

VILLAGE OF SKANEATELES

26 Fennell St

Skaneateles, NY 13152

Fax: 315-685-0730

315-685-2118

Email: codes@villageofskaneateles.com

11/16/c

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

Date of Application 10/11/2023 Permit Date and Number

Name of Applicant and/or Owner's Agent (e.g., LLC Manager or Architect) David and Karie Hoelt

Address of Applicant and/or Owner's Agent 163 E Genesee Street

Applicant's Email reillykarr@gmail.com&davidhoelt80@gmail.com Contact # 315-439-6190

Address of worksite 163 E Genesee Street Skaneateles, NY 13152

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 +/- 1,221.9 sf Accurate Project Cost TBD

Describe the work proposed: Addition to porch and rear of residence and renovation to kitchen and second floor master

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

Tax Map Number 009.-01-36.0 Square Footage of Lot 40,946 sf

Existing use of lot Residence Proposed use of lot Residence

STRUCTURE INFORMATION:

Single Family  Two Family Multi-Family Garage Commercial

Accessory Building Boat House Other

Existing Use Vacant Proposed Use Residence

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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)

S Front Yard 26.5 ft. Front Yard 26.5 ft.

W Left Side Yard 24.3 ft. Left Side Yard 24.3 ft.

E Right Side Yard 64.4 ft. Right Side Yard 56.8 ft.

N Rear Yard 214.6 ft. Rear Yard 202.1 ft.

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)  Yes  No  N/A

Architect's Name Space Architectural Studio

Architect's Address 3 Fennell Street, Suite 2, Skaneateles 13152

Contractor/Builder Name

Contractor's Phone #

Contractor's Address

Contractor's Email

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 10/06/23 Signature *Karrie Hoelt*

Print Applicant's and/or Agent's Name Karrie Hoelt

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

VILLAGE OF SKANEATELES

26 Fennell St

Skaneateles, NY 13152

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Building/Zoning Application Review Sheet

Date Received 10/11/23 Tax Map Number 00A--01--36

Applicant's Name DAVID AND KARLE HOEFT

Address of Worksite 163 E. GENESSEE ST

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

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

Date Review Completed 10/24/23 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 \_\_\_\_\_

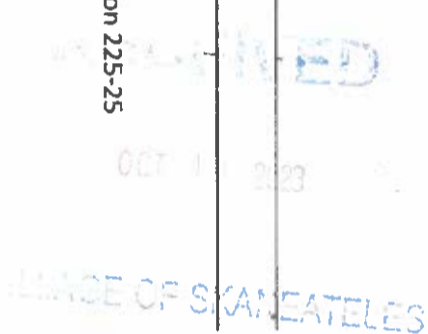
\_\_\_\_\_ Other Sections of the Zoning Law \_\_\_\_\_

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



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 10/12/2023

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

I/We David and Karrie Hoelt

Printed or Typed Name of Appellant(s) and/or Applicant(s)

Address 163 E Genesee St Skaneateles NY 13152

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

which was denial of a Zoning Permit

\_\_\_\_\_ which was denial of a Certificate of Occupancy

to vary the strict application of the provisions of:

Article \_\_\_\_\_ Section 225 Subsection RS

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:

163 \_\_\_\_\_ Street Number E Genesee St \_\_\_\_\_ Street Name

Tax Map Number 009-01-36.0

ZONING BOARD OF APPEALS

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

The applicant shall use the worksheet on the following page (page 3A) to state the Zoning Board of Appeals details of the variances requested. Instructions for the completion of page 3A are as follows:

- Indicate the Zoning District of the lot at the top of page 3A.
- Using the Density Control Schedule (Section 225-A5) fill in the minimum area requirements for your Zoning District, in the column labeled "Required" on page 3A.
- In the column labeled "Existing" on page 3A, indicate the existing setback dimensions and percentages. Use box next to "Applicant" (the gray area will be completed by the Codes office).
- In the column labeled "Proposed", indicate the dimensions, area (in square feet) and percentages that will result from your proposed construction. Use box next to "Applicant" (the gray area will be completed by the Codes office).
- In the column labeled pre-existing non-conforming, indicate the pre-existing variance from code. Use box next to "Applicant" (the gray area will be completed by the Codes office).
- In the column labeled variance, indicate the variance requested. Use box next to "Applicant" (the gray area will be completed by the Codes office).

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

Front Yard Setback variance of +/- 26.5 ft where 30 ft is required

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

Dated 10/07/2023 Kerrie Hebel  
Signature of Applicant/Appellant

ZONING DISTRICT = A-2

	Required	Existing	PROPOSED	Pre-Exist Non-Conforming	VARIANCE
Residential Minimum Lot Width	Applicant 100 ft	+/- 140.2 ft	+/- 140.2 ft	NO	-
Minimum Open Space %	Applicant 85%	+/- 92.8%	+/- 90.08%	NO	-
Minimum Front Yard Setback	Applicant 30 ft	+/- 26.5 ft	+/- 26.5 ft	YES	+/- 3.5 ft
Minimum Left Side Yard Setback	Applicant 15 ft	+/- 24.3 ft	+/- 24.3 ft	NO	-
Minimum Right Side Yard Setback	Applicant 15 ft	+/- 64.4 ft	+/- 56.8 ft	NO	-
Minimum Both Side Yards Setback	Applicant 30 ft	+/- 88.7 ft	+/- 81.1 ft	NO	-
Minimum Rear Yard Setback	Applicant 35 ft	+/- 214.6 ft	+/- 202.1 ft	NO	-
Max Width of Structure (% lot width)	Applicant 65%	+/- 25 %	+/- 35%	NO	-
Max Stories of Building	Applicant 2.5 Stories	2.5 Stories	2.5 Stories	NO	-
Max Building Height	Applicant 30 ft	+/- 24.9 ft	+/- 25.6 ft	NO	-
Minimum Livable Floor Area	Applicant 1200 sf	+/- 2350.4 sf	+/- 3116.5 sf	NO	-
Codes Office	Codes Office	Codes Office	Codes Office	Codes Office	Codes Office

-3.5'

88.98

91.9



# 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:			
Residence Addition			
Project Location (describe, and attach a location map):			
163 E Genesee Street, Skaneateles, NY 13152			
Brief Description of Proposed Action:			
Two story addition and renovation from rear to expand master suite and living area, and front porch addition			
Name of Applicant or Sponsor:		Telephone: 315-439-6190	
David and Karrie Hoelt		E-Mail: davidhoelt80@gmail.com ; reillykarr@gmail.c	
Address:			
163 E Genesee Street			
City/PO: Skaneateles	State: NY	Zip Code: 13152	
1. <b>Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation?</b>		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. <b>Does the proposed action require a permit, approval or funding from any other government Agency?</b>		NO	YES
If Yes, list agency(s) name and permit or approval: Village Building Permit		<input type="checkbox"/>	<input checked="" type="checkbox"/>
3. a. <b>Total acreage of the site of the proposed action?</b>		0.94 acres	
b. <b>Total acreage to be physically disturbed?</b>		0.013 acres	
c. <b>Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?</b>		0.94 acres	
4. <b>Check all land uses that occur on, are adjoining or near the proposed action:</b>			
<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. <u>A permitted use under the zoning regulations?</u>		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. <u>Consistent with the adopted comprehensive plan?</u>		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. <u>Is the proposed action consistent with the predominant character of the existing built or natural landscape?</u>		<input type="checkbox"/>	NO	YES
7. <u>Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?</u>		<input type="checkbox"/>	NO	YES
If Yes, identify: _____		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8. a. <u>Will the proposed action result in a substantial increase in traffic above present levels?</u>		NO	YES	YES
b. Are public transportation services available at or near the site of the proposed action?		<input checked="" type="checkbox"/>	<input 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 type="checkbox"/>	<input checked="" type="checkbox"/>
9. <u>Does the proposed action meet or exceed the state energy code requirements?</u>		NO	YES	YES
If the proposed action will exceed requirements, describe design features and technologies: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
10. <u>Will the proposed action connect to an existing public/private water supply?</u>		NO	YES	YES
If No, describe method for providing potable water: _____		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
11. <u>Will the proposed action connect to existing wastewater utilities?</u>		NO	YES	YES
If No, describe method for providing wastewater treatment: _____		<input type="checkbox"/>	<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	YES
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13. a. <u>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?</u>		NO	YES	YES
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



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

16. Is the project site located in the 100-year flood plain?

NO  YES

17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,

NO  YES

a. Will storm water discharges flow to adjacent properties?

NO  YES

b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe:

NO  YES

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

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

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

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

Applicant/sponsor/name: David and Karrie Hoeft Date: 10/07/2023

Signature: Karrie Hoeft Title: \_\_\_\_\_

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

Agency Use Only (If applicable)  
Project:   
Date:

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

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	<input type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input type="checkbox"/>	<input type="checkbox"/>
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	<input type="checkbox"/>	<input type="checkbox"/>
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	<input type="checkbox"/>	<input type="checkbox"/>
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	<input type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing? <ul style="list-style-type: none"> <li>a. public / private water supplies?</li> <li>b. public / private wastewater treatment utilities?</li> </ul>	<input type="checkbox"/>	<input type="checkbox"/>
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input type="checkbox"/>	<input type="checkbox"/>
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	<input type="checkbox"/>	<input type="checkbox"/>
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	<input type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action create a hazard to environmental resources or human health?	<input type="checkbox"/>	<input type="checkbox"/>

Agency Use Only (If applicable)

Project: \_\_\_\_\_

Date: \_\_\_\_\_

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

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

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

Name of Lead Agency	Date
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from Responsible Officer)

**PRINT FORM**

## SPACE Architectural Studio, P.C.

3 Farnell Street, Suite #2, Skaneateles, N.Y. 13152  
P: (613) 685-0510 | E: info@spacearchstudio.com | www.spacearchstudio.com

# Project Narrative

David and Karrie Hoeft

Project Location: 163 E Genesee Street, Skaneateles, N.Y. 13152

Tax Map No.: 009-01-36.0

Village Zoning District: A-2

SPACE Architectural Studio project #: 2023-53

Date: 12 October 2023

The Hoeft's recently purchased this property as a new home for their family. They wish to renovate and add on to this historic home to better fit their needs. Their home is currently +/- 2,350 SF. They are proposing an addition and second floor alterations to the property at 163 E. Genesee Street.

The southeastern addition proposal includes a mudroom and expanded family room along with an updated kitchen on the first floor. This also accommodates a master suite on the second floor. The front porch would continue to wrap around the east side of the house with an accompanying turret in the second floor office. The existing small room is not usable in its present size.

The Hoeft's are not requesting any new variances for their large proposed project. The only variable requested is a Pre-existing Non-Conforming Variance, to which there are no charges.

The P.E.N.C. variance requested by the Hoefts in this proposal include:

- Minimum Front Yard Setback, South: +/- 26.5 FT where 30 FT are required, a variance of +/- 3.5 FT (P.E.N.C.) is requested.

In response to whether an undesirable change will be produced in the character of the neighborhood or a detriment to nearby properties will be created by the granting of the variance – this expansion of the home is very much in line with the surrounding neighborhood and is not substantial in relation to its large lot size. It incorporates the characteristics of the current home and maintains the overall aesthetic of the surrounding neighborhood.

To whether the benefit sought by the applicant can be achieved by some method, feasible for the applicant to pursue, other than the variance. Due to the P.E.N.C. front yard setback, the Hoeft's do not wish to make changes to the location of the porch and its depth, as it is a desirable feature of their home and becomes a major design point of this home.

**SPACE Architectural Studio, P.C.**

3 Fennell Street, Suite #2, Skaneateles, N.Y. 13152  
ph (815) 685-0710 | e: info@spacearchstudio.com | www.spacearchstudio.com

To whether the requested area variance is substantial – the requested variance is not substantial or self-created. The Hoefis wish to keep the front porch as is and expand on it to improve the curb appeal of their home.

To whether the proposed variance will have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district – these proposed changes are in line with aesthetics of the houses on this street. It also creates a larger, more attractive front porch – the general desire of the Village.

To whether the alleged difficulty was self-created, which consideration shall be relevant to the decision of the board of appeals but shall not necessarily preclude the granting of the area variance. No, this difficulty was not self-created, and we believe that it is not a substantial request to approve this P.F.N.C. variance.

Thank you for considering our proposal.



Only survey maps with the Land Surveyor's endorsement and seal are binding here and correct copies of the surveyor's original work and copies.  
Unlawful distribution or addition to a survey map having a Land Surveyor's endorsement is a violation of section 7203, sub-section 2, of the New York State Education Law.  
Certification numbers that apply only to the person for whom the survey was performed and do not bind to the person receiving the survey and binding instrument and to the accuracy of the survey instrument and/or subsequent owner.  
This map may not be used in connection with a "Survey Affidavit" or similar document, prepared or submitted to either Government for any subsequent or future purposes.  
Survey prepared without the benefit of an abstract.  
Landmark surveys do not include the status of the property corner except as shown.

119 SALINA STREET - SUITE 8  
LINDWOOD, NEW YORK 13088  
315-291-3333  
info@lbrs.com

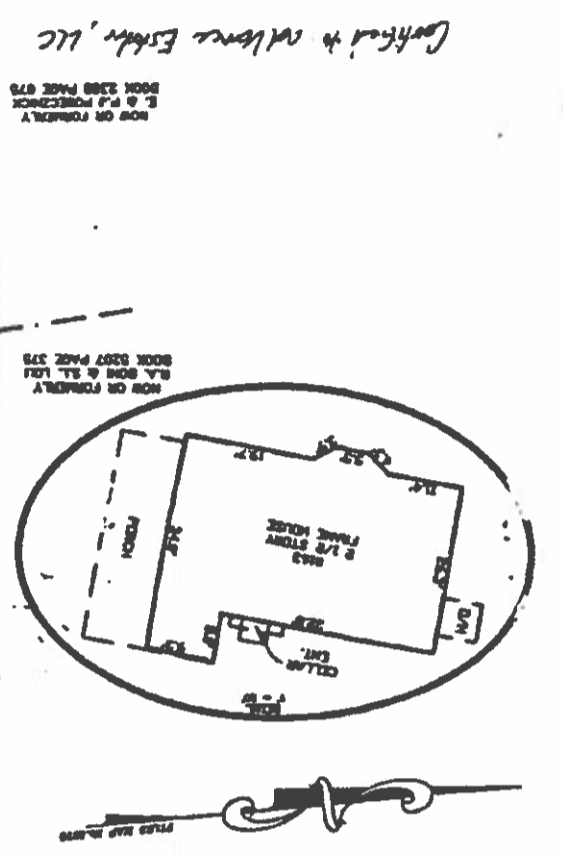
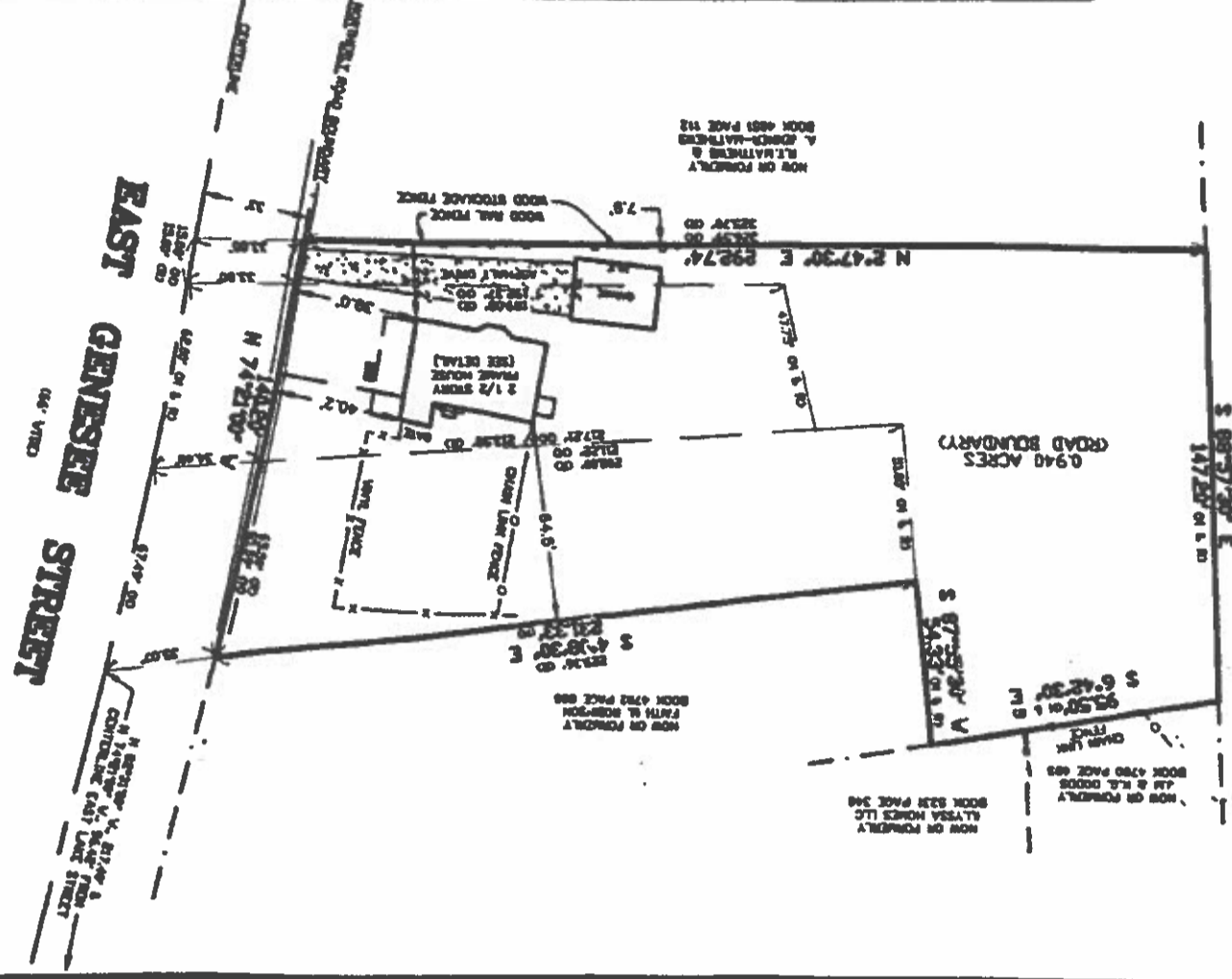
**LBR**  
LAND SURVEYORS D.P.C.

6-D-133

EDWARD J. MULLER  
LAND SURVEYOR  
NO. 100  
COURT ST. SUITE 100  
LINDWOOD, NEW YORK 13088  
315-291-3333  
edward@mullerlbr.com

1. MEMBER CENTRE FOR PROFESSIONAL LAND SURVEYING  
2. MEMBER NEW YORK STATE SURVEYING SOCIETY  
3. MEMBER NEW YORK STATE ASSOCIATION OF LAND SURVEYORS

REVISIONS ISSUED OCTOBER 12, 2020	DATE 11 FEB 2018	SCALE 1"=50'	BOOK 878	10M
LOCATION SURVEY ON PART OF LOT 14.29, BLOCK 14.14 OF THE VILLAGE OF SWAGARTZ.				
TOWN AS MAPS EAST GENESEE STREET VILLAGE OF SWAGARTZ, COUNTY OF CHENAY, NEW YORK				
DRAWN BY				
DATE 11 FEB 2018				
REVISIONS ISSUED OCTOBER 12, 2020				



DENSITY CONTROL SCHEDULE

VILLAGE OF SKANEATELES A-2 DISTRICT

	REQD /ALLOWED	EXISTING	PROPOSED	DIFFERENCE	REQD. VARIANCE
MINIMUM LOT AREA	30,000 SF	1/1,40,946.4 SF	1/1,40,946.4 SF	-	-
MINIMUM LOT WIDTH	100 FT	1/1,140.2 FT	1/1,140.2 SF	-	-
MINIMUM OPEN SPACE	65%	1/1,42.96%	1/1,87.22%	1/1,5.96%	-
MINIMUM FRONT YARD SETBACK	30 FT	1/1,28.5 FT	1/1,28.5 FT	-	1/1,35 FT P.E.N.C.
MINIMUM FRONT YARD SETBACK - GARAGE	30 FT	1/1,88.1 FT	1/1,88.1 FT	-	-
MINIMUM SIDE YARD SETBACK ONE	15 FT	1/1,24.3 FT	1/1,24.3 FT	-	-
MINIMUM SIDE YARD SETBACK ONE - GARAGE	3 FT	1/1,5.2 FT	1/1,5.2 FT	-	-
MINIMUM SIDE YARD SETBACK ONE - GARAGE	15 FT	1/1,64.4 FT	1/1,58.8 FT	1/1,16 FT	-
MINIMUM SIDE YARD SETBACK TOTAL	3 FT	1/1,81.9 FT	1/1,81.9 FT	-	-
MINIMUM SIDE YARD SETBACK TOTAL - GARAGE	30 FT	1/1,88.1 FT	1/1,81.1 FT	1/1,16 FT	-
MINIMUM REAR YARD SETBACK	35 FT	1/1,214.6 FT	1/1,202.1 FT	1/1,12.5 FT	-
MINIMUM REAR YARD SETBACK - GARAGE	35 FT	1/1,118.0 FT	1/1,118.0 FT	-	-
MAXIMUM WIDTH OF STRUCTURE (% OF LOT WIDTH)	65%	1/1,25%	1/1,35%	1/1,10%	-
MAXIMUM WIDTH OF STRUCTURE (% OF LOT WIDTH) - GARAGE	65%	1/1,14.5%	1/1,14.5%	-	-
MAXIMUM BUILDING HEIGHT	30 FT 2.5 STORES	24.9 FT 2.5 STORES	25.6 FT 2.5 STORES	-	-
MAXIMUM BUILDING HEIGHT - GARAGE	30 FT 2.5 STORES	14.2 FT 1 STORY	14.2 FT 1 STORY	-	-
MINIMUM LIVABLE FLOOR AREA	1000 SF	1/1,2350.4 SF	1/1,3118.5 SF	1/1,168.1 SF	-

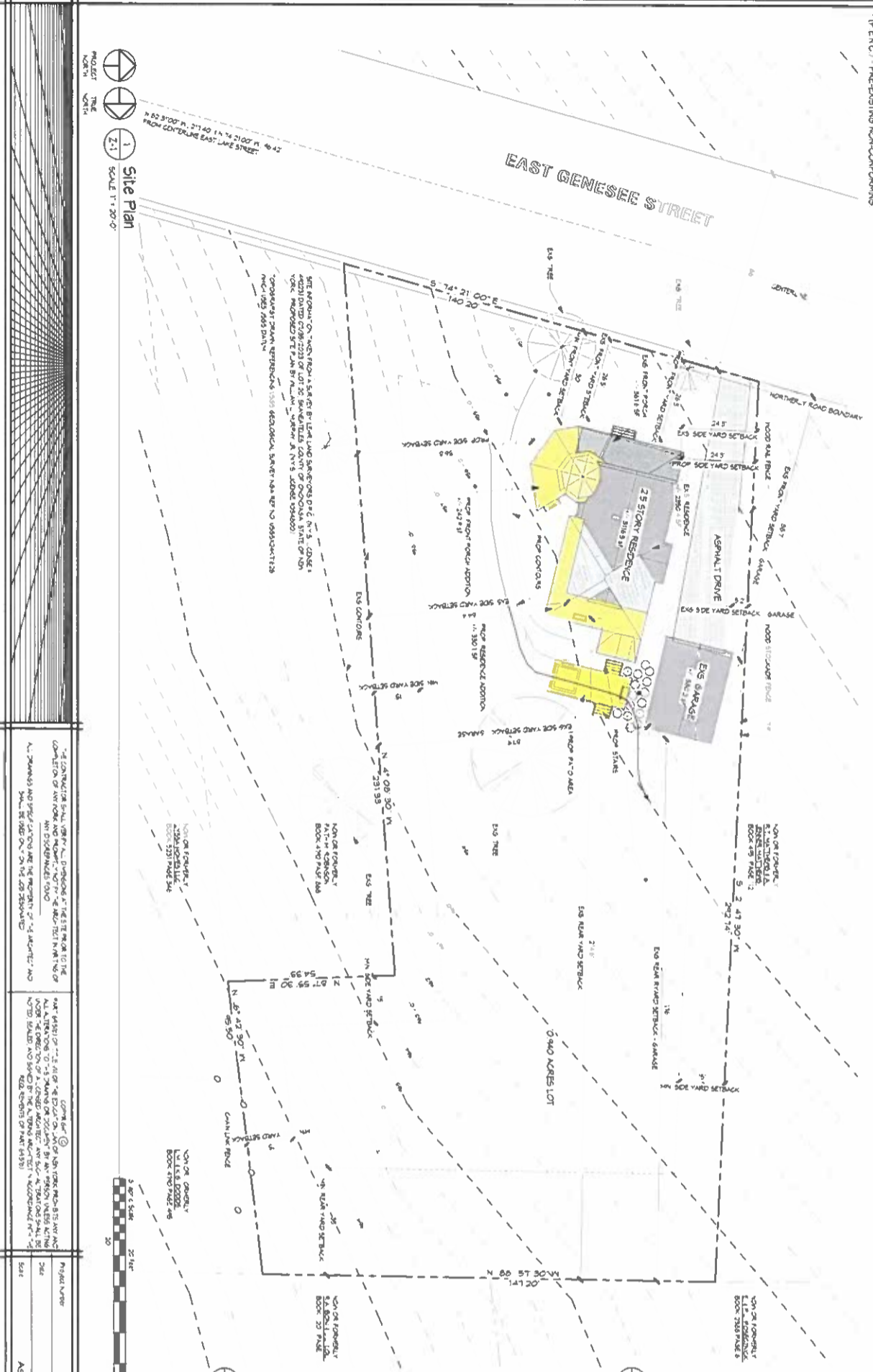
(P.E.N.C.) - PRE-EXISTING NON-CONFORMING

OPEN SPACE CALCULATIONS

LOT AREA (SQ. FT.)	1,409,464
EXISTING OPEN SPACE	2,800
EXISTING FRONT YARD	
EXISTING SIDE YARD	
EXISTING REAR YARD	
PROPOSED REAR YARD ADDITION	1,711
PROPOSED REAR YARD ADDITION	2,111
PROPOSED REAR YARD ADDITION	5,111
PROPOSED REAR YARD ADDITION	2,111

FLOOR AREA CALCULATIONS

EXISTING FLOOR AREA	2,800
PROPOSED FLOOR AREA	2,800
PROPOSED FLOOR AREA	2,800
PROPOSED FLOOR AREA	2,800
PROPOSED FLOOR AREA	2,800



Proposed Northwest Elevation



Proposed Southwest Elevation



**1** Site Plan  
SCALE 1" = 20'-0"

**2-1** ZONING - Site Plan

DATE: 04/06/23  
DRAWN BY: KLS  
CHECKED BY: [Signature]

2023-59  
04/06/23  
AS INDICATED

**ZONING - Site Plan**

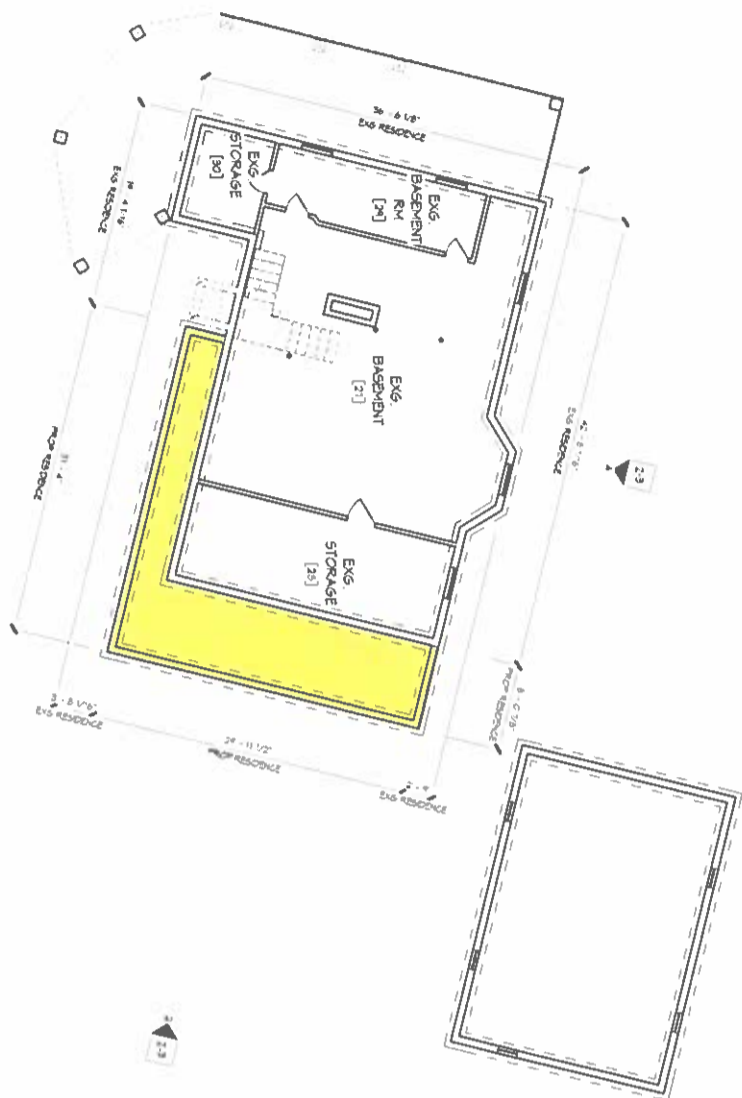
**Z-1**

Rev's 0 5

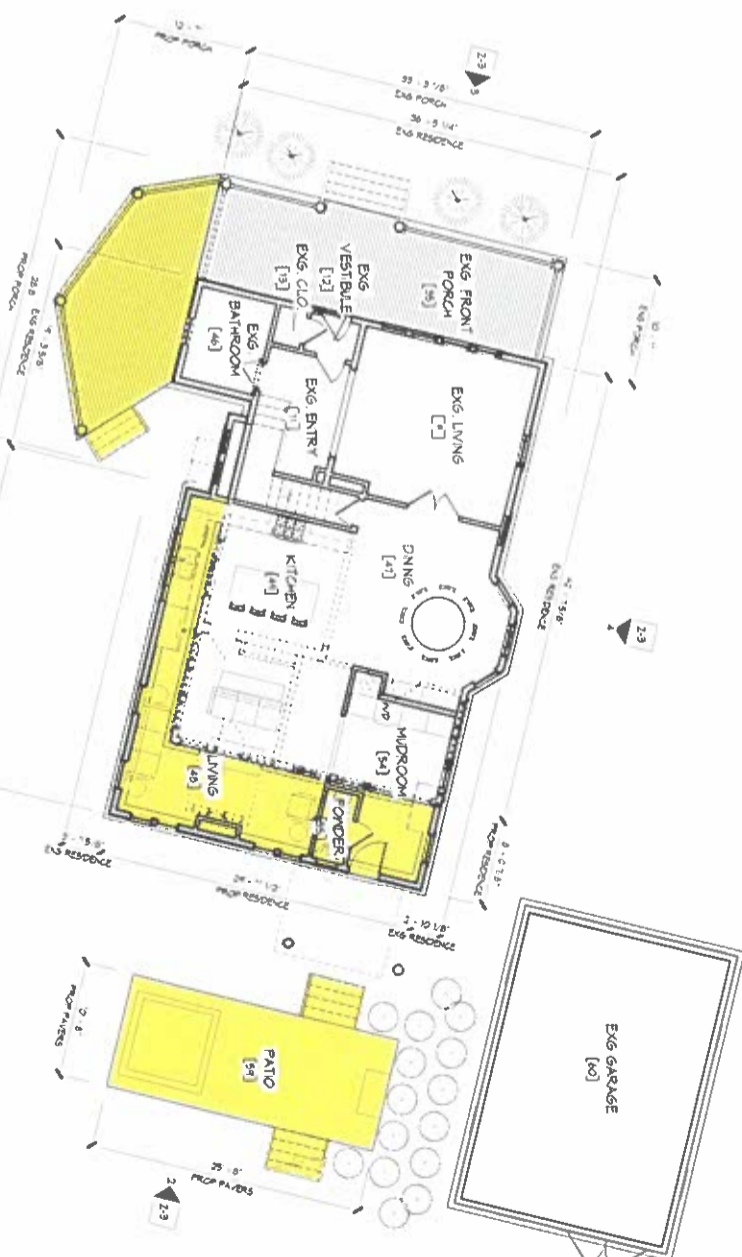
**RENOVATION**  
For  
**DAVID & KARRIE HOEFT**  
163 E Genesee Street, Skaneateles, NY 13152

**SPACE Architectural Studio, P.C.**  
3 Fennell Street, Suite #2 Skaneateles, N.Y. 13152  
Phone: (315) 685-0540 Email: admin@spacearchstudio.com

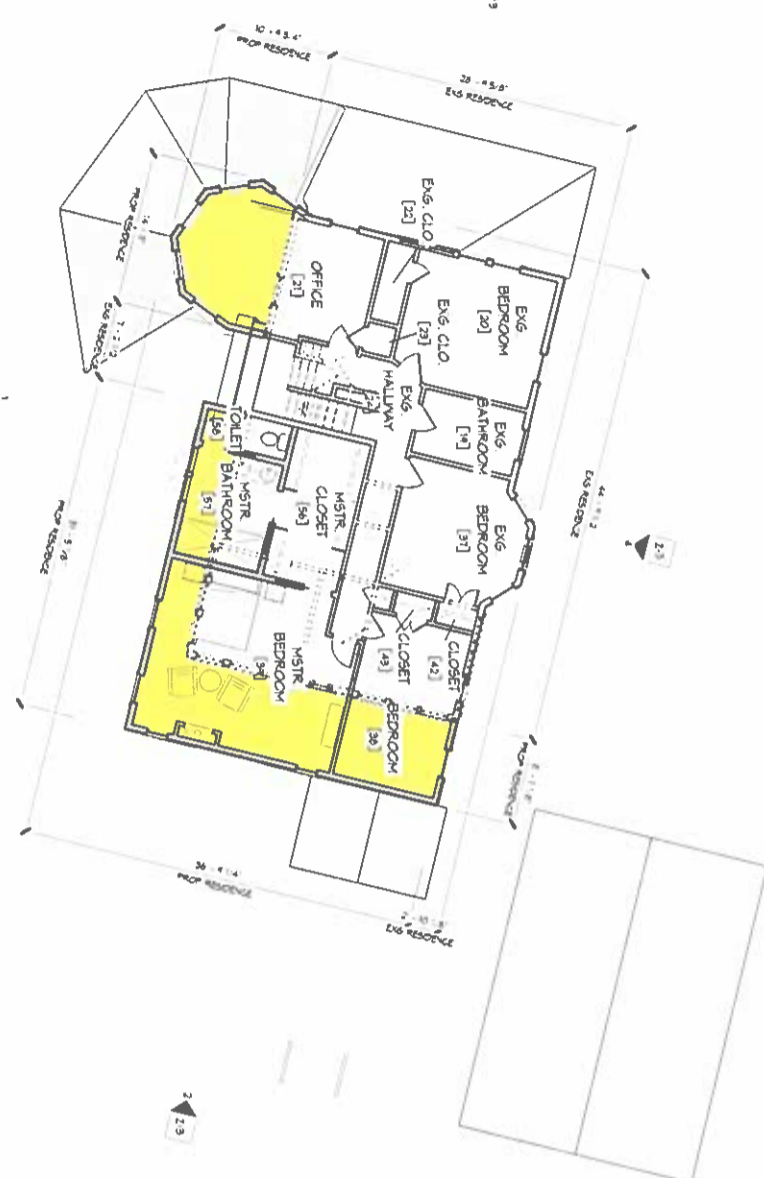
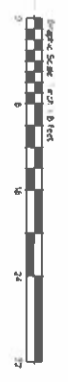




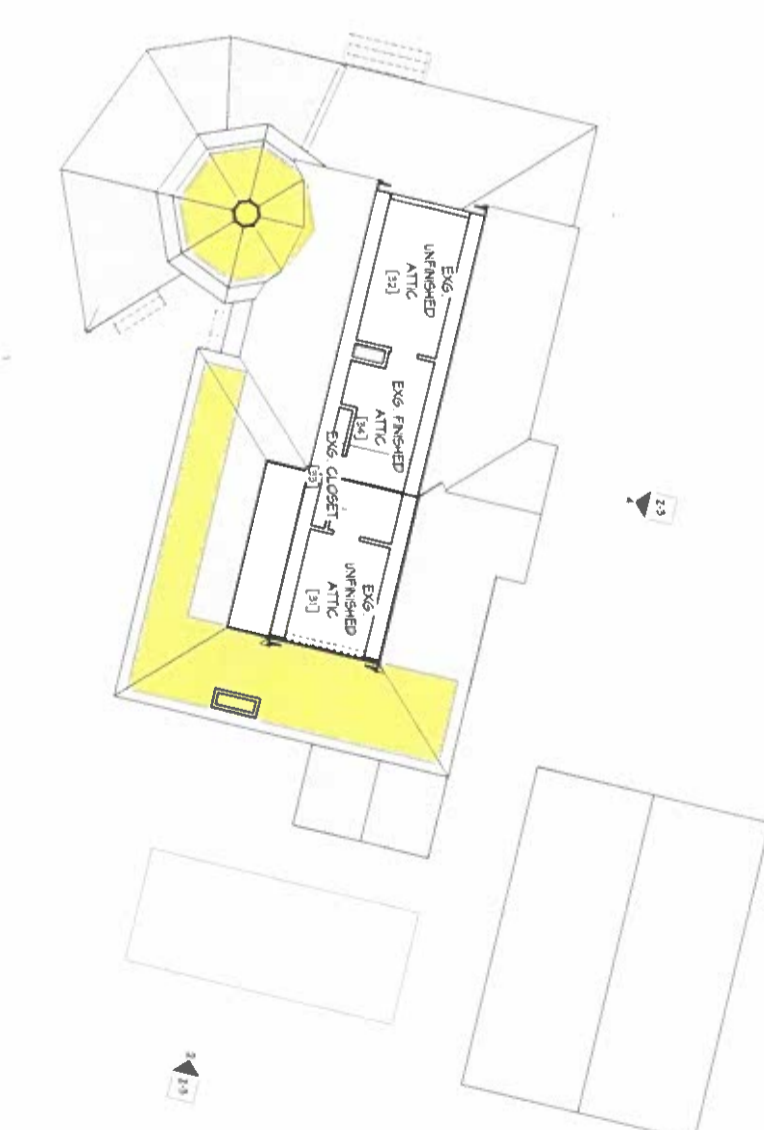
**1 Zoning - Basement Floor Plan**  
 PROJECT: TMS  
 NORTH  
 SCALE: 1/8" = 1'-0"



**2 Zoning - First Floor Plan**  
 PROJECT: TMS  
 NORTH  
 SCALE: 1/8" = 1'-0"



**3 Zoning - Second Floor Plan**  
 PROJECT: TMS  
 NORTH  
 SCALE: 1/8" = 1'-0"



**4 Zoning - Attic Floor Plan**  
 PROJECT: TMS  
 NORTH  
 SCALE: 1/8" = 1'-0"



1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE ZONING REGULATIONS OF THE TOWN OF SKANEATELES, NEW YORK. THE ZONING REGULATIONS ARE AVAILABLE AT THE TOWN CLERK'S OFFICE, 163 E. GENESEE STREET, SKANEATELES, NY 13152.  
 2. THE ZONING REGULATIONS REQUIRE THAT ALL CONSTRUCTION BE IN ACCORDANCE WITH THE ZONING REGULATIONS OF THE TOWN OF SKANEATELES, NEW YORK.  
 3. THE ZONING REGULATIONS REQUIRE THAT ALL CONSTRUCTION BE IN ACCORDANCE WITH THE ZONING REGULATIONS OF THE TOWN OF SKANEATELES, NEW YORK.  
 4. THE ZONING REGULATIONS REQUIRE THAT ALL CONSTRUCTION BE IN ACCORDANCE WITH THE ZONING REGULATIONS OF THE TOWN OF SKANEATELES, NEW YORK.  
 5. THE ZONING REGULATIONS REQUIRE THAT ALL CONSTRUCTION BE IN ACCORDANCE WITH THE ZONING REGULATIONS OF THE TOWN OF SKANEATELES, NEW YORK.

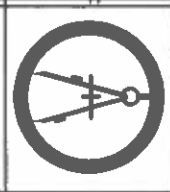
Project Name	2023-53	Scale	1/8" = 1'-0"
Client	DAVID & KARRIE HOEFT	Drawn By	KLS
Date	09/28/23	Checked By	CKECKER

**ZONING - FLOOR PLANS**  
**Z-2**  
 ZONING SUBMITTAL 10/12/2023

No.	Description	Date

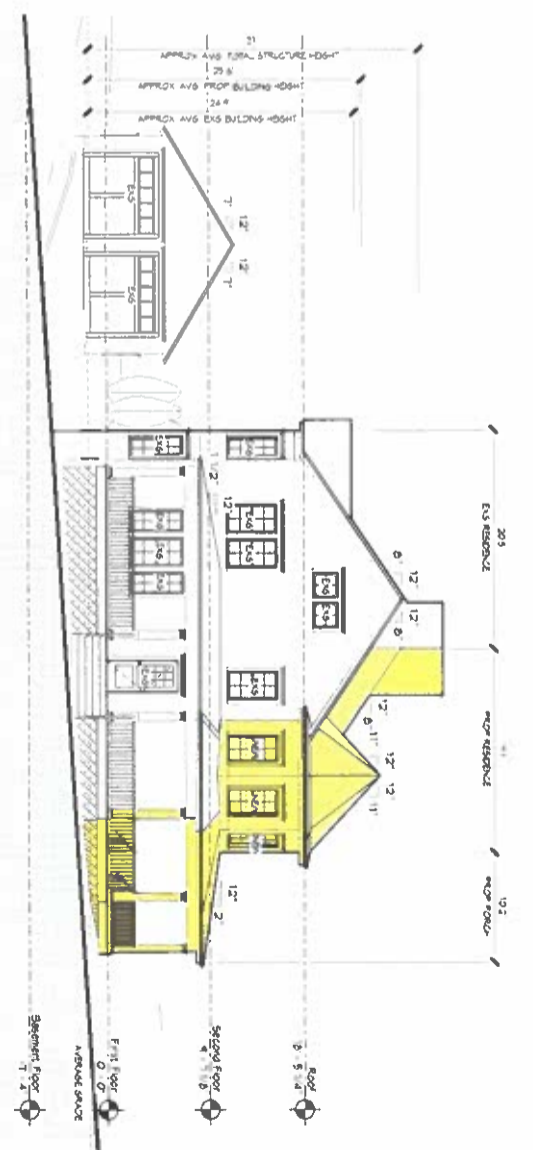
**RENOVATION**  
 for  
**DAVID & KARRIE HOEFT**  
 163 E Genesee Street, Skaneateles, NY 13152

**SPACE Architectural Studio, P.C.**  
 3 Fennell Street, Suite #2 Skaneateles, N.Y. 13152  
 Phone: (315) 685-0540 Email: admin@spacearchstudio.com





1 Zoning - East Elevation  
SCALE 1/8" = 1'-0"



3 Zoning - South Elevation  
SCALE 1/8" = 1'-0"



4 Zoning - West Elevation  
SCALE 1/8" = 1'-0"



2 Zoning North Elevation  
SCALE 1/8" = 1'-0"

1. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AT THE SITE AND REPORT TO THE ARCHITECT IMMEDIATELY UPON DISCOVERY OF ANY DISCREPANCY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL JURISDICTIONS. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY DELAYS OR COSTS INCURRED BY THE CONTRACTOR DUE TO FAILURE TO OBTAIN NECESSARY PERMITS AND APPROVALS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL JURISDICTIONS. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY DELAYS OR COSTS INCURRED BY THE CONTRACTOR DUE TO FAILURE TO OBTAIN NECESSARY PERMITS AND APPROVALS.

2. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AT THE SITE AND REPORT TO THE ARCHITECT IMMEDIATELY UPON DISCOVERY OF ANY DISCREPANCY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL JURISDICTIONS. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY DELAYS OR COSTS INCURRED BY THE CONTRACTOR DUE TO FAILURE TO OBTAIN NECESSARY PERMITS AND APPROVALS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL JURISDICTIONS. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY DELAYS OR COSTS INCURRED BY THE CONTRACTOR DUE TO FAILURE TO OBTAIN NECESSARY PERMITS AND APPROVALS.

Project Name	2023-53	2/14/23	KLS
Client	DAVID & KARRIE HOEFT	09/26/23	CHECKER
Scale	1/8" = 1'-0"		

ZONING - Elevations  
Z-3

ZONING SUBMITTAL 10/12/2023

No.	Description	Date

RENOVATION  
for  
DAVID & KARRIE HOEFT  
163 E Genesee Street, Skaneateles, NY 13152

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