

VILLAGE OF SKANEATELES
26 Fennell St
Skaneateles, NY 13152

315-685-2118
Email: codes@villageofskaneateles.com

RECEIVED

\$ 100

Fax: 315-685-0730

paid: 3/5/24

Check # 510

Application for Licensing (page 1 of 2)

MAR 4 2024

Date of Application 2/15/24 Permit Date and Number _____

Name of Applicant MORO'S Garage Inc., dba MORO'S Kitchen

Address of Applicant 28 Jordan St. Skaneateles NY 13152

Applicant's Email ed@morostable.com Contact # 315.246.9845 (Ed)

Name of Property Owner (if different from applicant) beth@morostable.com
28 Jordan St, LLC

Property Owner Address clo Joe Zimmerman
clo Sutton Real Estate Co, LLC

525 Plum St. Suite 100 Syracuse NY 13204

Property Owner Email jzimmerman@eriematerials.com Contact # 315-447-7393

Type of Facility (as terms defined by Village Code):

Restaurant Other _____

Tax Map Number 007.-04-44

Existing Use restaurant

Criteria as described in Chapter 225, sections-83-87 of the Village Code:

Any other authorizations needed or approvals obtained to operate _____

Business Owners' Policy Insurance/Certificate of Insurance

Name _____ Term _____

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Application for Licensing (page 2 of 2)

By signing below, the applicant agrees to indemnify, defend and save harmless the Village, its elected officials, officers, employees and agents from and against any claim, loss, liability or damage, including reasonable attorneys' fees, resulting from bodily injury, including death and property damage, sustained by any person as a result of a applicant's operation of a sidewalk cafe on public property - 225-87(E)(4).

The applicant declares that the information contained in this application, and the plans, specifications and other supporting materials submitted in support of this application are true, the applicant has reviewed the excerpts of the Skaneateles Village Code attached hereto, and has made such representations to induce the Village of Skaneateles to issue a License and the applicant will comply with all laws, codes and ordinances controlling this work.

Date 3 4 2024 Signature [Handwritten Signature]
Print Applicant's Name Ed Moro

Affidavit of Owner or Applicant

STATE OF NEW YORK)
) ss:
COUNTY OF Onondaga)

IAN CHARLES CARROLL
Notary Public - State of New York
No. 01CA0010503
Qualified in Onondaga County
My Commission Expires 07/03/2027

On the 4 day of March, in the year 2024, before me, the undersigned, personally appeared Ed Moro, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

[Handwritten Signature]
Notary Public

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Fax: 315-685-0730

Licensing Application Review Sheet

Date Received 3/4/24 Tax Map Number 007-04-44

Applicant's Name MONO'S KITCHEN

Name of Property Owner (if different from applicant)

Address of Worksite 28 JORDAN ST.

Permit Fee Date Received 3/5/24 Amount Received 100.00

Additional Info. Requested

Date Review Completed 3/25/24 Signature [Signature]

Reasons for Denial - Does not comply with the following:

[Blank lines for reasons for denial]

Planning Board Review and Positive Recommendation
Planning Board Recommended Term of License
Planning Board Conditions, if any

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MAR 4 2024

VILLAGE OF SKANEATELES

Permit Number Date Issue Term
Application Status: Approved Denied

RIGHT-OF-WAY RENOVATIONS AGREEMENT

This Right-of-Way Renovations Agreement ("Agreement") dated May 18, 2015, is by and between Skaneateles United Methodist Church ("Church"), 26 Jordan Street, Skaneateles, New York 13152 and 28 Jordan Street LLC ("Owner"), 500 Factory Avenue, P.O. Box 476, Syracuse, New York 13211.

WITNESSETH

WHEREAS, Church is the owner of property and improvements located at 26 Jordan Street, Skaneateles, New York ("Church Property"), successor in interest and title to the "Trustees and their successors and office forever of the Methodist Episcopal Society of Skaneateles" by Warranty Deed into same dated April 22, 1865 and recorded June 17, 1865 in the Onondaga County Clerk's Office in Liber 156 of Deeds at Page 198&c, which granted unto same a "*Right-of-Way forever over the private road running parallel with the North line of the premises herein conveyed being between said North line and the stone building now occupied by the Skaneateles Division of the Sons of Temperance*" ("ROW"); and

WHEREAS, by Bargain and Sale Deed dated April 26, 2006 and recorded April 28, 2006 in the Onondaga County Clerk's Office in Liber 4937 of Deeds at Page 551, JHK Faith, LLC became the Owner of premises and improvements located at 28 Jordan Street, Skaneateles, New York (hereinafter "No. 28"), as the successors in interest and title to the property owned by the Skaneateles Division of the Sons of Temperance, subject to the ROW; and

WHEREAS, from time to time between April 27, 2006 and the date hereof, JHK Faith, LLC placed temporary structures in the ROW with the advice and consent of the Church, including a concrete pad upon which HVAC equipment has been set, a wooden deck, concrete stairs, a brick walkway, and placed upon the ROW when weather permits, tables and chairs for patrons of the restaurant located in No. 28 (collectively the "Permitted Renovations"); and

WHEREAS, by Warranty Deed with Full Covenants dated the date hereof, JHK Faith, LLC has transferred title to the Premises and improvements comprising No. 28 to Owner, and Owner and Church wish to memorialize terms and conditions pertaining to the Permitted Renovations, including modifications, limitations to preserve the ROW, and requirements for removal of Permitted Renovations if and when necessary in the future.

NOW, THEREFORE, Church and Owner, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, and in consideration of their respective Premises, agree as follows:

1. The forgoing recitals are incorporated herein as if set forth at length.
2. Church agrees and acknowledges that the Permitted Renovations are acceptable and may remain at No. 28, which benefit both parties to immediately adjacent parcels, without jeopardizing the Church's ROW.
3. Church acknowledges and agrees that Owner, its successors and/or assigns including its Tenant operating a restaurant in No. 28, may modify the Permitted Renovations for the convenience of the restaurant located in No. 28, or its patrons, provided any such modifications shall not substantially interfere with the ROW, upon written notice to the Church as its address listed above.
4. The Church, which retains the ROW in full force and effect, may require Owner, its successors and/or assigns and Tenants, to remove some or all of the Permitted Renovations in the event Church wishes to utilize the ROW, and Church agrees that it shall provide not less than six (6) months written notice to Owner requesting and directing removal of some or all of the Permitted Renovations, after which Owner shall have the obligation to remove said Permitted Renovations within a period of sixty (60) days, at Owner's expense, in a neat and orderly fashion and capable of being used for ROW purposes.
5. In the event that Owner, its successors and/or assigns and/or its Tenants, cease utilizing No. 28 as a restaurant, then Owner agrees to remove Permitted Renovations in the ROW attributable to restaurant operations, at Owner's expense, in a neat and orderly fashion and capable of being used for ROW purposes.
6. This Agreement constitutes the entire understanding of the parties relative to the subject matter hereof, supersedes any and all prior agreements between the parties concerning same, whether written or oral, may be modified only in writing by the parties, shall be governed by the laws of the State of New York, may be executed in counterpart, and transmitted via facsimile or electronically via pdf, and any notice provided from one party to the other shall be addressed as set forth above.
7. This Agreement shall bind the parties hereto, their successors and/or assigns, including Tenants.

(Signatures Appear on Following Page)

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MAR 4 2024

VILLAGE OF OKANEATELE

IN WITNESS WHEREOF, the parties have entered into this Agreement by their duly authorized representatives, as of the date first set forth above.

SKANEATELES UNITED METHODIST CHURCH

By: Robert E. Pohl, Jr.
Print Name: ROBERT E. POHL, JR.
Title: President Board of Trustees

By: Roy W. Lodiens
Print Name: ROY W. LODIENS
Title: TRUS BOARD OF TRUSTEES

By: Rev. Joellyn W. Tuttle
Print Name: Rev. Joellyn W. Tuttle
Title: Pastor

28 JORDAN STREET LLC

By: Joseph C. Zimmerman
Joseph C. Zimmerman, Manager

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MAR 4 2024

VILLAGE OF SKANEATELES

Re: 28 Jordan Street, Skaneateles, New York
Owner- Landlord: 28 JORDAN STREET, LLC
Tenant: MORO'S GARAGE, INC.

AUTHORIZATION REGARDING APPLICATION FOR SIDEWALK CAFÉ

28 JORDAN STREET, LLC, a New York Limited Liability Company ("Landlord"), owns 28 Jordan Street, Skaneateles, New York (the "Property"), a portion of which is leased to MORO'S GARAGE, INC., a New York Corporation ("Tenant"), pursuant to a Lease Agreement dated May 7, 2015, as assigned and extended (the "Lease"), and Landlord hereby authorizes Tenant to file an Application for Sidewalk Café with the Village of Skaneateles, New York (the "Village") on behalf of the Landlord pursuant to the Lease, and to obtain any necessary approvals for a sidewalk café at the Property, from the Village and any agency or authority having jurisdiction.

Landlord's authorization hereunder is perpetual unless revoked by Landlord in writing.

IN WITNESS WHEREOF, the Landlord has caused this authorization to be executed and delivered the 25th day of April, 2022.

Tammy Halladay
Notary Public - State of New York
Qualified in Cayuga County
Registration No. 01HA6300149
Commission Expires 03-31-2026

28 Jordan Street, LLC,
a New York Limited Liability Company

By: Joseph C. Zimmerman
Joseph C. Zimmerman, Manager

Sworn to before me this
25th day of April, 2022.

Tammy Halladay
Notary Public

Please address inquiries to:
28 Jordan Street, LLC
c/o Joseph C. Zimmerman, Manager
via: jzimmerman@ericmaterials.com
Phone: 315-703-1435
Cell: 315-447-7393

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APR 25 2022

cc: Moro's Garage, Inc.
Attn: Edward J. Moro, President
via: ed@morostable.com

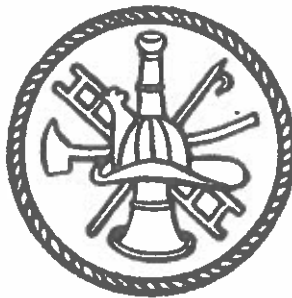
VILLAGE OF SKANEATELES

Certificate of Inspection

VILLAGE OF SKANEATELES

Fire Marshal's Office

This certifies that this premises has been inspected. Results of this inspection are noted in the attached letter.



Room _____

Capacity 49

Name Moro's Restaurant

Address 28 Jordan St

10/15/2020
Date of Inspection

 _____
Fire Marshal

Village of Skaneateles

26 Fennell Street, Skaneateles, New York 13152

Certificate

Of

Occupancy

NAME 28 JORDAN ST., LLC.

ADDRESS 28 JORDAN ST. | 4 - EXISTING R-2 APTS. - A|2 RESTAURANT.

I do hereby certify that having examined the work proposed to be performed at the premises of the applicant, under the authority of the permit issued by me

(date) _____ and permit(s) and/or variances heretofore issued by the Zoning Board of Appeals on (date) _____ and/or the Board of Trustees on (date) _____, such does comply with the Zoning Law of the Village of Skaneateles (Local Law #2 as amended and Local Law #1 of 1967), and the fire and building codes of the State of New York. Therefore, I hereby issue this Certificate of Occupancy to the applicant in accord with provisions of Article XIV of said Zoning Law and Section 20 of Local Law #1

Occupancy Use Group R-2/A-2

Maximum Occupancy 49

Building Code Version 2010

Tax Map Number 007.-04-44

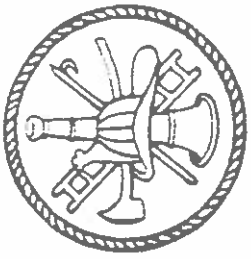
Building Permit Number 38-2015

Certificate Number 10-2015

Date: 7-16-15.

Code Enforcement Officer


JOHN CROMP



Village of Skaneateles Code Enforcement Office

16 East Genesee Street, Skaneateles, N.Y. 13152

The premises indicated has been inspected for compliance with the New York State Uniform Fire Prevention and Building Code, 9 NYCRR.

BAR AREA - 4 RESTAURANT - 45

MAXIMUM OCCUPANCY
49

Name MORO'S GARAGE, INC.

Address 28 JORDAN ST.

7-16-15.

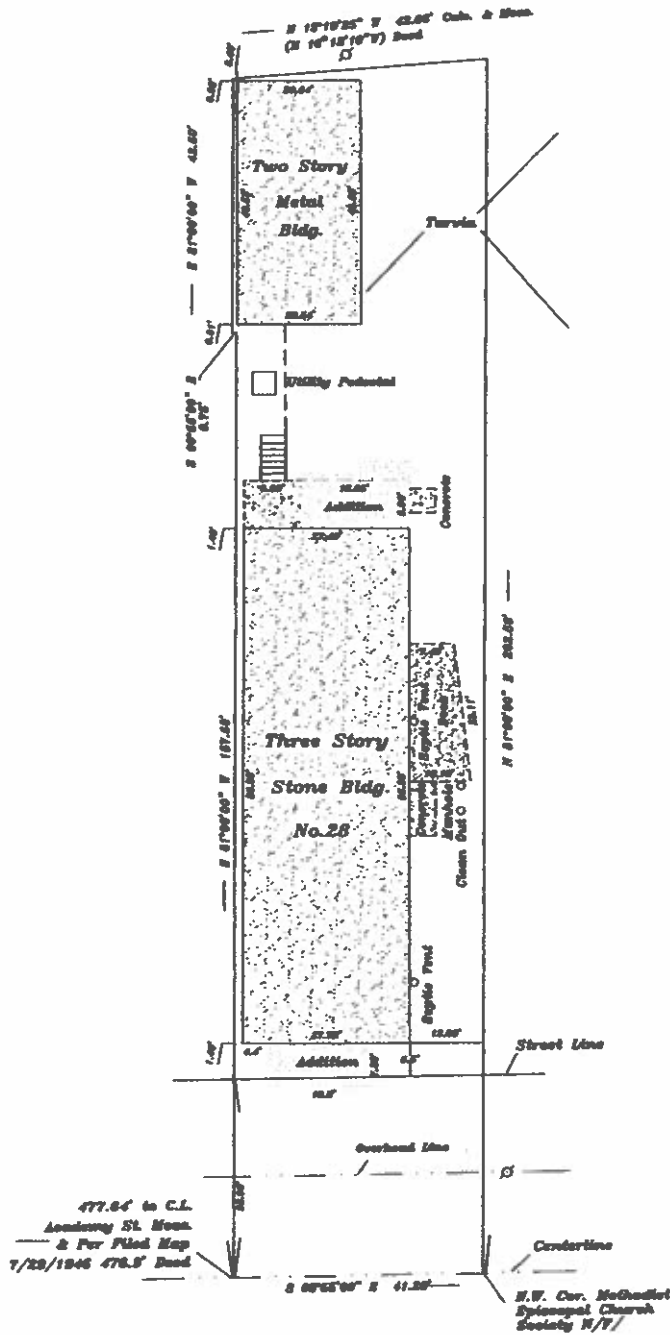
Date of Inspection

[Signature]
Code Enforcement Officer

Name: MORO'S Garage, Inc
DBA MORO'S Kitchen
Address: 28 Jordan St
Skaneateles, NY 13152
Serial 2200035
Certificate of Occupancy



Village of Skaneateles Parking Area



JORDAN STREET

To: Stewart Title Insurance Company;
28 Jordan Street LLC

NOTE: Survey subject to whatever state of facts an updated abstract may show.

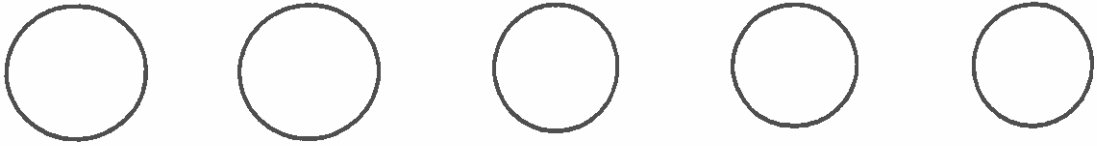
	R.J. LIGHTFOOT LAND SURVEYING 898 E.	Location Survey on Part of LOTS #22, #29 & #30 *Block #12* Skaneateles
	I	Known as No. 28 Jordan Street, Village of Skaneateles, County of Onondaga, N. Y.
...	Drawn by: R.J.L. Scale: 1" = 20' Date: July 2, 02	Revisions: May 20, 2003 April 14, 2015

Standardized information ... of the New York State ... all rights reserved.

WHITE FENCE

WHITE FENCE

WHITE FENCE

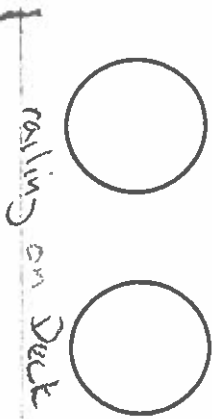


side walk

lights

Front door

Deck

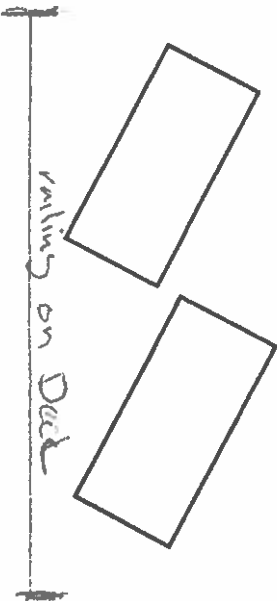


railing on Deck

Light

Side door

Deck



railing on Deck

side walk

OUTSIDE

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MAR 6 2024

VILLAGE OF SKANEATELES





MOROS KITCHEN
Open
Wed-Fri 12-8pm
Sat & Sun 12-8pm
Come on in!

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MAP 4 2024

PAGE OF 1

STATE OF NEW YORK
WORKERS' COMPENSATION BOARD

CERTIFICATE OF NYS WORKERS' COMPENSATION INSURANCE COVERAGE

<p>1a. Legal Name & Address of Insured (Use street address only) Moro's Garage Inc. DBA Moro's Kitchen 28 Jordan Street Skaneateles, NY 13152</p> <p><i>Work Location of Insured (Only required if coverage is specifically limited to certain locations in New York State, i.e., a Wrap-Up Policy)</i></p>	<p>1b. Business Telephone Number of Insured</p> <p>1c. NYS Unemployment Insurance Employer Registration Number of Insured</p> <p>1d. Federal Employer Identification Number of Insured or Social Security Number 47-3585825</p>
<p>2. Name and Address of the Entity Requesting Proof of Coverage (Entity Being Listed as the Certificate Holder)</p> <p>Village of Skaneateles 26 Fennell Street Skaneateles, NY 13152</p>	<p>3a. Name of Insurance Carrier Allmerica Financial Alliance</p> <p>3b. Policy Number of entity listed in box "1a" WKSD573463</p> <p>3c. Policy effective period 05/12/2023 to 05/12/2024</p> <p>3d. The Proprietor, Partners or Executive Officers are <input checked="" type="checkbox"/> included. (Only check box if all partners/officers included) <input type="checkbox"/> all excluded or certain partners/officers excluded.</p>

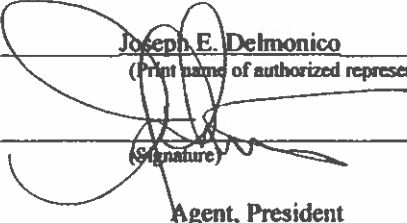
This certifies that the insurance carrier indicated above in box "3" insures the business referenced above in box "1a" for workers' compensation under the New York State Workers' Compensation Law. (To use this form, New York (NY) must be listed under **Item 3A on the INFORMATION PAGE of the workers' compensation insurance policy**). The Insurance Carrier or its licensed agent will send this Certificate of Insurance to the entity listed above as the certificate holder in box "2".

The Insurance Carrier will also notify the above certificate holder within 10 days IF a policy is canceled due to nonpayment of premiums or within 30 days IF there are reasons other than nonpayment of premiums that cancel the policy or eliminate the insured from the coverage indicated on this Certificate. (These notices may be sent by regular mail.) Otherwise, this Certificate is valid for one year after this form is approved by the insurance carrier or its licensed agent, or until the policy expiration date listed in box "3c", whichever is earlier.

Please Note: Upon the cancellation of the workers' compensation policy indicated on this form, if the business continues to be named on a permit, license or contract issued by a certificate holder, the business must provide that certificate holder with a new Certificate of Workers' Compensation Coverage or other authorized proof that the business is complying with the mandatory coverage requirements of the New York State Workers' Compensation Law.

Under penalty of perjury, I certify that I am an authorized representative or licensed agent of the insurance carrier referenced above and that the named insured has the coverage as depicted on this form.

Approved by: Joseph E. Delmonico
(Print name of authorized representative or licensed agent of insurance carrier)

Approved by: 
(Signature)

Title: Agent, President

05/04/2023
(Date)

Telephone Number of authorized representative or licensed agent of insurance carrier: 315-472-4242

Please Note: Only insurance carriers and their licensed agents are authorized to issue Form C-105.2. Insurance brokers are NOT authorized to issue it.



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
2/20/2024

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Delmonico Insurance Agency 11 Fennell Street Suite 2 Skaneateles NY 13152	CONTACT NAME: Nicole Dudden PHONE (A/C, H, F): 315-472-4242 FAX (A/C, H): 315-425-7010 E-MAIL: ndudden@delmonicoinsurance.com ADDRESS:
	INSURER(S) AFFORDING COVERAGE
INSURED Moro's Garage Inc. DBA Moro's Kitchen 28 Jordan St Skaneateles NY 13152	INSURER A: Massachusetts Bay Insurance NAIC # 22306
	INSURER B: Hanover Insurance Co. NAIC # 22292
	INSURER C: ShelterPoint Life Insurance Co NAIC # 81434
	INSURER D: ALLMERICA FIN ALLIANCE INS CO NAIC # 10212
	INSURER E: INSURER F:

COVERAGES **CERTIFICATE NUMBER:** 1818521957 **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

LINE	TYPE OF INSURANCE	AGG. LIMIT	POLICY NUMBER	POLICY EFF. DATE	POLICY EXP. DATE	LIMITS
A	COMMERCIAL GENERAL LIABILITY <input checked="" type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PROJECT <input checked="" type="checkbox"/> LOC <input type="checkbox"/> OTHER: AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY	Y	ZDSAG67868	6/1/2023	6/1/2024	EACH OCCURRENCE \$1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$1,000,000 MED EXP (Any one person) \$10,000 PERSONAL & ADV INJURY \$1,000,000 GENERAL AGGREGATE \$2,000,000 PRODUCTS - COMPROP AGG \$2,000,000 Liquor Liability \$1,000,000 COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
B	UMBRELLA LIA <input checked="" type="checkbox"/> OCCUR EXCESS LIA <input type="checkbox"/> CLAIMS-MADE DED <input checked="" type="checkbox"/> RETENTION \$ 0		LHSA663678	6/1/2023	6/1/2024	EACH OCCURRENCE \$3,000,000 AGGREGATE \$3,000,000 \$
D	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NY) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N N	WWS0573463	5/12/2023	5/12/2024	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTHER E.L. EACH ACCIDENT \$500,000 E.L. DISEASE - EA EMPLOYEE \$500,000 E.L. DISEASE - POLICY LIMIT \$500,000
C	NYS Disability		D468208	6/1/2023	6/1/2024	Statutory

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 994, Additional Remarks Schedule, may be attached if more space is required)
 Per the terms and conditions of form number: 421-2915 06/15 Blanket Additional Insured applies as required by written contract.
 RE: outdoor dining
 additional insureds included per written contract: the Village of Skaneateles, its Elected Officials, Officers, Employees and Agents

CERTIFICATE HOLDER Village of Skaneateles 26 Fennell St. Skaneateles NY 13152	CANCELLATION SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.
	AUTHORIZED REPRESENTATIVE

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