



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

APPLICATION FOR  
BUILDING/ZONING PERMIT

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

Name of Applicant Jeff White

Applicant Email jeffreywhite27@msn.com

PROJECT ADDRESS 108 Packwood Place Lot 37  
PROPERTY OWNER Jeff and Lisa White  
EMAIL ADDRESS jeffreywhite27@msn.com, lisa.white@excellus.com

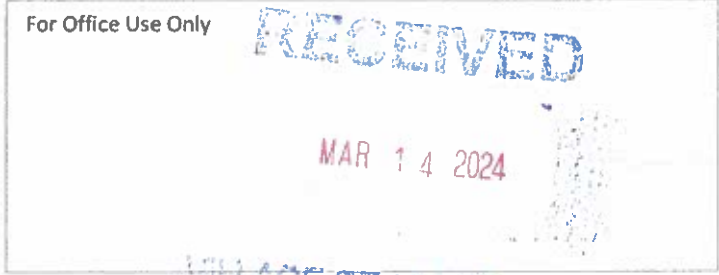
TAX MAP ID# 003.-05-16.0  
PHONE # \_\_\_\_\_

(315) 427-3657 Jeff White

SQUARE FOOTAGE OF NEW WORK 3,040 sq ft House, 780 sq ft attached garage, 257 sq ft pool, 458 sq ft patio

DESCRIPTION OF WORK TO BE DONE (include more detail as an attachment if necessary) 404 sq ft front porch, 317 sq ft rear porch, 92 sq ft rear porch  
New Single Family Residence at 108 Packwood Place - 2-Story Wood Frame Construction with Pool, Attached Garage, Exterior Front and Rear Porches. Variance will be requested for Site Coverage.

ACCURATE PROJECT COST \$1,100,000



SQUARE FOOTAGE OF PARCEL 21,275

ZONING DISTRICT B

Setbacks - Existing Structure

Setbacks - Proposed work

(Distances from structure to property or lot lines)

Front Yard NA ft.  
Left Side Yard NA ft.  
Right Side Yard NA ft.  
Rear Yard NA ft.

Front Yard 17'-0" ORCHARD ft.  
Left Side Yard 20'-3" FRONT AT PACKWOOD ft.  
Right Side Yard -7'-9" ft.  
Rear Yard 30'-4" REAR PORCH ft.

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

CONTRACTOR / AGENT INFORMATION:

Contractor

Architect

NAME Stone Hammer Homes  
PHONE # \_\_\_\_\_  
ADDRESS 6171 Airport Road 13209  
EMAIL jeremy@stonehammerhomes.com  
jeremy@stonehammerhomes.com

NAME Aron Kolb, RA  
PHONE # (315) 420-5295  
ADDRESS 4349 November Lane, 13215  
EMAIL aron@aronkolbarch.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](http://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 Jeff White PHONE # Jeff White EMAIL jeffreywhite27@msn.com

ADDRESS 107 Weathervane Way Syracuse NY 13209

SIGNED *Jeffrey White*

DATE 3/13/24

RECEIVED  
 MAR 1 2024  
 VILLAGE OF SKANEATELES

*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 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
- Side Yard Setback, left
- Percentage of Open Area
- Side Yard Setback, Right
- Both Side Yards Combined

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

225-29 SITE PLAN REVIEW

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 \_\_\_\_\_ Zoning Board of Appeals Approval \_\_\_\_\_  
 Critical Impact Permit Approval N/A Historical Commission Approval N/A

SIGNATURE: *Jeffrey White*



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

## Acknowledgment of Determinations

Name of Applicant: JEFF WHITE

Address: 108 PARKWOOD DR.

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 in agreement with the Code Enforcement Officer's determinations, the application may proceed to board review. 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.

### The Code Enforcement Officer Has Determined the Application Does not Meet the Following Code Requirements:

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 MINIMUM LOT AREA

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 225-29 SITE PLAN REVIEW

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

I Agree with the Determinations of the Code Enforcement Officer

I Do Not Agree with the Determinations of the Code Enforcement Officer

SIGNED \_\_\_\_\_ DATE \_\_\_\_\_

ZONING BOARD OF APPEALS  
Village of Skaneateles  
26 Fennell Street  
Skaneateles, NY 13152

315-685-2118

Fax 315-685-0730

[ ] NOTICE OF APPEAL [ ] APPLICATION FOR SPECIAL USE PERMIT

Date of Application 03/14/24

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

I/We JEFF WHITE

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

Address 107 Weathervane Way, Syracuse NY 13209  
Project Site - 108 Packwood Lane, 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

X to vary the strict application of the provisions of:

Article A5 Section 225 Subsection Minimum Lot Area, Percentage of Open Coverage

Article \_\_\_\_\_ Section 225 Subsection \_\_\_\_\_

Article VIII Section 225 Subsection 29

(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:

108 Street Number Packwood Lane Street Name

Tax Map Number 003.-05-16.0

MAR 14 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)

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.

1. No undesirable change will be produced.
2. No, Owner is building a modest size home on a village lot.
3. Yes, requesting 7.60% (85% - 77.40% Proposed) reduction in required Open Space.
4. No.
5. Yes, Owner would like to build a home to suit their needs, hence the variance request.


RECEIVED

MAR 14 2024

VILLAGE OF SKANEATELES

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 Jeff White PHONE # (315) 427-3657  
ADDRESS 107 Weathervane Way, Syracuse NY 13209  
EMAIL jeffreywhite27@msn.com  
SIGNED  DATE 3/14/24

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

Property Address 108 Packwood Lane, Skaneateles, NY 13152

Zoning District: B Tax Map # 003.-05-16.0

- 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.

RECORDED

MAR 13 2024

VILLAGE OF SKANEATELES

	REQUIRED	Existing	PROPOSED	Pre-Exist Non-Conforming	VARIANCE
Residential Minimum Lot Area	22,000 sf	21,275 sf	21,275 sf		-725 sf
Residential Minimum Lot Width	65'	188'	188'		
Minimum Open Space %	85%	N/A	77.51%		-7.49 % Includes: House, Garage, Porches, Pool, Turnaround, Pool Patio LIME STONE WALL
Minimum Front Yard Setback	Build Line 15'	N/A	Packwood 20'-3"		
Minimum Left Side Yard Setback	Build Line 15'	N/A	Orchard 17'-0"		
Minimum Right Side Yard Setback	10'	N/A	75'-9"		
Minimum Both Side Yards Setback	20'	N/A	92'-9"		
Minimum Rear Yard Setback	25'	N/A	30'-4" Porch 26'-6" Pool		
Max Width Structure (% lot width)	80%	N/A	48.9% Packwood 54% Orchard		
Max Stories of Building	2.5	N/A	2 Stories		
Max Building Height	35'	N/A	32' Grade to Ridge		
Minimum Livable Floor Area	1,200 sf	N/A	~3,100 sf		

# 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.

<b>Part 1 – Project and Sponsor Information</b>			
Name of Action or Project: Single Family Residence at 108 Packwood Lane (lot 37)			
Project Location (describe, and attach a location map): 108 Packwood Lane - Lot 37, Skaneateles, NY 13152			
Brief Description of Proposed Action: Construction of a New 2-Story Wood Framed Single Family Residence with Attached Garage and Swimming Pool at 108 Packwood Lane.			
Name of Applicant or Sponsor: Jeff White		Telephone: (315) 427-3657 Jeff White	
		E-Mail: jeffreywhite27@msn.com	
Address: 107 Weathervane Way			
City/PO: Syracuse		State: NY	Zip Code: 13209
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 <input type="checkbox"/>
			YES <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: Zoning Board of Appeals - Village of Skaneateles			NO <input type="checkbox"/>
			YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action? _____ <input checked="" type="checkbox"/> acres			
b. Total acreage to be physically disturbed? _____ .49 acres			
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ .49 acres			
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. <input type="checkbox"/> Urban <input 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			

5. Is the proposed action,	NO	YES	N/A
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?	NO <input type="checkbox"/>	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? If Yes, identify: _____	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels? b. Are public transportation services available at or near the site of the proposed action? c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	NO <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	YES <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____ _____	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____	NO <input type="checkbox"/>	YES <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?  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?	NO <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	YES <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? b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____	NO <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	YES <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:

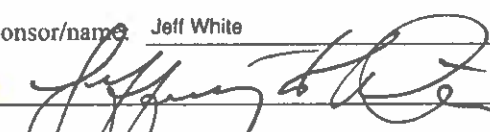
Shoreline    Forest    Agricultural/grasslands    Early mid-successional

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
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"/>
<hr/> <hr/>		
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"/>
<hr/> <hr/>		
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"/>
<hr/> <hr/>		
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"/>
<hr/> <hr/>		

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

Applicant/sponsor/name: Jeff White Date: 03/13/24

Signature:  Title: Property Owner

RECEIVED

MAR 1 2024

VILLAGE OF OAKCREST

PRINT FORM

Project:

Date:

**Short Environmental Assessment Form  
Part 2 - Impact Assessment**

**Part 2 is to be completed by the Lead Agency.**

Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	<input type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input type="checkbox"/>	<input type="checkbox"/>
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	<input type="checkbox"/>	<input type="checkbox"/>
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	<input type="checkbox"/>	<input type="checkbox"/>
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	<input type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing:	<input type="checkbox"/>	<input type="checkbox"/>
a. public / private water supplies?	<input type="checkbox"/>	<input type="checkbox"/>
b. public / private wastewater treatment utilities?	<input type="checkbox"/>	<input type="checkbox"/>
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input type="checkbox"/>	<input type="checkbox"/>
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	<input type="checkbox"/>	<input type="checkbox"/>
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	<input type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action create a hazard to environmental resources or human health?	<input type="checkbox"/>	<input type="checkbox"/>



**PRINT FORM**

Project:

Date:

### **Short Environmental Assessment Form Part 3 Determination of Significance**

For every question in Part 2 that was answered "moderate to large impact may occur", or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

RECEIVED  
MAR 1 2011  
VILLAGE OF SKANEATELE

- Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.
- Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.

Name of Lead Agency	Date
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from Responsible Officer)

**PRINT FORM**

### 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.*



**LOT No. 36**  
MICHAEL &  
COURTNEY C. PERRONE  
(REPUTED OWNERS)  
BOOK 53477, PAGE 734

42° 01' 35"E 114.37'

**PERMANENT DRAINAGE EASEMENT**

57° 01' 35"W 108.00'

100' N.M.P.C. R.O.W.  
(1430/532)

**PARKSIDE VILLAGE**  
SECTION No. 4  
FILED: OCTOBER 21, 2013  
MAP No. 11757

**LOT No. 37**  
MARC A. &  
NICOLE T. DELPIANO  
(REPUTED OWNERS)  
BOOK 2017, PAGE 44135

**LOT No. 38**  
JAMES A. &  
LINDA W. BALDUCCI  
(REPUTED OWNERS)  
BOOK 2017, PAGE 48710

588' 31" 28"E 75.95'

10'

51° 28' 32"W  
10.00'

PACKWOOD PLACE

UTILITY EASEMENT

BUILDING LINE

ROAD BOUNDARY

UTILITY EASEMENT

ORCHARD ROAD

STATE OF NEW YORK  
COUNTY OF SHERIDAN  
TOWN OF SHERIDAN  
VILLAGE OF SHERIDAN  
TOWN OF SHERIDAN  
COUNTY OF SHERIDAN, NEW YORK

**JAMES E. ROZANNE**  
LAND SURVEYOR  
1000 SHERIDAN ROAD, SHERIDAN, NY 13201  
PHONE: 518-337-1001

DATE: JULY 13, 2010  
SCALE: 1" = 20'

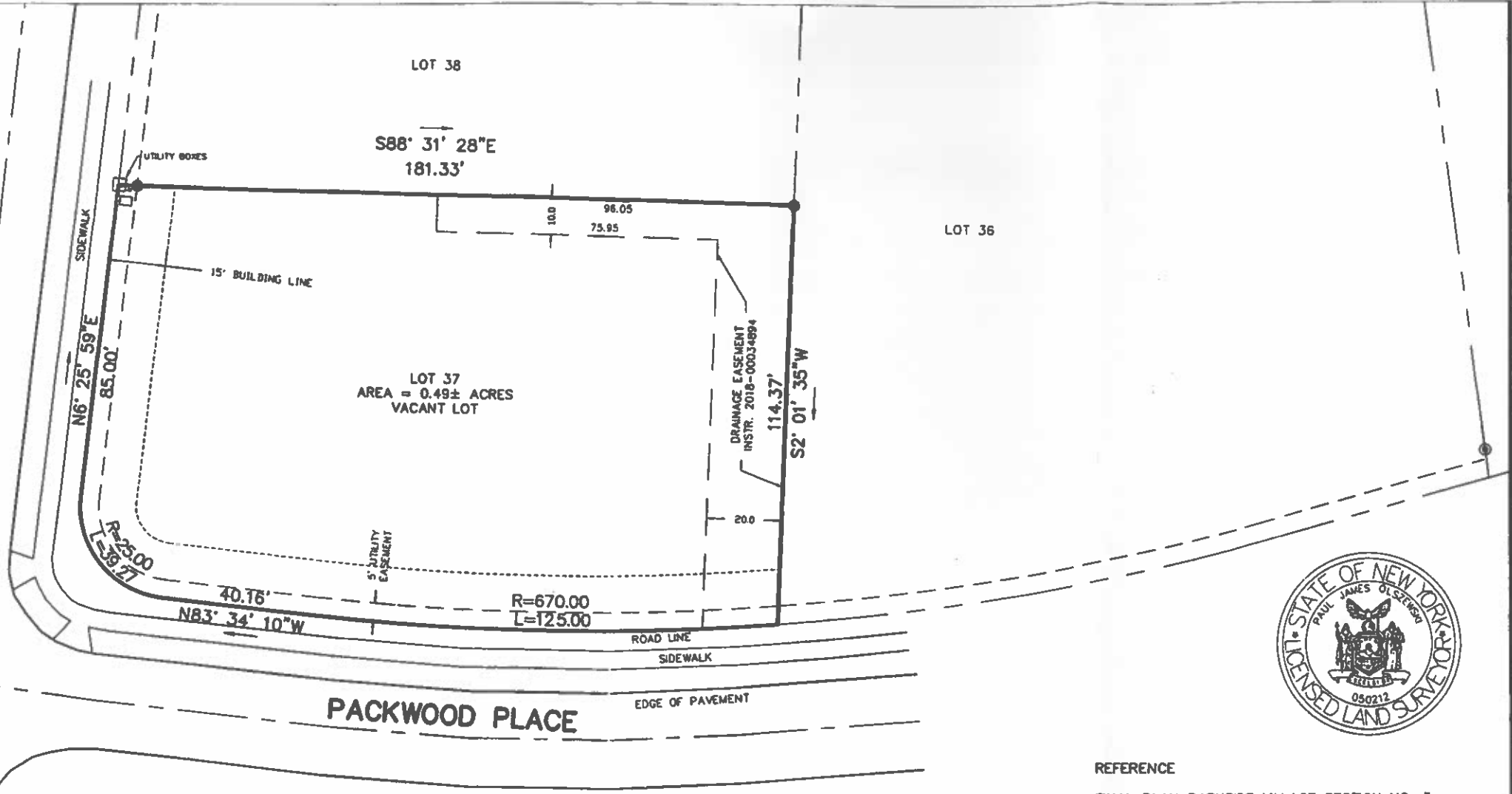
FILE: 13321.001 P/B

**RIGHT-OF-WAY FOR DRAINAGE EASEMENT TO BE ACQUIRED FROM**  
**MARC A. & NICOLE T. DELPIANO**  
PART OF FARM LOT No. 27  
TOWN OF SHERIDAN  
COUNTY OF SHERIDAN, NEW YORK

FILE NO.	13321.001
DATE	JULY 13, 2010
SCALE	1" = 20'
PAGE	P/B



ORCHARD ROAD



REFERENCE

FINAL PLAN PARKSIDE VILLAGE SECTION NO. 3  
PREPARED BY IANUZI & ROMANS DATED  
05-14-2013. FILED IN THE ONONDAGA COUNTY  
CLERKS OFFICE ON 10-21-2013 AS MAP NO. 11757.

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 10-01-2020.

*[Signature]*  
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 7208, 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  
SEAL OR HIS CHANGED SEAL SHALL NOT BE CONSIDERED TO BE A VALID TRUE COPY.\*

LOT 37  
SECTION No. 4  
PARKSIDE VILLAGE

PART OF MILITARY LOT 27 VILLAGE OF SKANEATELES  
COUNTY OF ONONDAGA STATE OF NEW YORK

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

**TRACT MAP:**

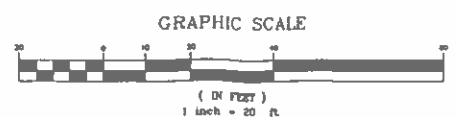
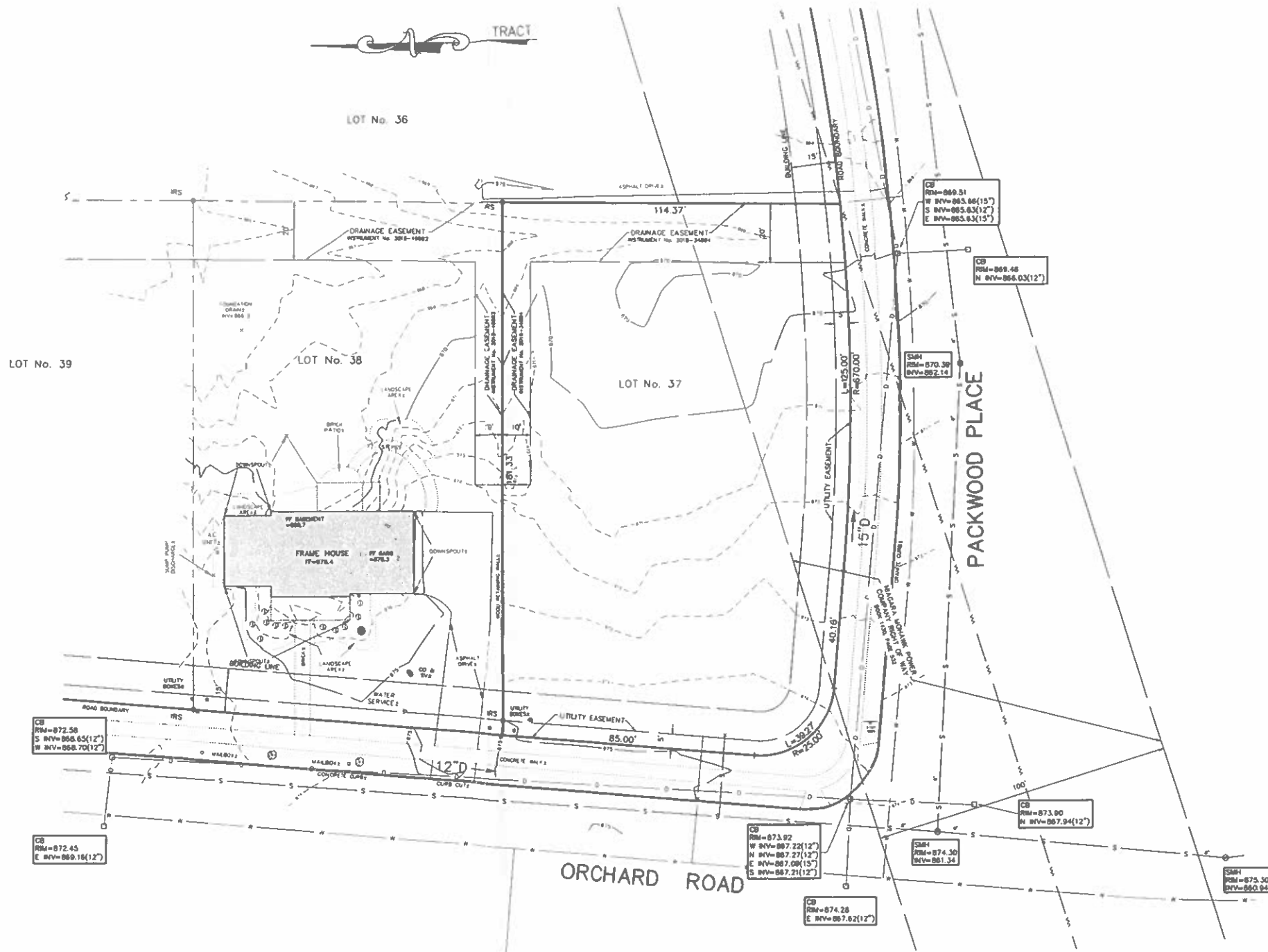
By: Januzi & Romans Land Surveying, P.C.  
 Date Filed: October 21, 2013  
 Map No.: 11757

**NOTES:**

Total area: 0.489± acres (21,274± sq.ft.)  
 Present Zone: Residential  
 Location of underground utilities taken by field measurement where practicable, otherwise taken from various other sources and are approximate only.  
 The premises shown hereon is within Zone "X" (Areas determined to be outside the 0.2% annual chance floodplain according to Federal Emergency Management Agency National Flood Insurance Program Flood Insurance Rate Map Community Panel No. 36067C0279F, Effective date: November 4, 2016.  
 Tax Map No. J-05-16

**LEGEND:**

- - - - - indicates original grade
- LS indicates light stand
- indicates utility pole, anchor & overhead lines
- indicates iron pipe and/or monument found
- indicates rebar set 11/2017
- indicates sign
- - - - - indicates storm culvert
- indicates gas main, gas valve & gas line marker
- indicates water main, water valve & hydrant
- indicates storm sewer, catch basin & manhole
- indicates sanitary sewer, sewer vent & manhole
- indicates underground telephone line, manhole & box
- indicates underground electric line & manhole
- indicates underground television cable & box
- indicates 6" diameter monitoring well (typical)
- indicates grease trap manhole
- indicates manhole
- indicates boundary line
- indicates adjacent parcel line
- - - - - indicates old/original parcel line
- - - - - indicates easement line
- - - - - indicates centerline road



Subject to any statement of facts on records and up to date abstract of this lot show  
 Unauthorised alteration or addition to a survey map bearing a licensed land surveyor's seal is a violation of section 7205, sub-section 2, of the New York State Education Law

REVISIONS         	TOPOGRAPHIC SURVEY LOT No. 37 <b>PARKSIDE VILLAGE</b> SECTION No. 4 PART OF FARM LOT No. 27 VILLAGE OF SKANEATELES TOWN OF SKANEATELES ONONDAGA COUNTY, NEW YORK	
	JANUZI & ROMANS LAND SURVEYING, P.C. 5251 1812 DRIVE NORTH SYRACUSE, NY 13212 PHONE: (315) 457-7200 FAX: (315) 457-9261 EMAIL: mail@janromanspc.com	
DATE JULY 5, 2023 SCALE 1" = 20' FILE No. 3911.002	SHEET No. F.B. No. 1598	



**NOTES:**  
 Total Area: 12.485± Acres  
 Total Number of Lots: 18  
 Present Zone: Residential  
 Lot requirements: Side Yard - 10'  
 For Map Nos. 03-05-05.1  
 Pavement width shown without curbs  
 Location of underground utilities taken by field measurement where practicable, otherwise taken from various other sources and are approximate only.  
 Ornamental street lights to be provided at locations shown hereon.  
 Section No. 4 to include Lot Nos. 25, 30 thru 48.  
 The Applicant agrees to complete to the satisfaction of the Village of Skaneateles all public infrastructure, including but not limited to, electrical lines and appurtenances, water and sewer lines and appurtenances, storm water system and appurtenances, streets, including curbs, sidewalks and street lights, trees and trees by June 30, 2015.  
 No building permit will be issued for any lot until all public infrastructures, including but not limited to, electrical lines and appurtenances, water and sewer lines and appurtenances, storm water system and appurtenances, streets including curbs, sidewalks and street lights, trees and trees are completed and occupied by the Village of Skaneateles.  
 Each dwelling will require compliance with the Design Standards established by the Planning Board for Parkside Village and plans for each dwelling shall be submitted for review and approval to the Architectural Review Committee of the Planning Board. Unless otherwise approved by the Planning Board, each dwelling and lot shall comply with the lot contours as shown on the final site plan maps approved by the Planning Board.  
 The 1% Impact Fee \$25,600.00 as determined by the Village Trustees is to be paid by the developer prior to the issuance of a building permit and upon submission of an application for a building permit.  
 A grading plan for each lot shall be submitted with an application for a building permit to determine that the grades comply with the Planning Board Approval.  
 An as built map for each lot showing grading shall be submitted to the Village and to be approved by the Village Engineer to confirm that the grades comply with the approved Subdivision Map and Approval.  
 No construction or grade change shall take place within the area designated on this map as Wetlands or Drainage Easement without approval by the Village of Skaneateles Planning Board upon recommendation of the Village of Skaneateles Engineer.  
 No building or structure shall be located in any area designated on this map as Wetlands or Drainage Easement.  
 Each owner of a lot in Section 4 agrees to be part of and subject to a Homeowners Association to be formed and called the Parkside Village Homeowners Association, Inc.  
 The premises shown hereon is within Zone "C" (minimal flooding) according to Federal Emergency Management Agency National Flood Insurance Program Flood Insurance Rate Map Community Panel No. 360593 0001 B, effective date, February 17, 1982.

**WETLAND NOTE:**  
 No construction or grade change shall take place within the wetland area without approval of the U. S. Army Corp of Engineers.

**LEGEND:**  
 - - - - - indicates utility pole, anchor & overhead lines  
 - - - - - indicates iron pipe and/or monument found  
 - - - - - indicates existing water main, water valve & hydrant  
 - - - - - indicates existing storm sewer, catch basin & manhole  
 - - - - - indicates existing sanitary sewer, sewer vent & manhole  
 - - - - - indicates Village electric handhold and/or ornamental street light location  
 - - - - - indicates stop sign  
 - - - - - indicates proposed water main & hydrant  
 - - - - - indicates proposed storm sewer & catch basin  
 - - - - - indicates proposed sanitary sewer & manhole  
 - - - - - indicates sanitary sewer force main  
 - - - - - indicates test boring  
 - - - - - indicates street address  
 - - - - - indicates monument to be set  
 - - - - - indicates proposed streetlight  
 - - - - - indicates proposed driveway cut  
 - - - - - indicates proposed trees.  
 (species of tree to be approved by Planning Board upon recommendation by Village Tree Committee)

**APPROVED:** TRASON SKANEATELES LLC  
 3187 Bedford Avenue, Apt. A-3, Skaneateles, New York, 13152  
 DATE: 9/23/13 BY: *Trason Skaneateles LLC*  
**APPROVED:** VILLAGE OF SKANEATELES PLANNING BOARD  
 DATE: 3 OCT 2013 BY: *Chris Tokarz*  
 Chairman - Bruce Kamen

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS IS A CORRECT MAP MADE FROM AN ACTUAL SURVEY.  
*Chris Tokarz*  
 N.Y.S. Licensed Land Surveyor

OWNERS: JULIA BEGAN & CHRIS TOKARZ (DEPUTED OWNERS) BOOK 5217 PAGE 344  
 OWNERS: JEFFREY & MARYBETH CARLBERG (DEPUTED OWNERS) BOOK 4928 PAGE 131

CHICAGO TITLE INSURANCE COMPANY hereby certifies that there are no unpaid state, town or county taxes as of 10/23/2013.  
 Signed: *[Signature]*  
 THE CHICAGO TITLE INSURANCE COMPANY

OWNERS: FRANCIS W. & LEA MICHAEL (DEPUTED OWNERS) BOOK 4832 PAGE 142

APPROVED SEP 9 2013  
 COUNTY OF ONONDAGA DEPARTMENT OF HEALTH  
 DIVISION OF ENVIRONMENTAL HEALTH  
 OFFICE OF SUPERVISOR OF HEALTH  
 SUPERVISOR OF HEALTH  
 SUPERVISOR OF HEALTH

FINAL PLAN  
 PARKSIDE VILLAGE  
 SECTION No. 4  
 PART OF FARM LOT No. 27  
 VILLAGE OF SKANEATELES  
 TOWN OF SKANEATELES  
 ONONDAGA COUNTY, NEW YORK

IANUZI & ROMANS  
 LAND SURVEYING, P.C.  
 5254 WITZ DRIVE  
 NORTH SYRACUSE, NY 13212  
 PHONE: (315) 457-7200  
 FAX: (315) 457-8251

DATE: MAY 14, 2013  
 SCALE: 1" = 50'  
 FILE NO.: 2154.002  
 SHEET NO.: 1 OF 1

GRAPHIC SCALE  
 (IN FEET)  
 1 inch = 50 ft

NOTE:  
 CITY OF SYRACUSE WATER CONDUIT LOCATIONS ARE BASED UPON FIELD LOCATION BY THE CITY OF SYRACUSE AND RECORD PLANS.

PROPOSED TYPICAL LAYOUT FOR WET SEWER CONNECTION  
 1) Laundry waste must be solidly connected to a soil or waste stack.  
 2) Sump pump discharge shall be directed to rear yard. Sump pump discharge shall not be directed toward the street without written permission.  
 3) Basement floor to be pitched toward floor drain or sump.  
 4) Floor drain in optionland.  
 5) Horizontal separation between sewer and water lateral - 10 feet minimum.

WETLANDS  
 SEE WETLANDS NOTE

TEMPORARY RUBI-A-ROUND

DRAINAGE EASEMENT

WETLANDS NOTE

WETLANDS NOTE

WETLANDS NOTE

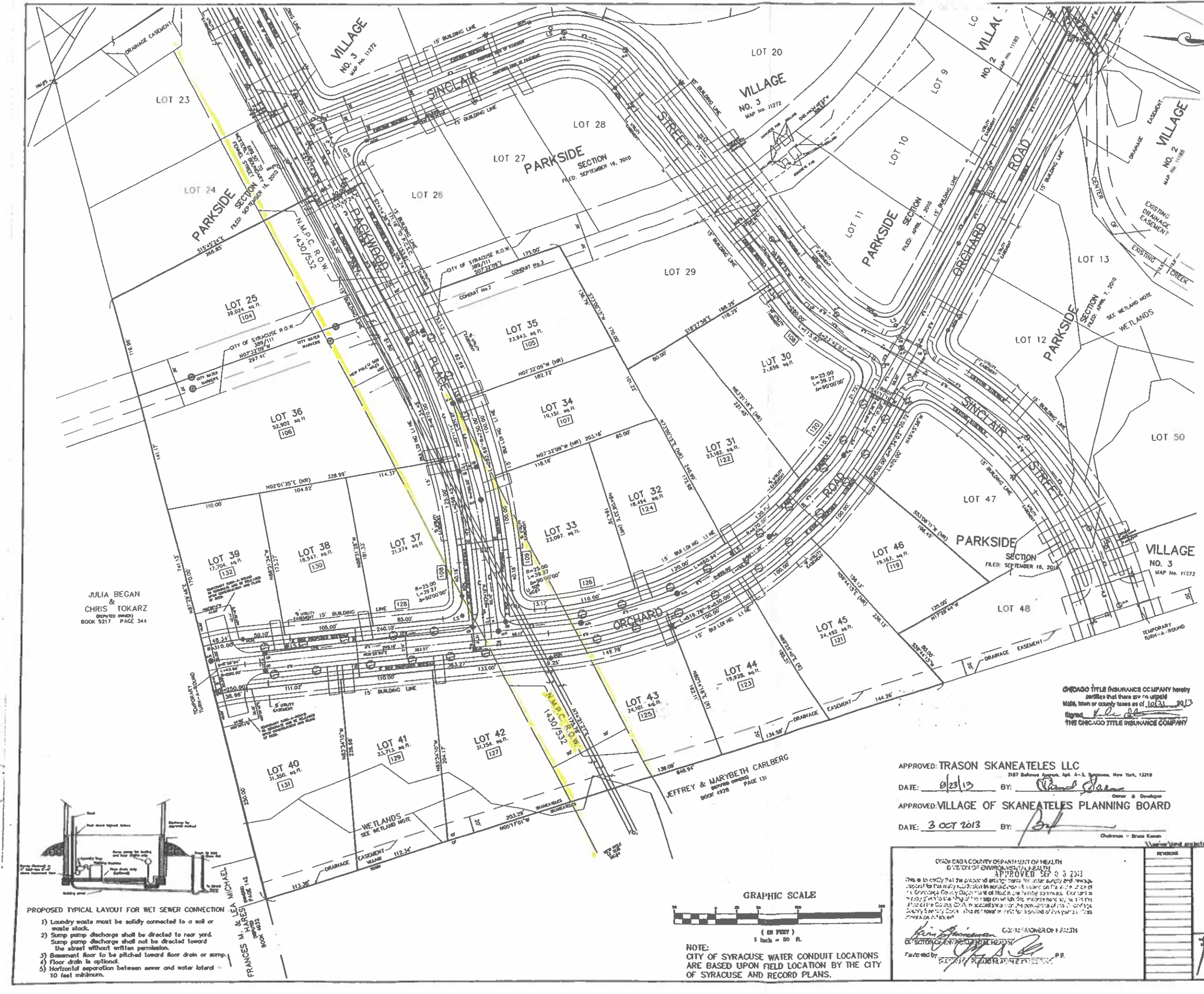
WETLANDS NOTE

WETLANDS NOTE

WETLANDS NOTE

WETLANDS NOTE

WETLANDS NOTE



JULIA BEGAN & CHRIS TOKARZ (DEPUTED OWNERS) BOOK 5217 PAGE 344

JEFFREY & MARYBETH CARLBERG (DEPUTED OWNERS) BOOK 4928 PAGE 131

PROPOSED TYPICAL LAYOUT FOR WET SEWER CONNECTION  
 1) Laundry waste must be solidly connected to a soil or waste stack.  
 2) Sump pump discharge shall be directed to rear yard. Sump pump discharge shall not be directed toward the street without written permission.  
 3) Basement floor to be pitched toward floor drain or sump.  
 4) Floor drain in optionland.  
 5) Horizontal separation between sewer and water lateral - 10 feet minimum.



NOTE:  
 CITY OF SYRACUSE WATER CONDUIT LOCATIONS ARE BASED UPON FIELD LOCATION BY THE CITY OF SYRACUSE AND RECORD PLANS.

OWNERS: FRANCIS W. & LEA MICHAEL (DEPUTED OWNERS) BOOK 4832 PAGE 142

ONONDAGA COUNTY DEPARTMENT OF HEALTH  
 DIVISION OF ENVIRONMENTAL HEALTH  
 APPROVED SEP 9 2013  
 OFFICE OF SUPERVISOR OF HEALTH  
 SUPERVISOR OF HEALTH  
 SUPERVISOR OF HEALTH

FINAL PLAN  
 PARKSIDE VILLAGE  
 SECTION No. 4  
 PART OF FARM LOT No. 27  
 VILLAGE OF SKANEATELES  
 TOWN OF SKANEATELES  
 ONONDAGA COUNTY, NEW YORK

IANUZI & ROMANS  
 LAND SURVEYING, P.C.  
 5254 WITZ DRIVE  
 NORTH SYRACUSE, NY 13212  
 PHONE: (315) 457-7200  
 FAX: (315) 457-8251

DATE: MAY 14, 2013  
 SCALE: 1" = 50'  
 FILE NO.: 2154.002  
 SHEET NO.: 1 OF 1



PROPERTY - AREA - 108 PACKWOOD PL		
Name	Area	
108 PACKWOOD PL	21,275 SF	

ENCLOSED BUILDING COVERAGE - HOUSE+GARAGE		
Name	Area	PERCENTAGE / (21,275SF)
BLDG - FIRST FLOOR	2,186 SF	10.27%
BLDG - GARAGE	780 SF	3.66%
Grand total 2	2,965 SF	13.94%

UNENCLOSED BUILDING COVERAGE - OPEN PORCHES		
Name	Area	PERCENTAGE / (21,275SF)
PORCH - FRONT	404 SF	1.90%
PORCH - REAR	317 SF	1.49%
PORCH - REAR 2	92 SF	0.43%
Grand total 3	813 SF	3.82%

OPEN COVERAGE - POOL+PATIO+TURNAROUND		
Name	Area	PERCENTAGE / (21,275 SF)
SITE - POOL	257 SF	1.21%
SITE - POOL PATIO	458 SF	2.15%
SITE - TURNAROUND	271 SF	1.27%
Grand total 3	986 SF	4.64%

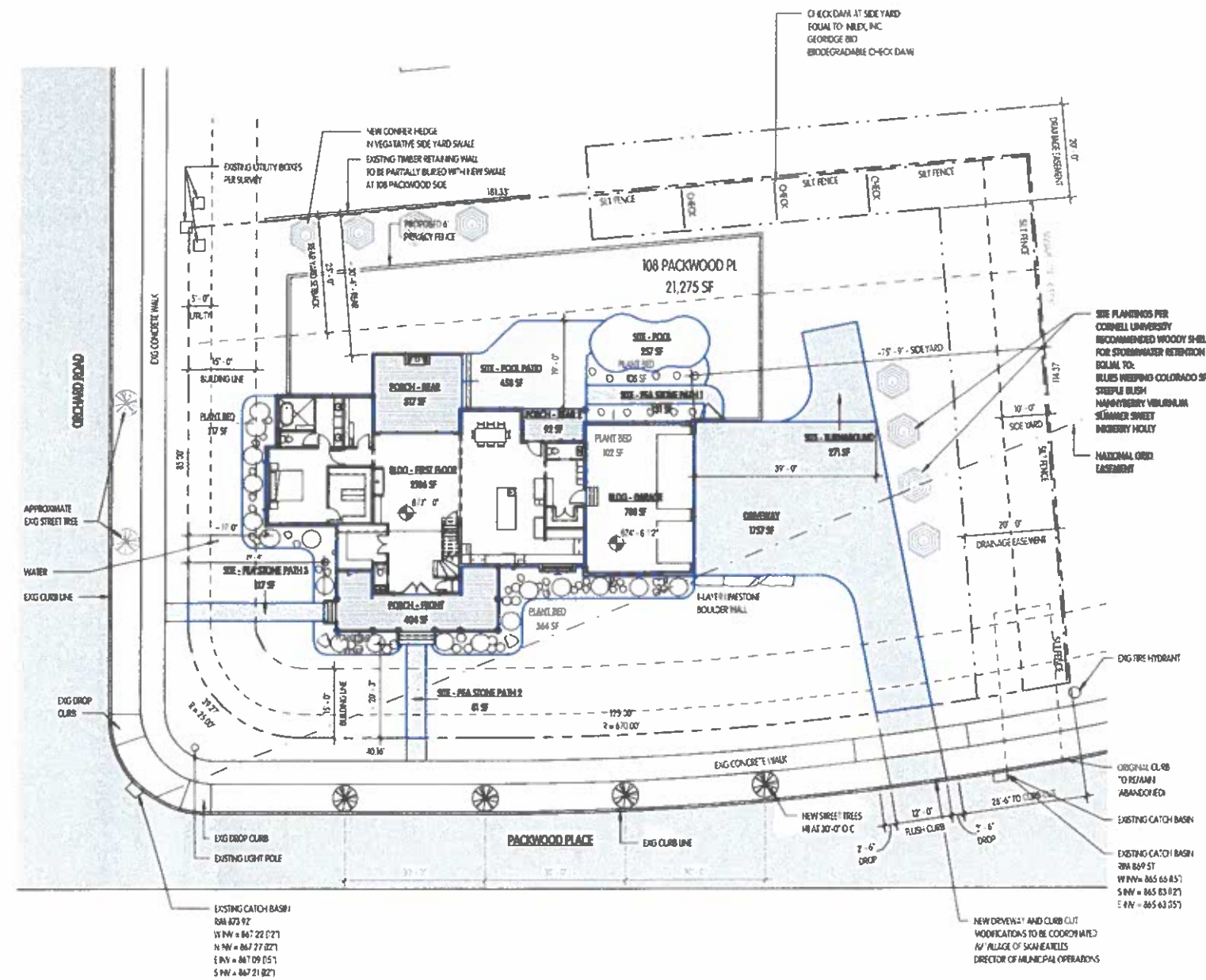
COMBINED COVERAGE / 21,275 SF (EXCLUDES DRIVEWAY / PEA GRAVEL PATHS)		
Name	Area	PERCENTAGE / (21,275 SF)
BLDG - FIRST FLOOR	2,186 SF	10.27%
BLDG - GARAGE	780 SF	3.66%
PORCH - FRONT	404 SF	1.90%
PORCH - REAR	317 SF	1.49%
PORCH - REAR 2	92 SF	0.43%
SITE - POOL	257 SF	1.21%
SITE - POOL PATIO	458 SF	2.15%
SITE - TURNAROUND	271 SF	1.27%
Grand total 8	4,765 SF	22.40%

**100% - 22.40% = 77.60% OPEN AREA**

OPEN SITE COVERAGE - PEA STONE PATHS		
Name	Area	PERCENTAGE
SITE - PEA STONE PATH 1	131 SF	0.61%
SITE - PEA STONE PATH 2	81 SF	0.38%
SITE - PEA STONE PATH 3	117 SF	0.55%
Grand total 3	329 SF	1.55%

OPEN SITE COVERAGE - DRIVEWAY		
Name	Area	PERCENTAGE
DRIVEWAY	1,757 SF	8.26%
Grand total 1	1,757 SF	8.26%

PLANTING / LANDSCAPE BEDS		
Name	Area	PERCENTAGE / (21,275SF)
PLANT BED	317 SF	1.49%
PLANT BED	500 SF	0.47%
PLANT BED	364 SF	1.71%
PLANT BED	102 SF	0.48%
PLANT BED	105 SF	0.49%
Grand total 5	988 SF	4.65%



**1** SCHEMATIC SITE PLAN - LOT 37  
SCALE: 1/16" = 1'-0"

VILLAGE OF SKANEATELES ZONE B - DENSITY CONTROL SCHEDULE		
	REQUIRED:	PROPOSED:
MINIMUM LOT SIZE:	(2) 22,000 SF	21,275 SF
MINIMUM LOT WIDTH:	65'	~168'-0"
FRONT YARD SETBACK:	BUILDING LINE (B1)	20'-3" (PACKWOOD)
FRONT YARD SETBACK:	BUILDING LINE (B1)	17'-0" (ORCHARD)
SIDE YARD SETBACK:	10' (20' BOTH)	75'-9"
REAR YARD SETBACK:	25'	30'-4" TO PORCH (26'-6" TO POOL)
MINIMUM OPEN SPACE:	85%	<b>77.60% VARIANCE REQUESTED 7.40%</b>
MAX BUILDING HEIGHT:	2.5 STORIES (B1)	2 STORIES (B2 FROM GRADE TO RIDGE)
PERCENTAGE OF STRUCTURE WIDTH / LOT WIDTH:	80% MAX	92'-0" BLDG WIDTH / 188'-0" (FRONT OF BLDG) = 48.9% (PACKWOOD) 60'-0" BLDG WIDTH / 111'-0" (FRONT OF BLDG) = 54.0% (ORCHARD)

**2** DISTRICT B - SECTION 225-A5 - DENSITY CONTROL SCHEDULE  
SCALE: 1/8" = 1'-0"

RECEIVED

MAR 14 2024

VILLAGE OF SKANEATELES

ARON KOLOB ARCHITECTURE PLLC  
4349 NOVEMBER LANE  
SYRACUSE, NY 13215  
(315) 420-5295

PROJECT:  
SINGLE FAMILY RESIDENCE  
WHITE RESIDENCE  
108 PACKWOOD LANE (LOT 37)  
SKANEATELES, NY 13152

Revision	
No	Date

PROJECT NORTH:

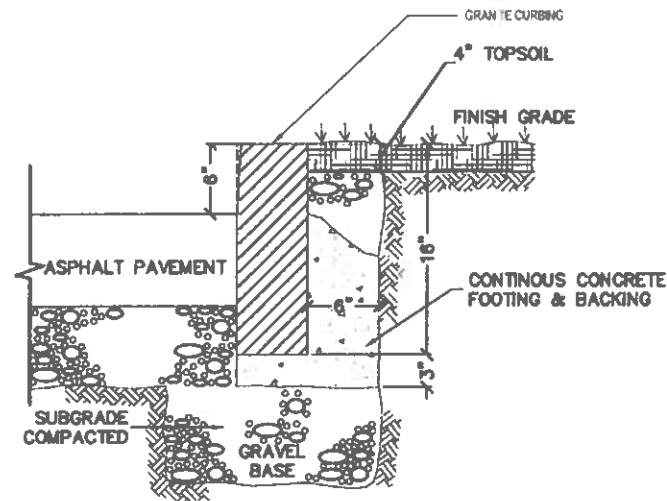


SCALE	DATE
As Indicated	03/13/24
JOB No.	DRAWN BY
24-03	A.KOB

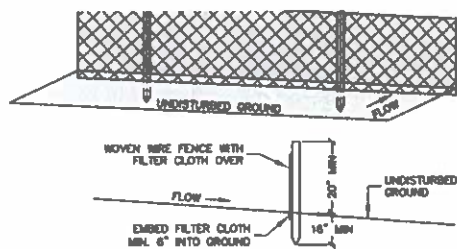
DRAWING DESCRIPTION  
SCHEMATIC SITE PLAN

SHEET NUMBER

S-1



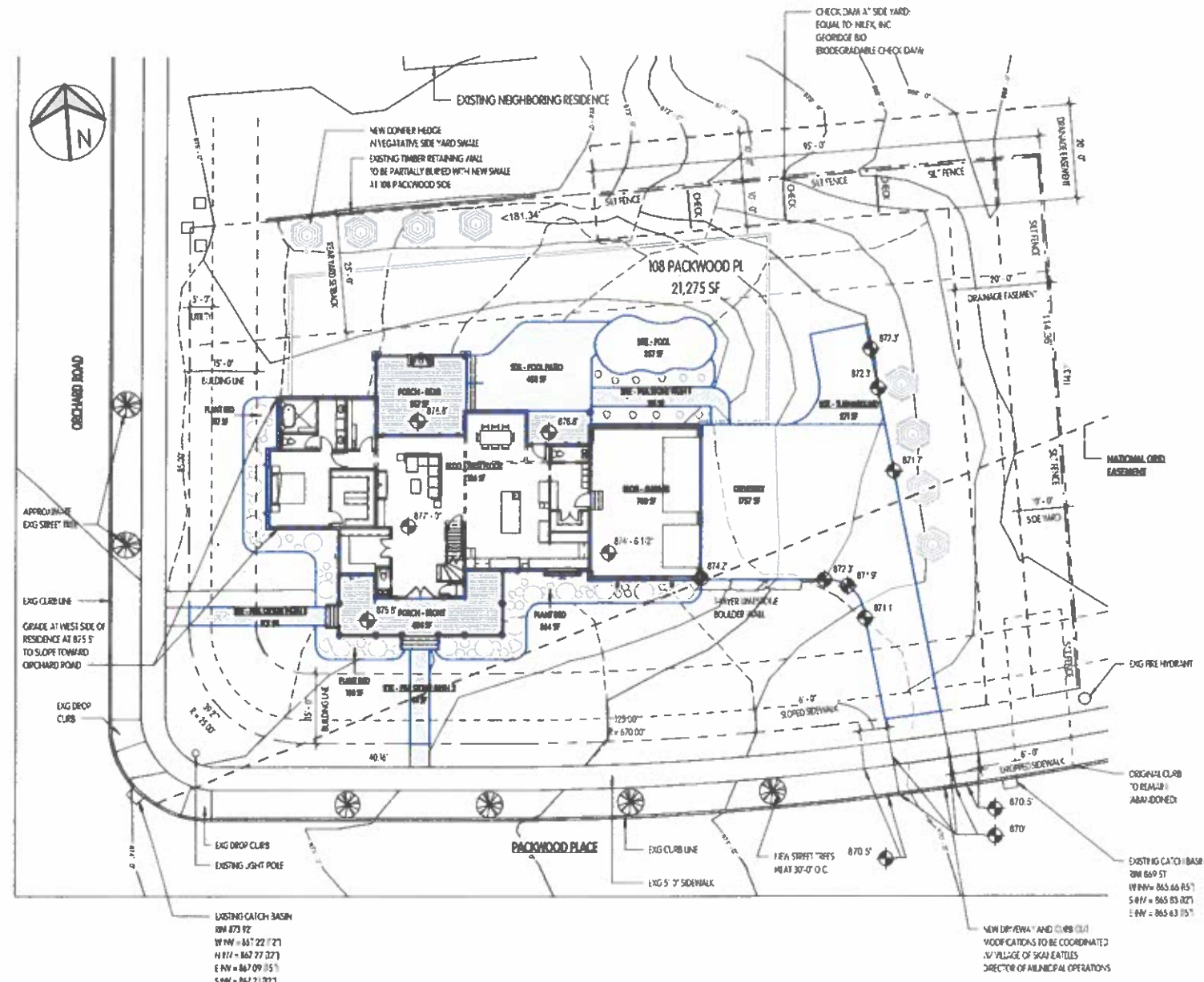
**4** TYPICAL GRANITE CURB  
SCALE: 1 1/2" = 1'-0"



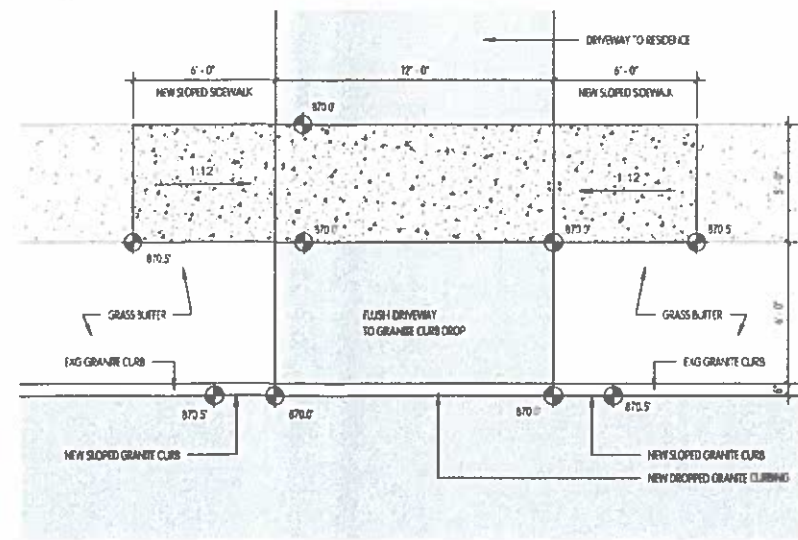
**3** TYPICAL SILT FENCE DETAIL  
SCALE: 1/4" = 1'-0"

POSTS: STEEL, EITHER "I" OR "U" TYPE OR 2" HARDWOOD  
 FENCE: WOVEN WIRE, 14 1/2 GAUGE, 6" MAX. MESH OPENING  
 FILTER CLOTH: FILTER X, MIRAFL 1000, STABILINKA T140N OR APPROVED EQUAL  
 PREFABRICATED UNIT: GEOTAB, ENVROFENCE, OR APPROVED EQUAL

1. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES.
2. FILTER CLOTH IS TO BE FASTENED SECURELY TO WOVEN WIRE FENCE, WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION.
3. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER, THEY SHALL BE OVERLAPPED BY SIX INCHES AND FOLDED.
4. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.



**1** GRADING PLAN  
SCALE: 1/16" = 1'-0"



**2** ENLARGED DRIVEWAY CUT  
SCALE: 1/4" = 1'-0"

ARON KOLB ARCHITECTURE PLLC  
 4349 NOVENBER LANE  
 SYRACUSE, NY 13215  
 (315) 470-5295

PROJECT:  
 SINGLE FAMILY RESIDENCE  
 WHITE RESIDENCE  
 108 PACKWOOD LANE (LOT 97)  
 SKANEATELES, NY 13152

Revision	
No	Date

PROJECT NORTH:

SCALE: As Indicated	DATE: 03/13/24
JOB No. 24-03	DRAWN BY: A.KOB

DRAWING DESCRIPTION  
 SITE PLAN - GRADING

SHEET NUMBER  
**S-2**



CORNER OF PACKWOOD AND ORCHARD



EAST OF PROPERTY LOOKING WEST



PACKWOOD LOOKING EAST



EAST SIDE OF PROPERTY FACING SOUTH



PACKWOOD LOOKING NORTH AT EXISTING DRAINAGE SWALE

ARON KOLB ARCHITECTURE PLLC  
4349 NOVEMBER LANE  
SYRACUSE, NY 13215  
(315) 420-5295

THIS DOCUMENT IS THE PROPERTY OF ARON KOLB ARCHITECTURE PLLC. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. IT IS NOT TO BE REPRODUCED, COPIED, 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 ARON KOLB ARCHITECTURE PLLC.

PROJECT:  
SINGLE FAMILY RESIDENCE  
WHITE RESIDENCE  
108 PACKWOOD LANE (LOT 37)  
SKANEATELES, NY 13152

Revision	
No	Date

PROJECT NORTH:

SCALE	DATE
	03/13/24
JOB NO.	DRAWN BY
24-03	A. KOLB

DRAWING DESCRIPTION  
EXISTING SITE PHOTOS

SHEET NUMBER

S-3

RECEIVED  
MAY 14 2024  
VILLAGE OF SKANEATELES



1  
SK-4 WEST ELEVATION (FRONT ORCHARD)  
SCALE: 1/4" = 1'-0"



ARON KOLB ARCHITECTURE PLLC  
4349 NOVEMBER LANE  
SYRACUSE, NY 13215  
(315) 420-5295

IT IS THE POLICY OF ARON KOLB ARCHITECTURE PLLC TO PROVIDE PROFESSIONAL ARCHITECTURAL SERVICES TO CLIENTS OF ALL ETHNICITIES, RACES, AND NATIONALITIES. WE DO NOT DISCRIMINATE ON THE BASIS OF RACE, ETHNICITY, OR NATIONALITY. OUR OFFICE IS AN EQUAL OPPORTUNITY EMPLOYER.

RECEIVED

MAR 11 2024

PROJECT:  
SINGLE FAMILY RESIDENCE  
WHITE RESIDENCE  
108 PACKWOOD LANE (LOT 37)  
SCANEATELES, NY 13152

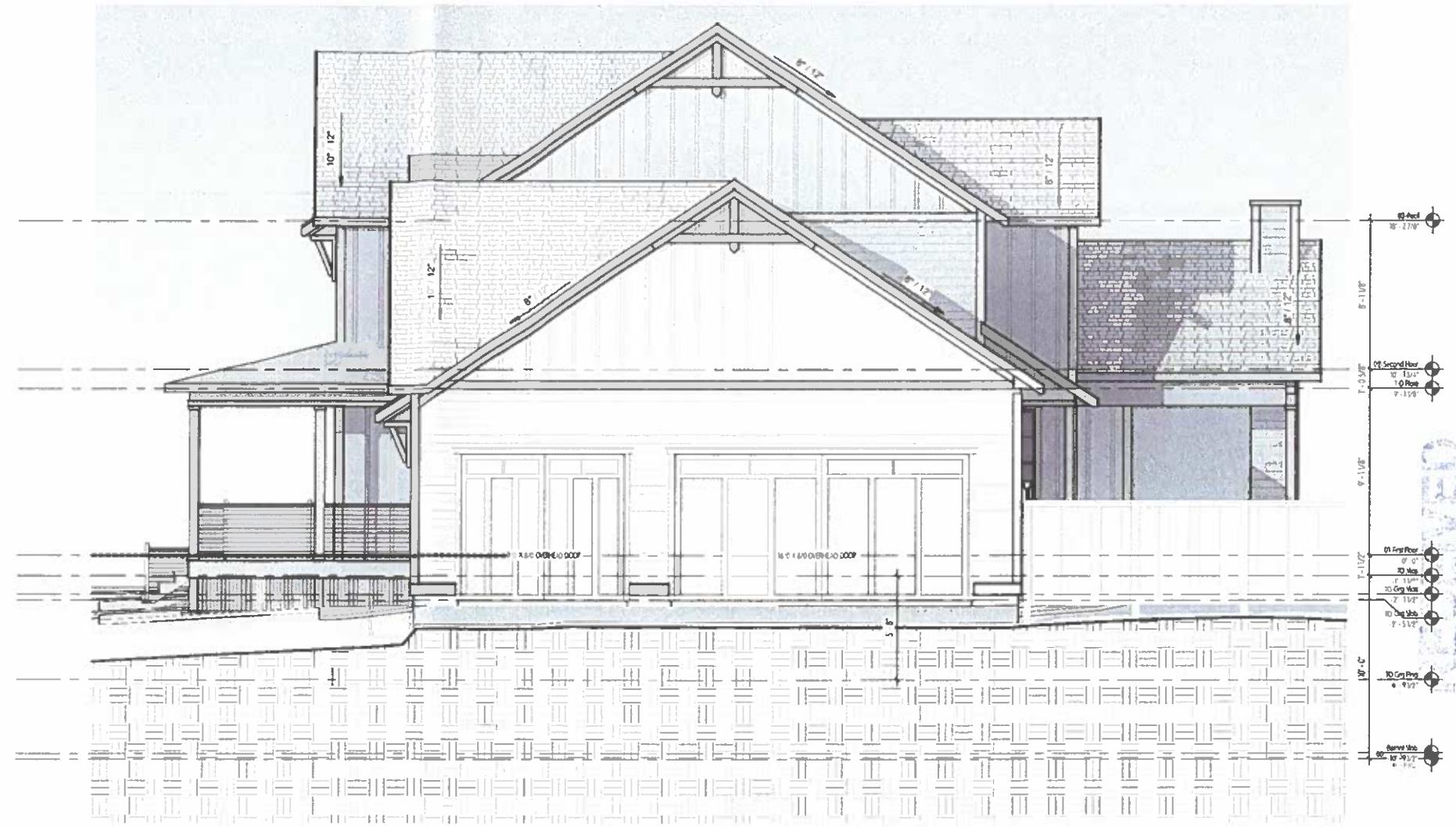
Revision	
No	Date

PROJECT NORTH:

SCALE 1/4" = 1'-0"	DATE 03/13/24
JOB No. SK-03	DRAWN BY A.KOLB

DRAWING DESCRIPTION  
SCHEMATIC ELEVATIONS

SHEET NUMBER  
SK-4



1 EAST ELEVATION (GARAGE)  
 SC-6 SCALE: 1/4" = 1'-0"



ARON KOLB ARCHITECTURE PLLC  
 4349 NOVEMBER LANE  
 SYRACUSE, NY 13215  
 (315) 420-5295

MAR 11 2024

PROJECT:  
 SINGLE FAMILY RESIDENCE  
 WHITE RESIDENCE  
 108 PACKWOOD LANE & LOT 37  
 SKANEATELES, NY 13152

Revision	
No	Date

PROJECT NORTH:

SCALE 1/4" = 1'-0"	DATE 03/13/24
JOB No. 24-05	DRAWN BY A.KOLB

DRAWING DESCRIPTION  
 SCHEMATIC ELEVATIONS

SHEET NUMBER  
 SK-6

VILLAGE OF SKANEATELES



1 NORTH ELEVATION (REAR)  
 SK-5 SCALE: 1/4" = 1'-0"



ARON KOLB ARCHITECTURE PLLC  
 4349 NOVENBER LANE  
 SYRACUSE, NY 13215  
 (315) 420-5295

RECEIVED  
 11/15/24

PROJECT:  
 SINGLE FAMILY RESIDENCE  
 WHITE RESIDENCE  
 108 PACKWOOD LANE (LOT 37)  
 SKANEATELES, NY 13152

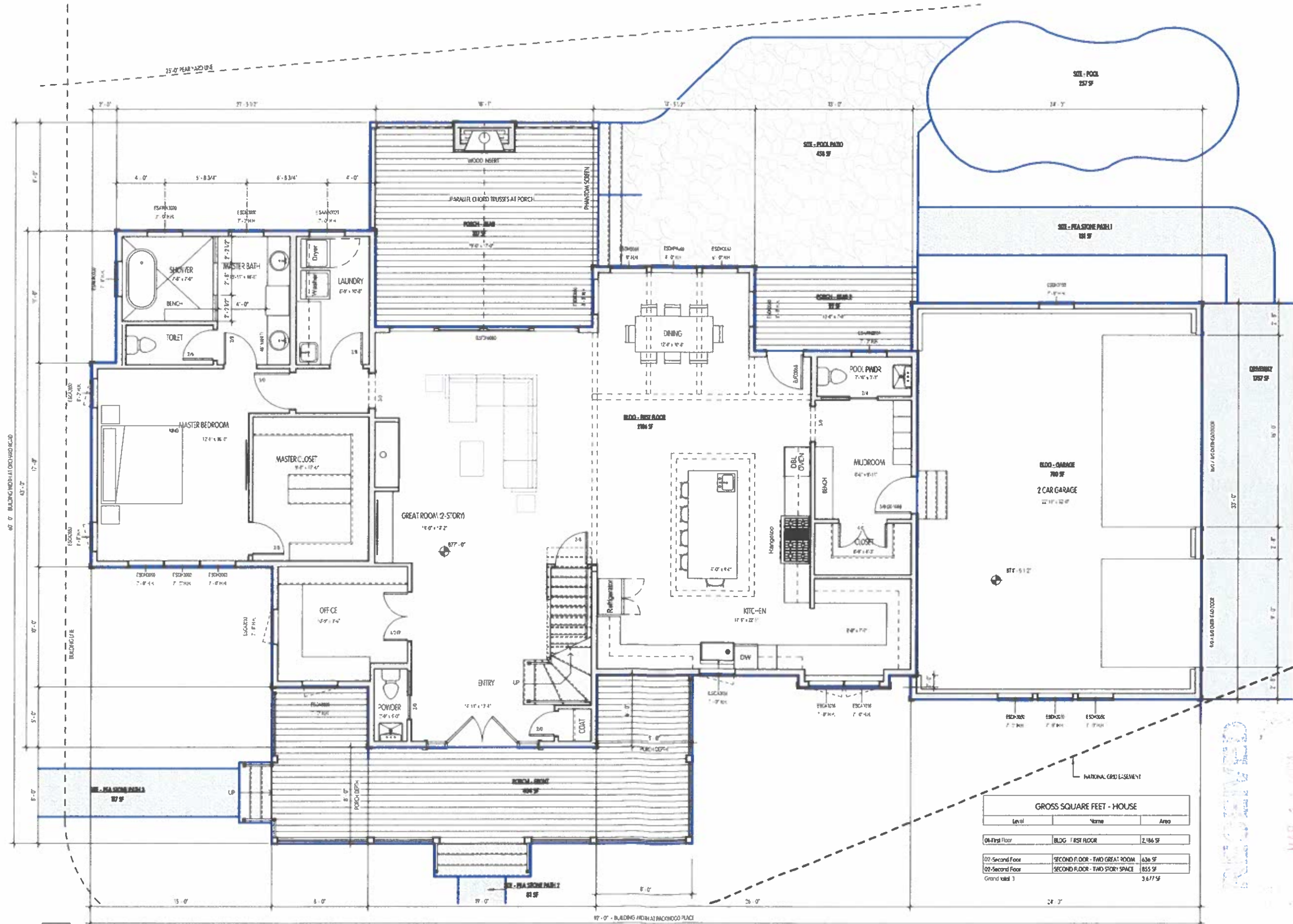
Revision	
No	Date

PROJECT NORTH:

SCALE 1/4" = 1'-0"	DATE 03/13/24
JOB No. 24-02	DRAWN BY A.KOLB

DRAWING DESCRIPTION  
 SCHEMATIC ELEVATIONS

SHEET NUMBER  
**SK-5**



GROSS SQUARE FEET - HOUSE		
Level	Name	Area
01-First Floor	BLDG. 1ST FLOOR	2,186 SF
02-Second Floor	SECOND FLOOR - TWO GREAT ROOM	636 SF
02-Second Floor	SECOND FLOOR - TWO STORY SPACE	1855 SF
Grand total 3		3,677 SF

**1** FIRST FLOOR PLAN  
SCALE: 1/4" = 1'-0"

ARON KOUB ARCHITECTURE PLLC  
4349 NOVEMBER LANE  
SYRACUSE, NY 13215  
315) 420-5295

PROJECT:  
SINGLE FAMILY RESIDENCE  
WHITE RESIDENCE  
108 PACKWOOD LANE LOT 371  
SKANEATELES, NY 13152

Revision	
No	Date

PROJECT NORTH:



SCALE: 1/4" = 1'-0"  
DATE: 03/13/24  
JOB No.: 24-03  
DRAWN BY: AKOUB

DESCRIPTION:  
SCHEMATIC PLAN

SHEET NUMBER:  
**SK-1**



1 SOUTH ELEVATION (FRONT PACKWOOD)  
SCALE: 1/4" = 1'-0"

ELEVATION SHEET NOTES	
3B	ROUND 4x4 SMOOTH SIDING - UP SMARTSIDE - WHITE
3C	5 1/2" CORNERBOARDS - UP SMARTSIDE - WHITE
3D	8" CLAPBOARD SIDING - UP SMARTSIDE - WHITE
3E	CORNER BRACKETS - SHAPED DOUGL FIR
3F	CONTINUOUS Drip Edge - BLACK
3G	1x6 FASCIA BOARDS w/ 1x6 FREEZE BOARD AT GABLE ENDS AND SHEDD SOFFITS. PROVIDE THE FASCIA ONLY AT GABLE ENDS WHERE GUTTERS ARE TO BE INSTALLED. UP SMARTSIDE
3H	ALUMINUM GUTTERS AND DOWNSPOUTS
3I	TYPICAL ROOF ASSEMBLY: ENGINEERED ROOF TRUSSES @ 24" O.C. - SEE DRAWING PLANS, 1/2" ZIP ROOF SHEATHING WITH TAPED AND ROLLED SEAM, FULLY ADHERED ICE & WATER BARRIER, ROOF 5 INCHES BLACK INSULATION
3J	1/2" ZIP ROOF SHEATHING WITH TAPED AND ROLLED SEAM, FULLY ADHERED ICE & WATER BARRIER, 15" STANDING SEAM METAL ROOF PANELS - BLACK
3K	1x4 WINDOW CASING - UP SMARTSIDE - WHITE
3L	1x4 WATER TABLE, 8" STARTER BOARD - PVC STARTER BOARD - WHITE



ARON KOLB ARCHITECTURE PLLC  
4349 NOVEMBER LANE  
SYRACUSE, NY 13215  
315 420-5295

PROJECT:  
SINGLE FAMILY RESIDENCE  
WHITE RESIDENCE  
108 PACKWOOD LANE (LOT 37)  
SKANEATELES, NY 13152

Revision	
No	Date

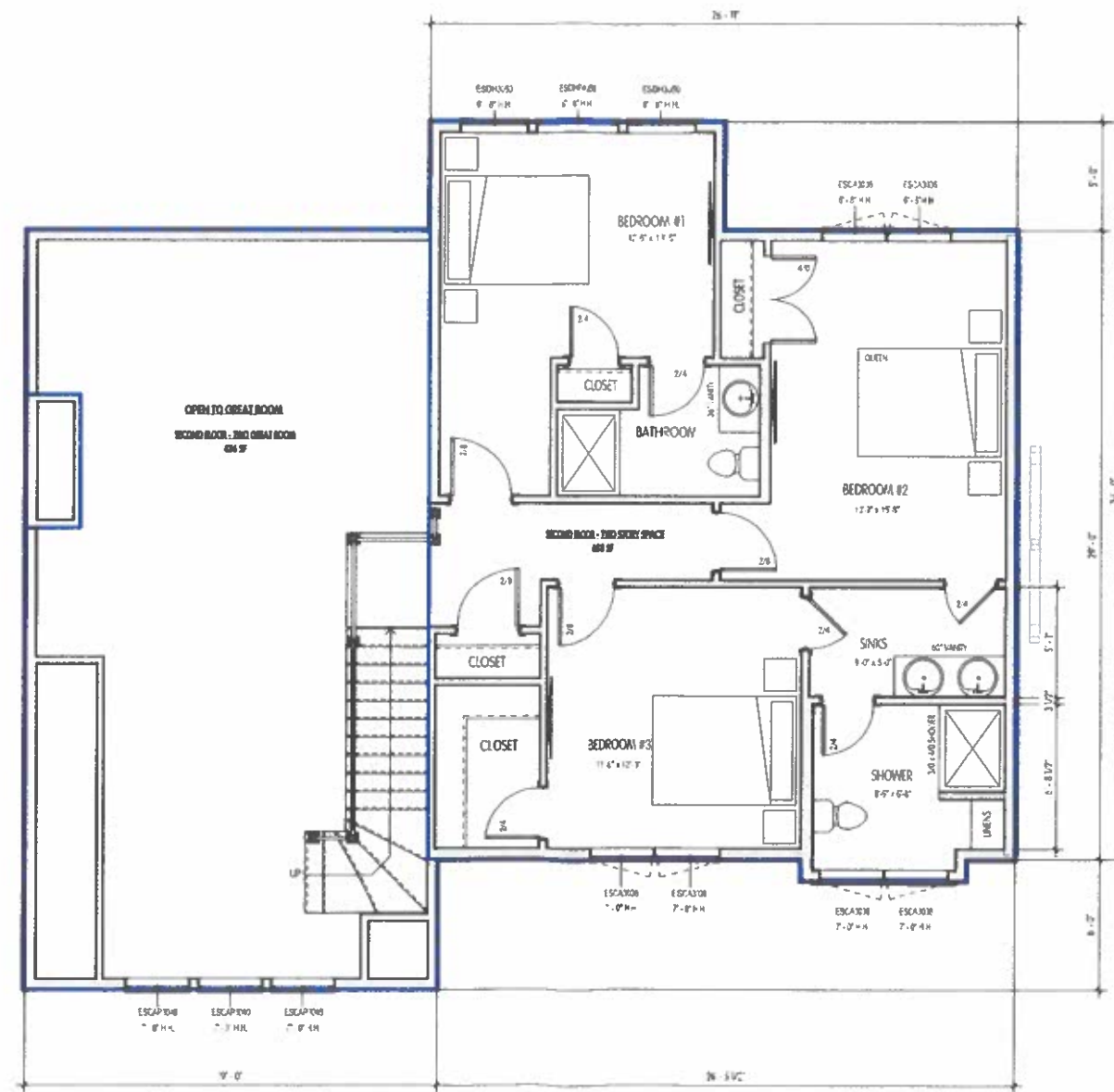
PROJECT NORTH:

SCALE: 1/4" = 1'-0"  
JOB No. SK-03  
DATE: 03/13/24  
DRAWN BY: A.KOLB

DRAWING DESCRIPTION  
SCHEMATIC ELEVATIONS

SHEET NUMBER  
SK-3





**2** SECOND FLOOR PLAN  
 SK-2 SCALE 1/4" = 1'-0"

RECEIVED  
 MAY 14 2024  
 VILLAGE OF SKANEATELES

ARON KOLB ARCHITECTURE PLLC  
 4349 NOVEMBER LANE  
 SYRACUSE, NY 13215  
 (315) 420-5295

PROJECT:  
 SINGLE FAMILY RESIDENCE  
**WHITE RESIDENCE**  
 108 PACKWOOD LANE LOT 371  
 SKANEATELES, NY 13152

Revision	
No	Date

PROJECT NORTH:



SCALE 1/4" = 1'-0"	DATE 03/25/24
JOB No. 24-03	DRAWN BY A.KOLB

DRAWING DESCRIPTION  
 SCHEMATIC PLAN

SHEET NUMBER  
**SK-2**

THIS DOCUMENT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. IT IS NOT TO BE REPRODUCED, COPIED, 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 ARON KOLB ARCHITECTURE PLLC.