

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 Houston Morris

Applicant Email hjm4413@gmail.com

PROJECT ADDRESS 146 E Genesee Street
 PROPERTY OWNER Houston Morris
 EMAIL ADDRESS hjm4413@gmail.com

TAX MAP ID# 12-01-40.2
 PHONE # 315-520-3074

SQUARE FOOTAGE OF NEW WORK 960

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

Proposal to construct a 30'x32' attached garage, over existing parking spaces, along with construction an 11' x 10' - 7.5" deck between garage and rear wing of house corner. These are being proposed as non-living spaces. Drawings and survey attached.

ACCURATE PROJECT COST TBD

SQUARE FOOTAGE OF PARCEL 9201

ZONING DISTRICT A-1



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

Front Yard <u>104.2</u>	ft.	Front Yard <u>104.2</u>	ft.
Left Side Yard <u>20.25</u>	ft.	Left Side Yard <u>20.25</u>	ft.
Right Side Yard <u>20.17</u>	ft.	Right Side Yard <u>20.17</u>	ft.
Rear Yard <u>24.83</u>	ft.	Rear Yard <u>24.83</u>	ft.

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

CONTRACTOR / AGENT INFORMATION:

Other _____ Architect _____

NAME Houston Morris
 PHONE # 315-520-3074
 ADDRESS 146 E. Genesee Street
 EMAIL hjm4413@gmail.com

NAME Janice Miller
 PHONE # 315-382-2924
 ADDRESS 4357 Jordan Rd
 EMAIL jmillerarh@gmail.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 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 HOUSTON MORRIS PHONE # HOUSTON MORRIS EMAIL hjm413@gmail.com
 ADDRESS 146 E Genesee Street, Skaneateles NY, 13152
 SIGNED [Signature]
 DATE 4/10/2024

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



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VILLAGE OF SKANEATELES

For Code Enforcement Office Use Only

Date Received 4/11/24, Date Reviewed 4/15/24

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 MIN. 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

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 2/4

Critical Impact Permit Approval 2/4

SIGNATURE:

[Signature]

Zoning Board of Appeals Approval 2/4

Historical Commission Approval 2/4

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

CH # 56002
Pd 4/11/2024
\$250.00

NOTICE OF APPEAL APPLICATION FOR SPECIAL USE PERMIT

Date of Application 4/11/2024

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

I/we Houston Morris
Printed or Typed Name of Appellant(s) and/or Applicant(s)

Address 146 E. Genesee Street, Skaneateles NY, 13152

(1) I hereby appeal the decision of the Village Code Enforcement Officer (Building Inspector)

which was denial of a Zoning Permit

_____ which was denial of a Certificate of Occupancy

to vary the strict application of the provisions of:

Article _____ Section 225 Subsection A5

Article XIV Section 225 Subsection B9D

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)

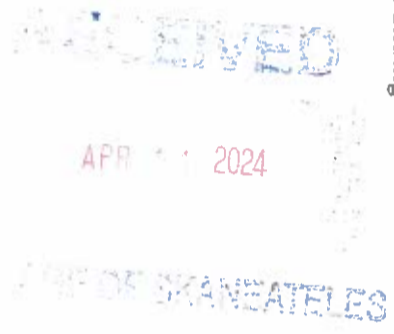
_____ A FLOODWAY PERMIT required by the provisions of Article III, Section 225-10

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

This appeal or application relates to:

146 Street Number E. Genesee Street Street Name

Tax Map Number 12-01-40.2



Property Address 146 E. GREENE STREET, SKANEATELE, NY, 13152

Zoning District: A-1 Tax Map # 12.01-40.2

- 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.

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OFFICE OF SKANEATELE

	REQUIRED	EXISTING	PROPOSED	Pre-Exist Non-Conforming	VARIANCE
Residential Minimum Lot Area	44000	9201	9201	34799	-34799
Residential Minimum Lot Width	150	76	76	74	-74'
Minimum Open Space %	90	76.58 72.6	71.68 72.7	13.42	-18.32%
Minimum Front Yard Setback	30	13.6 104.2	50 104.2	16.4	
Minimum Left Side Yard Setback	25	17 20.25	21 20.25	8	-9'
Minimum Right Side Yard Setback	25	19 20.17	19 20.17	6	-6'
Minimum Both Side Yards Setback	55	36	40	19	-15'
Minimum Rear Yard Setback	35	48 24.83	22 24.85		-13'
Max Width Structure (% lot width)	55	47%	47%		
Max Stories of Building	2.5	2.5	2.5		
Max Building Height	35		14'		
Minimum Livable Floor Area	1200	>1200	>1200		

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.

SEE NARRATIVE of RELEVANT DOCUMENTATION IN
PROPOSAL PACKAGE

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 HOUSTON MORRIS PHONE # 315-520-3074
ADDRESS 146 E GREENWICH STREET, SKANEATELES NY 13152
EMAIL HJM4413@GMAIL.COM
SIGNED [Signature] DATE 4/11/2024

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To obtain an area variance, applicants must meet the specific requirements outlined in New York State law. A local zoning board of appeals may grant an area variance pursuant to this section where substantial evidence in the record supports the ZBA's conclusion that the benefit to the applicant if the variance is granted outweighs any detriment to the health, safety, and welfare of the neighborhood or community. In applying this balancing test, the ZBA must consider 5 statutory factors:

1. Undesirable Change: 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. Feasible Alternatives: 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. Substantiality: Whether the requested area variance is substantial.
4. Adverse Effects: whether the proposed variance will have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district.
5. Self-Created Difficulties: Whether the alleged difficulty necessitating the variance was self-created. While relevant to the board's decision, self-creation does not automatically preclude the granting of the area variance.

Finally, in granting area variances, the ZBA must ensure that it approves the minimum variance deemed necessary and adequate while also preserving the character of the neighborhood and safeguarding the health, safety, and welfare of the community.

After the Code Enforcement Officer has made a determination, 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 Village can provide no assurance that variances will be approved. Approvals are only gained after careful deliberation, and there is a necessarily high hurdle for applicants. This is a function of both state law and Village code, that is meant as much for the preservation of the residential and historic nature of the Village as it is to streamline development and construction.

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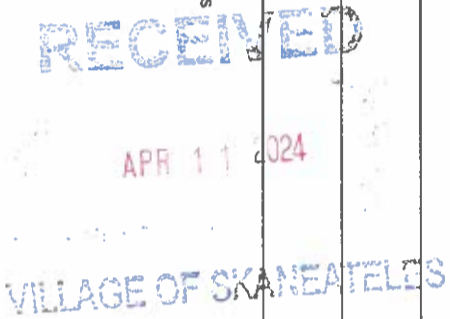
Short Environmental Assessment Form Part 1 - Project Information

Instructions for Completing

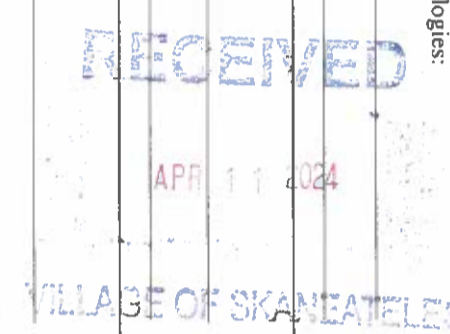
Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. 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:		146 E. Genesee Garage and Deck Build	
Project Location (describe, and attach a location map):		146 E. Genesee Street, Skaneateles NY, 13152	
Brief Description of Proposed Action:		Proposed action to construct attached garage and deck on the south side of the house over existing parking spaces	
Name of Applicant or Sponsor:		Telephone: 315-520-3074	
Houston Morris		E-Mail: hjm413@gmail.com	
Address: 146 E. Genesee 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 <input type="checkbox"/>	YES <input checked="" 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: Village Building Permit		NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		0.3 acres	
b. Total acreage to be physically disturbed?		.02 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		0.3 acres	
4. Check all land uses that occur on, are adjoining or near the proposed action:			
<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	YES	
		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?		NO	YES	
If Yes, identify: _____		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?		NO	YES	
		<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"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements?		NO	YES	
If the proposed action will exceed requirements, describe design features and technologies:		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply?		NO	YES	
If No, describe method for providing potable water: _____		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities?		NO	YES	
If No, describe method for providing wastewater treatment: _____		<input checked="" type="checkbox"/>	<input 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?		NO	YES	
		<input checked="" 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 (SHPO) archaeological site inventory?		<input checked="" 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?		NO	YES	
		<input checked="" 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"/>	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____				



 VILLAGE OF SKANEATELES

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"/>
Graded toward southwest yard			
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: Houston Morris Date: 4/9/2024
 Signature: _____ Title: Owner

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PRINT FORM

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

Agency Use Only (If applicable)

Project:

Date:

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: <ul style="list-style-type: none"> a. public / private water supplies? 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"/>

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PRINT FORM

Agency Use Only (If applicable)

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.

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- 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



4/8/2024

TO: VILLAGE OF SKANEATELES
26 FENNEL STREET
SKANEATELES NY, 13152

FROM: HOUSTON & SHELBY MORRIS
146 E. GENESEE STREET
SKANEATELES NY, 13152

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VILLAGE OF SKANEATELES

PROJECT: MORRIS – 146 E GENESEE STREET GARAGE PROPOSAL

PROJ.NO. 023-40

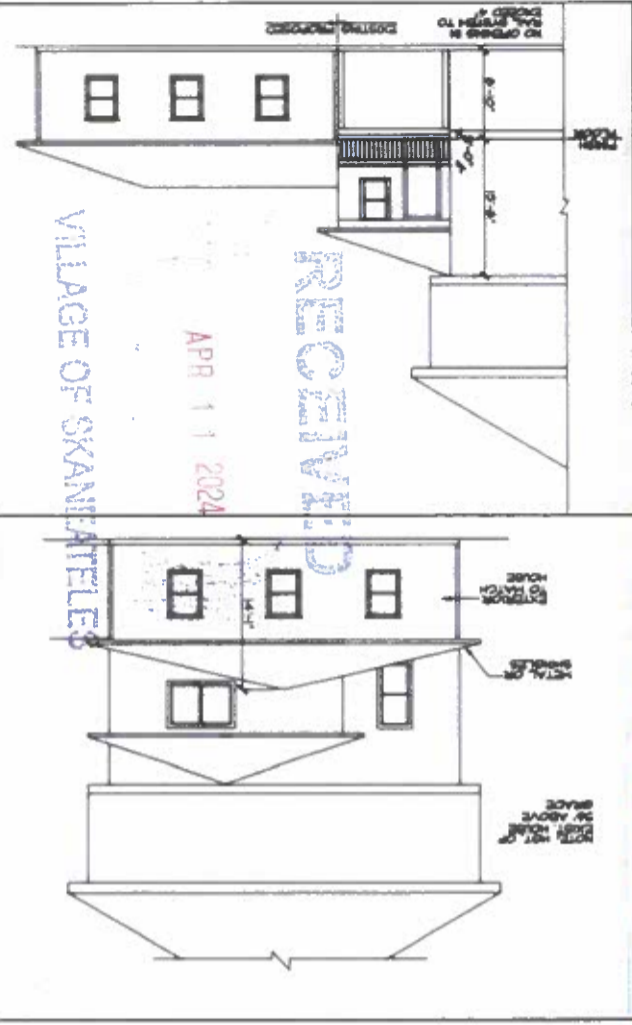
Board Members,

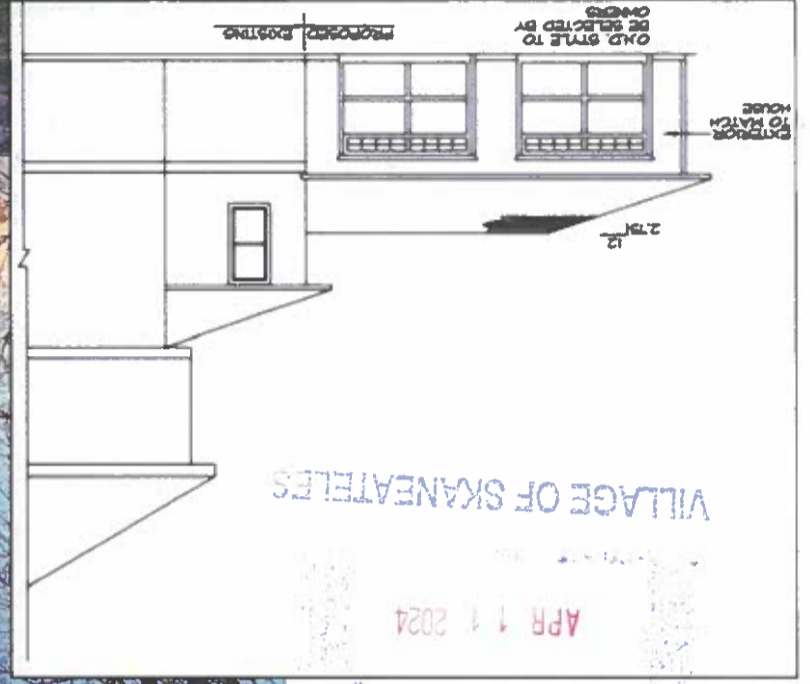
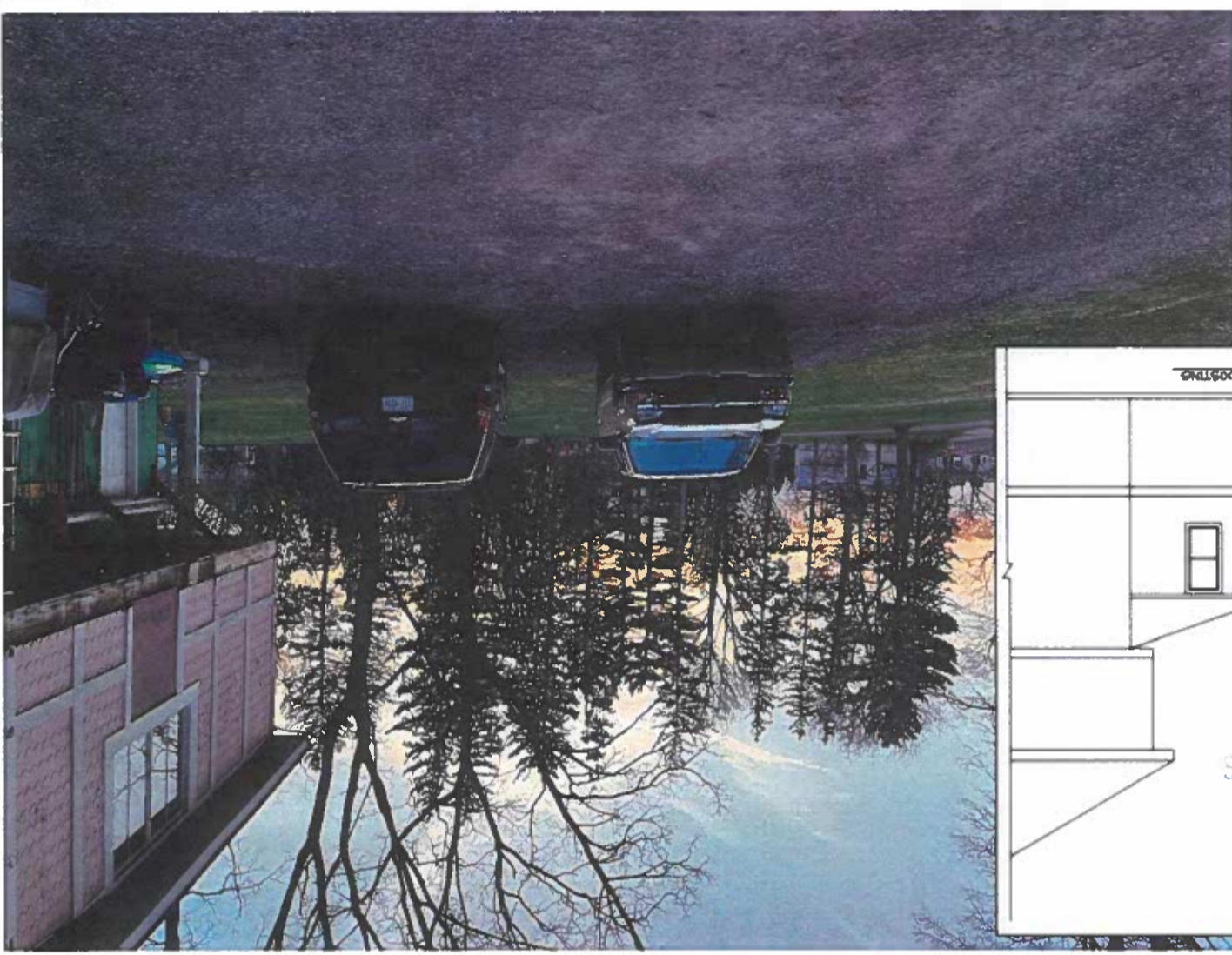
My family and I have lived in the charming Victorian at 146 E. Genesee Street for the last three years. We are embarking on a project to restore the original 1886 English Tudor exterior facade, with northeast suitable stucco materials. As evidenced by photos, the ever-recognizable pink metal panels were nailed to original stucco allowing moisture to generate between the two surfaces, ultimately causing the two sidings to fall over time.

In an effort to seamlessly usher in this new siding, and to accommodate our growing family and maintain a clutter-free exterior property, we are proposing the addition of a garage and rear deck. The proposed work includes the construction of a 30'-6 1/2" x 32' attached garage to park our family vehicles in and store personal yard equipment/tools, garbage cans, and miscellaneous children's toys out of the elements. The new garage will leave an empty corner at the rear of the house, bordered on three sides by the kitchen, garage, and back of the home. For this space, we are proposing a 11' x 10'-7.5" ft deck. This will serve as a presentable space to enjoy the backyard lake view without impacting greenspace with chairs and end tables.

With this proposed construction, the lot's open space will be increased from 72.6% to 72.7% with negligible change on the rear/side yard setbacks. Being that the proposed garage and deck are to be constructed directly behind the property and in line with the east and west walls of the foundation, it will only be visible to our rear facing neighbors. We have discussed the garage proposal with them and they have written a letter of advocacy for this project, attached to this package. As for visibility to village traffic, the current slope of the property allows for it to be only seen with 124 feet eastbound on E. Genesee Street and 88 feet westbound on E. Genesee Street. An important element of this project is the preservation of the lake view from all south and southwest windows, as the garage height is planned to only be 14' – 1".

We believe that our commitment to restoring the authenticity, and upgrading the necessities, is in alignment with the Village of Skaneateles Zoning Ordinance and essential character of our village neighborhood.





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PRESERVATION OF
LAKEVIEW FROM KITCHEN
BAY WINDOW, ROOF LINE
WILL REMAIN UNDER
WINDOW L.O.S.

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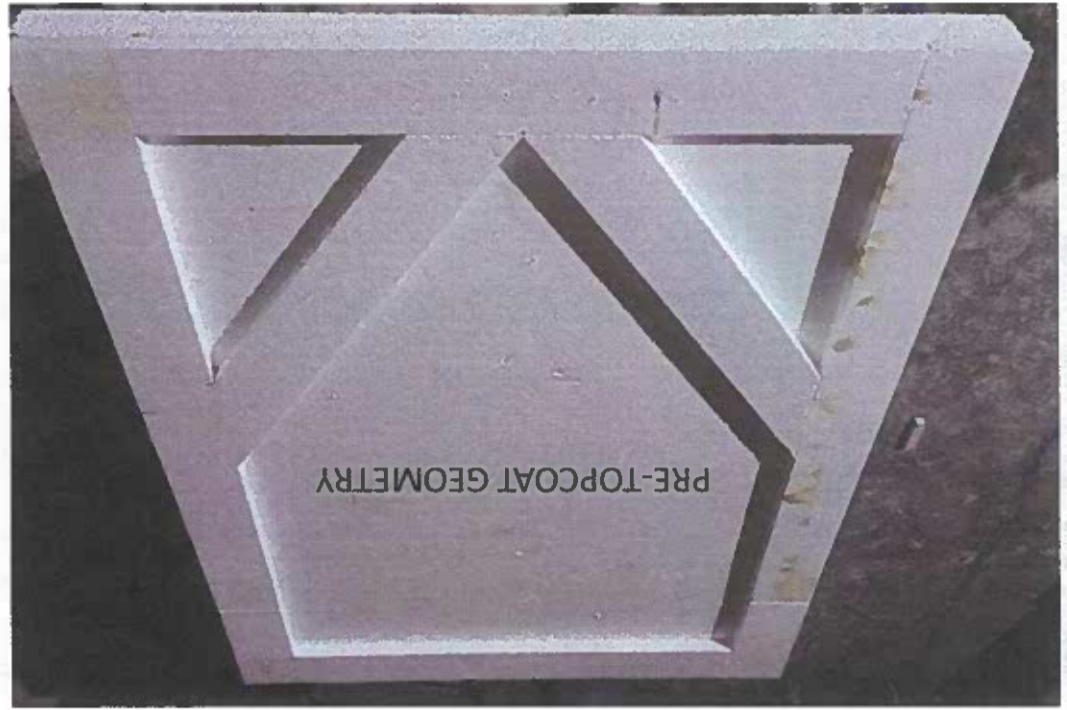
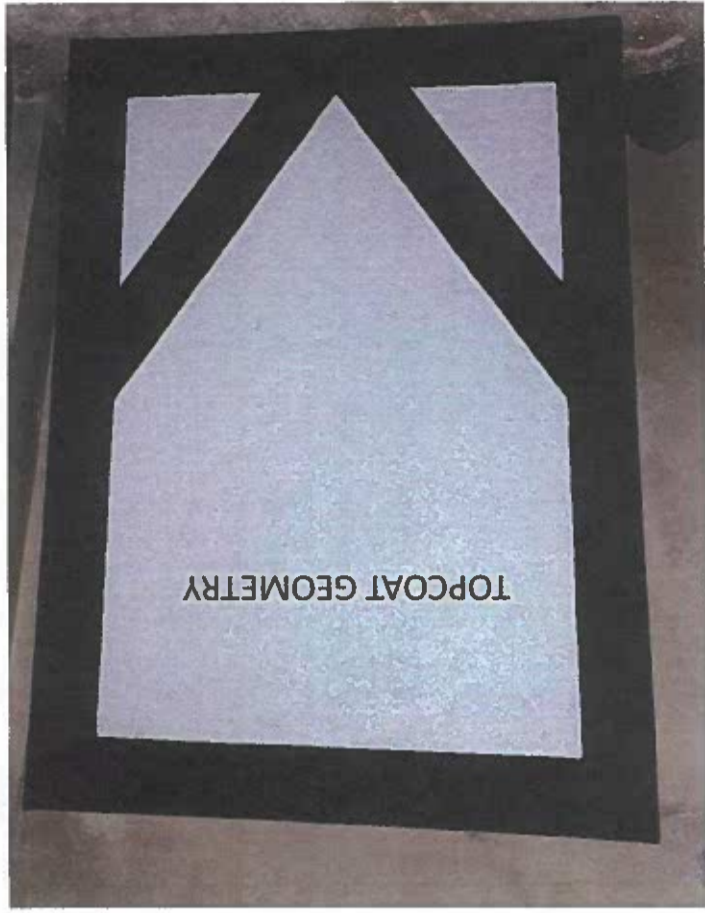




THE TOWN OF SKANEATELES

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APR 11 2024



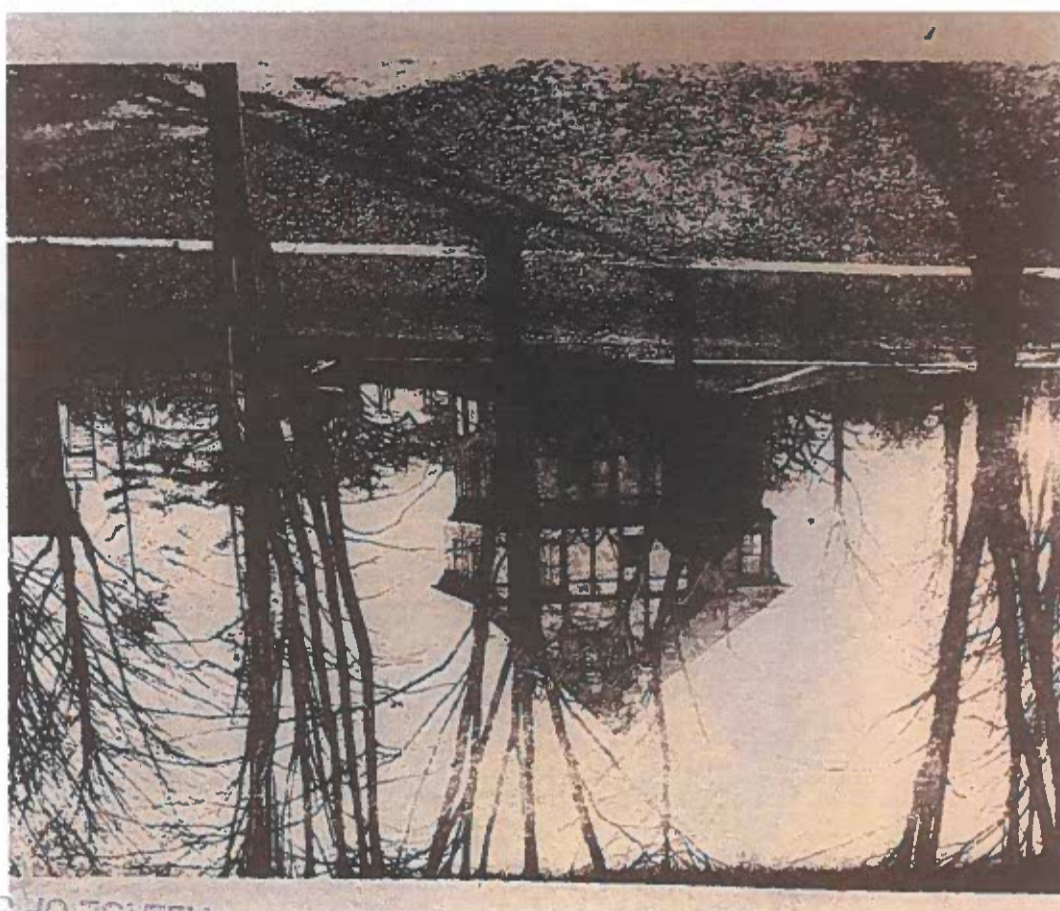
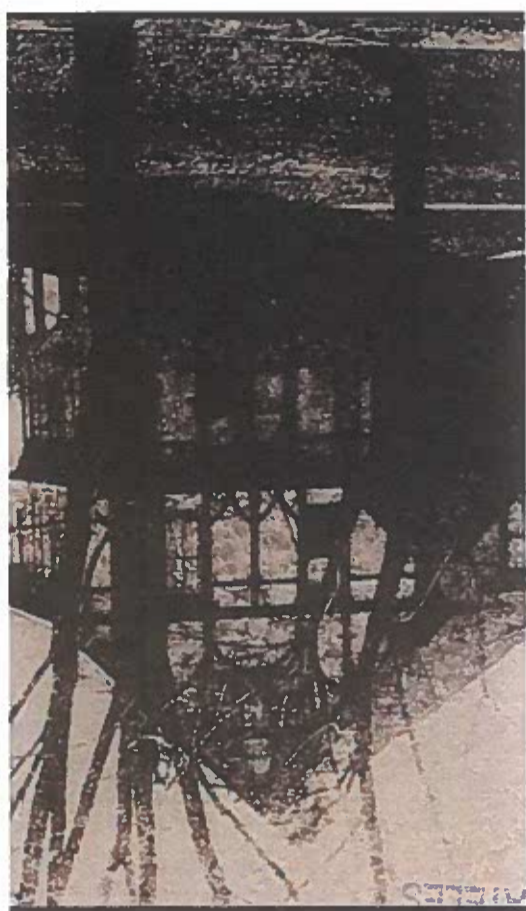
VILLAGE OF SKANEATELES

DRYVIT STUCCO TUDOR
UPGRADE TO RESTORE
ORIGINAL ENGLISH TUDOR

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ENGLISH TUDOR STUCCO FINISH (1886) UNDER PINK METAL PANELING (1946)



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APR 1 2024

VILLAGE OF SKANEATELES

Mark Ashcroft
Best regards,

The homeowners, with large, of upper E Genesee St are very excited that Houston & Shelby are committed to the improvement and preservation of this iconic Skaneateles home for generations to come.

It is my opinion, as the owner and resident of the closest dwelling that shares the property-line with 146 E. Genesee St, that the proposed placement and design of the intended garage is in keeping with the vernacular of the existing historic residence and will add to the character and functional use of the property.

Please accept this letter of unconditional support for the new garage addition proposed for 146 E. Genesee St which has been designed for Houston & Shelby Morris.

To: Whom It May Concern

Re: Houston & Shelby Morris Garage Addition
146 E. Genesee St

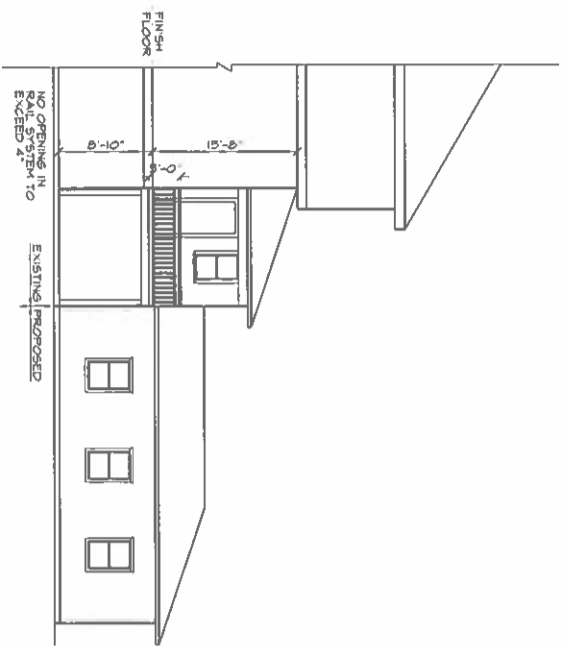
Mark Ashcroft
41 Lakeview Circle
Skaneateles, NY 13152

March 23, 2024

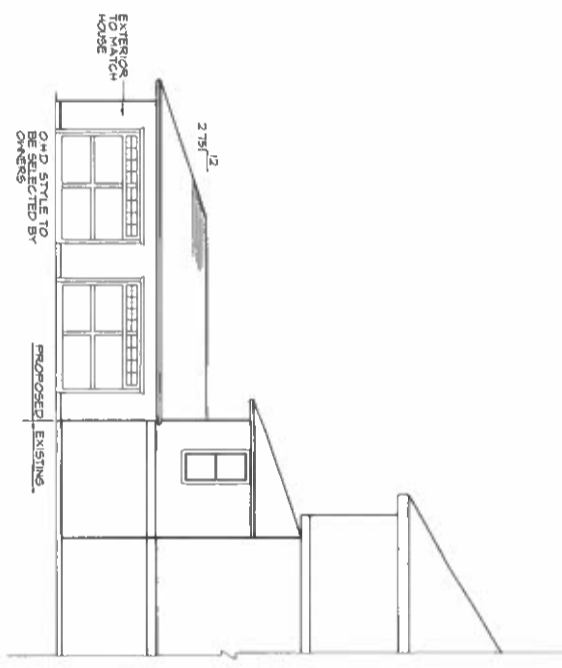
VILLAGE OF SKANEATELES

APR 11 2024

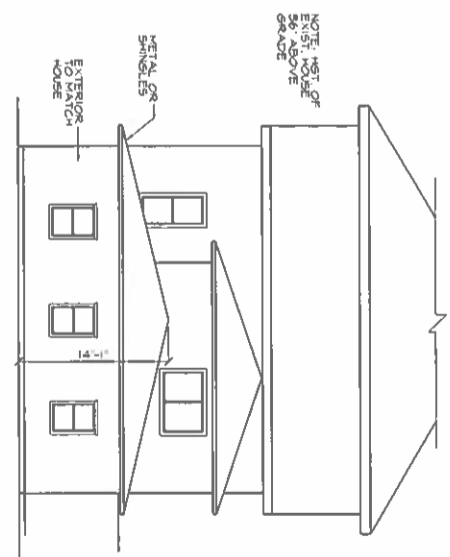
RECEIVED



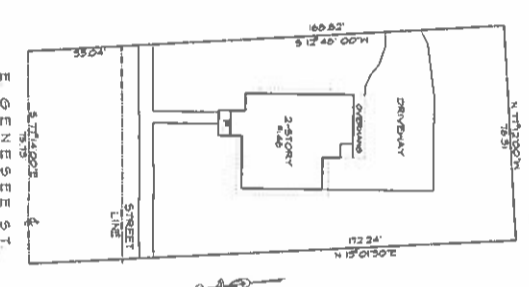
1 SIDE ELEVATION
SCALE: 1/8"=1'-0"



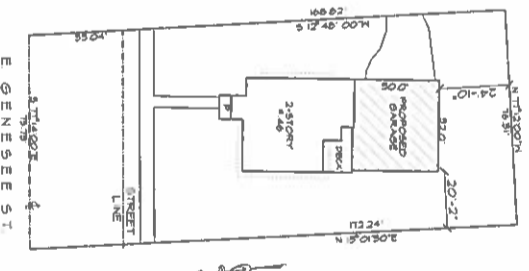
2 FRONT ELEVATION
SCALE: 1/8"=1'-0"



3 REAR ELEVATION
SCALE: 1/8"=1'-0"



EXISTING SITE PLAN

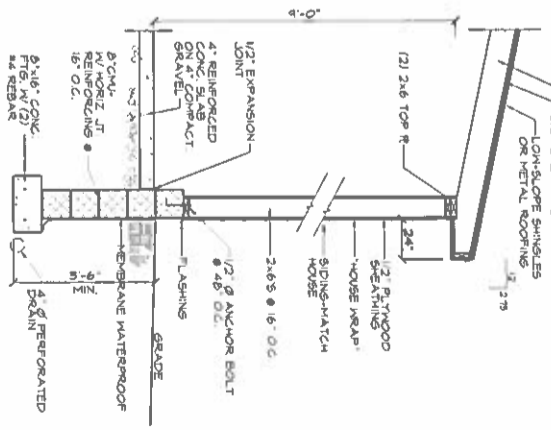


PROPOSED SITE PLAN

LOT AREA 9301 SF TO ROAD LINE

EXISTING	PROPOSED
HOUSEPORCH 210 SF	HOUSEPORCH 120 SF
DRIVEWAY 270 SF	DRIVEWAY 142 SF
DRIVEWAY 464 SF	DRIVEWAY 461 SF
SIDEWALKS 67 SF	SIDEWALKS 67 SF
OPEN SPACE 72.6 %	OPEN SPACE 72.78 %
TOTAL 2524 SF	TOTAL 2350 SF

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OPEN SPACE 72.6 %	OPEN SPACE 72.78 %
TOTAL 2524 SF	TOTAL 2350 SF



- ALL RUGERS TO BE DESIGNED AND STAMPED BY A N.Y.S. LICENSED ENGINEER
- INTERIOR FINISHES TBD BY OWNERS
- FILL TOP COURSE OF CMU SOLID

4 SITE PLANS
SCALE: 1"=30'

5 WALL SECTION
SCALE: 1/2"=1'-0"

JANICE M. MILLER ARCHITECT

4357 JORDAN ROAD
SKANEATELES, NY
(315) 382-2924
jmillercrch@gmail.com

THIS IS A VOUCHER OF THE NEW YORK STATE EDUCATION LAW FOR ANY REGION, JAMES EARL RAY FOUNDATION, AMERICAN OVERSIGHT AND THE DOCUMENT IN ANY WAY

APR 11 2024

DATE: 03/26/24

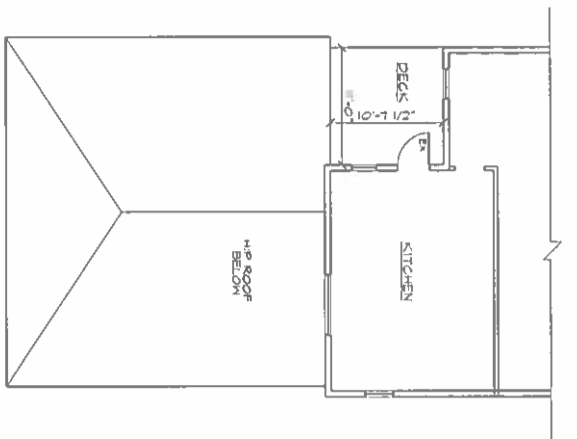
PROJECT FOR:
MORRIS RESIDENCE
146 E. GENESEE ST.
SKANEATELES, NY

SHEET TITLE:
SITE PLANS
ELEVATIONS
WALL SECTION

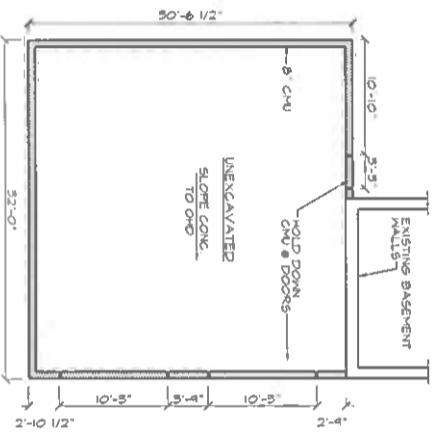
PROJECT NUMBER:
023-40

SHEET NUMBER:

A-2



1 2ND FLOOR PLAN
A-1 SCALE: 1/8"=1'-0"



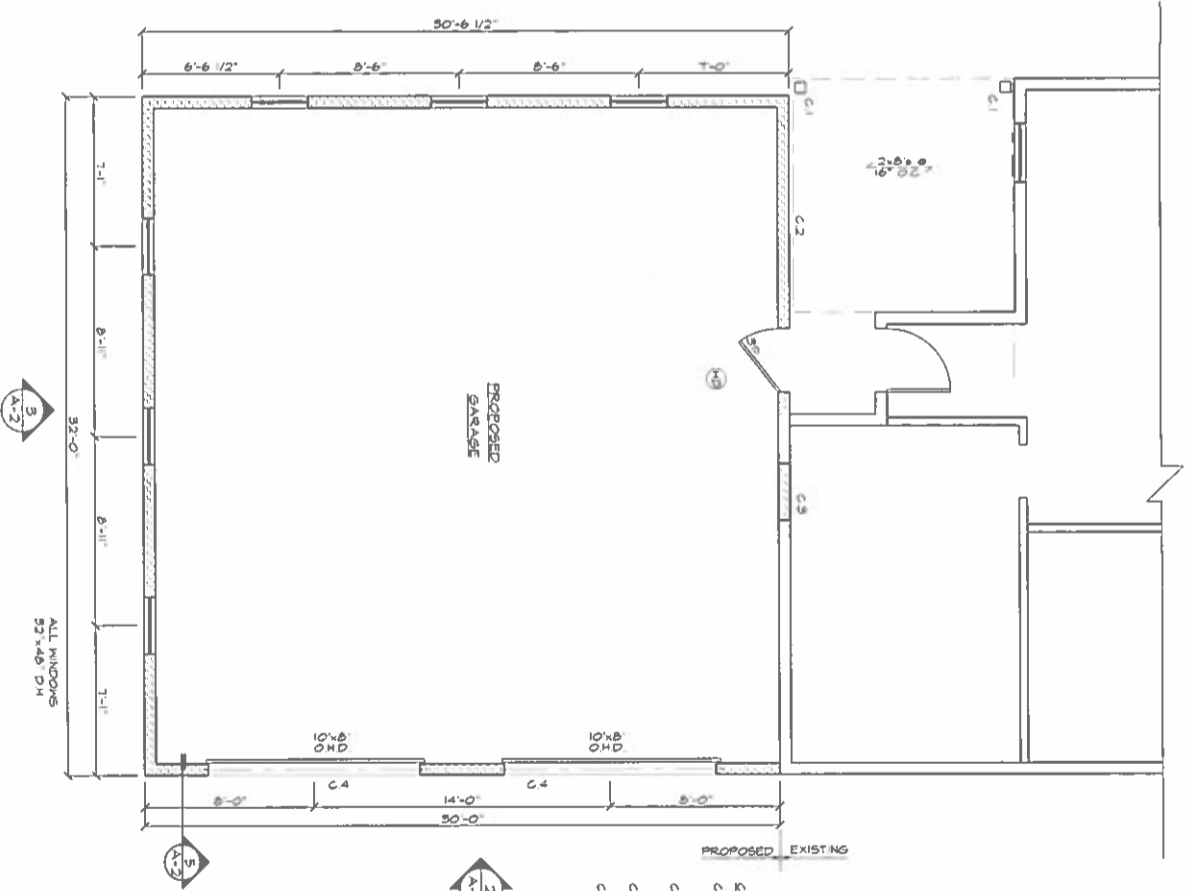
2 FOUNDATION PLAN
A-1 SCALE: 1/8"=1'-0"

- CONSTRUCTION NOTES:
1. HEAT DETECTOR: (H)
 2. SEE ELEVATIONS FOR WINDOW SIZES. EXACT LOCATION AND MANUF. TO BE DETERMINED BY OWNER.
 3. BEAMS/HEADERS TO BE (2) 2x10'S W/ 1/2" PLYWOOD BETWEEN AT EXTERIOR, (2) 2x6'S W/ 1/2" INTERIOR UNLESS NOTED.

GENERAL NOTES:

1. CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO CONSTRUCTION.
2. CONTRACTOR TO VERIFY LOCATION OF ALL INCOMING UTILITIES.
3. ALL TRADES TO BE PERFORMED BY LICENSED PROFESSIONALS. COORDINATE ALL INSPECTIONS PRIOR TO ENCLOSING WORK.
4. ALL WORK TO MEET OR EXCEED ALL NYS, UBC, NFPA AND LOCAL CODES.
5. COORDINATE ALL FINISHES WITH OWNER.
6. INSTALL ELECTRICAL OUTLETS AND SWITCHES AS PER OWNERS DIRECTION AND ELECTRICAL CODES.
7. ALL LUMBER IN CONTACT WITH GROUND OR MASONRY TO BE PRESSURE TREATED.

3 FLOOR PLAN
A-1 SCALE: 1/4"=1'-0"



- CONSTRUCTION NOTES:
- C1 F1 6x6 POST SET ON 6" GRADE ORIENTE 92 BELOW
 - C2 F1 2x6 LEMER BOARD LAG PATERN
 - C3 INSTALL EXISTING DOOR OPENING MATCH EXISTING CONSTRUCTION
 - C4 (2) 1/4" x 1/4" ZOE MICROSLAV LVL.

APR 11 2024
MILLER ARCHITECTURE

COMPLIANCE NOTE:
THE ARCHITECT CERTIFIES THAT THIS PROJECT HAS BEEN DESIGNED BY THE ARCHITECT TO COMPLY WITH ALL APPLICABLE LOCAL, STATE, FEDERAL, STATE AND LOCAL LAND CODES AND REGULATIONS, AND TO THE BEST OF MY KNOWLEDGE AND BELIEF THESE CONSTRUCTION DOCUMENTS ARE IN CONFORMANCE THEREWITH.

JANICE M. MILLER - ARCHITECT DATE

NO	REVISION	DATE	BY	DESCRIPTION
1	ISSUE FOR PERMIT			
2	REVISED PER COMMENTS			
3	REVISED PER COMMENTS			
4	REVISED PER COMMENTS			
5	REVISED PER COMMENTS			

JANICE M. MILLER ARCHITECT
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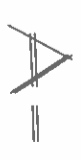
DATE: 03/26/24

PROJECT FOR:
MORRIS RESIDENCE
146 E. GENESEE ST.
SKANEATELES, NY

SHEET TITLE:
FLOOR PLAN
FOUNDATION PLAN
ROOF PLAN

PROJECT NUMBER:
023-40

SHEET NUMBER:





DATE: MARCH 7, 2024
 SCALE: 1" = 20 FEET
 PROJECT No. SK12-01-40.2
 315-488-5552
 pjsurvey.com

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

THE UNDERSIGNED SURVEYOR HEREBY CERTIFIES THAT THIS IS AN ACCURATE MAP OF AN ACTUAL SURVEY COMPLETED 09-28-2023.

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

PARCEL OF LAND

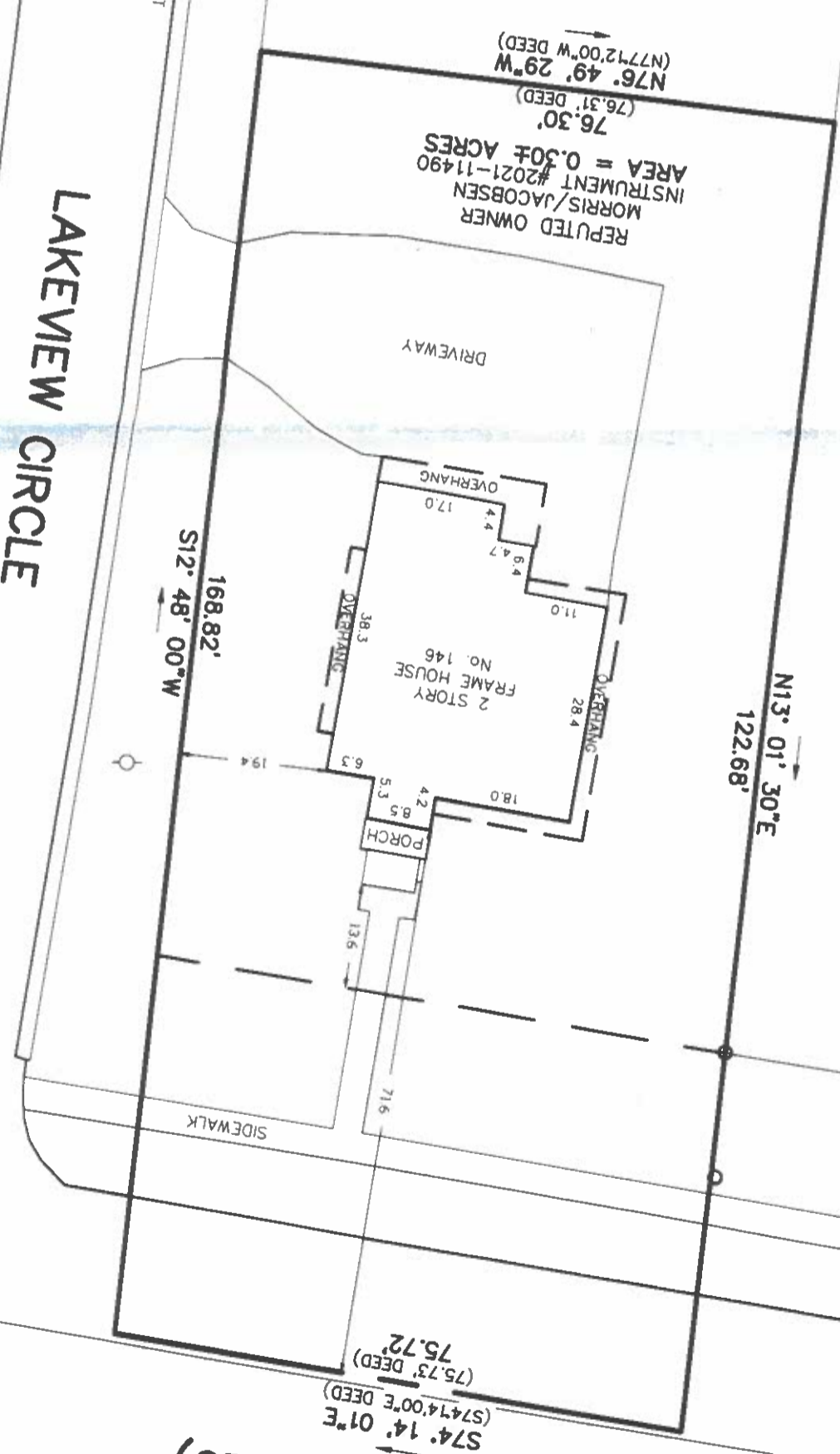
PART OF MILITARY LOT 36
 COUNTY OF ONONDAGA
 STATE OF NEW YORK

- CONCRETE MONUMENT FOUND
- IRON PIPE FOUND
- IRON ROD FOUND
- IRON ROD SET
- UTILITY POLE

9201 SQ. FT. = LOT AREA (TO ROAD LINE)
 1210 SQ. FT. = HOUSE/PORCH AREA
 968 SQ. FT. = DRIVEWAY AREA
 278 SQ. FT. = OVERHANG AREAS
 67 SQ. FT. = SIDEWALK AREA
 2155 SQ. FT. = TOTAL
 72.5% = OPEN SPACE

91 neck
 960 garage
 2155 (w/o driveway)
 3600 2006
 71.68

LAKEVIEW CIRCLE



EAST GENESEE STREET
 (U.S. ROUTE 20)

* CALCULATIONS COPY *