

Village of Skaneateles  
26 Fennell Street  
Skaneateles, NY 13152  
315-685-2118 Fax 315-685-0730

**Historical Landmarks Preservation Commission**  
Application for a Certificate of Approval

Date 11.14.2023

Name of Applicant Sean Kerla - Philip Properties LLC

Address of Applicant 3814 East Street  
Skaneateles, NY 13152

Telephone: Home \_\_\_\_\_ Business \_\_\_\_\_

Fax \_\_\_\_\_ Cell 315-427-8885

Application for Signage Only? (Y/N) N

Address of the building, structure or property where the proposed changes or construction is located, or where the sign is located: 609 E. Geneva Street

Owner of the above building, structure or property (If not the applicant): \_\_\_\_\_

Name \_\_\_\_\_ Phone \_\_\_\_\_

Address \_\_\_\_\_

Description of the work proposed: Replace Windows - North Side on  
Second & Third Floor, Replace Double Hung Window -  
South Side of Basement with a Slided. REPAIRS  
DOWNER CURTAINS ON NORTH (BLACK CURTAINS)  
\_\_\_\_\_  
Signature of Applicant

For Office Use:

Date Application Received \_\_\_\_\_ Date of Public Hearing \_\_\_\_\_

Fee \$ \_\_\_\_\_ Date Paid \_\_\_\_\_ Tax Map Number \_\_\_\_\_

Cert. of Approval Number \_\_\_\_\_ Dated \_\_\_\_\_ Sign/Bldg. Perm. # \_\_\_\_\_

Email: codes@villageofskaneateles.com  
11/16/c

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

Date of Application 11.14.2023 Permit Date and Number PH11711

Name of Applicant and/or Owner's Agent (e.g., LLC Manager or Architect) Sean Kaska - Paperis LLC

Address of Applicant and/or Owner's Agent 3816 East Street Skaneateles, NY 13152

Applicant's Email Sean.Kaska@paperis.com Contact # 315-427-8885

Address of worksite 68 E. Jennie Street

Name of Property Owner (if different from applicant) \_\_\_\_\_

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 NA Accurate Project Cost \_\_\_\_\_

Describe the work proposed: MODIFY CURBOUT BUILDING PERMIT  
W/ REPLACING NORTH ELEVATION 2ND FLOOR &  
DOWNER WINDOW.

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

Tax Map Number 12-01-28 Square Footage of lot 1962 SF

Existing use of lot MIXED USE Proposed use of lot MIXED USE

STRUCTURE INFORMATION:

Single Family \_\_\_\_\_ Two Family \_\_\_\_\_ Multi-Family  Garage \_\_\_\_\_ Commercial

Accessory Building \_\_\_\_\_ Boat House \_\_\_\_\_ Other \_\_\_\_\_

Existing Use RETAIL 3 DU Proposed Use RETAIL 3 DU

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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)

N Front Yard 0.9 ft. Front Yard 0.9 ft.

E Left Side Yard 0 ft. Left Side Yard 0 ft.

W Right Side Yard 0 ft. Right Side Yard 0 ft.

S Rear Yard 0 ft. Rear Yard 0 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 KWON HOONS - General Builders

Contractor's Phone # 315-727-5369

Contractor's Address 6108 Westfield Drive S Jameville, NY 13078

Contractor's Email Honisk@gmail.com

The applicant and/or agent 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 11.14.23 Signature [Signature]

Print Applicant's and/or Agent's Name SEAN KARRA

Affidavit of Owner or Applicant or Agent  
(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

Building/Zoning Application Review Sheet

Date Received \_\_\_\_\_ Tax Map Number 12-01-88

Applicant's Name Sean Kalka

Address of Worksite 42 E. Jennie Street

Permit Fee Date Received \_\_\_\_\_ Amount Received \_\_\_\_\_

Additional Info. Requested \_\_\_\_\_

Date Review Completed \_\_\_\_\_ 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 \_\_\_\_\_

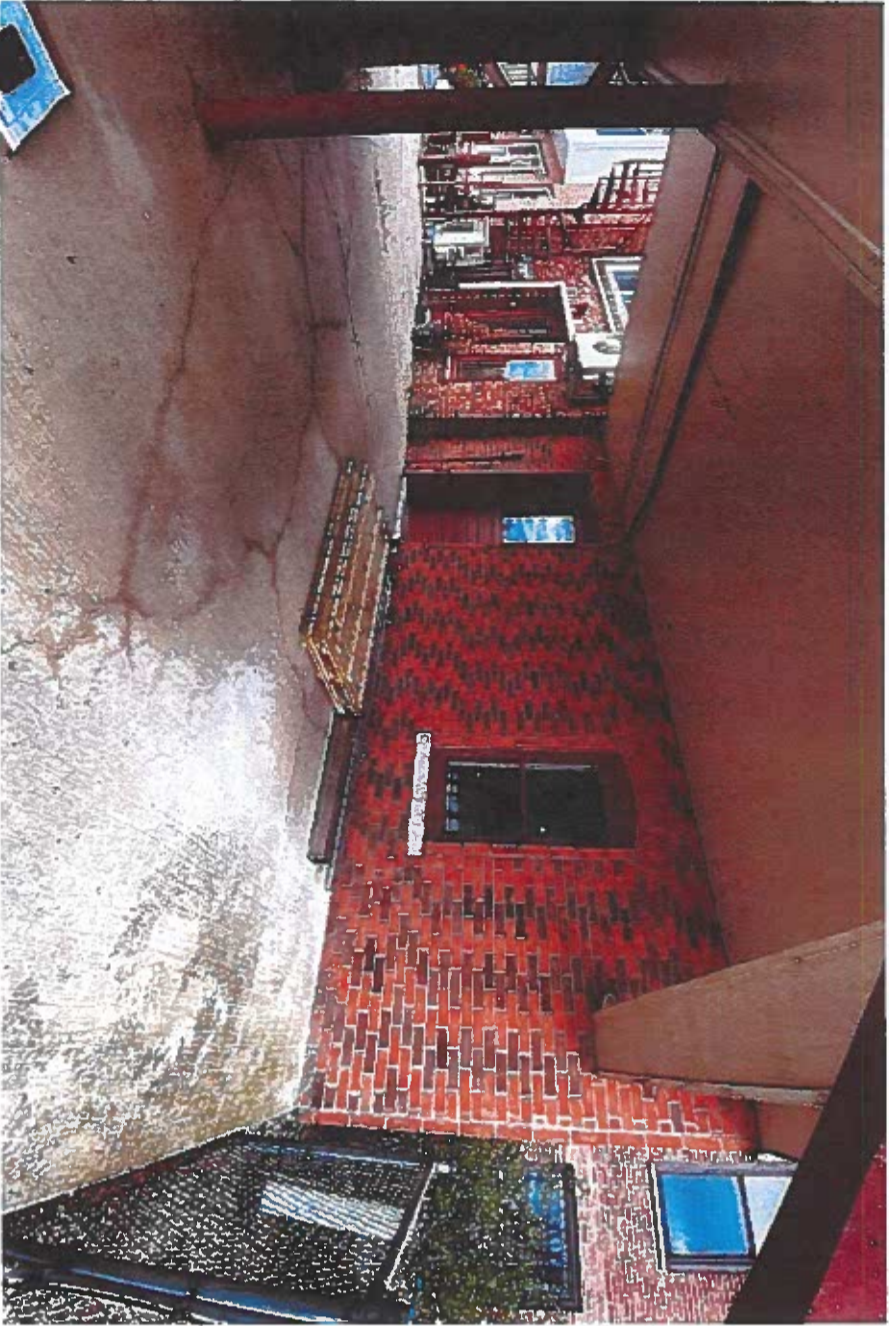
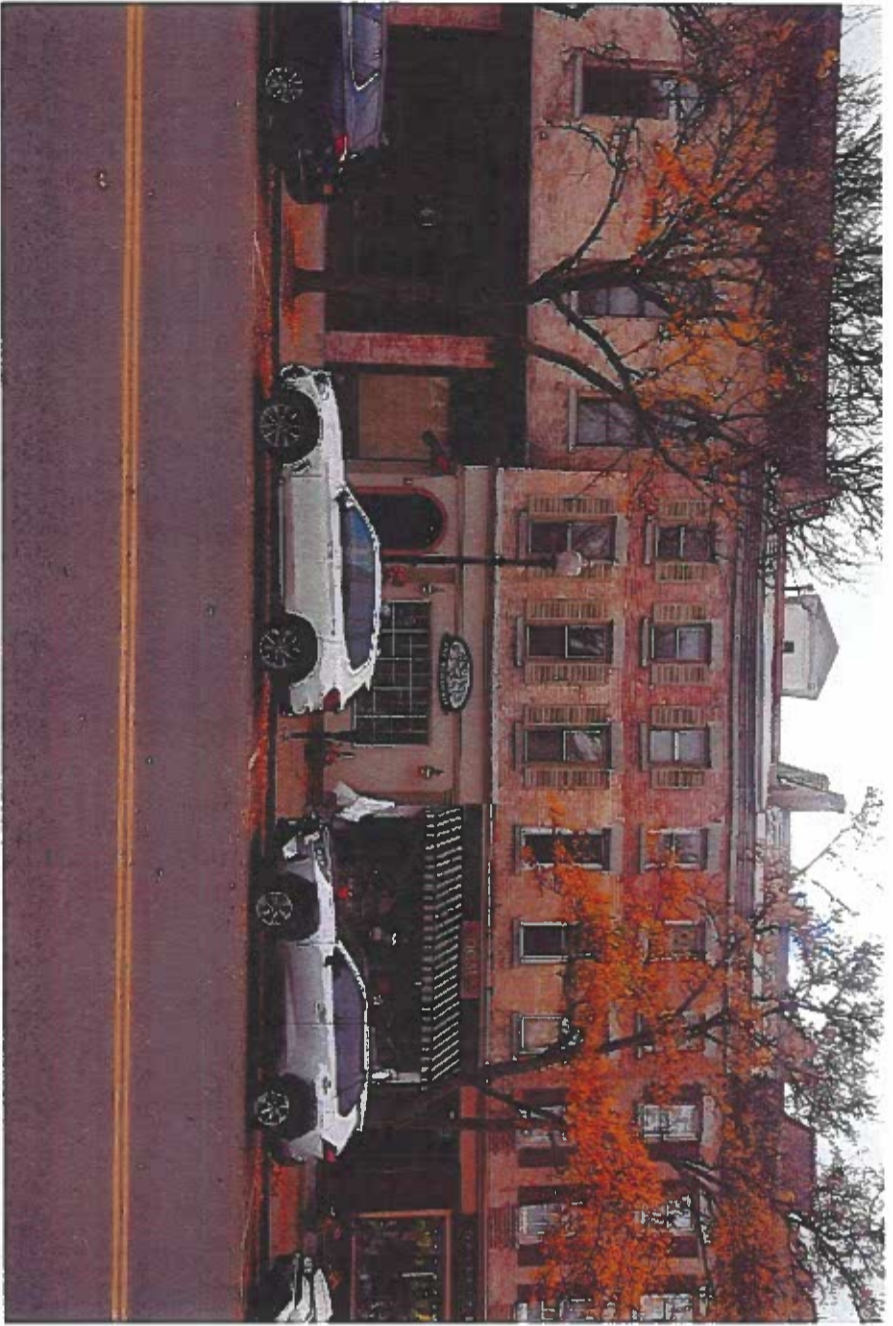
And/or Needs:

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

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



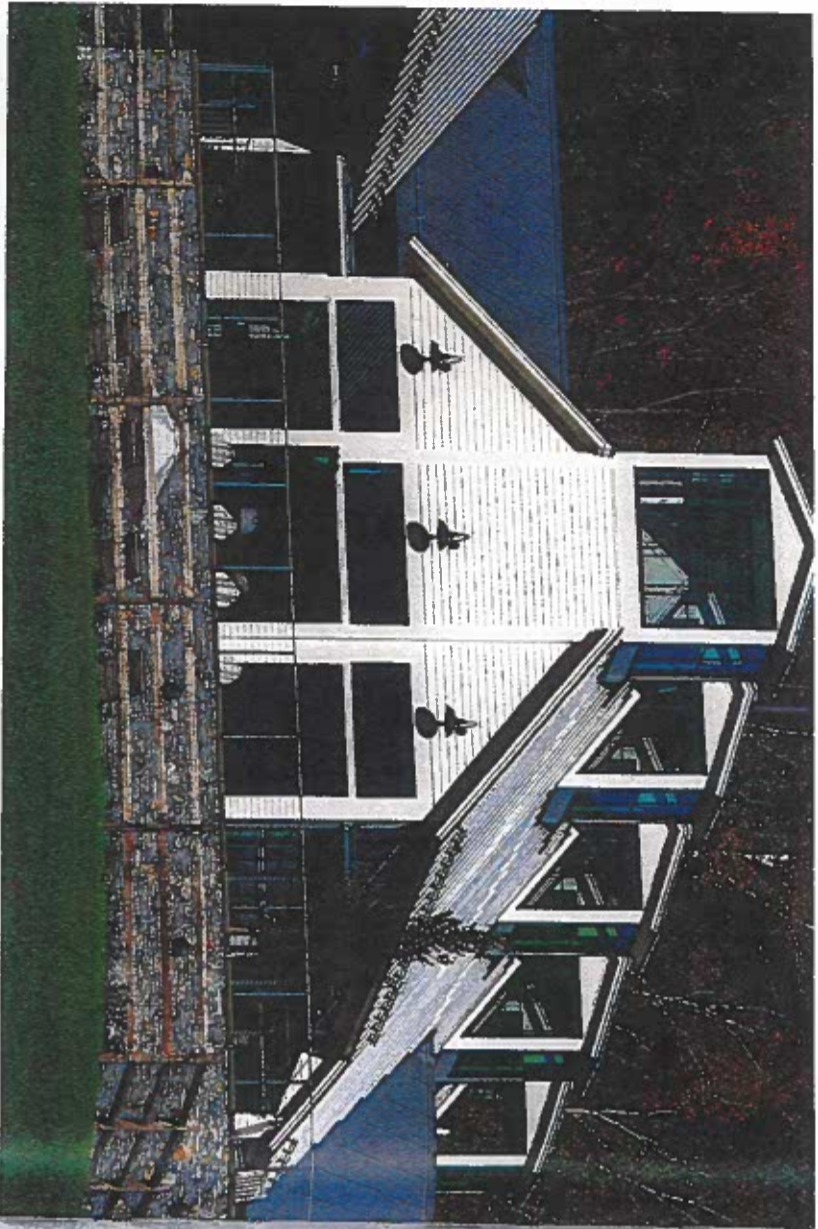
Karla / Philion Properties, LLC - 68 East Geneva Street





Pella®  
Reserve™  
Traditional

Photograph(s):  
© Scott Barrow Photography



### Authentically Detailed.


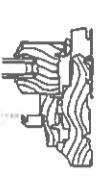


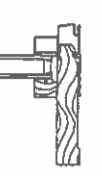
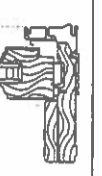

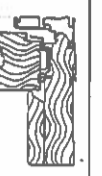

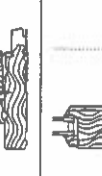

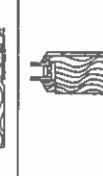
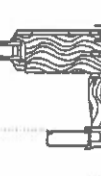
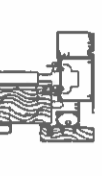
Meticulously designed to replicate the historical millwork process, Pella® Reserve™ Traditional offers unparalleled authenticity. Each piece is original, featuring excellent craftsmanship to reflect your project's unique personality and customized to fit your vision.

- A wide range of glazing options, including impact-resistant.
- Divided light options available in Integral Light Technology® grilles, or grilles-between-the-glass with standard or custom patterns.
- Wide range of historically authentic features and attributes including butt joinery and through stiles.
- Two exterior sash and grille profiles are available: Ogee and Putty Glaze.
- Virtually unlimited exterior color options with EnduraClad® protective finish, including custom colors.

**Insynctive** Available with factory-installed  
integrated security sensors.



Wood Windows  
and Patio Doors

	Cross Section	Frame / Install	Wall Depth Range	Performance Range
 Awning Vent and Fixed		Fold-out Fin Block Frame EnduraClad Exterior Trim / Brickmould	Base Frame Depth: 5" Std. Fin Setback: 1.5/16" Base Wall Depth: 3-11/16" Jamb extended wall depth: 3-11/16" - 9-3/16"	LC30 - CW50 U: 0.17 - 0.47 SHGC: 0.16 - 0.54 STC: up to 34
 Casement Vent and Fixed		Fold-out Fin Block Frame EnduraClad Exterior Trim / Brickmould	Base Frame Depth: 5" Std. Fin Setback: 1.5/16" Base Wall Depth: 3-11/16" Jamb extended wall depth: 3-11/16" - 9-3/16"	LC30 - CW50 U: 0.17 - 0.49 SHGC: 0.16 - 0.62 STC: up to 34
Fixed Frame Direct Set		Standard Fold-out Fin Block Frame EnduraClad Exterior Trim / Brickmould	Base Frame Depth: 5" Std. Fin Setback: 1.3/16" Base Wall Depth: 3-11/16" Jamb Extended Wall Depth: 3-11/16" - 9-3/16"	F-CW30 - F-CW90 U: 0.15 - 0.48 SHGC: 0.18 - 0.62 STC: up to 38
Single and Double-Hung		Fold-out Fin Block Frame EnduraClad Exterior Trim / Brickmould	Base Frame Depth: 5" Std. Fin Setback: 1.5/16" Base Wall Depth: 3-11/16" Jamb extended wall depth: 3-11/16" - 9-3/16"	CW30 - CW50 U: 0.24 - 0.46 SHGC: 0.19 - 0.60 STC: up to 35
Precision Fit Double-Hung		Pocket Replacement	Overall frame depth: 4" Pocket frame depth: 3-1/4"	CW40 - CW50 U: 0.25 - 0.46 SHGC: 0.19 - 0.60 STC: up to 30
Monumental-Hung		Fold-out Fin Block Frame EnduraClad Exterior Trim / Brickmould	Base Frame Depth: 5-7/8" Std. Fin Setback: 1.5/16" Base Wall Depth: 4-9/16" Jamb extended wall depth: 4-9/16" - 7-3/16"	LC25 - CW50 U: 0.18 - 0.45 SHGC: 0.16 - 0.54 STC: up to 34
In-Swing Patio Door		Fold-out Fin Block Frame EnduraClad Exterior Trim / Brickmould	Base Frame Depth: 5-7/8" Std. Fin Setback: 1.5/16" Base Wall Depth: 4-9/16" Extended wall depth: 4-9/16" - 7-5/16"	LC40 - LC55 U: 0.20 - 0.42 SHGC: 0.13 - 0.45 STC: up to 35
Out-Swing Patio Door		Fold-out Fin Block Frame EnduraClad Exterior Trim / Brickmould	Base Frame Depth: 5-7/8" Std. Fin Setback: 1.5/16" Base Wall Depth: 4-9/16" Jamb Extended wall depth: 4-9/16" - 9-3/16"	LC40 - LC70 U: 0.20 - 0.44 SHGC: 0.13 - 0.51 STC: up to 36
 Sliding Patio Door		Fold-out Fin Block Frame EnduraClad Exterior Trim / Brickmould	Base Frame Depth: 5-7/8" Std. Fin Setback: 1.5/16" Base Wall Depth: 4-9/16" Jamb Extended wall depth: 4-9/16" - 9-3/16"	LC25 - LC70 U: 0.24 - 0.44 SHGC: 0.15 - 0.48 STC: up to 35
Bifold Patio Door		Contact your local Pella sales representative or Pella Architectural Solutions for assistance and additional details.		
Multi-slide Patio Door		Contact your local Pella sales representative or Pella Architectural Solutions for assistance and additional details.		

Pella® Reserve™ Traditional Overview

Performance ranges shown are for single units and do not account for combinations (multiple units installed together). Drawings are not to scale.

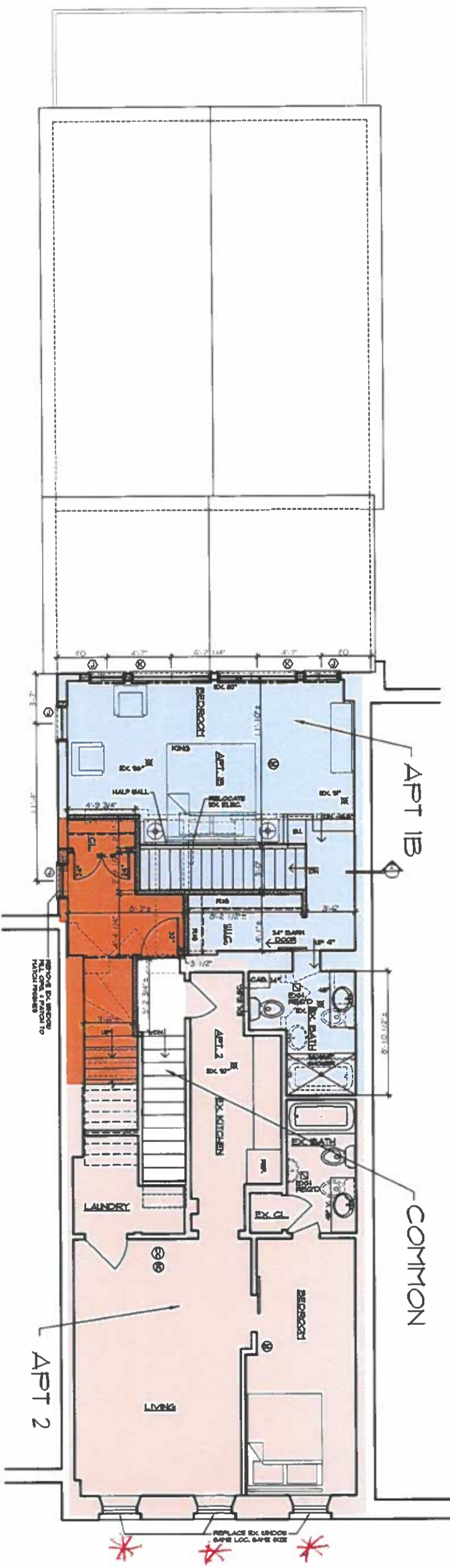






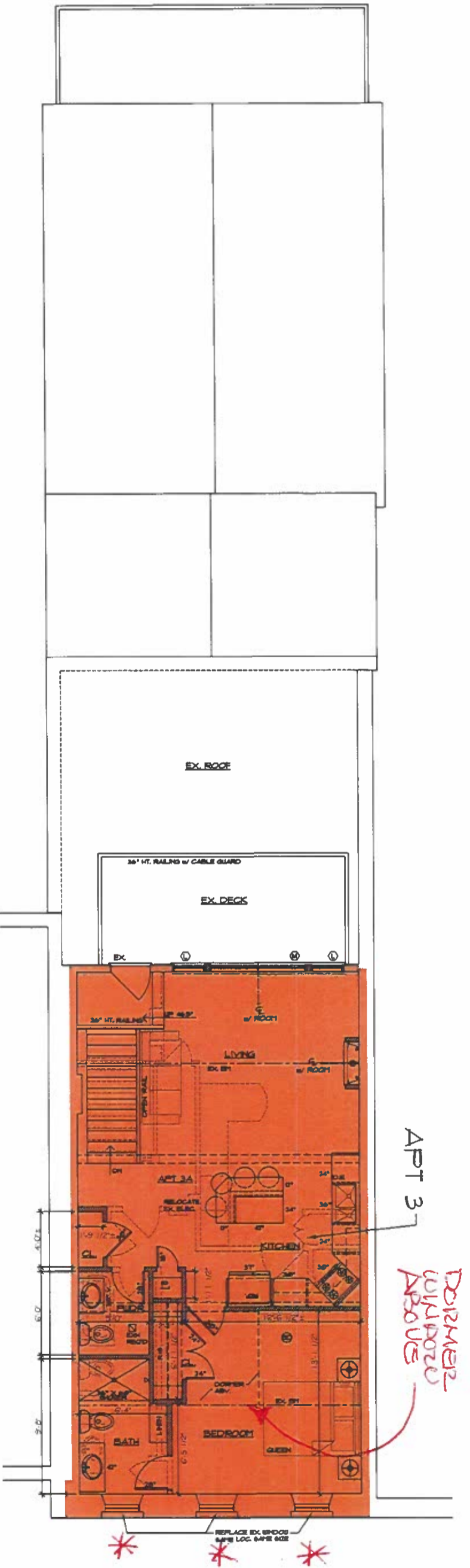
SECOND FLOOR PLAN  
1/8" = 1'-0"

APT 1B: 447 SF  
APT 2: 687 SF



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

APT 3: 817 SF

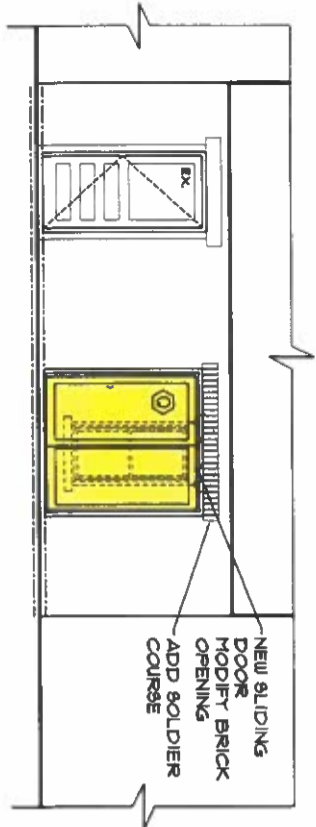


DATE:	12 JAN 2023
	10 FEB 2023
	17 FEB 2023c
	27 FEB 2023c
	18 MAY 23
	14 NOV 23
	<b>3 OF 5</b>

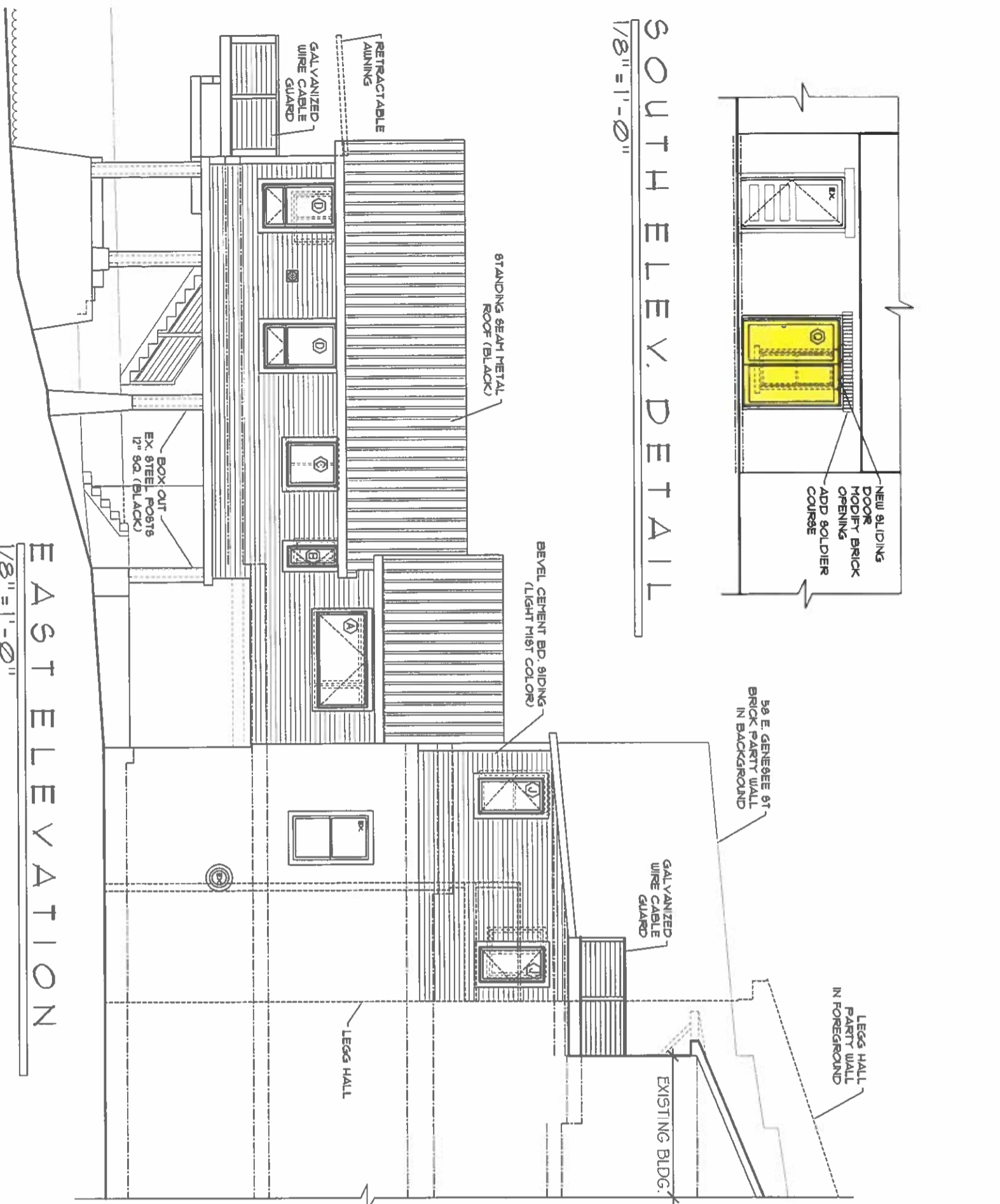
PROJ: 22153

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

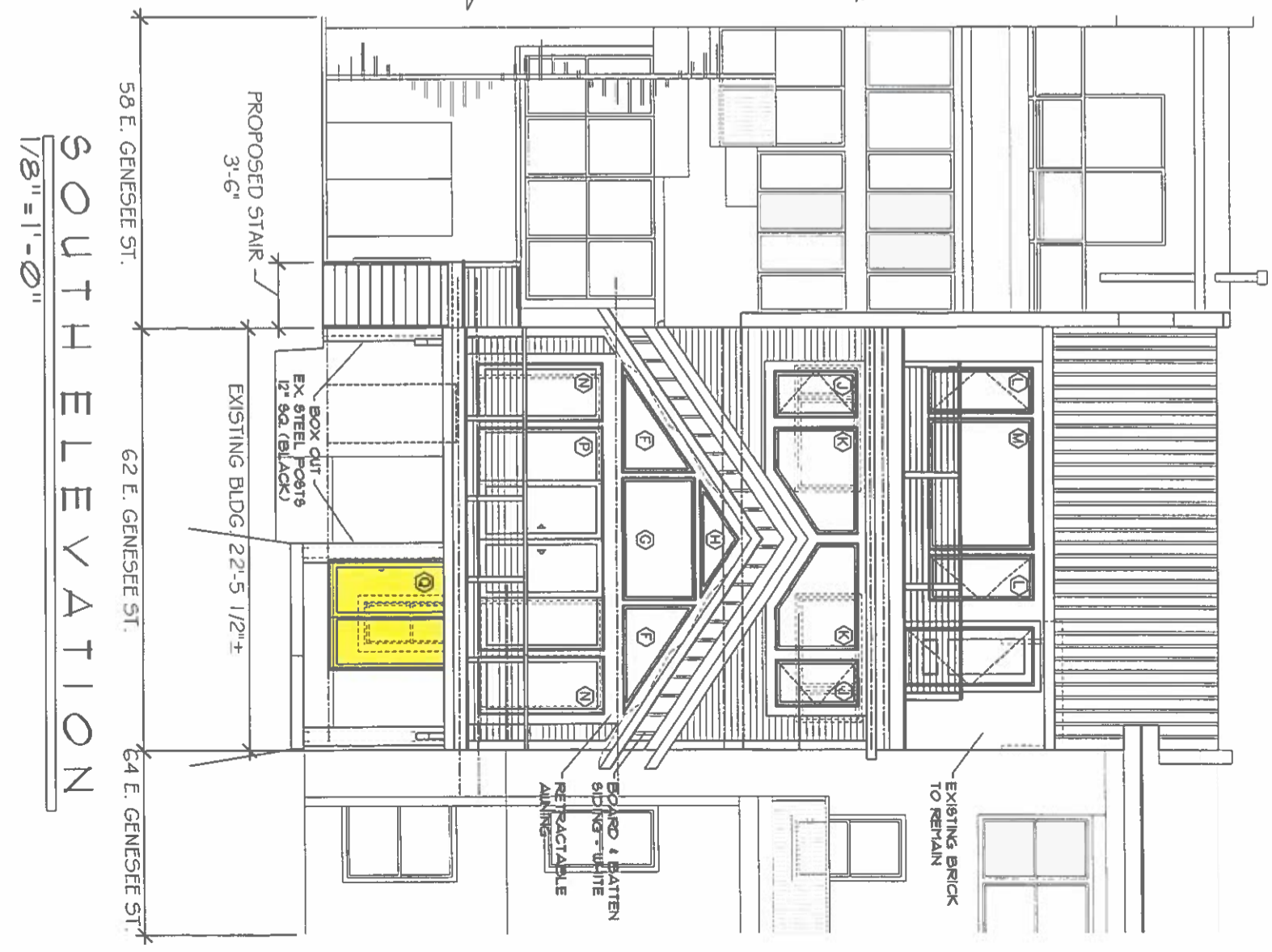
**RENOVATION:**  
SEAN & MAUREEN KARLA  
62 EAST GENESEE ST.  
TN. OF SKANEATELES, NY



SOUTH ELEV. DETAIL  
1/8" = 1'-0"



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



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

PROJ: 22153

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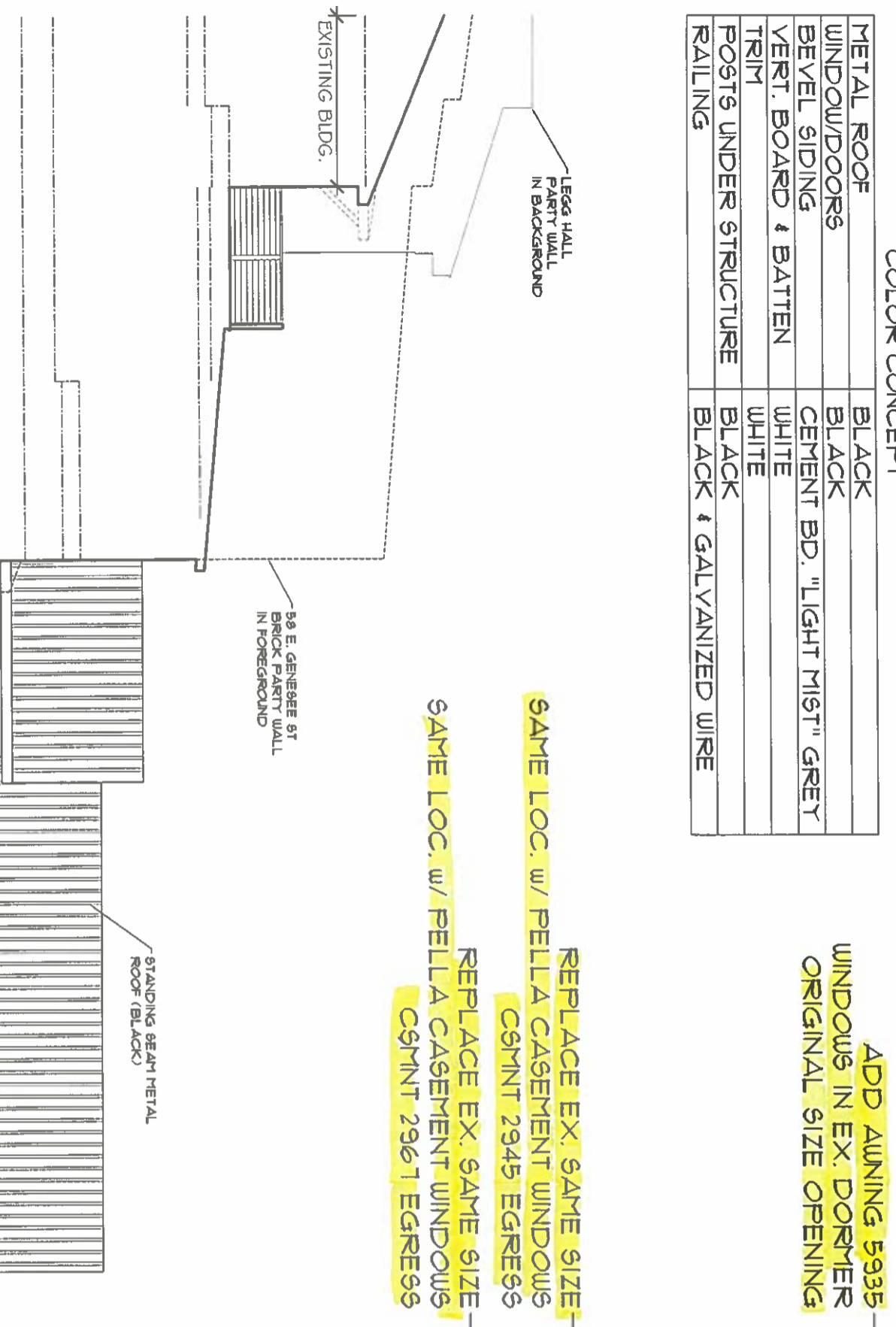
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**4 OF 5**

COLOR CONCEPT	
METAL ROOF	BLACK
WINDOW/DOORS	BLACK
BEVEL SIDING	CEMENT BD. "LIGHT MIST" GREY
VERT. BOARD & BATTEN	WHITE
TRIM	WHITE
POSTS UNDER STRUCTURE	BLACK
RAILING	BLACK & GALVANIZED WIRE

ADD AWNING 5935  
 WINDOWS IN EX. DORMER  
 ORIGINAL SIZE OPENING

REPLACE EX. SAME SIZE  
 SAME LOC. W/ PELLA CASEMENT WINDOWS  
 C&MNT 2945 EGREGGS  
 REPLACE EX. SAME SIZE  
 SAME LOC. W/ PELLA CASEMENT WINDOWS  
 C&MNT 2961 EGREGGS



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



**RENOVATION:**  
 SEAN & MAUREEN KARLA  
 62 EAST GENESEE ST.  
 TN. OF SKANEATELES, NY

**architect**  
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