

VILLAGE OF SKANEATELES
26 Fennell St.
Skaneateles, NY 13152
315-685-2118

already paid 70.00
OK # 3247
7/18/23

For Office Use Only
Fee: \$50.00
Check #: _____
Date paid: _____
Permit #: _____

APPLICATION FOR BUILDING PERMIT
Applicant: Jeffrey King Applicant Email:

Issue date: _____

PROJECT ADDRESS 44 E. Lake St
PROPERTY OWNER Jeffrey & Margaret King
EMAIL ADDRESS jking@skaneateles.com

TAX MAP ID# 013*-01-16.0
PHONE # 315-876-3750 Cell
315-685-5827 land

SQUARE FOOTAGE OF NEW WORK _____
DESCRIPTION OF WORK TO BE DONE (include more detail as an attachment if necessary)

Replace aging deck behind house. 15 1/2 ft x 17 3/4 ft
New deck 16' x 20' with stairs extending 6 ft

ACCURATE PROJECT COST \$15,000 (\$120.00)
already paid 70.00
50.00 due



SQUARE FOOTAGE OF PARCEL 13,197

ZONING DISTRICT A-1 A-2 A-3 A-4 B C D PL

Setbacks - Existing Structure (Distances from structure to property or lot lines)
Setbacks - Proposed work

Front Yard	<u>13.2</u>	ft.	Front Yard	<u>13.2</u>	ft.
Left Side Yard	<u>28.2</u>	ft.	Left Side Yard	<u>28.2</u>	ft.
Right Side Yard	<u>24</u>	ft.	Right Side Yard	<u>22.85</u>	ft.
Rear Yard	<u>87.1</u>	ft.	Rear Yard	<u>81.1</u>	ft.

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

CONTRACTOR / AGENT INFORMATION:

CONTRACTOR ARCHITECT OTHER CONTRACTOR ARCHITECT LLC MGR OTHER

NAME Patrick Dessen
PHONE # 315 876-3750
ADDRESS 22 Rustin Ave Syracuse 13207
EMAIL strathmoremodeling@gmail.com

NAME _____
PHONE # _____
ADDRESS _____
EMAIL _____

CHECKLIST ITEMS: PROPERTY SURVEY STAMPED ARCHITECTURAL PLANS ASBESTOS REPORT DRAINAGE + GRADING
 OTHER WORKMANS COMP AND LIABILITY INSURANCE JOB PROPOSAL

Detailed instructions available at Code Enforcement Office or www.villageofskaneateles.com

The Village requires that projects comply with the zoning law, and applicants and design professionals must prepare for their projects accordingly. Where practical difficulties or unnecessary hardships may result from enforcement of the strict letter of the code, applications for variances may be made to the Village Zoning Board of Appeals.

ACKNOWLEDGEMENTS:

- I AM THE OWNER | APPLICANT | AGENT OF OWNER AND AM AUTHORIZED TO MAKE THIS APPLICATION.
- I AUTHORIZE THE CODE ENFORCEMENT OFFICER TO ENTER THE PROPERTY TO MAKE INSPECTIONS AS PRESCRIBED UNDER LOCAL AND STATE LAWS.
- I WILL NOTIFY THE CODE ENFORCEMENT OFFICER IMMEDIATELY OF ANY CHANGES DURING THE COURSE OF THE WORK.
- I WILL NOTIFY THE CODE ENFORCEMENT OFFICER WHEN INSPECTIONS ARE DUE.
- FURTHERMORE, I AGREE THAT THE BUILDING OR PROJECT WILL NOT BE OCCUPIED OR USED UNTIL A CERTIFICATE OF COMPLIANCE/ CERTIFICATE OF OCCUPANCY HAS BEEN ISSUED.
- 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.

NAME of APPLICANT Jeffrey King PHONE # 315 857 6875 EMAIL jhking@verizon.net
 ADDRESS 49 E. Lake St
 SIGNED Jeffrey King
 DATE 2/27/24

Affidavit of 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

For Code Enforcement Office Use Only

Date Received 2/27/24 Date Reviewed 2/28/24
 Application Status: [Approved Denied

Reasons for denial – Does Not Comply With the Following:

- Section 225-A5, Density Control Schedule for:
- Front Yard Setback
 - Rear Yard Setback
 - 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

Staff and boards review, as applicable:

Planning Board Review 2/28 Zoning Board of Appeals Approval N/A
 Critical Impact Permit Approval 2/28 Historical Commission Approval N/A

SIGNATURE: 

315-685-2118 Fax 315-685-0730

NOTICE OF APPEAL APPLICATION FOR SPECIAL USE PERMIT

Date of Application 2/27/24

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

I/We Jeffrey & Margaret King
Printed or Typed Name of Appellant(s) and/or Applicant(s)

Address 44 E. Lake ST

(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 _____ 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)

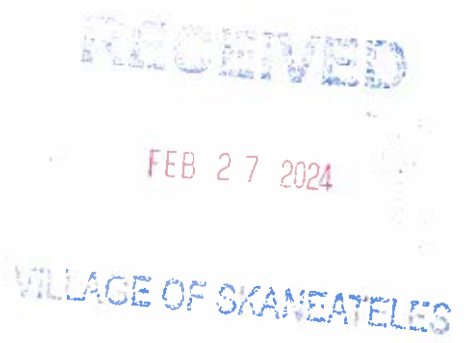
_____ A FLOODWAY PERMIT required by the provisions of Article III, Section 225-10

B (3) & Article VI, Section 225-18 B

This appeal or application relates to:

44 Street Number East Lake ST Street Name

Tax Map Number 013-01-16.0



Property Address 44 E. Lake St

Zoning District A1 Tax Map # 13. -01-16.0

- Using the Density Control Schedule, fill in the minimum area requirements, in 'Required' column.
- Indicate the existing set-back dimensions and percentages in the 'Existing' column.
- In the column labeled 'Proposed', indicate the dimensions, area (in square feet) and percentages that will result from your proposed construction.
- In the column labeled pre-existing non-conforming, indicate the pre-existing variance from code.
- In the column labeled 'Variance', indicate the variance requested.

	REQUIRED	EXISTING	PROPOSED	Pre-Exist Non-Conforming	VARIANCE
Residential Minimum Lot Area	44,000				
Residential Minimum Lot Width	150	65ft			
Minimum Open Space %	90%	83.34%	82.07%	-6.66'	-7.93'
Minimum Front Yard Setback	30 Ft	13.2 Ft	13.2 Ft	-16.8'	-16.8'
Minimum Left Side Yard Setback	25 Ft	28.2 Ft 26.6'	28.2 Ft 27'		
Minimum Right Side Yard Setback	25 Ft	28.2 Ft 24.16'	22'10 1/4" (22.85)	-9'	-2'
Minimum Both Side Yards Setback	55 Ft	57 Ft 42.6'	50.05 30	-12.4	-25'
Minimum Rear Yard Setback	35 Ft	87.1 Ft	81.1 Ft		
Max Width Structure (% lot width)	55 %	47%	47%		
Max Stories of Building	4 2.5	2.5	2.5		
Max Building Height	40 Ft	240'	240'		
Minimum Livable Floor Area	1,200	41200	41200		

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FEB 7 2024

VILLAGE OF SKANEATELES

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

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

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Please state below all reasons to support your appeal or application using the Criteria on page 2 of 4. Attach other sheets as needed to support your appeal/application.

Improve outdoor space behind house

ACKNOWLEDGEMENTS:

- I AM THE OWNER APPLICANT AGENT OF OWNER AND AM AUTHORIZED TO MAKE THIS APPLICATION.

- 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.

NAME of APPLICANT Jeffrey King PHONE # 315-857-6575
ADDRESS 44 E. Lake St Skaneateles 13152
EMAIL Jeffrey.King@skaneatelesny.com
SIGNED Jeffrey King DATE 2/27/24

Affidavit of 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

Criteria to Variances to Code

In making its determination, the Zoning Board of Appeals shall take into consideration the benefit to the applicant if the variance is granted, as weighed against the detriment to the health, safety and welfare of the neighborhood or community by such grant. In making such determination the Board shall also consider and determine:

[1] 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 area variance;

[2] Whether the benefit sought by the applicant can be achieved by some method, feasible for the applicant to pursue, other than an area variance;

[3] Whether the requested area variance is substantial;

[4] Whether the proposed variance will have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district; and

[5] Whether the alleged difficulty was self-created, which consideration shall be relevant to the decision of the Zoning Board of Appeals but shall not necessarily preclude the granting of the area variance.

The Village can provide no assurance that variances will be approved. Approvals are gained only after careful deliberation, and there is a necessarily high hurdle for applicants. This is a function of the Village Code, which is meant as much for the preservation of the residential an historic character of the Village as it is to streamline residential construction.

After the Code Enforcement Officer has made his determinations, but before the application is presented to the Planning Board or Zoning Board of Appeals, the applicant is required to sign a form that acknowledges the determinations of the Code Enforcement Officer and indicate whether they agree or not. If the applicant disagrees with the Code Enforcement Officer's determinations, they may either withdraw the application or pursue an interpretation by the Zoning Board of Appeals before resubmitting the application.

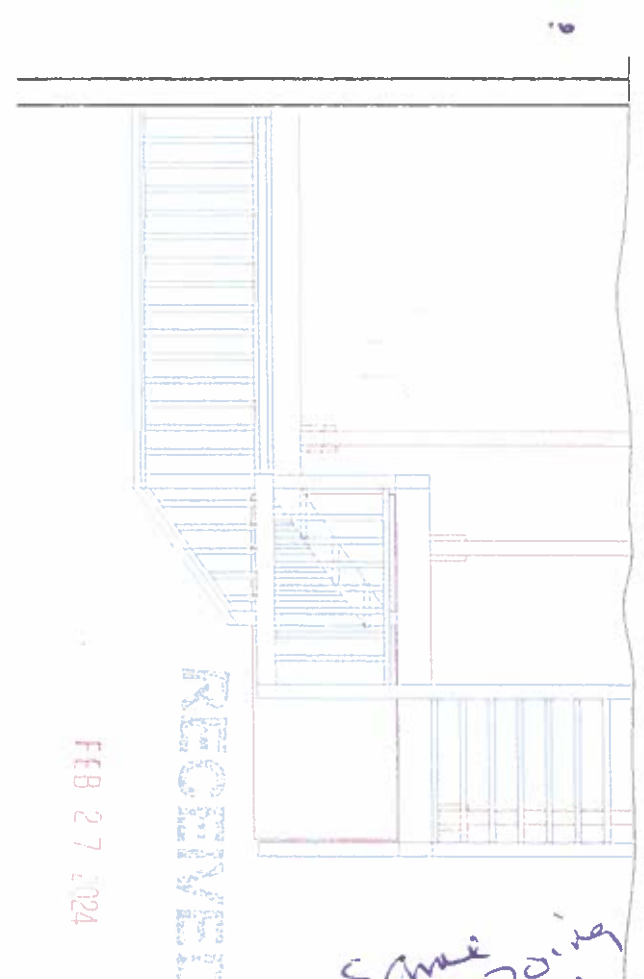
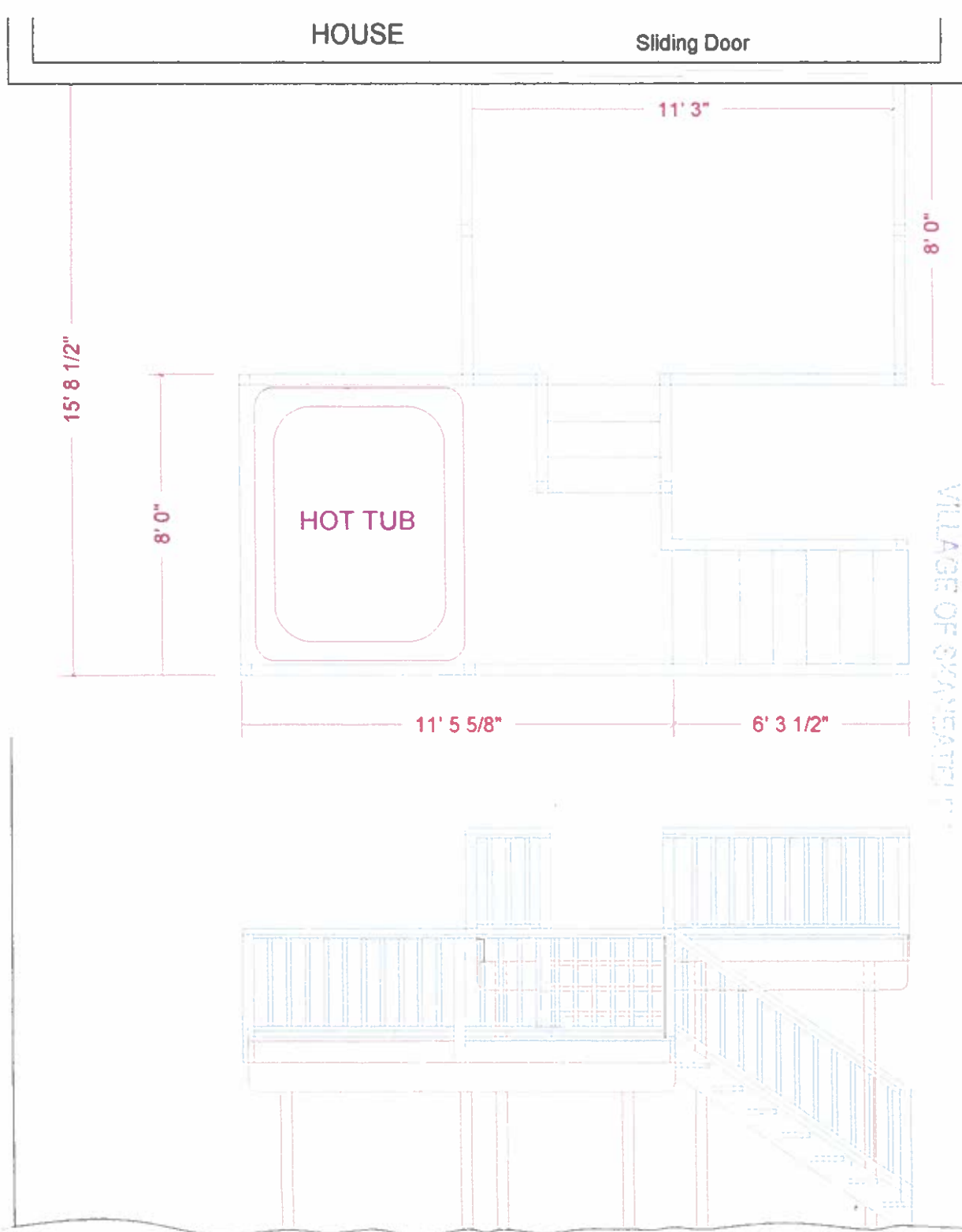


KING 44 E LAKE STREET

VILLAGE OF SKANEATELES

HOUSE

Sliding Door



FEB 27 2024

REMOVED

Use same scale if doing a comparison

→ Existing Deck
 West Side Residence
 44 East Lake St
 5/3/2023 J H H King

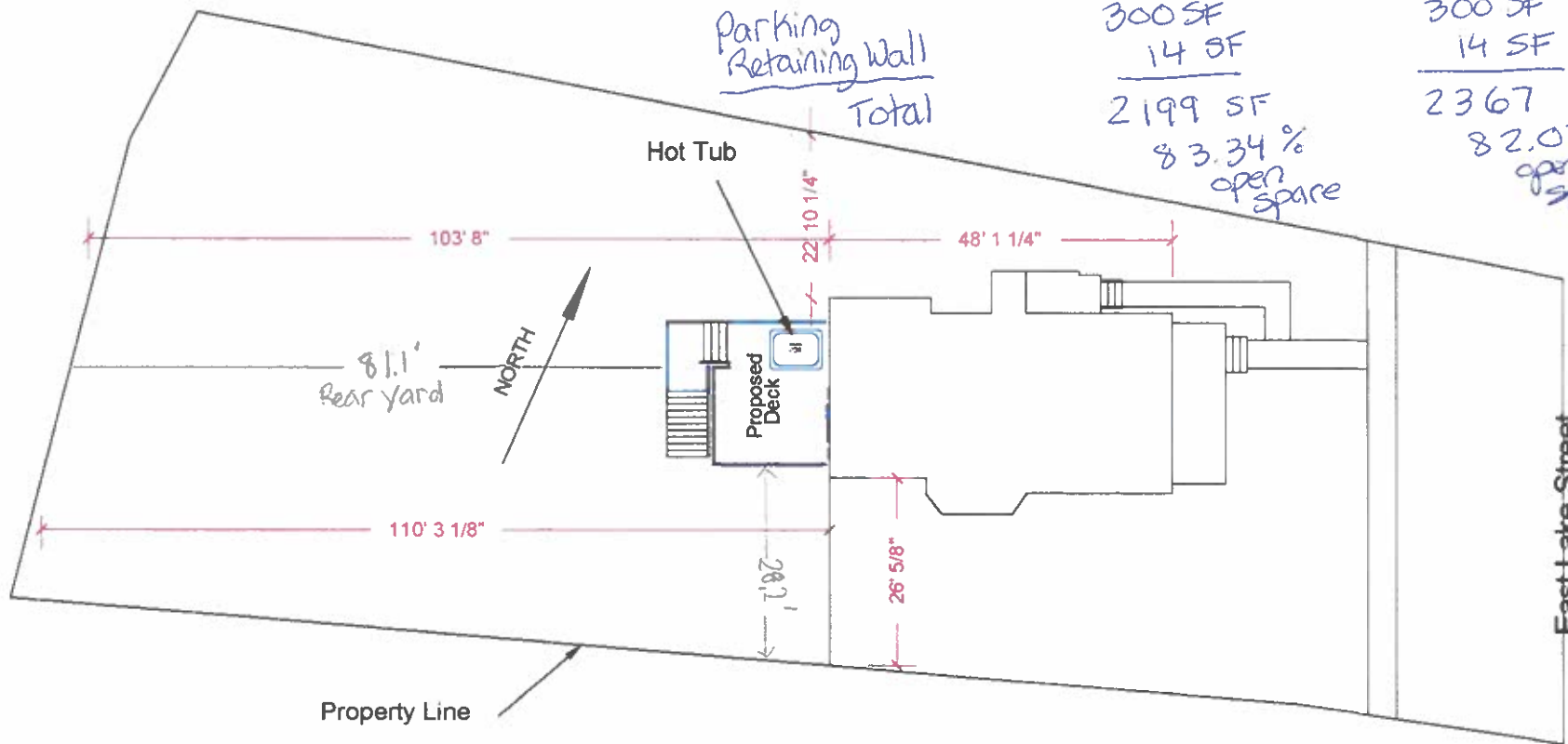
Ex
Existing Deck

Lot Area 13,197

House/Garage
 Porch
 Deck
 Sidewalk
 Parking
 Retaining Wall
 Total

Existing
 1286 SF
 239 SF
 228 SF
 132 SF
 300 SF
 14 SF
 2199 SF

Proposed
 1286 SF
 239 SF
 396 SF
 132 SF
 300 SF
 14 SF
 2367
 82.07 %
 open space



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VILLAGE OF SKANEATELE

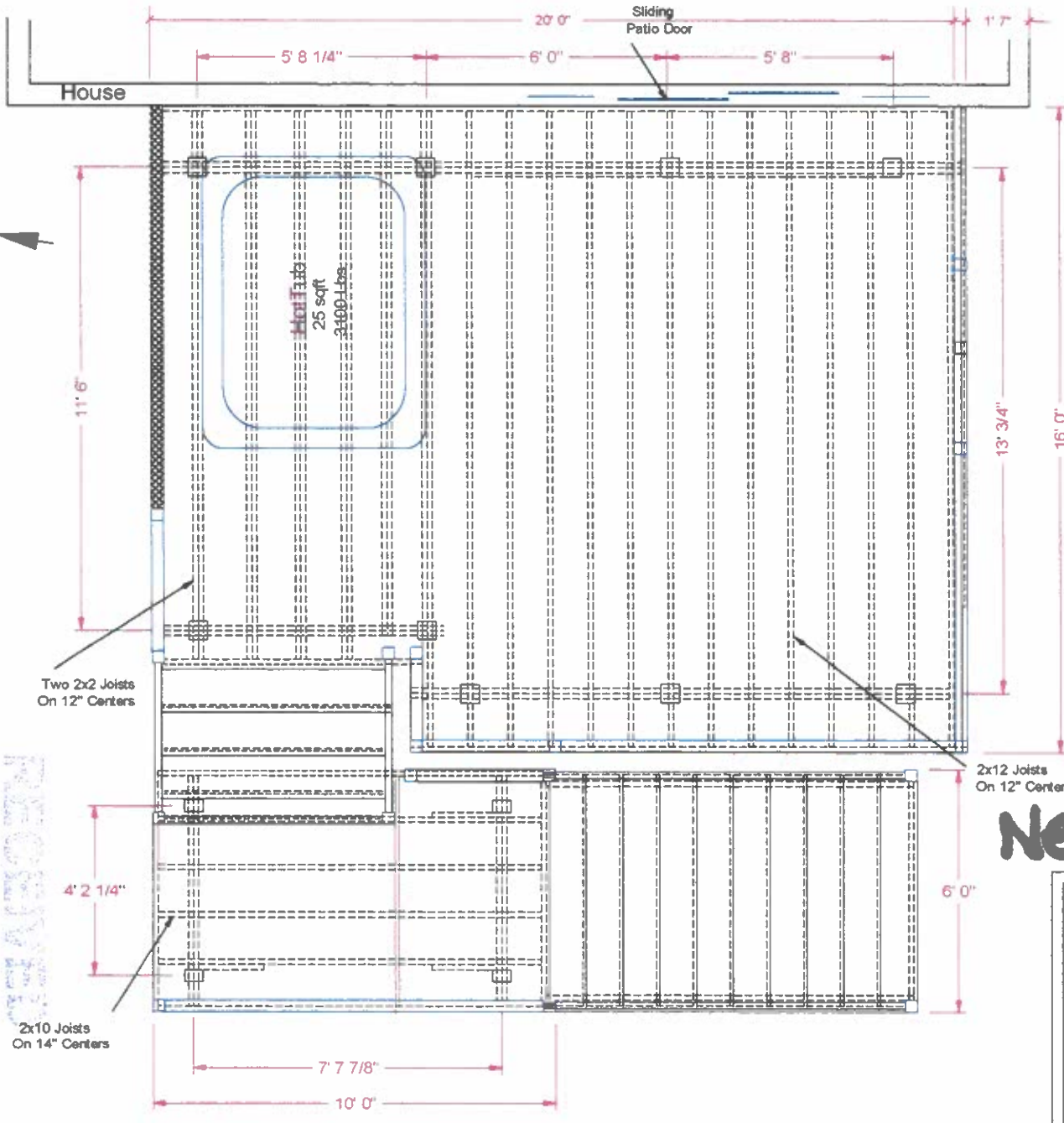
New Site Plan

Proposed New Deck
 44 E. Lake St
 Skaneateles, NY

JHHKing 2/13/24

Sheet 1/5

Scale 1:25



Notes:
 House used for Lateral Support Only, Columns Carry Vertical Load.

Deck Covered With 5/4 Pressure Treated Southern Pine.

New Site Plan

Proposed New Deck

44 E. Lake St
 Skaneateles, NY

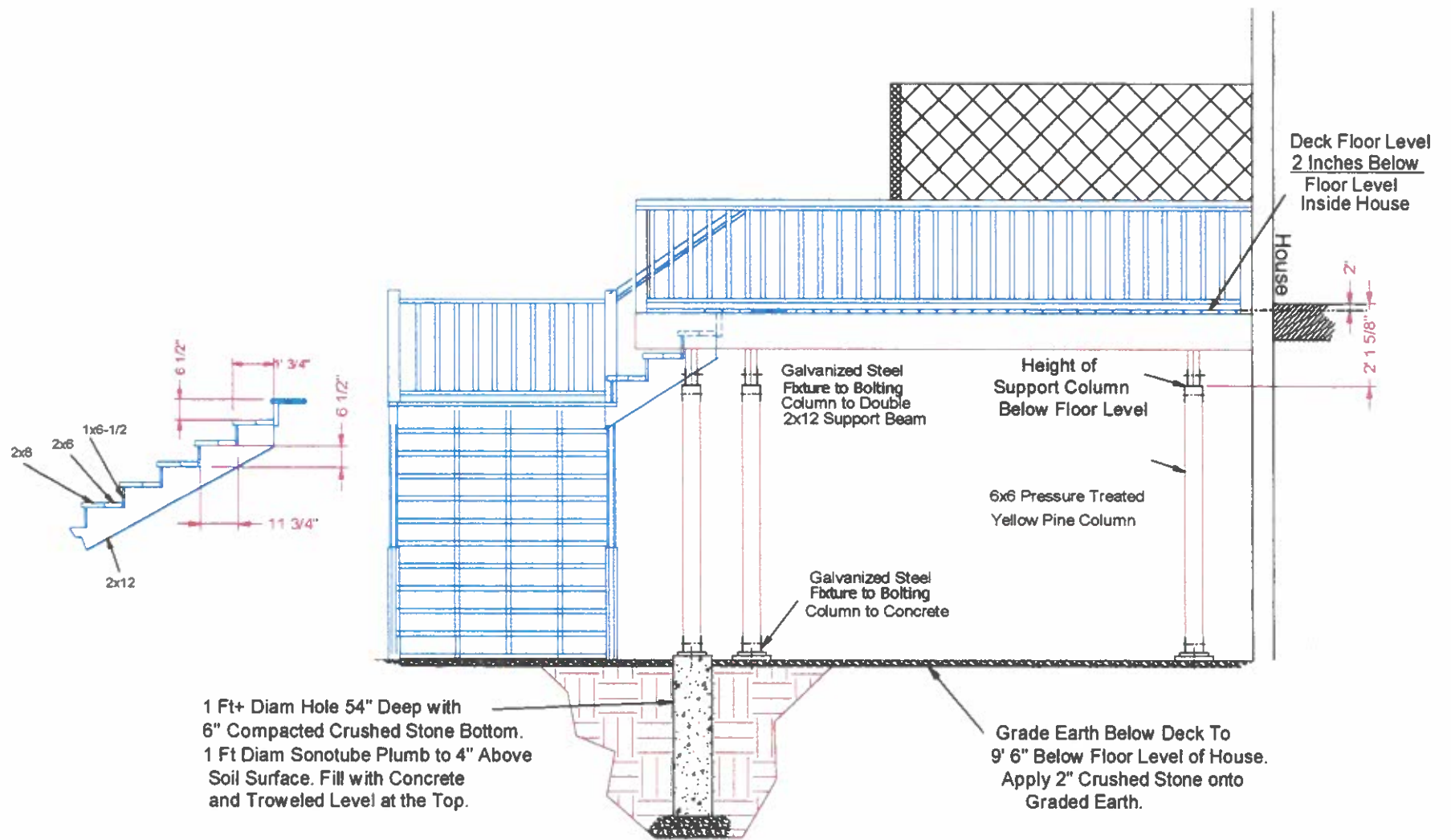
JHHKing 2/13/24

Sheet 2/5
 Plan View

VILLAGE OF SKANEATELES

FEB 27 2024

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FEB 27 2024

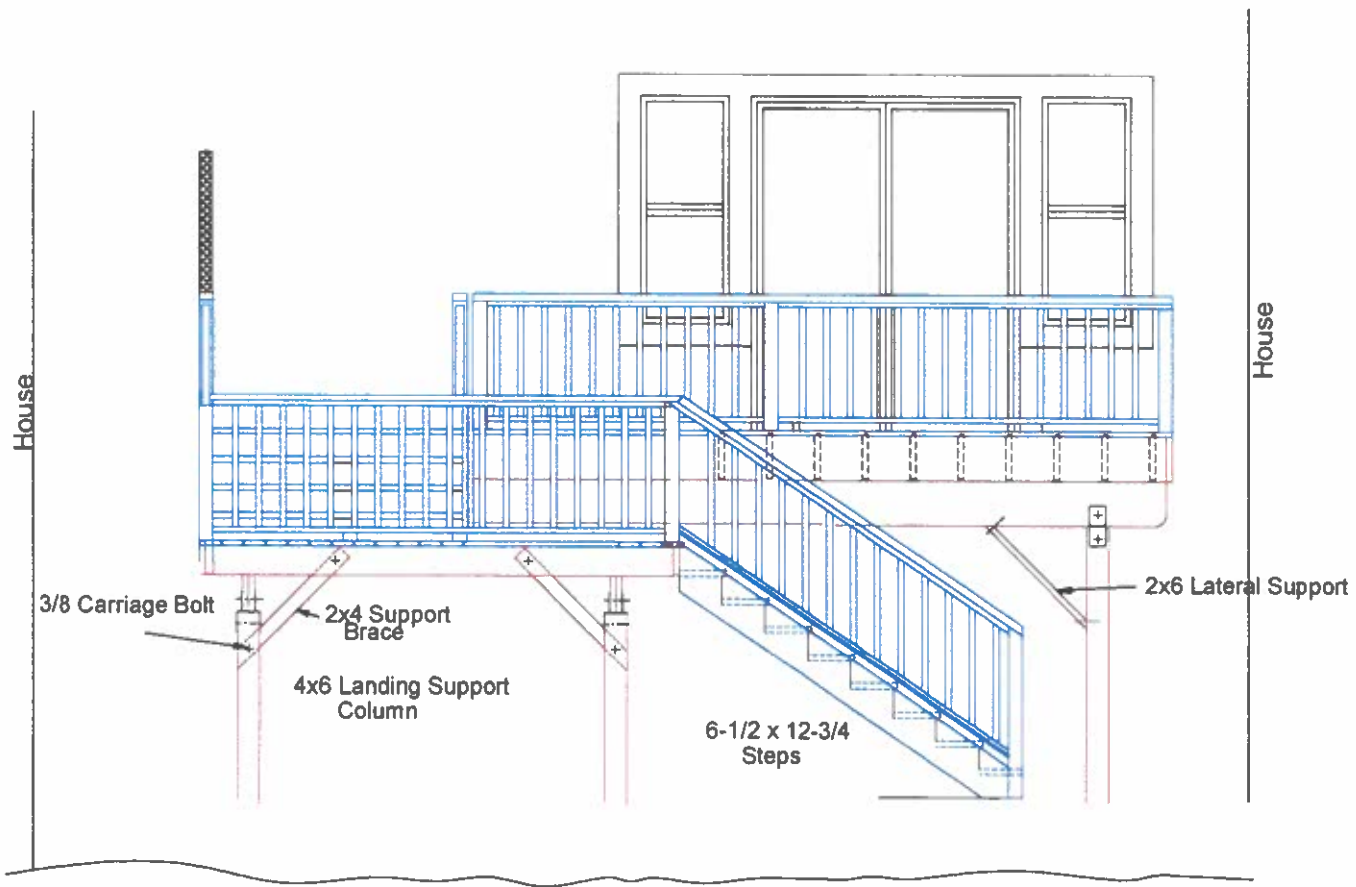
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Proposed New Deck
44 E. Lake St
Skaneateles, NY

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Sheet 5/5

South Side of Deck Looking East



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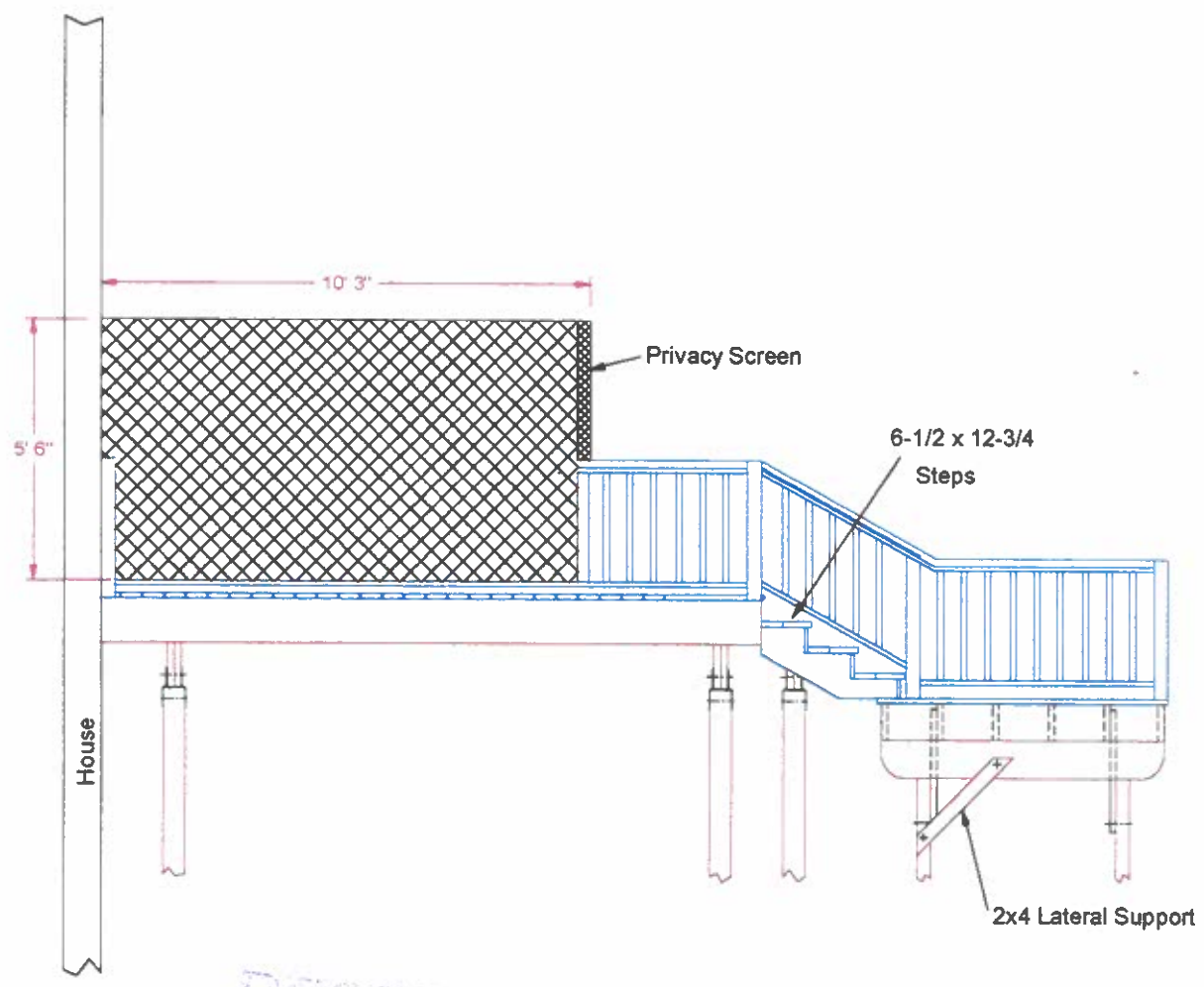
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Proposed New Deck
44 E. Lake St
Skaneateles, NY

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Sheet 4/5

West Side of Deck Facing East



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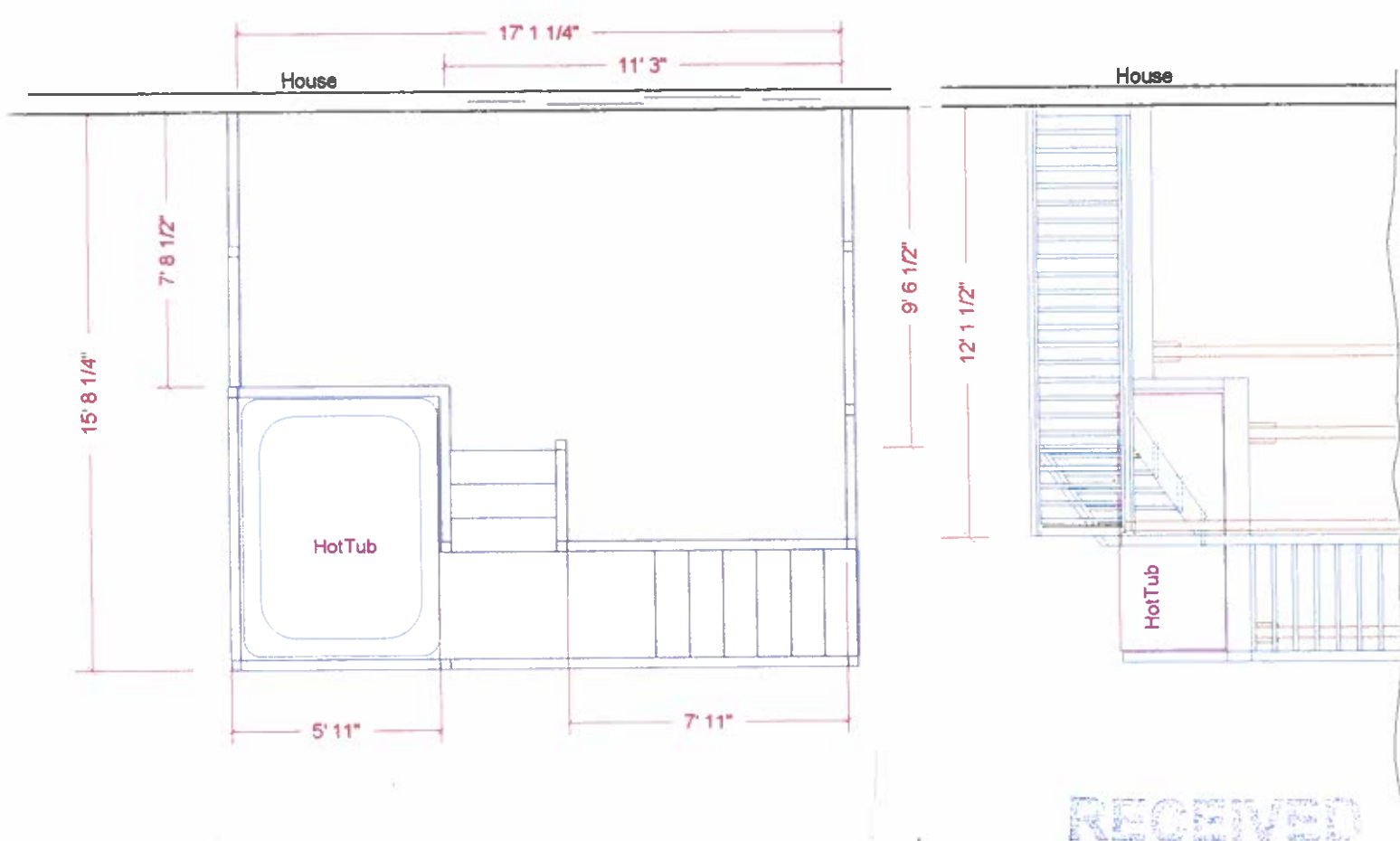
FEB 27 2024

ILLAGE OF SKANEATELES

Proposed New Deck
44 E. Lake St
Skaneateles, NY

JHHKing 2/13/24
Sheet 3/5

North Side of Deck Looking South



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FEB 27 2024

VILLAGE OF SKANEATELE

Proposed Deck Addition
 West Side Residence
 44 East Lake St
 5/3/2023 J H H King

*Approved & Permitted
 July 2023*

DATE: MARCH 23, 2020

SCALE: 1" = 30 FEET

PROJECT No. SK13-01-16

"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."

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

Paul J. Olszewski

THE UNDERSIGNED SURVEYOR HEREBY CERTIFIES THAT THIS IS AN ACCURATE MAP OF AN ACTUAL SURVEY COMPLETED 03-22-2021

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

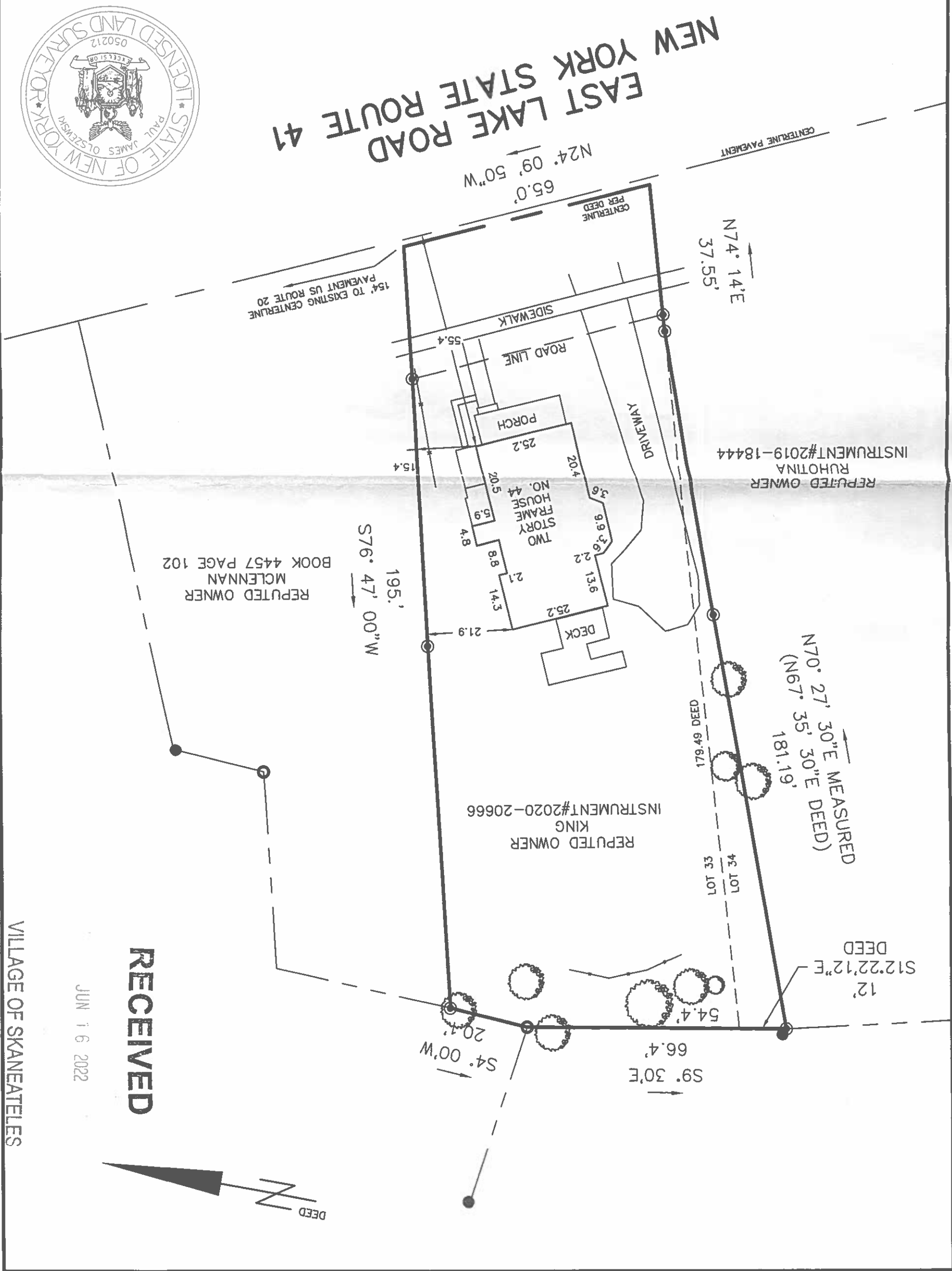
PAUL JAMES OLSZEWSKI, P.L.S., PLLC
51 FENNELL STREET
SKANEATELES NEW YORK, 13152
315-488-5552
pjsurvey.com

PART OF BLOCK 16
COUNTY OF ONONDAGA
STATE OF NEW YORK

PART OF LOT NO. 33 AND 34
GRIFFIN'S 1870 MAP



EAST LAKE ROAD NEW YORK STATE ROUTE 41



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JUN 16 2022

VILLAGE OF SKANEATELES