Tax Map Number 004-02-03

ZONING BOARD OF APPEALS

Village of Skaneateles
26 Fennell Street
Skaneateles, NY 13152

315-685-2118

Fax 315-685-0730

The applicant shall use this sheet to state the Zoning Board of Appeals details of the variances requested.

Zoning District of the lot A2

Column

- #1 From the Density Control Schedule (Section 225-A5) fill in the minimum requirements for said lot in your Zoning District
- #2 Indicate the existing set-back dimensions, percentages, that are not-conforming with the figures in column #1, and that will not be changed by the proposed construction
- #3 Indicate the dimensions, area (in square feet) and percentages that will result from your proposed construction
- #4 Indicate the variance requested (subtract #3 from #1)

| Columns → | #1 | #2 | #3 | #4 | |
|---|--------|------|---------|-------------|-----------------|
| Open Area (sq. ft.) as a % of lot area | 85% | 76.2 | 76.2 | 8.8 | EXIST. |
| Front yard dimension (ft.) <u>STREET AVE</u> | 21.0' | - | 24' | - | |
| Left side yard dimension (ft.) | 15' | 5.9 | 13.5 | 9.1 1.5' | EXIST Dormer |
| Right side yard dimension (ft.) | 15' | 7.8 | 27.0' | 7.2' | EXIST |
| Both side yards combined (ft.) | 35' | 13.7 | 40.5 | 21.3 | |
| Rear yard dimension (ft.) | 35' | - | 71.6 | - | EXIST |
| Max. width of structure as a % of lot width (Structure width divided by lot width) | 65% | 76.4 | 76.4 | 11.4 | |
| Min. livable floor area, each dwelling | 1200SF | - | 71200SF | - | |

List below any OTHER variances, Special Permits requested
(Section of the Zoning Law) (Description)

225.69) Expansion of Nonconforming structure
Open Area, left side, right side, both sides, 90 lot width

Please state below all reasons to support your appeal or application. Attach other sheets as needed to support your appeal/application

Dormers to add light to 2nd floor, improve appearance
of cape style, budget, upon start of construction,
Found it to be feasible & affordable

Dated 6/19/2020

Emily Holt
Signature of Applicant/Appellant

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Short Environmental Assessment Form Part 1 - Project Information

Instructions for Completing

Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

| Part 1 – Project and Sponsor Information | | | | | | | |
|--|-------------------------------------|---|---|----|-----|-------------------------------------|-------------------------------------|
| Name of Action or Project: <i>Gott - Doanier Addition</i> | | | | | | | |
| Project Location (describe, and attach a location map): <i>10 East Austin Street</i> | | | | | | | |
| Brief Description of Proposed Action: <i>Add 2 Doaniers to front of house</i> | | <div style="font-size: 2em; font-weight: bold; color: blue;">RECEIVED</div> <div style="color: red; font-weight: bold; margin-top: 10px;">JUN 11 2020</div> | | | | | |
| Name of Applicant or Sponsor: <i>Emily Gott</i> | | Telephone: <i>315-558-3340</i> | | | | | |
| Address: <i>2772 W. Lake Road</i> | | E-Mail: <i>EGOTT13152@GMAIL.COM</i> | | | | | |
| City/PO: <i>Skaneateles</i> | | State: <i>NY</i> | Zip Code: <i>13152</i> | | | | |
| 1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2. | | | <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; text-align: center;">NO</td> <td style="width: 50%; text-align: center;">YES</td> </tr> <tr> <td style="text-align: center;"><input checked="" type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> </tr> </table> | NO | YES | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| NO | YES | | | | | | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | | | | | | |
| 2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: <i>Building Permit Village of Skaneateles</i> | | | <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; text-align: center;">NO</td> <td style="width: 50%; text-align: center;">YES</td> </tr> <tr> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input checked="" type="checkbox"/></td> </tr> </table> | NO | YES | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| NO | YES | | | | | | |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | | | | | | |
| 3. a. Total acreage of the site of the proposed action? | | <i>0.2</i> acres | | | | | |
| b. Total acreage to be physically disturbed? | | <i>0</i> acres | | | | | |
| c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? | | <i>0.2</i> acres | | | | | |
| 4. Check all land uses that occur on, are adjoining or near the proposed action: | | | | | | | |
| 5. <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban) | | | | | | | |
| <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify): | | | | | | | |
| <input checked="" type="checkbox"/> Parkland | | | | | | | |

| | | | |
|--|--|--|--|
| <p>5. Is the proposed action,</p> <p>a. A permitted use under the zoning regulations?</p> <p>b. Consistent with the adopted comprehensive plan?</p> | <p>NO</p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p> | <p>YES</p> <p><input checked="" type="checkbox"/></p> <p><input checked="" type="checkbox"/></p> | <p>N/A</p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p> |
| <p>6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?</p> | <p>NO</p> <p><input type="checkbox"/></p> | <p>YES</p> <p><input checked="" type="checkbox"/></p> | |
| <p>7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?</p> <p>If Yes, identify: _____</p> | <p>NO</p> <p><input checked="" type="checkbox"/></p> | <p>YES</p> <p><input type="checkbox"/></p> | |
| <p>8. a. Will the proposed action result in a substantial increase in traffic above present levels?</p> <p>b. Are public transportation services available at or near the site of the proposed action?</p> <p>c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?</p> | <p>NO</p> <p><input checked="" type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p> | <p>YES</p> <p><input type="checkbox"/></p> <p><input checked="" type="checkbox"/></p> <p><input checked="" type="checkbox"/></p> | |
| <p>9. Does the proposed action meet or exceed the state energy code requirements?</p> <p>If the proposed action will exceed requirements, describe design features and technologies:</p> <p>_____</p> <p>_____</p> | <p>NO</p> <p><input type="checkbox"/></p> | <p>YES</p> <p><input checked="" type="checkbox"/></p> | |
| <p>10. Will the proposed action connect to an existing public/private water supply?</p> <p>If No, describe method for providing potable water: _____</p> <p>_____</p> | <p>NO</p> <p><input type="checkbox"/></p> | <p>YES</p> <p><input checked="" type="checkbox"/></p> | |
| <p>11. Will the proposed action connect to existing wastewater utilities?</p> <p>If No, describe method for providing wastewater treatment: _____</p> <p>_____</p> | <p>NO</p> <p><input type="checkbox"/></p> | <p>YES</p> <p><input checked="" type="checkbox"/></p> | |
| <p>12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?</p> <p>b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?</p> | <p>NO</p> <p><input checked="" type="checkbox"/></p> <p><input checked="" type="checkbox"/></p> | <p>YES</p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p> | |
| <p>13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?</p> <p>b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?</p> <p>If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____</p> <p>_____</p> <p>_____</p> | <p>NO</p> <p><input checked="" type="checkbox"/></p> <p><input checked="" type="checkbox"/></p> | <p>YES</p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p> | |

| | | |
|---|-------------------------------------|-------------------------------------|
| 14. Identify the typical habitat types that occur on, or are likely to be found on the project site: Check all that apply: | | |
| <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban | | |
| 15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered? | NO | YES |
| | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 16. Is the project site located in the 100-year flood plan? | NO | YES |
| | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, | NO | YES |
| | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| a. Will storm water discharges flow to adjacent properties? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| _____ | | |
| _____ | | |
| 18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment: | NO | YES |
| | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| _____ | | |
| _____ | | |
| 19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: | NO | YES |
| | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| _____ | | |
| _____ | | |
| 20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: | NO | YES |
| | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| _____ | | |
| _____ | | |
| I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE | | |
| Applicant/sponsor/name: <u>Emily Gott</u> Date: <u>6/9/2020</u> | | |
| Signature: <u>Emily Gott</u> Title: <u>Owner</u> | | |

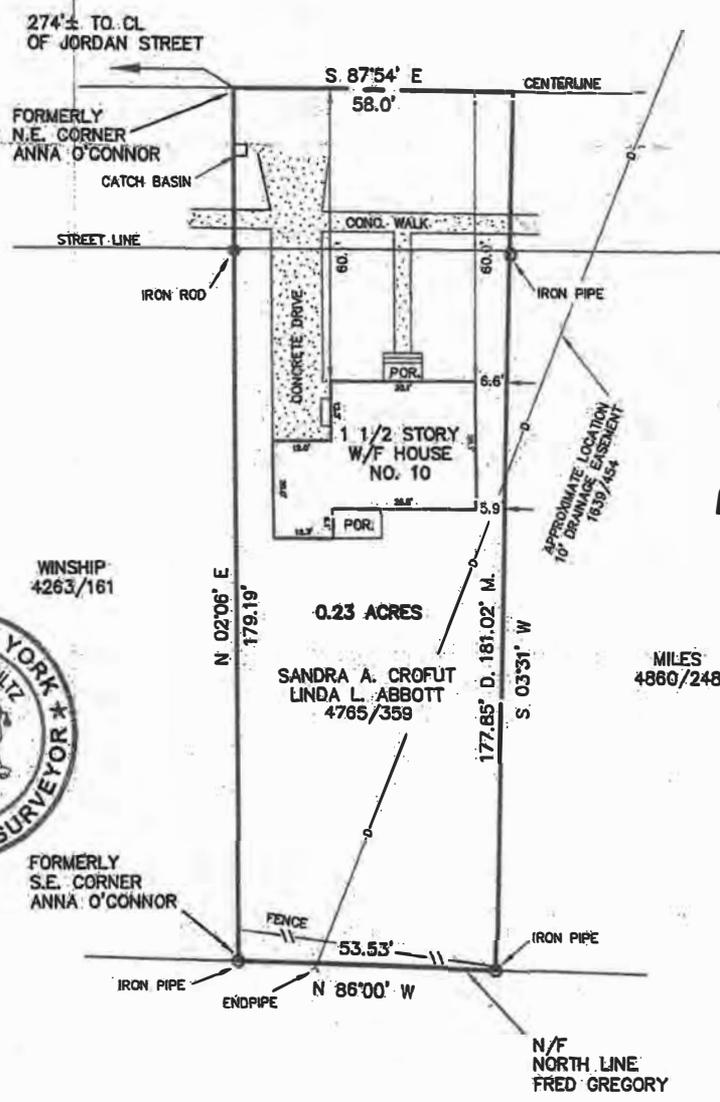
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VILLAGE OF SKANEATELES

PRINT FORM

EAST AUSTIN STREET



RECEIVED

JUN 11 2020

VILLAGE OF SKANEATELES



D. --DEED M. -- MEASURED

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FILED MAP No. _____

Unauthorized alteration or addition to a survey map bearing a licensed land surveyor's seal is a violation of Section 7309, sub-division 2, of the New York State Education Law.

Subject to any statement of facts an accurate and up to date abstract of title may show.

Valid only when marked in RED ink with the land surveyors' original seal and signature.

Building location surveys do not include placement of any property corner markers.

Offsets shown measured from property lines to foundation walls of buildings unless otherwise indicated.

Certifications indicated hereon shall run only to those who rely on this map for the specific transaction for which this survey is prepared and to the assignees of the lending institution. Certifications are not transferable for subsequent transactions.

MAP OF
PART LOT 4
BLOCK 7
GRIFFIN'S 1870 MAP
 VILLAGE OF SKANEATELES
 ONONDAGA COUNTY, NEW YORK

To: _____

THE UNDERSIGNED SURVEYOR HEREBY CERTIFIES THAT THIS MAP IS MADE FROM AN ACTUAL SURVEY OF THE PROPERTY SHOWN THEREON.

 LICENSED LAND SURVEYOR 050698

JEFFREY J. SCHULTZ
 LAND SURVEYING & MAPPING PLLC
 Marcellus, New York
 (315) 378-8660

DATE: 7/08/2019
 SCALE: 1" = 30'
 BOOK: 105/66
 FILE: 208.1

Gott - 10 East Austin Street



| | | | |
|---------------------|-----------------|-----------------|-----------------|
| LOT AREA | 8200 SF | | |
| LOT COVERAGE | EXIST. | APPROVED | PROPOSED |
| HOUSE w/ GARAGE | 1,041 SF | 1,515 SF | 1,515 SF |
| PARKING | 180 SF | 180 SF | 180 SF |
| PORCHES | 109 SF | 48 SF | 48 SF |
| SHED | ---- SF | 120 SF | 120 SF |
| PATIO | ---- SF | 84 SF | 84 SF |
| A.C. | ---- SF | 7 SF | 7 SF |
| TOTAL | 1,330 SF | 1,954 SF | 1,954 SF |
| % COVERAGE | 16.2 % | 23.8 % | 23.8 % |
| % OPEN AREA | 83.8 % | 76.2 % | 76.2 % |

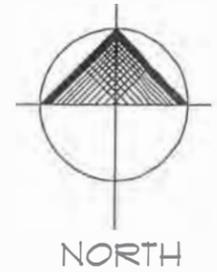
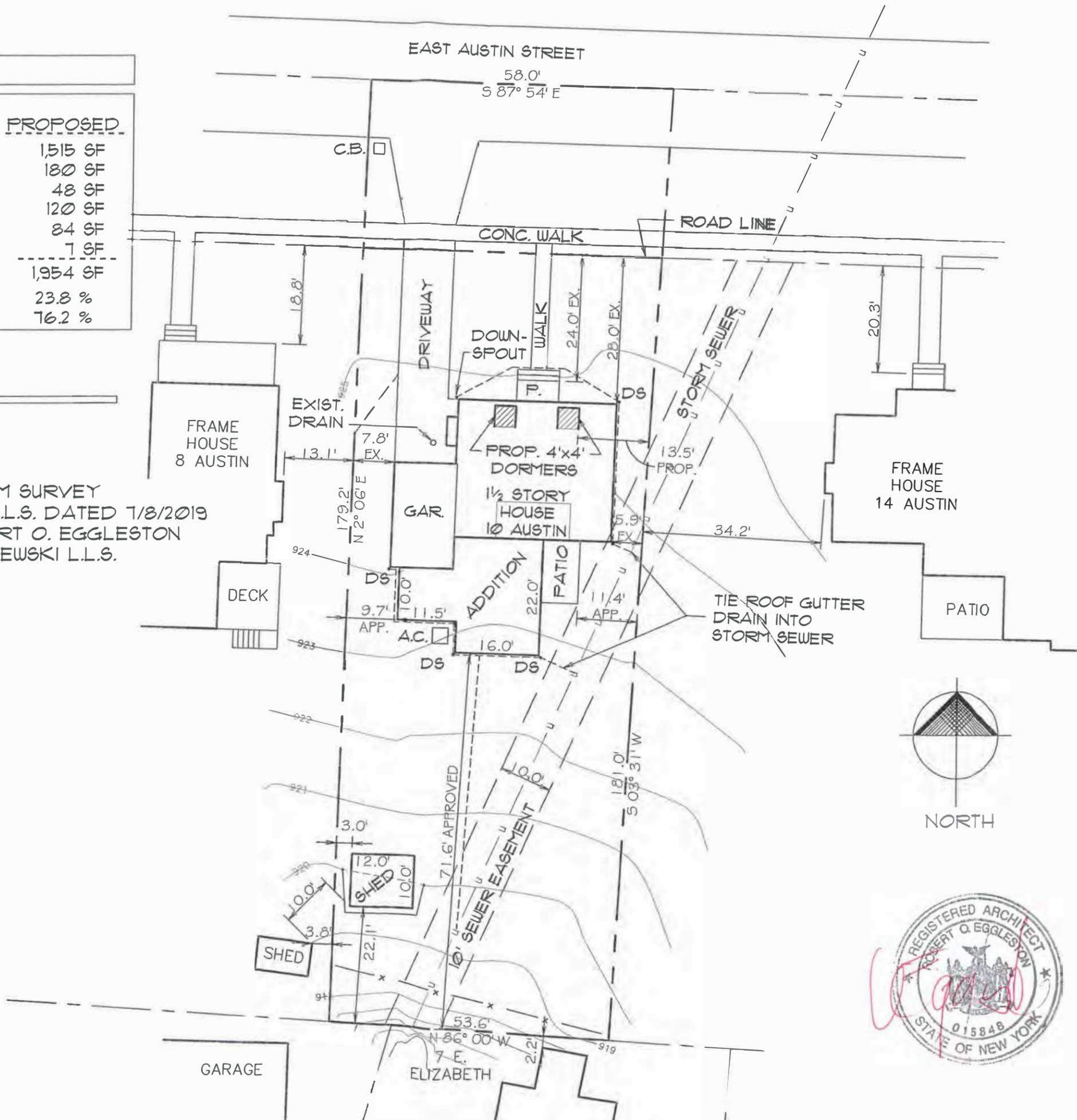
SITE PLAN

1" = 20'-0"

SITE INFORMATION IS OBTAINED FROM SURVEY DONE BY JEFFREY J. SCHULTZ, P.E., L.L.S. DATED 1/8/2019
 ADDITIONAL INFORMATION BY ROBERT O. EGGLESTON
 SITE TOPOGRAPHY BY PAUL J. OLSZEWSKI L.L.S.

STREET AVERAGE

| | |
|------------------|-------|
| 8 EAST AUSTIN - | 18.8' |
| 10 EAST AUSTIN - | 24.0' |
| 14 EAST AUSTIN - | 20.3' |
| AVERAGE - | 21.0' |



SITE PLAN:
 EMILY GOTT
 10 EAST AUSTIN STREET
 VILLAGE OF SKANEATELES, NEW YORK

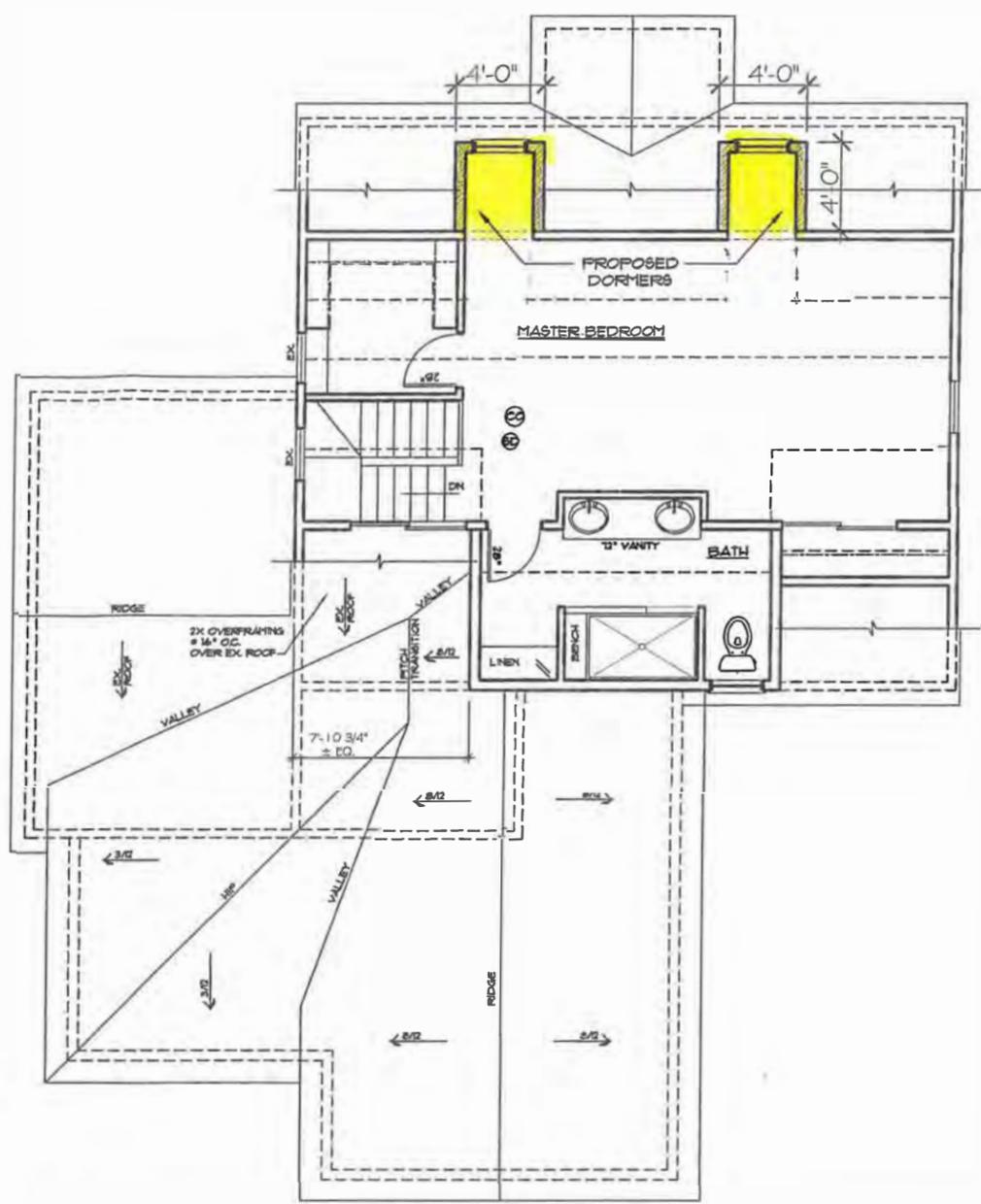
architect
 ROBERT O. EGGLESTON
 1391 EAST GENESEE STREET
 SKANEATELES, NY 13152
 (315) 685-8144

PROJ: 19130

DATE:
 9 JUNE 2020



NORTH ELEVATION
1/8" = 1'-0"



SECOND FLOOR PLAN
1/8" = 1'-0"



EAST ELEVATION
1/8" = 1'-0"

ADDITION / ALTERATIONS:
 EMILY GOTT
 10 AUSTIN STREET
 VILLAGE OF SKANEATELES, NEW YORK

architect
 ROBERT O. EGGLESTON
 1391 EAST GENESEE STREET
 SKANEATELES, NY 13152
 (315) 685-8144

PROJ: 19130

DATE:
 9 JUNE 2020

VILLAGE OF SKANEATELES

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Skaneateles, NY 13152

315-685-2118

Fax: 315-685-0730

Email: codes@villageofskaneateles.com

11/16jc

Application for a Building/Zoning Permit (page 1 of 2)

Date of Application 6.10.2020 Permit Date and Number

Name of Applicant Josh Kemp & Lauren LIBERATI

Address of Applicant 12 griffin Street Skaneateles, NY 13152

Applicant's Email JoshKemp313@gmail.com Contact # 315-263-4574 - Josh

Address of worksite 12 griffin Street

Name of Property Owner (if different from applicant) SAME =

Property Owner Address

Property Owner Email LLiberati@gmail.com Contact # 315-491-3455

Type of Work Proposed:

New Structure Addition Alteration Swimming Pool Repair

Fence/Wall Paved Surface Other

Square Footage of new work PATIO 200 SF PORCH 116 SF Accurate Project Cost

Describe the work proposed: REMOVE FLOW T. POOP, ADD 8' x 14.5' PORCH & STEPS, ADD 200 SF PATIO

Zoning District (circle one): A-1 (A-2) A-3 A-4 B C D PL

Tax Map Number 006-07-24 Square Footage of Lot

Existing use of lot Residential Proposed use of lot Residential

STRUCTURE INFORMATION:

Single Family Two Family Multi-Family Garage Commercial

Accessory Building Boat House Other

Existing Use Single family Proposed Use Single family

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Fax: 315-685-0730

Email: codes@villageofskaneateles.com

Application for a Building/Zoning Permit (page 2 of 2)

LOT INFORMATION:

Indicate in box North South East West

Setbacks - Existing Structure

(Distances from structure to property or lot lines)

Setbacks - Proposed work

Front Yard 22.7 ft.

Front Yard 18.7' ft.

Left Side Yard 13.2 ft.

Left Side Yard 13.2 ft.

Right Side Yard 21.2 ft.

Right Side Yard 12.0 ft.

Rear Yard 64.8 ft.

Rear Yard 64.8 ft.

New connection for: (Yes/No) Sewer NO Electric Service NO Storm Sewer NO

Does the proposed work/structure comply with the Energy Conservation Construction Code? (Yes, No, N/A)

Architect's Name Eggleston & Krenzel Architects, P.C.

Architect's Address 1391 E. Genesee Street Skaneateles, NY 13152

Contractor/Builder Name _____

Contractor's Phone # _____

Contractor's Address _____

Contractor's Email _____

The applicant declares that the information contained in this application, and the plans, specifications and other supporting materials submitted in support of this application is true and has made such representations to induce the Village of Skaneateles to issue a Building/Zoning Permit and the applicant will comply with all laws, codes and ordinances controlling this work.

Date 6.10.2020 Signature Lauren Liberati

Print Applicant's Name Lauren Liberati

Affidavit of Owner or Applicant

(To be completed if application is not made by the property owner)

STATE OF NEW YORK)
) SS:
COUNTY OF ONONDAGA)

On this _____ day of _____, 20____;

personally appeared before me.

NOTARY PUBLIC

RECEIVED

JUN 11 2020

VILLAGE OF SKANEATELES

VILLAGE OF SKANEATELES

26 Fennell St

Skaneateles, NY 13152

315-685-2118

Email: codes@villageofskaneateles.com

Fax: 315-685-0730

Building/Zoning Application Review Sheet

Date Received 6.11.2020 Tax Map Number 004, - 07-24

Applicant's Name Josh Kemp & Lauren LIBERATI

Address of Worksite 12 griffin Street Skan., NY. 13152

Permit Fee Date Received Amount Received

Additional Info. Requested

Date Review Completed 6/30/20 Signature [Signature]

Application Status: Approved (X) Denied

Reasons for Denial - Does not comply with the following:

- Section 225-A5, Density Control Schedule for:
Front Yard Setback (X) Side Yard Setback, left Side Yard Setback, Right
Rear Yard Setback (X) Percentage of Open Area (X) Both Side Yards Combined
Percentage of Structure width/lot width

Other Density Control Schedule

- (X) Section 225-69D, Non-conforming Buildings, Structures and Uses, Extension or Expansion
Section 225-14(d), Swimming Pools, 25 ft. distance to lot lines
Section 225-14C (5) (a/b), Accessory Buildings, distance to lot lines or structures
Section 225-A1-3, Permitted Use Chart
Other Sections of the Zoning Law

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- And/or Needs:
Certificate of Approval from the Historical Landmarks Preservation Commission, Section 225-25
Critical Impact Permit, per Section 225-52, form Board of Trustees
Special Use Permit from the Zoning Board of Appeals

Permit Number Date Issue
Planning Board Review Zoning Board of Appeals Approval
Critical Impact Permit Approval N/A Historical Commission Approval N/A #

ZONING BOARD OF APPEALS
Village of Skaneateles
26 Fennell Street
Skaneateles, NY 13152

315-685-2118

Fax 315-685-0730

OK #150
pd 6/11/2020
\$250.00

(1) NOTICE OF APPEAL

(2) APPLICATION FOR SPECIAL USE PERMIT

Date of Application 6.10.2020

To the Zoning Board of Appeals of the Village of Skaneateles, Onondaga County, New York

I/We Josh Kemp & Lauren LIBERATI
Printed or Typed Name of Appellant(s) and/or Applicant(s)

Address 12 Griffin Street Skan., NY. 13152

(1) I hereby appeal the decision of the Village Code Enforcement Officer (Building Inspector)

which was denial of a Zoning Permit

which was denial of a Certificate of Occupancy

to vary the strict application of the provisions of:

Article _____ Section 225 Subsection A.5

Article XIV Section 225 Subsection (D).D

Article _____ Section 225 Subsection _____

(2) I hereby apply for: (check all applicable)

A SPECIAL USE PERMIT required by the provisions of Article III, Section 225-10

B (1) & Section 225-11 B (2)

A FLOODWAY PERMIT required by the provisions of Article III, Section 225-10

B (3) & Article VI, Section 225-18 B

This appeal or application relates to:

12 Street Number Griffin Street Street Name

Tax Map Number 004-07-24

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VILLAGE OF SKANEATELES

ZONING BOARD OF APPEALS

Village of Skaneateles

26 Fennell Street

Skaneateles, NY 13152

315-685-2118

Fax 315-685-0730

The applicant shall use this sheet to state the Zoning Board of Appeals details of the variances requested.

Zoning District of the lot A2

Column

- #1 From the Density Control Schedule (Section 225-A5) fill in the minimum requirements for said lot in your Zoning District
- #2 Indicate the existing set-back dimensions, percentages, that are not-conforming with the figures in column #1, and that will not be changed by the proposed construction
- #3 Indicate the dimensions, area (in square feet) and percentages that will result from your proposed construction
- #4 Indicate the variance requested (subtract #3 from #1)

| Columns → | #1 | #2 | #3 | #4 |
|---|--------|-------|-------------------------|--------|
| Open Area (sq. ft.) as a % of lot area | 85% | 81.8% | 79.3% | - 5.7% |
| Front yard dimension (ft.) <u>STREET AVE</u> | 17.8' | - | 18.7' | - |
| Left side yard dimension (ft.) | 15' | 13.2 | EXIST 13.2 PORCH 27' | - 1.8' |
| Right side yard dimension (ft.) | 15' | - | 21.2 | - |
| Both side yards combined (ft.) | 35' | 34.4 | EXIST 34.4 | - 0.6 |
| Rear yard dimension (ft.) | 35' | - | 64.8 | - |
| Max. width of structure as a % of lot width (Structure width divided by lot width) | 65% | - | 52.9% | - |
| Min. livable floor area, each dwelling | 1200SF | - | 2375SF | - |

EXIST

EXIST.

List below any OTHER variances, Special Permits requested

(Section of the Zoning Law)

(Description)

225 (D) - EXPANSION OF NONCONFORMING STRUCTURES
% OPEN AREA LEFT SIDETARD / PATIO - RIGHT SIDETARD 12.0' (15' REQ'D)
TABLE 225-A5

Please state below all reasons to support your appeal or application. Attach other sheets as needed to support your appeal/application

REPLACE REGRETABLE HOOP WITH TRADITIONAL FRONT PORCH IN
KEEPING W/ NEIGHBORHOOD. PORCH ITSELF IS CONFORMING.
OPEN AREA REDUCED BY 25% - TYPICAL OF A2 ZONING DIST.
& NEIGHBORHOOD. DETACHED PATIO FOR OUTDOOR LIVING ON
SOUTH SIDE IN GATED AREA - HAVE EASEMENT FOR ADDITIONAL
FT OF SPACE TO FENCE

Dated 6.10.2020

Jansen Aberast

Signature of Applicant/Appellant

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Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

Part 1 - Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

| Part 1 - Project and Sponsor Information | | | |
|--|--|---|-------------------------------------|
| Name of Action or Project: KEMP - LIBERATI PORCH & PATIO | | | |
| Project Location (describe, and attach a location map): 12 Griffin Street - EAST SIDE, SOUTH OF HANNUM ST | | | |
| Brief Description of Proposed Action: REMOVE STOOP, ADD 8' x 14.5' PORCH & STEPS, ADD 200 SF PATIO | | | |
| Name of Applicant or Sponsor: Josh Kemp & Lauren LIBERATI | | Telephone: 315-263-6574 J 315-491-3455 L | |
| Address: 12 Griffin Street | | E-Mail: JOSHKEMP313@gmail.com LLiberti@gmail.com | |
| City/PO: Skaneateles | | State: NY | Zip Code: 13152 |
| 1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2. | | NO | YES |
| | | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: | | NO | YES |
| BUILDING PERMIT - VILLAGE OF SKANEATELES | | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 3. a. Total acreage of the site of the proposed action? | | 0.26 acres | |
| b. Total acreage to be physically disturbed? | | 1.05 acres | |
| c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? | | 0.26 acres | |
| 4. Check all land uses that occur on, are adjoining or near the proposed action: | | | |
| 5. <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban) | | | |
| <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify): | | | |
| <input type="checkbox"/> Parkland | | | |

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VILLAGE OF SKANEATELES

| 5. Is the proposed action, | | NO | YES | N/A |
|--|---|-------------------------------------|-------------------------------------|--------------------------|
| a. | A permitted use under the zoning regulations? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b. | Consistent with the adopted comprehensive plan? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 6. Is the proposed action consistent with the predominant character of the existing built or natural landscape? | | | NO | YES |
| | | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
| 7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? | | | NO | YES |
| If Yes, identify: _____ | | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| 8. a. Will the proposed action result in a substantial increase in traffic above present levels? | | | NO | YES |
| | | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| b. Are public transportation services available at or near the site of the proposed action? | | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
| c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action? | | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
| 9. Does the proposed action meet or exceed the state energy code requirements? | | | NO | YES |
| If the proposed action will exceed requirements, describe design features and technologies: _____ NA _____ | | <input type="checkbox"/> | <input type="checkbox"/> | |
| 10. Will the proposed action connect to an existing public/private water supply? | | | NO | YES |
| If No, describe method for providing potable water: _____ | | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
| 11. Will the proposed action connect to existing wastewater utilities? | | | NO | YES |
| If No, describe method for providing wastewater treatment: _____ | | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
| 12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? | | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory? | | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
| 13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency? | | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? | | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ | | | | |
| _____ | | | | |
| _____ | | | | |

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| | | |
|---|-------------------------------------|--------------------------|
| 14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: | | |
| <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban | | |
| 15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered? | NO | YES |
| | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 16. Is the project site located in the 100-year flood plan? | NO | YES |
| | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, | NO | YES |
| | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| a. Will storm water discharges flow to adjacent properties? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: | <input type="checkbox"/> | <input type="checkbox"/> |
| <hr/> <hr/> | | |
| 18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment: | NO | YES |
| | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| <hr/> | | |
| 19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: | NO | YES |
| | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| <hr/> | | |
| 20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: | NO | YES |
| | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| <hr/> | | |
| I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE | | |
| Applicant/sponsor/name: <u>Lauren Liberati</u> | | Date: <u>6.10.2020</u> |
| Signature: <u><i>Lauren Liberati</i></u> | | Title: <u>OWNER</u> |

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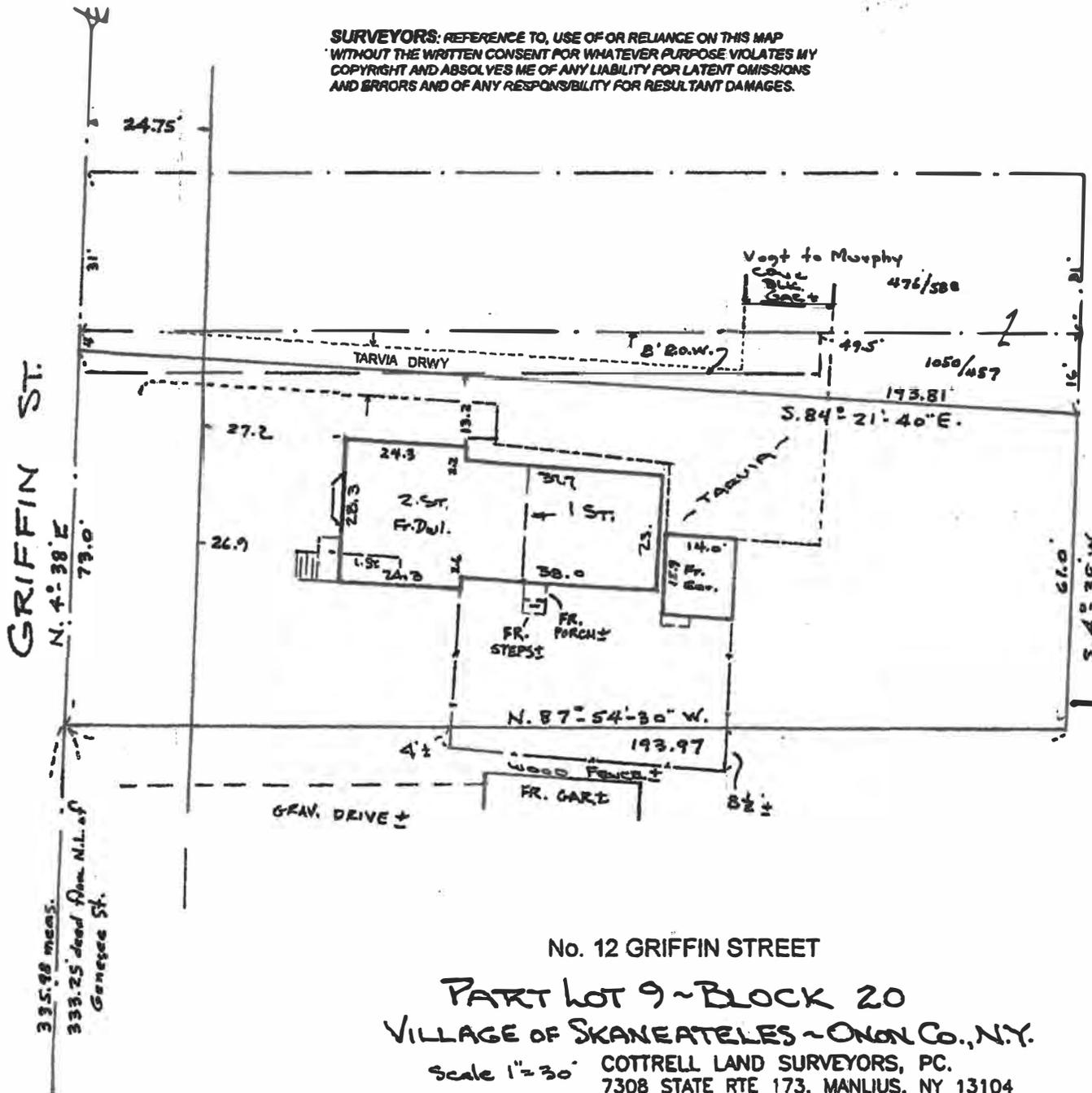
JUN 11 2020

VILLAGE OF SKANEATELES

FOR CONVEYANCE AND/OR MORTGAGE PURPOSES ONLY &
WITHIN ONE YEAR OF THE LATEST CERTIFICATION DATE OF

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS MAP WAS
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VILLAGE OF SKANEATELES

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EXCEPT BY THE WRITTEN CONSENT OF OR BY SURVEY UPDATE BY THE
UNDERSIGNED ONLY.

No. 12 GRIFFIN STREET
PART LOT 9 - BLOCK 20
VILLAGE OF SKANEATELES - ONONDAGA CO., N.Y.
Scale 1" = 30' COTTRELL LAND SURVEYORS, P.C.
7308 STATE RTE 173, MANLIUS, NY 13104
Nov. 8, 1962 (315)682-8121, WWW.COTTRELLSURVEYORS.COM

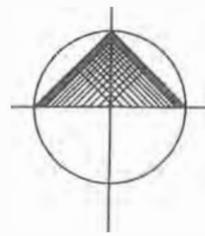


KEMP GARAGE – 12 GRIFFIN STREET



SITE PLAN

1" = 20'-0"



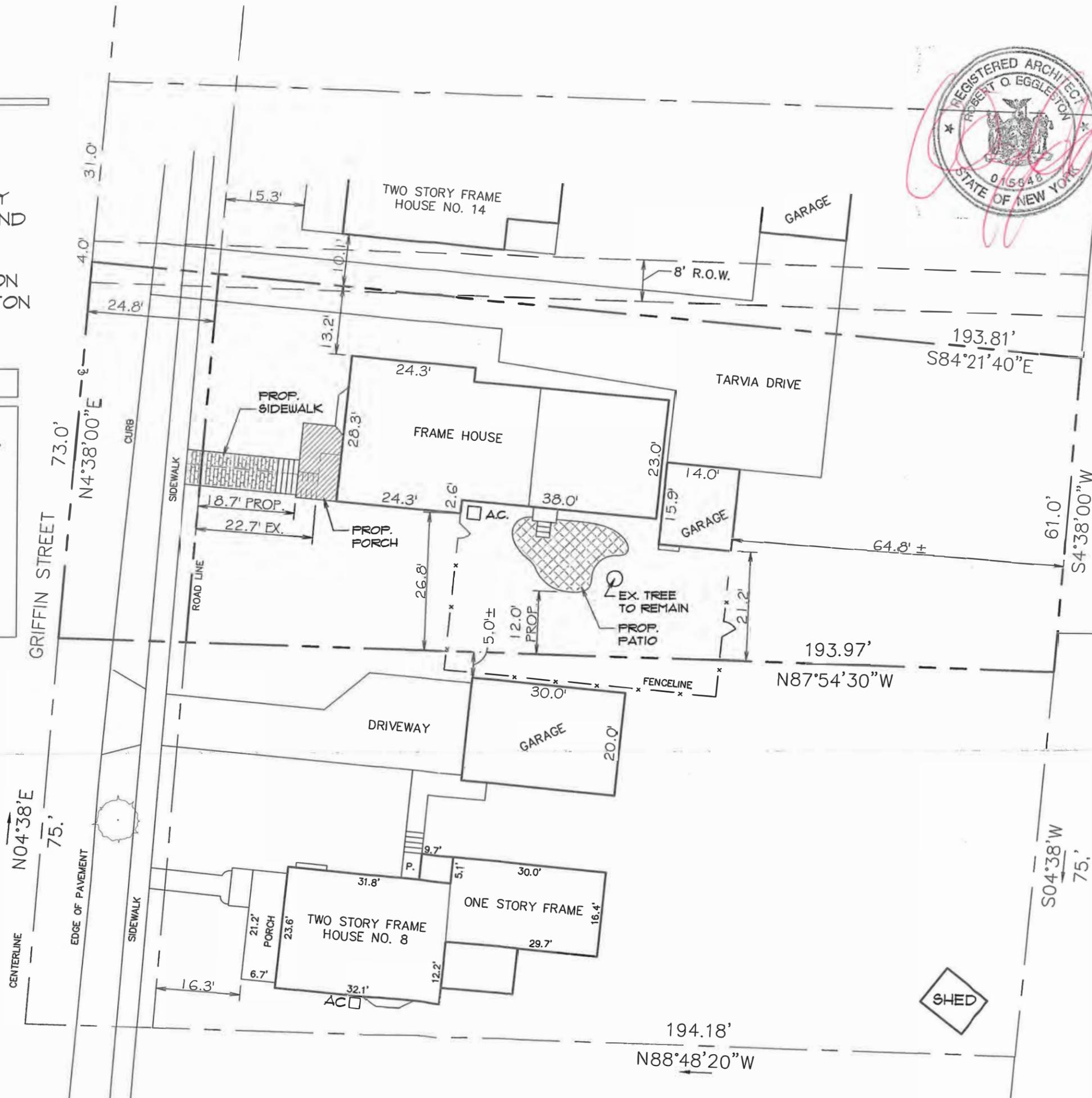
NORTH

SITE INFORMATION IS OBTAINED FROM SURVEY DONE BY COTTRELL LAND SURVEYORS, P.E., L.L.S. DATED 12/21/2018
ADDITIONAL INFORMATION BY ROBERT O. EGGLESTON

| LOT AREA | | 11,195 SF | |
|---------------|----------|-----------|--|
| LOT COVERAGE | | | |
| | EXIST. | APPROVED | |
| HOUSE | 1,576 SF | 1,576 SF | |
| PARKING | 180 SF | 180 SF | |
| GARAGE | 227 SF | 227 SF | |
| PORCH / STOOP | 49 SF | 127 SF | |
| PATIO | --- | 200 SF | |
| A.C. | 5 SF | 5 SF | |
| TOTAL | 2,037 SF | 2,315 SF | |
| % COVERAGE | 18.2 % | 20.1 % | |
| % OPEN AREA | 81.8 % | 79.3 % | |

STREET AVERAGE

| | |
|--------------|-------|
| 8 GRIFFIN - | 18.3' |
| 12 GRIFFIN - | 18.1' |
| 14 GRIFFIN - | 16.3' |
| AVERAGE - | 17.8' |



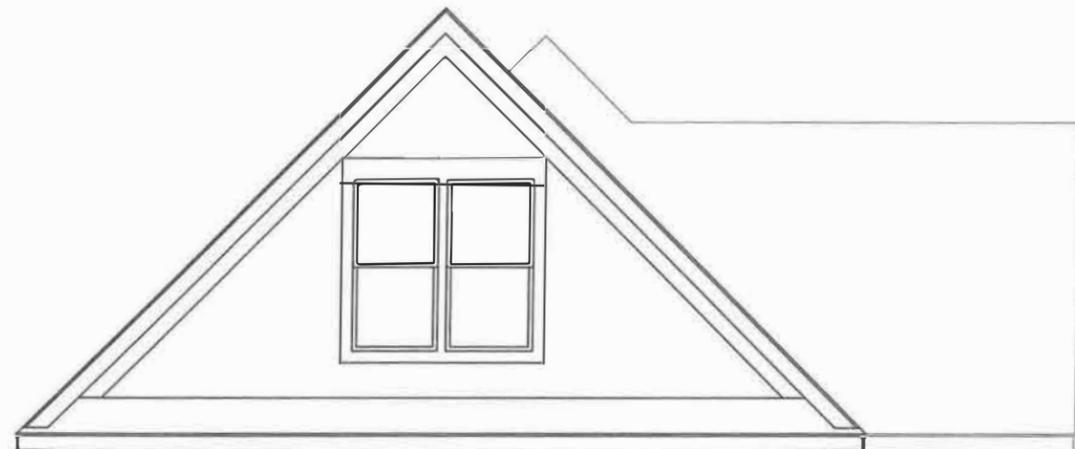
SITE PLAN:
JOSH KEMP & LAUREN LIBERATI
12 GRIFFIN STREET
VILLAGE OF SKANEATELES, NEW YORK

architect
EGGLESTON & KRENZER, ARCHITECTS PC
1391 EAST GENESEE STREET
SKANEATELES, NY 13152
(315) 685-8144

PROJ: 20063

DATE:
10 JUNE 2020

1 of 2



RAISE ROOF OVER
EXIST. BAY WINDOW

- RAKE w/ CROWN MOLDING
- CONTINUE EXIST. ROOF PITCH
- SCALLOP SHINGLES + FRIEZE
BD TO MATCH HOUSE

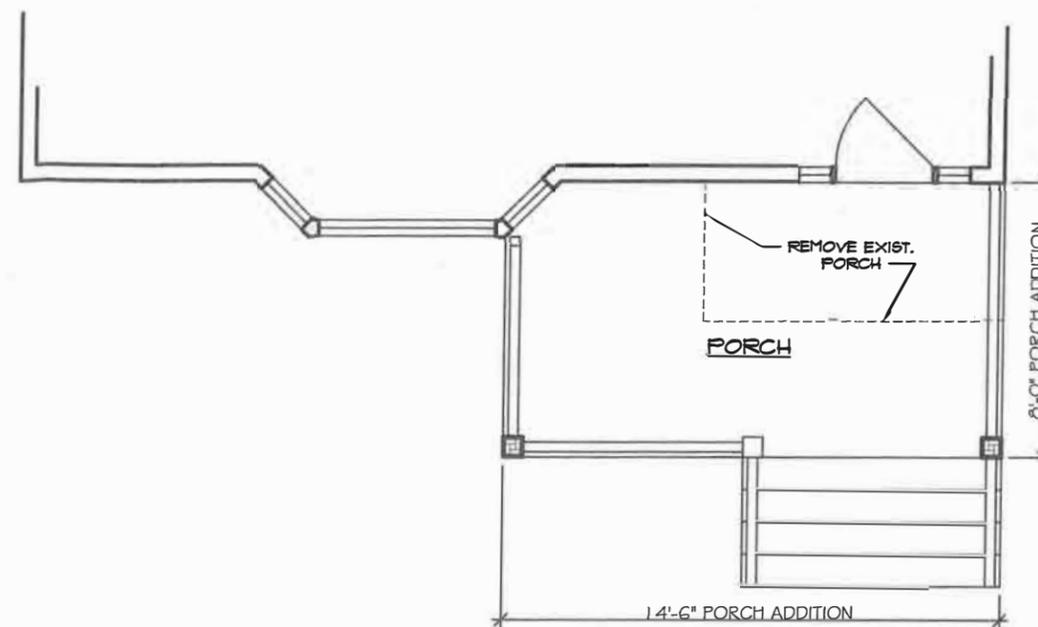
- OGEE ROOF GUTTERS
- 8" SQUARE COLUMNS

OGEE ROOF GUTTERS

SQUARE LATTICE

14'-6" PORCH ADDITION

FRONT ELEVATION
3/16" = 1'-0"



PORCH

REMOVE EXIST.
PORCH

14'-6" PORCH ADDITION

8'-0" PORCH ADDITION

FIRST FLOOR PLAN
3/16" = 1'-0"

FRONT PORCH:

JOSH KEMP & LAUREN LIBERATI
12 GRIFFIN STREET
VILLAGE OF SKANEATELES, NEW YORK

a r c h i t e c t

EGGLESTON & KRENZER, ARCHITECTS PC
1391 EAST GENESEE STREET
SKANEATELES, NY 13152
(315) 685-8144

PROJ: 20063

DATE:
10 JUNE 2020

VILLAGE OF SKANEATELES

26 Fennell St

Skaneateles, NY 13152

315-685-2118

Fax: 315-685-0730

Email: codes@villageofskaneateles.com

11/16jc

Application for a Building/Zoning Permit (page 1 of 2)

Date of Application 6.9.2020 Permit Date and Number

Name of Applicant Kevin & Elizabeth Sio

Address of Applicant 37 East Street Skaneateles, NY 13152

Applicant's Email KevinSio51@gmail.com Contact # 315-447-8913

Address of worksite 37 East Street

Name of Property Owner (if different from applicant)

Property Owner Address Same

Property Owner Email Contact #

Type of Work Proposed:

New Structure [checked] Addition [checked] Alteration Swimming Pool Repair

Fence/Wall Paved Surface Other

Square Footage of new work 724 SF Accurate Project Cost

Describe the work proposed: New garage 22'x22' w/ 8'x12' STORAGE. 6'x24' ENTRY & PORCH - OPEN TO EXISTING ENTRY

Zoning District (circle one): A-1 (A-2) A-3 A-4 B C D PL

Tax Map Number 005.-01-04 Square Footage of Lot 31.642

Existing use of lot Residential Proposed use of lot Residential

STRUCTURE INFORMATION:

Single Family [checked] Two Family Multi-Family Garage Commercial

Accessory Building Boat House Other

Existing Use Single family Proposed Use Single family

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26 Fennell St

Skaneateles, NY 13152

315-685-2118

Fax: 315-685-0730

Email: codes@villageofskaneateles.com

Application for a Building/Zoning Permit (page 2 of 2)

LOT INFORMATION: Indicate in box [] North South East West

Setbacks - Existing Structure

(Distances from structure to property or lot lines)

Setbacks - Proposed work

[E] Front Yard 25'7" ft.

Front Yard 25'7" ft.

[S] Left Side Yard 52.9 ft.

Left Side Yard 52.9 ft.

[N] Right Side Yard 28" ft.

Right Side Yard 4.7 ft.

[W] Rear Yard 176" ft.

Rear Yard 162" ft.

New connection for: (Yes/No) Sewer NO Electric Service NO Storm Sewer NO

Does the proposed work/structure comply with the Energy Conservation Construction Code? (Yes, No, N/A)

Architect's Name Eggleston & Krenzer Architects P.C.

Architect's Address 1391 East Genesee Street Skaneateles, NY 13152

Contractor/Builder Name

Contractor's Phone #

Contractor's Address

Contractor's Email

The applicant declares that the information contained in this application, and the plans, specifications and other supporting materials submitted in support of this application is true and has made such representations to induce the Village of Skaneateles to issue a Building/Zoning Permit and the applicant will comply with all laws, codes and ordinances controlling this work.

Date June 9, 2020 Signature [Signature]

Print Applicant's Name Kevin H. Sio

Affidavit of Owner or Applicant

(To be completed if application is not made by the property owner)

STATE OF NEW YORK)

) SS:

COUNTY OF ONONDAGA)

On this ___ day of ___, 20__;

personally appeared before me.

NOTARY PUBLIC

VILLAGE OF SKANEATELES

JUN 11 2020

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VILLAGE OF SKANEATELES

26 Fennell St

Skaneateles, NY 13152

315-685-2118

Email: codes@villageofskaneateles.com

Fax: 315-685-0730

Building/Zoning Application Review Sheet

Date Received 06.11.2020 Tax Map Number 005.-01-04.0

Applicant's Name Kevin & Elizabeth Sio

Address of Worksite 37 East Street

Permit Fee Date Received Amount Received

Additional Info. Requested

Date Review Completed 6/30/20 Signature [Signature]

Application Status: Approved [X] Denied

Reasons for Denial - Does not comply with the following:

Section 225-A5, Density Control Schedule for:

- Front Yard Setback Side Yard Setback, left Side Yard Setback, Right
Rear Yard Setback Percentage of Open Area Both Side Yards Combined
Percentage of Structure width/lot width

Other Density Control Schedule

- Section 225-69D, Non-conforming Buildings, Structures and Uses, Extension or Expansion
Section 225-14(d), Swimming Pools, 25 ft. distance to lot lines
Section 225-14C (5) (a/b), Accessory Buildings, distance to lot lines or structures
Section 225-A1-3, Permitted Use Chart
Other Sections of the Zoning Law

- And/or Needs:
Certificate of Approval from the Historical Landmarks Preservation Commission, Section 225-25
Critical Impact Permit, per Section 225-52, form Board of Trustees
Special Use Permit from the Zoning Board of Appeals

Permit Number Date Issue
Planning Board Review Zoning Board of Appeals Approval
Critical Impact Permit Approval n/a Historical Commission Approval n/a #

VILLAGE OF SKANEATELES JUN 11 2020 RECEIVED

ZONING BOARD OF APPEALS
Village of Skaneateles
26 Fennell Street
Skaneateles, NY 13152

315-685-2118

Fax 315-685-0730

CK # 148
6/11/2020
\$250.00

(1) NOTICE OF APPEAL

(2) APPLICATION FOR SPECIAL USE PERMIT

Date of Application 6.9.2020

To the Zoning Board of Appeals of the Village of Skaneateles, Onondaga County, New York

I/We Kevin & Elizabeth Sio
Printed or Typed Name of Appellant(s) and/or Applicant(s)

Address 37 East Street Skaneateles, NY 13152

(1) I hereby appeal the decision of the Village Code Enforcement Officer (Building Inspector)

which was denial of a Zoning Permit

which was denial of a Certificate of Occupancy

to vary the strict application of the provisions of:

Article _____ Section 225 Subsection A.5

Article XIV Section 225 Subsection (c)(2)(D)

Article _____ Section 225 Subsection _____

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VILLAGE OF SKANEATELES

(2) I hereby apply for: (check all applicable)

A SPECIAL USE PERMIT required by the provisions of Article III, Section 225-10

B (1) & Section 225-11 B (2)

A FLOODWAY PERMIT required by the provisions of Article III, Section 225-10

B (3) & Article VI, Section 225-18 B

This appeal or application relates to:

37 Street Number East Street Street Name

Tax Map Number 005-01-04

ZONING BOARD OF APPEALS

Village of Skaneateles
26 Fennell Street
Skaneateles, NY 13152

315-685-2118

Fax 315-685-0730

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The applicant shall use this sheet to state the Zoning Board of Appeals details of the variances requested.

Zoning District of the lot A2

VILLAGE OF SKANEATELE

Column

- #1 From the Density Control Schedule (Section 225-A5) fill in the minimum requirements for said lot in your Zoning District
- #2 Indicate the existing set-back dimensions, percentages, that are not-conforming with the figures in column #1, and that will not be changed by the proposed construction
- #3 Indicate the dimensions, area (in square feet) and percentages that will result from your proposed construction
- #4 Indicate the variance requested (subtract #3 from #1)

| Columns → | #1 | #2 | #3 | #4 |
|---|--------|-------|--------------------|--|
| Open Area (sq. ft.) as a % of lot area | 85% | — | 88.3% | — |
| Front yard dimension (ft.) | 30' | 25.7' | 25' ^{60"} | 4.3' EXIST. |
| Left side yard dimension (ft.) | 15' | — | 52.0' | — |
| Right side yard dimension (ft.) | 15' | — | 4.7' | 103' |
| Both side yards combined (ft.) | 35' | — | 57.0' | — |
| Rear yard dimension (ft.) | 35' | — | 162 ± | — |
| Max. width of structure as a % of lot width (Structure width divided by lot width) | 65% | — | 51% | — |
| Min. livable floor area, each dwelling | 1200SF | — | 71488 | — |

List below any OTHER variances, Special Permits requested

(Section of the Zoning Law)

(Description)

225-69D

EXPANSION OF EXIST NON CONFORMING STRUCTURE

FRONT YARD SETBACK

Please state below all reasons to support your appeal or application. Attach other sheets as needed to support your appeal/application

2 CAR GARAGE IS A REASONABLE EXPECTATION IN CENTRAL NEW YORK, LOCATION ALIGNS WITH EXISTING DRIVEWAY PLACED NEAR BACK OF HOUSE IN TRADITIONAL VILLAGE STYLE THAT ONLY 10 FT BETWEEN HOUSE & GARAGE, HAVE EXPOSED IT W/ ENTRY & PORCH. LAND FALLS OFF TO WEST SO NOT REASONABLE FOR DETACHED GARAGE

Dated June 9, 2020

[Signature]
Signature of Applicant/Appellant

NORTH SIDEYARD ADJACENT TO OPEN SCHOOL LAND & WILL LIKELY NEVER BE BUILT ON CLOSE TO PROPERTY LINE. 3' SIDEYARD SET BACK ALLOWED IF DETACHED GARAGE

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

Part 1 - Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

| Part 1 - Project and Sponsor Information | | | |
|--|--|--|---|
| Name of Action or Project: Sio Garage | | | |
| Project Location (describe, and attach a location map): 37 East Street, WEST SIDE OF STREET, NORTH OF E ELIZABETH | | | |
| Brief Description of Proposed Action: CONSTRUCT 22'x22' GARAGE W/ 8'x12' STORAGE 6'x24' ENTRY & PORCH. OPEN TO EXIST. ENTRY | | | |
| Name of Applicant or Sponsor: Kevin & Elizabeth Sio | | Telephone: 315-447-8913 | |
| Address: 37 East Street | | E-Mail: KEVINSIO51@gmail.com | |
| City/PO: Skaneateles | | State: NY | Zip Code: 13152 |
| 1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2. | | NO | YES |
| | | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: | | NO | YES |
| | | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 3. a. Total acreage of the site of the proposed action? | | 0.87 acres | |
| b. Total acreage to be physically disturbed? | | 2.02 acres | |
| c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? | | 0.82 acres | |
| 4. Check all land uses that occur on, are adjoining or near the proposed action: | | | |
| 5. <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban) | | | |
| <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify): | | | |
| <input checked="" type="checkbox"/> Parkland (SCHOOL CAMPUS) | | | |

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VILLAGE OF SKANEATELES

| | | NO | YES | N/A |
|--|--|-------------------------------------|-------------------------------------|--------------------------|
| 5. Is the proposed action, | | | | |
| a. A permitted use under the zoning regulations? | | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b. Consistent with the adopted comprehensive plan? | | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 6. Is the proposed action consistent with the predominant character of the existing built or natural landscape? | | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
| 7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? | | NO | YES | |
| If Yes, identify: _____ | | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| 8. a. Will the proposed action result in a substantial increase in traffic above present levels? | | NO | YES | |
| b. Are public transportation services available at or near the site of the proposed action? | | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action? | | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| 9. Does the proposed action meet or exceed the state energy code requirements? | | NO | YES | |
| If the proposed action will exceed requirements, describe design features and technologies: _____ _____ | | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
| 10. Will the proposed action connect to an existing public/private water supply? | | NO | YES | |
| If No, describe method for providing potable water: _____ | | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
| 11. Will the proposed action connect to existing wastewater utilities? | | NO | YES | |
| If No, describe method for providing wastewater treatment: _____ | | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
| 12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? | | NO | YES | |
| b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory? | | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| 13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency? | | NO | YES | |
| b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? | | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____ | | | | |

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14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:

- Shoreline
 Forest
 Agricultural/grasslands
 Early mid-successional
 Wetland
 Urban
 Suburban

| | | |
|--|-------------------------------------|--------------------------|
| 15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered? | NO | YES |
| | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

| | | |
|---|-------------------------------------|--------------------------|
| 16. Is the project site located in the 100-year flood plan? | NO | YES |
| | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

| | | |
|---|-------------------------------------|-------------------------------------|
| 17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, | NO | YES |
| | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| a. Will storm water discharges flow to adjacent properties? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| If Yes, briefly describe: _____ _____ | | |

| | | |
|---|-------------------------------------|--------------------------|
| 18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment: _____ _____ | NO | YES |
| | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

| | | |
|--|-------------------------------------|--------------------------|
| 19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____ _____ | NO | YES |
| | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

| | | |
|--|-------------------------------------|--------------------------|
| 20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____ _____ | NO | YES |
| | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE

Applicant/sponsor/name: Kevin H. Sio Date: June 9, 2020

Signature: *Kevin H. Sio* Title: _____

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VILLAGE OF SKANEATELES

PRINT FORM



SIO GARAGE – 37 EAST STREET



| | | |
|--------------|-----------|----------|
| LOT AREA | 31,642 SF | |
| LOT COVERAGE | | |
| | EXIST. | PROPOSED |
| HOUSE | 1,555 SF | 1,555 SF |
| ADDITION | ----- SF | 724 SF |
| DRIVEWAY | 1,100 SF | 966 SF |
| SHEDS | 214 SF | 64 SF |
| PATIO | 400 SF | 400 SF |
| TOTAL | 3,269 SF | 3,709 SF |
| % COVERAGE | 10.3 % | 11.7 % |
| % OPEN AREA | 89.7 % | 88.3 % |



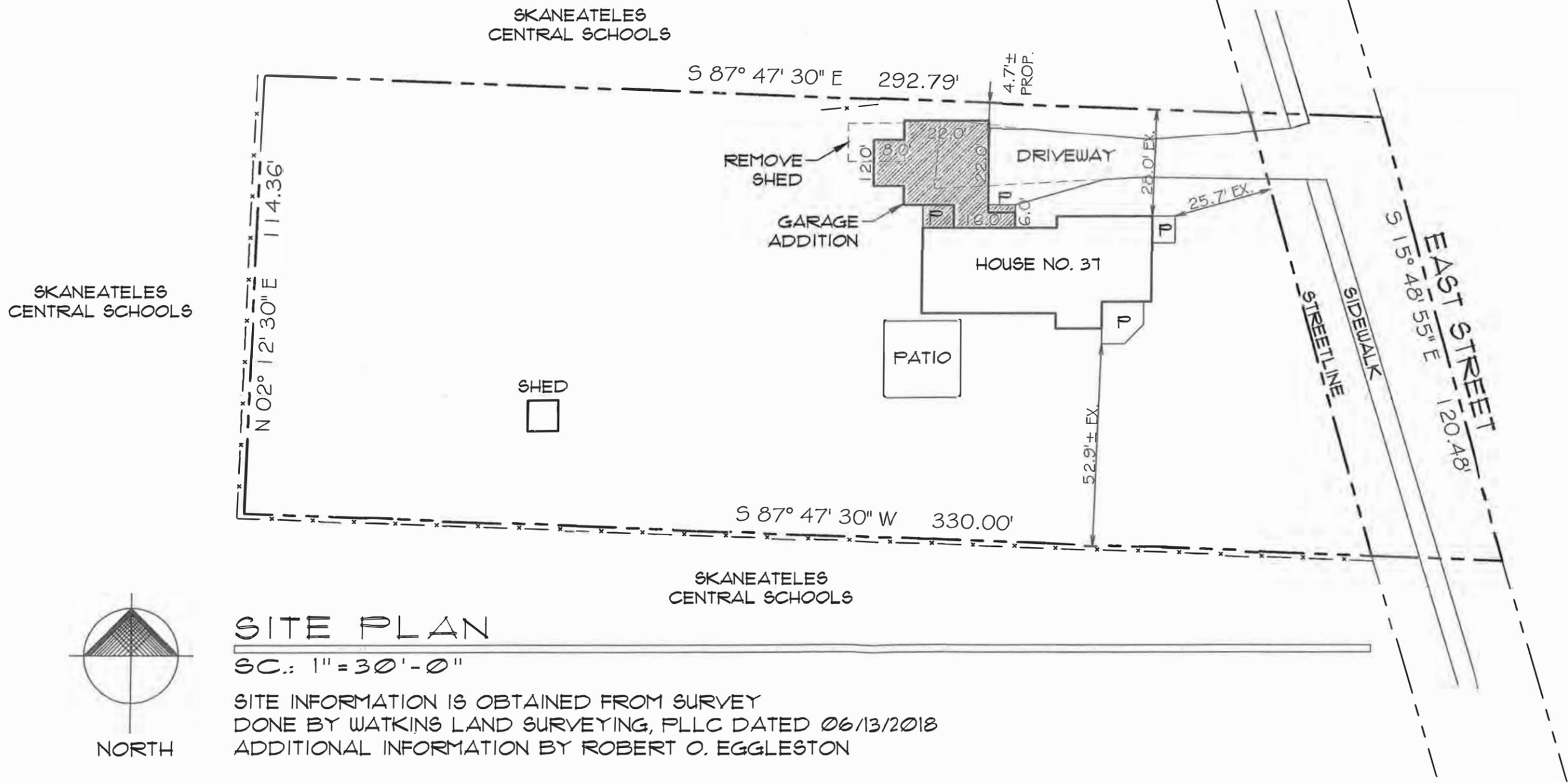
SITE PLAN
 KEVIN & BETSY SIO
 37 EAST STREET
 VILLAGE OF SKANEATELES, NY

architect
 EGGLESTON & KRENZER, ARCHITECT PC
 1391 EAST GENESEE STREET
 SKANEATELES, NY 13152
 (315) 685-8144

PROJ: 19160

DATE:
 11 JUNE 2020

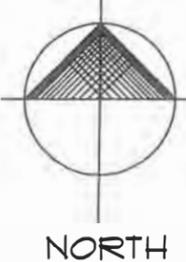
1 OF 2



SITE PLAN

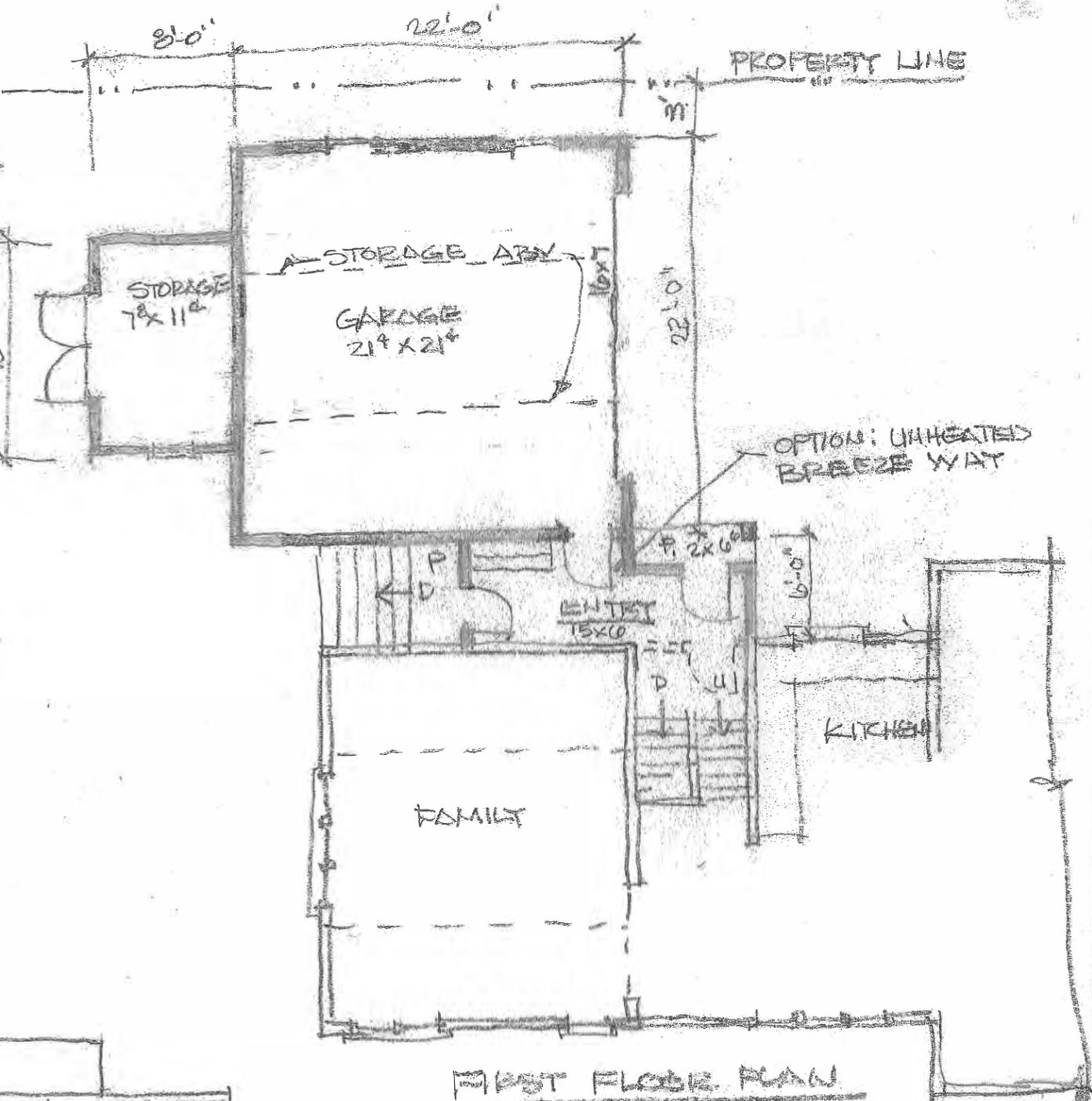
SC.: 1" = 30'-0"

SITE INFORMATION IS OBTAINED FROM SURVEY
 DONE BY WATKINS LAND SURVEYING, PLLC DATED 06/13/2018
 ADDITIONAL INFORMATION BY ROBERT O. EGGLESTON





GARAGE ADDITION ENTRY WEST ELEVATION
ADDITION
1/8" = 1'-0"



FIRST FLOOR PLAN
1/8" = 1'-0"



NORTH ELEVATION
1/8" = 1'-0"

ADDITION

KEVIN & BETSY SIO
37 EAST STREET
VILLAGE OF SKANEATELES, NY

architect

EGGLESTON & KRENZER, ARCHITECT PC
1391 EAST GENESEE STREET
SKANEATELES, NY 13152
(315) 685-8144

PROJ: 19160

DATE:
11 JUNE 2020

Boundary Survey Map for the lands of

Keven H. Sio and Elizabeth M. Sio

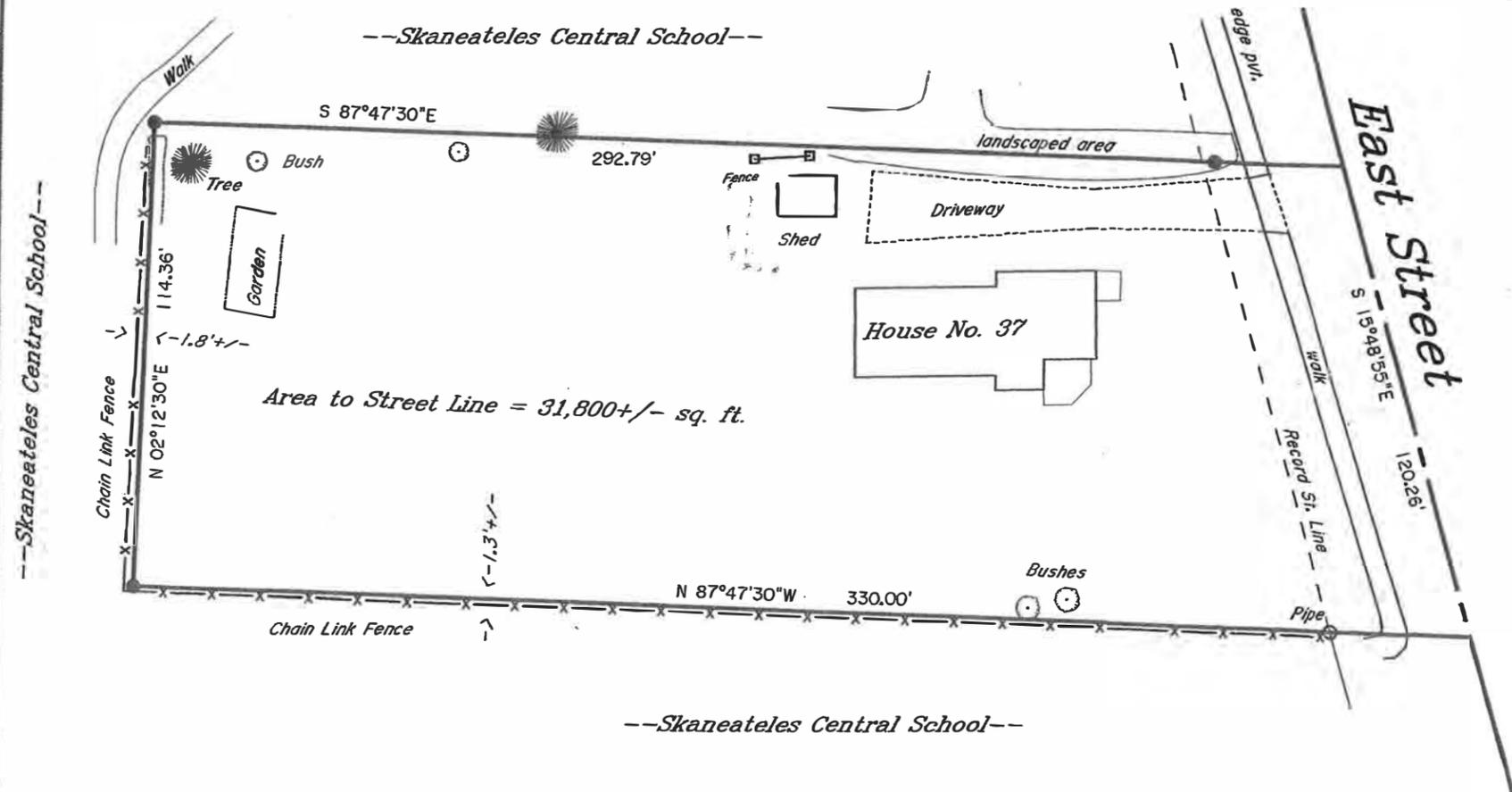
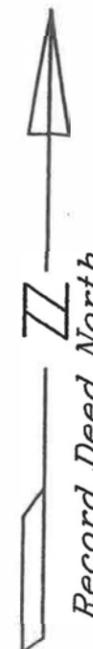
Book 3392 of deeds, Page 158

Situate At: No. 37 East Street

Village of Skaneateles

County of Onondaga, NYS

Tax Map No. 005.-01-04.0



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VILLAGE OF SKANEATELES



Keven H. Sio and Elizabeth M. Sio;

It is hereby certified to the above named parties, that this map is based on an actual field survey and a review of the record documents referenced hereon. This certification shall run only to the person(s), the title insurance company, governmental agency and lending institution listed hereon. Only as their interests may appear, and is not transferable to additional institutions or subsequent owners.

[Signature]
 This Map represents my professional opinion and is not valid unless signed in red ink by: Donald J. Watkins, PLS 49713

Map Legend

- =Rod w/cap (to be set)
- =Marker Found
- R\M= Rec. & Meas. Data

Note: Scale may be reduced for filing.
 Scale: 1"=40 Feet

ANY Unauthorized alteration or addition to a survey map bearing a licensed Land Surveyor's seal is a violation of the New York Education Law, and VOIDS this map. Only copies from the original of this survey marked with the original of the Land Surveyor's signature in red ink shall be considered to be valid true copies. Map scale may have been reduced for filing. Underground utilities (if any) are not shown. Some research data is based on information supplied by the County Tax Map Office. atima = as their interests may appear. ahima = as his/her interests may appear.

Note: This survey map is based, in part, on deed descriptions, record survey maps and occupational evidence.

Note: This survey was performed without an abstract of title. This survey is subject to any changes revealed by an up to date abstract.



No. 2 Fort Street, Auburn, N.Y. 13021
 Fax (315) 258-8270 Phone (315) 253-6262
 www.watkinslandsurveying.com
 Date: June 13, 2018 Job # 18-216.11

Copyright 2018

VILLAGE OF SKANEATELES

26 Fennell St

Skaneateles, NY 13152

315-685-2118

Fax: 315-685-0730

Email: codes@villageofskaneateles.com

11/16jc

Application for a Building/Zoning Permit (page 1 of 2)

Date of Application JUNE 7, 2020 Permit Date and Number

Name of Applicant TRAVIS AND KATHLEEN RYAN

Address of Applicant 15 GRIFFIN ST., SKANEATELES, NY 13152

Applicant's Email kater.ryan@yahoo.com Contact # 315-729-7153 or 406-2201

Address of worksite 15 GRIFFIN ST., SKANEATELES NY 13152

Name of Property Owner (if different from applicant) SAME

Property Owner Address SAME

Property Owner Email SAME Contact # SAME

Type of Work Proposed:

New Structure X Addition Alteration Swimming Pool Repair

Fence/Wall Paved Surface Other

Square Footage of new work ~ 500 Accurate Project Cost \$9,990.00

Describe the work proposed: INSTALLATION OF A NEW PATIO OFF THE REAR OF THE HOUSE PER THE ATTACHED REDLINED SURVEY RECEIVED

JUN 8 2020

Zoning District (circle one): A-1 A-2 A-3 A-4 B C D PL

Tax Map Number 315001006.-03-19.0 Square Footage of Lot VILLAGE OF SKANEATELES

Existing use of lot RESIDENTIAL Proposed use of lot RESIDENTIAL

STRUCTURE INFORMATION:

Single Family X Two Family Multi-Family Garage Commercial

Accessory Building Boat House Other

Existing Use RESIDENTIAL SFH/PATIO Proposed Use RESIDENTIAL/SFH/PATIO

VILLAGE OF SKANEATELES

26 Fennell St

Skaneateles, NY 13152

315-685-2118

Fax: 315-685-0730

Email: codes@villageofskaneateles.com

Building/Zoning Application Review Sheet

Date Received 6/8/20 Tax Map Number 006. - 03 - 19

Applicant's Name TRAVIS RYAN

Address of Worksite 15 GRIFFIN ST.

Permit Fee Date Received Amount Received

Additional Info. Requested

Date Review Completed 6/30/20 Signature [Signature]

Application Status: Approved [X] Denied

Reasons for Denial - Does not comply with the following:

Section 225-A5, Density Control Schedule for:

- [X] Front Yard Setback [] Side Yard Setback, left [X] Side Yard Setback, Right
[] Rear Yard Setback [X] Percentage of Open Area [X] Both Side Yards Combined
[] Percentage of Structure width/lot width

Other Density Control Schedule

[X] Section 225-69D, Non-conforming Buildings, Structures and Uses, Extension or Expansion

[] Section 225-14(d), Swimming Pools, 25 ft. distance to lot lines

[] Section 225-14C (5) (a/b), Accessory Buildings, distance to lot lines or structures

[] Section 225-A1-3, Permitted Use Chart

[] Other Sections of the Zoning Law

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And/or Needs:

[] Certificate of Approval from the Historical Landmarks Preservation Commission, Section 225-25

[] Critical Impact Permit, per Section 225-52, form Board of Trustees

[] Special Use Permit from the Zoning Board of Appeals

VILLAGE OF SKANEATELES

Permit Number Date Issue
Planning Board Review Zoning Board of Appeals Approval
Critical Impact Permit Approval N/A Historical Commission Approval N/A - #

VILLAGE OF SKANEATELES

26 Fennell St

Skaneateles, NY 13152

315-685-2118

Fax: 315-685-0730

Email: codes@villageofskaneateles.com

Application for a Building/Zoning Permit (page 2 of 2)

LOT INFORMATION:

Indicate in box [] North South East West

Setbacks - Existing Structure

(Distances from structure to property or lot lines)

Setbacks - Proposed work

[E] Front Yard 21.5 ft.

Front Yard 21.5 ft.

[S] Left Side Yard 22.1 ft.

Left Side Yard 16 ft.

[N] Right Side Yard 10.1 ft.

Right Side Yard 14 ft.

[W] Rear Yard 12.1 ft.

Rear Yard 9.5 ft.

New connection for: (Yes/No) Sewer NO Electric Service NO Storm Sewer NO

Does the proposed work/structure comply with the Energy Conservation Construction Code? (Yes, No, N/A)

Architect's Name N/A

Architect's Address N/A

Contractor/Builder Name MICHAEL GRIMM SERVICES INC.

Contractor's Phone # 315-477-0124

Contractor's Address 4195 LAFAYETTE RD.

Contractor's Email JAMESVILLE NY 13078

The applicant declares that the information contained in this application, and the plans, specifications and other supporting materials submitted in support of this application is true and has made such representations to induce the Village of Skaneateles to issue a Building/Zoning Permit and the applicant will comply with all laws, codes and ordinances controlling this work.

Date JUNE 7, 2020 Signature [Signature]

Print Applicant's Name TRAVIS RYAN

Affidavit of Owner or Applicant

(To be completed if application is not made by the property owner)

STATE OF NEW YORK)

) SS:

COUNTY OF ONONDAGA)

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On this _____ day of _____, 20____;

personally appeared before me.

VILLAGE OF SKANEATELES

NOTARY PUBLIC

CK #120
\$250.00
6/17/2020

ZONING BOARD OF APPEALS
Village of Skaneateles
26 Fennell Street
Skaneateles, NY 13152

315-685-2118

Fax 315-685-0730

.....
(1) NOTICE OF APPEAL **(2) APPLICATION FOR SPECIAL USE PERMIT**
.....

Date of Application JUNE 9, 2020

To the Zoning Board of Appeals of the Village of Skaneateles, Onondaga County, New York

I/We TRAI VISANO KATHLEEN RYAN
Printed or Typed Name of Appellant(s) and/or Applicant(s)

Address 15 GRIFFIN ST., SKANEATELES

(1) I hereby appeal the decision of the Village Code Enforcement Officer (Building Inspector)

- which was denial of a Zoning Permit
- which was denial of a Certificate of Occupancy
- to vary the strict application of the provisions of:

Article V Section 225 Subsection 14
 Article _____ Section 225 Subsection A5
 Article XIV Section 225 Subsection 690

(2) I hereby apply for: (check all applicable)

A SPECIAL USE PERMIT required by the provisions of Article III, Section 225-10
B (1) & Section 225-11 B (2)

A FLOODWAY PERMIT required by the provisions of Article III, Section 225-10
B (3) & Article VI, Section 225-18 B

.....
This appeal or application relates to:

15 Street Number GRIFFIN STREET Street Name

Tax Map Number 006-03-20

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VILLAGE OF SKANEATELES

ZONING BOARD OF APPEALS
 Village of Skaneateles
 26 Fennell Street
 Skaneateles, NY 13152

315-685-2118

Fax 315-685-0730

The applicant shall use this sheet to state the Zoning Board of Appeals details of the variances requested.

Zoning District of the lot A-2

Column

#1 From the Density Control Schedule (Section 225-A5) fill in the minimum requirements for said lot in your Zoning District

#2 Indicate the existing set-back dimensions, percentages, that are not conforming with the figures in column #1, and that will not be changed by the proposed construction

#3 Indicate the dimensions, area (in square feet) and percentages that will result from your proposed construction

#4 Indicate the variance requested (subtract #3 from #1)

| Columns → | #1 | #2 | #3 | #4 | |
|---|----------------------|--------|---------------------------|-------------------------|----------------------|
| Open Area (sq. ft.) as a % of lot area | 85% | 86.33% | 82.4% 82.4% | 3.0% 3.0% | + 2.60% |
| Front yard dimension (ft.) | 30' | 21.5 | 21.5 | -8.5 | P.E.N.C. |
| Left side yard dimension (ft.) | 15' | 22.1 | 16 | — | P.E.N.C. |
| Right side yard dimension (ft.) | 15' | 10.1' | 14 | -4.9 -1.0 | P.E.N.C. PROPOSED |
| Both side yards combined (ft.) | 35' | 32.2 | 30.0' | -2.8' | P.E.N.C. PROPOSED |
| Rear yard dimension (ft.) | 35' | 121 | 95 | — | |
| Max. width of structure as a % of lot width (Structure width divided by lot width) | 65% | 46% | 54% | — | |
| Min. livable floor area, each dwelling | 1,200ft ² | >1200 | >1200 | — | |

List below any OTHER variances, Special Permits requested
 (Section of the Zoning Law) (Description)

Please state below all reasons to support your appeal or application. Attach other sheets as needed to support your appeal/application

ASSUMING 500 sq ft PATIO COUNTS AGAINST OPEN
 AREA REQUIREMENT FOR LOT. NEW PATIO WILL BE
 16.5' FROM LEFT PROPERTY LINE.

Dated 9 JUNE 2020


 Signature of Applicant/Appellant

9 June 2020



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JUN 12 2020

Short Environmental Assessment Form Part 1 - Project Information

Instructions for Completing

Part 1 - Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

| Part 1 - Project and Sponsor Information | | | |
|--|--|-------------------------------------|---------------------------|
| Name of Action or Project: PATIO ADDITION, 15 GRIFFIN ST. | | | |
| Project Location (describe, and attach a location map): 15 GRIFFIN ST, SKANEATELES NY 13152 | | | |
| Brief Description of Proposed Action: ADDITION OF NATURAL STONE PATIO OF APPROXIMATELY 500 SQ FT TO THE REAR OF THE HOUSE. DETAILS DOCUMENTED IN PERMIT APPLICATION. | | | |
| Name of Applicant or Sponsor: TRAVIS SCOTT RYAN | | Telephone: 315-729-7153 | |
| Address: 15 GRIFFIN ST. | | E-Mail: tsryan89@hotmail.com | |
| City/PO: SKANEATELES | | State: NY | Zip Code: 13152 |
| 1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2. | | NO | YES |
| 2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: | | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 3. a. Total acreage of the site of the proposed action? | | 0.27 acres | |
| b. Total acreage to be physically disturbed? | | 0.02 acres | |
| c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? | | 0.27 acres | |
| 4. Check all land uses that occur on, are adjoining or near the proposed action: | | | |
| 5. Urban Rural (non-agriculture) Industrial Commercial <input checked="" type="checkbox"/> Residential (suburban) | | | |
| <input type="checkbox"/> Forest Agriculture Aquatic Other(Specify): | | | |
| <input type="checkbox"/> Parkland | | | |

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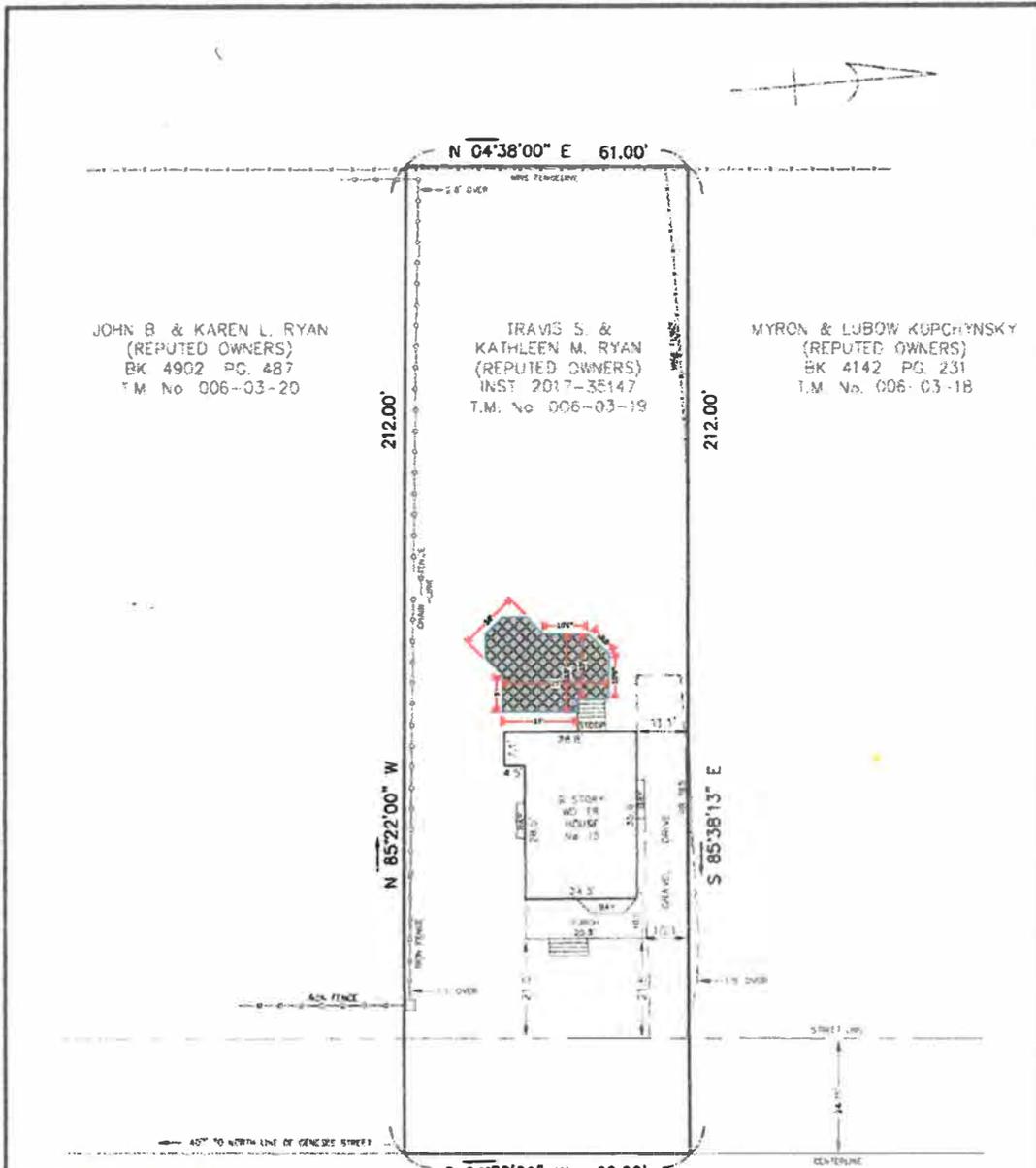
JUN 12 2020

SEAF 2019

| | | | |
|---|-------------------------------------|-------------------------------------|--------------------------|
| 5. Is the proposed action, | NO | YES | N/A |
| | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| a. A permitted use under the zoning regulations? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b. Consistent with the adopted comprehensive plan? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 6. Is the proposed action consistent with the predominant character of the existing built or natural landscape? | NO | YES | |
| | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
| 7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____ | NO | YES | |
| | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| 8. a. Will the proposed action result in a substantial increase in traffic above present levels? b. Are public transportation services available at or near the site of the proposed action? c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action? | NO | YES | |
| | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| 9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____ _____ | NO | YES | |
| | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| 10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ | NO | YES | |
| | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| 11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ | NO | YES | |
| | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| 12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory? | NO | YES | |
| | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| 13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency? b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ | NO | YES | |
| | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |

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JOHN B & KAREN L. RYAN
 (REPUTED OWNERS)
 BK 4902 PG. 487
 T.M. No. 006-03-20

TRAVIS S. &
 KATHLEEN M. RYAN
 (REPUTED OWNERS)
 INST. 2017-35147
 T.M. No. 006-03-19

MYRON & LUBOW KUPCHYNSKY
 (REPUTED OWNERS)
 BK 4142 PG. 231
 T.M. No. 006-03-18



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GRIFFIN STREET

VILLAGE OF SKANEATELES

REDATED: AUG. 18, 2018 - REVISED HOUSE - REMOVED GARAGE

NO MONUMENTATION SET FOR THIS SURVEY.
 NO ABSTRACT OF TITLE FURNISHED FOR THIS SURVEY.
 SUBJECT TO EASEMENTS, RIGHTS OF WAY, AND RESTRICTIONS OF RECORD.
 ALTERATION OF THIS DOCUMENT, EXCEPT BY
 THE UNDERSIGNED LICENSED LAND SURVEYOR, IS ILLEGAL.

HOUSE LOCATION SURVEY
 No. 15 GRIFFIN STREET
 PART OF LOT 10 - BLOCK 19

I HEREBY CERTIFY THAT THIS MAP WAS MADE FROM AN ACTUAL SURVEY,
 AND THAT BOTH MAP AND SURVEY ARE CORRECT.

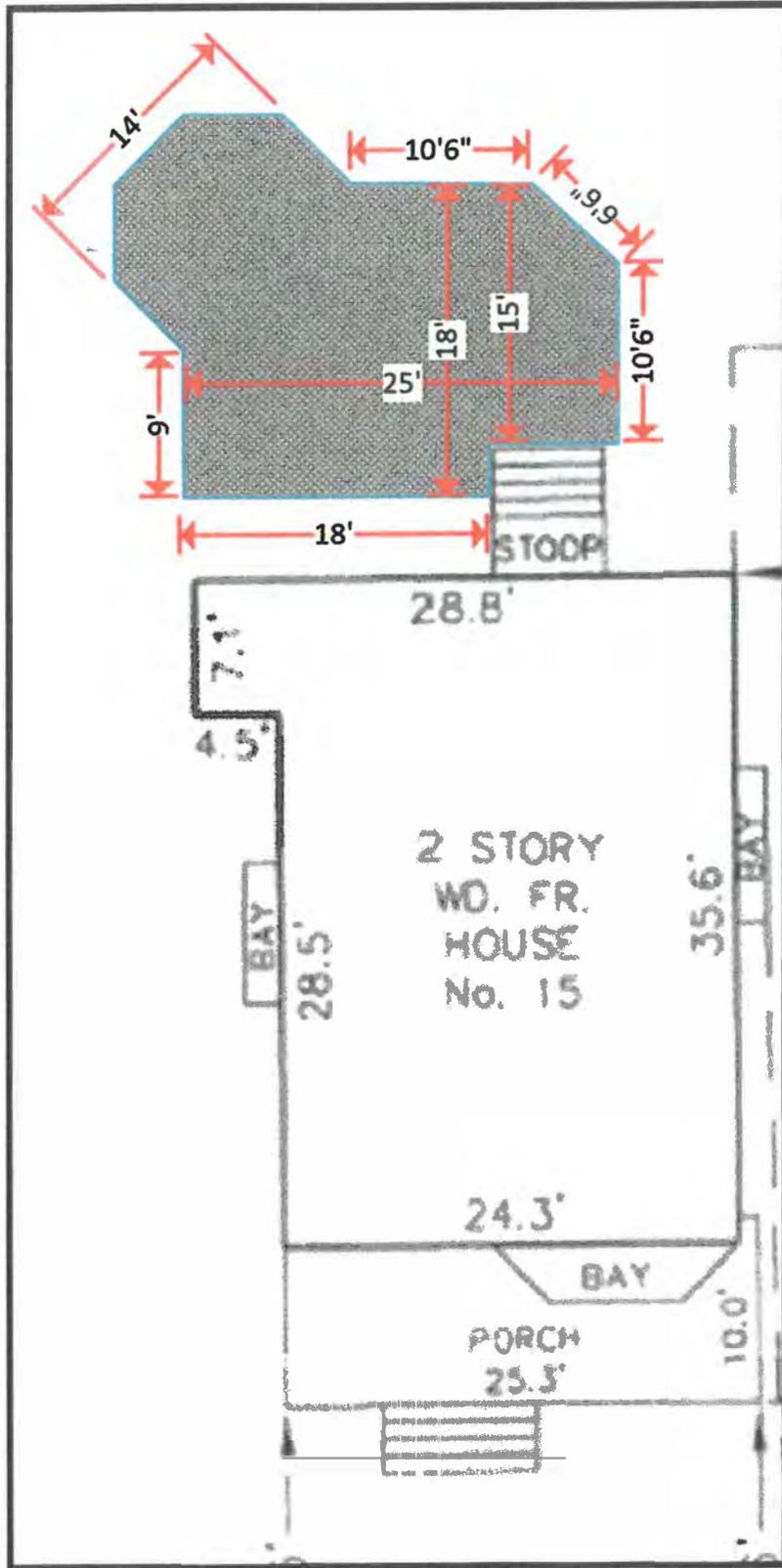
JAY D. HOLBROOK
 L.S. LIC. NO. 50047

PART OF MILITARY LOT 36
 COUNTY OF ONONDAGA
 SURVEY DATE: JUNE 12, 2017

VILLAGE OF SKANEATELES
 STATE OF NEW YORK
 SCALE 1" = 30'

JAY D. HOLBROOK
 LAND SURVEYOR
 3795 ABBEY ROAD SYRACUSE, NY 13215

15 Griffin St. Patio Addition Dimensional Details



VILLAGE OF SKANEATELES

JUN 8 2020

RECEIVED

DZI2

From: Codes
Sent: Friday, June 12, 2020 8:33 AM
To: DZI2
Subject: FW: Permit Application - Patio, 15 Griffin St.

John Crompt
Code Enforcement Officer
Village of Skaneateles
Phone - 315.685.2118
Fax - 315.685.0730

RECEIVED

From: Ryan, Travis [mailto:travis.ryan@lmco.com]
Sent: Wednesday, June 10, 2020 8:08 AM
To: Codes
Cc: Kate Ryan (kateryan3@yahoo.com)
Subject: RE: Permit Application - Patio, 15 Griffin St.

JUN 12 2020

VILLAGE OF SKANEATELES

To Whom It May Concern,

After giving it some thought, I wanted to provide some additional information on how the numbers were determined in the Variance Application I sent over last night. See the additional details below to show how the numbers were calculated.

Open Area

- I calculated my current lot usage as follows:

| Parameter | Value | Methodology |
|--|------------------------|---|
| Total Lot Size | 11,422 ft ² | Measured from "Street Line" to rear of Property (187.25') by Narrowest width (61'). If I can measure from the centerline of the street, then the total lot size is 12,932 ft ² |
| Structures, Including Front and Rear Steps | 1,228 ft ² | |
| Parking Space Allocation, 2 Cars | 400 ft ² | |
| Current Open Area % | 85.75% | 100% - ((1,228 + 400) / 11,422) |
| Proposed Patio Square Footage | 400 ft ² | |
| Resulting Open Area % | 81.4% | 100% - ((1,228 + 400 + 500) / 11,422) |

- If the patio does not count against my "Open Area" Calculation then there would be no change in the percent utilization of the lot
- Additionally, if the total area of the lot used for the calculation includes the area from the street line to the centerline of the street, and that counts as "Open Area", then the % of Open Area after the patio is installed (assuming this counts against my open area) is 83.5%

Both Side Yard Combined

- Currently I believe the only "Variances" on the property are the distance between the right side of my house and the property of 17 Griffin St (10.1' according to survey), and the combined width of the both side yards which I calculate as 32.2' given the rear bump out is 22.1' from the property line

VILLAGE OF SKANEATELES
26 Fennell St
Skaneateles, NY 13152

~~50.00~~
100.00
~~95.00~~
part of CK
101902
Pd - June 4, 202
Fax: 315-685-0730

315-685-2118

Email: codes@villageofskaneateles.com

11/16jc

Application for a Building/Zoning Permit (page 1 of 2)

Date of Application 5/21/20 Permit Date and Number _____

Name of Applicant Ed Coakley

Address of Applicant 2737 Eric Dr., Weedsport, NY 13166

Applicant's Email ed@911generators.com Contact # 315 569 7047

Address of worksite 2 Lakeview # Circle

Name of Property Owner (if different from applicant) Dee Vouvas

Property Owner Address 2 Lakeview Dr.

Property Owner Email DeeVouvas@yahoo.com Contact # 315 237 7035

Type of Work Proposed:

New Structure _____ Addition _____ Alteration _____ Swimming Pool _____ Repair _____

Fence/Wall _____ Paved Surface _____ Other Generator

Square Footage of new work _____ Accurate Project Cost 10,001

Describe the work proposed: Install of a 13kw Generator with a 200 Amp transfer switch on the D side of house

Zoning District (circle one): A-1 A-2 A-3 A-4 B C D PL

Tax Map Number _____ Square Footage of Lot _____

Existing use of lot SFH Proposed use of lot SFH

STRUCTURE INFORMATION:

Single Family Two Family _____ Multi-Family _____ Garage _____ Commercial _____

Accessory Building _____ Boat House _____ Other _____

Existing Use GENERATOR / SFH Proposed Use GENERATOR / SFH

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JUN 7 2020

VILLAGE OF SKANEATELES

VILLAGE OF SKANEATELES

26 Fennell St

Skaneateles, NY 13152

315-685-2118

Fax: 315-685-0730

Email: codes@villageofskaneateles.com

Application for a Building/Zoning Permit (page 2 of 2)

LOT INFORMATION:

Indicate in box [] North South East West

Setbacks - Existing Structure

(Distances from structure to property or lot lines)

[] Front Yard N/A ft.

[] Left Side Yard N/A ft.

[] Right Side Yard 10.1 ft.

[] Rear Yard N/A ft.

Setbacks - Proposed work

Front Yard N/A ft.

Left Side Yard N/A ft.

Right Side Yard 7' ft.

Rear Yard N/A ft.

New connection for: (Yes/No) Sewer _____ Electric Service [X] Storm Sewer _____

Does the proposed work/structure comply with the Energy Conservation Construction Code? (Yes, No, N/A) [N/A]

Architect's Name _____

Architect's Address _____

Contractor/Builder Name Ed Coakley

Contractor's Phone # 315-569-7047

Contractor's Address 2737 Eric Dr. Weedsport, NY 13166

Contractor's Email ed@911generators.com

The applicant declares that the information contained in this application, and the plans, specifications and other supporting materials submitted in support of this application is true and has made such representations to induce the Village of Skaneateles to issue a Building/Zoning Permit and the applicant will comply with all laws, codes and ordinances controlling this work.

Date 5/21/20 Signature [Signature]

Print Applicant's Name Ed Coakley

Affidavit of Owner or Applicant

(To be completed if application is not made by the property owner)

STATE OF NEW YORK)

) SS:

COUNTY OF ONONDAGA)

On this 21st day of May, 2020; ED COAKLEY personally appeared before me.

[Signature] NOTARY PUBLIC

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JUN - 2 2020

VILLAGE OF SKANEATELES

VILLAGE OF SKANEATELES

26 Fennell St

Skaneateles, NY 13152

315-685-2118

Fax: 315-685-0730

Email: codes@villageofskaneateles.com

Building/Zoning Application Review Sheet

Date Received June 2, 2020 Tax Map Number

Applicant's Name Ed Coakley

Address of Worksite 2 Lakeview Circle

Permit Fee Date Received Amount Received

Additional Info. Requested

Date Review Completed 6/30/20 Signature

Application Status: Approved Denied

Reasons for Denial - Does not comply with the following:

Section 225-A5, Density Control Schedule for:

- Front Yard Setback Side Yard Setback, left Side Yard Setback, Right
Rear Yard Setback Percentage of Open Area Both Side Yards Combined
Percentage of Structure width/lot width

Other Density Control Schedule

- Section 225-69D, Non-conforming Buildings, Structures and Uses, Extension or Expansion
Section 225-14(d), Swimming Pools, 25 ft. distance to lot lines
Section 225-14C (5) (a/b), Accessory Buildings, distance to lot lines or structures
Section 225-A1-3, Permitted Use Chart
Other Sections of the Zoning Law

And/or Needs:

- Certificate of Approval from the Historical Landmarks Preservation Commission, Section 225-25
Critical Impact Permit, per Section 225-52, form Board of Trustees
Special Use Permit from the Zoning Board of Appeals

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JUN 2 2020

VILLAGE OF SKANEATELES

Permit Number Date Issue
Planning Board Review Zoning Board of Appeals Approval
Critical Impact Permit Approval Historical Commission Approval

ZONING BOARD OF APPEALS
Village of Skaneateles
26 Fennell Street
Skaneateles, NY 13152

315-685-2118

Fax 315-685-0730

part of CK
101902
\$100.00
6/4/2020

(1) NOTICE OF APPEAL (2) APPLICATION FOR SPECIAL USE PERMIT

Date of Application 6/4/20

To the Zoning Board of Appeals of the Village of Skaneateles, Onondaga County, New York

I/We Ed Coakley 911 Generators
Printed or Typed Name of Appellant(s) and/or Applicant(s)

Address 2737 Erie Dr. Weedsport, N.Y. 13166

(1) I hereby appeal the decision of the Village Code Enforcement Officer (Building Inspector)

which was denial of a Zoning Permit

which was denial of a Certificate of Occupancy

to vary the strict application of the provisions of:

Article _____ Section 225 Subsection AS

Article _____ Section 225 Subsection _____

Article _____ Section 225 Subsection _____

(2) I hereby apply for: (check all applicable)

A SPECIAL USE PERMIT required by the provisions of Article III, Section 225-10

B (1) & Section 225-11 B (2)

A FLOODWAY PERMIT required by the provisions of Article III, Section 225-10

B (3) & Article VI, Section 225-18 B

This appeal or application relates to:

2 Street Number Lakeview Cir. Street Name

Tax Map Number 2

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JUN - 4 2020

ZONING BOARD OF APPEALS

Village of Skaneateles
26 Fennell Street
Skaneateles, NY 13152

315-685-2118

Fax 315-685-0730

The applicant shall use this sheet to state the Zoning Board of Appeals details of the variances requested.

Zoning District of the lot 2

Column

- #1 From the Density Control Schedule (Section 225-A5) fill in the minimum requirements for said lot in your Zoning District
- #2 Indicate the existing set-back dimensions, percentages, that are not-conforming with the figures in column #1, and that will not be changed by the proposed construction
- #3 Indicate the dimensions, area (in square feet) and percentages that will result from your proposed construction
- #4 Indicate the variance requested (subtract #3 from #1)

| Columns → | #1 | #2 | #3 | #4 |
|---|-----|-------|----|------|
| Open Area (sq. ft.) as a % of lot area | | | | N/A. |
| Front yard dimension (ft.) | | | | N/A. |
| Left side yard dimension (ft.) | | | | N/A. |
| Right side yard dimension (ft.) | 25' | 10.1' | 7' | -18' |
| Both side yards combined (ft.) | | | | N/A. |
| Rear yard dimension (ft.) | | | | N/A. |
| Max. width of structure as a % of lot width (Structure width divided by lot width) | | | | N/A. |
| Min. livable floor area, each dwelling | | | | N/A. |

List below any OTHER variances, Special Permits requested
(Section of the Zoning Law) (Description)

Want to install a 13kw generator 48" x 25" W x 29" H
18 inches from house, on D side of House

Please state below all reasons to support your appeal or application. Attach other sheets as needed to support your appeal/application

Property line is 10ft from house. Neighbors
generator is on the same side of house, as my
proposed install.

Dated 6/4/20

[Signature]
Signature of Applicant/Appellant

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JUN - 4 2020

Short Environmental Assessment Form Part 1 - Project Information

Instructions for Completing

Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

| Part 1 – Project and Sponsor Information | | | |
|--|--|-------------------------------------|--------------------------|
| Name of Action or Project: <i>Generator Install</i> | | | |
| Project Location (describe, and attach a location map): <i>2 Lakewood Cir,</i> | | | |
| Brief Description of Proposed Action: <i>Installation of a 13 kw generator with transfer switch on the D side of House</i> | | | |
| Name of Applicant or Sponsor: <i>Ed Coakley 911 Generator</i> | | Telephone: <i>315 569 7047</i> | |
| Address: <i>1737 Eric Dr, Weedsport NY 13166</i> | | E-Mail: <i>ed@911Generators.com</i> | |
| City/PO: | | State: | Zip Code: |
| 1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2. | | NO | YES |
| | | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: | | NO | YES |
| | | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 3. a. Total acreage of the site of the proposed action? | | <i>9,117 sq ft</i> acres | |
| b. Total acreage to be physically disturbed? | | _____ acres | |
| c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? | | _____ acres | |
| 4. Check all land uses that occur on, are adjoining or near the proposed action: | | | |
| 5. <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban) | | | |
| <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify): | | | |
| <input type="checkbox"/> Parkland | | | |

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JUN - 8 2020

| | | NO | YES | N/A |
|-----|--|-------------------------------------|-------------------------------------|-------------------------------------|
| 5. | Is the proposed action, | | | |
| | a. A permitted use under the zoning regulations? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| | b. Consistent with the adopted comprehensive plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 6. | Is the proposed action consistent with the predominant character of the existing built or natural landscape? | | NO | YES |
| | | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
| 7. | Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? | | NO | YES |
| | If Yes, identify: _____ | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| 8. | a. Will the proposed action result in a substantial increase in traffic above present levels? | | NO | YES |
| | | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| | b. Are public transportation services available at or near the site of the proposed action? | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | |
| | c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| 9. | Does the proposed action meet or exceed the state energy code requirements? | | NO | YES |
| | If the proposed action will exceed requirements, describe design features and technologies: _____ _____ | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
| 10. | Will the proposed action connect to an existing public/private water supply? | | NO | YES |
| | If No, describe method for providing potable water: _____ _____ | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| 11. | Will the proposed action connect to existing wastewater utilities? | | NO | YES |
| | If No, describe method for providing wastewater treatment: _____ _____ | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| 12. | a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? | | NO | YES |
| | | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| | b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| 13. | a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency? | | NO | YES |
| | | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| | b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| | If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____ | | | |

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JUN - 9 2020



LEGEND

- CONCRETE MONUMENT FOUND
- IRON PIPE FOUND
- ⊗ IRON ROD FOUND



RECEIVED

LAKEVIEW CIRCLE

JUN - 2 2020

VILLAGE OF SKANEATELES

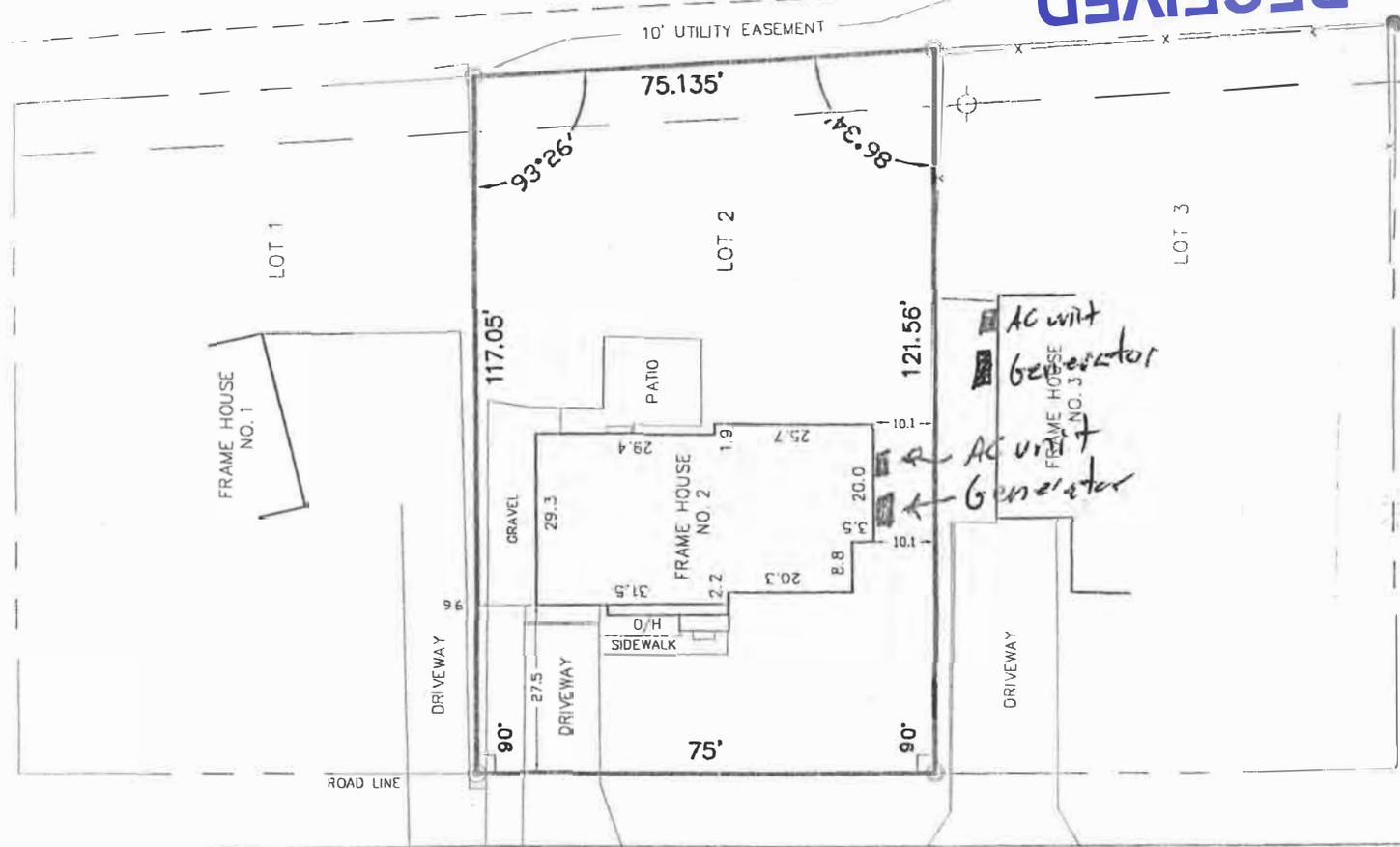
REFERENCE



VILLAGE OF SKANATELES

JUN - - 2020

RECEIVED



LEGEND

- CONCRETE MONUMENT FOUND
- IRON PIPE FOUND
- IRON ROD FOUND



LAKEVIEW CIRCLE

REFERENCE

SHADOWLAWN PREPARED BY A.J. CLEMENTS, P.E.,
L.S. DATED 8-22-1949. FILED IN THE ONONDAGA
COUNTY CLERKS OFFICE ON 11-29-1949 AS MAP
NO. 3099.



IRON ROD SET



UTILITY POLE



SURVEY SUBJECT TO ANY STATE OF FACTS AN
ACCURATE AND UP TO DATE ABSTRACT OF TITLE
WILL SHOW.

THE UNDERSIGNED SURVEYOR HEREBY CERTIFIES
THAT THIS IS AN ACCURATE MAP OF AN ACTUAL
SURVEY COMPLETED 10-26-2018

PAUL J. OLSZEWSKI, P.L.S. LICENSE No. 50212

*UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S
SEAL IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2, OF THE NEW YORK STATE EDUCATION LAW.*

*COPIES FROM THE ORIGINAL OF THIS SURVEY MAP NOT MARKED WITH AN ORIGINAL OF THE LAND SUR-
VEYOR'S INKED SEAL OR HIS EMBOSSED SEAL SHALL NOT BE CONSIDERED TO BE A VALID TRUE COPY.*

LOT 2
SHADOWLAWN

PART OF BLOCK 16

VILLAGE OF SKANEATELES

COUNTY OF ONONDAGA

STATE OF NEW YORK

PAUL JAMES OLSZEWSKI, P.L.S., PLLC
51 FENNEL STREET
SKANEATELES NEW YORK, 13152

315-488-5552

pjosurvey.com

DATE: OCTOBER 31, 2018

SCALE: 1" = 30 FEET

PROJECT No. SK13-01-48

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JUN 18 2020

VILLAGE OF SKANEATELES



911 Generators
 2737 Erie Drive
 Weedsport, NY 13166
 (315) 834-6406
 www.911generators.com



April 21, 2020

Dear Dee Vounas:

Thank you for the opportunity to conduct an in-home survey and review your standby power needs in detail. At 911 Generators, we strive to provide our customers with the best automatic standby solution, and offering Generac automatic standby generators allows us to offer the generator and transfer switch option that meets your unique requirements. As a result, we are pleased to offer you this personalized proposal.

Thank you for allowing Generac Power Pros to conduct your in home assessment. We look forward to working with you in the future.

Proposal For:

Dee Vounas
 2Lakeview cir
 Skaneateles, NY 13152
 H: (315) 237-7035
 Deevounas@yahoo.com

16kW Air-Cooled Standby Generator with WiFi, Alum Enclosure (Unit Only) Proposal

| 13kW Air-Cooled Standby Generator with WiFi, Aluminum Enclosure (Unit Only) (Model 7173-0) | 16kW Air-Cooled Standby Generator with WiFi, Alum Enclosure (Unit Only) (Model 7176-0) | 20kW Air-Cooled Standby Generator with WiFi, Aluminum Enclosure (Unit Only) (Model 7038-1) |
|--|---|---|
| <p style="text-align: center;">STANDARD</p>  | <p style="text-align: center;">RECOMMENDED</p>  | <p style="text-align: center;">PREMIUM</p>  |

QTY Generac items

- 1 16kW Air-Cooled Standby Generator with WiFi, Alum Enclosure (Unit Only) (Model 7176-0)

Generac's Guardian Series generators provide the automatic backup power you need to protect your home and family during a power outage. Connected to your existing LP or natural gas fuel supply, it kicks in within seconds of sensing power loss— automatically—and runs for as long as necessary until utility power returns.

Now coming with FREE Mobile Link™, allowing you to monitor the status of your generator on a phone, tablet or computer from anywhere in the world. Giving you the ability to connect your account to your authorized service dealer for fast, friendly and convenient assistance.

Features & Benefits

- Mobile Link™ Remote Monitoring.
- 5-Year Limited Warranty
- True Power™ Technology delivers best-in-class power
- Generac generators and engines are Engineered and Built in the USA*
- Generac's G-Force Engines are capable of handling the rigors of generator use
- 24/7/365 Customer Support Team
- Tough, Durable All-Aluminum Enclosures
- Smart, User-Friendly Controls

*Built in the USA using domestic and foreign parts

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JUN - 2 2020

VILLAGE OF SKANEATELES

QTY Generac items

1 Generac Smart Switch, Service Rated, 200 amps, 120/240, 1Ø, NEMA 3R

1 7-Year Extended Limited Warranty – Air-cooled - Evolution Controller

Year Extended Limited Warranty for Air-Cooled Product - 2014 or newer models. Warranty covers 7 years parts and labor. Can be purchased within 12 months of end-user purchase date, which will remain as the start date. Unit must be registered and end-user proof of purchase must be available upon request. Available on Generac®, Guardian®, Honeywell and Centurion® brand products - not available on CorePower, EcoGen, Synergy or internationally.

1 Wet Cell Battery - 26R

26R Wet Cell Battery

Every standby generator requires a battery to start the system. Generac offers the recommended 26R wet cell battery for use with all air-cooled standby product and liquid-cooled standby product 60 kW and below, excluding the 48 kW.

1 GenPad 3"

GenPad 3"

The GenPad™ series from DiversiTech® is a professional looking pad that will provide a lifetime base for a Generac® residential standby generator. Each GenPad is made from a composite of high strength fibers and cement and is warranted for the life of the generator. These pads provide a sturdy, permanent base for the generator that won't shift, crack or degrade over time. GenPads are much lighter weight than a poured concrete pad and take less time and effort to install. GenPads are available for all Generac Guardian Series air-cooled generators.

QTY Air Cooled

1 Annual Major Preventive Maintenance Service Yearly Contract Plan ~ Level 1 (1ST YEAR FREE)

Major Preventive Maintenance Service includes:

Replace engine oil and oil filter.

Replace fuel filters and/or clean sediment bowl.

Check anti-freeze level and top off if needed.

Inspect the ignition system.

Check all hoses, hose connections, and belts for leakage and visible signs of wear.

Inspect air intake system including air filter condition.

Inspect engine for any fluid leaks and unusual noise.

Check battery voltage, clean battery posts to remove any corrosion.

Test battery charging voltage. Adjust if necessary.

Inspect generator wiring, brushes, and slip rings.

Check generator voltage and frequency. Adjust if necessary.

Test engine safety shutdown circuits.

Check and record all engine gauge read outs.

Inspect transfer switch for proper operation, check connections and settings.

Simulate a power failure (with permission of owner or representative), and monitor operation of generator under load.

Wipe down engine, generator, and the units enclosure.

Document all work done and results of inspections, report any recommended repairs on the service work order, and leave a copy for the owner.

** Any service calls needed or parts above and beyond the normal preventive maintenance that is not covered by the manufactures warranty, will be discounted at 20% less than our normal service / parts charge. **

QTY Electrical

1 surge protector

surge protector

QTY Install Kit

1 WIFI MONITORING SERVICE

| | |
|---------------|-------------------|
| Sub-Total: | \$9,455.06 |
| Sales Tax: | \$0.00 |
| Total: | \$9,455.06 |
| Down Payment: | \$0.00 |
| Balance Due: | \$9,455.06 |

VILLAGE OF SKANEATELES

26 Fennell St

Skaneateles, NY 13152

Fax: 315-685-0730

315-685-2118

Email: codes@villageofskaneateles.com

11/16jc

Application for a Building/Zoning Permit (page 1 of 2)

Date of Application 5/26/2020 Permit Date and Number

Name of Applicant Justin Kiltz

Address of Applicant 36 Orchard Rd Skaneateles, NY 13152

Applicant's Email Justin Kiltz@aol.com Contact # 315-447-2001

Address of worksite 36 Orchard Rd, Skaneateles, NY 13152

Name of Property Owner (if different from applicant) same

Property Owner Address same

Property Owner Email Justin Kiltz@aol.com Contact # 315-447-2001

Type of Work Proposed:

New Structure X Addition Alteration Swimming Pool Repair

Fence/Wall Paved Surface Other

Square Footage of new work 256 Accurate Project Cost \$1430.00

RECEIVED MAY 20 2020

Describe the work proposed: 16x16' Pavilion, 8' high beams with a roof that has a 30 degree slope, it's located on the existing wood platform on the south east corner of my property.

VILLAGE OF SKANEATELES

Zoning District (circle one): A-1 A-2 A-3 A-4 B C D PL

Tax Map Number 006.-03-39.0 Square Footage of Lot

Existing use of lot SFH Proposed use of lot SFH

STRUCTURE INFORMATION:

Single Family X SFH Two Family Multi-Family Garage Commercial

Accessory Building Boat House Other X

Existing Use wood platform/SFH Proposed Use open pavilion/SFH

VILLAGE OF SKANEATELES

26 Fennell St

Skaneateles, NY 13152

Fax: 315-685-0730

315-685-2118

Email: codes@villageofskaneateles.com

Application for a Building/Zoning Permit (page 2 of 2)

LOT INFORMATION:

Indicate in box [] North South East West

Setbacks - Existing Structure

(Distances from structure to property or lot lines)

Setbacks - Proposed work

[W] Front Yard 162 ft.

Front Yard 162 ft.

[N] Left Side Yard 82 ft.

Left Side Yard 82 ft.

[S] Right Side Yard 8 ft.

Right Side Yard 8 ft.

[E] Rear Yard 15 ft.

Rear Yard 15 ft.

New connection for: (Yes/No) Sewer NO Electric Service NO Storm Sewer NO

Does the proposed work/structure comply with the Energy Conservation Construction Code? (Yes, No, N/A)

Architect's Name

Architect's Address

Contractor/Builder Name JUSTIN KILZ

Contractor's Phone # - HOMEOWNER BUILT -

Contractor's Address

Contractor's Email

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VILLAGE OF SKANEATELES

The applicant declares that the information contained in this application, and the plans, specifications and other supporting materials submitted in support of this application is true and has made such representations to induce the Village of Skaneateles to issue a Building/Zoning Permit and the applicant will comply with all laws, codes and ordinances controlling this work.

Date 5/26/2020 Signature Justin Kilz

Print Applicant's Name JUSTIN KILZ

Affidavit of Owner or Applicant

(To be completed if application is not made by the property owner)

STATE OF NEW YORK)

) SS:

COUNTY OF ONONDAGA)

On this ___ day of ___, 20__;

personally appeared before me.

NOTARY PUBLIC

3 C S I O. /E WF EL S' DL

VILLAGE OF SKANEATELES

26 Fennell St

Skaneateles, NY 13152

315-685-2118

Email: codes@villageofskaneateles.com

Fax: 315-685-0730

Building/Zoning Application Review Sheet

Date Received May 26, 2020 Tax Map Number 006,-03-39.0

Applicant's Name JUSTIN KILZ

Address of Worksite 36 Orchard Rd, Skaneateles, NY 13152

Permit Fee Date Received Amount Received

Additional Info. Requested

Date Review Completed 6/26/20 Signature [Signature]

Application Status: Approved Denied

Reasons for Denial - Does not comply with the following:

Section 225-A5, Density Control Schedule for:

- Front Yard Setback Side Yard Setback, left Side Yard Setback, Right
Rear Yard Setback Percentage of Open Area Both Side Yards Combined
Percentage of Structure width/lot width

Other Density Control Schedule

- Section 225-69D, Non-conforming Buildings, Structures and Uses, Extension or Expansion
Section 225-14(d), Swimming Pools, 25 ft. distance to lot lines
Section 225-14C (5) (a/b), Accessory Buildings, distance to lot lines or structures
Section 225-A1-3, Permitted Use Chart
Other Sections of the Zoning Law

And/or Needs:

- Certificate of Approval from the Historical Landmarks Preservation Commission, Section 225-25
Critical Impact Permit, per Section 225-52, form Board of Trustees
Special Use Permit from the Zoning Board of Appeals

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VILLAGE OF SKANEATELES

Permit Number Date Issue
Planning Board Review Zoning Board of Appeals Approval
Critical Impact Permit Approval N/A Historical Commission Approval N/A #

ZONING BOARD OF APPEALS
Village of Skaneateles
26 Fennell Street
Skaneateles, NY 13152

315-685-2118

Fax 315-685-0730

.....
(1) NOTICE OF APPEAL (2) APPLICATION FOR SPECIAL USE PERMIT
.....

Date of Application 6/26/2020

To the Zoning Board of Appeals of the Village of Skaneateles, Onondaga County, New York

I/We Justin Kiltz
Printed or Typed Name of Appellant(s) and/or Applicant(s)

Address 36 Orchard Rd, Skaneateles, NY 13152

(1) I hereby appeal the decision of the Village Code Enforcement Officer (Building Inspector)

which was denial of a Zoning Permit

which was denial of a Certificate of Occupancy

to vary the strict application of the provisions of:

Article _____ Section 225 Subsection A5

Article _____ Section 225 Subsection _____

Article _____ Section 225 Subsection _____

(2) I hereby apply for: (check all applicable)

A SPECIAL USE PERMIT required by the provisions of Article III, Section 225-10

B (1) & Section 225-11 B (2)

A FLOODWAY PERMIT required by the provisions of Article III, Section 225-10

B (3) & Article VI, Section 225-18 B
.....

This appeal or application relates to:

36 Street Number Orchard Street Name

Tax Map Number 006-03-39

ZONING BOARD OF APPEALS
 Village of Skaneateles
 26 Fennell Street
 Skaneateles, NY 13152

315-685-2118

Fax 315-685-0730

The applicant shall use this sheet to state the Zoning Board of Appeals details of the variances requested.

Zoning District of the lot A2

Column

- #1 From the Density Control Schedule (Section 225-A5) fill in the minimum requirements for said lot in your Zoning District
- #2 Indicate the existing set-back dimensions, percentages, that are not conforming with the figures in column #1, and that will not be changed by the proposed construction
- #3 Indicate the dimensions, area (in square feet) and percentages that will result from your proposed construction
- #4 Indicate the variance requested (subtract #3 from #1)

| Columns → | #1 | #2 | #3 | #4 |
|---|-----|--------|--------|---------|
| Open Area (sq. ft.) as a % of lot area | 85% | 79.25% | 79.25% | - 5.75% |
| Front yard dimension (ft.) | | | | N/A. |
| Left side yard dimension (ft.) | | | | N/A. |
| Right side yard dimension (ft.) | | 3' | 8' | |
| Both side yards combined (ft.) | | | | N/A. |
| Rear yard dimension (ft.) | | 15' | 15' | N/A. |
| Max. width of structure as a % of lot width (Structure width divided by lot width) | | | | N/A. |
| Min. livable floor area, each dwelling | | | | N/A. |

List below any OTHER variances, Special Permits requested
 (Section of the Zoning Law) (Description)

Please state below all reasons to support your appeal or application. Attach other sheets as needed to support your appeal/application

I am applying for a variance for the 256 sq ft wood platform so that I may upon approval and with first obtaining a building permit please build a Pavilion on top of wood platform

Dated 6/26/2020

[Signature]
 Signature of Applicant/Appellant

Short Environmental Assessment Form Part 1 - Project Information

Instructions for Completing

Part 1 - Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

| | | | |
|--|--|---|---------------------------------|
| Part 1 - Project and Sponsor Information | | | |
| JUSTIN KILZ | | | |
| Name of Action or Project: Wood platform / Pavilion | | | |
| Project Location (describe, and attach a location map): Wood platform located at the south east corner of property 36 Orchard Rd. 13152 | | | |
| Brief Description of Proposed Action: Obtain a variance for the 256 sq. ft. wood platform because my open space is only 79.25%, and it requires a variance. Then upon approval and acquiring a building permit, build a Pavilion on top of it. | | | |
| Name of Applicant or Sponsor: Justin Kilz | | Telephone: 315-447-2001 | |
| | | E-Mail: Justin.kilz@aol.com | |
| Address: 36 Orchard Rd | | | |
| City/PO: Saratoga Springs | | State: NY | Zip Code: 13152 |
| 1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2. | | NO <input checked="" type="checkbox"/> | YES <input type="checkbox"/> |
| 2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: | | NO <input checked="" type="checkbox"/> | YES <input type="checkbox"/> |
| 3. a. Total acreage of the site of the proposed action? _____ acres | | | |
| b. Total acreage to be physically disturbed? _____ acres | | | |
| c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ acres | | | |
| 4. Check all land uses that occur on, are adjoining or near the proposed action: | | | |
| 5. <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban) | | | |
| <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify): | | | |
| <input type="checkbox"/> Parkland | | | |

| | | | |
|--|-------------------------------------|-------------------------------------|-------------------------------------|
| 5. Is the proposed action, | NO | YES | N/A |
| | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| a. A permitted use under the zoning regulations? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b. Consistent with the adopted comprehensive plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 6. Is the proposed action consistent with the predominant character of the existing built or natural landscape? | NO | YES | |
| | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
| 7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____ | NO | YES | |
| | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| 8. a. Will the proposed action result in a substantial increase in traffic above present levels? | NO | YES | |
| | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| b. Are public transportation services available at or near the site of the proposed action? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| 9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____ N/A _____ | NO | YES | |
| | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| 10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: <u>36 Orchard house</u> | NO | YES | |
| | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| 11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: <u>36 Orchard house</u> | NO | YES | |
| | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| 12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? | NO | YES | |
| | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| 13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency? | NO | YES | |
| | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ | | | |

| | | |
|--|-------------------------------------|--------------------------|
| <p>14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:</p> <p><input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional</p> <p><input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban</p> | | |
| 15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered? | NO | YES |
| | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 16. Is the project site located in the 100-year flood plan? | NO | YES |
| | <input type="checkbox"/> | <input type="checkbox"/> |
| 17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, | NO | YES |
| | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| a. Will storm water discharges flow to adjacent properties? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| _____ | | |
| _____ | | |
| 18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment: | NO | YES |
| | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| _____ | | |
| _____ | | |
| 19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: | NO | YES |
| | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| _____ | | |
| _____ | | |
| 20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: | NO | YES |
| | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| _____ | | |
| _____ | | |
| <p>I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</p> <p>Applicant/sponsor/name: <u>Justin Kilz</u> Date: <u>6/26/2020</u></p> <p>Signature: <u><i>Justin Kilz</i></u> Title: _____</p> | | |

PRINT FORM

Agency Use Only [If applicable]

Project:

Date:

**Short Environmental Assessment Form
Part 2 - Impact Assessment**

Part 2 is to be completed by the Lead Agency.

Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

| | No, or small impact may occur | Moderate to large impact may occur |
|--|-------------------------------------|------------------------------------|
| 1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 2. Will the proposed action result in a change in the use or intensity of use of land? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 3. Will the proposed action impair the character or quality of the existing community? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 7. Will the proposed action impact existing: | | |
| a. public / private water supplies? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b. public / private wastewater treatment utilities? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 11. Will the proposed action create a hazard to environmental resources or human health? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

PRINT FORM

Agency Use Only (If applicable)

Project:

Date:

Short Environmental Assessment Form Part 3 Determination of Significance

For every question in Part 2 that was answered "moderate to large impact may occur", or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

| | |
|--|--|
| <input type="checkbox"/> | Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required. |
| <input type="checkbox"/> | Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts. |
| _____ | _____ |
| Name of Lead Agency | Date |
| _____ | _____ |
| Print or Type Name of Responsible Officer in Lead Agency | Title of Responsible Officer |
| _____ | _____ |
| Signature of Responsible Officer in Lead Agency | Signature of Preparer (if different from Responsible Officer) |

PRINT FORM

16x16 Outdoor Pavilion Plans

• By Ovidiu

SPONSORED SEARCHES

16x16 pavilion kit 

cost to build a pavilion 

pavilion plans free 

16x16 square gazebo plans 

build your own pavilion 

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This step by step diy woodworking project is about a **16x16 outdoor pavilion plans**. This article features detailed instructions for building an outdoor picnic shelter using 6x6 lumber for the structure and 2x6 beams for the rafters. Check out PART 2 of the project to

learn how to frame the roof for the pavilion. Take a look over the rest of our woodworking plans, if you want to get more building inspiration.

When buying the lumber, you should select the planks with great care, making sure they are straight and without any visible flaws (cracks, knots, twists, decay). Investing in cedar or other weather resistant lumber is a good idea, as it will pay off on the long run. Use a spirit level to plumb and align the components, before inserting the galvanized screws, otherwise the project won't have a symmetrical look. If you have all the materials and tools required for the project, you could get the job done in about a day.

Projects made from these plans

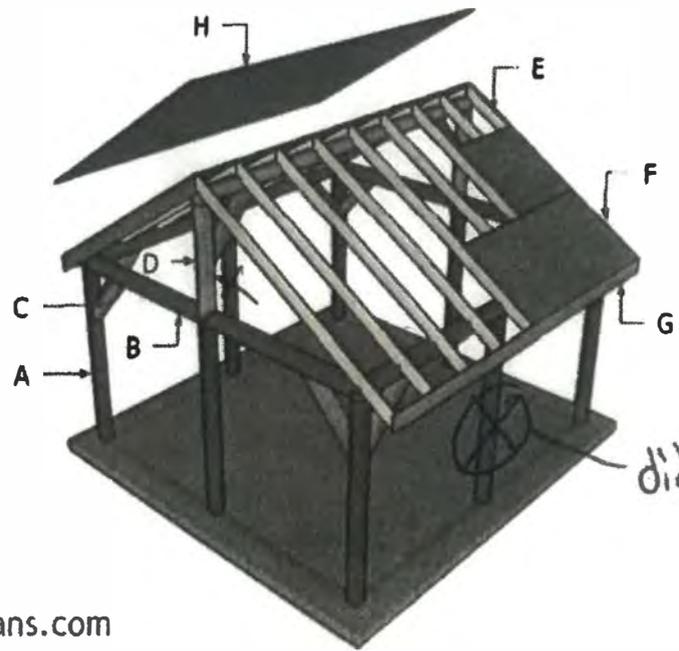


16x16 Outdoor Pavilion Plans

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MyOutdoorPlans.com

Building a 16x16 pavilion

[tabs tab1="Materials" tab2="Tools" tab3="Time" tab4="Related Plans"] [tab id=1]

- **A** – 8 pieces of 6x6 lumber – 96" long POSTS
- **B** – 4 pieces of 6x6 lumber – 192" long TOP RAILS
B - 6 pieces of 2x6x16
- **C** – 10 pieces of 6x6 lumber – 39 1/4" long BRACES
C - 12 pieces of 2x6
- **D** – 2 pieces of 6x6 lumber – 51" long, 1 piece – 192" long TOP RIDGE
2 pieces 2x6x16

Just as

- 8 pieces of 6x6 lumber – 8'
- 8 pieces of 6x6 lumber – 16'
- concrete form tube
- 20 pieces of 8" screws
- 20 pieces of 5" screws
- 50 pieces of 3 1/2" screws
- wood glue, stain/paint

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VILLAGE OF SKANEATELES

- post anchors
- beam to post connectors
- structural screws for connectors
- strong tie T

[/tab] [tab id=2]



Hammer, Tape measure, Framing square, Level



Miter saw, Drill machinery, Screwdriver, Sander



Safety Gloves, Safety Glasses

[/tab] [tab id=3]



One day

[/tab][tab id=4]

- **PART 1: 16x16 Pavilion Plans**
- **PART 2: 16x16 Pavilion Roof Plans**

[/tab]/[tabs]

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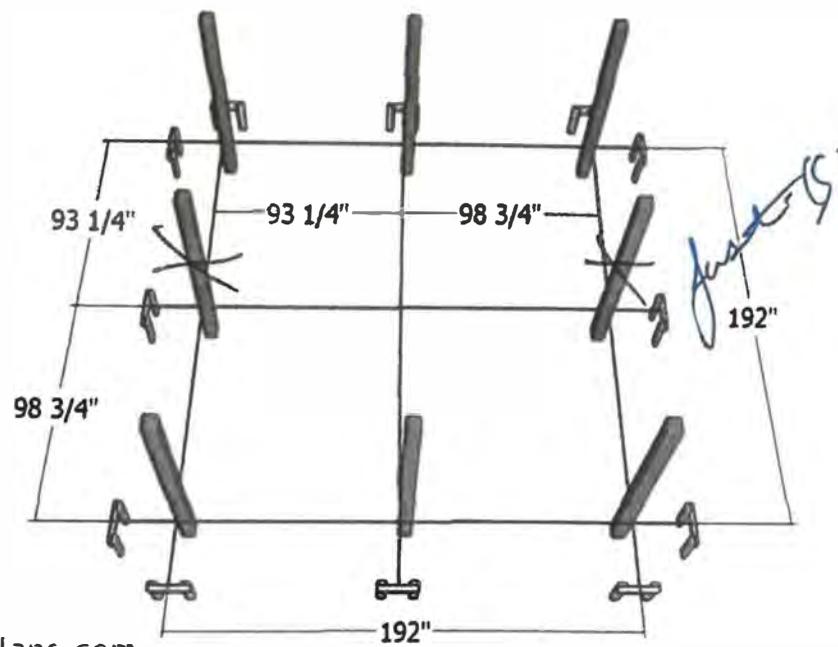
VILLAGE OF SKANEATELES

Make sure you follow us on Facebook to be the first that gets our latest plans and for some other exclusive content. Also, follow us on Pinterest to get many

ideas for your backyard from all the Internet! Check out our YouTube channel! See how you can Support

Us with no extra costs to you.

Building a Backyard Pavilion Plans

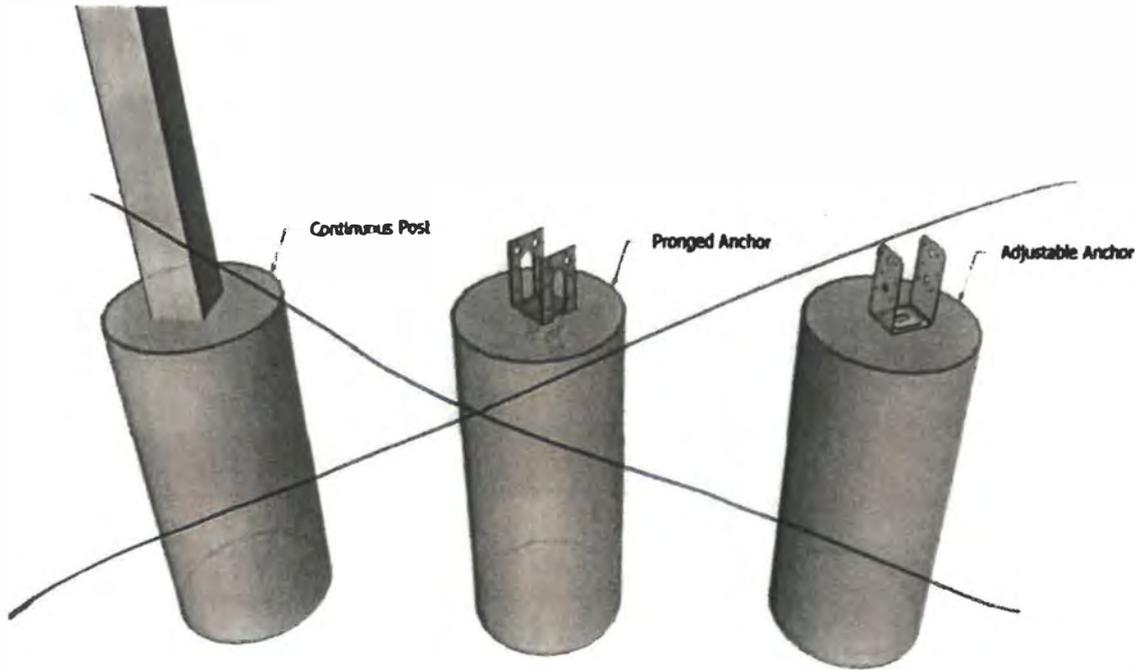


Laying out the pavilion

The first step of the project is to layout the posts for the pavilion. Use batter boards and string to lay out everything in a professional manner. Apply the 3-4-5 rule to every corner, to make sure they are right-angled. In addition, measure the diagonals and make adjustments until they are perfectly equal.

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Anchoring the posts of the anchor

There are several ways to lock the posts into place. Therefore, you could dig 2' holes in the ground and set the posts into concrete, or you could use post anchors. Use tube forms so that the footing will be really strong.

*attached to existing deck
with 6x6 triple zinc wood to wood base
and 6' heavy duty screws
just. 15*

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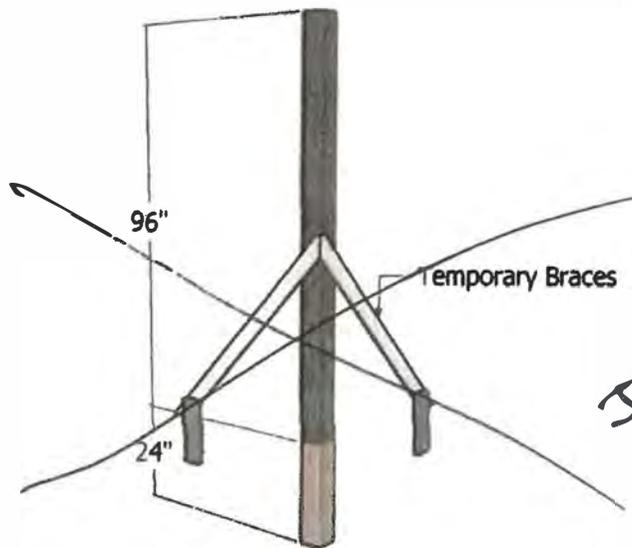
www.foreverredwood.com



Handcrafted Wood Pavilions

Let us know what you need & consider it done. Any size. 25 years experience.

Open >



MyOutdoorPlans.com

Fitting the posts

If you want to set the posts in concrete, then you need to use temporarily braces. Plumb the posts with a spirit level. Read the local building codes for finding the right depth of the

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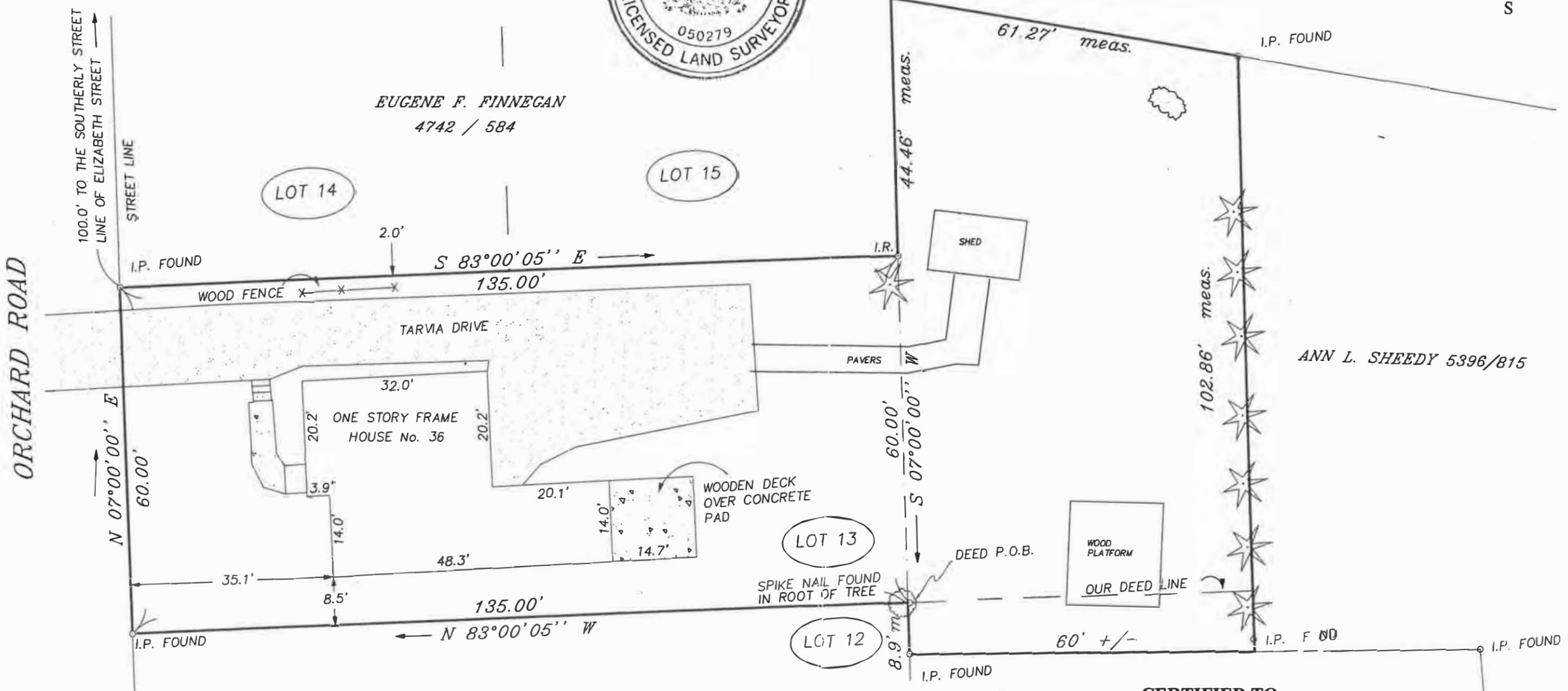


STEVEN R. and LINDA A. MEIER
5084/296

EUGENE F. FINNEGAN
4742 / 584

ANN L. SHEEDY 5396/815

MARY KATHERINE O'SULLIVAN
4805 / 299



WARREN RAMIE SURVEYING
6437 COLLAMER ROAD
EAST SYRACUSE, NEW YORK 13057
PH: 315 458-8979 FAX: 315 458-8978



LOT 13 OF FM 2821
VILL. OF SKANEATELES
COUNTY OF ONONDAGA
STATE OF NEW YORK

BOUNDARY LOCATION SURVEY
OF
36 ORCHARD ROAD, SKANEATELES
FOR
CASIL, LLC 4754 / 761

UNAUTHORIZED ALTERATION OR ADDITION TO A BOUNDARY SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUBDIVISION 2 OF THE NEW YORK STATE EDUCATION LAW.

ONLY COPIES OF THE ORIGINAL OF THIS SURVEY MARKED WITH AN ORIGINAL OF THE LAND SURVEYOR'S SEAL AND SIGNATURE IN RED SHALL BE CONSIDERED TO BE VALID TRUE COPIES.

SURVEY COMPLETED WITHOUT BENEFIT OF ABSTRACT OF TITLE.

THE CERTIFICATIONS INDICATED HEREON SIGNIFY THAT THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE EXISTING CODE OF PRACTICE FOR LAND SURVEYS ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS. SAID CERTIFICATIONS SHALL RUN ONLY TO THE PERSONS FOR WHOM THE SURVEY IS PREPARED, AND ON HIS/HER BEHALF TO THE TITLE COMPANY, GOVERNMENTAL AGENCY, AND LENDING INSTITUTION LISTED HEREON, AND TO THE ASSIGNEES OF THE LENDING INSTITUTION. CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

CERTIFIED TO:
KeyBank, N.A., ISAOA
Chicago Title Insurance Company
Germain & Germain, LLP
Justin Kilz

THE SETTING OF PROPERTY CORNER MARKERS IS NOT INCLUDED IN A BOUNDARY LOCATION SURVEY UNLESS THEY ARE SPECIFICALLY REQUESTED. A REASONABLE ADDITIONAL FEE WILL BE CHARGED FOR ADDITIONAL WORK.
THE UNDERSIGNED SURVEYOR HEREBY CERTIFIES THAT THIS MAP IS MADE FROM AN ACTUAL SURVEY OF THE PROPERTY SHOWN HEREON COMPLETED SEPTEMBER 26, 2002. SURVEY CHECKED AND RECERTIFIED MAY 3, 2017.

THE LOCATION OF UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS ARE NOT ALWAYS KNOWN AND OFTEN MUST BE ESTIMATED. IF ANY UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS EXIST OR ARE SHOWN, THE IMPROVEMENTS OR ENCROACHMENTS ARE NOT COVERED BY THIS CERTIFICATE. IT IS THE LANDOWNER'S RESPONSIBILITY TO CONTACT U.F.P.O. AT 811 BEFORE ANY EXCAVATION OCCURS FOR LOCATION VERIFICATION.

Heather Dawn Warren
MAY 3, 2017
LICENSED LAND SURVEYOR
No. 50279

| | | | |
|---------|-----------|-------------|-------------|
| DATE | 9.26.2002 | SCALE | 1"=20' |
| SHEET | 1 | DESIGNED BY | HDW |
| OF | 1 | DRAWN BY | HDW |
| JOB NO. | | TAX MAP NO. | 06.-03-39.0 |

VILLAGE OF SKANEATELES

26 Fennell St

Skaneateles, NY 13152

315-685-2118

Fax: 315-685-0730

Email: codes@villageofskaneateles.com

11/16jc

Application for a Building/Zoning Permit (page 1 of 2)

Date of Application 6/10/20 Permit Date and Number

Name of Applicant EDWARD KELLER - FIRST STEP 99 INC.

Address of Applicant 109 ORCHARD RD SKANEATELES NY 13152

Applicant's Email E.KELLER.SIR@HOTMAIL.COM Contact # 315.447-7209

Address of worksite 24 ONONDAGA ST SKANEATELES NY 13152

Name of Property Owner (if different from applicant) SAME

Property Owner Address

Property Owner Email Contact #

Type of Work Proposed:

New Structure Addition Alteration Swimming Pool Repair

Fence/Wall Paved Surface Other

Square Footage of new work 905F Accurate Project Cost \$2,500

Describe the work proposed: BUILD FRONT PORCH ADD ON

Zoning District (circle one): A-1 A-2 A-3 A-4 B C D PL

Tax Map Number 609-01-09.0 Square Footage of Lot 42,910

Existing use of lot Residential / SFH Proposed use of lot Same / SFH

STRUCTURE INFORMATION:

Single Family Two Family Multi-Family Garage Commercial

Accessory Building Boat House Other

Existing Use RESIDENTIAL Proposed Use FRONT PORCH / SFH

VILLAGE OF SKANEATELES

26 Fennell St

Skaneateles, NY 13152

315-685-2118

Fax: 315-685-0730

Email: codes@villageofskaneateles.com

Application for a Building/Zoning Permit (page 2 of 2)

LOT INFORMATION:

Indicate in box North South East West

Setbacks - Existing Structure

(Distances from structure to property or lot lines)

Setbacks - Proposed work

N Front Yard 2700 ft.

Front Yard 12 ft.

TO SIDEWALK STREET AVG.

E Left Side Yard 1560 ft.

Left Side Yard 35 ft.

W Right Side Yard 1350 ft.

Right Side Yard 20 ft.

S Rear Yard 37,300 ft.

Rear Yard 37,300 ft.

New connection for: No Sewer Electric Service Storm Sewer

Does the proposed work/structure comply with the Energy Conservation Construction Code? Yes, No,

Architect's Name Toni Kleist

Architect's Address 28 CLARK CREST DR PHOENIX NY 13152

Contractor/Builder Name JK GENERAL CONTRACTING

Contractor's Phone # 315-567-5544

Contractor's Address 2010 WEST GARDNER ST SKANEATELES NY 13152

Contractor's Email JKGENERALCONTRACTING@GMAIL.COM

The applicant declares that the information contained in this application, and the plans, specifications and other supporting materials submitted in support of this application is true and has made such representations to induce the Village of Skaneateles to issue a Building/Zoning Permit and the applicant will comply with all laws, codes and ordinances controlling this work.

Date _____ Signature _____

Print Applicant's Name _____

Affidavit of Owner or Applicant

(To be completed if application is not made by the property owner)

STATE OF NEW YORK)

) SS:

COUNTY OF ONONDAGA)

On this _____ day of _____, 20____;

personally appeared before me.

NOTARY PUBLIC

VILLAGE OF SKANEATELES

26 Fennell St

Skaneateles, NY 13152

315-685-2118

Fax: 315-685-0730

Email: codes@villageofskaneateles.com

Building/Zoning Application Review Sheet

Date Received 6/11/20 Tax Map Number 009. -01-09. 0

Applicant's Name EDWARD Keller First Step 99 INC.

Address of Worksite 24 ONONDAGA ST SKANEATELES NY 13152

Permit Fee Date Received Amount Received

Additional Info. Requested

Date Review Completed 6/30/20 Signature [Signature]

Application Status: Approved (X) Denied

Reasons for Denial - Does not comply with the following:

Section 225-A5, Density Control Schedule for:

- (X) Front Yard Setback Side Yard Setback, left Side Yard Setback, Right
Rear Yard Setback Percentage of Open Area (X) Both Side Yards Combined
Percentage of Structure width/lot width

Other Density Control Schedule

(X) Section 225-69D, Non-conforming Buildings, Structures and Uses, Extension or Expansion

- Section 225-14(d), Swimming Pools, 25 ft. distance to lot lines
Section 225-14C (5) (a/b), Accessory Buildings, distance to lot lines or structures
Section 225-A1-3, Permitted Use Chart
Other Sections of the Zoning Law

And/or Needs:

- Certificate of Approval from the Historical Landmarks Preservation Commission, Section 225-25
Critical Impact Permit, per Section 225-52, form Board of Trustees
Special Use Permit from the Zoning Board of Appeals

Permit Number Date Issue
Planning Board Review Zoning Board of Appeals Approval
Critical Impact Permit Approval N/A Historical Commission Approval N/A #

ZONING BOARD OF APPEALS

Village of Skaneateles

26 Fennell Street

Skaneateles, NY 13152

315-685-2118

Fax 315-685-0730

(1) NOTICE OF APPEAL

(2) APPLICATION FOR SPECIAL USE PERMIT

Date of Application 6/10/20

To the Zoning Board of Appeals of the Village of Skaneateles, Onondaga County, New York

I/We EDWARD KELLER FIRST STEP 99, INC
Printed or Typed Name of Appellant(s) and/or Applicant(s)

Address 109 ORCHARD RD. SKANEATELES NY 13152

(1) I hereby appeal the decision of the Village Code Enforcement Officer (Building Inspector)

which was denial of a Zoning Permit

_____ which was denial of a Certificate of Occupancy

to vary the strict application of the provisions of:

Article _____ Section 225 Subsection A5

Article XIV Section 225 Subsection 69D

Article _____ Section 225 Subsection _____

(2) I hereby apply for: (check all applicable)

_____ A SPECIAL USE PERMIT required by the provisions of Article III, Section 225-10

B (1) & Section 225-11 B (2)

_____ A FLOODWAY PERMIT required by the provisions of Article III, Section 225-10

B (3) & Article VI, Section 225-18B

This appeal or application relates to:

24 Street Number ONONDAGA ST. Street Name

Tax Map Number 009.-01-09.0

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VILLAGE OF SKANEATELES

ZONING BOARD OF APPEALS

Village of Skaneateles
26 Fennell Street
Skaneateles, NY 13152

315-685-2118

Fax 315-685-0730

The applicant shall use this sheet to state the Zoning Board of Appeals details of the variances requested.

Zoning District of the lot ^{A2} SKANEATELES - ONONDAGA COUNTY

Column

- #1 From the Density Control Schedule (Section 225-A5) fill in the minimum requirements for said lot in your Zoning District
- #2 Indicate the existing set-back dimensions, percentages, that are not-conforming with the figures in column #1, and that will not be changed by the proposed construction
- #3 Indicate the dimensions, area (in square feet) and percentages that will result from your proposed construction
- #4 Indicate the variance requested (subtract #3 from #1)

* STREET AVG. (EVEN) = 10.6'
* STREET AVG. (ODD) = 12.25'

| Columns → | #1 | #2 | #3 | #4 |
|---|---------|--------|---------|--------------|
| Open Area (sq. ft.) as a % of lot area | 85% | 92% | 91.6% | — |
| Front yard dimension (ft.) | * 15' | * 11' | * 8' | * 4' - 7' |
| Left side yard dimension (ft.) | 15' | 35' | 45' | — |
| Right side yard dimension (ft.) | 15' | 20 | ± 21.5' | — |
| Both side yards combined (ft.) | 35' | 55' | ± 26' | 9' |
| Rear yard dimension (ft.) | 35 | N/A. | N/A | — |
| Max. width of structure as a % of lot width (Structure width divided by lot width) | 65% | N/A. | N/A. | — |
| Min. livable floor area, each dwelling APL | 1200 SF | > 1200 | > 1200 | — |

PENL
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VILLAGE OF SKANEATELES

List below any OTHER variances, Special Permits requested
(Section of the Zoning Law) (Description)

ADD Porch

Please state below all reasons to support your appeal or application. Attach other sheets as needed to support your appeal/application

WE ARE REQUESTING TO ADD A ADDITIONAL PORCH
TO THE FRONT PORCH. NEW PORCH WILL BE APPROX 6x15'
WITH A ROOF. THIS IS PART OF THE FULL REMODEL.

Dated 6/10/20

Signature of Applicant/Appellant



JK GENERAL CONTRACTING

2010 West Genesee St.
Syracuse, NY 13219
315-567-5544-cell 315-277-5400-fax
jkgeneralcontracting@yahoo.com

24 Onondaga St, Skaneateles, NY

6/10/20

Zoning Board

We are requesting to add a front porch to the address located at 24 Onondaga St, Skaneateles NY, 13152. There is an existing porch on the front of the home and we wish to add an additional area with the same elevation as the existing with a shed style roof. Size will be approximately 6'x15' and will not extend past the house. The porch will be consistent with other porches in the area and will not be encroaching on the sidewalk in any way as shown below.

Our set back from the sidewalk is 12' and comparable are as follows:

Same side of the street

- 22 Onondaga St. 10' 6" set back from the sidewalk
- 20 Onondaga St. 10' 6" set back from the sidewalk
- 18 Onondaga St. 10' 8" set back from the sidewalk

Across the street

- 25 Onondaga St. 9' 10" set back from the sidewalk
- 27 Onondaga St. 12' set back from the sidewalk
- 29 Onondaga St. 15' 2" set back from the sidewalk
- 31 Onondaga St. 12' 2" set back from the sidewalk

As shown our added porch is consistent with all other homes in this area and would not be of any obstruction or encroachment for any reason. Please consider this for approval. Our stamped prints for this project are on file with the codes office.

Ed Keller -315-447-7209 Owner
Jim Keller -315-567-554 Contractor

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JUN 11 2020

VILLAGE OF SKANEATELES



Image capture: Aug 2019 © 2020 Google

Skaneateles, New York
Google
Street View

24 Onon

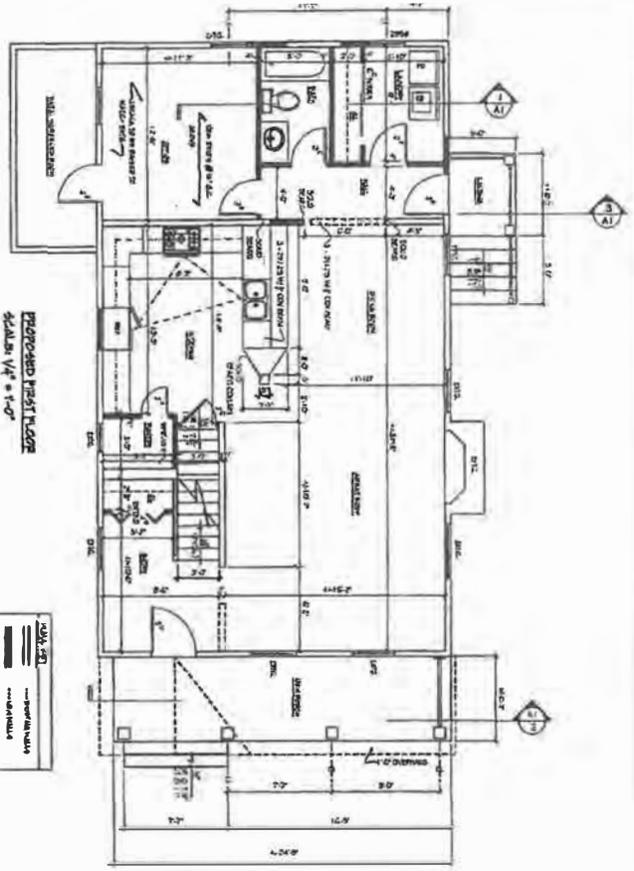
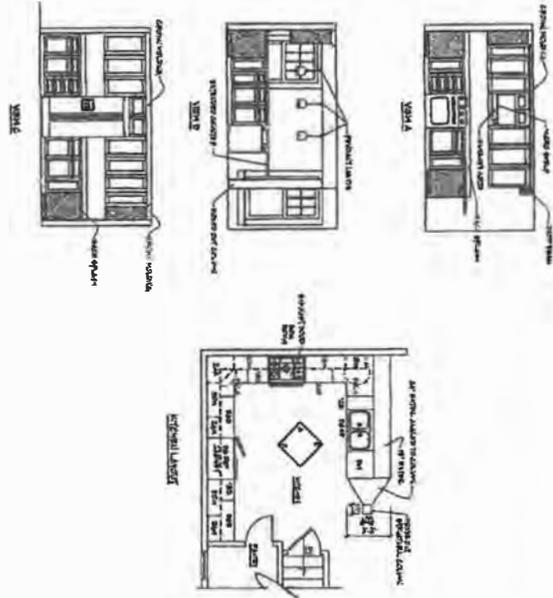
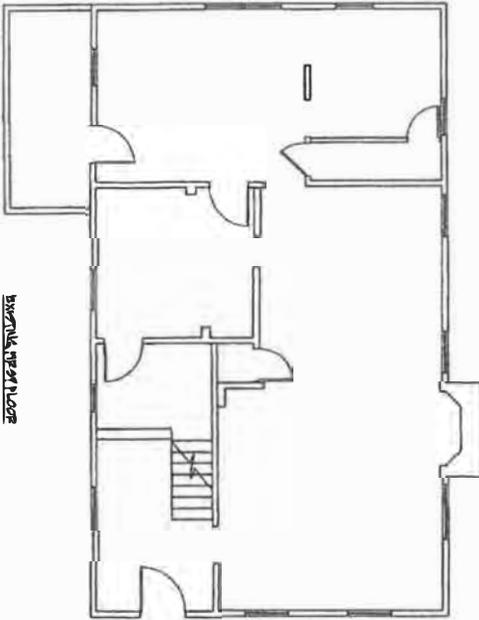
41
U.S. Rte 20

LOCATION OF AREA
OF PORCH TO BE ADDED.
PER DRAWINGS DATED 5.22-20

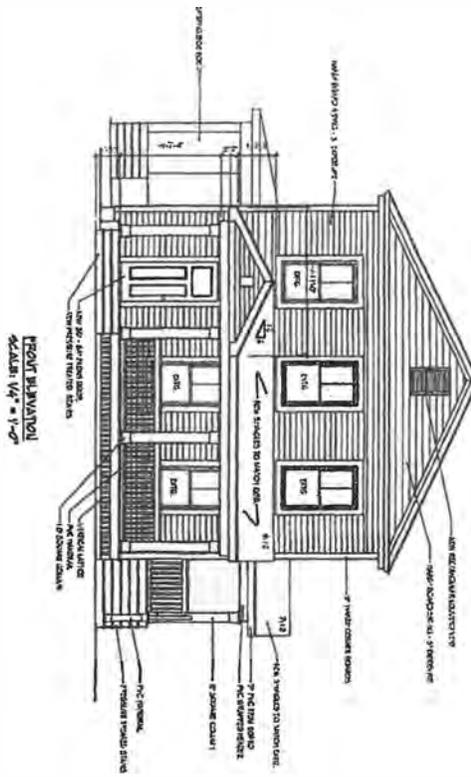
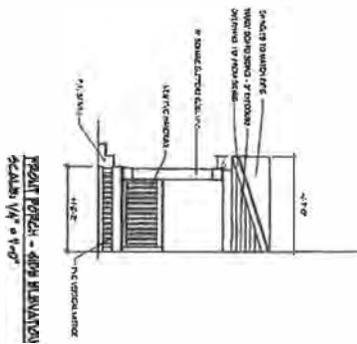
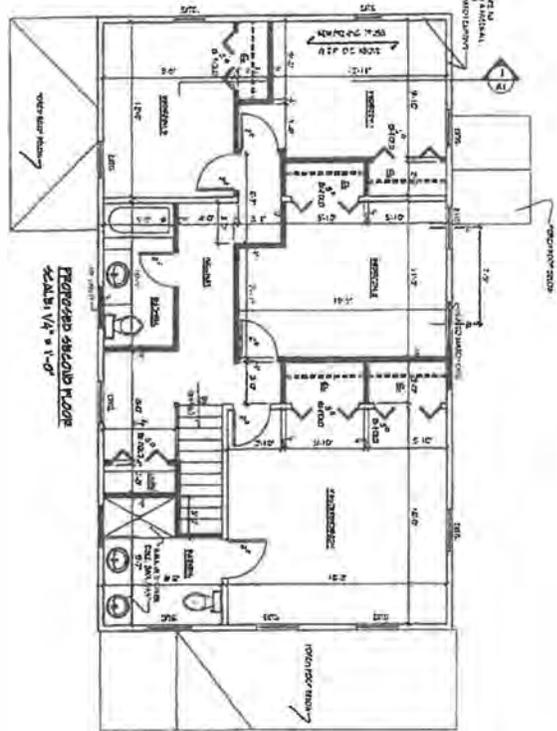
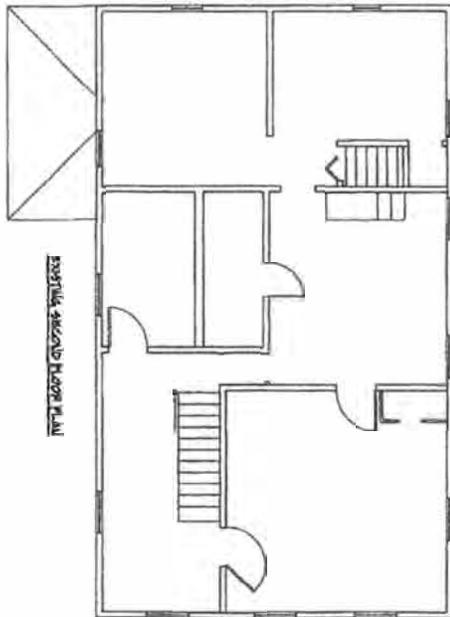
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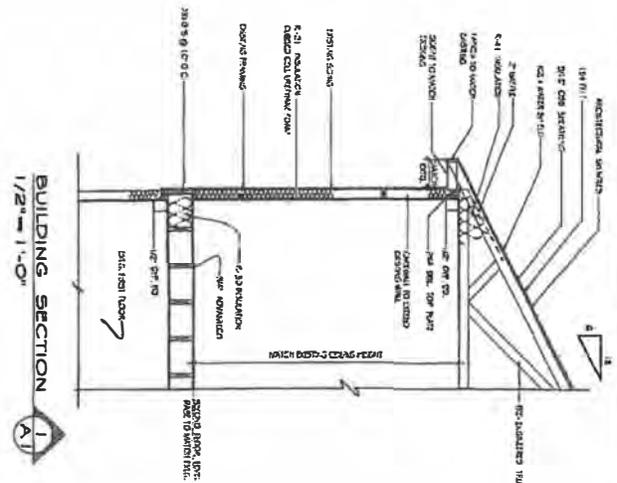
JUN 11 2020

VILLAGE OF SKANEATELES

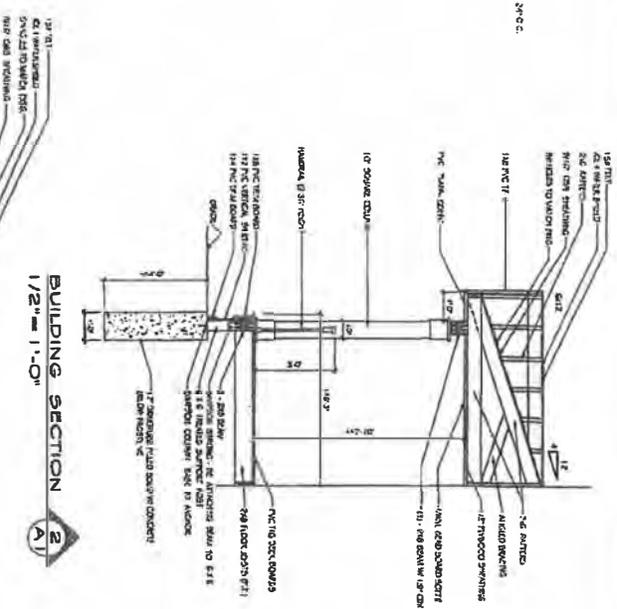


| DATA SET |
|----------------|
| --- PROPOSED |
| --- EXISTING |
| --- FINISH |
| --- DIMENSIONS |

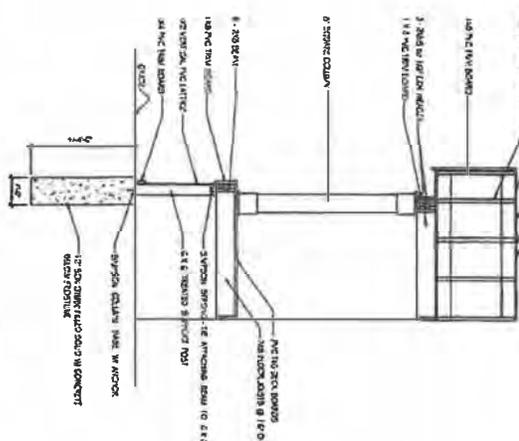




BUILDING SECTION 1
1/2" = 1'-0"



BUILDING SECTION 2
1/2" = 1'-0"



BUILDING SECTION 3
1/2" = 1'-0"

| | | | | |
|----------------------|--|----------------------|------------|-----------------------------|
| SHEET : A3 | KELLER RESIDENCE 24 ONONDAGA STREET SKANEATELES, NEW YORK | DATE: MAY 22, 2020 | REVISIONS: | DRAWING : BUILDING SECTIONS |
| | | SCALE : AS INDICATED | | |
| | | DRAWN BY: TJK | | |



ONONDAGA STREET
N57° 53' 00"E
77.55'

950.54' PER DEED TO CENTERLINE
EAST GENESEE STREET

CENTERLINE

SIDEWALK



S21° 13' 15"E
373.41'

N14° 56' 40"W
313.29'

LOT 10
REPUTED OWNER
BADER
BOOK 3889 PAGE 36



REFERENCE

SURVEY MAP PREPARED BY JACK COTTRELL DATED 09-12-1957. FILED IN THE ONONDAGA COUNTY CLERKS OFFICE ON 12-11-1957 AS MAP NO. 4026.

120.12'
N88° 00' 50"W

SURVEY SUBJECT TO ANY STATE OF FACTS AN ACCURATE AND UP TO DATE ABSTRACT OF TITLE WILL SHOW.

THE UNDERSIGNED SURVEYOR HEREBY CERTIFIES THAT THIS IS AN ACCURATE MAP OF AN ACTUAL SURVEY COMPLETED 08-23-2013

PAUL J. OLSZEWSKI, P.L.S. LICENSE No. 50212

*UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2, OF THE NEW YORK STATE EDUCATION LAW.
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LOT 10
GRIFFIN'S 1870 MAP

PART OF BLOCK 14 VILLAGE OF SKANEATELES
COUNTY OF ONONDAGA STATE OF NEW YORK

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