

VILLAGE OF SKANEATELES APPLICATION FOR BUILDING/ZONING PERMIT
 26 Fennell St.
 Skaneateles, NY 13152
 315-685-2118

Fee:
 Check #:
 Date paid:
 Permit #:
 Date of issue #:

Name of Applicant SHANNON BYRUS Applicant Email BYRUS@CEMAYNE.EDU

PROJECT ADDRESS 80 East Street TAX MAP ID# 15-02-01
 PROPERTY OWNER Shannon Byrus PHONE # 315-396-4190
 EMAIL ADDRESS byrus@cemayne.edu

SQUARE FOOTAGE OF NEW WORK 880 SF

DESCRIPTION OF WORK TO BE DONE (include more detail as an attachment if necessary)
CONSTRUCT 26'x34' TUDOR CAR GARAGE & MAINTENANCE EXIST
REPAIRS 1/2 CAR GARAGE WITH STORAGE ABOVE.

ACCURATE PROJECT COST _____

SQUARE FOOTAGE OF PARCEL 38,047

ZONING DISTRICT A2



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

Front Yard	<u>17.0</u>	ft.	Front Yard	<u>17.6</u>	ft.
Left Side Yard	<u>15.8</u>	ft.	Left Side Yard	<u>14.1</u>	ft.
Right Side Yard	<u>31.5</u>	ft.	Right Side Yard	<u>31.5</u>	ft.
Rear Yard	<u>22.1</u>	ft.	Rear Yard	<u>20.6</u>	ft.

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

CONTRACTOR / AGENT INFORMATION:

Contractor
 NAME _____
 PHONE # _____
 ADDRESS _____
 EMAIL _____

Architect
 NAME Elizabeth Vance Koch, PC
 PHONE # 315-185-8114
 ADDRESS 139 E. Geneva Street Skaneateles NY 13152
 EMAIL Byrus@cesrno@skaneateles.com

CHECKLIST ITEMS: PROPERTY SURVEY STAMPED ARCHITECTURAL PLANS ASBESTOS REPORT
 DRAINAGE + GRADING PLAN 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

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 Shannon Byrne PHONE # 365-396-4190 EMAIL Byrnes@lemayne.edu
 ADDRESS 121 East Street Skaneateles, NY 13152
 SIGNED Shannon Byrne
 DATE 3/18/24

RECEIVED

MAR 14 2024

On this day of 20; personally appeared before me.

NOTARY PUBLIC

For Code Enforcement Office Use Only

Date Received 3/14/24 Date Reviewed 3/25/24

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 2/19 Zoning Board of Appeals Approval 2/19

Critical Impact Permit Approval 2/19 Historical Commission Approval 2/19

SIGNATURE:



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

CK# 691
250
pd 3/14/24

NOTICE OF APPEAL APPLICATION FOR SPECIAL USE PERMIT

Date of Application March 14, 2024

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

I/we Shannon Byrne

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

Address 80 East Street Skaneateles, N.Y. 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 XIV Section 225 Subsection 69 D

Article _____ Section 225 Subsection A-5

Article _____ Section 225 Subsection _____

(2) I hereby apply for: (check all applicable)

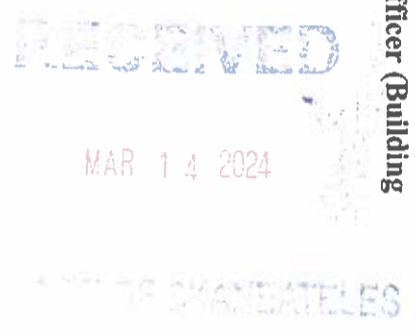
A SPECIAL USE PERMIT required by the provisions of Article III, Section 225-10 B (1) & Section 225-11 B (2)

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:

80 Street Number East Street Street Name

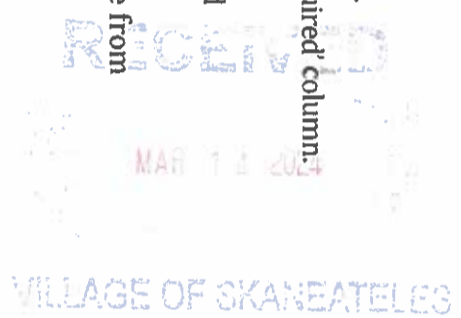
Tax Map Number 05-02-01.0



Property Address 20 EAST STREET

Zoning District: A Tax Map # 005-02-01.0

- 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	30,000 ^{sq} ft	38,047	38,047	-	-
Residential Minimum Lot Width	100 FT	100.0	100.0	-	-
Minimum Open Space %	85%	88.4%	88.4%	-	-
Minimum Front Yard Setback	30'	17.6	HC 86'	12.4'	-12.4'
Minimum Left Side Yard Setback	15'	15.8'	14.1'	-	-0.9'
Minimum Right Side Yard Setback	15'	31.5	31.5	-	-
Minimum Both Side Yards Setback	35'	47.3	45.6	-	-
Minimum Rear Yard Setback	35'	28.1'	26.6'	-	-
Max Width Structure (% lot width)	65%	52.7%	52.7%	-	-
Max Stories of Building	2 1/2	2	2	-	-
Max Building Height	40'	24'	24'	-	-
Minimum Livable Floor Area	1200 SF	2354	2354	-	-

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: SHANNON BIRNIS GARAGES	
Project Location (describe, and attach a location map): 20 EAST STREET - EAST SIDE OF ROAD, SOUTH OF E. SUZABETH ST	
Brief Description of Proposed Action: CONSTRUCT 20'x24' TWO CAR GARAGES W/ STORAGE ABOVE, ATTACHED TO HOUSE	
Name of Applicant or Sponsor: SHANNON BIRNIS	
Telephone: 315 396 4190	E-Mail: BTWINE@LEHIGH.EDU
Address: 20 EAST STREET	
City/PO: SKANEATELES	State: NY Zip Code: 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 checked="" type="checkbox"/>	<input 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: BUILDING PERMIT - VIAGAS SKANEATELES	
NO	YES
<input type="checkbox"/>	<input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action? 0.87 acres	
b. Total acreage to be physically disturbed? 0.1 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 0.87 acres	
4. Check all land uses that occur on, are adjoining or near the proposed action: <input type="checkbox"/> Urban <input checked="" 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	

		NO	YES	N/A
5. Is the proposed action,				
a. A permitted use under the zoning regulations?		<input type="checkbox"/>	<input checked="" 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?		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?				
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?				
		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
9. Does the proposed action meet or exceed the state energy code requirements?				
		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
If the proposed action will exceed requirements, describe design features and technologies:				
		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10. Will the proposed action connect to an existing public/private water supply?				
		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
If No, describe method for providing potable water: _____				
11. Will the proposed action connect to existing wastewater utilities?				
		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
If No, describe method for providing wastewater treatment: _____				
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?				
		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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 (SHPPO) 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?				
		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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"/>

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MAY 12 2014
PLANNING DEPARTMENT

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban		NO	YES
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?		<input checked="" type="checkbox"/>	<input type="checkbox"/>
16. Is the project site located in the 100-year flood plan?		<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
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 type="checkbox"/>	<input checked="" type="checkbox"/>
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:		<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:		<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:		<input checked="" type="checkbox"/>	<input type="checkbox"/>

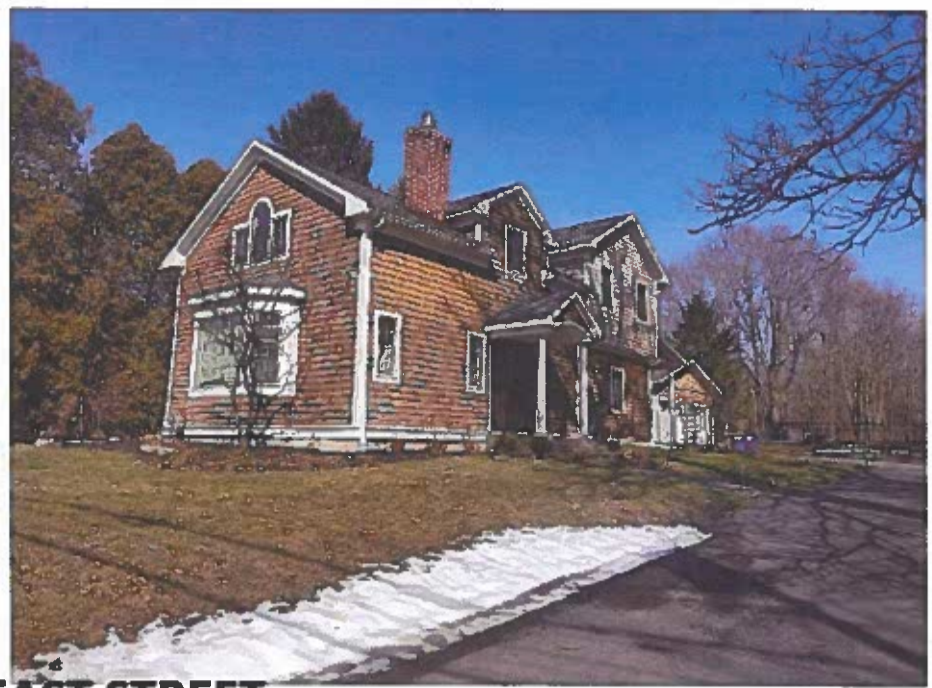
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE

Applicant/sponsor/name: Robert O. Eggeson Date: 3.14.2024
 Signature: Robert O. Eggeson Title: Admirer

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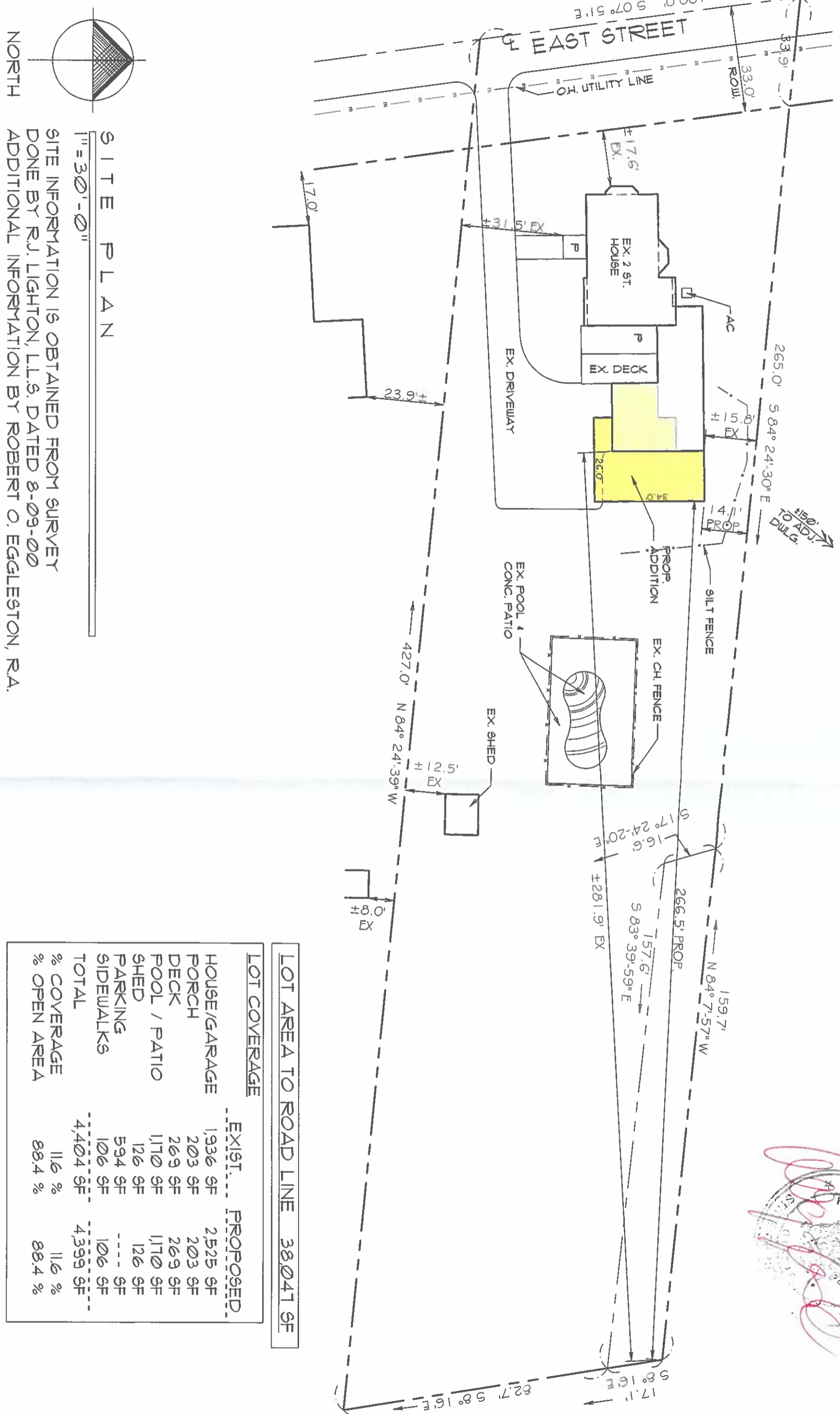
MAR 14 2024

VILLAGE OF SKANEATELES



BYRNE - 20 EAST STREET





NORTH

SITE PLAN

1" = 30'-0"

SITE INFORMATION IS OBTAINED FROM SURVEY
 DONE BY R.J. LIGHTON, L.L.S. DATED 8-09-00
 ADDITIONAL INFORMATION BY ROBERT O. EGGLESTON, R.A.



LOT AREA TO ROAD LINE 38,047 SF

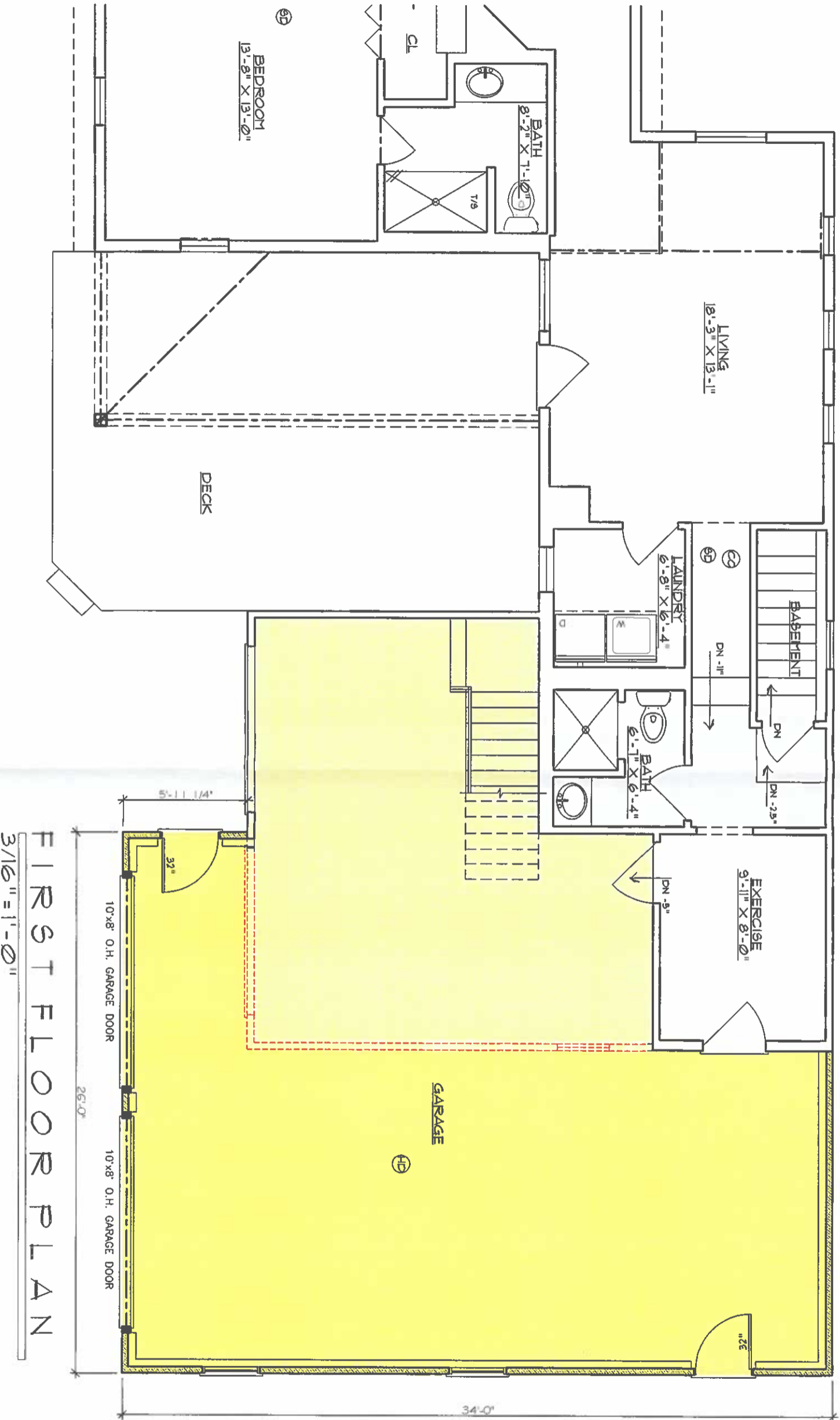
LOT COVERAGE		
EXIST.	PROPOSED	
HOUSE/GARAGE	1,936 SF	2,525 SF
PORCH	203 SF	203 SF
DECK	269 SF	269 SF
POOL / PATIO	1,170 SF	1,170 SF
SHED	126 SF	126 SF
PARKING	594 SF	---
SIDEWALKS	106 SF	106 SF
TOTAL	4,404 SF	4,399 SF
% COVERAGE	11.6 %	11.6 %
% OPEN AREA	88.4 %	88.4 %

SITE PLAN
 SHANNON BYRNE
 20 EAST ST.
 VILLAGE OF SKANEATELES, NY

architect

EGGLESTON & KRENZER, ARCHITECTS PC
 1391 EAST GENESEE STREET
 SKANEATELES, NY 13152
 (315) 885-8111

PROJ: 2407C
 DATE: 13 MAR 2024



FIRST FLOOR PLAN
3/16" = 1'-0"

DATE:
13 MAR 2024

2 OF 3

PROJ: 24070

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

ADDITION
SHANNON BYRNE
20 EAST ST.
VILLAGE OF SKANEATELES, NY

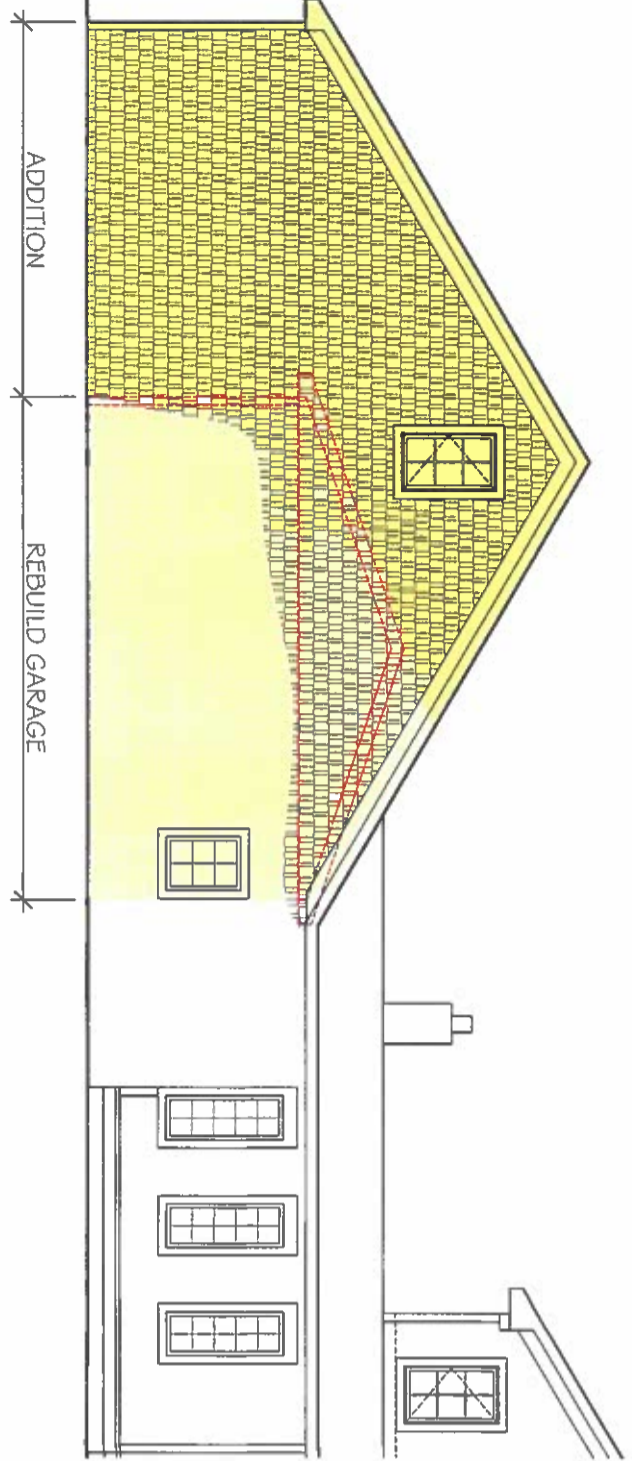
SOUTH ELEVATION

1/8" = 1'-0"



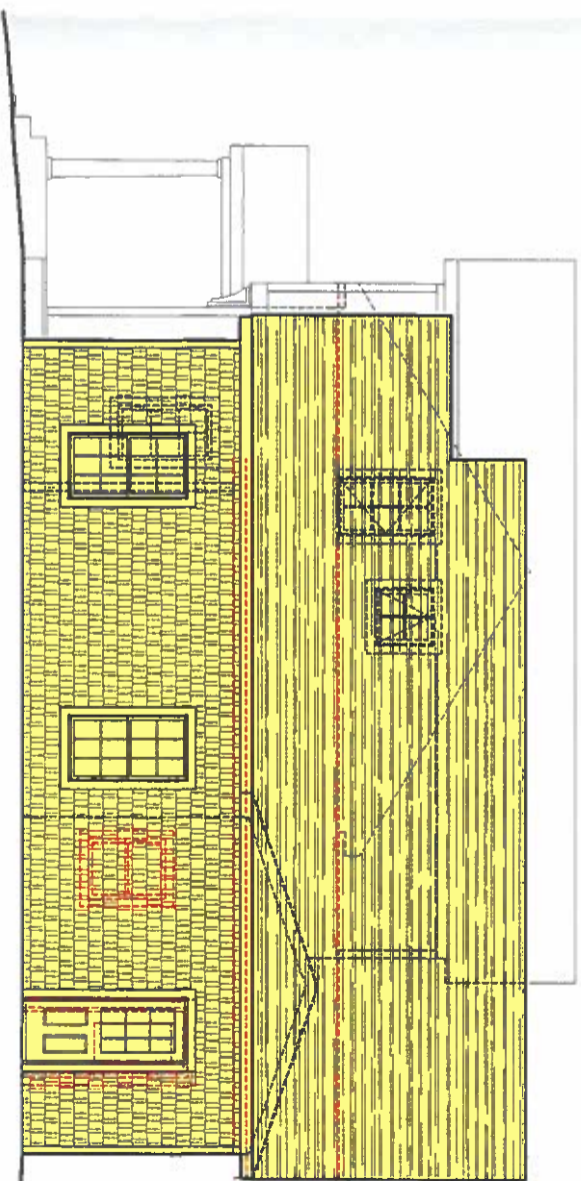
NORTH ELEVATION

1/8" = 1'-0"



EAST ELEVATION

1/8" = 1'-0"



architect

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

ADDITION

SHANNON BYRNE
20 EAST ST.
VILLAGE OF SKANEATELES, NY

PROJ: 24070

DATE:

13 MAR 2024

3 OF 3



S 05°15'00" E Deed

S 05°16'00" E

17.05'

82.60'

N 84°25'30" W Deed
100.47' Deed

N 84°25'30" W Calc. & Mem.
100.67' Calc. & Mem.
Parcel E

S 84°07'29" E Deed
167.00'

S 84°07'29" E Deed

Southwest Corner
Parcel C

16.50'
S 17°24'20" E Calc. & Mem.
S 17°25'23" E Deed

Frame
Shed
10.25'

Chain Link
Fence

Inground
Swimming
Pool

N 84°24'30" W
487.02'

266.00' S 84°24'30" E

28.33'

22.33'

14.25'

17.14'

4.10'

0.90'

19.90'

41.85'

Vinyl
Fence

21.75'

2.21'

21.50'

4.78'

4.18'

2.87'

14.68'

7.80'

7.23'

Deck

Two Story
House No. 20

Two Story
House No. 20

Two Story
House No. 20

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Two Story
House No. 20

Two Story
House No. 20

Street Line as
Monumented by Others

Approx. Loc. Overhead
Utility Lines

100.00'

S 07°51'00" E

Centerline

East Street



R. J. LIGHTON SR.
LAND SURVEYOR
886 E. Brighton Avenue, Syracuse, New York, 13205
I hereby certify that the map was made from
an actual survey of the land and is correct.

R.J. Lighton Sr. 45373

Location Survey on Part of Lot# 28, Block# 18
and also being Parcel "E" as per Filed Map
2610.

Known as No. 20 East Street, Village of
Skeneateles, County of Onondaga, State of
New York.

Drawn by: MJM Scale: 1" = 30' Date: 8-09-00
Revisions: July 29, 2016 Oct. 9, 2020

Unauthorized alteration or addition to a copy of this bearing a licensed land surveyor's seal is a violation of Section 7209, Subdivision 2
of the New York State Education Law. Only copies from the original of this survey marked with an original of the land surveyor's
inset seal or his embossed seal shall be considered to be valid true copies. Certifications shall run only to the person or persons for
whom the survey is prepared and are not transferable to subsequent persons or entities. Copyright 2015, R.J. Lighton Sr. Land Surveying,
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