

Village of Skaneateles
Planning Board Meeting
September 10, 2020
Village Fire Hall, 77 West Genesee St.

AGENDA

***Please Note:** This meeting is being held in-person. The public may attend any meeting but may comment only during public hearings. Attendees must wear a face mask at all times and observe maximum social distancing. Attendance may be limited. Anyone who is not feeling well or is exhibiting symptoms of COVID-19 should not attend. Prior to the meeting, comments may be submitted by email to CTB@villageofskaneateles.com or in writing to Planning Board, Village of Skaneateles, 26 Fennell St., Skaneateles, NY 13152. Comments sent to the Board must be received by 4:30 pm on the day of the meeting.*

7:30 pm Area Variance recommendation in the matter of the application of **JB & Cherie Allred** to vary the strict application of Section 225-A5 Density Control Schedule for side yard set-back, right; both side yards combined; Percentage of structure width; and minimum lot area; to construct an expanded 14 by 18 foot deck and a new 12 by 11 foot deck at the property addressed as **11 Teasel Lane** in the Village of Skaneateles.

7:35 pm Area Variance recommendation in the matter of the application of **Jennifer Savage** to vary the strict application of Section 225-A5 Density Control Schedule for side yard set-back, right; Both side yards, combined; Minimum lot area; and Percentage of structure width; and Section 225-69D Nonconforming Buildings, Structures and Uses, Extension or Expansion; to construct a 22 by 22 foot addition, new entry and screen porch and to construct a new one-car detached garage at the property addressed as **66 West Elizabeth Street** in the Village of Skaneateles.

7:40 pm Area Variance recommendation in the matter of the application of **Angela Donahoe on behalf of Ovid Neulander & Donna Ciaccio** to vary the strict application of Section 225-A5 Density Control Schedule for Minimum open area; and Minimum lot area; Section 225-14C(5) accessory building distance to lot line; and Section 225-14D pool distance to lot lines; to enlarge existing garage and

construct a pool, pool surround, patios and fence wall at the property addressed as **58 East Elizabeth Street** in the Village of Skaneateles.

7:45 pm Area Variance recommendation in the matter of the application of **Marty & Tara Lynn** to vary the strict application of [[Section 225-A5 Density Control Schedule for Percentage of structure width; and minimum lot area; Section 225-14C(2)(c) excess front yard percentage; and Section 225-58B(8)(a) distance to lot line; to construct an expanded driveway at the property addressed as **38 Academy Street** in the Village of Skaneateles.

7:50 pm Consideration of revised landscaping plan of **Adam Weitsman** at the properties addressed as **45/61 West Lake Street** in the Village of Skaneateles.

7:55 pm Consideration of further extension of time to file the subdivision plan for the Mirbeau Gateway development project.

8:00 pm Such other business as may be before the Board.

Note: No electronic presentation support will be available. 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 October 1, 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 September 30, 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.

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 1 of 2)

Date of Application 8.13.2020 Permit Date and Number _____

Name of Applicant JB & Cherie Altel

Address of Applicant 11 Teasel Lane Skaneateles, NY 13152

Applicant's Email JBAltel@a11redcorp.com Contact # 315-685-3047

Address of worksite 11 Teasel Lane

Name of Property Owner (if different from applicant) _____

Property Owner Address Same

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 307 SF Estimated Cost _____

Describe the work proposed: EXPAND EXISTING DECK TO 14' x 18'

PLUS STEPPED DOWN DECK 12' x 11'

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

Tax Map Number 009-03-10.5 Square Footage of Lot 20,210 SF

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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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 65.9 ft.

Front Yard 65.9 ft.

N Left Side Yard 15.3 ft.

Left Side Yard 15.7 ft.

S Right Side Yard 13.5 ft.

Right Side Yard 43 ft.

E Rear Yard 112 ft.

Rear Yard 108 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 & Kienzer Architects, PC

Architect's Address 1391 E. Geneva 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 8.13.2020 Signature [Signature]

Print Applicant's Name JB AURED

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

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26 Fennell St

Skaneateles, NY 13152

Fax: 315-685-0730

315-685-2118

Email: codes@villageofskaneateles.com

Building/Zoning Application Review Sheet

Date Received 8/13/20 Tax Map Number 009.-03-10-5

Applicant's Name JB ALLRED

Address of Worksite 11 TEASEL LN.

Permit Fee Date Received Amount Received

Additional Info. Requested

Date Review Completed 8/27/20 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 MIN. LOT AREA.

- 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 # 179
pd 8/13/2020
\$ 100.00

(1) NOTICE OF APPEAL

(2) APPLICATION FOR SPECIAL USE PERMIT

Date of Application 8.13.2020

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

I/We JB & Cherie Allred
Printed or Typed Name of Appellant(s) and/or Applicant(s)

Address 11 Teasel Lane 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 (D)

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:

11 Street Number Teasel Lane Street Name

Tax Map Number 009-03-10.5

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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%	—	88.8%	—
Front yard dimension (ft.)	30'	—	65.9	—
Left side yard dimension (ft.)	15'	—	15.3	—
Right side yard dimension (ft.)	15'	13.5'	44.5' 13.5'	15'
Both side yards combined (ft.)	35'	28.9'	59.8' 28.8	5.7'
Rear yard dimension (ft.)	35'	—	108'	—
Max. width of structure as a % of lot width (Structure width divided by lot width)	65%	—	64.5%	—
Min. livable floor area, each dwelling	1200SF	—	2158SF	—

DECK
EXIST
DECK
EXIST

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

EXPANSION OF NON-CONFORMING STRUCTURE - RIGHT SIDE YARD, BOTH SIDE YARD

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

EXIST HOUSE IS NON CONFORMING ONLY BECAUSE OF BILCO DOOR ON SOUTH SIDE YARD
 PROPOSED DECK TOTALLY CONFORMS TO DENSITY CONTROL SCHEDULE.

Dated 8.13.2020

[Signature]
 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: Allred DECK			
Project Location (describe, and attach a location map): 11 Teasel Lane - EAST SIDE OF ROAD. SOUTH OF ONONDAGA			
Brief Description of Proposed Action: EXPAND - EXIST. DECK - 14' x 29'			
Name of Applicant or Sponsor: JB & Cherie Allred		Telephone: 315-685-3047	
		E-Mail: JBALLRED@ALLREDCOMP.COM	
Address: 11 Teasel Lane			
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?		NO	YES
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.		<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency?		NO	YES
If Yes, list agency(s) name and permit or approval: BUILDING PERMIT - VILLAGE OF SKANEATELES		<input type="checkbox"/>	<input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		<u>0.43</u> acres	
b. Total acreage to be physically disturbed?		<u>20.0</u> acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		<u>0.43</u> 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 type="checkbox"/> Parkland			

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VILLAGE OF SKANEATELES

<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 checked="" type="checkbox"/></p> <p><input type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p> <p><input 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 style="text-align: right;">N/A</p>	<p>NO</p> <p><input type="checkbox"/></p>	<p>YES</p> <p><input 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>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>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>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:

- 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?

NO	YES
<input checked="" type="checkbox"/>	<input type="checkbox"/>

If Yes,

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:

J B ALURED

Date:

8.13.2020

Signature:

[Handwritten Signature]

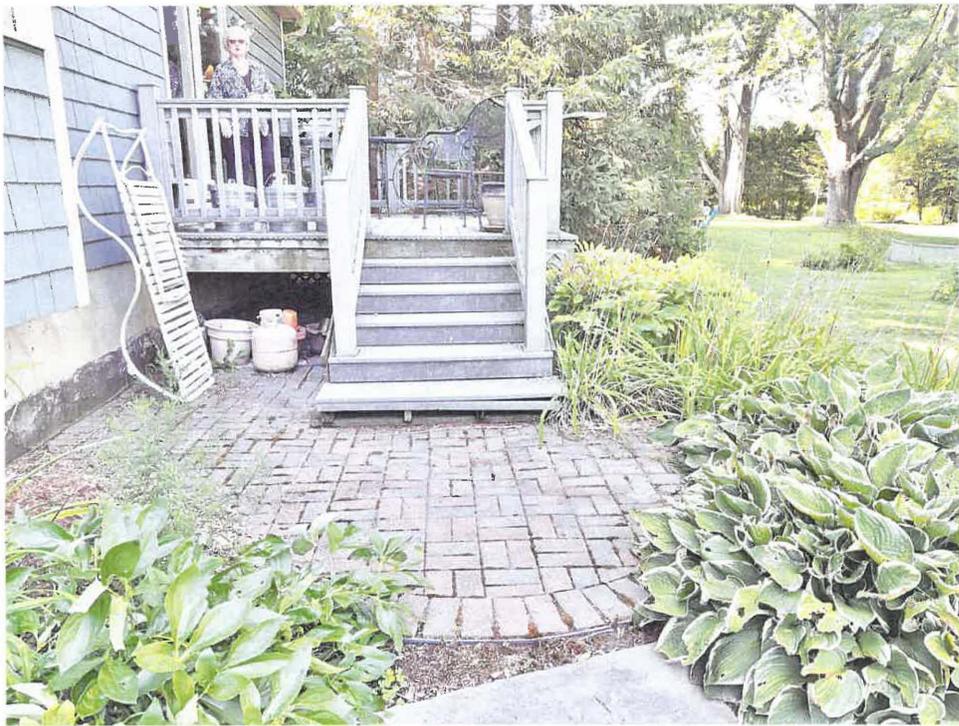
Title:

OWNER

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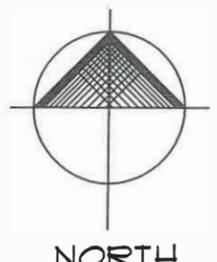
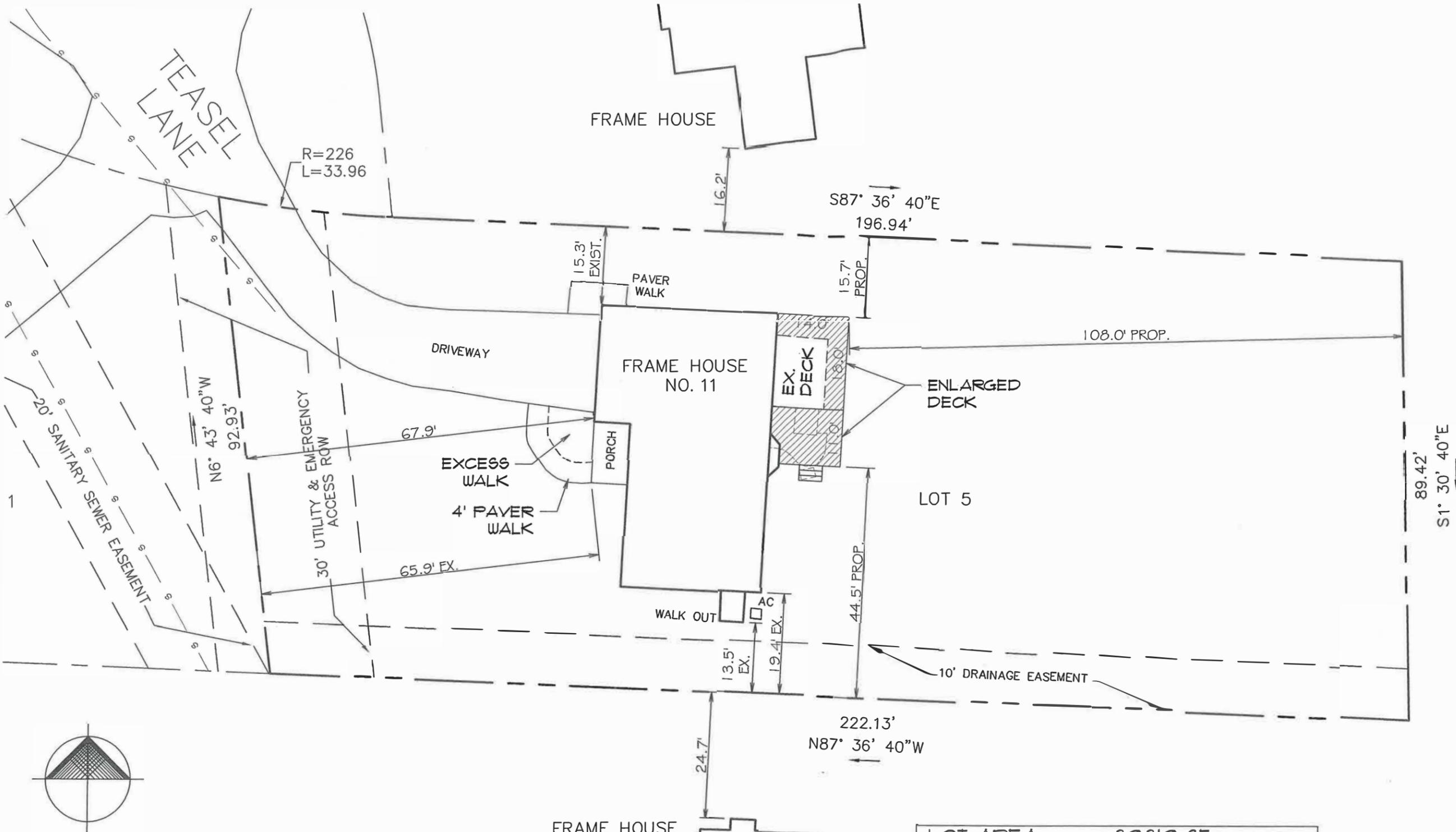
AUG 13 2020

VILLAGE OF SKANEATELES



ALLRED - 11 TEASEL LANE





SITE PLAN

1" = 20'-0"

SITE INFORMATION IS OBTAINED FROM SURVEY
 DONE BY PAUL J. OLSZEWSKI, P.E., L.L.S. DATED 8/12/2020
 ADDITIONAL INFORMATION BY ROBERT O. EGGLESTON

LOT AREA		20,210 SF
LOT COVERAGE		
	<u>EXIST.</u>	<u>PROPOSED</u>
HOUSE / PORCH	1,752 SF	1,752 SF
DECK	138 SF	397 SF
EXCESS WALK	100 SF	100 SF
A.C.	9 SF	9 SF
TOTAL	1,999 SF	2,258 SF
% COVERAGE	9.9 %	11.2 %
% OPEN AREA	90.1 %	88.8 %



SITE PLAN:
 JB & CHERIE ALLRED
 11 TEASEL LANE
 SKANEATELES, NEW YORK

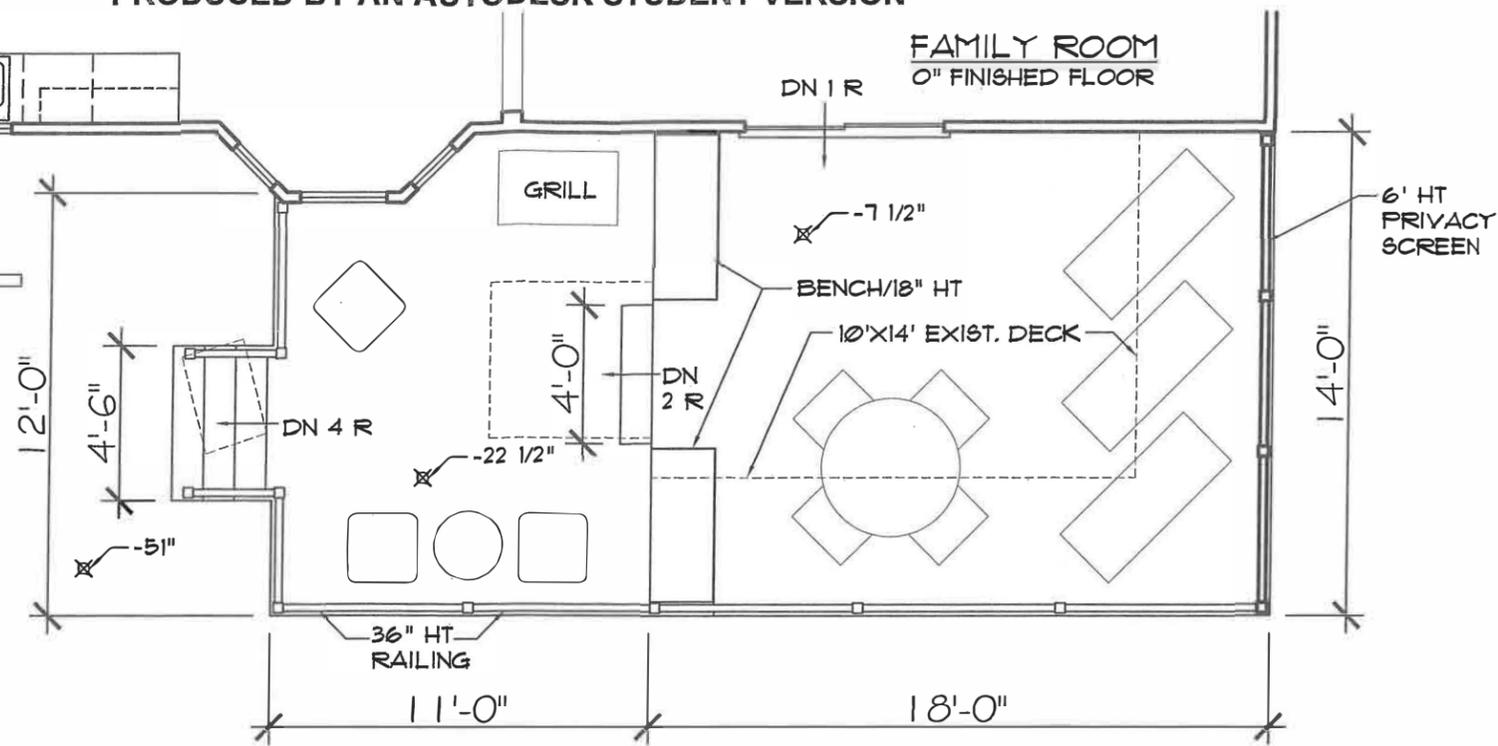
architect
 EGGLESTON & KRENZER, ARCHITECT PC
 1391 EAST GENESEE STREET
 SKANEATELES, NY 13152
 (315) 685-8144

PROJ: 20140

DATE:
 13 AUG 2020

FIRST FLOOR PLAN

3/16" = 1'-0"



EAST ELEVATION

3/16" = 1'-0"

DECK ADDITION

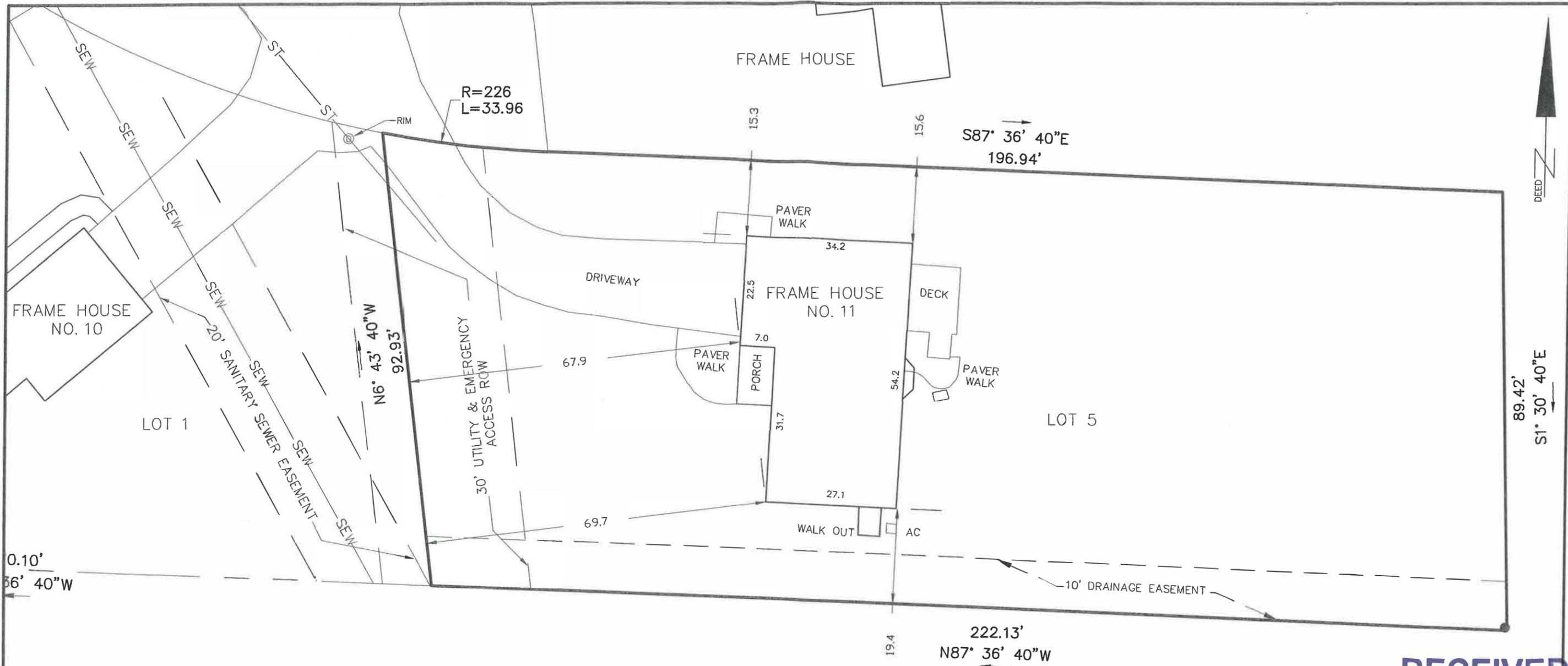
JB AND CHERIE ALLRED
11 TEASEL LANE
VILLAGE OF SKANEATELES, NY

architect

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

PROJ: 20140

DATE:
13 AUG. 2020



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FRAME HOUSE



LEGEND

- CONCRETE MONUMENT FOUND
- IRON PIPE FOUND
- IRON ROD FOUND
- IRON ROD SET
- UTILITY POLE

REFERENCE

FINAL PLAN TEASELWOOD TERRACE PREPARED BY D.W. HANNIG AND ASSOCIATES. FILED IN THE ONONDAGA COUNTY CLERKS OFFICE ON 5-10-1983 AS MAP NO. 6067.

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 08-12-2020

Paul J. Olszewski

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 SURVEYOR'S INKED SEAL OR HIS EMBOSSED SEAL SHALL NOT BE CONSIDERED TO BE A VALID TRUE COPY."

DATE: AUGUST 12, 2020

SCALE: 1" = 20 FEET

PROJECT No. SK09-03-10.5

VILLAGE OF SKANEATELES

LOT 5
TEASELWOOD TERRACE

PART OF BLOCK 15

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

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 8.13.2020 Permit Date and Number

Name of Applicant Jennifer Savage (Contract to purchase)

Address of Applicant 107 Packwood place Skaneateles, NY 13152

Applicant's Email Jskansavage@gmail.com Contact # 315-730-6894

Address of worksite 44 W. Elizabeth Street

Name of Property Owner (if different from applicant)

Property Owner Address

Property Owner Email Contact #

Type of Work Proposed:

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

Fence/Wall Paved Surface Other

Square Footage of new work 484 SF ADDITION 416 SF GARAGE Accurate Project Cost

Describe the work proposed: 22' x 22' ADDITION INCLUDING BEDROOM, CLOSET,

BATH RM, ENTRY, SCREEN PORCH,

16' x 26' 1 CAR GARAGE W/ STORAGE WITHIN TRUSSES

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

Tax Map Number 003-01-19 Square Footage of Lot 12,710 SF

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 single family Proposed Use single family

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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

Building/Zoning Application Review Sheet

Date Received 8/13/20 Tax Map Number 003-0119

Applicant's Name Jennifer Savage (contract to purchase)

Address of Worksite 44 W. Elizabeth Street

Permit Fee Date Received Amount Received

Additional Info. Requested

Date Review Completed 8/27/20 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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Permit Number Date Issue
Planning Board Review Zoning Board of Appeals Approval
Critical Impact Permit Approval Historical Commission Approval

CK #178
pd 8/13/2020
\$250.00

ZONING BOARD OF APPEALS

Village of Skaneateles

46 East Genesee Street

Skaneateles, New York 13152

685-2118

fax 685-0730

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

Date of application 8.13.2020

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

I/We Jennifer Savage
Printed or typed name of Appellant(s) and/or Applicant(s)

Address 107 Packwood place Skaneateles, NY 1

(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 - A.5 Subsection _____

Article _____ Section 225 - (69) Subsection D

Article _____ Section 225 Subsection _____

_____ which requires an interpretation of the Zoning Law under the provisions of Article XVI, Section 225-75 C (1), (2), (3).

(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:

64 Street Number W. Elizabeth Street Street Name

Tax Map Number 003-01-19

3-04jb

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VILLAGE OF SKANEATELES

The applicant shall use this sheet to state to 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 non-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)

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Columns >	#1	#2	#3	#4	
Open area (sq.ft.) as a % of lot area	<u>85%</u>	<u>-</u>	<u>85.2%</u>	<u>-</u>	
Front Yard dimension (ft.) <u>STREET AVERAGE</u>	<u>25.8</u>	<u>-</u>	<u>27.3</u>	<u>-</u>	
Left side yard dimension (ft.)	<u>15'</u>	<u>-</u>	<u>22.8</u>	<u>-</u>	
Right side yard dimension (ft.)	<u>15'</u>	<u>11.6</u>	<u>6.8</u>	<u>8.2'</u> <u>3.4'</u>	ADDTN EXIST.
Both side yards combined (ft.)	<u>35'</u>	<u>34.4</u>	<u>29.6</u>	<u>5.4</u> <u>0.6</u>	ADDTN EXIST
Rear yard dimension (ft.)	<u>35</u>	<u>-</u>	<u>66</u>	<u>-</u>	
Maximum width of structure as a percentage of lot width (Structure width divided by lot width)	<u>105%</u>	<u>-</u>	<u>40%</u>	<u>-</u>	
Minimum livable floor area, each dwelling	<u>1200SF</u>	<u>904SF</u>	<u>1265SF</u>	<u>296 SF</u>	EXIST

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

EXPANSION OF NON-CONFORMING STRUCTURE - MIN. LIVING AREA, RIGHT SIDETARD - BOTH SIDETARDS

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

EXIST HOUSE IS ONLY 904 SF, ADDITION WILL MAKE IT LESS NONCONFORMING. RIGHT SIDETARD IS MORE NON-CONFORMING BECAUSE SIDE LINE IS AT AN ANGLE, YET IT IS IN SET FROM EXIST RIGHT SIDE. % OPEN SPACE IS CONFORMING!
2010 GARAGE WAS REMOVED WHEN NO LONGER SAFE - PROPOSED GARAGE IS CONFORMING & 1 CAR W/ STORAGE, MINIMUM NECESSARY
1 STORY ADDITION IS SMALLER & MORE AFFORDABLE THAN 1.5 STORY ADDITION.

Dated: 8.13.2020
3-04 jb


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.

VILLAGE OF SKANEATELE

Part 1 - Project and Sponsor Information			
Name of Action or Project: Savage ADDITION & DETACHED GARAGE			
Project Location (describe, and attach a location map): 64 W. Elizabeth Street - NORTH SIDE OF STREET, WEST OF ORCHARD			
Brief Description of Proposed Action: CONSTRUCT 22' x 22' ADDITION INCLUDING 9 x 12' SCREEN PORCH, 16' x 26' 1 CAR DETACHED GARAGE			
Name of Applicant or Sponsor: Jennifer Savage		Telephone: 315-730-6894	
Address: 107 packwood place		E-Mail: JsknSavage@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?		NO	YES
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.		<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
BLOG PERMIT - VILLAGE OF SKANEATELES		<input type="checkbox"/>	<input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		0.25 acres	
b. Total acreage to be physically disturbed?		0.03 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		0.25 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 type="checkbox"/> Parkland			

	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? 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?	<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 type="checkbox"/>	<input checked="" 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: _____ _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? 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? 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 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 type="checkbox"/>	<input checked="" 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: _____ _____ _____			

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"/>
<u>EXIST HOUSE HAS DRAINS TO STORM SEWER</u>		
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>Jennifer SAUGE</u>	Date: <u>8.13.2020</u>	
Signature: <u>Jennifer Sauge</u>	Title: <u>CONTRACT TO PURCHASE</u>	

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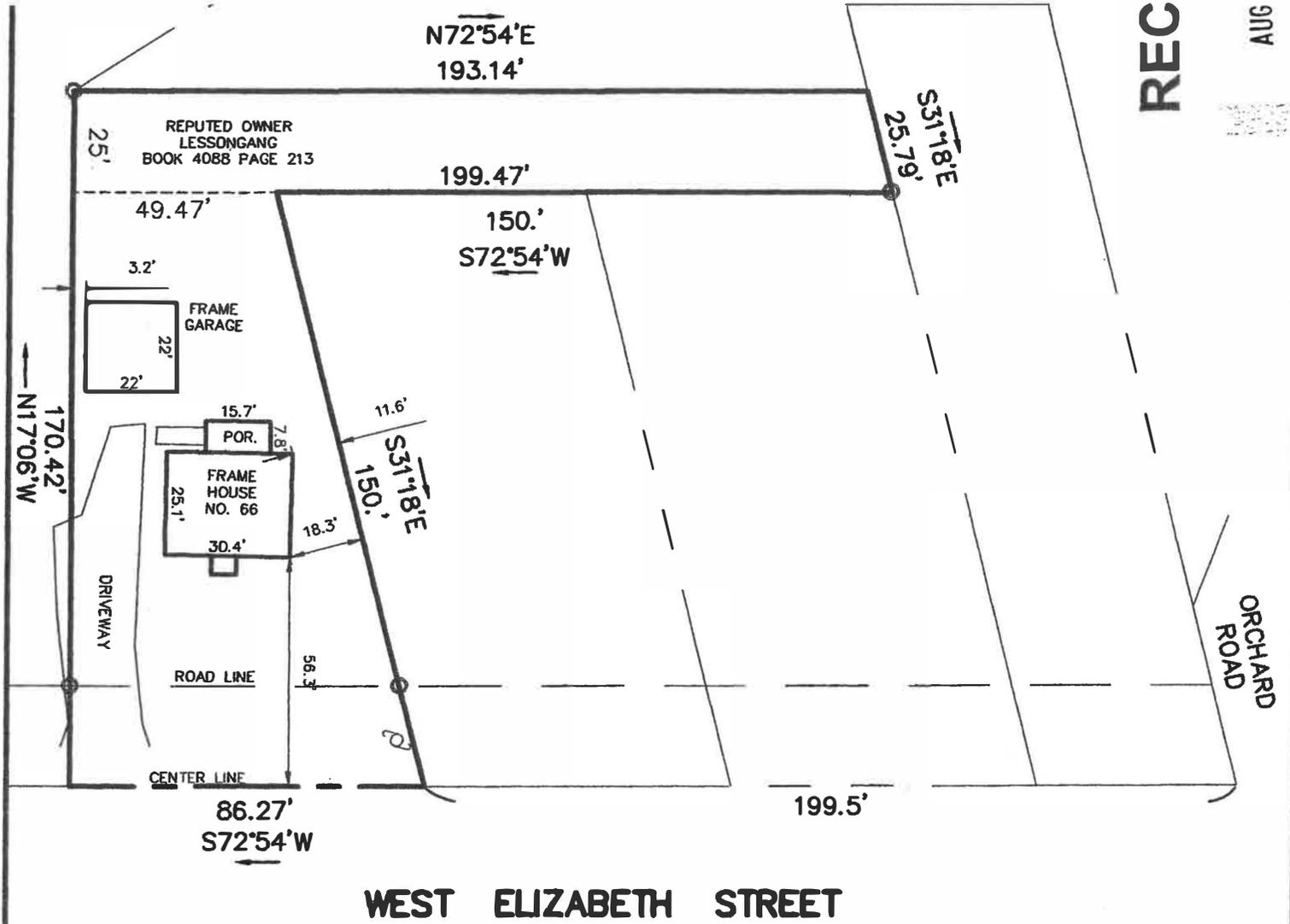
VILLAGE OF SKANEATELE



SAVAGE – 66 W. ELIZABETH STREET



REC



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 04-03-2010

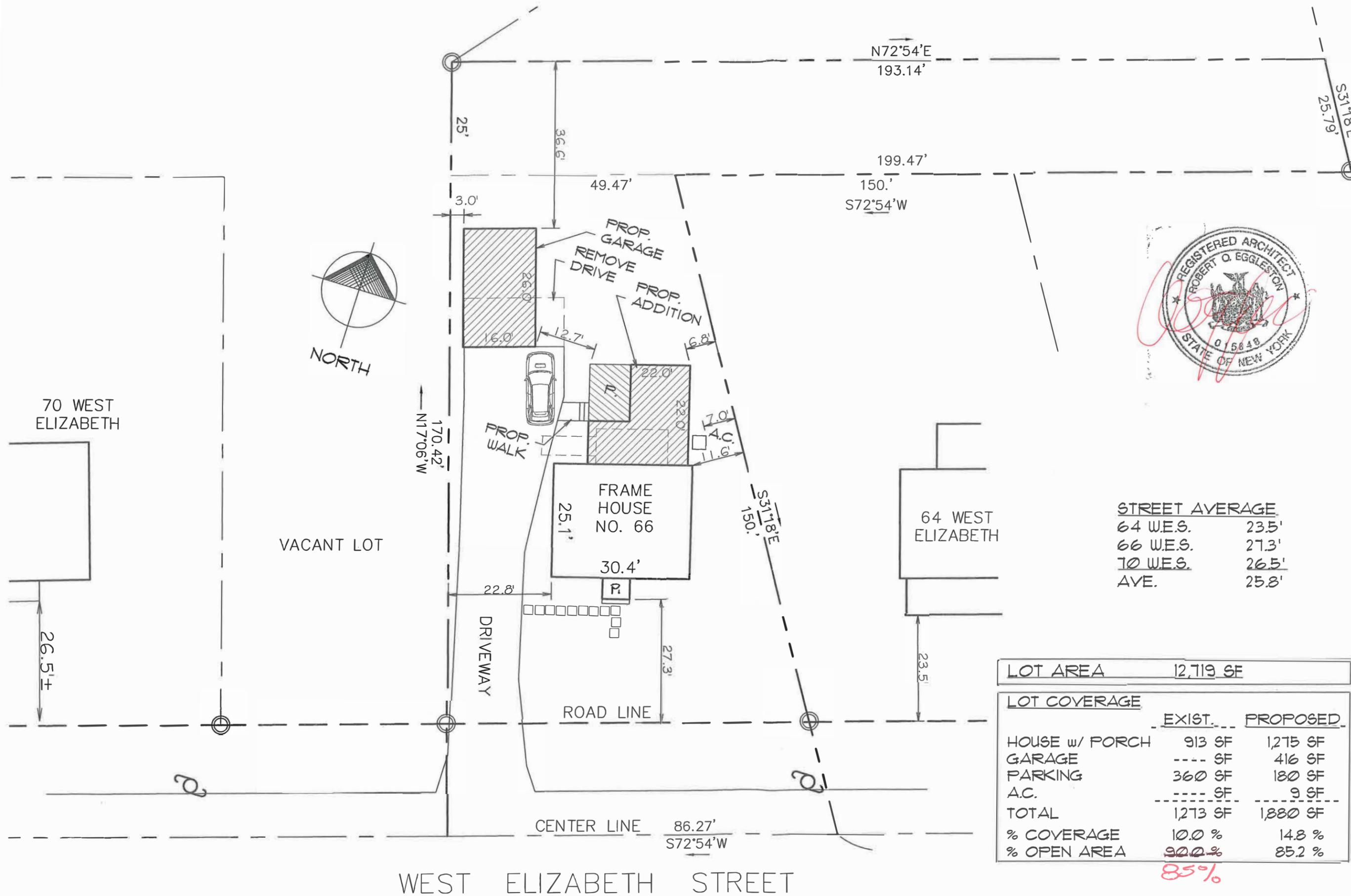
Paul J. Olszewski
 PAUL J. OLSZEWSKI, P.L.S. LICENSE No. 50212

*UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7208, 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 SURVEYOR'S INKED SEAL OR HIS EMBOSSED SEAL SHALL NOT BE CONSIDERED TO BE A VALID TRUE COPY.

PARCELS OF LAND
 GRIFFIN'S 1870 MAP

PART OF BLOCK 1 VILLAGE OF SKANEATELES
 COUNTY OF ONONDAGA STATE OF NEW YORK

PAUL JAMES OLSZEWSKI, P.L.S., PLLC
 P.O. BOX 336
 CAMILLUS NEW YORK, 13031
 315-488-5552



SITE PLAN:
 JENNIFER SAVAGE
 66 WEST ELIZABETH STREET
 VILLAGE OF SKANEATELES, NY

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

STREET AVERAGE

64 W.E.S.	23.5'
66 W.E.S.	21.3'
70 W.E.S.	26.5'
AVE.	25.8'

LOT AREA	12,719 SF	
LOT COVERAGE	EXIST.	PROPOSED
HOUSE w/ PORCH	913 SF	1,275 SF
GARAGE	---	416 SF
PARKING	360 SF	180 SF
A.C.	---	9 SF
TOTAL	1,273 SF	1,880 SF
% COVERAGE	100 %	14.8 %
% OPEN AREA	90.0 %	85.2 %

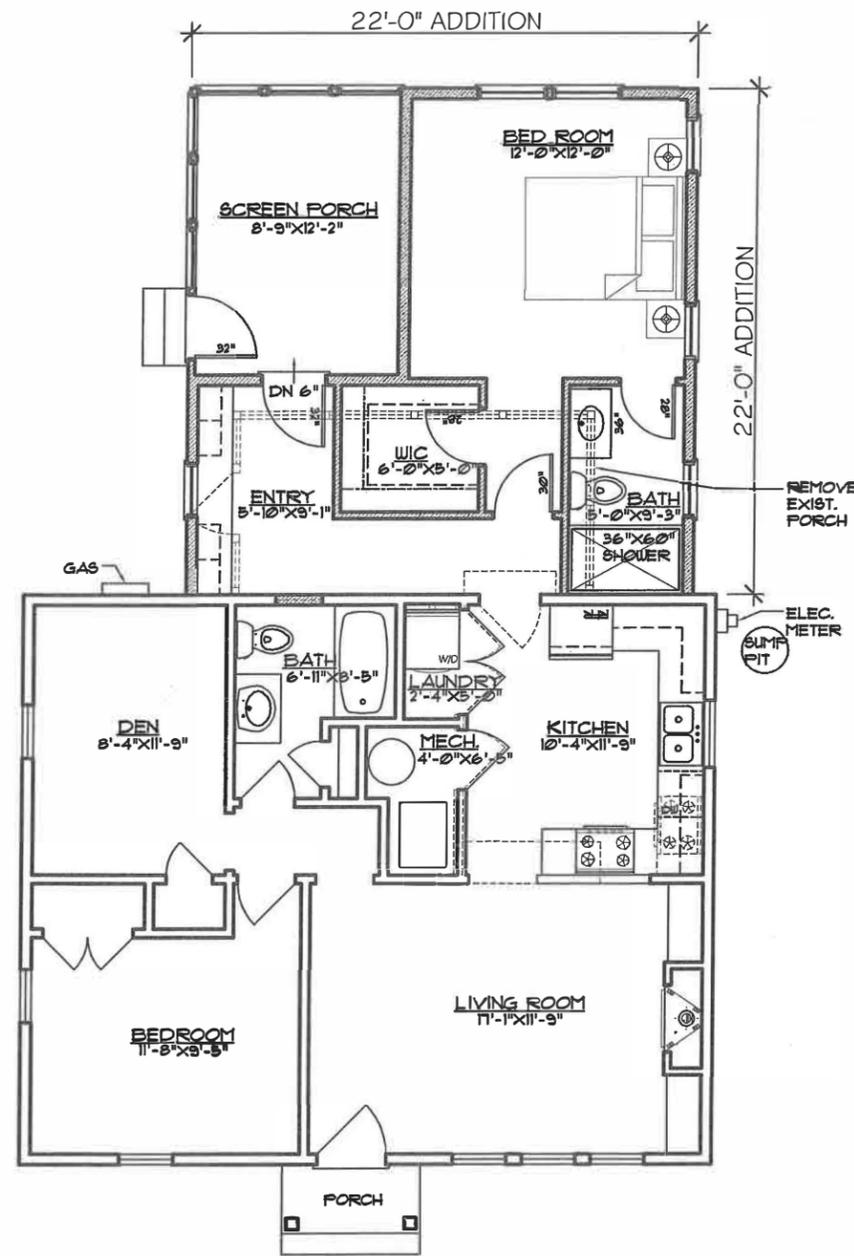
85%

PROJ: 20131

DATE:
 11 AUG 2020

SITE PLAN
 1" = 20'-0"

SITE INFORMATION IS OBTAINED FROM SURVEY
 DONE BY PAUL J. OLSZEWSKI, P.E., L.L.S.
 ADDITIONAL INFORMATION BY ROBERT O. EGGLESTON

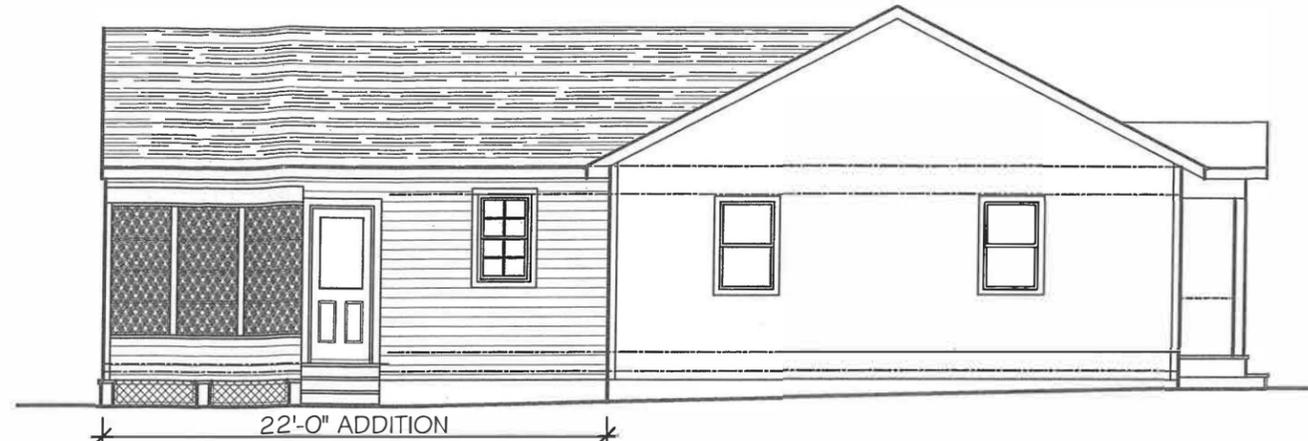


FIRST FLOOR PLAN

1/8" = 1'-0"

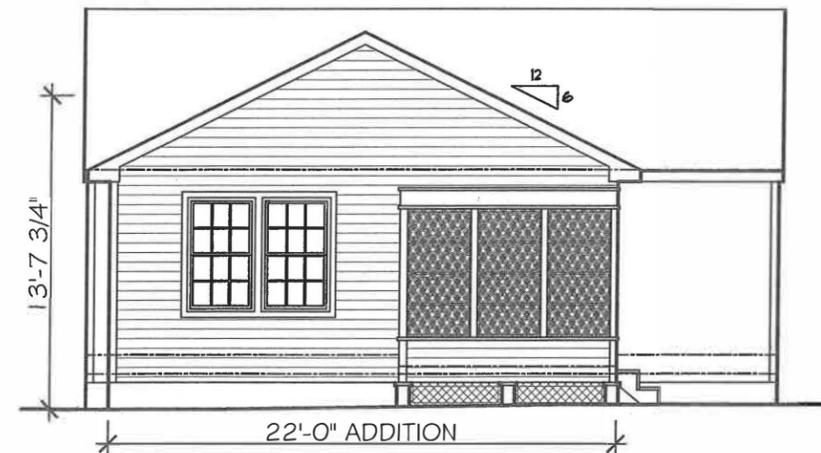
BUILDING FOOTPRINT

	EXISTING	PROPOSED
HOUSE	763 SF	1135 SF
PORCH	141 SF	130 SF
TOTAL	904 SF	1265 SF



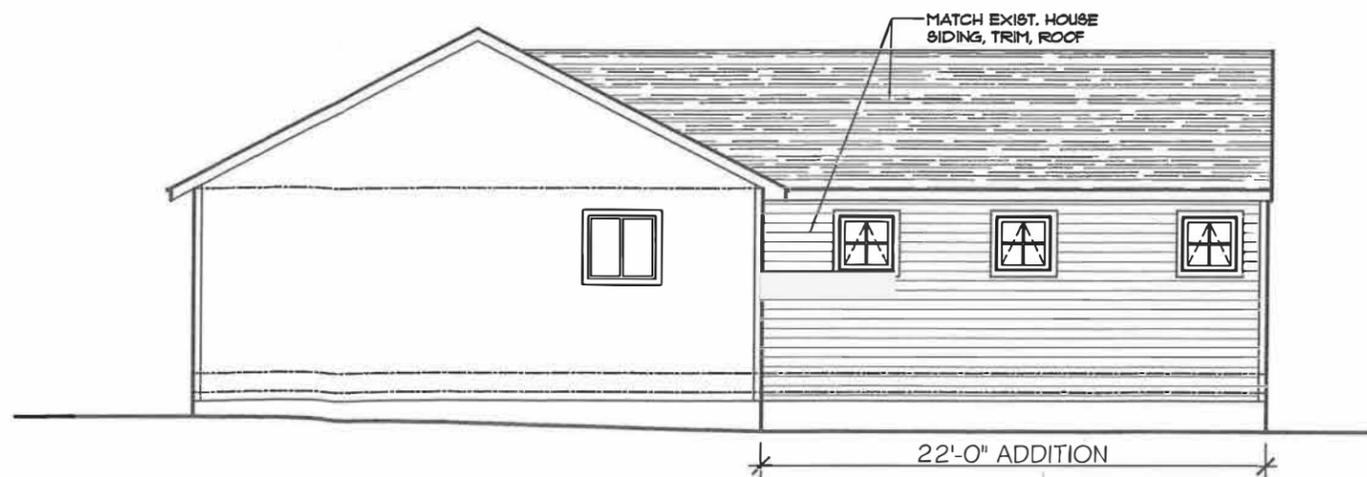
WEST ELEVATION

1/8" = 1'-0"



NORTH ELEVATION

1/8" = 1'-0"



EAST ELEVATION

1/8" = 1'-0"

ADDITION AND GARAGE

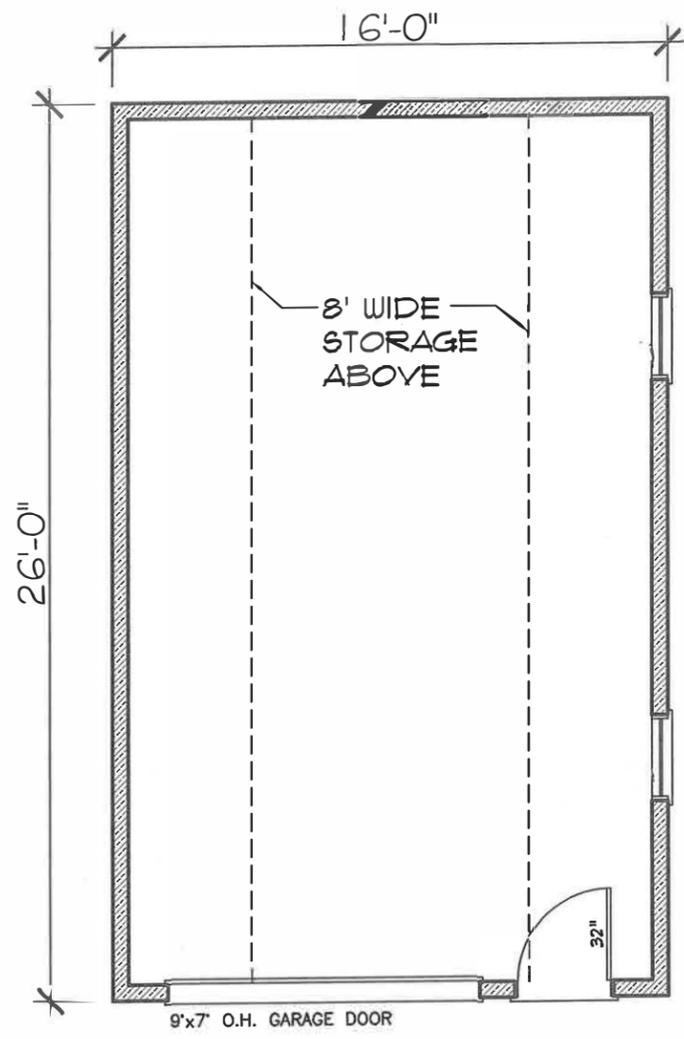
JENNIFER SAVAGE
66 WEST ELIZABETH STREET
VILLAGE OF SKANEATELES, NY

a r c h i t e c t

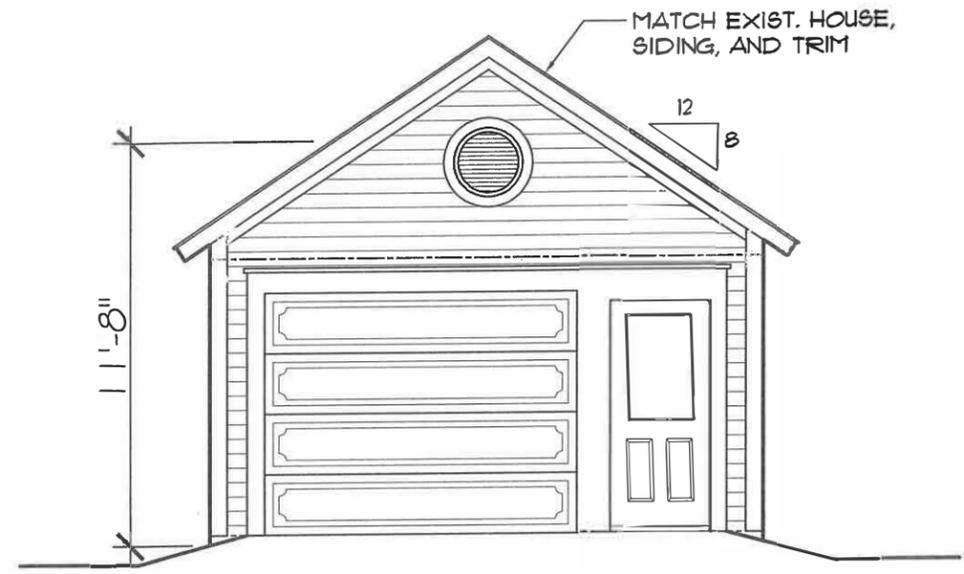
EGGLESTON & KRENZER, ARCHITECTS PC
1391 EAST GENESEE STREET
SKANEATELES, NY 13152
(315) 685-8144

PROJ: 20131

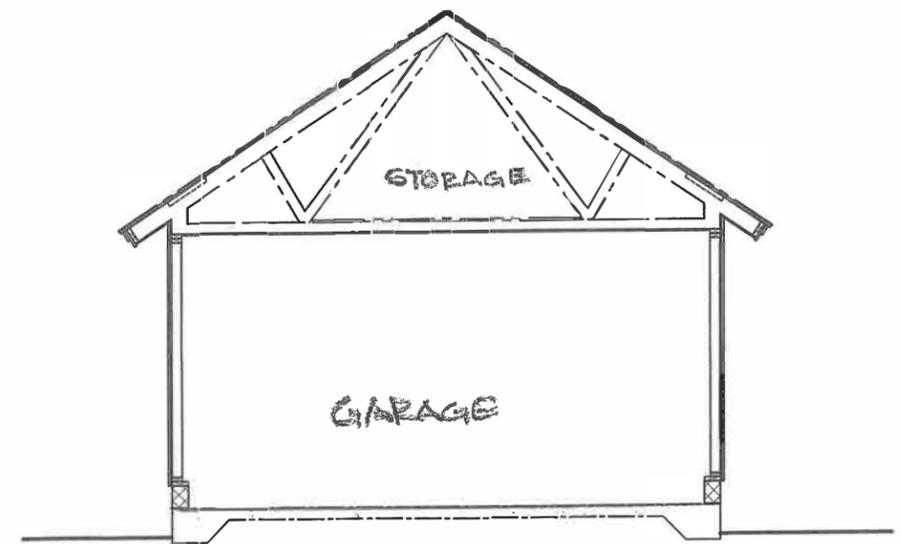
DATE:
AUG. 11 2020



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



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



SECTION
 3/16" = 1'-0"

ADDITION AND GARAGE

JENNIFER SAVAGE
 66 WEST ELIZABETH STREET
 VILLAGE OF SKANEATELES, NY

a r c h i t e c t

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

PROJ: 20131

DATE:
 AUG. 11 2020

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 8/13/2020 Permit Date and Number

Name of Applicant Angela Donahoe, RA Donahoe Group

Address of Applicant 4503 NW Townline Rd. Marcellus, NY 13108

Applicant's Email angela@donahoegroup.com Contact # 315-673-2883

Address of worksite 58 E Elizabeth St. Skaneateles

Name of Property Owner (if different from applicant) Do ma G accio

Property Owner Address 58 E Elizabeth St. Skaneateles

Property Owner Email ondoc@mac.com Contact # 315-567-1133 or 315-416-9383

Type of Work Proposed:

New Structure Addition X Alteration Swimming Pool X Repair

Fence/Wall X Paved Surface X Other

Square Footage of new work 2,496 Accurate Project Cost \$100,000.00

Describe the work proposed: Installation of in-ground swimming pool, addition to existing garage building to include bath/changing room & covered patio and supporting paved surfaces & fence wall.

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

Tax Map Number 008.01-05.0 Square Footage of Lot 22,245

Existing use of lot Dwelling, One Family Proposed use of lot Dwelling, One Family

STRUCTURE INFORMATION:

Single Family X Two Family Multi-Family Garage Commercial

Accessory Building X Boat House Other X Pool

Existing Use Dwelling, One Family Proposed Use Dwelling, One Family

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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

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 38.5 ft.

Front Yard 38.5

E Left Side Yard 11.40 ft.

Left Side Yard 10.00

W Right Side Yard 5.71 ft.

Right Side Yard 5.71

S Rear Yard 10.9 ft.

Rear Yard 34 ft.

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VILLAGE OF SKANEATELES

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

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

Architect's Name Angela M. Donahoe, RA

Architect's Address 4503 NW Townline Rd. Marcellus, NY 13108

Contractor/Builder Name Vincent Petrolito II, Finger Lakes Builder, Inc.

Contractor's Phone # 315-468-0090

Contractor's Address 116 Boulder Rd. Solvay, NY 13209

Contractor's Email renovationsvp@yahoo.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 8/ 3/2020 Signature [Handwritten Signature]

Print Applicant's Name Angela M. Donahoe

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)

MELINDA M LONGWORTH
NOTARY PUBLIC STATE OF NEW YORK
QUALIFIED IN ONONDAGA COUNTY
LIC. #01LO6373897
COMM. EXP. 04/16/2022

On this 13 day of AUGUST, 2020, ANGELA M. DONAHOE

personally appeared before me.

[Handwritten Signature]
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 8-13-20 Tax Map Number 008.01-5.0

Applicant's Name Angela M. Donahoe, RA Donahoe Group

Address of Worksite 58 E Elizabeth St. Skaneateles

Permit Fee Date Received Amount Received

Additional Info. Requested

Date Review Completed 8/27/20 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 MIN. LOT AREA

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

* DOES THE GARAGE USE NOW CHANGE / REQ. 15' SETBACK. *

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

RECEIVED AUG 13 2020 VILLAGE OF SKANEATELES

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

315-685-2118

Fax 315-685-0730

CK# 2871
pd 8/13/2020
\$250.00

(1) NOTICE OF APPEAL

(2) APPLICATION FOR SPECIAL USE PERMIT

Date of Application 8/13/2020

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

I/We Angela M. Donahoe, R.A. for Donna Ciaccio
Printed or Typed Name of Appellant(s) and/or Applicant(s)

Address 58 E. Elizabeth 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 _____ Section 225 Subsection A5

Article XIV Section 225 Subsection 69D

Article V Section 225 Subsection 14C

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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:

58 Street Number E. Elizabeth St. Street Name

Tax Map Number 008.01-05.0

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%		76.45% 75.1%	99.2 8.55 %
Front yard dimension (ft.)	30'			
Left side yard dimension (ft.)	15'	11.40'		
Right side yard dimension (ft.)	15'			
Both side yards combined (ft.)	35'	33.36'		
Rear yard dimension (ft.)	35'			
Max. width of structure as a % of lot width (Structure width divided by lot width)	65% max			
Min. livable floor area, each dwelling	1,200 sq ft			

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

~~Section 225-69D, Non-conforming building~~

* Section 225-14C Accessory Buildings, Distance to lot lines *

~~225-14D SWIMMING POOL TO LOT LINES.~~

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

See attached narrative

Dated 8/13/2020

[Signature]
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: 2em; font-weight: bold; color: blue; text-align: center;">RECEIVED</div>		
Name of Action or Project: New Pool for Donna Ciaccio		
Project Location (describe, and attach a location map): 58 E. Elizabeth St. Skaneateles, NY 13152		
Brief Description of Proposed Action: Installation of in-ground swimming pool, addition to existing garage building to include bath/changing room & covered patio and supporting paved surfaces & fence/wall.		
Name of Applicant or Sponsor: Angela M. Donahoe, R.A. Donahoe Group	Telephone: 315-673-2883 E-Mail: angela@donahoeigroup.com	
Address: 4503 NW Townline Rd.		
City/PO: Marcellus	State: New York	Zip Code: 13108
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: Village of Skaneateles, Building Permit	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action? _____ .51 acres b. Total acreage to be physically disturbed? _____ .21 acres c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ .51 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
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	
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	
<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?	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: _____ _____ _____			

RECEIVED
 AUG 13 2020
 VILLAGE OF SKANEATELES



August 13, 2020

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AUG 13 2020

VILLAGE OF SKANEATELES

To: Village of Skaneateles
Planning Board & Zoning Board of Appeals
26 Fennell Street, Skaneateles, NY 13052

Re: Narrative supporting variance request for:
58 E Elizabeth Street, Skaneateles, NY 13052

The property owners and full-time residents, Ovid Neulander & Donna Ciaccio, are proposing a new in-ground swimming pool with concrete surround, addition to existing garage building to include bath/changing room and covered patio as well as a stone retaining wall and fence to create the required enclosure to the pool area.

The existing property fails to meet the minimum required lot-size and lot width and the existing single-family dwelling is a non-conforming building in that it fails to meet the minimum one side-yard and combined side-compliant condition.

Additionally, with the addition of the bath/changing space at the rear of the existing garage the building will be become classified as an accessory building, rather than a garage, and therefore create a non-compliant condition in that the accessory building is located 5 feet from the property line, rather than the required 15 feet.

We are therefore appealing to the Village to vary the strict application of the provisions of 225-A5 Minimum Open Space, 225-14c Accessory Building – Distance to Lot Lines, and 225-69d Non-conforming building.

The proposed project, while decreasing the open space below the minimum required, will have a minimal effect of the visual density of the property and will not result in an undesirable change to the character of the neighborhood or a detriment to the nearby properties. The use of the accessory building in the areas encroaching the side yard will remain devoted to the storage of vehicles, the addition of the bath/changing space and covered patio is located at the rear of the building in the rear yard of the lot, blinded from the street. We believe that the requested variances are not substantial and will have no adverse effect or impact on the physical or environmental conditions in the neighborhood. Given the existing non-conforming lot size and width, as well as the existing non-compliant primary building, we submit that these difficulties are not self-created.

Thank you for your consideration in this matter,

A handwritten signature in black ink, appearing to read 'Angela Donahoe', with a stylized flourish at the end.

Angela Donahoe



DONAHOE GROUP

August 13, 2020

Proposed Pool & Pavilion Project for:

Neulander Residence located at:

58 Elizabeth Street, Skaneateles, NY

Outline Scope of Work & Construction Schedule

Fall of 2020

- Provide solid 4" tile from neighbors two western downspouts South of the pool development and transfer to a perforated 4" tile to a point of daylight discharge
- Intercept existing 4" perforated tile and redirect around pool development as required
- Confirm existing empty conduits from dwelling to garage and access what utilities may be routed through this path
- Sidewalk pavers within work area are to be removed and stored for reinstallation as required
- Excavate and provide concrete pad and 'electrical back-stop' for pool electrical service
- Excavate install and backfill four addition/pavilion foundation piers
- Conduits for remaining utilities (utilities to include; potable water; gas; forced sanitary; data; and electric (assuming the current service to the garage is neither large enough, or can be re-pulled) to be provided to East yard of dwelling
- Water to terminate at rear of existing garage and be made active
- Provide/confirm electric service to garage building (sized to power; existing garage; bathroom; pavilion, with future kitchen/bar like appliances; water heater, pool equipment; and landscape lighting), from which, provide conduit and power to 'electrical back-stop' for pool
- Excavate and install pool and pool equipment, coordinate backfill for pool to ensure proper base for finished surfaces and provide temporary fencing
- Install retaining/garden walls and rough grade installing any required conduit for landscape lighting
- Erect addition/pavilion
- Install patio surfaces (including under pavilion) and paver walk

Spring of 2021

- Install landscaping, landscape lighting, finish fencing, final grading and seeding

All work anticipated to be completed by mid-June 2021

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VILLAGE OF SKANEATELES

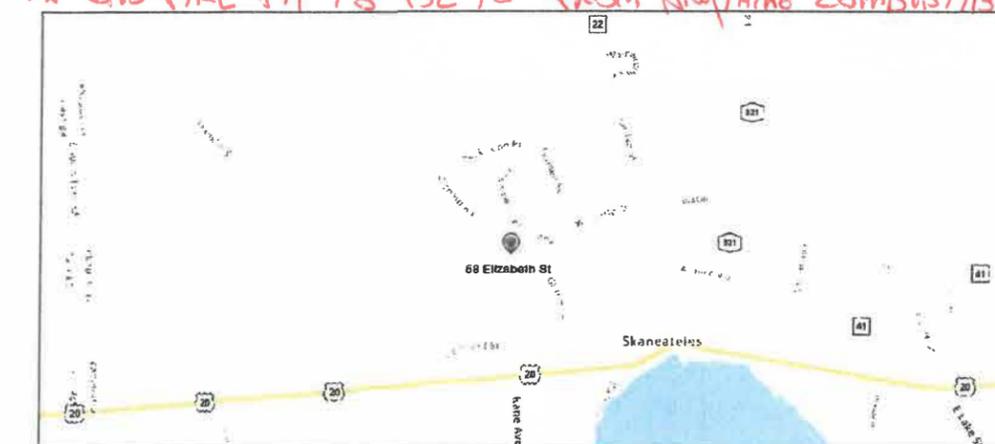
EAST ELIZABETH STREET

ZONING DENSITY CONTROL SCHEDULE
LAND USE CONTROL DISTRICT A-2

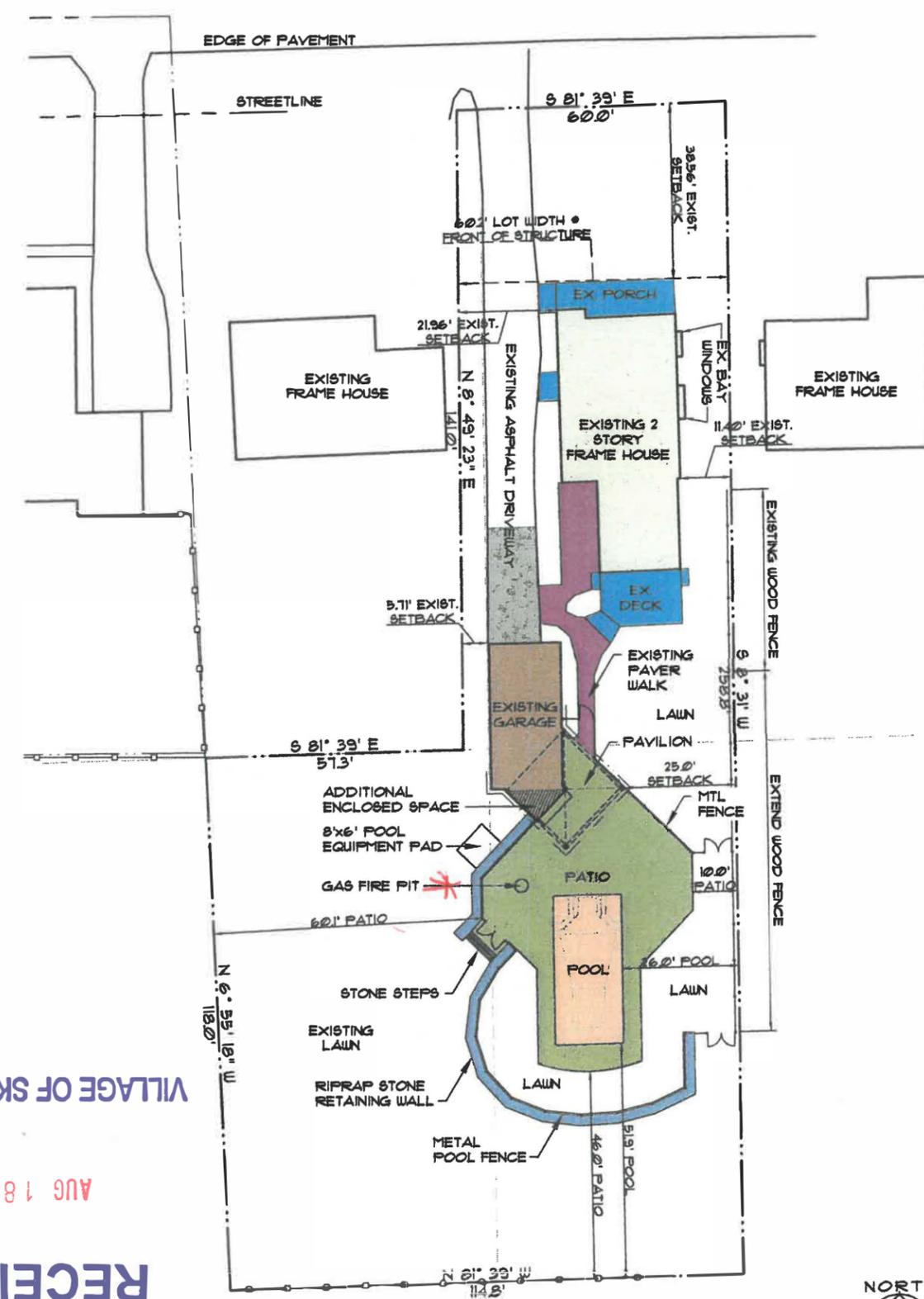


USE	EXISTING	PROPOSED	REQUIRED
DWELLING, ONE-FAMILY			PERMITTED
LOT AREA	22,248 SF.	22,248 SF.	30,000 SF. MIN.
LOT WIDTH	60.0'	60.0'	100.0'
MINIMUM REQUIRED OPEN SPACE	86.2% 87.56%	75.1% 76.45%	85% MIN.
HOUSE	1,341 SF	1,341 SF	
DRIVEWAY (ONE OUT DOOR PKG. SPACE)	300 SF	300 SF	
PORCHES, DECKS & STAIRS	491 SF	491 SF	
PAVER SIDEWALK	424 SF	401 SF	
PATIO	0 SF	1,560 SF	
POOL	0 SF	498 SF	
ACCESSORY BLDG.	512 SF	565 SF	
STONE WALLS	0 SF	321 SF	
STONE STEPS	0 SF	16 SF	
POOL EQUIP. PAD	0 SF	48 SF	
TOTAL:	2,768 SF 3,068 SF	5,241 SF 5,241 SF	
FRONT YARD	38.56'	38.56'	AVERAGE SET BACK & GREATER THAN 10'
SIDE YARD -ONE	11.40'	11.40'	15' MIN.
SIDE YD. -BOTH	33.36'	33.36'	35' MIN.
REAR YARD	144.34'	144.34'	35' MIN.
MAX. WIDTH OF STRUCTURE	43.7% (26.3'/60.2')	43.7% (26.3'/60.2')	65% MAX.
BUILDING HT.	±24.0' (2 STORIES)	±24.0' (2 STORIES)	35' MAX. (2.5 STORIES)
MIN. LIVABLE FLOOR AREA	2,690 SF.	2,690 SF.	1,200 SF. MIN.

* GAS FIRE PIT TO BE 15' FROM ANYTHING COMBUSTIBLE



SITE LOCATION MAP
NOT TO SCALE



SITE PLAN
1" = 20'-0"

SITE INFORMATION IS OBTAINED FROM SURVEY DONE BY PAUL JAMES OLSZEWSKI, P.L.S., PLLC, DATED 01/20/2020 ADDITIONAL INFORMATION BY DONAHOE ARCHITECTURAL DESIGN, P.C.

SITE PLAN FOR:
OYD NEULANDER & DONNA CIACCIO
58 ELIZABETH STREET
SKANEATELES, NEW YORK

SITE PLAN

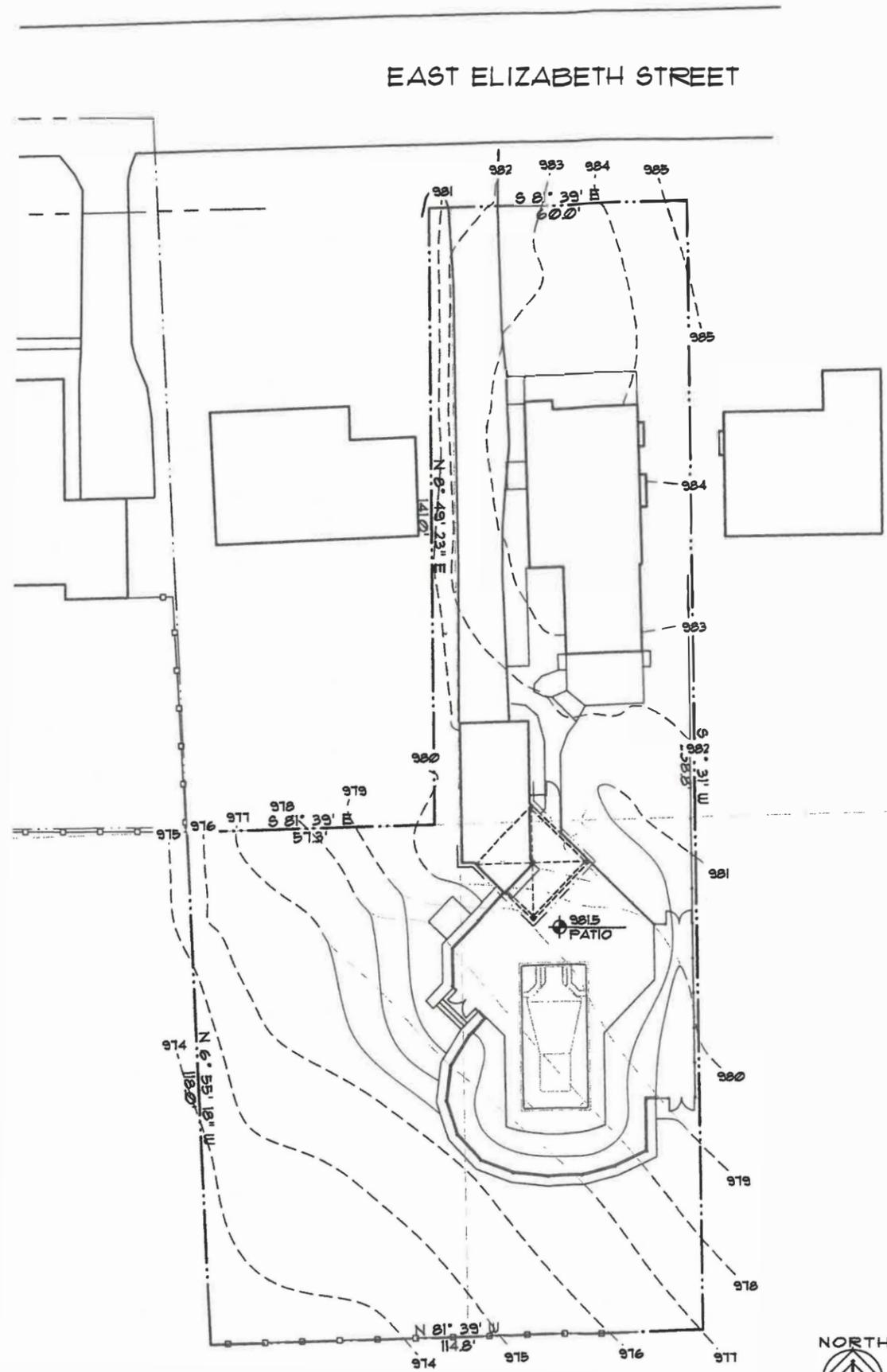
DRAWN CPD	DATE 08/07/2020
CHECKED	PROGRESS PRINT
DATE	
PROJECT 20036	

S-1

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VILLAGE OF SKANEATELES

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GRADING SITE PLAN

1" = 20'-0"

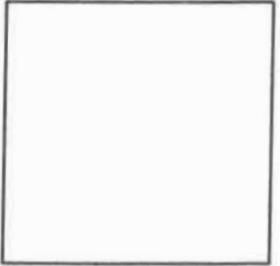
SITE INFORMATION IS OBTAINED FROM SURVEY DONE BY PAUL JAMES OLSZEWSKI, P.L.S., PLLC, DATED 01/20/2020 ADDITIONAL INFORMATION BY DONAHOE ARCHITECTURAL DESIGN, P.C.

EAST ELIZABETH STREET

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VILLAGE OF SKANEATELES



**SITE PLAN FOR:
OVID NEULANDER & DONNA CIACCIO
58 ELIZABETH STREET
SKANEATELES, NEW YORK**

GRADING SITE PLAN

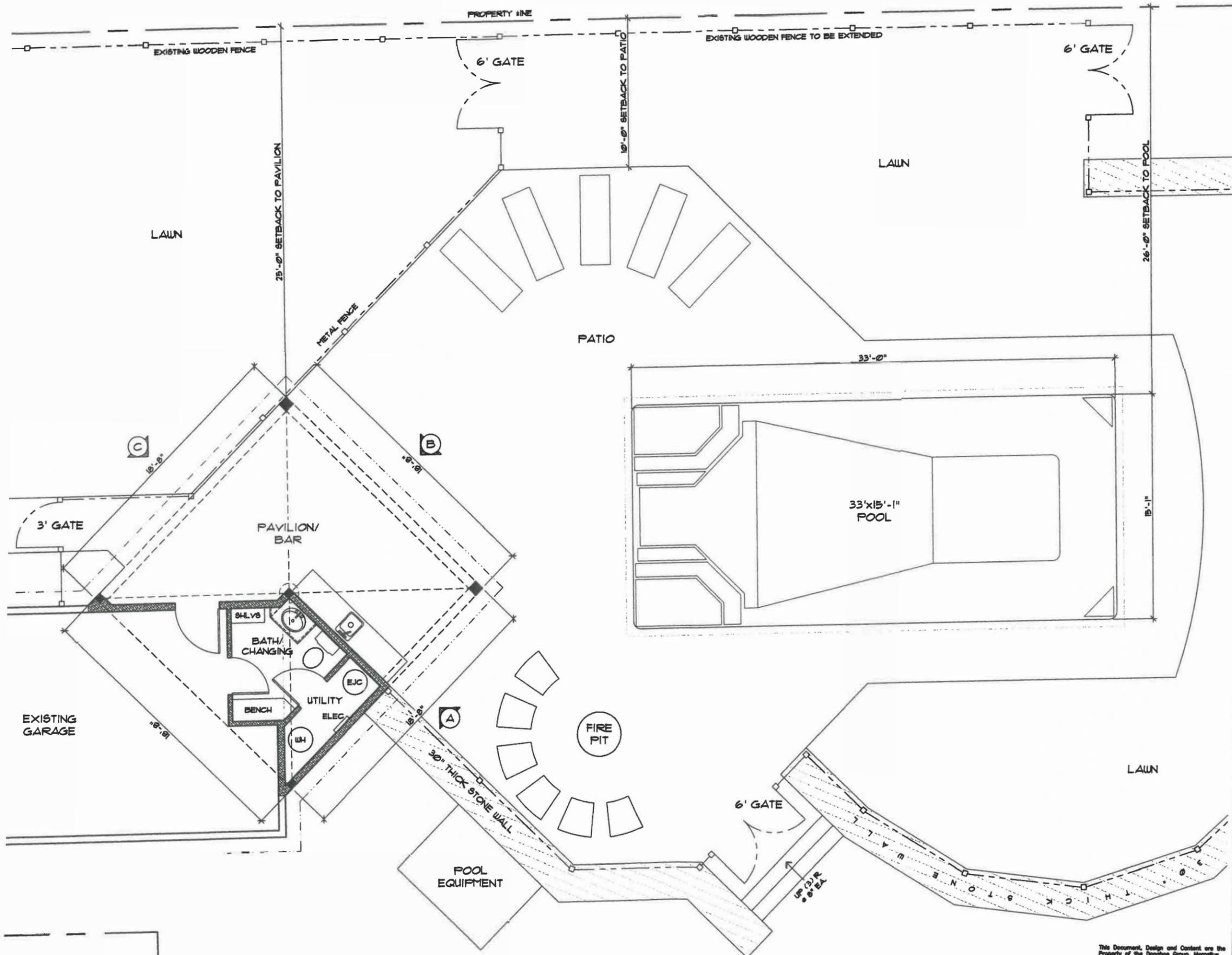
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DATE	
PROJECT	20036

DATE	08/17/2020
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S-2



DG
DONAHOE GROUP
 4503 NORTHWEST TOWNLINE RD.
 MARCELLUS, NEW YORK 13108
 315 673 2865 FAX 315 673 3300

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 AUG 18 2020

VILLAGE OF SKANEATELES
NEW PAVILION, POOL, & PATIO FOR:
OMD NEULANDER & DONNA CIACCIO
 58 ELIZABETH STREET
 SKANEATELES, NEW YORK

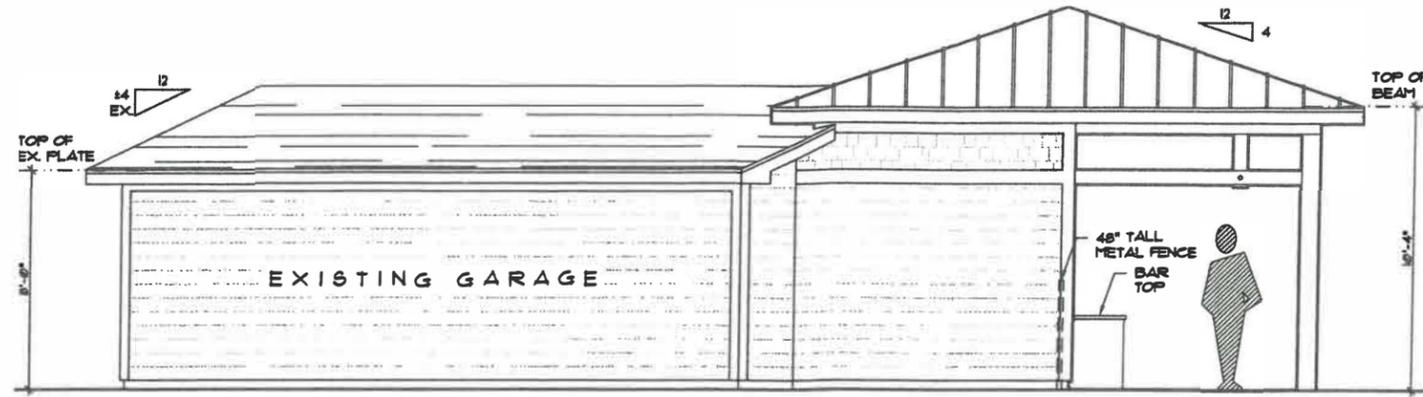
PLAN

DRAIN	CD	DATE	08/12/2020
CHECKED		SUBMISSION	PROGRESS PRINT
DATE			
PROJECT	20036		

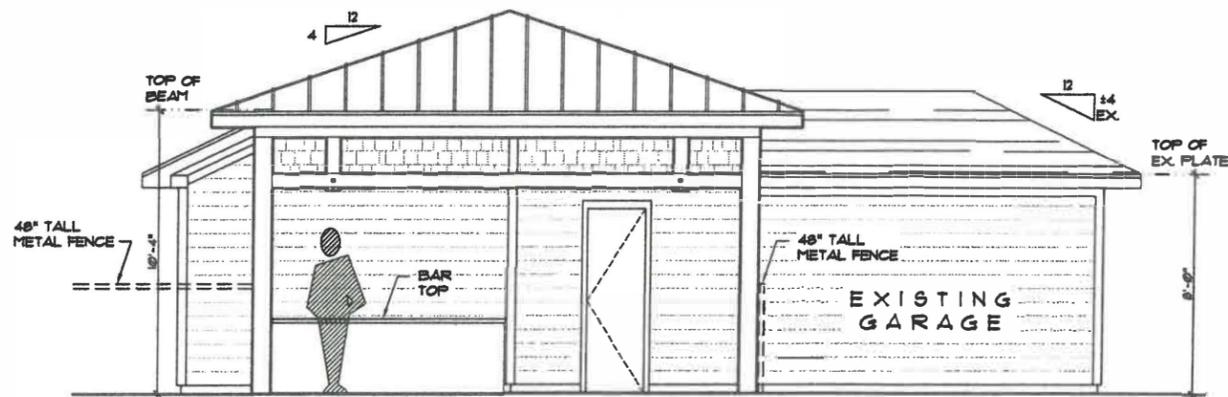
PLAN
 1/4" = 1'-0"

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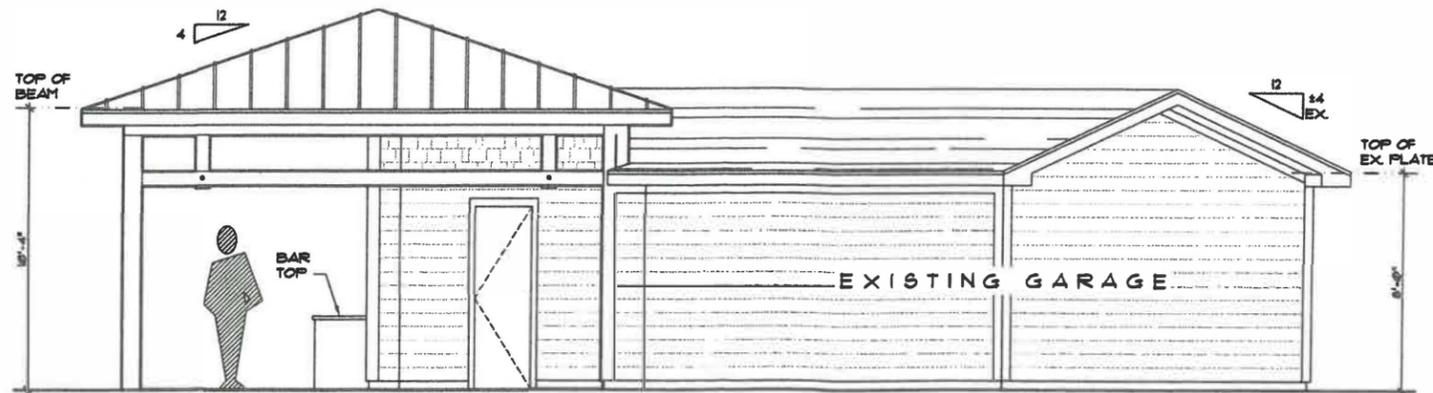
A-1



ELEVATION 'A'
1/4" = 1'-0"



ELEVATION 'B'
1/4" = 1'-0"



ELEVATION 'C'
1/4" = 1'-0"

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AUG 18 2020

VILLAGE OF SKANEATELES



NEW PAVILION, POOL, & PATIO FOR:
OYD NEULANDER & DONNA CIACCIO
58 ELIZABETH STREET
SKANEATELES, NEW YORK

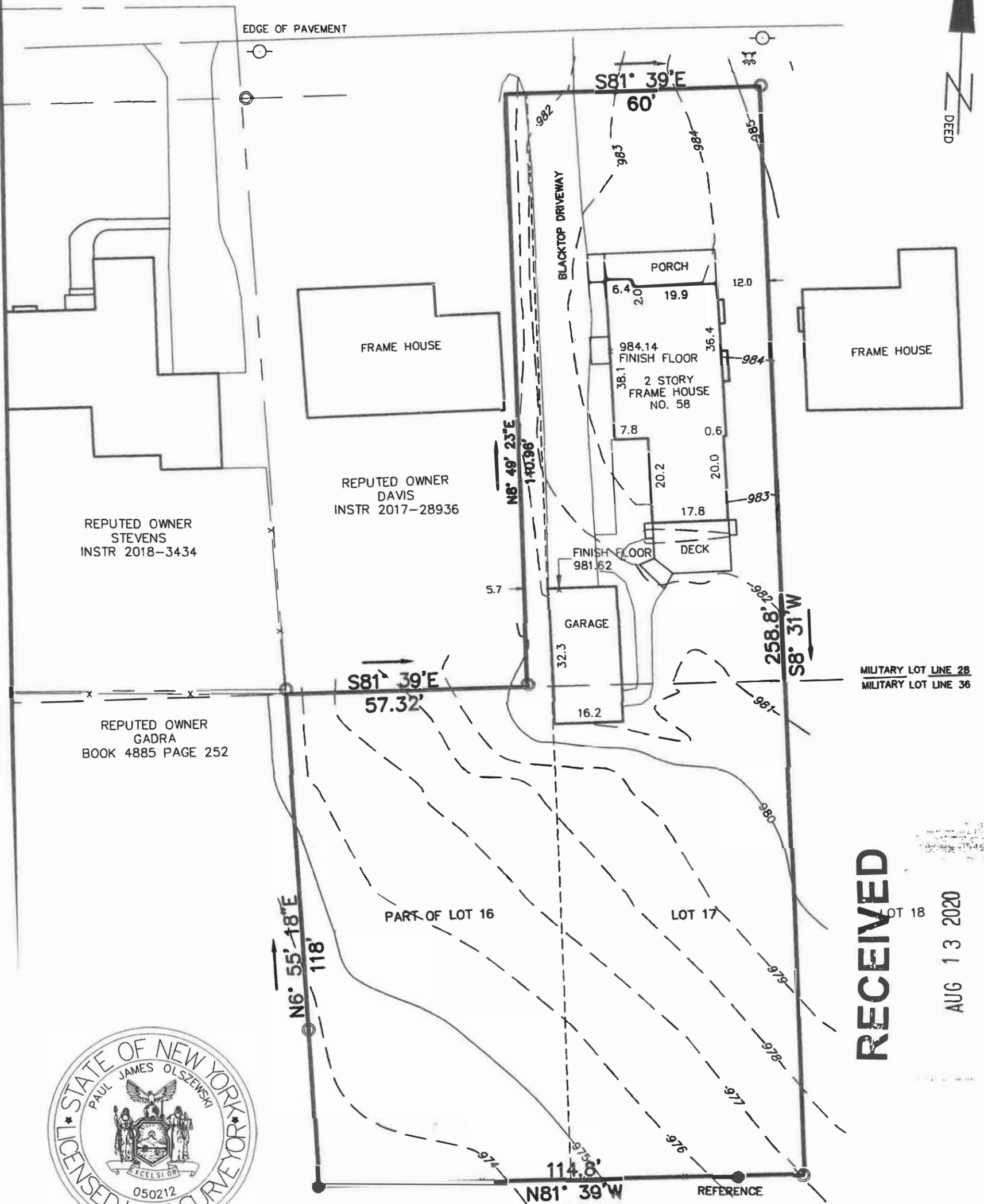
ELEVATIONS

DRAWN	CB	DATE	08/12/2020
CHECKED		SUBMISSION	PROGRESS PRINT
DATE		PROJECT	20036

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EAST ELIZABETH STREET



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AUG 13 2020

VILLAGE OF SKANEATELES



NOTE
VERTICAL DATUM NAVD 88

SHEAR TRACT PREPARED BY CHARLES AGLE DATED 6-19-1922. FILED IN THE ONONDAGA COUNTY CLERKS OFFICE ON 6-19-1922 AS MAP NO. 1800.

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 01-20-2020.

Paul J. Olszewski

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

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PART OF LOTS 1 BLOCK No. 11 VILLAGE OF SKANEATELES GRIFFIN'S 1870 MAP	
PART OF MILITARY LOTS 28/36 COUNTY OF ONONDAGA	VILLAGE OF SKANEATELES STATE OF NEW YORK
PAUL JAMES OLSZEWSKI, P.L.S., PLLC 51 FENNEL STREET SKANEATELES NEW YORK, 13152 315-488-5552 pjossurvey.com	

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 8/27/20 Permit Date and Number _____

Name of Applicant Marty + Tara Lynn

Address of Applicant 38 Academy Street

Applicant's Email mlynn@lynnlaw.com taratlynn@gmail.com Contact # 315-345-3569

Address of worksite 38 Academy St

Name of Property Owner (if different from applicant) _____

Property Owner Address 38 Academy St

Property Owner Email see applicant Contact # _____

Type of Work Proposed:

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

Fence/Wall _____ Paved Surface X Other _____

Square Footage of new work _____ Accurate Project Cost \$3225.00

Describe the work proposed: remove/replace driveway ~~and~~ pavers with regular blacktop driveway. Area has already been removed w/ contractor waiting to blacktop. We would like to fit two cars in driveway for traffic flow and emergency vehicles.

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

Tax Map Number 007--03-08 Square Footage of Lot _____

Existing use of lot SFH Proposed use of lot SFH

STRUCTURE INFORMATION:

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

Accessory Building _____ Boat House _____ Other _____

Existing Use SFH/DRIVEWAY Exp. Proposed Use SFH/DRIVEWAY Exp.

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

help CEO?

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 0 ft.

Rear Yard _____ ft.

Rear Yard _____ ft.

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 Earth Road Asphalt

Contractor's Phone # 315-253-9060

Contractor's Address 277 North Street, Auburn NY 13021

Contractor's Email estimator@earthroadasphalt.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 8/9/20 Signature Tara Lynn Martin Lynn

Print Applicant's Name Tara Lynn Martin Lynn

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 8/27/20 Tax Map Number 007-03-08

Applicant's Name Martin + Tara Lynn

Address of Worksite 38 Academy St. Skaneateles NY 13152

Permit Fee Date Received Amount Received

Additional Info. Requested

Date Review Completed 8/27/20 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 MIN. LOT AREA

- 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 (2) (c) EXCESS FRONT YARD %
* 225-58 B (8) (a) DISTANCE TO LOT LINE

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 4/27/20

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

I/We Mary & Tara Lynn
Printed or Typed Name of Appellant(s) and/or Applicant(s)

Address 38 Academy Street

(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 14 C (2) (e)

Article XII Section 225 Subsection SB (6) (a)

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:

38 Street Number Academy Street Name

Tax Map Number 007 - 03 - 08

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				
Front yard dimension (ft.)				
Left side yard dimension (ft.)				
Right side yard dimension (ft.)			0'	3'
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				

DRIVEWAY

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

We are removing & replacing our driveway and pavers as well as some space to even out the driveway. ~~As~~ Allows us to park two cars in driveway to free up traffic flow

Dated _____

Signature of Applicant/Appellant

and for emergency vehicles to get by. The driveway has been dug out and we are awaiting blacktop. Thank you

8/9/20



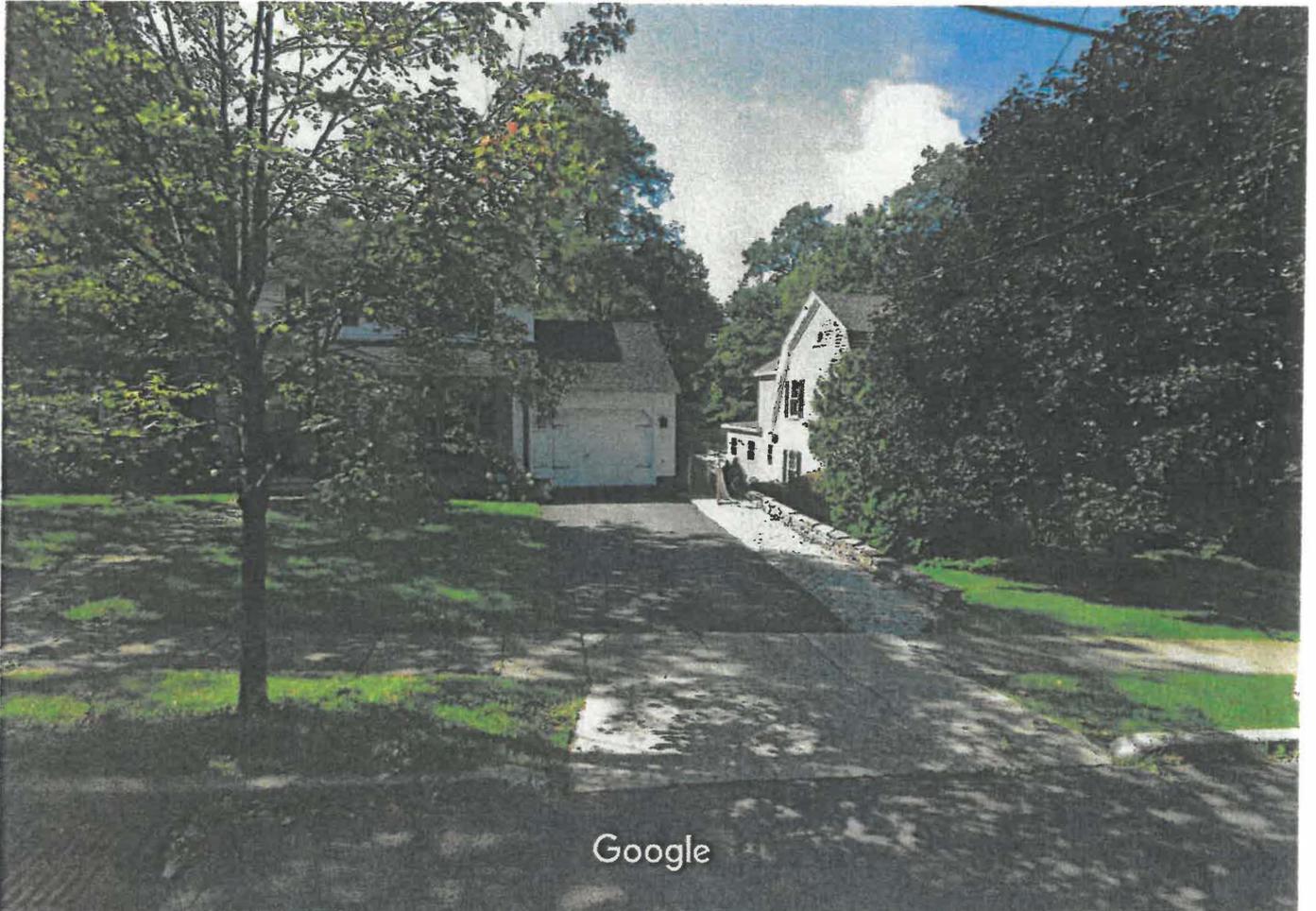


Image capture: Aug 2019 © 2020 Google

Skaneateles, New York



Street View

ets E Elizabeth St



eles



ich Ave



LYNN – 38 ACADEMY STREET

2015

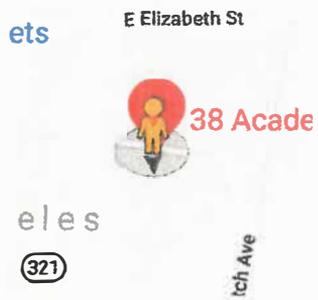


Image capture: Aug 2019 © 2020 Google

Skaneateles, New York

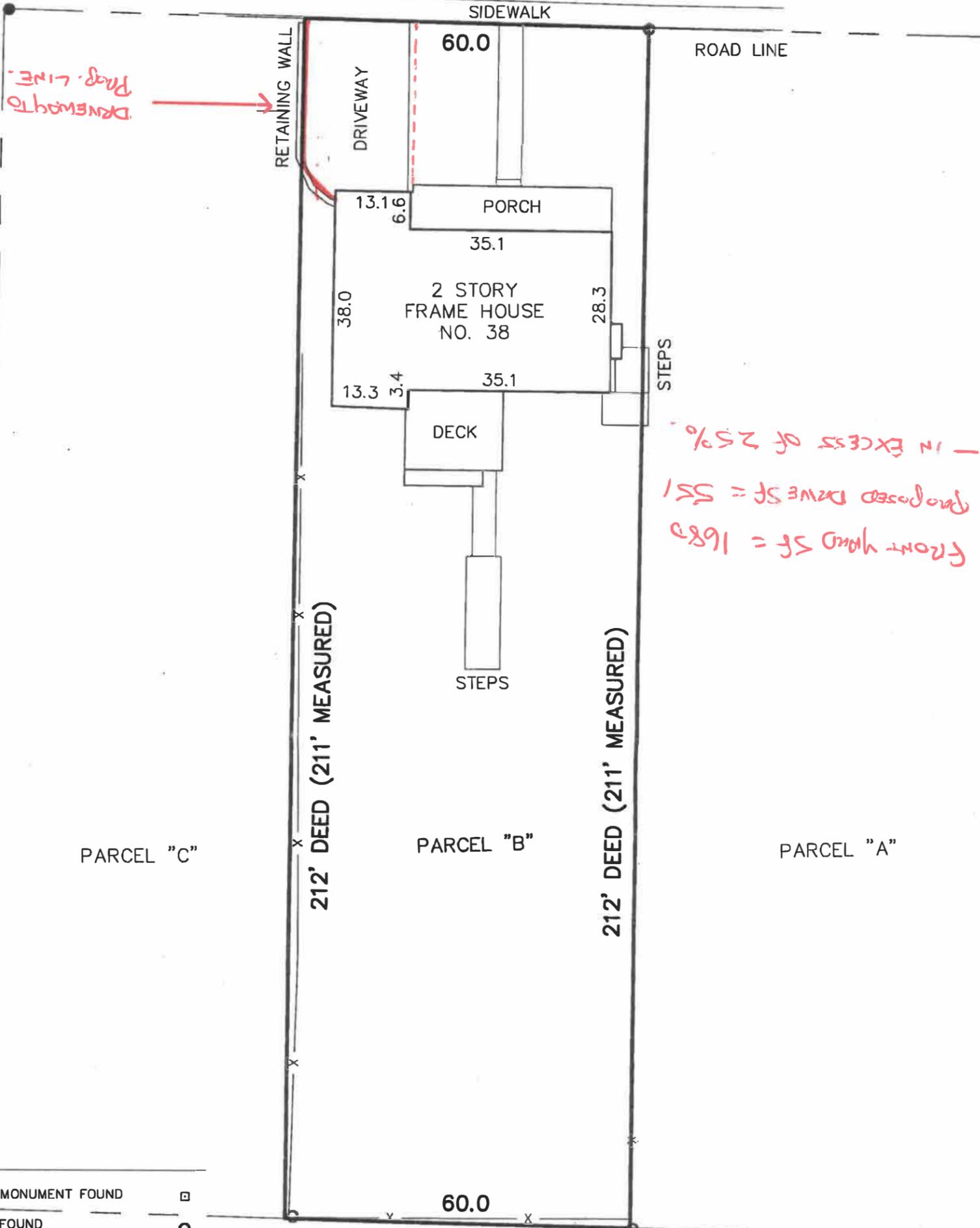


Street View



ACADEMY STREET

CENTERLINE ROAD



PARCEL "C"

PARCEL "B"

PARCEL "A"

212' DEED (211' MEASURED)

212' DEED (211' MEASURED)

LEGEND

- CONCRETE MONUMENT FOUND □
- IRON PIPE FOUND ○
- IRON ROD FOUND ●
- ⊙ IRON ROD SET ⊙
- UTILITY POLE ○

REPUTED OWNER
 34 1/2 REAL ESTATE LLC
 BOOK 5403 PAGE 916

REFERENCE

MAP SHOWING SURVEY & BUILDING LOCATIONS
 PREPARED BY ADRIAN G. NIESZ DATED 1-12-1948.
 FILED IN THE ONONDAGA COUNTY CLERKS OFFICE
 ON 3-1-1948 AS MAP NO. 2908.



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 05-30-2018.

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

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PARCEL B
 MAP SHOWING SURVEY & BUILDING LOCATIONS
 PART OF LOT 3 - BLOCK 13

PART OF BLOCK 13 VILLAGE OF SKANEATELES
 COUNTY OF ONONDAGA STATE OF NEW YORK

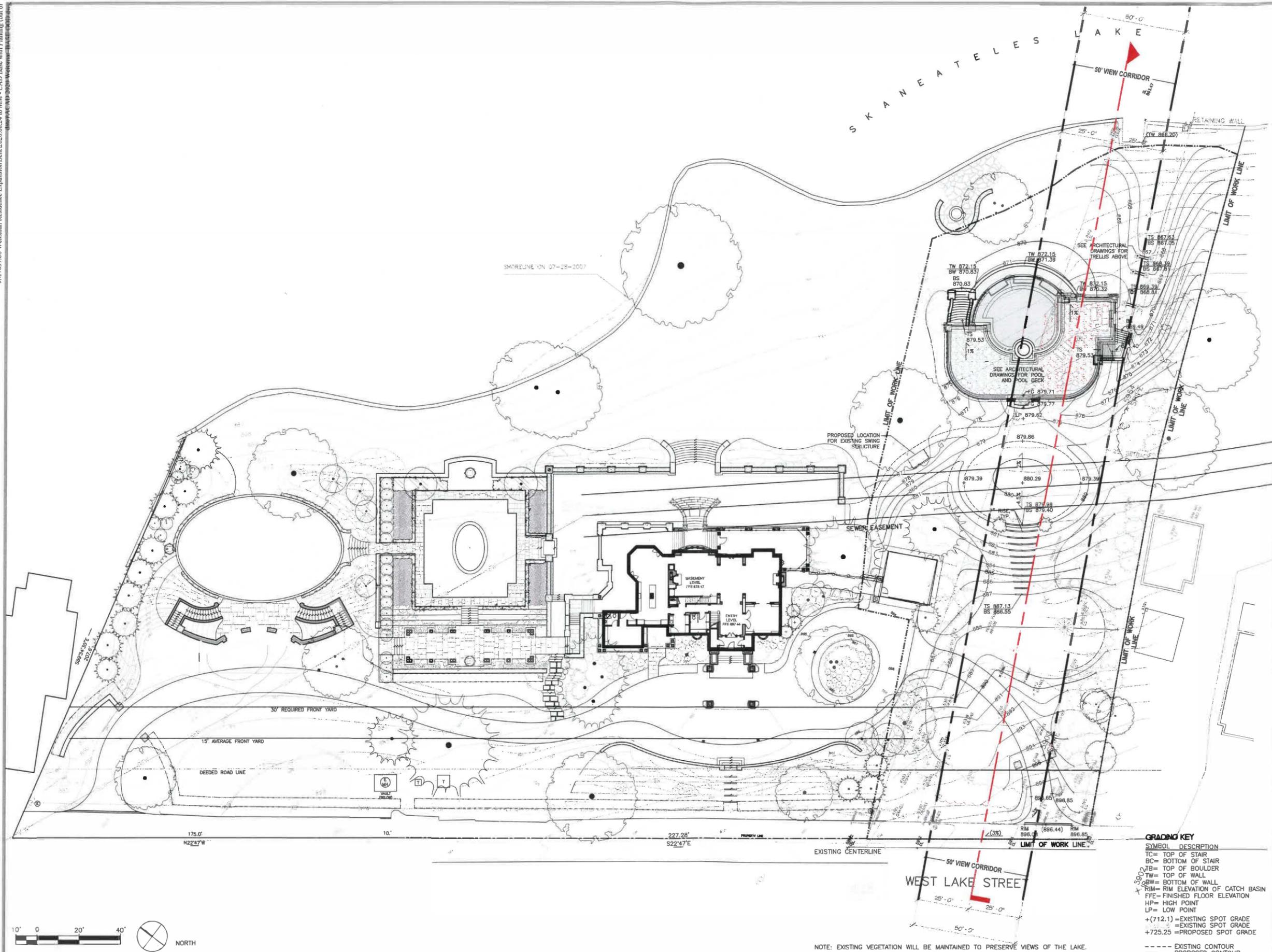
PAUL JAMES OLSZEWSKI, P.L.S., PLLC
 51 FENNEL STREET
 SKANEATELES NEW YORK, 13152
 315-488-5552 pjosurvey.com

DATE: JUNE 1, 2018

SCALE: 1" = 20 FEET

PROJECT No. SK07-03-08

J:\17037.00 Weitsman Residence Expansion\Sept2020.08.24 to MM - CAD Base with Planting (out of
 display) CAD Base with Planting - Weitsman Residence Expansion.dwg



NOTE: EXISTING VEGETATION WILL BE MAINTAINED TO PRESERVE VIEWS OF THE LAKE.

GRADING KEY

SYMBOL	DESCRIPTION
TC	TOP OF STAIR
BC	BOTTOM OF STAIR
TB	TOP OF BOULDER
TW	TOP OF WALL
BW	BOTTOM OF WALL
RIM	RIM ELEVATION OF CATCH BASIN
FFE	FINISHED FLOOR ELEVATION
HP	HIGH POINT
LP	LOW POINT
+ (712.1)	EXISTING SPOT GRADE
+ (725.25)	PROPOSED SPOT GRADE
---	EXISTING CONTOUR
- - - -	PROPOSED CONTOUR

MEYER & MEYER
 ARCHITECTURE AND INTERIORS

F: 617-261-3902
 T: 617-266-6755

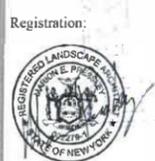
1798 Commonwealth Avenue
 Boston, Massachusetts 02215

P Pressley Associates
 Landscape Architects
 219 Parker Street
 Newton Centre, MA 02459
 Tel: 617-969-1934
 Fax: 617-969-1066

Weitsman Residence Pool Terrace

61 W Lake Street, Skaneateles, New York

Issue Dates and Revisions
 08/17/2020 Permit Set Amended



Registration:
 Drawing Title:
Grading Plan

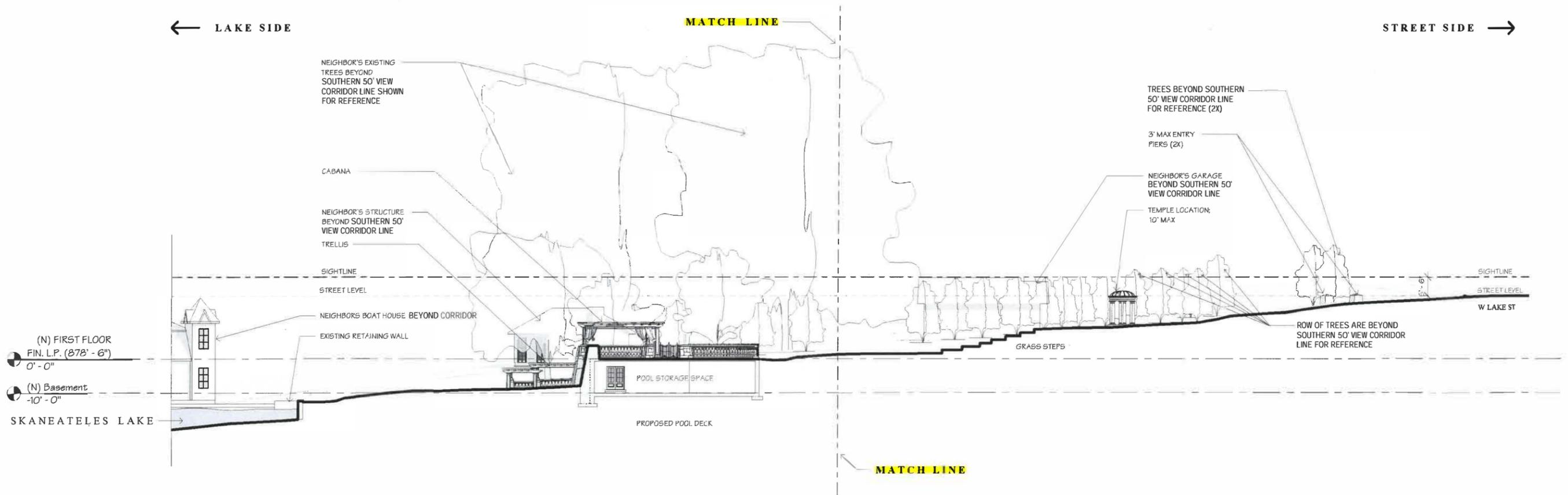
Drawn: FP
 Checked: MP
 Project Number: 17037.00
 Date: August 24, 2020
 Drawing Number:

L3.0

VILLAGE OF SKANEATELES

AUG 27 2020

Amended



Sight Line Site Section Study: **Full Section**
Original Scale: 1/16" = 1' - 0"; Scaled Down to Fit Entire Section on 11"x17"

August 24, 2020

← LAKE SIDE

STREET SIDE →

MATCH LINE

MATCH LINE

NEIGHBOR'S EXISTING TREES BEYOND SOUTHERN 50' VIEW CORRIDOR LINE SHOWN FOR REFERENCE

TREES BEYOND SOUTHERN 50' VIEW CORRIDOR LINE FOR REFERENCE (2X)

CABANA

3' MAX ENTRY PIERS (2X)

NEIGHBOR'S STRUCTURE BEYOND SOUTHERN 50' VIEW CORRIDOR LINE

NEIGHBOR'S GARAGE BEYOND SOUTHERN 50' VIEW CORRIDOR LINE

TRELLIS

TEMPLE LOCATION: 10' MAX

SIGHTLINE

SIGHTLINE

STREET LEVEL

STREET LEVEL

NEIGHBOR'S BOAT HOUSE BEYOND CORRIDOR

W LAKE ST

EXISTING RETAINING WALL

ROW OF TREES ARE BEYOND SOUTHERN 50' VIEW CORRIDOR LINE FOR REFERENCE

(N) FIRST FLOOR
FIN. L.P. (878' - 6")
0' - 0"

(N) Basement
-10' - 0"

GRASS STEPS

POOL STORAGE SPACE

PROPOSED POOL DECK

Sight Line Site Section Study: (1 of 2) Lake Side
Scale 1/16" = 1'-0"

August 24, 2020

Sight Line Site Section Study: (2 of 2) Street Side
Scale 1/16" = 1'-0"