

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)

REVISION APPLICATION & MODIFICATION DATE 11/16/23

Date of Application Nov 9, 2023 Permit Date and Number _____

Name of Applicant and/or Owner's Agent (e.g., LLC Manager or Architect) Eileen & Michael Nelson

Address of Applicant and/or Owner's Agent _____

Applicant's Email eileennelsonsg698@gmail.com Contact # 203-722-6907

Address of worksite 40 W Genesee St. 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 X Swimming Pool _____ Repair X

Fence/Wall _____ Paved Surface _____ Other _____

Square Footage of new work 1,148 sf renovation/repair Accurate Project Cost _____

Describe the work proposed: _____

The owners are seeking relief from Article VII Section 225 Subsection 23 "Supplemental Dwelling Units and Carriage Houses" and request the board's authorization to construct a Supplemental Dwelling Unit at the upper level of the existing Carriage House. The proposed Supplemental Dwelling Unit will only be used for visiting family of the

Nelsons and will not be used as a rental.

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

Tax Map Number 006-07-16.0 Square Footage of Lot ±14,688 sf

Existing use of lot Multi-Family Residential Proposed use of lot _____

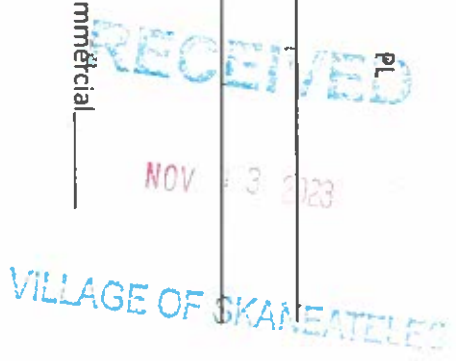
STRUCTURE INFORMATION:

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

Accessory Building X Boat House _____ Other _____

Existing Use Carriage House w. Supplemental Dwelling Unit Proposed Use Carriage House w. Supplemental Dwelling Unit

Dwelling Unit



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Building/Zoning Application Review Sheet

MODIFIED
DEFERMENT
12/1/23

Date Received 11/9/23 Tax Map Number 006-07-16

Applicant's Name ELLEN MICHAEL NELSON

Address of Worksite 40 W. GARFIELD ST.

Permit Fee Date Received _____ Amount Received _____

Additional Info. Requested _____

Date Review Completed ~~12/1/23~~ MODIFIED 12/1/23 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 CARRAGE BARN Side Yard Setback, Right

Rear Yard Setback CARRAGE BARN Percentage of Open Area

Percentage of Structure Width LOT WIDTH (APPROX 100' LOT WIDTH OF 10')

Other Density Control Schedule _____

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

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

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

Section 225-A1-3, Permitted Use Chart

Other Sections of the Zoning Law 225-23A S.D.U. 15'

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 <u>N/A</u>	Historical Commission Approval <u>N/A</u> # _____

ZONING BOARD OF APPEALS
Village of Skaneateles
26 Fennell Street
Skaneateles, NY 13152
315-685-2118
Fax 315-685-0730

USE +
PERMIT
CK # 5115
\$200.00

pd 10/12/23
\$250
ZBA

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

Date of Application Nov 9, 2023

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

I/We Eileen & Michael Nelson

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

Address 40 W 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 ~~Article VII~~ Section 225 Subsection 23 A5

Article V Section 225 Subsection 69 D

Article VII Section 225 Subsection 23 A

(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:

40 _____ Street Number _____ W Genesee St. _____ Street Name

Tax Map Number 006-07-16:0

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 set-back 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).

RECEIVED

NOV 13 2023

VILLAGE OF SKANEATELES

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

The owners are seeking relief from Article VII Section 225 Subsection 23 "Supplemental Dwelling Units and Carriage Houses" and request the board's authorization to construct a Supplemental Dwelling Unit at the upper level of the existing Carriage House. The proposed Supplemental Dwelling Unit will only be used for visiting family of the Nelsons and will not be used as a rental.

Dated 9/26/23

Michael Nelson
Signature of Applicant/Appellant

ZONING DISTRICT = A2

	Required	Existing	PROPOSED	Pre-Exist Non-Conforming	VARIANCE
Residential Minimum Lot Width <small>See Section 225-23 C (1)</small>	Applicant 110 ft	±85.75 ft	±85.75 ft	±85.75 ft	±24.25 ft
Minimum Open Space %	Applicant 85%	±64.4%	±64.4%	±64.4%	±20.6%
Minimum Front Yard Setback <small>(Main House)</small>	Applicant 30 ft	±21.0 ft	±21.0 ft	±21.0 ft	±9 ft
Minimum Left Side Yard Setback <small>(Carriage House)</small>	Applicant 15 ft	±2.6 ft	±2.6 ft	±2.6 ft	±12.4 ft
Minimum Right Side Yard Setback <small>(Carriage House)</small>	Applicant 15 ft	±60 ft	±60 ft	N/A	N/A
Minimum Both Side Yards Setback <small>(Carriage House)</small>	Applicant N/A	N/A	N/A	N/A	N/A
Minimum Rear Yard Setback <small>(Carriage House)</small>	Applicant 30 ft	±0.9 ft	±0.9 ft	±0.9 ft	±29.1 ft
Minimum Rear Yard Setback <small>(Carriage House)</small>	Codes Office 15'	±9'	±9'	±9'	±4.1'
Max Width of Structure (% lot width)	Applicant 65%	±58.1%	±58.1%	±58.1%	±6.9%
Max Stories of Building	Codes Office 2.5 stories	2.5 stories	2.5 stories	N/A	N/A
Max Building Height	Codes Office 35 ft	±30 ft	±30 ft	N/A	N/A
Minimum Livable Floor Area <small>MAXIMUM (Supplemental Dwelling Unit)</small>	Applicant 800 sf	±775 sf	±775 sf	N/A	N/A
Codes Office					

VILLAGE OF SKANEATELES
NOV 13 2023

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:
Eileen & Michael Nelson - Carriage House Repair/Renovation

Project Location (describe, and attach a location map):
 40W Genesee St, Skaneateles NY 13152

Brief Description of Proposed Action:
 The owners are seeking relief from Article VII Section 225 Subsection 23 "Supplemental Dwelling Units and Carriage Houses" and request the board's authorization to construct a Supplemental Dwelling Unit at the upper level of the existing Carriage House. The proposed Supplemental Dwelling Unit will only be used for visiting family of the Nelsons and will not be used as a rental.

Name of Applicant or Sponsor:
 Eileen & Michael Nelson

Telephone: 203-722-6907
 E-Mail: eileennelson9698@gmail.com

Address:
 40W Genesee St.
 Skaneateles

City/PO: State: Zip Code:
 Skaneateles NY 13152

1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation?
 If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.

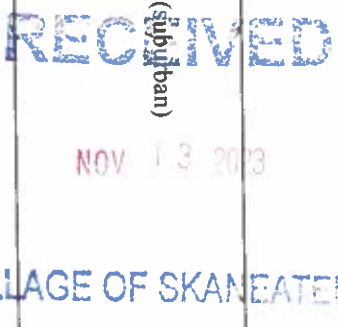
NO	YES
<input type="checkbox"/>	<input checked="" type="checkbox"/>

2. Does the proposed action require a permit, approval or funding from any other government Agency?
 If Yes, list agency(s) name and permit or approval:

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

3. a. Total acreage of the site of the proposed action? 0.34 acres
 b. Total acreage to be physically disturbed? 0 acres
 c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 0.34 acres

4. Check all land uses that occur on, are adjoining or near the proposed action:
 5. Urban Rural (non-agriculture) Industrial Commercial Residential (Suburban)
 Forest Agriculture Aquatic Other(Specify):
 Parkland



5. Is the proposed action,		NO	YES	N/A
a. A permitted use under the zoning regulations?		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?		NO	YES	<input 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	<input checked="" type="checkbox"/>
If Yes, identify: _____		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8. a. Will the proposed action result in a substantial increase in traffic above present levels?		NO	YES	<input checked="" type="checkbox"/>
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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
9. Does the proposed action meet or exceed the state energy code requirements?		NO	YES	<input type="checkbox"/>
If the proposed action will exceed requirements, describe design features and technologies:		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
10. Will the proposed action connect to an existing public/private water supply?		NO	YES	<input type="checkbox"/>
If No, describe method for providing potable water: _____		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
11. Will the proposed action connect to existing wastewater utilities?		NO	YES	<input type="checkbox"/>
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	<input checked="" 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"/>	<input type="checkbox"/>
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?		NO	YES	<input checked="" type="checkbox"/>
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
<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

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

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

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

a. Will storm water discharges flow to adjacent properties?

<input checked="" type="checkbox"/>	<input type="checkbox"/>
-------------------------------------	--------------------------

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

<input checked="" type="checkbox"/>	<input type="checkbox"/>
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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: Michael Nelson & Eileen Nelson Date: 9/26/23

Signature: Michael Nelson Title: Owner

November 9, 2023

To Village of Skaneateles
26 Fennel St.
Skaneateles, NY, 13152

Cc Eileen & Michael Nelson, file

From Ramsgard

Project Eileen & Michael Nelson - 40 W Genesee St
Project No. 2321

All Board Members,

The Nelson's are requesting permission to make improvements to the existing Carriage House on their property at 40 W Genesee Street after recently experiencing a pipe burst in the upper level of the structure. Due to the extent of that damage, the insurance inspector required that they demolish the majority of the building's interior.

The owners are seeking relief from *Article VII Section 225 Subsection 23 "Supplemental Dwelling Units and Carriage Houses"* and request the board's authorization to construct a Supplemental Dwelling Unit at the upper level of the existing Carriage House. The proposed Supplemental Dwelling Unit will only be used for visiting family of the Nelsons and will not be used as a rental.

The property is non-conforming for a Supplemental Dwelling Unit in terms of Minimum Lot Area and Minimum Lot Width. The Carriage House is also non-conforming in terms of Side Yard Setback and Rear Yard Setback. No changes to the existing site conditions are proposed in this application. The owners are seeking relief from these non-conforming site conditions with the hopes of moving forward with the interior repairs to the Carriage House and the proposed construction of the Supplemental Dwelling Unit.

Sincerely,

Adrienne Drumm
Ramsgard

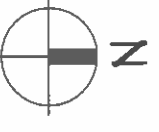




1
Z-1

Existing Site Plan

SCALE: 1" = 20'-0"



DENSITY CONTROL SCHEDULE					
A2 DISTRICT - VILLAGE OF SKANEATELES					
	REQD. / ALLOWED	EXISTING	PROPOSED	DIFFERENCE (EXG. V. PROP.)	REQD. VARIANCE
MINIMUM LOT AREA - FIRST D.U.	30,000 SF				
- w/ SUPPLEMENTAL D.U.	32,000 SF	±14,688 SF (P.E.N.C.)	±14,688 SF (P.E.N.C.)	-	±17,312 SF (P.E.N.C.)
MINIMUM LOT WIDTH - FIRST D.U.	100 FT				
- w/ SUPPLEMENTAL D.U.	110 FT	±85.75 FT (P.E.N.C.)	±85.75 FT (P.E.N.C.)	-	±24.25 FT (P.E.N.C.)
HOUSE:					
MINIMUM FRONT YARD SETBACK	30 FT	±21.0 FT (P.E.N.C.)	±21.0 FT (P.E.N.C.)	-	±9 FT (P.A.V.)
MINIMUM SIDE YARD SETBACK (LEFT)	15 FT	±14.9 FT (P.E.N.C.)	±14.9 FT (P.E.N.C.)	-	±0.1 FT (P.A.V.)
MINIMUM SIDE YARD SETBACK (RIGHT)	15 FT	±20.3 FT (P.E.N.C.)	±20.3 FT (P.E.N.C.)	-	-
MINIMUM SIDE YARD SETBACK (BOTH)	35 FT	±35.2 FT	±35.2 FT	-	-
MINIMUM REAR YARD SETBACK	35 FT	±55.5 FT	±55.5 FT	-	-
MINIMUM LIVABLE AREA	1,200 SF	±3,336 SF	±3,336 SF	-	-
CARRIAGE HOUSE:					
MINIMUM FRONT YARD SETBACK	30 FT	±131.5 FT	±131.5 FT	-	-
MINIMUM SIDE YARD SETBACK (LEFT)	15 FT	±26 FT (P.E.N.C.)	±26 FT (P.E.N.C.)	-	±12.4 FT (P.E.N.C.)
MINIMUM SIDE YARD SETBACK (RIGHT)	15 FT	±60 FT	±60 FT	-	-
MIN. REAR YARD SETBACK	20 FT 15'	±0.9 FT (P.E.N.C.)	±0.9 FT (P.E.N.C.)	-	±20.1 FT (P.E.N.C.)
MAXIMUM LIVABLE AREA	800 SF	±775 SF	±775 SF	-	-
MAXIMUM WIDTH OF STRUCTURE	65%	±58.1% (P.E.N.C.)	±58.1% (P.E.N.C.)	-	±6.9% (P.A.V.)
MINIMUM OPEN SPACE	85%	±64.4% (P.E.N.C.)	±64.4% (P.E.N.C.)	-	±20.6% (P.E.N.C.)
MAXIMUM BUILDING HEIGHT	25 STORIES/35 FT	25 STORIES/30FT	25 STORIES/30FT	-	-

* (P.E.N.C.) - PRE-EXISTING NON-CONFORMING.
 ** (P.A.V.) - PREVIOUSLY APPROVED VARIANCE FROM MAY 2011



SURVEY NOTE:

SITE INFORMATION TAKEN FROM A SURVEY BY PAUL J. OLSZEWSKI (LICENSE #50212) DATED 10/6/23. PART OF LOT 3, BLOCK 20, LOCATED IN THE VILLAGE OF SKANEATELES, COUNTY OF ONONDAGA, STATE OF NEW YORK. PROPOSED SITE PLAN BY ANDREW J. RAMSGARD, R.A. (LICENSE #023992).

NELSON RESIDENCE
 CARRIAGE HOUSE RENOVATION
 40 W. GENESEE ST.,
 SKANEATELES NY

14.1'

RAMSGARD
 architects • planners • designers
 61 E. Genesee St., Skaneateles, NY 13152
 315.685.0263 | ramsgard.com

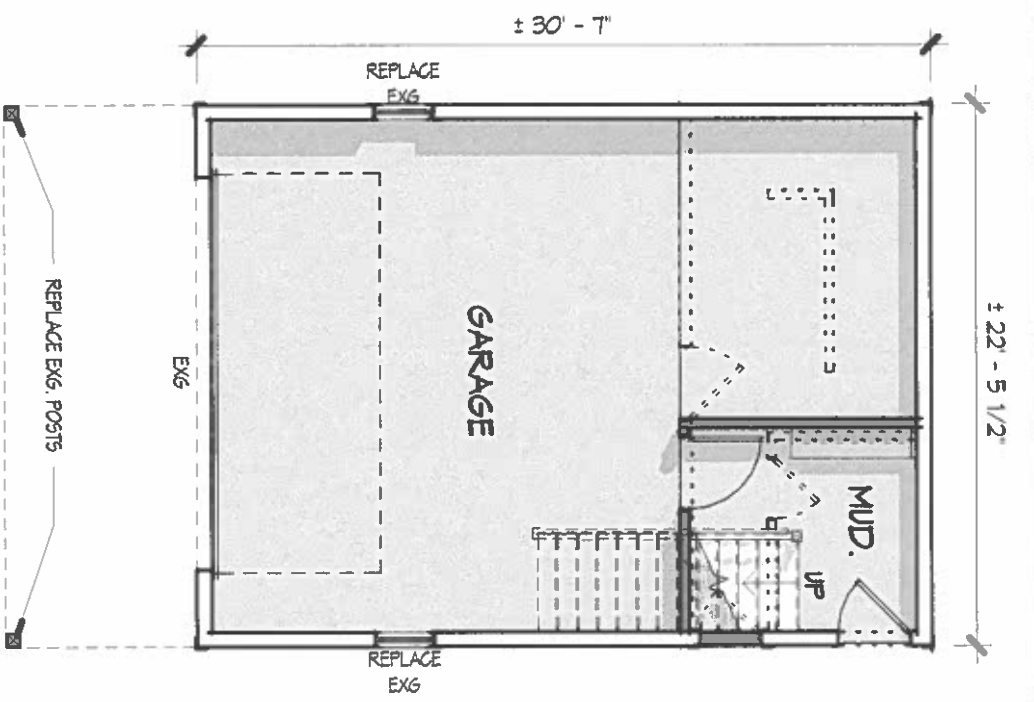
REVISIONS

NO.	REVISION	DATE

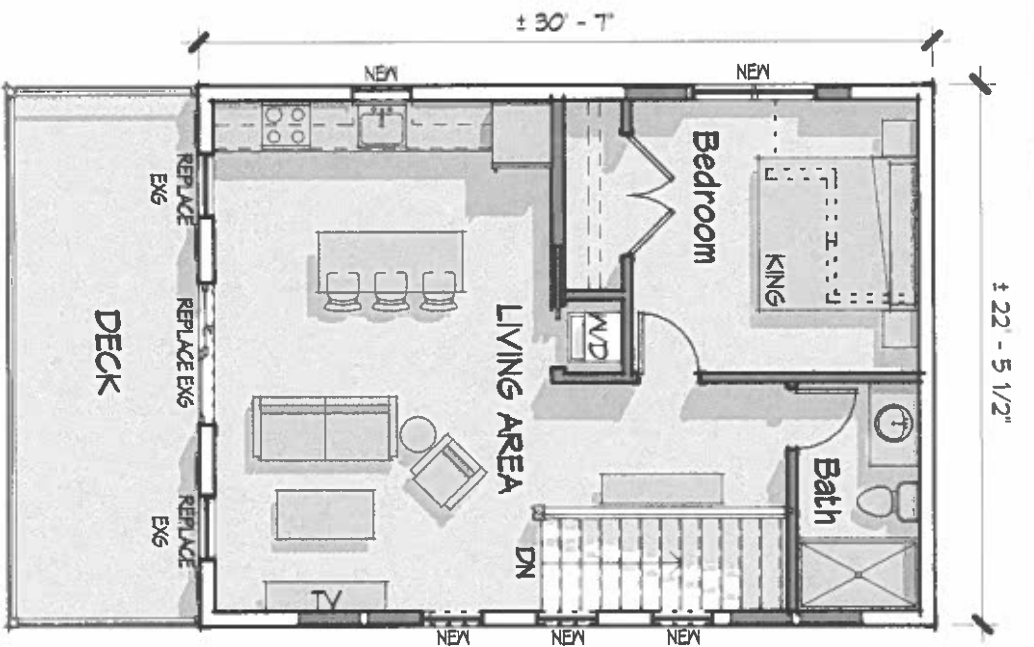
Zoning Plan
 PROJ#:
 DRAWN BY:
 SCALE:
 DATE:

2011
 AGD
 As indicated
 3/14/23

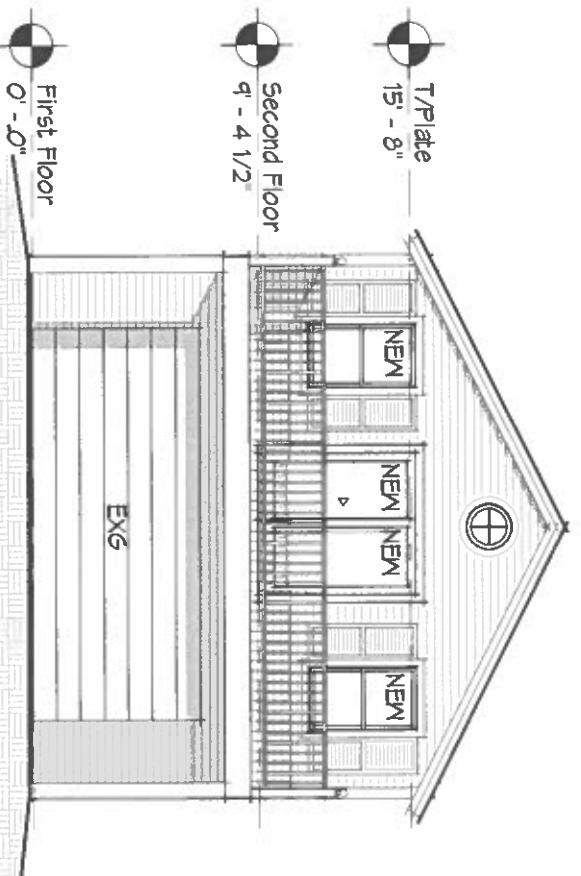
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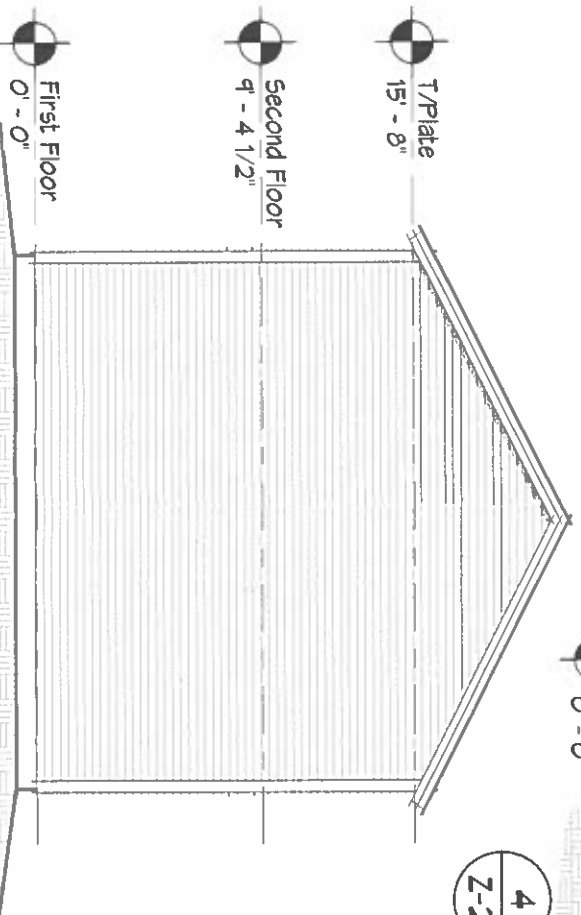
1 First Floor Plan
SCALE: 1/8" = 1'-0"



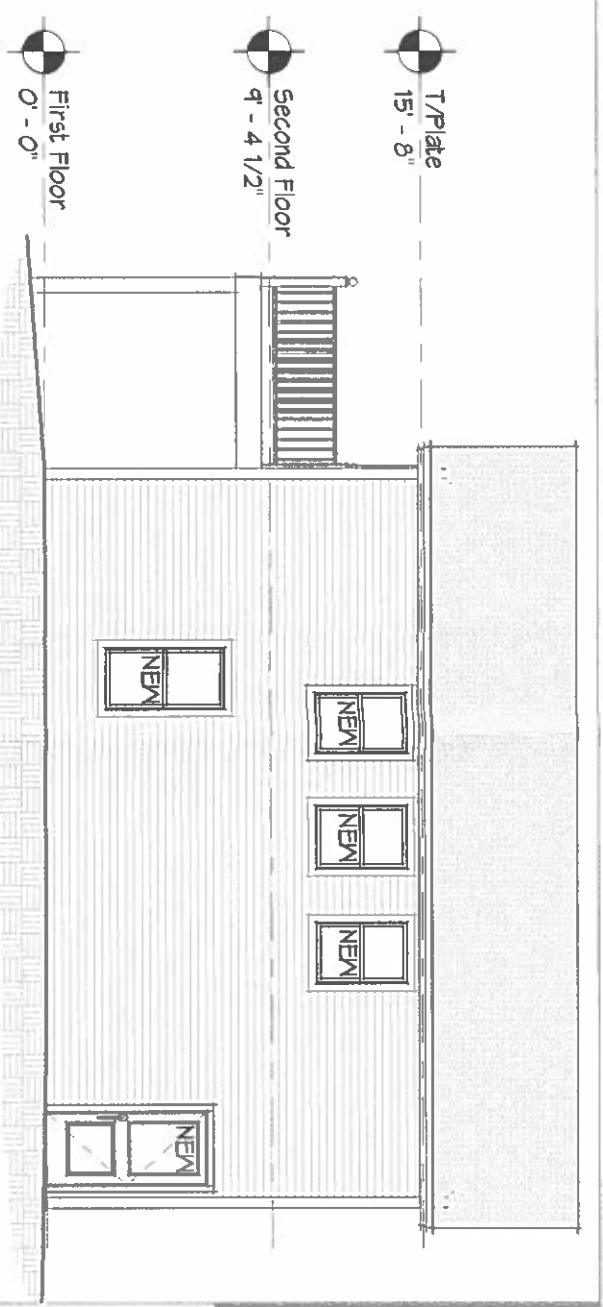
2 Second Floor Plan
SCALE: 1/8" = 1'-0"



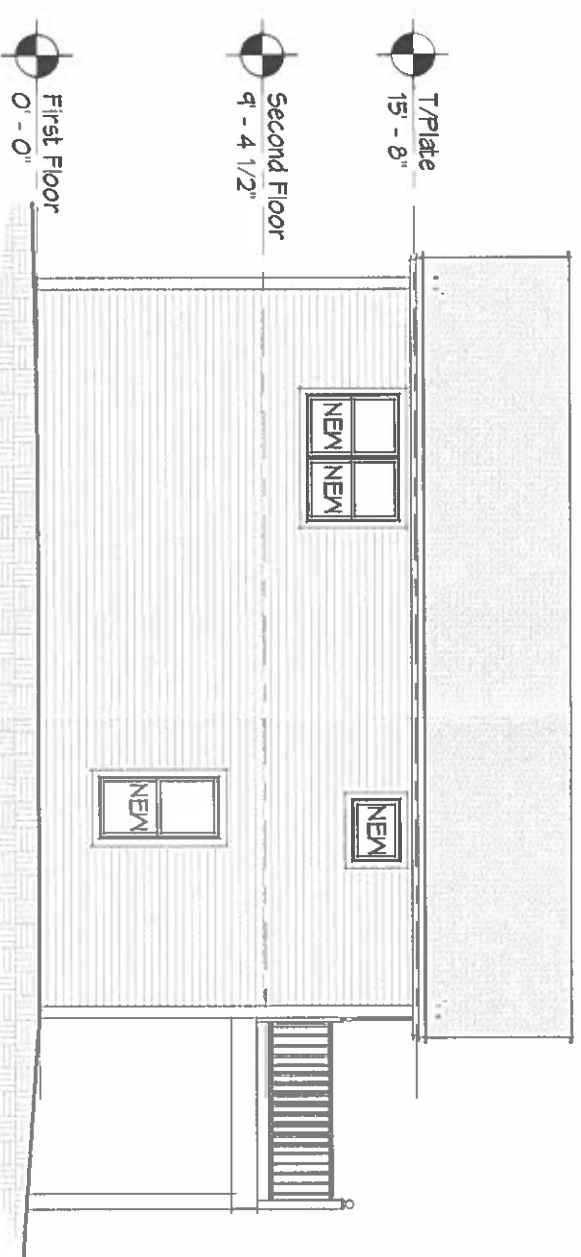
5 South Elevation
SCALE: 1/8" = 1'-0"



6 North Elevation
SCALE: 1/8" = 1'-0"



3 East Elevation
SCALE: 1/8" = 1'-0"



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

NELSON RESIDENCE
CARRIAGE HOUSE RENOVATION
40 W. GENESEE ST.
SKANEATELES NY

RAMSGARD
architects • planners • designers
61 E. Genesee St., Skaneateles, NY 13152
315.685.0263 | ramsgard.com

THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AT THE SITE AND NUMBER OF ANY DISCREPANCIES. CONTRACTOR SHALL BE RESPONSIBLE FOR THE CORRECTION OF ANY DISCREPANCIES. CONTRACTOR SHALL BE RESPONSIBLE FOR THE CORRECTION OF ANY DISCREPANCIES. CONTRACTOR SHALL BE RESPONSIBLE FOR THE CORRECTION OF ANY DISCREPANCIES.

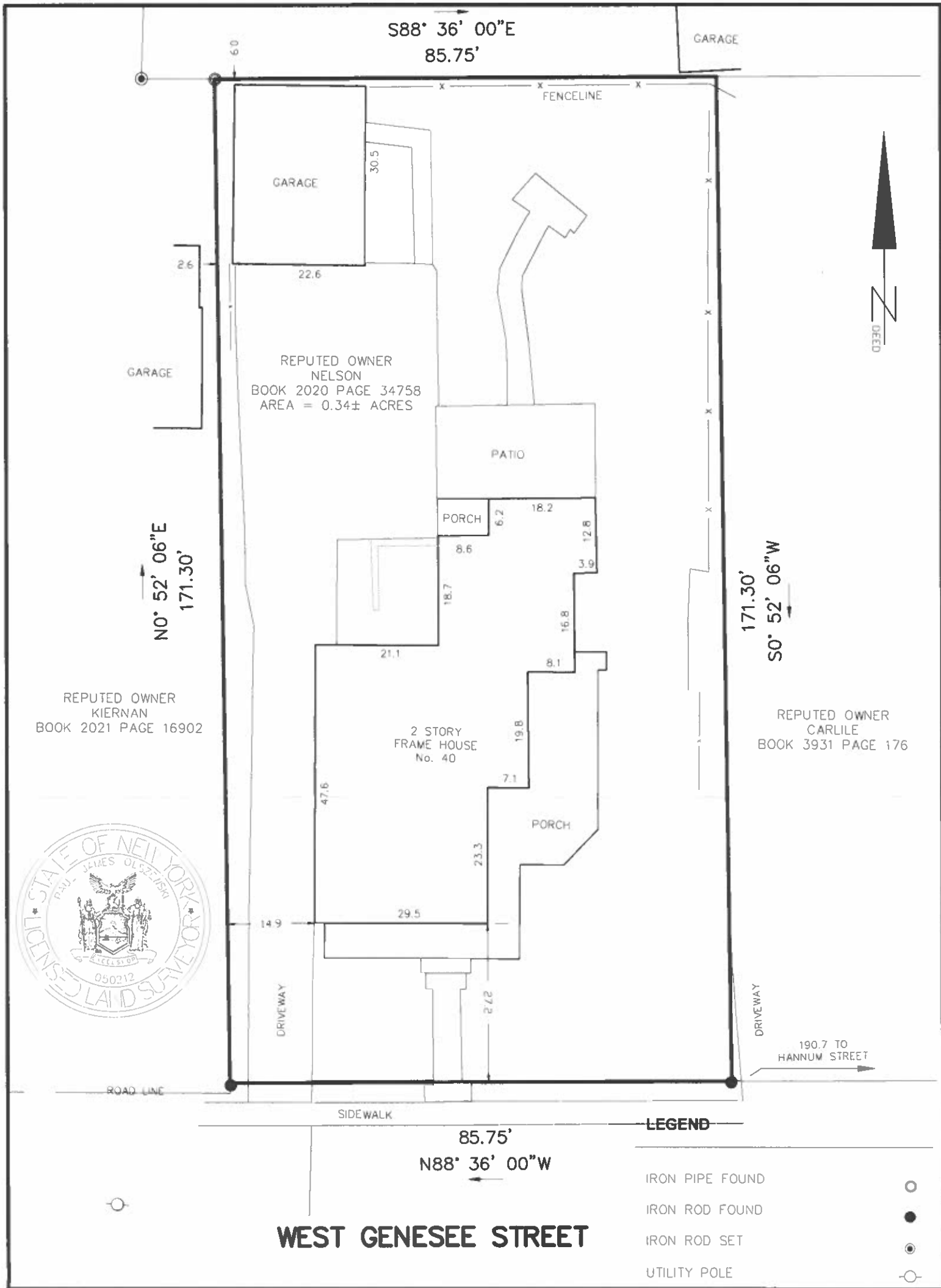
COPYRIGHT © 2013 BY RAMSGARD ARCHITECTS, PLLC. ALL RIGHTS RESERVED. NO PART OF THIS DRAWING IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF RAMSGARD ARCHITECTS, PLLC.

PART 65 (8)(b) OF TITLE 16 OF THE EDUCATIONAL LAWYER NETWORK PROHIBITS ANY AND ALL ALTERATIONS TO THE DRAWING WITHOUT THE WRITTEN PERMISSION OF RAMSGARD ARCHITECTS, PLLC. THE DIRECTION OF A LICENSED ARCHITECT OR ARCHITECTURAL FIRM SHALL BE THE FINAL AUTHORITY IN ALL MATTERS CONCERNING THIS DRAWING. ANY ALTERATIONS SHALL BE MADE IN ACCORDANCE WITH THE REQUIREMENTS OF PART 65(g).

REVISIONS		
NO.	REVISION	DATE

Zoning Plans & Elevations
PROJ #: 1303
DRAWN BY: AGD
SCALE: 1/8" = 1'-0"
DATE: 11/20/13

Z-2



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

THE UNDERSIGNED SURVEYOR HEREBY CERTIFIES THAT THIS IS AN ACCURATE MAP OF AN ACTUAL SURVEY COMPLETED 10-04-2023.

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

LOT 3
GRIFFINS 1870 MAP

PART OF BLOCK 20

VILLAGE OF SKANEATELES

COUNTY OF ONONDAGA

STATE OF NEW YORK

PAUL JAMES OLSZEWSKI, P.L.S., PLLC
1326 NEW SENECA TPKE, SUITE B1
SKANEATELES NEW YORK, 13152
315-488-5552 pjosurvey.com

DATE: OCTOBER 6, 2023

SCALE: 1" = 20 FEET

PROJECT No. SK06-07-16