

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 1-10-24
10.11.23

Permit Date and Number _____

Name of Applicant and/or Owner's Agent (e.g., LLC Manager or Architect) NICHOLS FAMILY GRANTOR TRUST
ROBERT NICHOLS

Address of Applicant and/or Owner's Agent 75 STATE ST SKANEATELES NY 13152

Applicant's Email _____ Contact # _____

Address of worksite 5 ELSON LN.

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

Property Owner Address _____

Property Owner Email _____ Contact # _____

Type of Work Proposed:

New Structure _____ Addition Alteration _____ Swimming Pool _____ Repair _____

Fence/Wall _____ Paved Surface _____ Other _____

Square Footage of new work STEPS 75 SF ~~BILCO - 27 SF~~ NEW BASEMENT - 1334 SF Accurate Project Cost \$

Describe the work proposed: CONSTRUCT NEW ICF FOUNDATION UNDER
EXISTING COTTAGE. CONSTRUCT / ADD NEW ~~BILCO~~ ENTRANCE
DOOR TO ~~SOUTH~~ ^{WEST} SIDE OF COTTAGE. ADD NEW INTERIOR
BASEMENT STAIR.

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

Tax Map Number 014.-01-33.0 Square Footage of Lot 34,675

Existing use of lot SINGLE FAMILY Proposed use of lot SINGLE FAMILY

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

Table with 2 columns: Setbacks - Existing Structure and Setbacks - Proposed work. Rows include Front Yard, Left Side Yard, Right Side Yard, and Rear Yard with handwritten measurements.

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

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

Architect's Name EGGLESTON & KRENZER ARCHITECTS PC.

Architect's Address 1391 E. BENESSEE ST. SKANEATELES NY 13152

Contractor/Builder Name CRYSTALVIEW CONSTRUCTION - SAM DEBOIS

Contractor's Phone # 315-406-8189

Contractor's Address 4980 ROCKEFELLER RD AUBURN NY 13021

Contractor's Email crystalviewconstruction@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 1-10-24 10.12.23 Signature Sandra Todd Nichols

Print Applicant's and/or Agent's Name SANDRA TODD NICHOLS

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

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Building/Zoning Application Review Sheet

Date Received _____ Tax Map Number 014.-01-33.0

Applicant's Name NICHOLS FAMILY GRANTOR TRUST

Address of Worksite 5 ELSON LN.

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 _____ # _____

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 1-10-2024
10.11.2023

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

I/We NICHOLS FAMILY GRANTOR TRUST - ROBERT NICHOLS
Printed or Typed Name of Appellant(s) and/or Applicant(s)

Address 75 STATE 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 A5

Article _____ Section 225 Subsection (D)

Article _____ Section 225 Subsection 1

(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:

5 Street Number ELSON LN Street Name

Tax Map Number 014-01-33.0

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).

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

225.05 D. EXPANSION OF NC STRUCTURE

NORTH SIDE, BOTH SIDES, % LOT WIDTH, % OPEN AREA

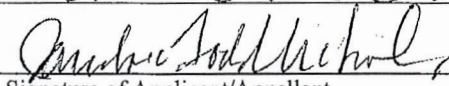
Please state below all reasons to support your appeal or application. Attach other sheets as needed to support your appeal/application

STEPPED
BICO ENTRANCE FOR NEW BASEMENT < 0.7 OPEN

SPACE REDUCTION, SIDEYARD CONFORMING

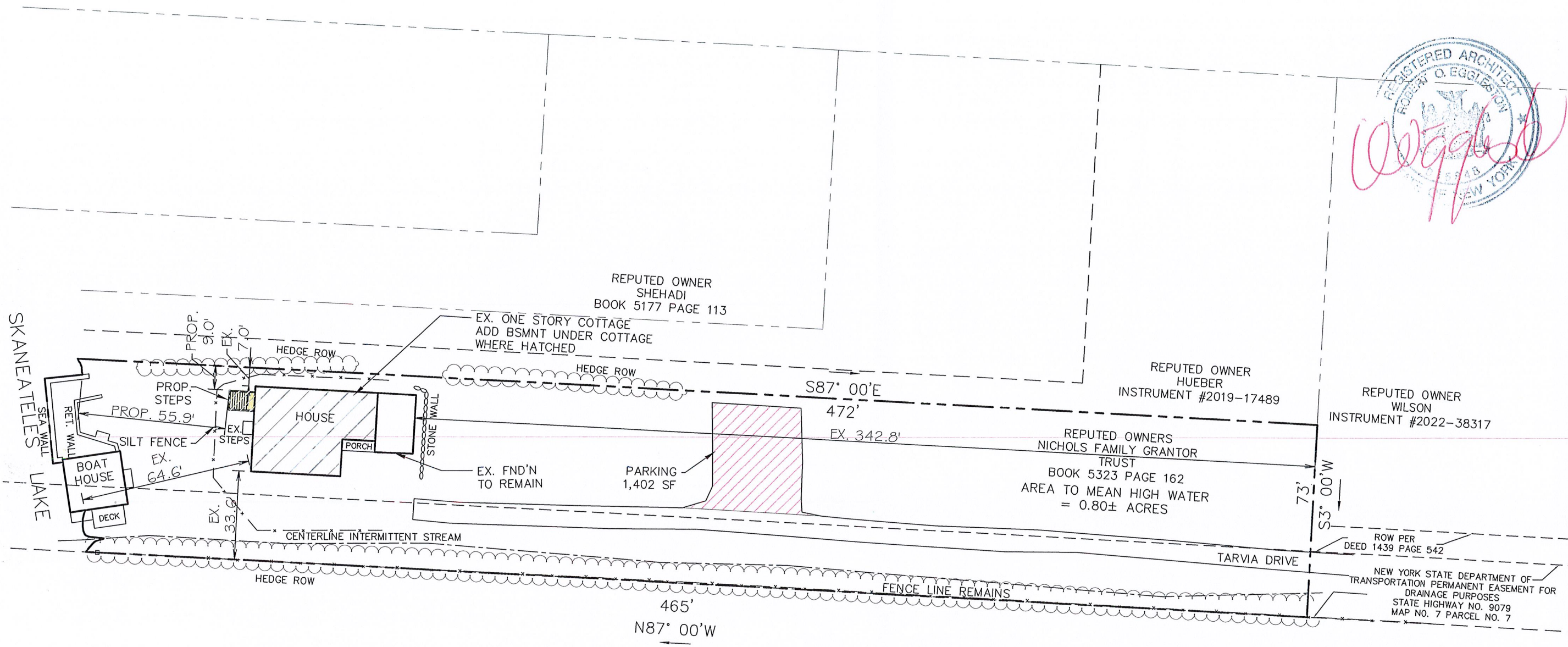
ALLOW STORAGE # TO MEET CODE FOR EGRESS

Dated 10.11.2023


Signature of Applicant/Appellant

ZONING DISTRICT = A-1

		Required	Existing	PROPOSED	Pre-Exist Non-Conforming	VARIANCE
Residential Minimum Lot Width	Applicant	150	73'	73'	-	-
	Codes Office					
EXEMPT 225-69 Minimum Open Space %	Applicant	90%	89.5%	89.4%	0.5	0.607%
	Codes Office					
Minimum Front Yard Setback	Applicant	30'	342.8'	342.8'	-	-
	Codes Office			33.6'		
Minimum Left Side Yard Setback	Applicant	25'	33.6'	27.6'	-	-
	Codes Office					
Minimum Right Side Yard Setback	Applicant	25'	7.0'	7.0	18'	18'
	Codes Office					
Minimum Both Side Yards Setback	Applicant	55'	40.6'	34.6'	14.4'	20.6'
	Codes Office			55.9'		
Minimum Rear Yard Setback	Applicant	35'	64.6'	64.6'	-	-
	Codes Office					
Max Width of Structure (% lot width)	Applicant	55%	44.4%	52.6%	-	-
	Codes Office					
Max Stories of Building	Applicant	2 1/2	1	1	-	-
	Codes Office					
Max Building Height	Applicant	45	16.6'	16.6'	-	-
	Codes Office					
Minimum Livable Floor Area	Applicant	1200 SF	1707 SF	1707 SF	-	-
	Codes Office					



SITE PLAN
BOB NICHOLS
5 ELSON LN.
V. OF SKANEATELES, NY

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



SITE PLAN
SC.: 1" = 40'-0"

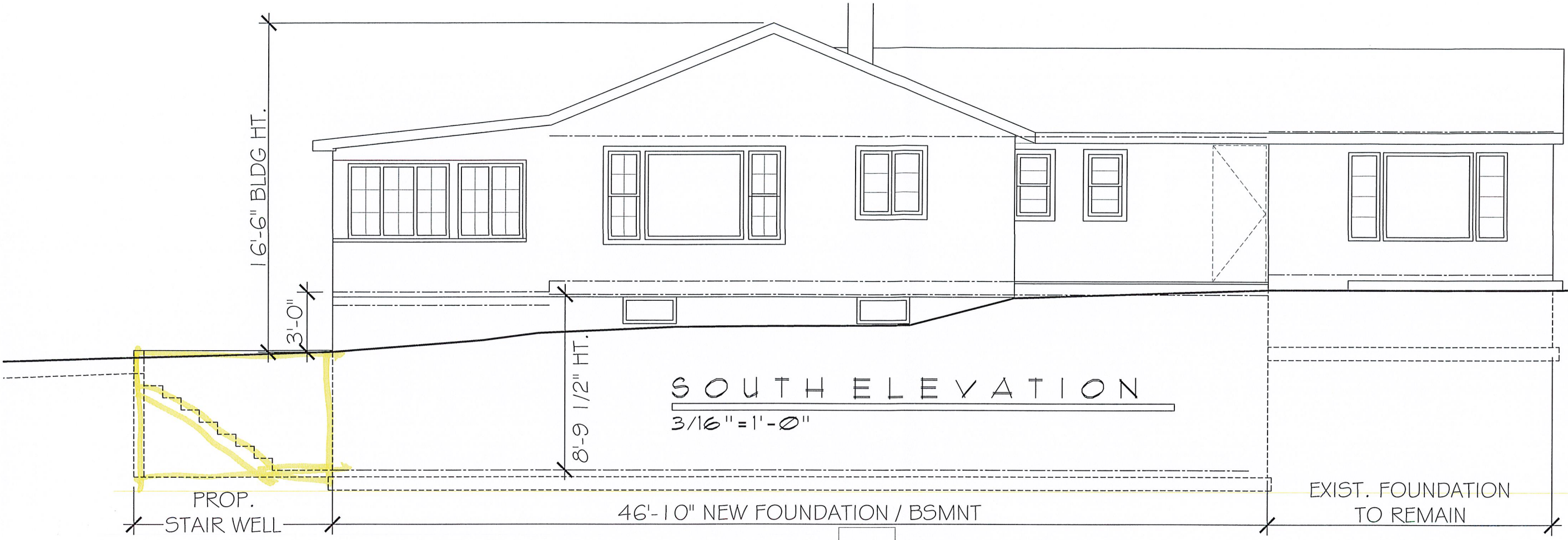
SITE INFORMATION IS OBTAINED FROM SURVEY
DONE BY PAUL J. OLSZEWSKI, P.E., L.L.S. DATED 10/04/2023
ADDITIONAL INFORMATION BY EGGLESTON & KRENZER
ARCHITECTS P.C.

LOT AREA 34,675 SF

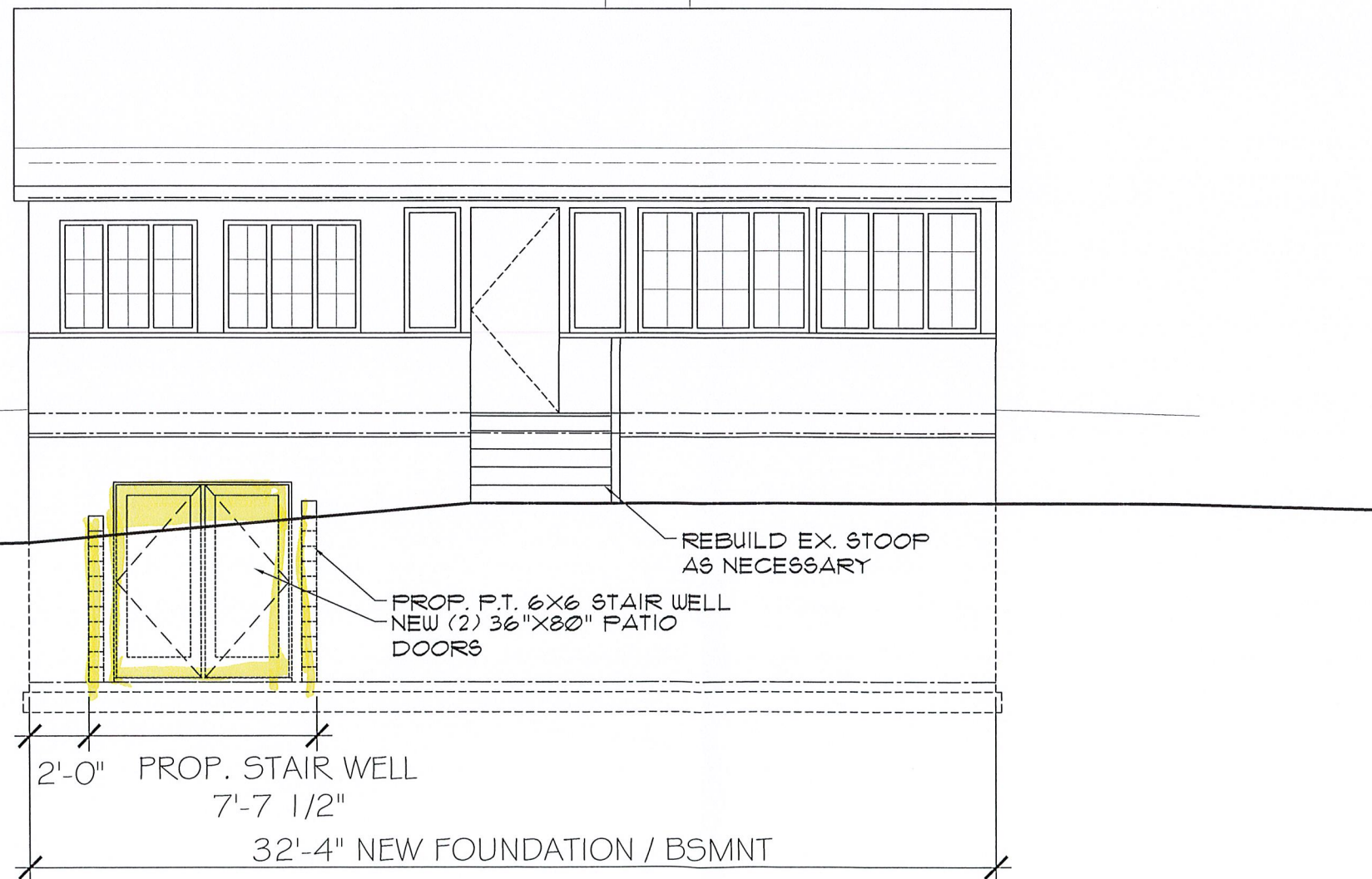
	EXIST.	APPROVED.	PROPOSED.
HOUSE/PORCH	1,707 SF	1,707 SF	1,707 SF
PARKING	1,402 SF	1,402 SF	1,402 SF
BOAT HOUSE	446 SF	446 SF	446 SF
DECK/STEPS	87 SF	87 SF	162 SF
B.H. DOOR	---	27 SF	0 SF
TOTAL	3,642 SF	3,669 SF	3,717 SF
% COVERAGE	10.5 %	10.6 %	10.7 %
% OPEN AREA	89.5 %	89.4 %	89.3 %

PROJ: 23201

DATE:
9 OCT 2023
10 JAN 2024



BASEMENT REMODEL
 BOB NICHOLS
 5 ELSON LN.
 V. OF SKANEATELES, NY

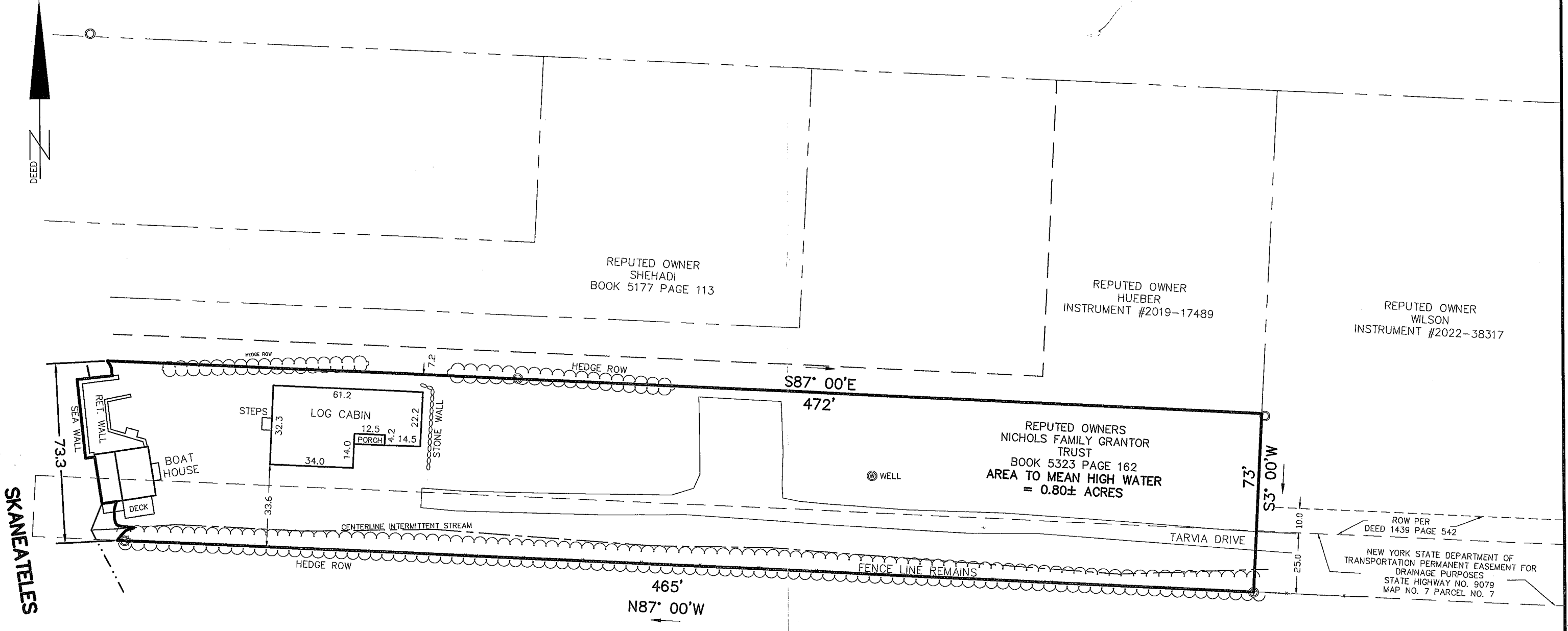


a r c h i t e c t
 EGGLESTON & KRENZER, ARCHITECTS PC
 1391 EAST GENESEE STREET
 SKANEATELES, NY 13152
 (315) 685-8144

PROJ: 23201

DATE:
 9 OCT 2023
 10 JAN 2024

WEST ELEV.
 3/16" = 1'-0"



10-03-2023
 LOT AREA (TO MEAN HIGH WATER) = 34675 SQ. FT.

HOUSE/PORCH AREA = 1707 SQ FT
 DRIVEWAY AREA = 1402 SQ. FT.
 BOAT HOUSE AREA = 446 SQ. FT.
 DECK AREA = 87 SQ. FT.

TOTAL = 3642 SQ FT
 OPEN SPACE = 89.5%

LEGEND

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

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

THE UNDERSIGNED SURVEYOR HEREBY CERTIFIES THAT THIS IS AN ACCURATE MAP OF AN ACTUAL SURVEY COMPLETED 10-03-2023.

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.

DATE: OCTOBER 4, 2023

PARCEL OF LAND	
PART OF MILITARY LOT 38	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	
SCALE: 1" = 40 FEET	PROJECT No. SK14-01-33



NICHOLS - 5 ELSON LANE

Village of Skaneateles
Planning Board Meeting
November 2, 2023
Skaneateles Village Hall

Site Plan Review and Area Variance recommendation in the matter of the application of Nichols Family Trust to vary the strict application of Section 225-A5 Density Control Schedule for Side yard setback, right; Both side yards combined; Minimum open area; and Section 225-69(D) Non-conforming Buildings, Structures and Uses, Extension or Expansion; to construct a new foundation under the existing cottage, to construct/add Bilco entrance door on south side, and to construct new interior basement stairs at the property addressed as 5 Elson Lane in the Village of Skaneateles.

Present: Stephen Hartnett, Chairman
Connie Brace, Member
Albert Giannino, Member
Melissa Komanecky, Member
Jeff Liccion, Member

Riccardo Galbato, Attorney for the Planning Board
John Crompt, Code Enforcement Officer
Ian Carroll, Municipal Planning and Development Coordinator
Beth O'Sullivan, Deputy Zoning Inspector
Dennis Dundon, Clerk to the Boards

Bob Eggleston, Architect, on behalf of the applicants

Tyde Richards, Village Trustee
Andy Ramsgard, 61 E Genesee St
Kristin Bealer, 26 W Genesee St
Terry & Cara Moran, 57 Jordan St
Dave Hempson, 1769 Shady Pond La
Jacqueline Jones, 1934 Masters Rd
Ellie Krause, 317 S Clinton St, Syracuse
Adrienne Drumm, 61 E Genesee St
Nicole Vintimilla, 61 E Genesee St
Doug Smith, 3766 Highland Rd
Joseph Cavender, 450 S Salina St
Bill Murphy, 3 Fennell St

At 7:56 pm, Chairman Hartnett called for the Nichols matter at 5 Elson Lane.

Attorney Galbato recapped the application as requiring site plan review and variances, so the Board is to consider SEQR, Site Plan approval and making an advisory opinion to the ZBA

Mr. Eggleston said that as the applicants' family expands, they want to prepare for the next generation. Part of the cottage has slab on grade beneath it, the rest is set on piers. They wish to jack up that part on piers and construct a basement and foundation beneath it, along with a Bilco door for convenience in using the basement for storage. The door will slightly infringe on the combined side yard and cause open area to decrease by 0.1%. Silt fencing will protect from materials getting into the lake, and all excavation materials will be removed and disposed of off-site.

Member Liccion asked if there will be any lower level bedrooms? Mr. Eggleston represented that it will be only storage. Headroom will be 8 feet 9.5 inches. Member Brace noted an intermittent stream located to the south. Mr. Eggleston assured the Board that would have erosion protection as well.

Member Komanecy, "I move that the Planning Board declares itself lead agency under SEQRA and that the proposed project is an unlisted action under SEQRA which will not receive coordinated review. The Planning Board issues a Negative Declaration, in that the proposed action will not result in any significant adverse environmental impacts, and authorizing the Chairman to sign the SEAF as completed by the applicant and now Part 2 by the Planning Board. Upon the unanimous vote of the members in favor of the motion, the motion was carried 5 – 0.

Member Komanecy, "Further, I move that the Planning Board approves the site plan dated October 9, 2023 and recommends ZBA approval of the required variances pursuant to the drawings submitted with the application." Member Liccion seconded the motion. Upon the unanimous vote of the members in favor of the motion, the motion was carried 5 – 0.

This matter was concluded at 8:03 pm.

Respectfully submitted,
Dennis Dundon, Clerk to the Boards