

Village of Skaneateles
Zoning Board of Appeals Regular Meeting
Wednesday June 23, 2021

Pursuant to Executive Order 202.1, this meeting will be conducted by video conference call. The public may attend any meeting but may comment only during public hearings. To attend by telephone please call 315-313-6263. When prompted, please enter the conference ID number: 853 248 547#. To attend by computer, please click the link below. Prior to the meeting, those wishing to speak during a public hearing may make a request to be called upon by sending an email to CTB@villageofskaneateles.com. Please mention ZBA and the matter you wish to comment upon in the subject line. Comments can be submitted by email or in writing to ZBA, Village of Skaneateles, 26 Fennell St., Skaneateles, NY 13152. Requests to comment during the meeting and any written comments sent to ZBA by mail must be received by 4:30 pm on the day of the hearing.

[Click here to join the meeting](#)

AGENDA

7:30 pm Public Hearing in the matter of the Area Variance application by **Travis Ryan** to vary the strict application of Section 225-A5 Density Control Schedule for Front yard setback; Side yard setback, left; and Minimum open area; and Section 225-69D Nonconforming Buildings, Structures and Uses, Extension or Expansion; and Section 225-58B(8)(a) driveway within 3 feet of lot line; to extend existing driveway, replace front walkway, construct stone wall around patio and construct privacy fence at the property addressed as **15 Griffin Street** in the Village of Skaneateles.

7:32 pm Public Hearing in the matter of the Area Variance application by **John Bradley** to vary the strict application of Section 225-A5 Density Control Schedule for Front yard setback; Side yard setback, right; Minimum open area; Percentage of structure width/lot width; and Minimum lot area; and Section 225-69D Nonconforming Buildings, Structures and Uses, Extension or Expansion; to construct front porch addition on south and east sides and paver patio at the property addressed as **63 Leitch Avenue** in the Village of Skaneateles.

7:35 pm Public Hearing in the matter of the Area Variance application by of **Paul DiSalvo** to vary the strict application of Section 225-A5 Density Control Schedule for Rear yard; and Minimum open area; to demolish the existing detached 1 car garage and to construct a 24 by 24 foot 2 car detached garage at the property addressed as **34 State Street** in the Village of Skaneateles.

7:37 pm Public Hearing in the matter of the Area Variance application by **Jay & Stacy Seiler** to vary the strict application of Section 225-A5 Density Control Schedule for Side yard

setback, right; Rear yard setback; and Minimum open area; to place an 8 by 12 foot shed on side of garage at the property addressed as **175 East Genesee Street** in the Village of Skaneateles.

7:40 pm Public Hearing in the matter of the Area Variance application by **Duane & Denise Wiedor** to vary the strict application of Section 225-A5 Density Control Schedule for Side yard setback, left; Side yard setback, right; Both side yards combined; Percentage of structure width/lot width; and Minimum open area; Section 225-58B(8)(a) parking in front yard; Section 225-23A supplemental apartment; Section 225-15A second dwelling unit; and Section 225-14C(2)(c) front yard paved area greater than 25%; to demolish the existing seasonal cottage and to construct a 12 by 36 foot 2 BR, 1 BA supplemental apartment/second dwelling unit with deck and patio at the property addressed as **2 Clift Lane** in the Village of Skaneateles.

7:45 pm Public Hearing in the matter of the application of **Johan Visser & Michael Williams** to appeal the determinations made by Code Enforcement Officer Crompt in denying a building permit application for the property addressed as **3 Elson Lane** in the Village of Skaneateles. *This application for appeal was withdrawn at the applicants' request on June 10, 2021. The revised building permit application was determined to require no variances.*

7:50 pm Public Hearing in the matter of the Area Variance application by **Todd & Ellen Donovan** to vary the strict application of Section 225-A5 Density Control Schedule for Side yard setback, left; Side yard setback, right; Both side yards combined; Percentage of structure width/lot width; and Minimum lot area; Section 225-58B(8)(a) access to garage less than 3 feet; Section 225-15A(2) second dwelling unit; and Section 225-15A(9) structure height to demolish the existing detached 1 car garage and to construct a new 2-story second dwelling unit with parking for 3 cars below, construct an addition to main dwelling unit, relocate front entry, construct rear bluestone patio, and extend the driveway at the property addressed as **145 East Genesee Street** in the Village of Skaneateles.

7:55 pm Public Hearing in the matter of the Area Variance application by **Kristin Gray** to vary the strict application of Section 225-A5 Density Control Schedule for Rear yard setback; to demolish the existing detached garage and to construct a 598 SF 1.5 car detached garage with finished second floor at the property addressed as **51 Jordan Street** in the Village of Skaneateles.

8:00 pm Continuation of Public Hearing in the matter of the Area Variance application by **Ben & Betsy Carter** to vary the strict application of Section 225-A5 Density Control Schedule for Side yard set-back, left; Both side yards combined; Rear yard set-back; Percentage of structure width/lot width; and Minimum open area; to demolish the existing 2 car detached garage and to construct a 2 car attached garage with exercise space and half-bath above and to construct a 5 by 16 foot porch at the property addressed as **8 Leitch Avenue** in the Village of Skaneateles.

8:05 pm Such other business as may be before the Board.

Note: The next regularly scheduled meeting of the Zoning Board of Appeals is July 28, 2021 at 7:30 pm.

VILLAGE OF SKANEATELES

26 Fennell St

Skaneateles, NY 13152

315-685-2118

Fax: 315-685-0730

Email: codes@villageofskaneateles.com

11/16jc

Application for a Building/Zoning Permit (page 1 of 2)

Date of Application 5/11/2021 Permit Date and Number

Name of Applicant TRAVIS RYAN

Address of Applicant 15 GRIFFIN ST., SKANEATELES, NY 13152

Applicant's Email tsryan89@hotmail.com Contact # 315-729-7153

Address of worksite 15 GRIFFIN ST., SKANEATELES, NY 13152

Name of Property Owner (if different from applicant) SAME

Property Owner Address SAME

Property Owner Email SAME Contact # SAME

Type of Work Proposed:

New Structure Addition Alteration Swimming Pool Repair X

Fence/Wall X Paved Surface X Other

Square Footage of new work ~1500 Accurate Project Cost \$10,000

Describe the work proposed: REPLACE AND EXTEND EXISTING DRIVEWAY, REPLACE FRONT WALKWAY, INSTALLATION OF DRY STACKED BLUESTONE WALL AROUND PATIO AND INSTALLATION OF PRIVACY FENCE. SEE DETAILS IN ATTACHED SITE PLAN

Zoning District (circle one): A-1 A-2 A-3 A-4 B C D PL

Tax Map Number 315001006. -03 -19.0 Square Footage of Lot 12,500

Existing use of lot RESIDENTIAL Proposed use of lot RESIDENTIAL

STRUCTURE INFORMATION:

Single Family X Two Family Multi-Family Garage Commercial

Accessory Building Boat House Other

Existing Use RESIDENTIAL/SFH Proposed Use SFH/FENCE/DRIVEWAY/WALL/WALKWAY

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Application for a Building/Zoning Permit (page 2 of 2)

LOT INFORMATION:

Indicate in box [] North South East West

Setbacks - Existing Structure

(Distances from structure to property or lot lines)

Setbacks - Proposed work

[E] Front Yard 21.5 ft.

Front Yard 21.5 ft.

[S] Left Side Yard 16.0 ft.

Left Side Yard 16.0 ft.

[N] Right Side Yard 10.1 ft.

Right Side Yard 0.1 ft.

[W] Rear Yard 95.0 ft.

Rear Yard 83.0 ft.

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

Does the proposed work/structure comply with the Energy Conservation Construction Code? (Yes, No, N/A)

Architect's Name N/A

Architect's Address N/A

Contractor/Builder Name UPSTATE PAVING (DRIVEWAY ONLY)

Contractor's Phone # 315-252-5005

Contractor's Address 162 YORK ST., AUBURN NY 13021

Contractor's Email ANDREA @ UPSTATEPAVING.COM

The applicant 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.

Date MAY 11, 2021 Signature [Signature]

Print Applicant's Name TRAVIS RYAN

Affidavit of Owner or Applicant

(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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26 Fennell St

Skaneateles, NY 13152

315-685-2118

Fax: 315-685-0730

Email: codes@villageofskaneateles.com

Building/Zoning Application Review Sheet

Date Received 5/13/21 Tax Map Number 006.-03-19

Applicant's Name TRAVIS RYAN

Address of Worksite 15 GRIFFIN ST.

Permit Fee Date Received Amount Received

Additional Info. Requested

Date Review Completed 5/23/21 Signature

Application Status: Approved Denied

Reasons for Denial - Does not comply with the following:

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

- 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

225-58 B(4)(a) DRIVEWAY > 3' TO PROP. LINE.

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

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VILLAGE OF SKANEATELES

Permit Number Date Issue
Planning Board Review Zoning Board of Appeals Approval
Critical Impact Permit Approval Historical Commission Approval

CK# 129
pd 5/13/2021
\$ 250.00

ZONING BOARD OF APPEALS

Village of Skaneateles

26 Fennell Street

Skaneateles, NY 13152

315-685-2118

Fax 315-685-0730

.....
(1) NOTICE OF APPEAL

(2) APPLICATION FOR SPECIAL USE PERMIT
.....

Date of Application MAY 12TH, 2021

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

I/We TRAVIS AND KATHLEEN RYAN

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

Address 15 GRIFFIN ST., 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 69D

Article XI Section 225 Subsection 58B(8)(a)

(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:

15 Street Number GRIFFIN ST. Street Name

Tax Map Number 006-03-19

ZONING BOARD OF APPEALS

Village of Skaneateles

26 Fennell Street

Skaneateles, NY 13152

315-685-2118

Fax 315-685-0730

The applicant shall use this sheet to state the Zoning Board of Appeals details of the variances requested.

Zoning District of the lot A-2

Column

- #1 From the Density Control Schedule (Section 225-A5) fill in the minimum requirements for said lot in your Zoning District
- #2 Indicate the existing set-back dimensions, percentages, that are not-conforming with the figures in column #1, and that will not be changed by the proposed construction
- #3 Indicate the dimensions, area (in square feet) and percentages that will result from your proposed construction
- #4 Indicate the variance requested (subtract #3 from #1)


Columns →	#1	#2	#3	#4
Open Area (sq. ft.) as a % of lot area	85.0%	80.67%	80.34%	-4.64%
Front yard dimension (ft.)	30'	21.5'	21.5'	-8.5' P.E.N.C.
Left side yard dimension (ft.)	15'	15.5	14.5'	-1'
Right side yard dimension (ft.)	15'	10.1'	17.5'	—
Both side yards combined (ft.)	35'	25.6	32.0	—
Rear yard dimension (ft.)	35'	95'		—
Max. width of structure as a % of lot width (Structure width divided by lot width)	65%	54%		—
Min. livable floor area, each dwelling	1,200 sq ft ²	71200		—

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. Attach other sheets as needed to support your appeal/application

SEE ATTACHED

Dated 5/12/2021


Signature of Applicant/Appellant

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: DRIVEWAY, WALKWAY AND STONE WALL INSTALLATION			
Project Location (describe, and attach a location map): 15 GRIFFIN ST., SKANEATELES, NY 13152			
Brief Description of Proposed Action: EXCAVATE EXISTING GRAVEL DRIVEWAY AND PORTION OF BACKYARD, INSTALL AND COMPACT CRUSHED STONE AND PAVE WITH NYS TYPE 3 BINDER AND TYPE 7 TOPCOAT. INSTALL DRY STACKED STONE WALL AND PRIVACY FENCE AROUND EXISTING PATIO: REMOVE AND REPLACE EXISTING FRONT CONCRETE WALKWAY.			
Name of Applicant or Sponsor: TRAVIS RYAN		Telephone: 315-729-7153	
		E-Mail: tsryan89@hotmail.com	
Address: 15 GRIFFIN ST.			
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?		NO	YES
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.		<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency?		NO	YES
If Yes, list agency(s) name and permit or approval:		<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		<u>0.27</u> acres	
b. Total acreage to be physically disturbed?		<u>0.05</u> acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		<u>0.27</u> 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			

<p>5. Is the proposed action.</p> <p>a. A permitted use under the zoning regulations?</p> <p>b. Consistent with the adopted comprehensive plan?</p>	NO	YES	N/A
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?</p>	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<p>7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?</p> <p>If Yes, identify: _____</p>	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
<p>8. a. Will the proposed action result in a substantial increase in traffic above present levels?</p> <p>b. Are public transportation services available at or near the site of the proposed action?</p> <p>c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?</p>	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
<p>9. Does the proposed action meet or exceed the state energy code requirements?</p> <p>If the proposed action will exceed requirements, describe design features and technologies:</p> <p><u>NOT APPLICABLE</u></p>	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
<p>10. Will the proposed action connect to an existing public/private water supply?</p> <p>If No, describe method for providing potable water: _____</p>	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
<p>11. Will the proposed action connect to existing wastewater utilities?</p> <p>If No, describe method for providing wastewater treatment: _____</p>	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
<p>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?</p> <p>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?</p>	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
<p>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?</p> <p>b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?</p> <p>If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____</p>	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

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?		
2. Will the proposed action result in a change in the use or intensity of use of land?		
3. Will the proposed action impair the character or quality of the existing community?		
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?		
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?		
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?		
7. Will the proposed action impact existing: a. public / private water supplies? b. public / private wastewater treatment utilities?		
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?		
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?		
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?		
11. Will the proposed action create a hazard to environmental resources or human health?		

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.

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)

LL 842-4254
C 842 5401

15 Griffin Street Permit Application Details: Driveway, Sidewalk and Patio Modifications

Work Description Overview:

- Replace existing Driveway
- Replace the existing walkway leading from the front sidewalk to the front steps. Existing walkway is mix of broken concrete and
- Add 18", dry stacked Bluestone wall around sections of patio in the rear of the house, backfill with Topsoil and add plants and landscaping
- Install 5' Tall Privacy Fence on one corner of the Patio
- All work to be performed by homeowner

Driveway Replacement and Extension Details

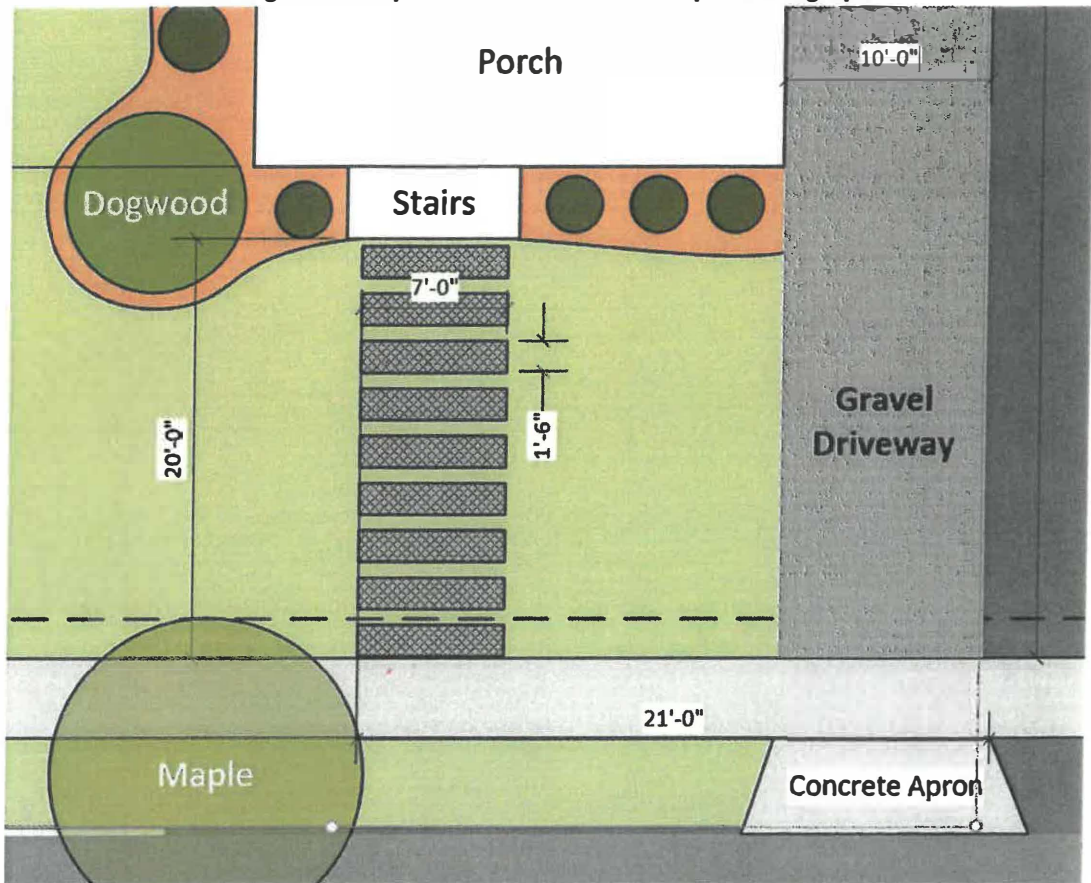
- Current pea gravel driveway extends from the north side of the house to the property line with 17' Griffin and is approximately 10' wide by 80' deep as measured from the sidewalk (~800 square feet)
- Neighbors at 17 Griffin St. recently installed a chain link fence that makes ingress and egress from our cars very difficult, which has accelerated our need to be able to park in the rear of the house.
- Proposing excavation of existing driveway along north side of house and excavation of an extension that widens out in the rear of the property (~500 additional square feet) to interface with a future detached 2 car garage that owner intends to construct in the next few years.
- Additionally, proposing installation of buried conduit and power cable between main residence and future detached 2 car garage
- Entire surface to be filled and compacted with runner crush and then topped with 2.5" of NYS Type 3 binder, to be followed by a 1-1.5" NYS Type 7 Topcoat to be installed in 2022
- See proposed layout in Figure 1 below

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VILLAGE OF SKANEATELES

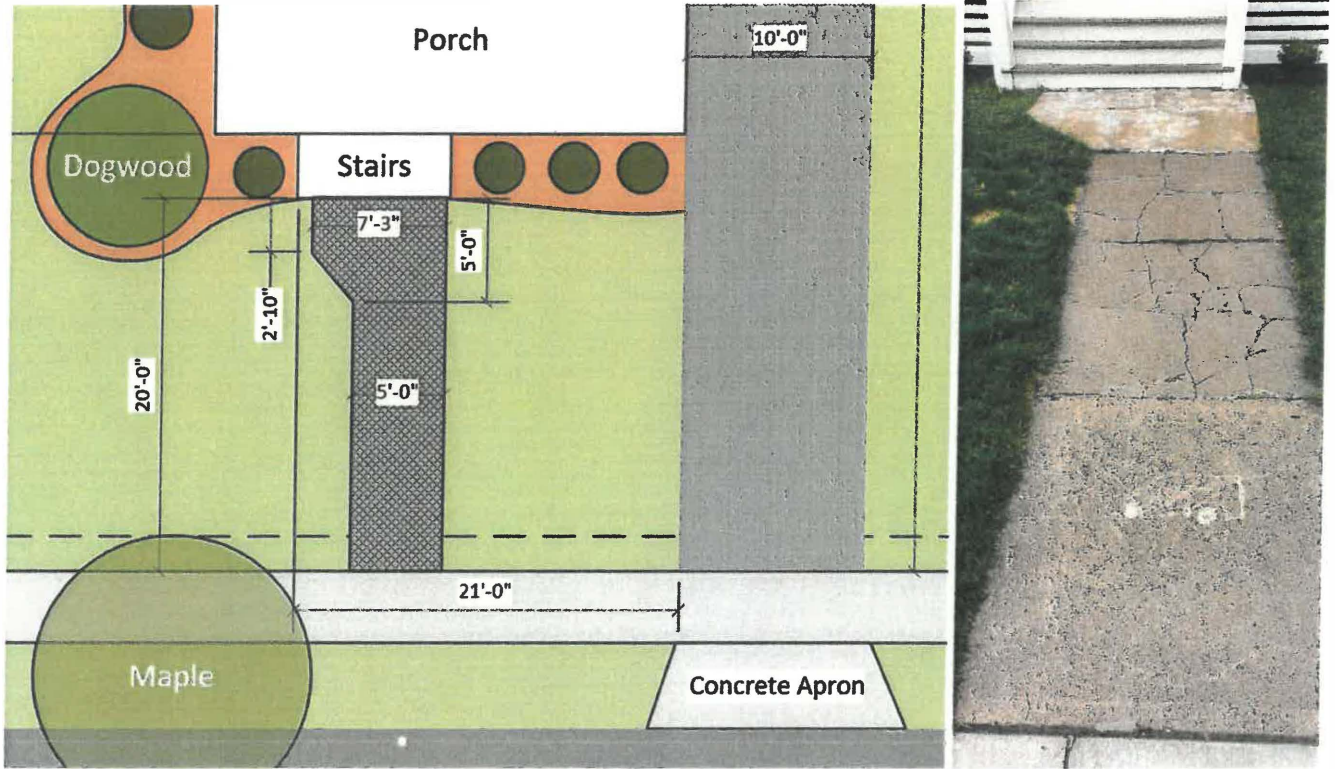
Figure 3: Proposed Sidewalk and Example Photograph



Sidewalk Replacement Details

- Break up and remove existing sidewalk, ~105 square feet, as shown in Figure 2

Figure 2: Existing Sidewalk Layout and Photograph



- Excavate out soil as required to a depth of 8"
- Fill with runner-crush stone, compact with vibratory compactor
- Create concrete forms, include reinforcing steel mesh – Qty 8 or 9, 7' x 18" slabs (up to 95 sq ft)
- Pour concrete to a thickness of >4", finish surface
- Remove forms after concrete has set
- Backfill with topsoil
- Plant grass or sod around and between concrete slabs as shown in Figure 3

Dry Stacked Bluestone Wall and Privacy Fence Details

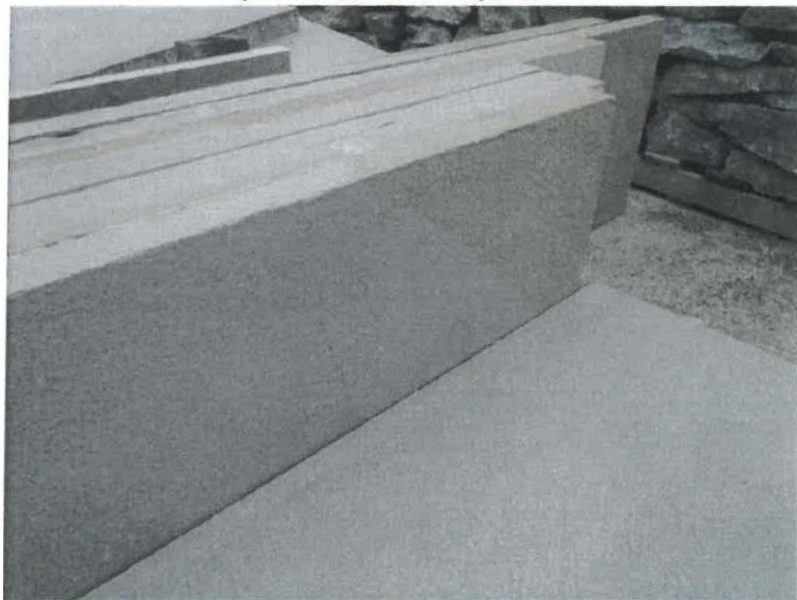
- Excavate out around perimeter of patio to a width of 10"
- Fill with runner-crush stone, compact with vibratory compactor or manual tamper
- Top with fine stone dust
- Dry stack tumbled bluestone as shown in figure 4 to a height of 16"

Figure 4: Tumbled Bluestone



- Install 2" thick x 12" wide, Bluestone Cap, as shown in figure 5, on top of dry stacked wall

Figure 5: Bluestone Cap, 2" Thick



- Dig out holes for fence posts in 3 locations
- Install fence posts in ground
- Install horizontal fence panels similar to what is depicted in Figure 6

Figure 6: Example Privacy Fence



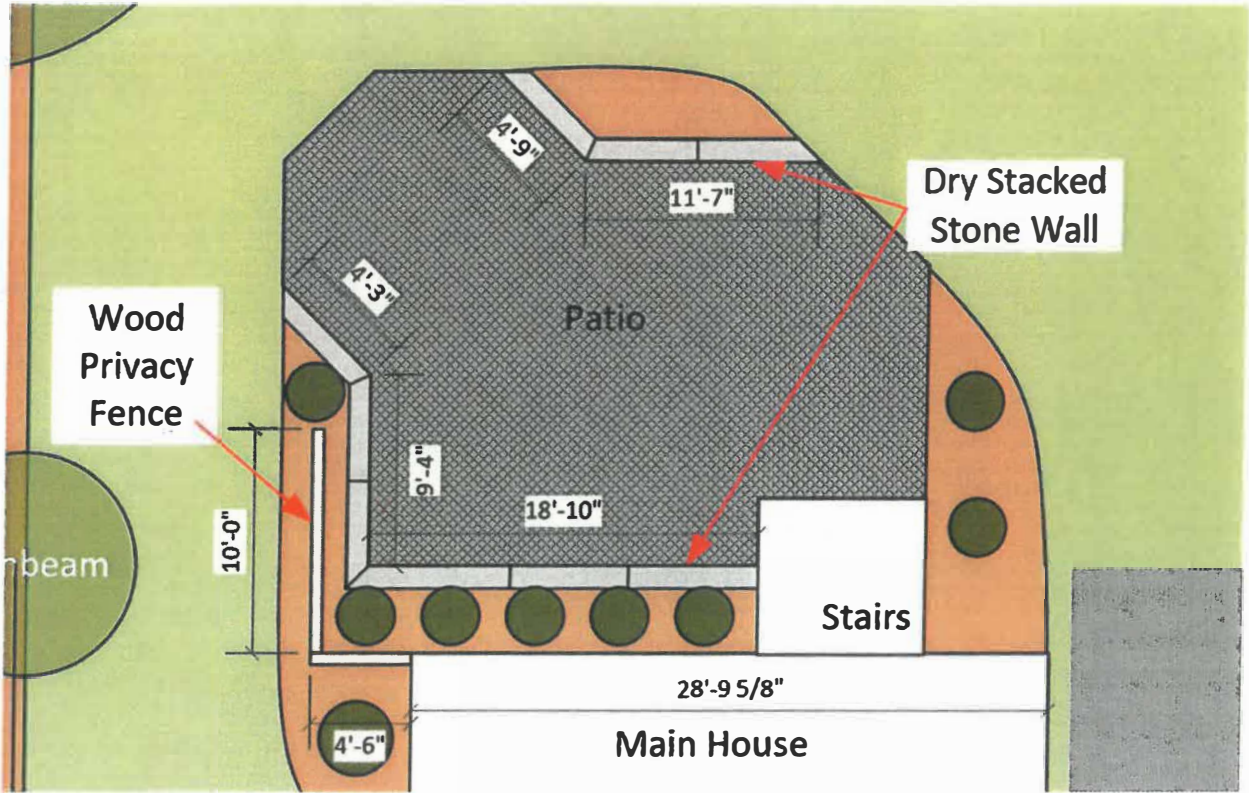
- Stone Wall and fence to be installed in locations shown in photos shown in figure 7

Figure 7: Location of Stone Wall and Privacy Fence



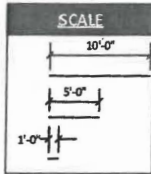
- Backfill with Top Soil, Plant and Landscape per site plan shown in figure 8:

Figure 8: Site Plan, Stone Wall and Privacy Fence



- DRY STAGED

Figure 1: Proposed Driveway Layout



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VILLAGE OF SKANEATELETS

Overall Site Plan – Driveway, Walkway and Patio Modifications

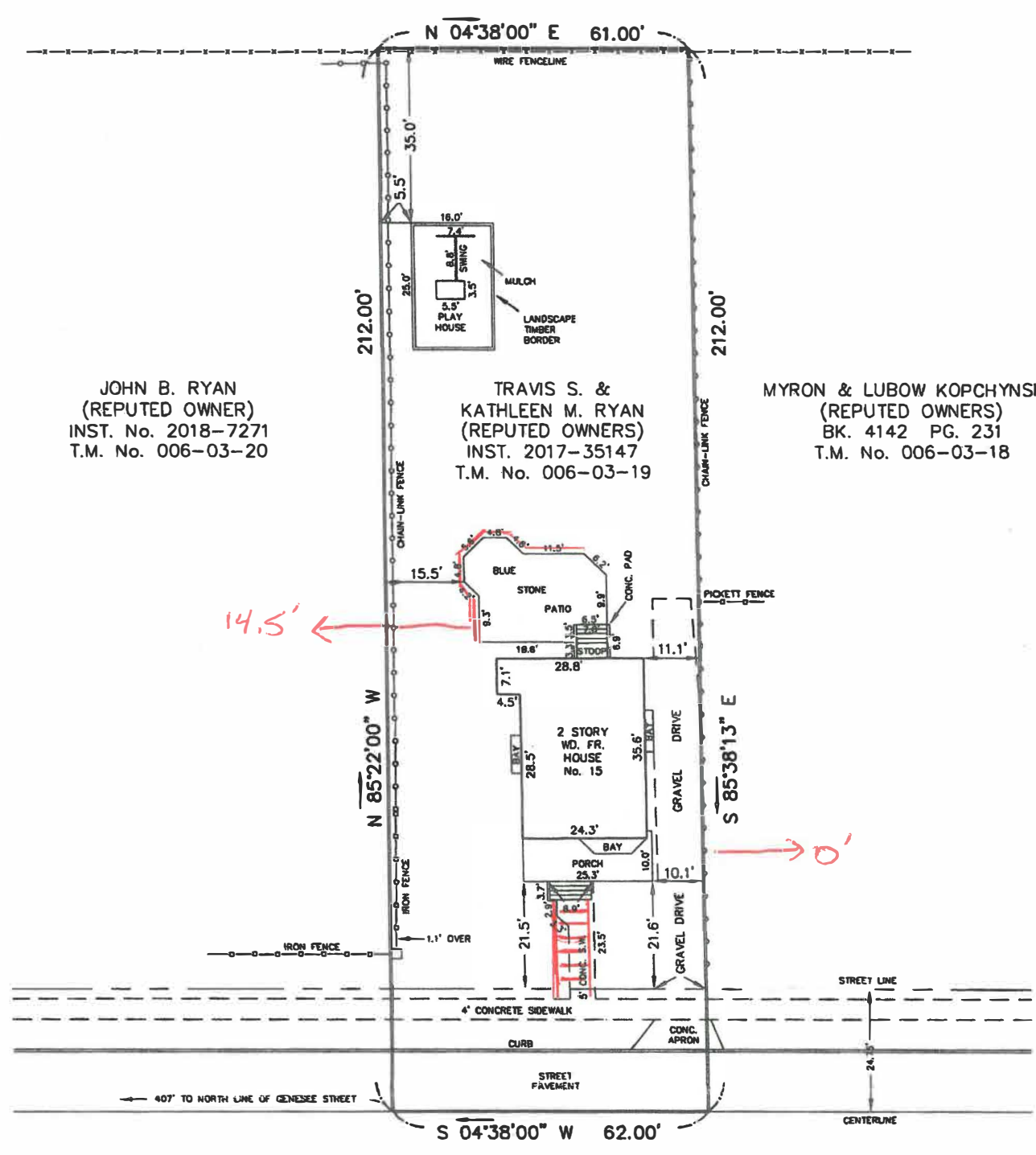
15 Griffin St.,

Driveway,
Walkway and
Patio Mods
Site Plan

May 2021



PROPOSED SURVEY/SITE



JOHN B. RYAN
(REPUTED OWNER)
INST. No. 2018-7271
T.M. No. 006-03-20

TRAVIS S. &
KATHLEEN M. RYAN
(REPUTED OWNERS)
INST. 2017-35147
T.M. No. 006-03-19

MYRON & LUBOW KOPCHYNSKY
(REPUTED OWNERS)
BK. 4142 PG. 231
T.M. No. 006-03-18

GRIFFIN STREET

REDATED: AUG. 16, 2018 - REVISED HOUSE - REMOVED GARAGE
REDATED: MAY. 11, 2021 - REVISED DRIVEWAY - ADDED PATIO,
PLAYGROUND, AND MISC. ITEMS

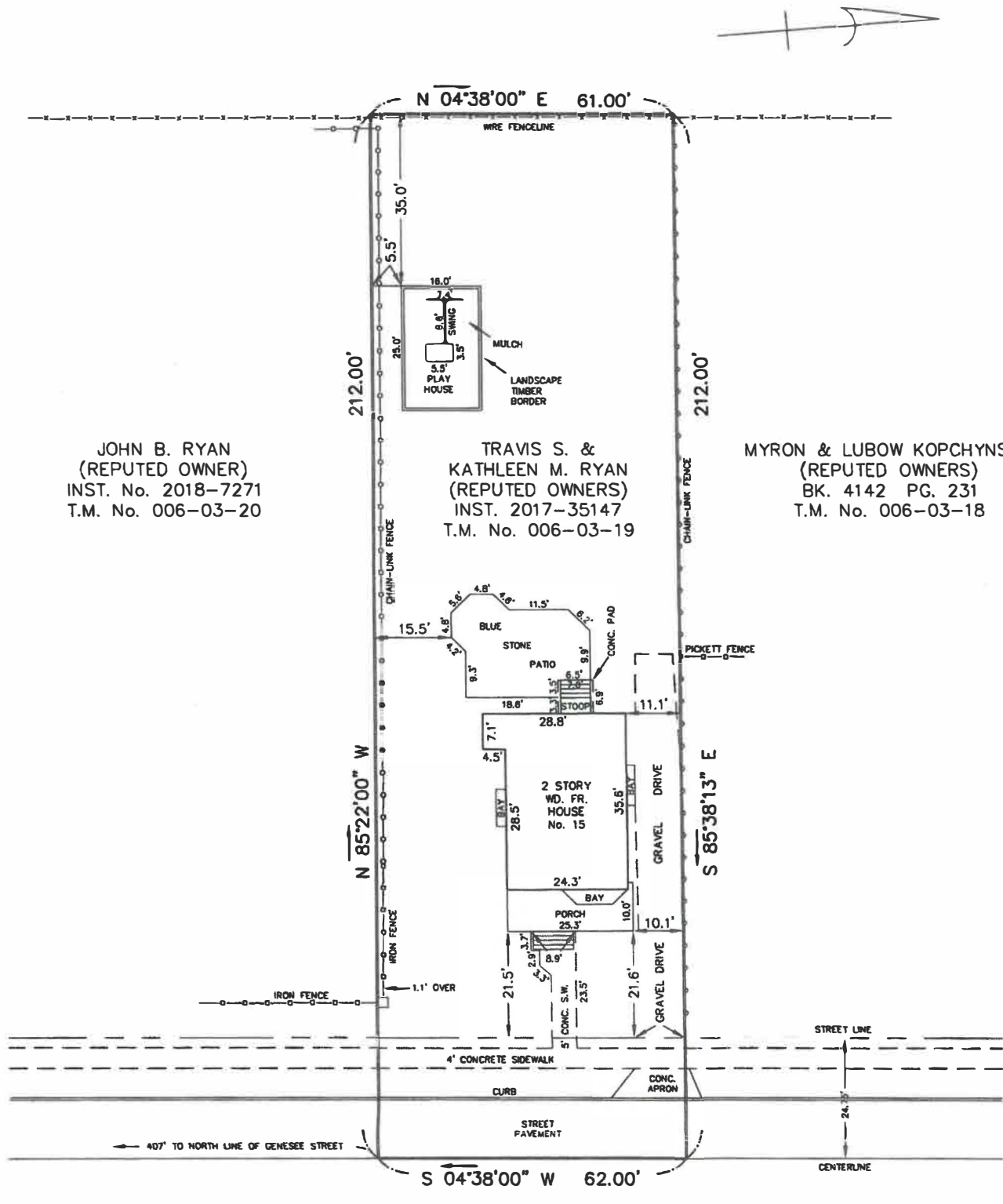
NO MONUMENTATION SET FOR THIS SURVEY.
NO ABSTRACT OF TITLE FURNISHED FOR THIS SURVEY.
SUBJECT TO EASEMENTS, RIGHTS-OF-WAY, AND RESTRICTIONS OF RECORD.
ALTERATION OF THIS DOCUMENT, EXCEPT BY
THE UNDERSIGNED LICENSED LAND SURVEYOR, IS ILLEGAL.

HOUSE LOCATION SURVEY No. 15 GRIFFIN STREET PART OF LOT 10 - BLOCK 19	
PART OF MILITARY LOT 36 COUNTY OF ONONDAGA SURVEY DATE: JUNE 12, 2017	VILLAGE OF SKANEATELES STATE OF NEW YORK SCALE: 1" = 30'
JAY D. HOLBROOK LAND SURVEYOR 3795 ABBEY ROAD SYRACUSE, NY 13215	

I HEREBY CERTIFY THAT THIS MAP WAS MADE FROM AN ACTUAL SURVEY,
AND THAT BOTH MAP AND SURVEY ARE CORRECT.

J. D. Holbrook
JAY D. HOLBROOK
 L.S. LIC. NO. 50047

EXISTING SURVEY



GRIFFIN STREET

REDATED: AUG. 16, 2018 - REVISED HOUSE - REMOVED GARAGE
 REDATED: MAY. 11, 2021 - REVISED DRIVEWAY - ADDED PATIO, PLAYGROUND, AND MISC. ITEMS

NO MONUMENTATION SET FOR THIS SURVEY.
 NO ABSTRACT OF TITLE FURNISHED FOR THIS SURVEY.
 SUBJECT TO EASEMENTS, RIGHTS-OF-WAY, AND RESTRICTIONS OF RECORD.
 ALTERATION OF THIS DOCUMENT, EXCEPT BY THE UNDERSIGNED LICENSED LAND SURVEYOR, IS ILLEGAL.

HOUSE LOCATION SURVEY No. 15 GRIFFIN STREET PART OF LOT 10 - BLOCK 19	
PART OF MILITARY LOT 36 COUNTY OF ONONDAGA SURVEY DATE: JUNE 12, 2017	VILLAGE OF SKANEATELES STATE OF NEW YORK SCALE: 1" = 30'
JAY D. HOLBROOK LAND SURVEYOR 3795 ABBEY ROAD SYRACUSE, NY 13215	

I HEREBY CERTIFY THAT THIS MAP WAS MADE FROM AN ACTUAL SURVEY, AND THAT BOTH MAP AND SURVEY ARE CORRECT.

Jay D. Holbrook
 JAY D. HOLBROOK
 L.S. LIC. NO. 50047

VILLAGE OF SKANEATELES

26 Fennell St

Skaneateles, NY 13152

Fax: 315-685-0730

315-685-2118

Email: codes@villageofskaneateles.com

11/16jc

Application for a Building/Zoning Permit (page 1 of 2)

Date of Application 4 / 03 / 2021 Permit Date and Number

Name of Applicant John Bradley

Address of Applicant 63 Leitch Ave, Skaneateles NY 13152

Applicant's Email JOHN BRADLEY34 @ GMAIL . com Contact # 31 5-863-3140

Address of worksite 63 Leitch Ave, Skaneateles NY 13152

Name of Property Owner (if different from applicant)

Property Owner Address

Property Owner Email Contact #

Type of Work Proposed:

New Structure Addition X Alteration Swimming Pool Repair

Fence/Wall Paved Surface Other

Square Footage of new work +/-1,027 SF Accurate Project Cost

Describe the work proposed:

The proposed project is a front porch addition to the South and East sides of the existing residence. The lot is pre-existing non-conforming. The addition of a new front porch will not significantly increase these non-conformities.

Zoning District (circle one): A-1 A-2 A-3 A-4 B C D PL

Tax Map Number 007.-02- 0 . 0 Square Footage of Lot 10,108 SF

Existing use of lot Residence Proposed use of lot Residence

STRUCTURE INFORMATION:

Single Family X Two Family Multi-Family Garage Commercial

Accessory Building Boat House Other

Existing Use Residence Proposed Use Residence

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26 Fennell St

Skaneateles, NY 13152

Fax: 315-685-0730

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Application for a Building/Zoning Permit (page 2 of 2)

LOT INFORMATION: Indicate in box [] North South East West

Setbacks - Existing Structure

(Distances from structure to property or lot lines)

Setbacks - Proposed work

[N] Front Yard +/-6.05 ft.

Front Yard +/-6.05 ft.

[W] Left Side Yard +/-35.59 ft.

Left Side Yard +/-35.59 ft.

[S] Right Side Yard +/-36.63 ft.

Right Side Yard +/-34.13 ft.

[E] Rear Yard +/-21.05 ft.

Rear Yard +/-19.1 ft.

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

Does the proposed work/structure comply with the Energy Conservation Construction Code? (Yes, No, N/A)

Architect's Name Ramsgard Architectural Design

Architect's Address 61 E Genesee St. Skaneateles, NY 13152

Contractor/Builder Name

Contractor's Phone #

Contractor's Address

Contractor's Email

The applicant 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.

Date 4/29/21 Signature [Signature]

Print Applicant's Name JOHN BRADLEY

Affidavit of Owner or Applicant

(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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26 Fennell St

Skaneateles, NY 13152

315-685-2118

Fax: 315-685-0730

Email: codes@villageofskaneateles.com

Building/Zoning Application Review Sheet

Date Received 4/30/21 Tax Map Number 007.-02-09

Applicant's Name JOHN BRADLEY

Address of Worksite 63 LETCH AVE.

Permit Fee Date Received Amount Received

Additional Info. Requested

Date Review Completed 4/23/21 Signature [Signature]

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Application Status: Approved [X] Denied

Reasons for Denial - Does not comply with the following:

Section 225-A5, Density Control Schedule for:

- [X] Front Yard Setback [] Side Yard Setback, left [X] Side Yard Setback, Right
[] Rear Yard Setback [X] Percentage of Open Area [] Both Side Yards Combined
[X] Percentage of Structure width/lot width

Other Density Control Schedule

- [X] 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
[X] Other Sections of the Zoning Law MIN. LOT SIZE.

- 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

Permit Number Date Issue
Planning Board Review Zoning Board of Appeals Approval
Critical Impact Permit Approval N/A Historical Commission Approval N/A #

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

315-685-2118

Fax 315-685-0730

CK# 3073
pd 4/29/2021
\$250.00

.....
(1) NOTICE OF APPEAL

(2) APPLICATION FOR SPECIAL USE PERMIT
.....

Date of Application 4/30/2021

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

I/We John Bradley
Printed or Typed Name of Appellant(s) and/or Applicant(s)

Address 63 Leitch Ave. 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 ~~IV~~ Section 225 Subsection ~~14~~ A5

Article ~~XIV~~ Section 225 Subsection ~~15~~ 69D

Article _____ Section 225 Subsection _____

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(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:

63 Street Number Leitch Ave Street Name

Tax Map Number 007.-02-09.0

ZONING BOARD OF APPEALS

Village of Skaneateles

26 Fennell Street

Skaneateles, NY 13152

315-685-2118

Fax 315-685-0730

The applicant shall use this sheet to state the Zoning Board of Appeals details of the variances requested.

Zoning District of the lot A-2

Column

- #1 From the Density Control Schedule (Section 225-A5) fill in the minimum requirements for said lot in your Zoning District
- #2 Indicate the existing set-back dimensions, percentages, that are not-conforming with the figures in column #1, and that will not be changed by the proposed construction
- #3 Indicate the dimensions, area (in square feet) and percentages that will result from your proposed construction
- #4 Indicate the variance requested (subtract #3 from #1)

Columns →	#1	#2	#3	#4
Open Area (sq. ft.) as a % of lot area	85%	±83.7%	±74.5%	±10.5%
Front yard dimension (ft.) (North)	30 FT	±6.05 FT ^{25.1}	±6.05 FT ^{19.1}	±23.95 FT ^{4.9 per}
Left side yard dimension (ft.) (West)	15 FT	±35.59 FT ^{3.7}	±35.59 FT ^{3.7}	^{10.9 per}
Right side yard dimension (ft.) (South)	15 FT	±36.63 FT ^{6.95}	±34.13 FT ¹³	^{8.95 per}
Both side yards combined (ft.) (W+S)	35 FT	±72.22 FT ^{45.05}	±69.72 FT ³⁶	^{2 prop}
Rear yard dimension (ft.) (East)	30 FT	±21.15 FT ^{35.59}	±19.1 FT ⁶²	^{NONE}
Max. width of structure as a % of lot width <small>(Structure width divided by lot width)</small>	65%	±48%	±48%	none
Min. livable floor area, each dwelling	1,200 SF	±2,276 SF	±2,276 SF	none

List below any OTHER variances, Special Permits requested

(Section of the Zoning Law)

(Description)

Density Control Schedule (225:A5) Min. Lot Area: ±19,892 SF

Density Control Schedule (225:A5) Min. Lot Width: ±22.71 FT

Please state below all reasons to support your appeal or application. Attach other sheets as needed to support your appeal/application

The lot is pre-existing non-conforming. The addition of a new front porch will not

significantly increase these non-conformities, but will significantly improve the

aesthetics of the home and neighborhood.

Dated 4/30/2021

Signature of Applicant/Appellant

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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 type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?	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 type="checkbox"/>	<input checked="" type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities?	NO	YES	
If No, describe method for providing wastewater treatment: _____	<input type="checkbox"/>	<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?	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: _____ _____ _____			

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VILLAGE OF SKANEATELES

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: Front Porch Addition			
Project Location (describe, and attach a location map): 63 Leitch Ave, on the corner of Leitch and E Elizabeth St			
Brief Description of Proposed Action: The proposed project is a front porch addition to the South and East sides of the existing residence. The lot is pre-existing non-conforming. The addition of a new front porch will not significantly increase these non-conformities, but will significantly improve the aesthetics of the home and neighborhood.			
Name of Applicant or Sponsor: John Bradley		Telephone: 315-863-3140 E-Mail: JOHNBRADLEY34@GMAIL.COM	
Address: 63 Leitch Ave			
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 checked="" 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:		NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		0.24 acres	
b. Total acreage to be physically disturbed?		0.024 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		0.24 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			

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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		
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?	NO	YES
If Yes,	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If Yes, briefly describe:		

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)?	NO	YES
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?	NO	YES
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?	NO	YES
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: <u>JOHN BRADLEY</u> Date: <u>4/29/21</u> Signature: <u><i>JB</i></u> Title: <u>OWNER</u>		

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VILLAGE OF SKANEATELES

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: 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"/>

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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)

April 30, 2021

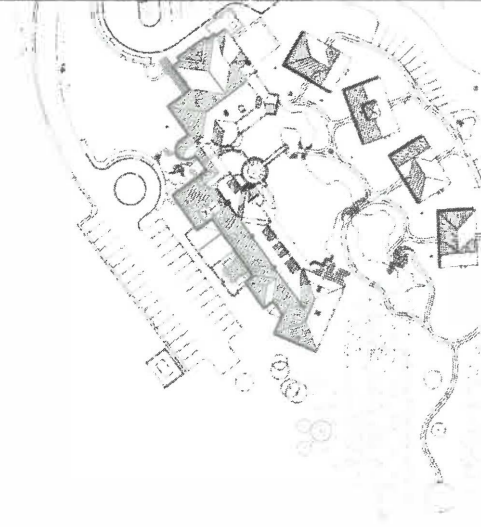
To Village of Skaneateles
26 Fennel St
Skaneateles, NY 13152

Cc John Bradley, file

From Adrienne Drumm, Ramsgard

Project Bradley House at 63 Leitch Avenue

Project No. 1719



Dear Board Members,

The proposed work at 63 Leitch Ave. is an expansion of the existing front porch, and the addition of a small permeable paver patio on the South side of the home. The work will also include the installation of a six-foot-tall privacy fence along the property's southern line, dropping to a three-foot-tall fence height within the required setbacks. The owner is seeking relief from the following requirements listed in The Village of Skaneateles SK1975-225b Density Control Schedule.

The property is pre-existing non-conforming in terms of lot size, lot width, minimum open space, front (North) yard setback, and front (East) yard setback requirements. These are the unique conditions of the site which the owner acquired it in, not self-created conditions. The proposed expansion of the existing front porch will significantly improve the curb-appeal of the property, adding to the neighborhood's character along with it. The work planned will slightly increase the non-conforming front (East) yard setback by approximately 2.05 feet to 19.1 feet. The open space on the property will also be decreased by approximately 9.2% to 74.5% with the addition of the new porch and paver patio. The connection of the existing two porches into one single wrapping porch will increase functionality of the property and is more in line with the essential character of the neighborhood and the spirit of this ordinance.

The renovation/addition proposed for the residence at 63 Leitch Ave. requires relief from the Village of Skaneateles SK1975-225b Density Control Schedule due to the pre-existing non-conforming nature of the property, which bringing into compliance creates unnecessary hardship on the owner. Granting the requested variances will allow the owner to improve both the aesthetics and functionality of the property in line with the spirit of the Village of Skaneateles zoning requirements and the essential character of the neighborhood.

Sincerely,

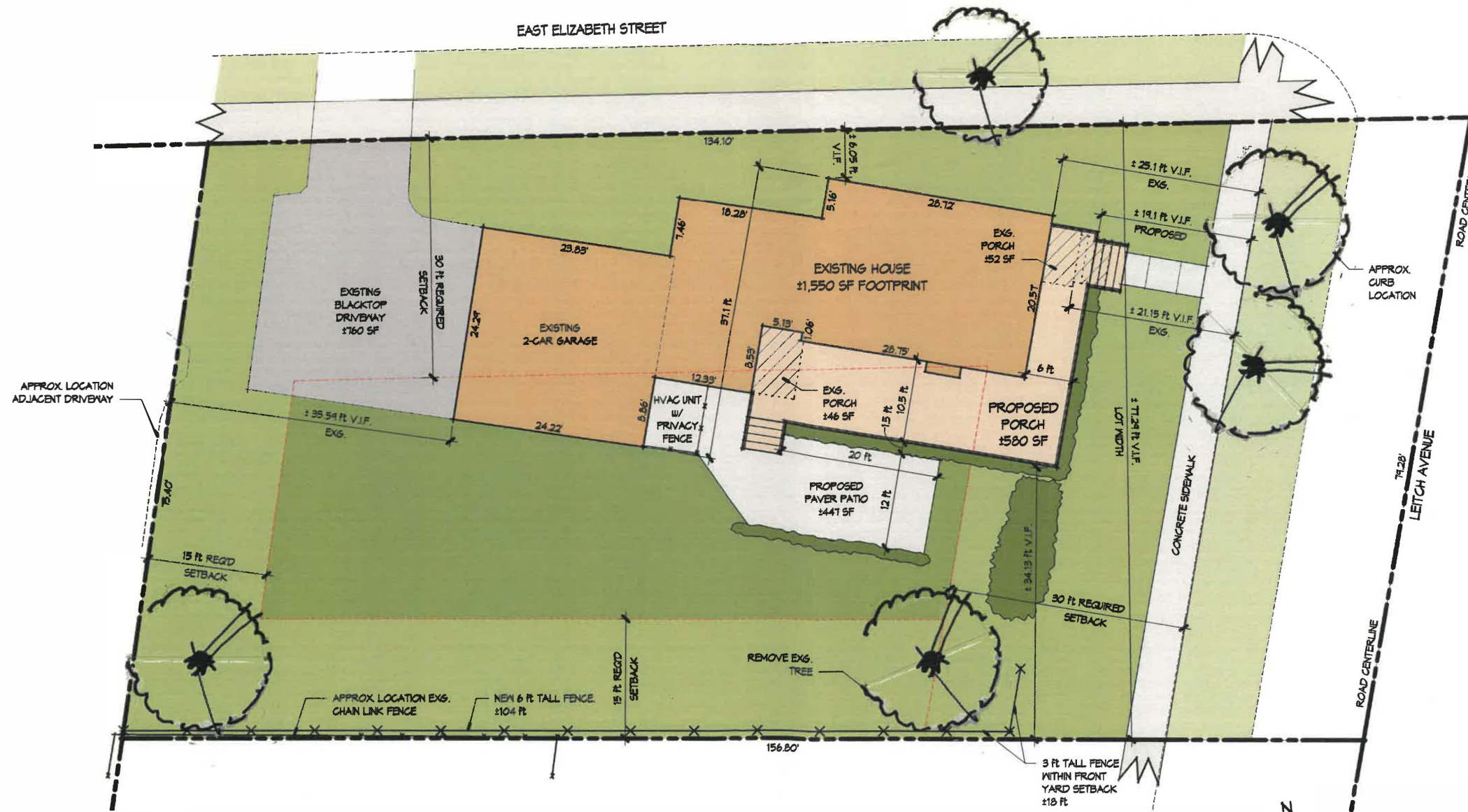
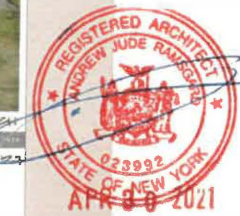
Adrienne Drumm
Ramsgard

DENSITY CONTROL SCHEDULE					
RESIDENTIAL A-2 DISTRICT					
	REQ'D./ALLOWED	EXISTING	PROPOSED	DIFFERENCE	REQ'D. VARIANCE
MINIMUM LOT AREA	30,000 SF	±10,108 SF	±10,108 SF	NONE	±19,892 SF P.E.N.C.
MINIMUM LOT WIDTH	100 FT	±171.29 FT	±171.29 FT	NONE	±22.71 FT P.E.N.C.
MINIMUM OPEN SPACE	85%	±83.7%	±74.5%	±9.2%	±10.5% (±1.3% P.E.N.C.)
MINIMUM FRONT YARD SETBACK (NORTH)	30 FT	±6.05 FT	±6.05 FT	NONE	±23.95 FT P.E.N.C.
MINIMUM FRONT YARD SETBACK (EAST)	30 FT	±21.15 FT	±19.1 FT	±2.05 FT	±10.9 FT (±8.85 FT P.E.N.C.)
MINIMUM SIDE YARD SETBACK (SOUTH)	15 FT	±96.63 FT	±34.13 FT	±2.50 FT	NONE
MINIMUM SIDE YARD SETBACK (WEST)	15 FT	±95.54 FT	±35.54 FT	NONE	NONE
MINIMUM SIDE YARD SETBACK (BOTH)	35 FT	±72.22 FT	±69.72 FT	NONE	NONE
MAXIMUM WIDTH OF STRUCTURE	65% OF LOT WIDTH	±48%	±48%	NONE	NONE
MAXIMUM BUILDING HEIGHT (STORIES)	2.5 STORIES	2 STORIES	2 STORIES	NONE	NONE
MAXIMUM BUILDING HEIGHT (FT)	35 FT	±27 FT	±27 FT	NONE	NONE
MINIMUM LIVABLE FLOOR AREA	1,200 SF	±2,276 SF	±2,276 SF	NONE	NONE

* (P.E.N.C.) - PRE-EXISTING NON-CONFORMING.



RAMSGARD
 architects • planners • designers
 61 E. Genesee St., Skaneateles, NY 13152
 315.685.0263 | ramsgard.com



1 Site Plan
 Z1.1 SCALE: 1" = 10'-0"

Bradley House
 New Porch
 63 Leitch Avenue
 Skaneateles, NY 13152

THE CONTRACTORS SHALL VERIFY ALL DIMENSIONS AT THE SITE AND PROMPTLY NOTIFY THE ARCHITECT IN WRITING OF ANY DISCREPANCIES.

COPYRIGHT ALL DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF THE ARCHITECT AND SHALL BE USED ONLY ON THE JOB DESIGNATED.

PART 69, §(8) OF TITLE VII OF THE EDUCATION LAW OF NEW YORK PROHIBITS ANY AND ALL ALTERATIONS TO THE DRAWING OR DOCUMENT BY ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED ARCHITECT. ANY SUCH ALTERATIONS SHALL BE NOTED, SEALED AND SIGNED BY THE ALTERING ARCHITECT IN ACCORDANCE WITH THE REQUIREMENTS OF PART 69, §(8).

REVISIONS

#	DESCRIPTION	DATE

Proposed Site Plan
 PROJ#: 1719
 DRAWN BY: AGD
 SCALE: As indicated
 DATE: 5/3/2021

Z1.1



NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION

PROP PORCH CAN NOT
BE SEEN FROM WEST SIDE
BECAUSE IT IS BLOCKED FROM
VIEW BY THE EXG. GARAGE

RAMSGARD

architects • planners • designers
61 E. Genesee St., Skaneateles, NY 13152
315.685.0263 | ramsgard.com



Bradley House
New Porch

63 Leitch Avenue
Skaneateles, NY 13152

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PART 69.5(B) OF TITLE VII OF THE EDUCATION LAW OF NEW YORK PROHIBITS ANY AND ALL ALTERATIONS TO THE DRAWING OR DOCUMENT BY ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED ARCHITECT. ANY SUCH ALTERATIONS SHALL BE NOTED, SEALED AND SIGNED BY THE ALTERING ARCHITECT IN ACCORDANCE WITH THE REQUIREMENTS OF PART 69.5(B).

REVISIONS

#	DESCRIPTION	DATE

63 LEITCH

3MAY21

RAMSGARD architects • planners • designers

DATE

Proposed Elevations

PROJ#: 1719
DRAWN BY: AGD
SCALE:
DATE: 5/3/2021

Z1.2

VILLAGE OF SKANEATELES

26 Fennell St

Skaneateles, NY 13152

315-685-2118

Fax: 315-685-0730

Email: codes@villageofskaneateles.com

11/16jc

Application for a Building/Zoning Permit (page 1 of 2)

Date of Application MAY 12. 21 Permit Date and Number _____

Name of Applicant PAUL DISALVO

Address of Applicant 34 STATE STREET, SKANEATELES

Applicant's Email PDISALVO@JESSI.COM Contact # 315-730-2903

Address of worksite 34 STATE STREET

Name of Property Owner (if different from applicant) SAM E

Property Owner Address _____

Property Owner Email _____ Contact # _____

Type of Work Proposed:

New Structure Addition _____ Alteration _____ Swimming Pool _____ Repair _____

Fence/Wall _____ Paved Surface _____ Other _____

Square Footage of new work 576 SF Accurate Project Cost _____

Describe the work proposed: REMOVE EXISTING GARAGE, CONSTRUCT NEW 2 CAR GARAGE, ADJUST DRIVEWAY & FENCE

Zoning District (circle one): A-1 A-2 A-3 A-4 B C D PL

Tax Map Number 007-03-010 Square Footage of Lot 23,127

Existing use of lot RESIDENTIAL Proposed use of lot RESIDENTIAL

STRUCTURE INFORMATION:

Single Family Two Family _____ Multi-Family _____ Garage _____ Commercial _____

Accessory Building _____ Boat House _____ Other _____

Existing Use 1 FAMILY w/ APPROVED BOB Proposed Use SAME

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VILLAGE OF SKANEATELES

VILLAGE OF SKANEATELES

26 Fennell St

Skaneateles, NY 13152

315-685-2118

Fax: 315-685-0730

Email: codes@villageofskaneateles.com

Application for a Building/Zoning Permit (page 2 of 2)

LOT INFORMATION:

Indicate in box North South East West

Setbacks - Existing Structure

Setbacks - Proposed work

Front Yard ^{REMOVED CHANGING} 0'± ft.

Front Yard 90'± ft.

Left Side Yard 7.8 ft.

Left Side Yard 45' ft.

Right Side Yard 88'± ft.

Right Side Yard 84'± ft.

Rear Yard 6.2 ft.

Rear Yard 6.5 ft.

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

Does the proposed work/structure comply with the Energy Conservation Construction Code? (Yes, No, N/A)

Architect's Name EGGRESTON & KRENZER ARCHITECTS

Architect's Address 1391 E GENESEE ST, SKANEATELES NY

Contractor/Builder Name _____

Contractor's Phone # _____

Contractor's Address _____

Contractor's Email _____

The applicant 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.

Date MAY 12, 2021 Signature Paul Disacuo

Print Applicant's Name PAUL DISACUO

Affidavit of Owner or Applicant

(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

VILLAGE OF SKANEATELES

26 Fennell St

Skaneateles, NY 13152

Fax: 315-685-0730

315-685-2118

Email: codes@villageofskaneateles.com

Building/Zoning Application Review Sheet

Date Received 5/13/21 Tax Map Number 007-03-01.1

Applicant's Name PAUL DISALVO

Address of Worksite 34 STATE STREET

Permit Fee Date Received _____ Amount Received _____

Additional Info. Requested _____

Date Review Completed 5/23/21 Signature [Signature]

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 GAUGE
- Side Yard Setback, left
- Percentage of Open Area
- Side Yard Setback, Right
- Both Side Yards Combined
- Percentage of Structure width/lot width

Other Density Control Schedule _____

Section 225-69D, Non-conforming Buildings, Structures and Uses, Extension or Expansion

Section 225-14(d), Swimming Pools, 25 ft. distance to lot lines

Section 225-14C (5) (a/b), Accessory Buildings, distance to lot lines or structures

Section 225-A1-3, Permitted Use Chart

Other Sections of the Zoning Law

225-29
SITE PLAN REV. / DENOULTS.

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

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Permit Number _____	Date Issue _____
Planning Board Review _____	Zoning Board of Appeals Approval _____
Critical Impact Permit Approval <u>N/A</u>	Historical Commission Approval <u>N/A</u> - # _____

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

315-685-2118

Fax 315-685-0730

part of CK # 283
pd 5/13/2021 site plan review \$225.00
ZBA Fee \$250.00

.....
(1) NOTICE OF APPEAL **(2) APPLICATION FOR SPECIAL USE PERMIT**
.....

Date of Application MAY 12, 2021

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

I/We PAUL DISALVO
Printed or Typed Name of Appellant(s) and/or Applicant(s)

Address 34 STATE ST 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 _____ Section 225 Subsection 14C 5 a

Article _____ Section 225 Subsection _____

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VILLAGE OF SKANEATELES

(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:

34 Street Number STATE ST Street Name

Tax Map Number 007-03-01.0

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

315-685-2118

Fax 315-685-0730

The applicant shall use this sheet to state the Zoning Board of Appeals details of the variances requested.

Zoning District of the lot A-2

Column

- #1 From the Density Control Schedule (Section 225-A5) fill in the minimum requirements for said lot in your Zoning District
- #2 Indicate the existing set-back dimensions, percentages, that are not-conforming with the figures in column #1, and that will not be changed by the proposed construction
- #3 Indicate the dimensions, area (in square feet) and percentages that will result from your proposed construction 225.14' C 5a
- #4 Indicate the variance requested (subtract #3 from #1)

Columns →	#1	#2	#3	#4
Open Area (sq. ft.) as a % of lot area	85%	79.8	79.8	52.5%
Front yard dimension (ft.)	30'		90'	—
Left side yard dimension (ft.)	3'		4.5'	—
Right side yard dimension (ft.)	3'		84'	—
Both side yards combined (ft.)	—		91.8'	—
Rear yard dimension (ft.)	15'	6.2	6.2	8.8'
Max. width of structure as a % of lot width (Structure width divided by lot width)	—			—
Min. livable floor area, each dwelling	—			—

EXIST.
PROP.


EXIST.
PROP.

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

225-14C 5a ACCESSORY 2 CAR GARAGE -
REAR YARD 15 FT

Please state below all reasons to support your appeal or application. Attach other sheets as needed to support your appeal/application
 REPLACE DETACHED 1 CAR GARAGE W/ 2 CAR GARAGE.
 REAR YARD SETBACK REMAINS THE SAME. OPEN AREA WILL REMAIN THE SAME. - ELIMINATES 1 PARKING SPACE FROM OUTSIDE IN DRIVE WAY. NEW GARAGE WILL BE DETAILED IN KEEPING WITH EXISTING GREEK REVIVAL HOUSE. IMPROVE APPEARANCE.

Dated MAY 12, 2021


 Signature of Applicant/Appellant

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MAY 13 2021

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: NEW GARAGE			
Project Location (describe, and attach a location map): 34 STATE STREET. EAST SIDE, SOUTH OF ACADEMY ST			
Brief Description of Proposed Action: REMOVE 1 CAR GARAGE NEW 2 CAR GARAGE			
Name of Applicant or Sponsor: PAUL DISALVO		Telephone: 315 730 2963	
		E-Mail: PDISALVO@TESST.COM	
Address: 34 STATE ST			
City/PO: SKANEATELES	State: NY	Zip Code: 13152	
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.		NO	YES
		<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval:		NO	YES
BUILDING PERMIT VILLAGE SKANEATELES		<input type="checkbox"/>	<input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		<u>0.53</u> acres	
b. Total acreage to be physically disturbed?		<u>0.2</u> acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		<u>0.53</u> 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			

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VILLAGE OF SKANEATELES

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 type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?	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 type="checkbox"/>	<input checked="" type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	<input type="checkbox"/>	<input checked="" 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: _____ <i>N/A</i>	<input 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 type="checkbox"/>	<input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities?	NO	YES	
If No, describe method for providing wastewater treatment: _____	<input type="checkbox"/>	<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?	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 type="checkbox"/>	<input checked="" 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: _____			

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		
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?	NO	YES
If Yes,	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If Yes, briefly describe:		
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)?	NO	YES
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?	NO	YES
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?	NO	YES
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: <u>PAUL DISALVO</u> Date: <u>MAY 12, 2021</u>		
Signature: <u><i>Paul Disalvo</i></u> Title: <u>OWNER</u>		

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MAY 13 2021

VILLAGE OF SKANEATELES

Village of Skaneateles
26 Fennell Street
Skaneateles, New York 13152
315-685-2118 Fax 315-685-2118

part of CK# 283
pd 5/13/2021
\$50.00

.....
APPLICATION FOR A DEMOLITION PERMIT
.....

Fill out the following information regarding the demolition of the structure. Submit an up to date survey map of the property showing the location of the structure to be demolished. The owner or authorized agent of the structure must sign this application. The fee for this permit is \$50.00

Date MAY 12 2021

Name of Applicant PAUL DISALVO Phone 315 730 2963

Address of Applicant 34 STATE ST. SKANEATELES NY 13152

Name of Structure Owner SAME

Address of Structure Owner _____

Name of Contractor _____ Phone # _____

Address of Contractor _____

INFORMATION ON STRUCTURE OR PORTION OF STRUCTURE TO BE DEMOLISHED:

Address 34. STATE STREET

Tax Map Number 007-03-01.0

Description of Structure or Portion to be demolished 1 CAR 16.5' x 24'

GUARDRAIL

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MAY 13 2021

VILLAGE OF SKANEATELES

Village of Skaneateles
26 Fennell Street
Skaneateles, New York 13152
315-685-2118 Fax 315-685-2118

Full Demo Partial Demo Move Structure

Present use of Structure GARAGE Year Constructed 1930

Reason for Demolition REPLACE W/ 2 CAR GARAGE

*If the structure was built prior to 1980, please submit a copy of the Asbestos/Lead Survey Report and the Removal Abatement Certification Declaration.

What will be the disposition and safety protection of any resulting open excavation? EXIST. SLAB ON GRADE = NO OPEN EXCAVATION

Detail dust control and erosion control methods to be used during demolition DAMPEN SITE IF DRY & DUST

Have utility connections been terminated? Water NA Electric NOT YET Gas NA Sewer NA

What hours of the day will the demolition process take place? 8-4

Will there be a new structure to replace demolished structure? YES

Was the Onondaga County Department of Health Division of Environmental Health contacted?
Yes/No NO

Signature of Applicant

Signature of Structure Owner

Date MAY 12, 2021

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MAY 13 2021

VILLAGE OF SKANEATELES



DISALVO - 34 STATE STREET

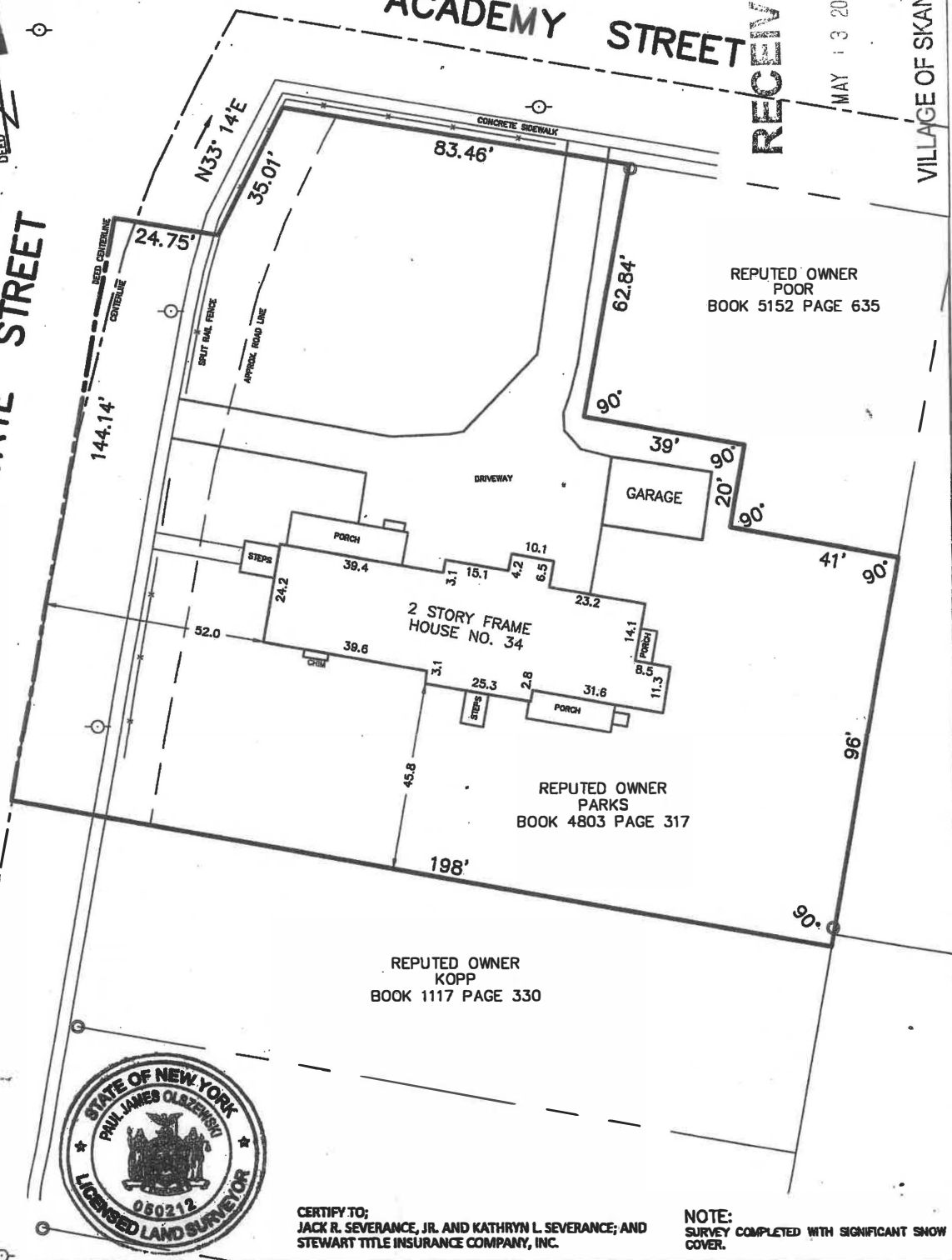
STATE STREET

ACADEMY STREET

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MAY 13 2021

VILLAGE OF SKANEATELES



CERTIFY TO:
 JACK R. SEVERANCE, JR. AND KATHRYN L. SEVERANCE; AND
 STEWART TITLE INSURANCE COMPANY, INC.

NOTE:
 SURVEY COMPLETED WITH SIGNIFICANT SNOW
 COVER.

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 02-25-2015

Paul J. Olszewski

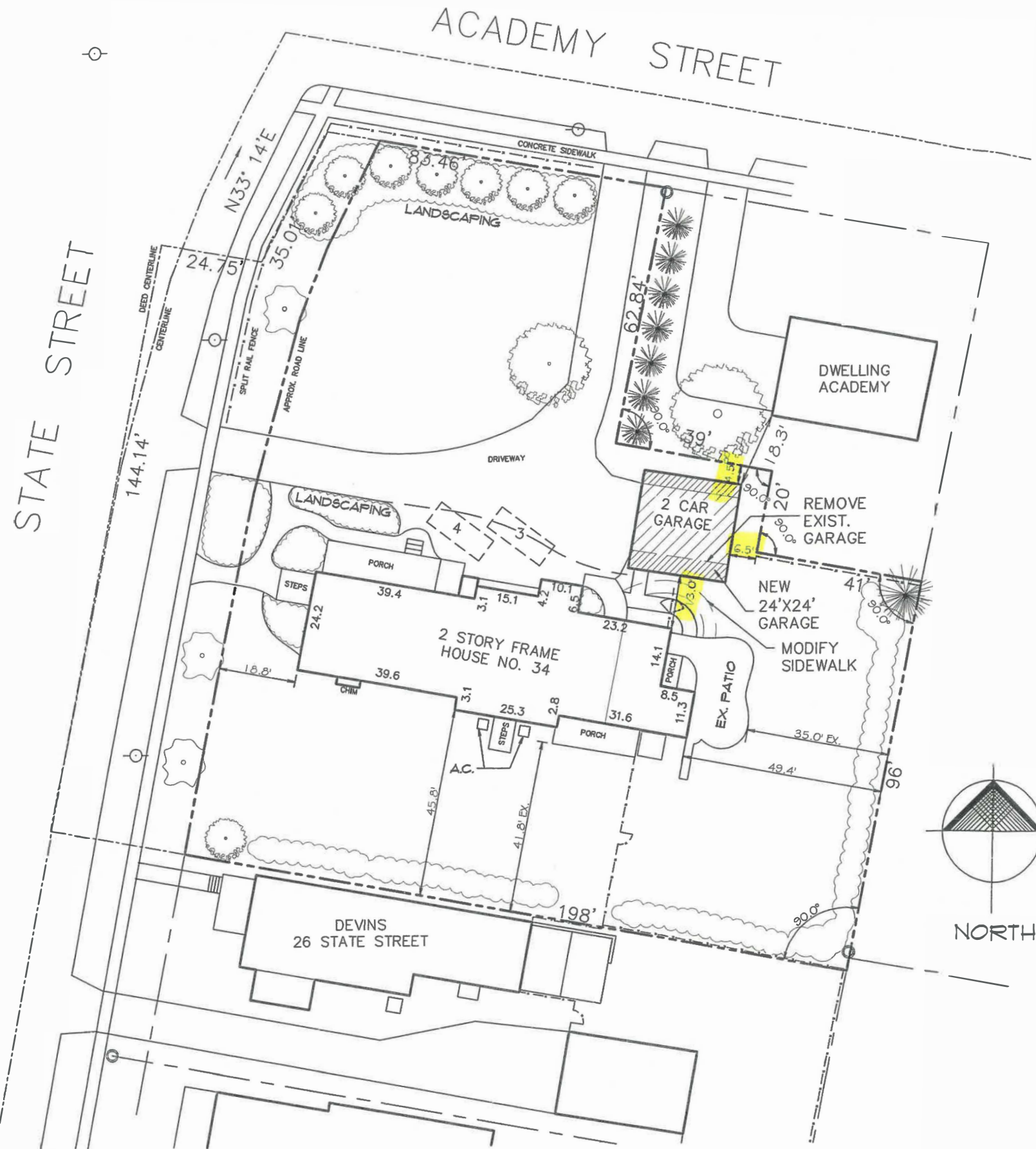
PAUL J. OLSZEWSKI, P.L.S. LICENSE No. 50212

PART OF LOTS 5, 7, & 9
 GRIFFIN'S 1870 MAP

PART OF BLOCK 13 VILLAGE OF SKANEATELES
 COUNTY OF ONONDAGA STATE OF NEW YORK

PAUL JAMES OLSZEWSKI, P.L.S., PLLC
 P.O. BOX 336
 CAMILLUS NEW YORK, 13031
 315-488-5552

UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2, OF THE NEW YORK STATE EDUCATION LAW.
 COPIES FROM THE ORIGINAL OF THIS SURVEY MAP NOT MARKED WITH AN ORIGINAL OF THE LAND SURVEYOR'S INKED SEAL OR HIS EMBOSSED SEAL SHALL NOT BE CONSIDERED TO BE A VALID TRUE COPY.



SITE PLAN
1" = 30'-0"

DWELLING UNIT = 2 CARS
 2 GUEST BR x 1.5 = 2.5 CARS
 4.5 CARS TOTAL
 4 CARS REQ'D

LOT AREA	23,127 SF		
LOT COVERAGE	APPROVED	EXIST.	PROPOSED
HOUSE	2,465 SF	2,465 SF	2,465 SF
PORCHES	397 SF	397 SF	397 SF
PATIO	263 SF	263 SF	263 SF
GARAGE	396 SF	396 SF	576 SF
PARKING	540 SF	540 SF	360 SF
A.C.	13 SF	13 SF	13 SF
SIDEWALK	---	590 SF	597 SF
TOTAL	4,074 SF	4,664 SF	4,662 SF 4671
% COVERAGE	17.6 %	20.2 %	20.2 %
% OPEN AREA	82.3 %	79.8 %	79.8 %

SITE INFORMATION IS OBTAINED FROM SURVEY
 DONE BY PAUL J. OLSZEWSKI, P.E., L.L.S. DATED 3/2/2015
 ADDITIONAL INFORMATION BY ROBERT O. EGGLESTON

RECEIVED

MAY 12 2021



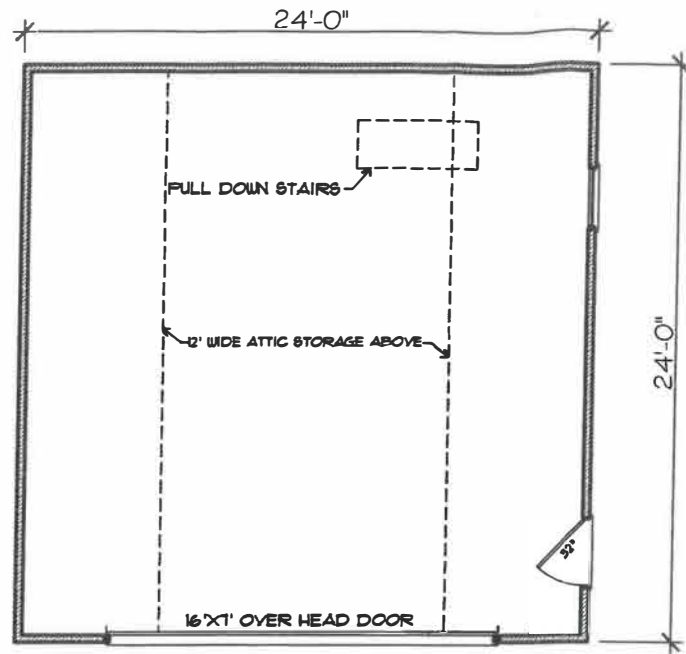
VILLAGE OF SKANEATELES

SITE PLAN:
 PAUL DISALVO
 34 STATE STREET
 V. OF SKANEATELES, NY

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

PROJ: 21110

DATE:
 13 MAY 2021



FIRST FLOOR PLAN
1/8" = 1'-0"

HOUSE: BLDG. HEIGHT 28'±
TOTAL HEIGHT 33'±

GARAGE: BLDG. HEIGHT 13'-0"
TOTAL HEIGHT 17'-8"

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MAY 13 2021

VILLAGE OF SKANEATELES

NEW GARAGE
PAUL DISALVO
34 STATE STREET
VILLAGE OF SKANEATELES, NY



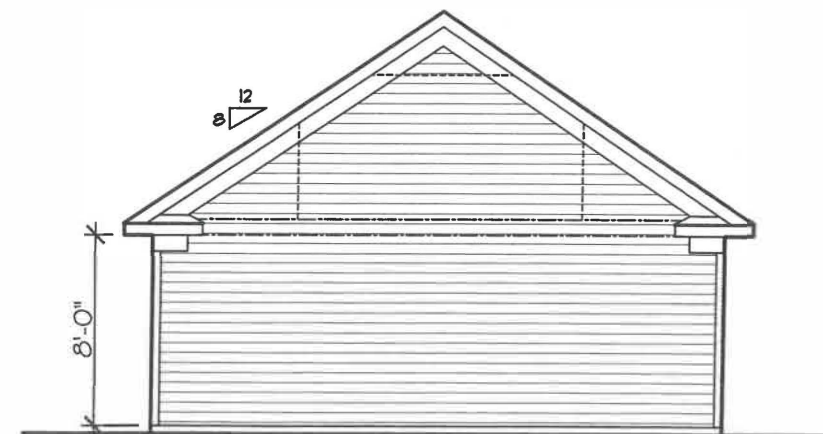
WEST ELEVATION
1/8" = 1'-0"



SOUTH ELEVATION
1/8" = 1'-0"



NORTH ELEVATION
1/8" = 1'-0"



EAST ELEVATION
1/8" = 1'-0"

architect

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

PROJ: 21110

DATE:
12 MAY 2021

VILLAGE OF SKANEATELES

26 Fennell St

Skaneateles, NY 13152

315-685-2118

Fax: 315-685-0730

Email: codes@villageofskaneateles.com

11/16jc

Application for a Building/Zoning Permit (page 1 of 2)

Date of Application MAY 13, 2021 Permit Date and Number _____

Name of Applicant JAY & SIOCT SEILER

Address of Applicant 175 EAST GENESEE ST

Applicant's Email JSEILER@YAHOO.COM Contact # 315-345-1713

Address of worksite 175 EAST GENESEE STREET

Name of Property Owner (if different from applicant) SAME

Property Owner Address Same

Property Owner Email _____ Contact # _____

Type of Work Proposed:

New Structure Addition _____ Alteration _____ Swimming Pool _____ Repair _____

Fence/Wall _____ Paved Surface _____ Other _____

Square Footage of new work 96 SF Accurate Project Cost _____

Describe the work proposed: PLACE 8x12 SHED ON SIDE OF GARAGE

Zoning District (circle one): A-1 A-2 A-3 A-4 B C D PL

Tax Map Number 009-02-10.0 Square Footage of Lot 12,478 SF

Existing use of lot RESIDENTIAL Proposed use of lot RESIDENTIAL

STRUCTURE INFORMATION:

Single Family Two Family _____ Multi-Family _____ Garage _____ Commercial _____

Accessory Building _____ Boat House _____ Other _____

Existing Use 1 FAMILY Proposed Use 1 FAMILY

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VILLAGE OF SKANEATELES

VILLAGE OF SKANEATELES

26 Fennell St

Skaneateles, NY 13152

Fax: 315-685-0730

315-685-2118

Email: codes@villageofskaneateles.com

Application for a Building/Zoning Permit (page 2 of 2)

LOT INFORMATION:

Indicate in box North South East West

Setbacks - Existing Structure

(Distances from structure to property or lot lines)

Setbacks - Proposed work

Front Yard _____ ft.

Front Yard 98 E ft.

Left Side Yard _____ ft.

Left Side Yard 119 E ft.

Right Side Yard _____ ft.

Right Side Yard 1.1 ft.

Rear Yard _____ ft.

Rear Yard 3.0 ft.

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

Does the proposed work/structure comply with the Energy Conservation Construction Code? (Yes, No, N/A)

Architect's Name BEGGISTON & KRONZER ARCHITECTS PC

Architect's Address 1301 GENESEE ST, SKANEATELES, NY 13152

Contractor/Builder Name (PRE BUILT)

Contractor's Phone # _____

Contractor's Address _____

Contractor's Email _____

The applicant 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.

Date 5/13/21 Signature [Signature]

Print Applicant's Name JASON SOLLER

Affidavit of Owner or Applicant

(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

VILLAGE OF SKANEATELES

26 Fennell St

Skaneateles, NY 13152

315-685-2118

Fax: 315-685-0730

Email: codes@villageofskaneateles.com

Building/Zoning Application Review Sheet

Date Received 5/13/21. Tax Map Number 009, -02-10.0

Applicant's Name Jay & Stacy Seiler

Address of Worksite 175 E. Geneva Street

Permit Fee Date Received _____ Amount Received _____

Additional Info. Requested _____

Date Review Completed 5/23/21. Signature [Signature]

Application Status: _____ Approved Denied

Reasons for Denial – Does not comply with the following:

Section 225-A5, Density Control Schedule for:

- Front Yard Setback
- Side Yard Setback, left
- Side Yard Setback, Right ^{SHED}
- Rear Yard Setback ^{SHED}
- Percentage of Open Area
- _____ Both Side Yards Combined
- _____ Percentage of Structure width/lot width

Other Density Control Schedule _____

Section 225-69D, Non-conforming Buildings, Structures and Uses, Extension or Expansion

_____ Section 225-14(d), Swimming Pools, 25 ft. distance to lot lines

_____ Section 225-14C (5) (a/b), Accessory Buildings, distance to lot lines or structures

_____ Section 225-A1-3, Permitted Use Chart

_____ Other Sections of the Zoning Law

And/or Needs:

_____ Certificate of Approval from the Historical Landmarks Preservation Commission, Section 225-25

_____ Critical Impact Permit, per Section 225-52, form Board of Trustees

_____ Special Use Permit from the Zoning Board of Appeals

Permit Number _____	Date Issue _____
Planning Board Review _____	Zoning Board of Appeals Approval _____
Critical Impact Permit Approval <u>N/A.</u>	Historical Commission Approval <u>N/A.</u> # _____

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VILLAGE OF SKANEATELES

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

pd. 5/13/2021
CK# 284
\$100.00

.....
(1) NOTICE OF APPEAL (2) APPLICATION FOR SPECIAL USE PERMIT
.....

Date of Application MAY 13, 2021

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

I/We JAY & STACY SEIBER
Printed or Typed Name of Appellant(s) and/or Applicant(s)

Address 175 E GENESEE ST. 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 _____ Section 225 Subsection 14C5

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:

175 Street Number 175 EAST GENESEE Street Name

Tax Map Number 009-02-10.0

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MAY 13 2021

VILLAGE OF SKANEATELES

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

315-685-2118

Fax 315-685-0730

The applicant shall use this sheet to state the Zoning Board of Appeals details of the variances requested.

Zoning District of the lot A-2

Column

- #1 From the Density Control Schedule (Section 225-A5) fill in the minimum requirements for said lot in your Zoning District
- #2 Indicate the existing set-back dimensions, percentages, that are not-conforming with the figures in column #1, and that will not be changed by the proposed construction
- #3 Indicate the dimensions, area (in square feet) and percentages that will result from your proposed construction
- #4 Indicate the variance requested (subtract #3 from #1)

Columns →	#1	#2	#3	#4	
Open Area (sq. ft.) as a % of lot area	85%	73.1	73.4	11.9 11.0	EXIST. PROP.
Front yard dimension (ft.)	30'		08'	-	
Left side yard dimension (ft.)	3'		19'	-	
Right side yard dimension (ft.)	3'		1.1'	1.0'	225-14C5
Both side yards combined (ft.)	-		-	-	
Rear yard dimension (ft.)	15'		3.0'	12.0'	225-14C5
Max. width of structure as a % of lot width (Structure width divided by lot width)	-		-	-	
Min. livable floor area, each dwelling	-		-	-	

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

225-14C5 ACCESSORY STRUCTURE - 3FT SIDE YARD (19')
15 FT REAR YARD (3') / 10 FT TO ADJACENT STRUCTURES (1')

Please state below all reasons to support your appeal or application. Attach other sheets as needed to support your appeal/application

EXISTING OUT SPACE ON SIDE OF GARAGE USED TO STORE
KIDS SPORTS EQUIPMENT OUTDOORS - PLACE SHED TO
CONTAIN & PROTECT IT - FOR EASY ACCESS TO DRIVEWAY
WHEN USED - WILL INCREASE OPEN AREA WITH REDUCTION
OF PAVED AREA - SCREENED BY FENCE & PLANTINGS
WILL IMPROVE VISUAL APPEARANCE OF DRIVEWAY

Dated 5/13/21

Signature of Applicant/Appellant

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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: SEILER SHED			
Project Location (describe, and attach a location map): 175 EAST GENESEE ST. NORTHSIDE, EAST OF E. LAKE ST			
Brief Description of Proposed Action: PURCE 8X12 SHED ON PROPERTY			
Name of Applicant or Sponsor: JASON SEILER		Telephone: 315-345-1713	
		E-Mail: JSEILER@YAKOO.COM	
Address: 175 EAST GENESEE ST.			
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 checked="" 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:		NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		<u>0.29</u>	acres
b. Total acreage to be physically disturbed?		<u>0</u>	acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		<u>0.29</u>	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			

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VILLAGE OF SKANEATELES

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 type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?		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 type="checkbox"/>	<input checked="" type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?		<input type="checkbox"/>	<input checked="" 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: _____ <i>SLA</i>		<input 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 type="checkbox"/>	<input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities?		NO	YES	
If No, describe method for providing wastewater treatment: _____		<input type="checkbox"/>	<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?		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: _____				

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		
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?	NO	YES
If Yes,	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If Yes, briefly describe:		

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)?	NO	YES
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?	NO	YES
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?	NO	YES
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: <u>JASON SEILER</u> Date: <u>5.13.21</u> Signature: <u>[Signature]</u> Title: <u>OWNER</u>		

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VILLAGE OF SKANEATELES



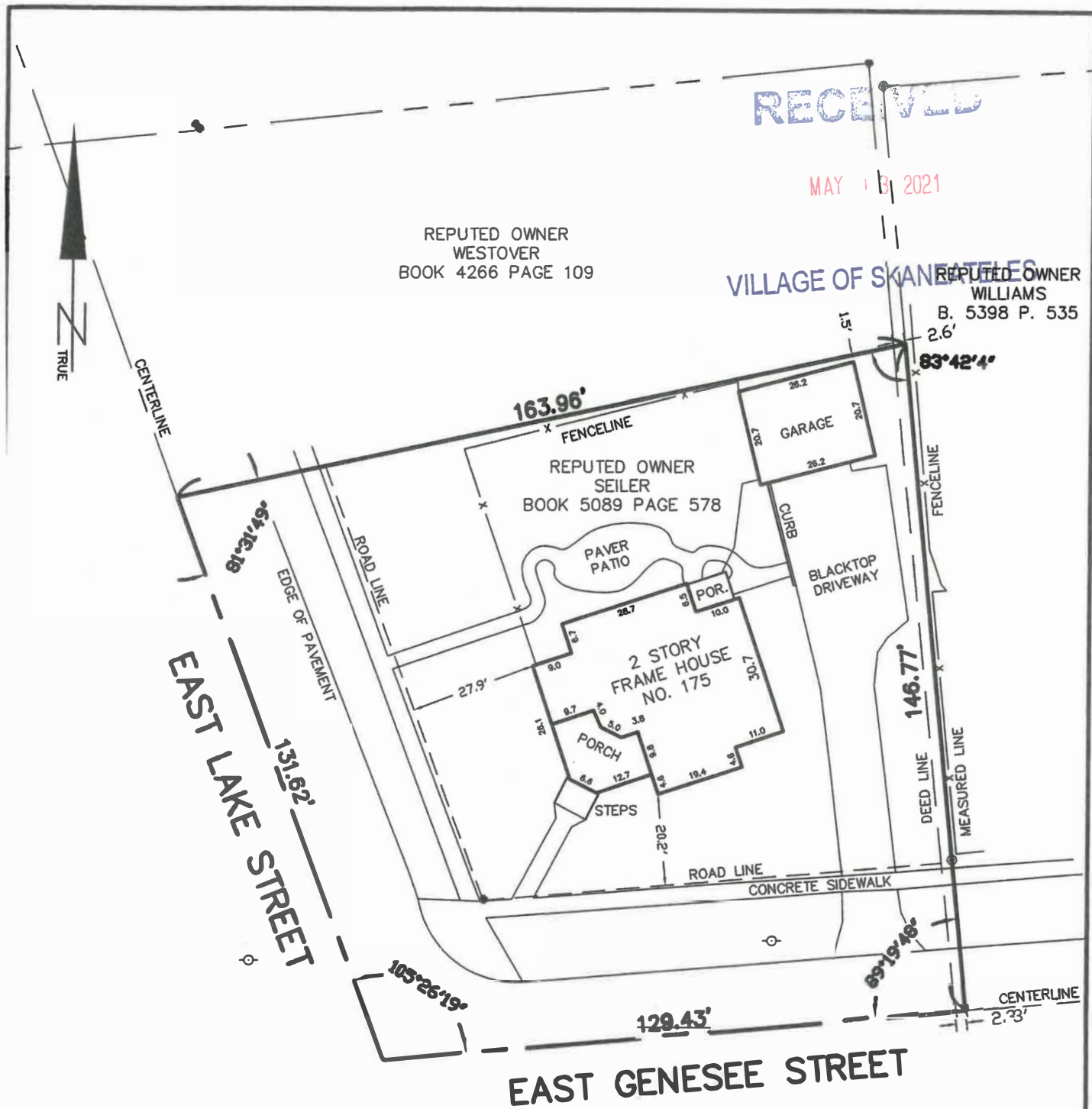
SEILER - 175 E GENESEE ST

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REPUTED OWNER
WESTOVER
BOOK 4266 PAGE 109

VILLAGE OF SKANEATELES
REPUTED OWNER
WILLIAMS
B. 5398 P. 535



LEGEND

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

REFERENCE

LANDS OF FRANCES W. BLUMER PREPARED BY
JACK W. COTTRELL DATED 06-03-1959. FILED IN
THE ONONDAGA COUNTY CLERKS OFFICE ON
9-8-1953 AS MAP NO. 3500.

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

PART OF MAP NO. 3500

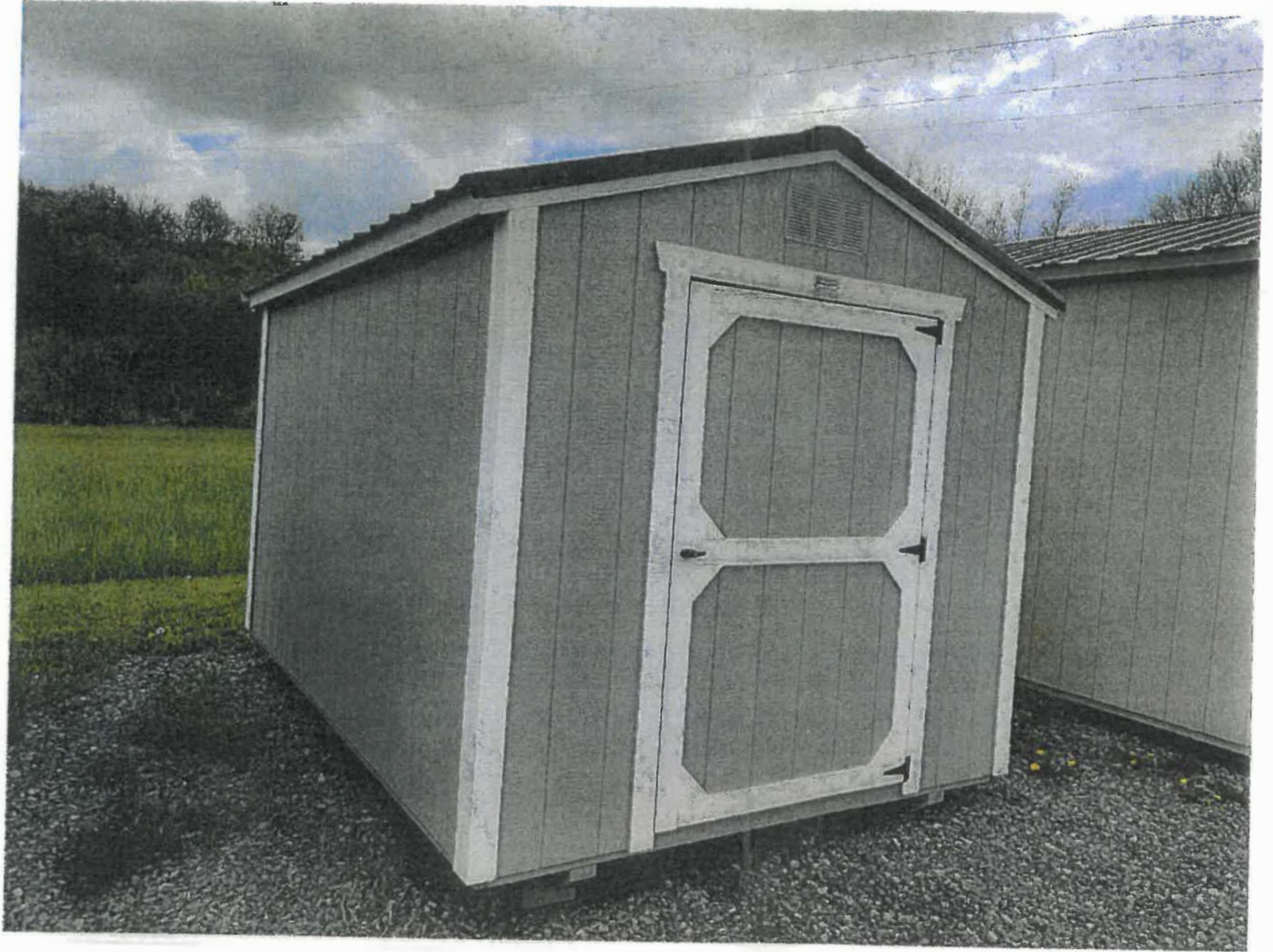
5/12/2021

Mail - Bob Eggleston - Outlook

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VILLAGE OF SKANEATELES



SEILER SHED
8' x 12' - 9' HT (10' TOTAL HT)



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SITE PLAN

JASON & STACY SEILER
175 EAST GENESEE STREET
VILLAGE OF SKANEATELES

architect

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

PROJ: 17093

DATE:
13 MAY 2021

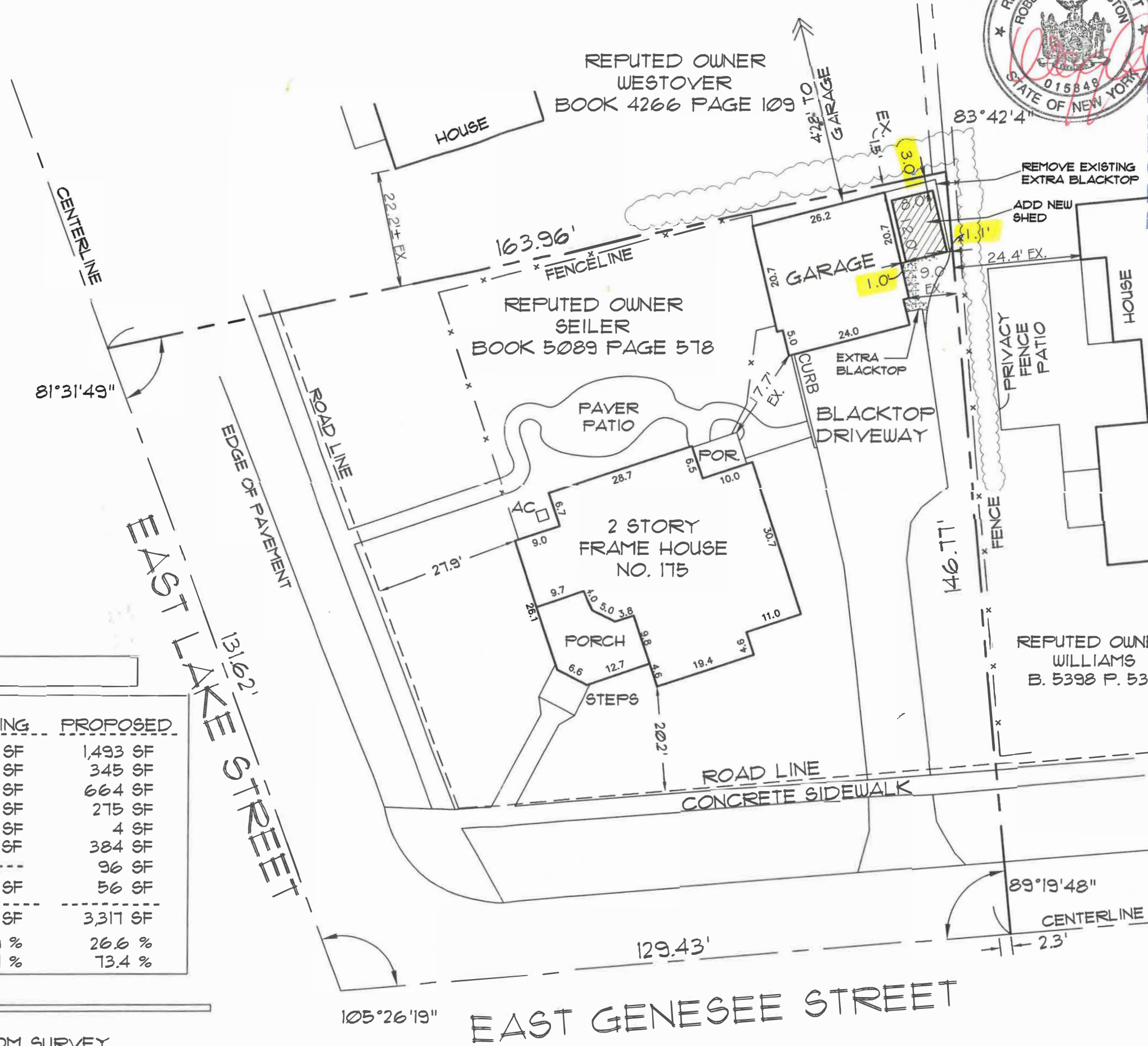
1 OF 1

LOT AREA	12,478 SF		
LOT COVERAGE	2017	EXISTING	PROPOSED
HOUSE	1,493 SF	1,493 SF	1,493 SF
PORCHES/STEPS	323 SF	345 SF	345 SF
GARAGE	664 SF	664 SF	664 SF
PATIO	275 SF	275 SF	275 SF
AC PAD	4 SF	4 SF	4 SF
SIDEWALK	---	384 SF	384 SF
SHED	---	---	96 SF
EXTRA BLACKTOP	---	186 SF	56 SF
TOTAL	2,759 SF	3,351 SF	3,317 SF
% COVERAGE	22.1 %	26.9 %	26.6 %
% OPEN AREA	77.9 %	73.1 %	73.4 %

SITE PLAN

1"=20'-0"

SITE INFORMATION IS OBTAINED FROM SURVEY
DONE BY PAUL J. OLSZEWSKI, P.E., L.L.S. DATED 8/7/2017
ADDITIONAL INFORMATION BY ROBERT O. EGGLESTON



EAST GENESEE STREET

EAST LAKE STREET

CENTERLINE

EDGE OF PAVEMENT

ROAD LINE

ROAD LINE
CONCRETE SIDEWALK

REPUTED OWNER
WESTOVER
BOOK 4266 PAGE 109

REPUTED OWNER
SEILER
BOOK 5089 PAGE 578

REPUTED OWNER
WILLIAMS
B. 5398 P. 535

2 STORY
FRAME HOUSE
NO. 175

GARAGE

PAVER
PATIO

BLACKTOP
DRIVEWAY

PORCH

PRIVACY
FENCE
PATIO

STEPS

FENCE LINE

REMOVE EXISTING
EXTRA BLACKTOP

ADD NEW
SHED

FENCE

89°19'48"

CENTERLINE

2.3'

129.43'

105°26'19"

163.96'

81°31'49"

83°42'4"

146.77'

472' TO
GARAGE

EX-15'

3.0'

1.0'

20.7'

26.2'

24.0'

24.4' EX.

5.0'

1.7' EX.

9.0'

28.7'

10.0'

30.7'

11.0'

4.9'

19.4'

9.8'

4.6'

20.2'

27.9'

9.7'

9.0'

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12.7'

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SITE PLAN REVIEW

VILLAGE OF SKANEATELES

26 Fennell St

Skaneateles, NY 13152

315-685-2118

Fax: 315-685-0730

Email: codes@villageofskaneateles.com

11/16jc

Application for a Building/Zoning Permit (page 1 of 2)

Date of Application ^{13 MAY 2021} 15-APR 2021 Permit Date and Number _____

Name of Applicant Diane & Denise Wiedor

Address of Applicant 2 Clift Lane Skaneateles, NY 13152

Applicant's Email DIANEWIEDOR@GMAIL.COM Contact # 412 445 7037

Address of worksite 2 Clift Lane - Lakefront cottage

Name of Property Owner (if different from applicant) _____

Property Owner Address _____

Property Owner Email _____ Contact # _____

Type of Work Proposed:

New Structure Addition Alteration Swimming Pool Repair

Fence/Wall Paved Surface Other

Square Footage of new work 5000 Accurate Project Cost _____

Describe the work proposed: REMOVE EXIST. ACCESSORY APT. REBUILD 12' X 30' 2 BED ROOM, 1 BATH. ACCESSORY APT W/ DECK & PATIO

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Zoning District (circle one): (A-1) A-2 A-3 A-4 B C D PL

Tax Map Number 14-01-24.7 Square Footage of Lot 44,123

Existing use of lot RESIDENTIAL Proposed use of lot RESIDENTIAL

STRUCTURE INFORMATION:

Single Family Two Family _____ Multi-Family _____ Garage _____ Commercial _____

Accessory Building Boat House _____ Other _____

Existing Use SF APT Proposed Use SINGLE FAMILY & ACCESSORY

VILLAGE OF SKANEATELES

26 Fennell St

Skaneateles, NY 13152

315-685-2118

Fax: 315-685-0730

Email: codes@villageofskaneateles.com

Application for a Building/Zoning Permit (page 2 of 2)

LOT INFORMATION:

Indicate in box North South East West

Setbacks - Existing Structure

(Distances from structure to property or lot lines)

Setbacks - Proposed work

<input checked="" type="checkbox"/> E - FACING END OF CLIFT ROW EASEMENT LINE	Front Yard _____ ft.	Front Yard <u>173</u> + ft.
<input checked="" type="checkbox"/> S	Left Side Yard _____ ft.	Left Side Yard <u>3.7</u> ft.
<input checked="" type="checkbox"/> N	Right Side Yard _____ ft.	Right Side Yard <u>10.1</u> ft.
<input checked="" type="checkbox"/> W	Rear Yard _____ ft.	Rear Yard <u>50</u> ft.

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

Does the proposed work/structure comply with the Energy Conservation Construction Code? (Yes, No, N/A)

Architect's Name Eggleston & Kienzer Architects, PC

Architect's Address 1391 E Genesee Street Skaneateles, NY 13152

Contractor/Builder Name _____

Contractor's Phone # _____

Contractor's Address _____

Contractor's Email _____

The applicant 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.

Date 15 APR 2021 Signature [Signature]

Print Applicant's Name DUANE WLEDOR

Affidavit of Owner or Applicant

(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

26 Fennell St

Skaneateles, NY 13152

Fax: 315-685-0730

315-685-2118

Email: codes@villageofskaneateles.com

Building/Zoning Application Review Sheet

Date Received _____ Tax Map Number 14-01-24.2

Applicant's Name Duane & Denise Wiedor

Address of Worksite 2 Clift Lane

Permit Fee Date Received _____ Amount Received _____

Additional Info. Requested _____

Date Review Completed 5/25/21 Signature [Signature]

Application Status: _____ Approved Denied

Reasons for Denial – Does not comply with the following:

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 _____

_____ 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~~ 225-58 B(8)(b) PARKING IN FRONT YARD

Other Sections of the Zoning Law 225-23 A SUPPLEMENTAL APPT

And/or Needs: 225-14 C(2)(C) 25% PAVED FRONT YARDS 225-15 A(2) SECOND DWELLING UNIT

_____ 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

Permit Number _____	Date Issue _____
Planning Board Review _____	Zoning Board of Appeals Approval _____
Critical Impact Permit Approval <u>[Signature]</u>	Historical Commission Approval <u>N/A</u> # _____

VILLAGE OF SKANEATELES

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APR 1 2021

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

315-685-2118

Fax 315-685-0730

(1) NOTICE OF APPEAL

(2) APPLICATION FOR SPECIAL USE PERMIT

~~CF# 272~~ paid
~~pd # 1715/2021~~
~~825.00~~
~~47172021 pd~~

Date of Application 13 MAY 2021
15 APR. 2021

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

I/We DURAO WISDOR
Printed or Typed Name of Appellant(s) and/or Applicant(s)

Address 2 CURT 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

to vary the strict application of the provisions of:

Article _____ Section 225 Subsection A5

Article _____ Section 225 Subsection 225-23-A

Article _____ Section 225 Subsection 225-58(g)(a) or (b)

Article _____ Section 225 Subsection 225-15 A(2)
225-15 C(2)(c)

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MAY 13 2021
VILLAGE OF SKANEATELES

(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:

2 Street Number CURT LANE Street Name

Tax Map Number 14-01-24.2

ZONING BOARD OF APPEALS

Village of Skaneateles
26 Fennell Street
Skaneateles, NY 13152

315-685-2118

Fax 315-685-0730

The applicant shall use this sheet to state the Zoning Board of Appeals details of the variances requested.

Zoning District of the lot A-1

Column

- #1 From the Density Control Schedule (Section 225-A5) fill in the minimum requirements for said lot in your Zoning District
- #2 Indicate the existing set-back dimensions, percentages, that are not-conforming with the figures in column #1, and that will not be changed by the proposed construction
- #3 Indicate the dimensions, area (in square feet) and percentages that will result from your proposed construction
- #4 Indicate the variance requested (subtract #3 from #1)

Columns →	#1	#2	#3	#4
Open Area (sq. ft.) as a % of lot area	90%	81.8%	81.8%	8.2%
Front yard dimension (ft.)	30'	-	600' ± 413	-
Left side yard dimension (ft.)	25'	3.3'	3.7	21.3'
Right side yard dimension (ft.)	25'	10.1	10.1	14.9'
Both side yards combined (ft.)	55'	13.4	13.8	41.2'
Rear yard dimension (ft.)	35'	-	50.0	-
Max. width of structure as a % of lot width (Structure width divided by lot width)	55%		54%	
Min. livable floor area, each dwelling MAX ACCESSORY APT.	800 SF		0766 SF	1666 SF

EXIST 9.8
PROP 9.6

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

ZBA SUPPLEMENTAL APART, 800 SF ALLOWED / 0766 SF PROPOSED

Please state below all reasons to support your appeal or application. Attach other sheets as needed to support your appeal/application

NARRATIVE TO BE PROVIDED

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MAY 13 2021

Dated 15. APR. 2021

Signature of Applicant/Appellant

VILLAGE OF SKANEATELES
[Signature]

\$ 225 siteplan review

\$250.00 ZBA

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: WILSON COTTAGE RECONSTRUCTION			
Project Location (describe, and attach a location map): 2 CLIFT LANE - WEST END OF LANE			
Brief Description of Proposed Action: RE BUILD 2 BEDROOM COTTAGE AT END OF CLIFT LANE			
Name of Applicant or Sponsor: DURANE WILSON		Telephone: 412 445 7637	
		E-Mail: DURANE.WILSON@GMAIL.COM	
Address: 2 CLIFT LANE			
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 checked="" 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: CITY SKANEATELES - REVIEW, BUDG PERMIT VILL SEAN		NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		1 acres	
b. Total acreage to be physically disturbed?		50.01 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		1 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 checked="" type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify): <input type="checkbox"/> Parkland			

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APR 10 2019

VILLAGE OF SKANEATELES

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 type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?	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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities?	NO	YES	
If No, describe method for providing wastewater treatment: _____ _____	<input type="checkbox"/>	<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?	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 type="checkbox"/>	<input checked="" 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: _____ _____ _____			

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:		
<input checked="" 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		
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?	NO	YES
If Yes,	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If Yes, briefly describe:		
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)?	NO	YES
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?	NO	YES
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?	NO	YES
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:	<u>ROBERT O. EGGLESTON</u>	Date: <u>15 APR 2021</u>
Signature:	<u>Robert O Eggleston</u>	Title: <u>Architect</u>

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APR 15 2021

VILLAGE OF SKANEATELE

Village of Skaneateles
26 Fennell Street
Skaneateles, New York 13152
315-685-2118 Fax 315-685-2118

CK#272
pd 4/15/2021
\$25.00
CK#274

APPLICATION FOR A DEMOLITION PERMIT

Fill out the following information regarding the demolition of the structure. Submit an up to date survey map of the property showing the location of the structure to be demolished. The owner or authorized agent of the structure must sign this application. The fee for this permit is \$25.00

Date 15. APR 2021

Name of Applicant Duane & Denise Wiedor Phone 412-445-2637

Address of Applicant 2 Clift Lane Skan., NY 13152

Name of Structure Owner Duane & Denise Wiedor

Address of Structure Owner 2 Clift Lane Skan., NY 13152

Name of Contractor _____ Phone# _____

Address of Contractor _____

INFORMATION ON STRUCTURE OR PORTION OF STRUCTURE TO BE DEMOLISHED:

Address 2 Clift Lane - Lakefront Cottage

Tax Map Number 014-01-24.2

Description of Structure or Portion to be demolished 672 SF SUPPLEMENTAL APT (COTTAGE) & DECKS, STEPS

Present use of Structure SUPPLEMENTAL APARTMENT Year Constructed 1960s

Reason for Demolition REPLACE - W/NEW STRUCTURE

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VILLAGE OF SKANEATELES

Organized In 1833

Skaneateles Fire Department

May 2, 2021

Village Of Skaneateles Planning Board
26 Fennell Street
Skaneateles, New York 13152

Dear Dennis Dundon, Clerk of the Boards,

I was asked by Bob Eggleston to review the application of Duane Wiedor located at 2 Clift Lane in the Village of Skaneateles concerning their emergency apparatus access pull-off midway between the cottage and house.

I met with Duane Wiedor, home owner to tour the emergency apparatus access pull-off and have the following comments:

1. The access pull-off area will have to be designed to the current Fire Code of New York per CEO John Crompton recommendations
2. The access pull-off area can have no cars or any other obstructions blocking this area at all times.
3. The access area and road will be cleared of snow and be able to be access by the Fire Department apparatus thru-out the winter months.

If you have any questions, please feel free to reach out to me.

Sincerely yours,



Pete Buehler
Fire Chief

Cc: Bob Eggleston
Duane Wiedor
File



WIEDOR - 2 CLIFT LANE

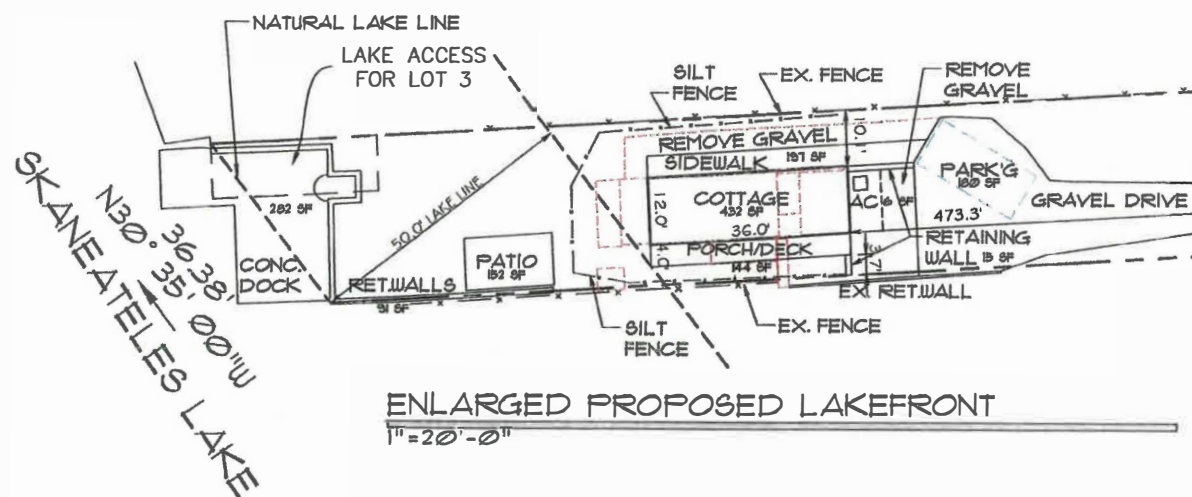
APR 15 2021

LOT SPACE 44,123-1091 = 43,026 SF
PAVED AREA OF PRIVATE DRIVE - 1,091 SF

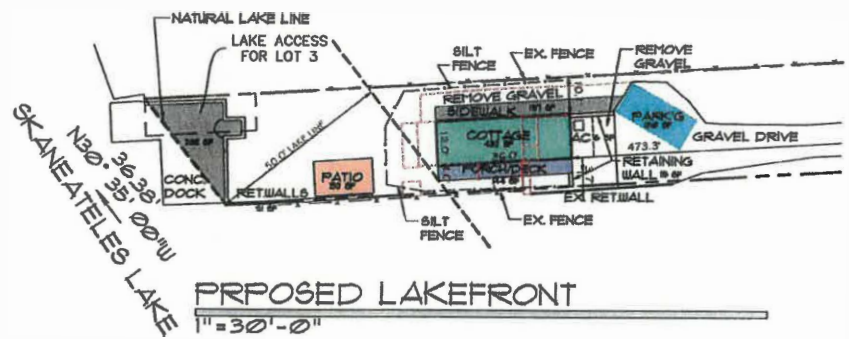
LOT COVERAGE	2019 APPROVED	2021 EXIST.	2021 PROPOSED
HOUSE w/ GARAGE	4,152 SF	4,152 SF	4,152 SF
PORCHES	427 SF	142 SF	142 SF
HOUSE PATIOS	601 SF	529 SF	529 SF
SIDEWALKS	----	665 SF	665 SF
EXCESS PARKING	1,040 SF	260 SF	506 SF
AC	8 SF	6 SF	12 SF
FIRE PIT	28 SF	13 SF	13 SF
DECK	268 SF	398 SF	398 SF
STEPS/RET. WALL	441 SF	201 SF	201 SF
CONCRETE DOCK	702 SF	0 SF	0 SF
BRICK PATIO	169 SF	183 SF	152 SF
COTTAGE	336 SF	336 SF	432 SF
COTTAGE PORCHES	114 SF	61 SF	144 SF
COTTAGE SUMP COVER	----	30 SF	0 SF
COTTAGE SHED	----	49 SF	0 SF
COTTAGE STEPS/RET. WALL	----	124 SF	106 SF
COTTAGE SIDEWALK	----	----	191 SF
DETACHED GARAGE	484 SF	484 SF	484 SF
TOTAL	8,362 SF	8,521 SF	8,421 SF
% COVERAGE	19.4 %	19.8 %	19.6 %
% OPEN SPACE	80.6 %	80.2 %	80.4 %

AREA WITHIN 50FT/ LAKE 1,808 SF

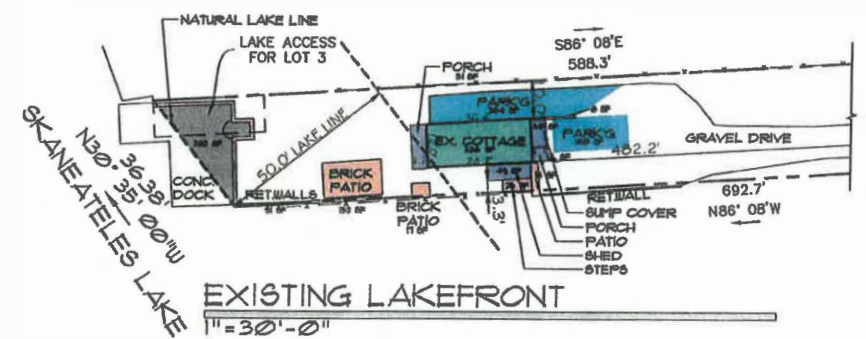
LAKEFRONT COVERAGE	EXIST.	PROPOSED
CONCRETE DOCK	282 SF	282 SF
BRICK PATIO	183 SF	152 SF
COTTAGE	4 SF	0 SF
CONCRETE DOCK	21 SF	0 SF
RET. WALL	75 SF	75 SF
TOTAL	571 SF	509 SF
% COVERAGE	31.6 %	28.2 %
% OPEN SPACE	68.4 %	71.8 %



ENLARGED PROPOSED LAKEFRONT
1" = 20'-0"

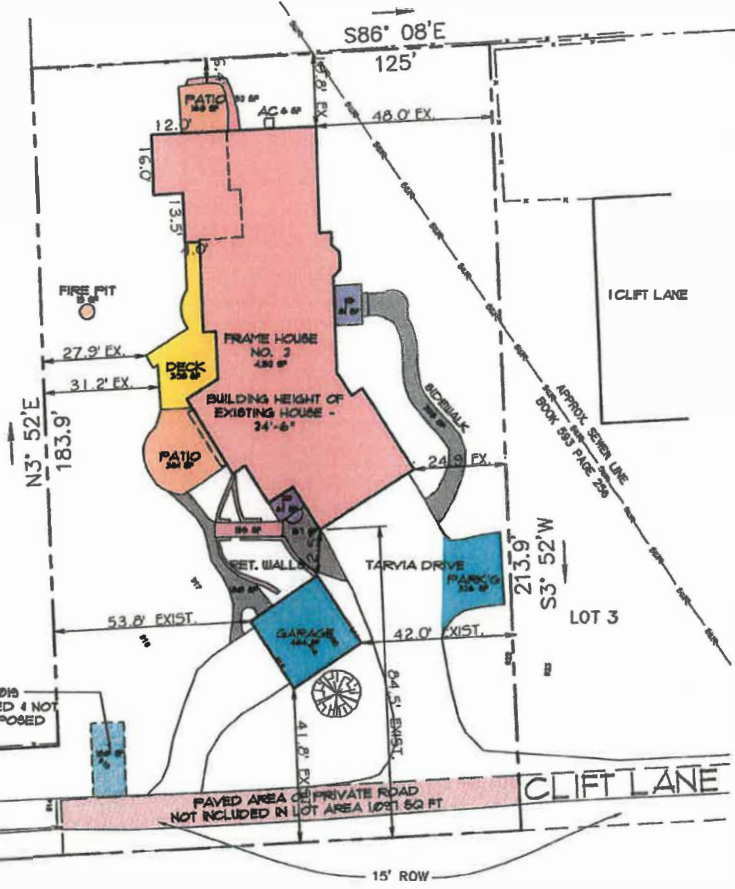


PROPOSED LAKEFRONT
1" = 30'-0"



EXISTING LAKEFRONT
1" = 30'-0"

NOTE:
Required Parking - 2 cars dwelling
1 car supplemental apartment
3 cars total
Existing parking - 4 cars in garages



SITE PLAN
1" = 30'-0"

SITE INFORMATION IS OBTAINED FROM SURVEY DONE BY PAUL OLSZEWSKI DATED 3/12/2021
ADDITIONAL INFORMATION BY EGGLESTON & KRENZER, ARCHITECTS PC



SITE PLAN
DUANE & DENISE WIEDOR
2 CLIFT LANE
SKANEATELES, NY

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

PROJ: 20218

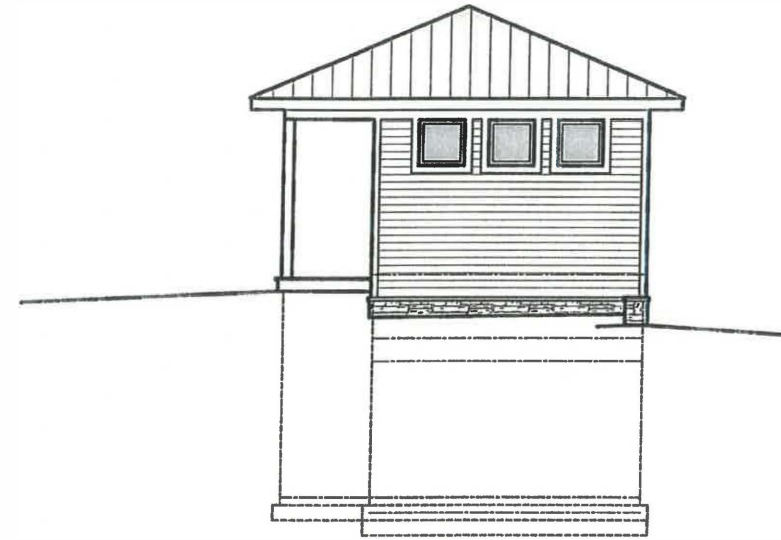
DATE:
7 MAY 2021

1 OF 3



SOUTH ELEVATION

SC.: 1/8" = 1'-0"



EAST ELEVATION

SC.: 1/8" = 1'-0"



NORTH ELEVATION

SC.: 1/8" = 1'-0"



WEST ELEVATION

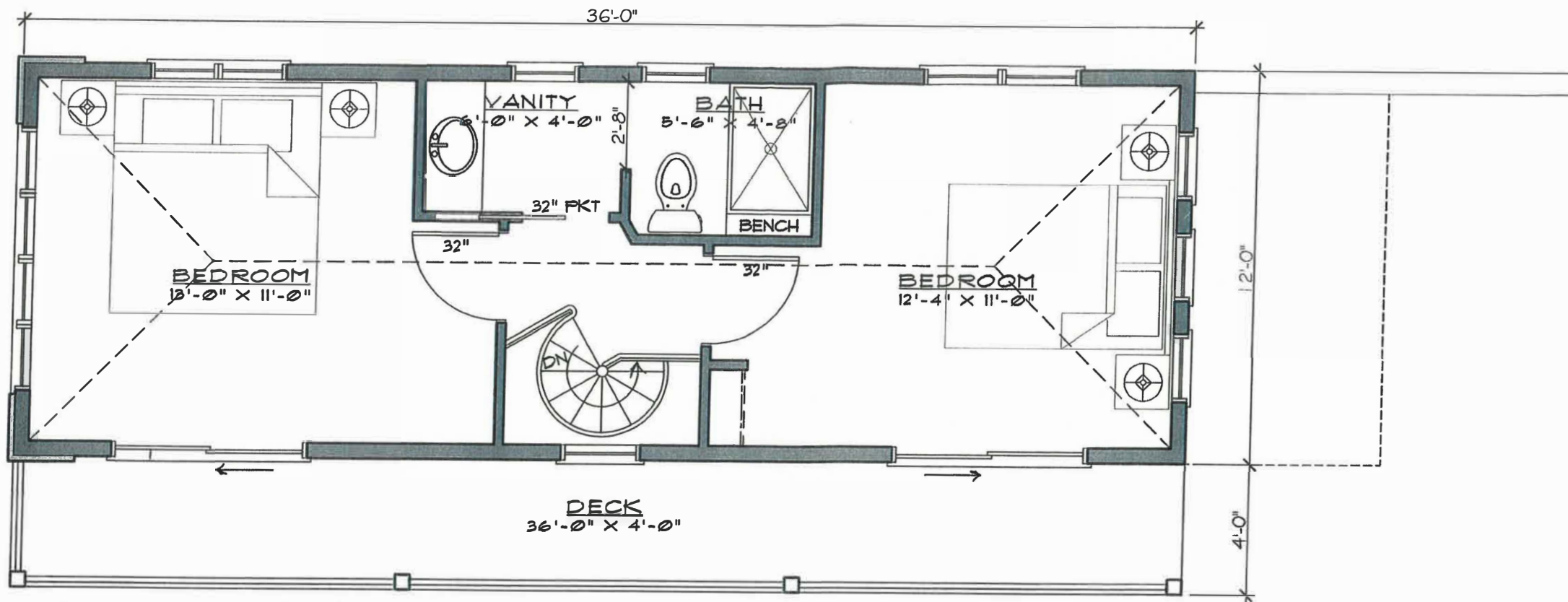
SC.: 1/8" = 1'-0"

NEW COTTAGE
 DUANE & DENISE WIEDOR
 2 CLIFT LANE
 SKANEATELES, NY

a r c h i t e c t
 EGGLESTON & KRENZER, ARCHITECTS PC
 1391 EAST GENESEE STREET
 SKANEATELES, NY 13152
 (315) 685-8144

PROJ: 20218

DATE:
 7 APRIL 2021
 7 MAY 2021

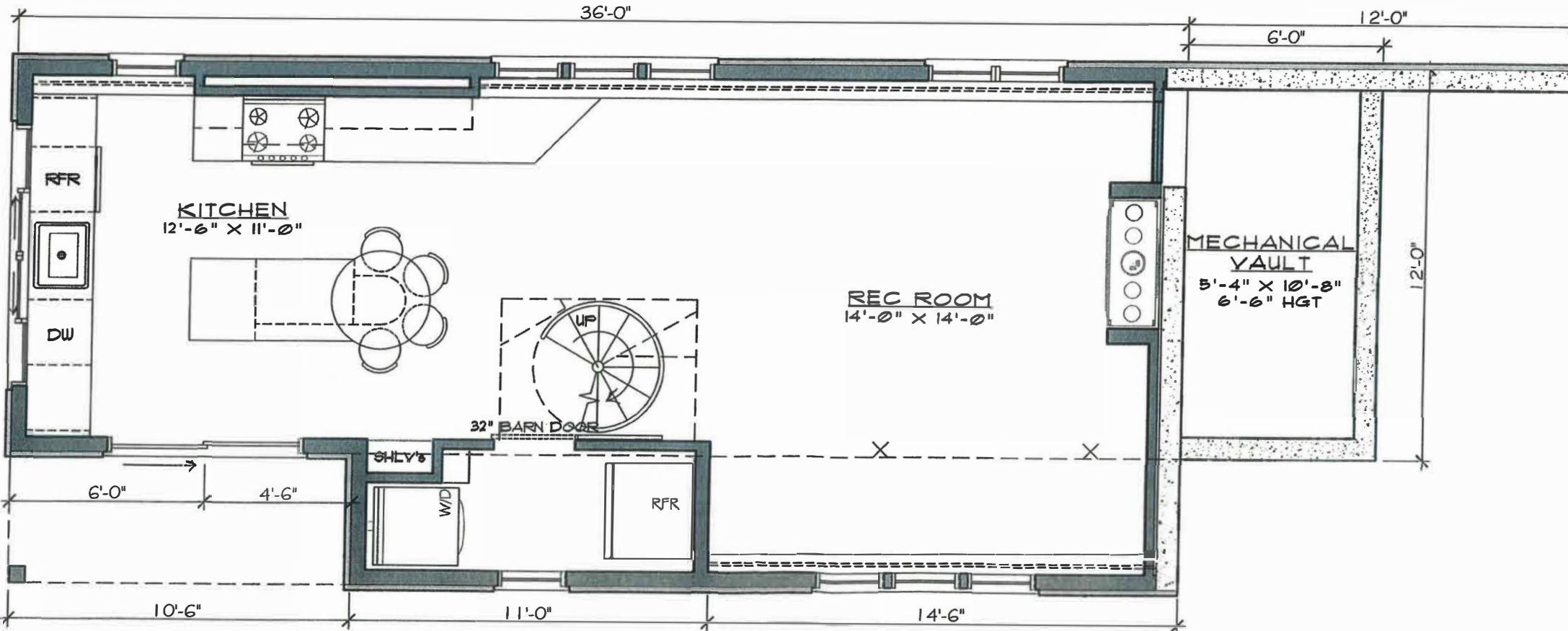


UPPER LEVEL PLAN

SC.: 1/4" = 1'-0"

432 SF LIVING

144 SF PORCH



LOWER LEVEL PLAN

SC.: 1/4" = 1'-0"

534 SF LIVING

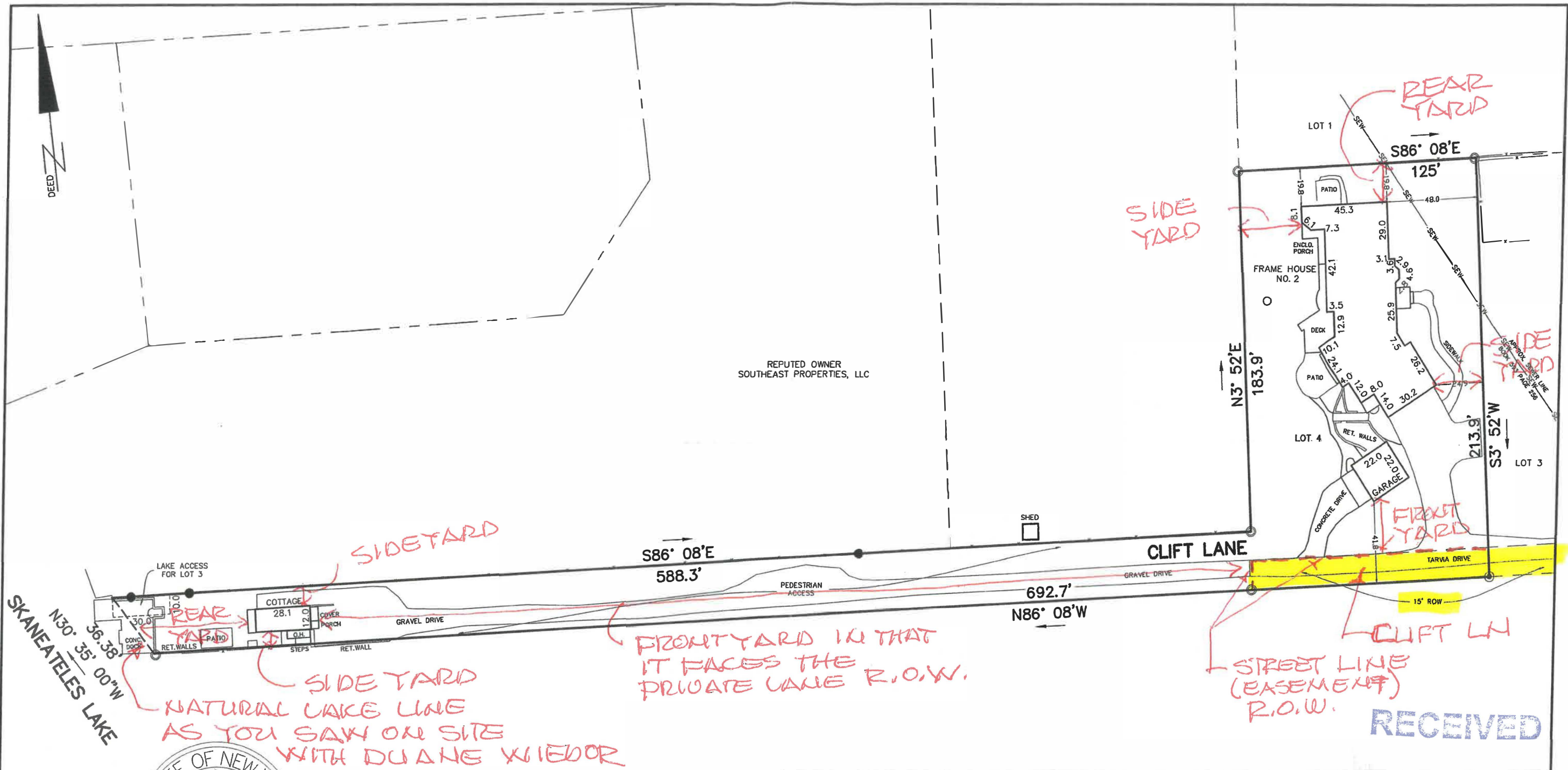
42 SF PATIO

NEW COTTAGE
 DUANE & DENISE WIEDOR
 2 CLIFT LANE
 SKANEATELES, NY

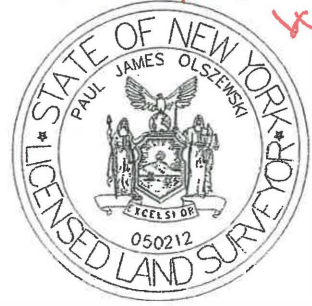
architect
 EGGLESTON & KRENZER, ARCHITECTS PC
 1391 EAST GENESEE STREET
 SKANEATELES, NY 13152
 (315) 685-8144

PROJ: 20218

DATE:
 7 APRIL 2021
 7 MAY 2021



SKANEATELES LAKE
 N30° 35' 00"W
 36.38'



REFERENCE
 LOCATION SURVEY MAP PART OF LOT 38, BLOCK 16 PREPARED BY RICHARD WHEELING DATED 10-1-1984. FILED IN THE ONONDAGA COUNTY CLERKS OFFICE ON 10-16-08 AS MAP NO. 10929.

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 03-01-2021.

Paul J. Olszewski
 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 7209, SUB-DIVISION 2, OF THE NEW YORK STATE EDUCATION LAW.
 COPIES FROM THE ORIGINAL OF THIS SURVEY MAP NOT MARKED WITH AN ORIGINAL OF THE LAND SURVEYOR'S INKED SEAL OR HIS EMBOSSED SEAL SHALL NOT BE CONSIDERED TO BE A VALID TRUE COPY.

DATE: MARCH 2, 2021

MAY 13 2021

LOT 4

VILLAGE OF SKANEATELES
 VILLAGE OF SKANEATELES

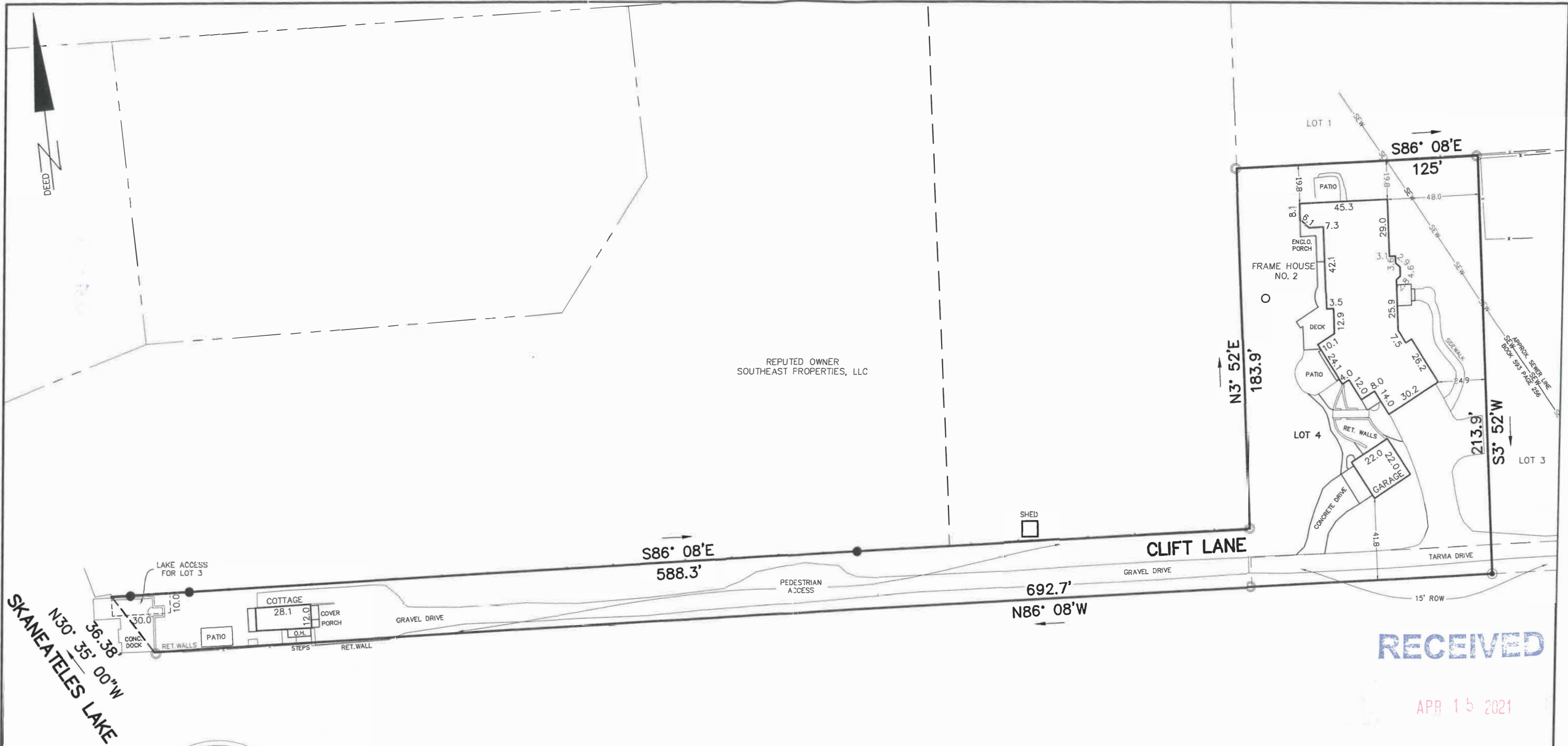
PART OF BLOCK 16
 COUNTY OF ONONDAGA

STATE OF NEW YORK

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

PROJECT No. SK14-01-24.2

RECEIVED



REFERENCE

LOCATION SURVEY MAP PART OF LOT 38, BLOCK 16 PREPARED BY RICHARD WHEELING DATED 10-1-1984. FILED IN THE ONONDAGA COUNTY CLERKS OFFICE ON 10-16-08 AS MAP NO. 10929.

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 03-01-2021.

Paul J. Olszewski

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

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COPIES FROM THE ORIGINAL OF THIS SURVEY MAP NOT MARKED WITH AN ORIGINAL OF THE LAND SURVEYOR'S INKED SEAL OR HIS EMBOSSED SEAL SHALL NOT BE CONSIDERED TO BE A VALID TRUE COPY.

DATE: MARCH 2, 2021

SCALE: 1" = 50 FEET

PROJECT No. SK14-01-24.2

LOT 4	
PART OF BLOCK 16	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 pjossurvey.com	

VILLAGE OF SKANEATELES

26 Fennell St

Skaneateles, NY 13152

Fax: 315-685-0730

315-685-2118

Email: codes@villageofskaneateles.com

11/16jc

Application for a Building/Zoning Permit (page 1 of 2)

Date of Application 5/08/2021 Permit Date and Number

Name of Applicant TODD AND ELLEN DONOVAN

Address of Applicant 145 E. GENESSEE ST. SKANEATELES, NY 13152

Applicant's Email ellen.donovan@lexicology.net Contact # (404)374 7822

Address of worksite 145 E. GENESSEE ST. SKANEATELES, NY 13152

Name of Property Owner (if different from applicant)

Property Owner Address

Property Owner Email Contact #

Type of Work Proposed:

New Structure X Addition X Alteration Swimming Pool Repair

Fence/Wall Paved Surface Other

Square Footage of new work +/- 1,800 SF Accurate Project Cost

Describe the work proposed: EXISTING 1 CAR GARAGE IS BEING DEMOED AND NEW 2 STORY 2nd dwelling unit with parking for 3 cars below WILL BE BUILT FURTHER BACK.

NEW ADDITION WILL BE ADDED TO THE BACK SIDE OF

EXISTING HOUSE. RELOCATING FRONT ENTRY + REAR BLUE STONE PATIO. NEW DRIVEWAY TO EXTEND EXISTING

Zoning District (circle one): A-1 A-2 A-3 A-4 B C D PL

Tax Map Number 009:01-43.0 Square Footage of Lot

Existing use of lot RESIDENTIAL Proposed use of lot RESIDENTIAL

STRUCTURE INFORMATION:

Single Family X Two Family Multi-Family Garage X Commercial

Accessory Building Boat House Other

Existing Use RESIDENTIAL Proposed Use RESIDENTIAL

VILLAGE OF SKANEATELES

MAY 13 2021

VILLAGE OF SKANEATELES

26 Fennell St

Skaneateles, NY 13152

315-685-2118

Fax: 315-685-0730

Email: codes@villageofskaneateles.com

Application for a Building/Zoning Permit (page 2 of 2)

LOT INFORMATION:

Indicate in box North South East West

Setbacks - Existing Structure

(Distances from structure to property or lot lines)

Setbacks - Proposed work

S Front Yard 67.5 ft.

Front Yard 67.5 ft.

W Left Side Yard 21.3 ft.

Left Side Yard 21.3 ft.

E Right Side Yard 5.1 ft.

Right Side Yard 3.4 ft.

N Rear Yard 320.3 ft.

Rear Yard 299.5 ft.

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

Does the proposed work/structure comply with the Energy Conservation Construction Code? Yes No N/A

Architect's Name SPACE ARCHITECTURAL STUDIO

Architect's Address 3 FENNELL STREET, #2 SKANEATELES, NY 13152

Contractor/Builder Name TBD

Contractor's Phone # _____

Contractor's Address _____

Contractor's Email _____

The applicant 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.

Date 5/8/2021 Signature [Signature] [Signature]

Print Applicant's Name Silas Donovan TODD DONOVAN

Affidavit of Owner or Applicant

(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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MAY 13 2021

VILLAGE OF SKANEATELES

VILLAGE OF SKANEATELES

26 Fennell St

Skaneateles, NY 13152

315-685-2118

Fax: 315-685-0730

Email: codes@villageofskaneateles.com

Building/Zoning Application Review Sheet

Date Received May 13, 2021 Tax Map Number 009.-01-43.0

Applicant's Name Todd & Ellen Donovan

Address of Worksite 145 E. Genesee St.

Permit Fee Date Received _____ Amount Received _____

Additional Info. Requested NEW 2-1 SITE PLAN.

Date Review Completed 5/26/21. Signature [Signature]

Application Status: Approved Denied

Reasons for Denial – Does not comply with the following:

Section 225-A5, Density Control Schedule for:

- Front Yard Setback ^{GARAGE}
- Side Yard Setback, left ^{ADDITION}
- Side Yard Setback, Right
- Rear Yard Setback
- Percentage of Open Area
- Both Side Yards Combined ^{ADDITION}
- Percentage of Structure width/lot width

Other Density Control Schedule MID-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 225-58B(8)(a) ACCESS TO GARAGE IS > 3'

Other Sections of the Zoning Law 225-15A(2) SECOND DRAWING
225-15A(9) STRUCTURE HEIGHT

And/or Needs:

Certificate of Approval from the Historical Landmarks Preservation Commission, Section 225-2

Critical Impact Permit, per Section 225-52, form Board of Trustees

Special Use Permit from the Zoning Board of Appeals

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MAY 13 2021

VILLAGE OF SKANEATELES

Permit Number _____	Date Issue _____
Planning Board Review _____	Zoning Board of Appeals Approval _____
Critical Impact Permit Approval <u>N/A</u>	Historical Commission Approval <u>N/A</u> # _____

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

ZBA Fees - pd - 5/13/20
CK# 2563
\$500.00

.....
(1) NOTICE OF APPEAL (2) APPLICATION FOR SPECIAL USE PERMIT
.....

Date of Application 5/08/2021

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

I/We TODD + ELLEN DONOVAN
Printed or Typed Name of Appellant(s) and/or Applicant(s)

Address 145 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: **SEE DRAWING**

Article _____ Section 225 Subsection AS

Article _____ Section 225 Subsection SUB (8)(a)

Article _____ Section 225 Subsection ISA(2)

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

ISA(9)
69D

_____ 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:

145 Street Number E GENESEE STREET Street Name

Tax Map Number 009.01.43.0

MAY 13 2021

VILLAGE OF SKANEATELES

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

315-685-2118

Fax 315-685-0730

The applicant shall use this sheet to state the Zoning Board of Appeals details of the variances requested.

Zoning District of the lot A-2

- Column
- #1 From the Density Control Schedule (Section 225-A5) fill in the minimum requirements for said lot in your Zoning District
 - #2 Indicate the existing set-back dimensions, percentages, that are not-conforming with the figures in column #1, and that will not be changed by the proposed construction
 - #3 Indicate the dimensions, area (in square feet) and percentages that will result from your proposed construction
 - #4 Indicate the variance requested (subtract #3 from #1)

Columns →	#1	#2	#3	#4
Open Area (sq. ft.) as a % of lot area	85%	72.3%	88%	
Front yard dimension (ft.)	30'	67.6'	67.6'	
Left side yard dimension (ft.)	15'	20'	28' (7)	
Right side yard dimension (ft.)	15'	14'	7' (30)	-1
Both side yards combined (ft.)	35'	34'	35'	-1
Rear yard dimension (ft.)	35'	824.1	802.2	
Max. width of structure as a % of lot width (Structure width divided by lot width)	65%	55.2%	55.2%	- .2%
Min. livable floor area, each dwelling	1,200	3,215.1	8,110.1	

GARAGE
164.9
-8 GARAGE
PENC
PROPOSED
PENC

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. Attach other sheets as needed to support your appeal/application

SEE NARRATIVE

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VILLAGE OF SKANEATELES

Dated 5/9/2021


 Signature of Applicant/Appellant

**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: ADDITION + NEW GARAGE			
Project Location (describe, and attach a location map): 145 E. GENESEE ST. SKANEATELES, NY 13152			
Brief Description of Proposed Action: EXISTING 1 CAR GARAGE IS BEING DEMOED + 2 STORY 3 CAR GARAGE WILL BE BUILT FURTHER BACK ON LOT. NEW ADDITION WILL BE ADDED TO THE BACK + SIDE OF EXISTING HOUSE. THE FRONT ENTRY WILL BE RELOCATED TO THE CENTER OF HOUSE. BLUE STONE PATIO TO BE RELOCATED + EXISTING DRIVEWAY EXTENDED.			
Name of Applicant or Sponsor: TODD + ELLEN DONOVAN		Telephone: 404-374-7822	
		E-Mail: ellen.donovan@lexicology.net	
Address: 145 E. GENESEE ST			
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 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:		NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
3. a. Total acreage of the site of the proposed action? <u>0.6</u> acres			
b. Total acreage to be physically disturbed? _____ acres			
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? <u>0.6</u> 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			

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VILLAGE OF SKANEATELES

Agency Use Only [If applicable]

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:		
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"/>

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VILLAGE OF SKANEATELES

SEAF 2019

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.



- 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)

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 type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?	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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities?	NO	YES	
If No, describe method for providing wastewater treatment: _____	<input type="checkbox"/>	<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?	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: _____ _____ _____			

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		
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?	NO	YES
If Yes,	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a. Will storm water discharges flow to adjacent properties?	<input type="checkbox"/>	<input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	<input type="checkbox"/>	<input type="checkbox"/>
If Yes, briefly describe:		

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)?	NO	YES
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?	NO	YES
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?	NO	YES
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: <u>WILLIAM L MURPHY JR</u> Date: <u>5-12-2021</u>		
Signature: <u><i>William L Murphy Jr</i></u> Title: <u>ARCHITECT</u>		

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VILLAGE OF SKANEATELES



Project Narrative

Todd & Ellen Donovan

Project Location: 145 E Genesee Street, Skaneateles, N.Y. 13152

Tax Map No.: 009-01-43.0

Village Zoning District: A-2

SPACE Architectural Studio project #: 2021-04

Date: 13 May 2021

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VILLAGE OF SKANEATELES

Todd & Ellen Donovan have lived at 145 E Genesee street since 2004. Ellen grew up in Skaneateles and her family has been in the area for a long time. The Donovan's are raising their three boys and need more room as their sons get older. The proposal is to maintain much of the existing structure while creating more character and needed space with an addition. Additionally, the Donovan's would like to demolish the one-car garage and erect a three-car garage with a finished living space above it further back on the property.

On the front of the house they would like to relocate the entry vestibule to the center line of the house to add symmetry to the south façade. They would like to demolish the side porch on the east of the house and extend the existing living space into the footprint. The most substantial part of the addition is to the north, which would allow for a larger kitchen and living area on the first floor and a master bedroom on the second floor. In the attic new shed dormers are proposed to allow the required head height in the attic space with an optional bunk room, laundry, and additional storage. The proposal for the garage consists of space for three cars on the first floor and a circulation entry with stairs and an elevator up to the second floor. The garage second floor has a modest kitchen, bathroom, bedroom, and living space. The garage exterior mimics the aesthetic changes that are being made to the existing home and new addition. This proposal would require a few variances, which are listed below:

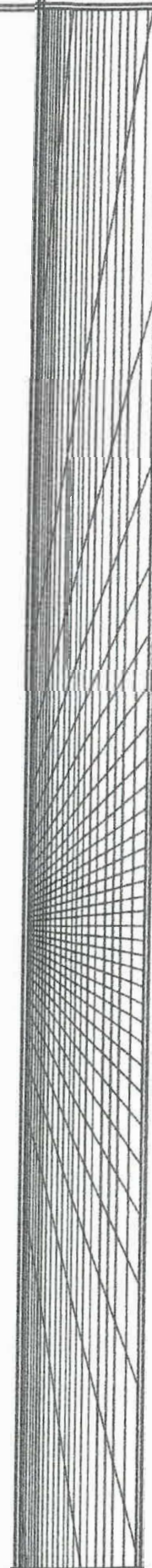
The Pre-Existing Non-Conforming variances requested by the Donovan's in the proposal include:

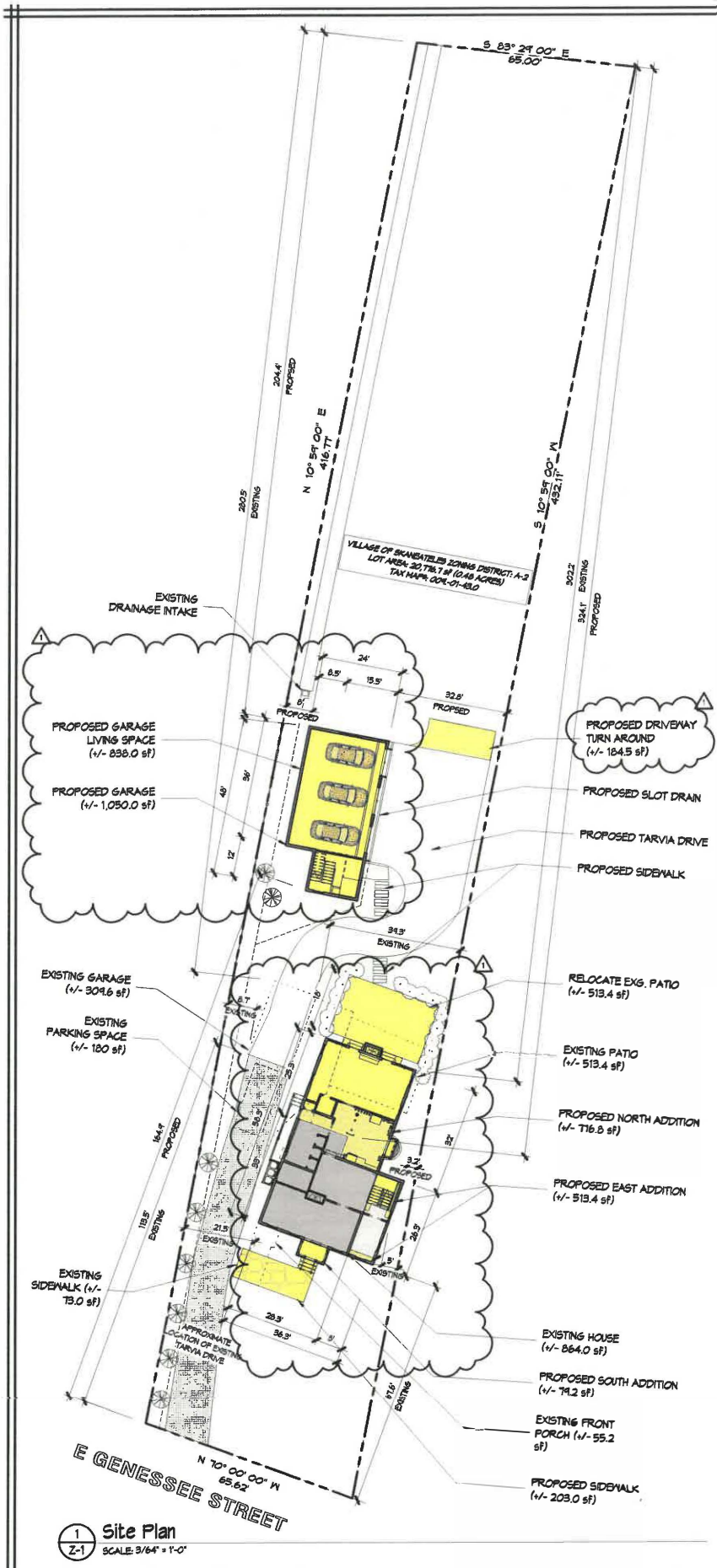
- Minimum Lot Area: +/- 27,505.0 SF where 30,000 SF are required, a variance of +/- 2,495.0 SF is requested
- Minimum Lot Width: +/- 65.6 FT where 100 FT are required, a variance of +/- 34.38 FT is requested
- Maximum Width of Structure: +/- 55.2% where 55% is required, a variance of +/- 0.2% is requested

The new variances requested by the Donovan's in this proposal include:

- Minimum Side Yard Setback, East: +/- 3.2 FT where 13 FT are required, a variance of +/- 9.8 FT is requested
- Minimum Combined Side Yard Setback: +/- 24.7 FT where 35 FT are required, a variance of +/- 10.3 FT is requested

The Donovan's would also propose to renovate and update the exterior with finishes to create some additional curb appeal and address the neighborhood in a proper fashion. While the variances may seem substantial at first glance it is solely due to the pre-existing non-conforming nature of the property. This development fits within the village design guidelines and would blend into the neighborhood nicely while giving the Donovan's reasonable use of their property. These changes would bring the Donovan's modest size home to a more comparable size to the homes surrounding theirs. Thank you for considering our proposal.





OPEN SPACE CALCULATIONS

LOT AREA: 21,505.0 sf

EXISTING LOT COVERAGE

EXISTING HOUSE	664.0 sf
EXISTING PATIO	513.4 sf
EXISTING FRONT PORCH	55.2 sf
EXISTING SIDEWALK	73.0 sf
EXISTING SIDE PORCH	111.6 sf
EXISTING GARAGE	304.6 sf
EXISTING PARKING	180.0 sf
TOTAL	2,106.8 sf
100 - (100 * (2,106.8 / 21,505.0))	= +/- 42.3 %

PROPOSED LOT COVERAGE

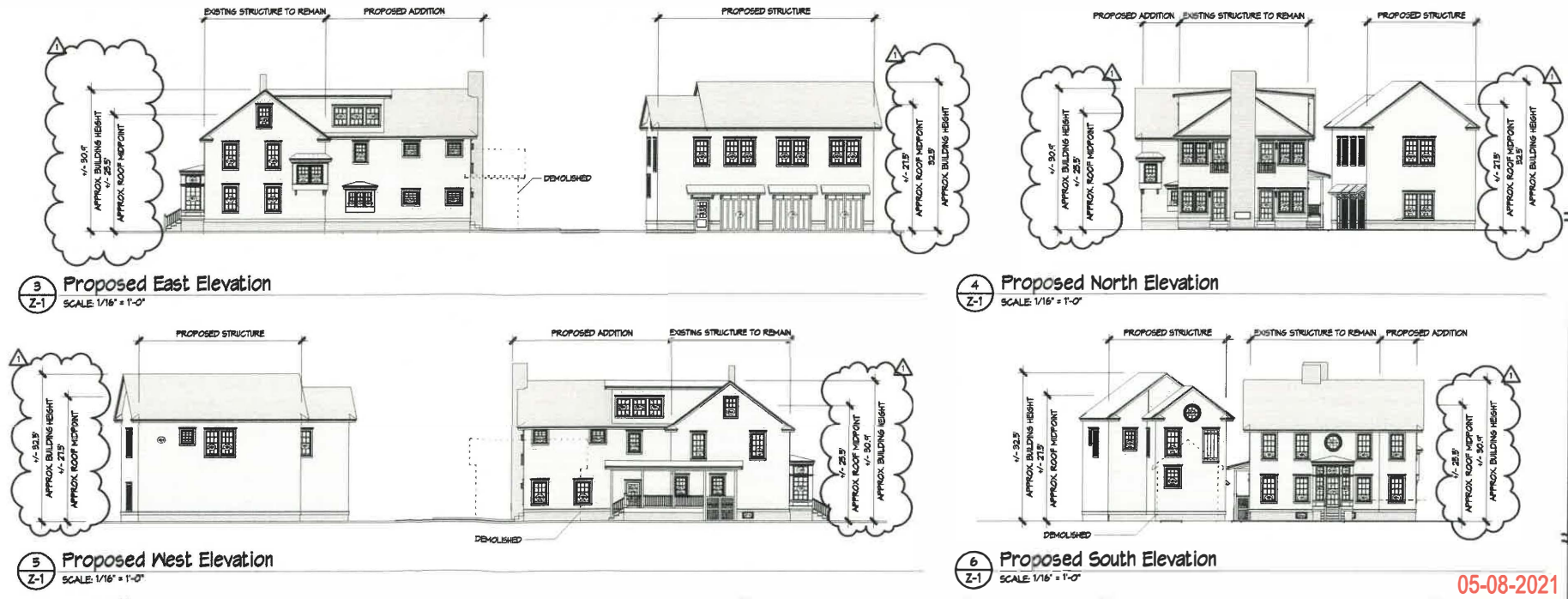
EXISTING HOUSE	664.0 sf
EXISTING PATIO	513.4 sf
DEMOLISHED GARAGE	-304.6 sf
DEMOLISHED FRONT PORCH	-55.2 sf
DEMOLISHED SIDE PORCH	-111.6 sf
DEMOLISHED SIDEWALK	-73.0 sf
PROPOSED SIDEWALK	203.0 sf
PROPOSED PARKING (IN GARAGE)	184.5 sf
PROPOSED DRIVEWAY TURN AROUND	164.5 sf
PROPOSED NORTH ADDITION	116.5 sf
PROPOSED SOUTH ADDITION (FRONT PORCH)	74.2 sf
PROPOSED WEST ADDITION (GARAGE)	1,050.0 sf
PROPOSED EAST ADDITION	513.4 sf
TOTAL	9,254.8 sf
100 - (100 * (9,254.8 / 21,505.0))	= +/- 56.9 %

DENSITY CONTROL SCHEDULE

Village of Skaneateles Zoning District - A-2

	REQ'D/ALLOWED	EXISTING	PROPOSED	DIFFERENCE	REQUESTED VARIANCE
MINIMUM LOT AREA	30,000 sf	+/- 21,505.0 sf	+/- 21,505.0 sf	-	+/- 2,450.0 sf (P.E.N.C.)
MINIMUM LOT WIDTH	100 Ft.	+/- 65.62 Ft.	+/- 65.62 Ft.	-	+/- 34.38 Ft. (P.E.N.C.)
MINIMUM OPEN SPACE	80 %	+/- 42.3 %	+/- 56.9 %	+/- 14.6 %	-
MINIMUM FRONT YARD SETBACK (SOUTH)	30 Ft. (64.8) ¹	+/- 67.6 Ft.	+/- 67.6 Ft.	-	-
ACCESSORY STRUCTURE (SOUTH)		+/- 119.5 Ft.	+/- 165.0 Ft.	+/- 45.5 Ft.	-
MINIMUM SIDE YARD SETBACK (WEST)	15 Ft. (15) ²	+/- 21.5 Ft.	+/- 21.5 Ft.	-	-
ACCESSORY STRUCTURE (WEST)		+/- 0.0 Ft.	+/- 0.0 Ft.	+/- 0.0 Ft.	+/- 7.0 Ft.
MINIMUM SIDE YARD SETBACK HOUSE (EAST)	15 Ft. (15) ²	+/- 5.0 Ft.	+/- 3.2 Ft.	+/- 1.8 Ft.	+/- 1.8 Ft.
ACCESSORY STRUCTURE (EAST)		+/- 34.3 Ft.	+/- 32.8 Ft.	+/- 1.5 Ft.	-
MINIMUM SIDE YARD SETBACK, TOTAL		+/- 26.5 Ft.	+/- 24.7 Ft.	+/- 1.8 Ft.	+/- 10.3 Ft.
ACCESSORY STRUCTURE TOTAL		+/- 48.0 Ft.	+/- 40.8 Ft.	+/- 7.2 Ft.	-
MINIMUM REAR YARD SETBACK (NORTH)	35 Ft. (86.4) ³	+/- 324.1 Ft.	+/- 302.2 Ft.	+/- 21.9 Ft.	-
ACCESSORY STRUCTURE (NORTH)		+/- 280.5 Ft.	+/- 204.4 Ft.	+/- 76.1 Ft.	-
MAXIMUM WIDTH OF STRUCTURE (% OF LOT WIDTH)	55 %	+/- 55.2 %	+/- 55.2 %	-	+/- 0.2% (P.E.N.C.)
MAXIMUM BUILDING HEIGHT	35 Ft. / 2.5 Stories	+/- 30.1 Ft.	+/- 32.5 Ft.	+/- 2.4 Ft.	-

* (P.E.N.C.) - PRE-EXISTING NON-CONFORMING.
¹ ARTICLE XV § 225-TO FRONT YARD: 15% OF LOT DEPTH BUT NOT LESS THAN 25 FEET
² ARTICLE XV § 225-TO SIDE YARDS: EACH 20% OF LOT WIDTH BUT NOT LESS THAN EIGHT FEET
³ ARTICLE XV § 225-TO REAR YARDS: 20% OF LOT DEPTH BUT NOT LESS THAN 25 FEET



SPACE Architectural Studio, P.C.
 3 Fennell Street, Suite #2 Skaneateles, N.Y. 13152
 Phone: (315) 685-0540 Email: admin@spacearchstudio.com

PROPOSED ADDITION
 for
TODD & ELLEN DONOVAN
 145 E Genesee Street
 Skaneateles, NY 13152

Revisions

No.	Description	Date
1	Planning Board Submittal Revisions	08/24/21

05-08-2021

THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AT THE SITE PRIOR TO THE COMPLETION OF ANY WORK AND PROMPTLY NOTIFY THE ARCHITECT IN WRITING OF ANY DISCREPANCIES FOUND.
 ALL DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF THE ARCHITECT AND SHALL BE USED ONLY ON THE JOB DESIGNATED.

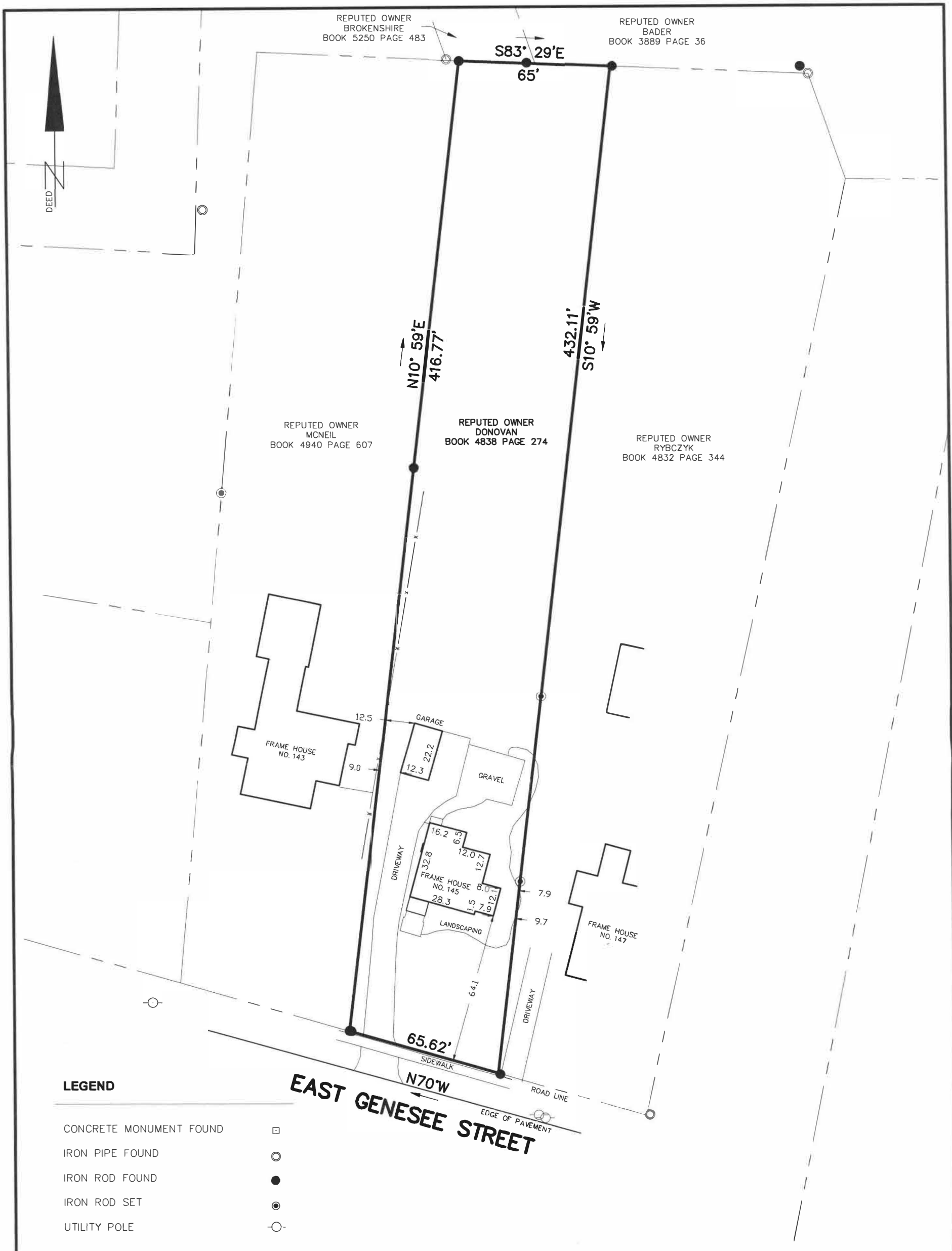
COPYRIGHT © PART 645(b) OF TITLE VII OF THE EDUCATION LAW OF NEW YORK PROHIBITS ANY AND ALL ALTERATIONS TO THIS DRAWING OR DOCUMENT BY ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED ARCHITECT. ANY SUCH ALTERATIONS SHALL BE NOTED, SEALED, AND SIGNED BY THE ALTERING ARCHITECT IN ACCORDANCE WITH THE REQUIREMENTS OF PART 645(b).

Project Number: 2021-04
 Date: 05/08/21
 Scale: As Indicated

Drawn by: LCM
 Checked by: Checker
Zoning Site Plan

Z-1





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 11-12-2018.

Paul J. Olszewski
 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 7209, SUB-DIVISION 2, OF THE NEW YORK STATE EDUCATION LAW."
 "COPIES FROM THE ORIGINAL OF THIS SURVEY MAP NOT MARKED WITH AN ORIGINAL OF THE LAND SURVEYOR'S INKED SEAL OR HIS EMBOSSED SEAL SHALL NOT BE CONSIDERED TO BE A VALID TRUE COPY."

DATE: NOVEMBER 12, 2018

SCALE: 1" = 40 FEET

PROJECT No. SK09-01-43

PARCEL OF LAND

PART OF MILITARY LOT 14
 COUNTY OF ONONDAGA

VILLAGE OF SKANEATELES
 STATE OF NEW YORK

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

VILLAGE OF SKANEATELES

26 Fennell St

Skaneateles, NY 13152

315-685-2118

Fax: 315-685-0730

Email: codes@villageofskaneateles.com

11/16jc

Application for a Building/Zoning Permit (page 1 of 2)

Date of Application 5/12/2021 Permit Date and Number

Name of Applicant KRISTIN GRAY

Address of Applicant 51 JORDAN STREET SKANEATELES, NY 13152

Applicant's Email KRISTINMGRAY@YAHOO.COM Contact #

Address of worksite 51 JORDAN STREET SKANEATELES, NY 13152

Name of Property Owner (if different from applicant)

Property Owner Address

Property Owner Email Contact #

Type of Work Proposed:

New Structure X Addition Alteration Swimming Pool Repair

Fence/Wall Paved Surface Other

Square Footage of new work 598.0 sf. Accurate Project Cost

Describe the work proposed: Demolishing the existing garage and erecting an updated 598 sf garage with finished second floor. 1.5 CAR

Zoning District (circle one): A-1 A-2 A-3 A-4 B C D PL

Tax Map Number 006-05-18.0 Square Footage of Lot

Existing use of lot ONE FAMILY RESIDENTIAL Proposed use of lot ONE FAMILY RESIDENTIAL

STRUCTURE INFORMATION:

Single Family Two Family Multi-Family Garage X Commercial

Accessory Building Boat House Other

Existing Use GARAGE Proposed Use GARAGE

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VILLAGE OF SKANEATELES

26 Fennell St

Skaneateles, NY 13152

315-685-2118

Fax: 315-685-0730

Email: codes@villageofskaneateles.com

Application for a Building/Zoning Permit (page 2 of 2)

LOT INFORMATION:

Indicate in box North South East West

Setbacks - Existing Structure

(Distances from structure to property or lot lines)

Front Yard _____ ft.

Left Side Yard _____ ft.

Right Side Yard _____ ft.

Rear Yard 24.5 ft.

Setbacks - Proposed work

Front Yard _____ ft.

Left Side Yard _____ ft.

Right Side Yard _____ ft.

Rear Yard 19 ft.

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

Does the proposed work/structure comply with the Energy Conservation Construction Code? Yes No N/A

Architect's Name SPACE ARCHITECTURAL STUDIO

Architect's Address 3 FENNELL STREET, #2 SKANEATELES, NY 13152

Contractor/Builder Name TBD

Contractor's Phone # _____

Contractor's Address _____

Contractor's Email _____

The applicant 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.

Date 5/12/21 Signature Kristin M Gray

Print Applicant's Name Kristin M Gray

Affidavit of Owner or Applicant

(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

VILLAGE OF SKANEATELES

26 Fennell St

Skaneateles, NY 13152

Fax: 315-685-0730

315-685-2118

Email: codes@villageofskaneateles.com

Building/Zoning Application Review Sheet

Date Received 5/13/21 Tax Map Number 006.-05-18

Applicant's Name KRISTIN GRAY

Address of Worksite 51 JORDAN ST

Permit Fee Date Received Amount Received

Additional Info. Requested

Date Review Completed 5/23/21 Signature [Signature]

Application Status: Approved Denied

Reasons for Denial - Does not comply with the following:

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

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 REV. / DEMOLITION

And/or Needs: Certificate of Approval from the Historical Landmarks Preservation Commission, Section 225

Critical Impact Permit, per Section 225-52, form Board of Trustees

Special Use Permit from the Zoning Board of Appeals

Permit Number Date Issue
Planning Board Review Zoning Board of Appeals Approval
Critical Impact Permit Approval Historical Commission Approval

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VILLAGE OF SKANEATELES

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

315-685-2118

Fax 315-685-0730

CK# 282
pd 5/12/2021
\$250.00

.....
(1) NOTICE OF APPEAL (2) APPLICATION FOR SPECIAL USE PERMIT
.....

Date of Application 5/12/2021

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

I/We KRISTIN GRAY
Printed or Typed Name of Appellant(s) and/or Applicant(s)

Address 51 JORDAN 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: SEE DRAWING

Article _____ Section 225 Subsection A5

Article VIII Section 225 Subsection 29

Article _____ Section 225 Subsection _____

VILLAGE OF SKANEATELES

MAY 13 2021

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(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:

51 Street Number JORDAN STREET Street Name

Tax Map Number 006.-05-28.0

ZONING BOARD OF APPEALS

Village of Skaneateles

26 Fennell Street

Skaneateles, NY 13152

315-685-2118

Fax 315-685-0730

The applicant shall use this sheet to state the Zoning Board of Appeals details of the variances requested.

Zoning District of the lot D

Column

- #1 From the Density Control Schedule (Section 225-A5) fill in the minimum requirements for said lot in your Zoning District
- #2 Indicate the existing set-back dimensions, percentages, that are not-conforming with the figures in column #1, and that will not be changed by the proposed construction
- #3 Indicate the dimensions, area (in square feet) and percentages that will result from your proposed construction
- #4 Indicate the variance requested (subtract #3 from #1)

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VILLAGE OF SKANEATELES

Columns →	#1	#2	#3	#4
Open Area (sq. ft.) as a % of lot area	20%	+/- 72.4%	+/- 71.6%	
Front yard dimension (ft.)	10 ft	+/- 168.9 ft	+/- 168.9 ft	
Left side yard dimension (ft.)	0 ft	+/- 32.5 ft	+/- 32.4 ft	
Right side yard dimension (ft.)	0 ft	+/- 2.6 ft	+/- 2.6 ft	
Both side yards combined (ft.)	0 ft	+/- 35.1 ft	+/- 35.5 ft	
Rear yard dimension (ft.)	20 ft	+/- 245 ft	+/- 19.0 ft	+/- 1.0 ft
Max. width of structure as a % of lot width (Structure width divided by lot width)	75 ft	+/- 28.1 ft	+/- 28.1 ft	
Min. livable floor area, each dwelling	600	-	-	

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. Attach other sheets as needed to support your appeal/application

SEE NARRATIVE

Dated 5/12/21

Kristin M. Gray
Signature of Applicant/Appellant

**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.

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VILLAGE OF SKANEATELES

Part 1 – Project and Sponsor Information			
Name of Action or Project: NEW GARAGE			
Project Location (describe, and attach a location map): 51 JORDAN STREET SKANEATELES, NY 13152			
Brief Description of Proposed Action: DEMOLISHING THE EXISTING GARAGE + ERECTING AN UPDATED 598 SQUARE FOOT ONE-CAR GARAGE WITH FINISHED SECOND FLOOR			
Name of Applicant or Sponsor: KRISTIN GRAY		Telephone:	
		E-Mail: KRISTINMARLY@YAHOO.COM	
Address: 51 JORDAN 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 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:		NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		0.27	acres
b. Total acreage to be physically disturbed?		_____	acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		_____	acres
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. <input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?	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 type="checkbox"/>	<input checked="" 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: _____ _____ _____			

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 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 checked="" type="checkbox"/> Urban <input checked="" type="checkbox"/> 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?	NO	YES
If Yes,	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a. Will storm water discharges flow to adjacent properties?	<input type="checkbox"/>	<input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	<input type="checkbox"/>	<input type="checkbox"/>
If Yes, briefly describe:		

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)?	NO	YES
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?	NO	YES
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?	NO	YES
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: <u>WILLIAM L MURPHY JR</u> Date: <u>5.12.2021</u>		
Signature: <u><i>William L. Murphy Jr.</i></u> Title: <u>ARCHITECT</u>		

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Agency Use Only [If applicable]

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: 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"/>

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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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VILLAGE OF SKANEATELES

- 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

Village of Skaneateles
26 Fennell Street
Skaneateles, New York 13152
315-685-2118 Fax 315-685-2118

part of CK #283
pd 5/18/2021
\$50.00

.....
APPLICATION FOR A DEMOLITION PERMIT
.....

Fill out the following information regarding the demolition of the structure. Submit an up to date survey map of the property showing the location of the structure to be demolished. The owner or authorized agent of the structure must sign this application. The fee for this permit is \$50.00

Date 5/14/2021

Name of Applicant KRISTIN GRAY Phone 315-410-2966

Address of Applicant 51 JORDAN STREET SKANEATELES, NY 13152

Name of Structure Owner SAME

Address of Structure Owner SAME **RECEIVED**

Name of Contractor TBD Phone # MAY 25 2021

Address of Contractor _____ VILLAGE OF SKANEATELES

INFORMATION ON STRUCTURE OR PORTION OF STRUCTURE TO BE DEMOLISHED:

Address 51 JORDAN STREET SKANEATELES, NY 13152

Tax Map Number 006-05-28.0

Description of Structure or Portion to be demolished EXISTING ONE-CAR
GARAGE TO BE DEMOLISHED + REPLACED WITH ONE-AND-
A-HALF-CAR GARAGE WITH FINISHED SPACE ABOVE.

EXISTING GARAGE IS IN POOR CONDITION + NEEDS UPDATING.

Village of Skaneateles
26 Fennell Street
Skaneateles, New York 13152
315-685-2118 Fax 315-685-2118

Full Demo Partial Demo Move Structure

Present use of Structure GARAGE Year Constructed 1930

Reason for Demolition REACHED AGE OF USEFUL LIFE

*If the structure was built prior to 1980, please submit a copy of the Asbestos/Lead Survey Report and the Removal Abatement Certification Declaration.

What will be the disposition and safety protection of any resulting open excavation? TBD

Detail dust control and erosion control methods to be used during demolition TBD

Have utility connections been terminated? Water _____ Electric _____ Gas _____ Sewer _____

What hours of the day will the demolition process take place? TBD

Will there be a new structure to replace demolished structure? YES

Was the Onondaga County Department of Health Division of Environmental Health contacted?

Yes/No NOT AT THIS TIME

Kurtin M. Gray Signature of Applicant

Kurtin M. Gray Signature of Structure Owner

Date 5/10/21



Project Narrative

Kristen Gray

Project Location: 51 Jordan Street, Skaneateles, N.Y. 13152

Tax Map No.: 006.-05-28.0

Village Zoning District: D

SPACE Architectural Studio project #: 2021-12

Date: 13 May 2021

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VILLAGE OF SKANEATELES

Kristin Gray is looking to upgrade the garage on her property, located adjacent to the Robert D. Gray Funeral Home and its parking lot structure. She and her family have owned this property, and several adjacent parcels in Skaneateles, for a long time. Additionally, they have made themselves an important part of the community by providing necessary bereavement to Skaneateles and the surrounding area.

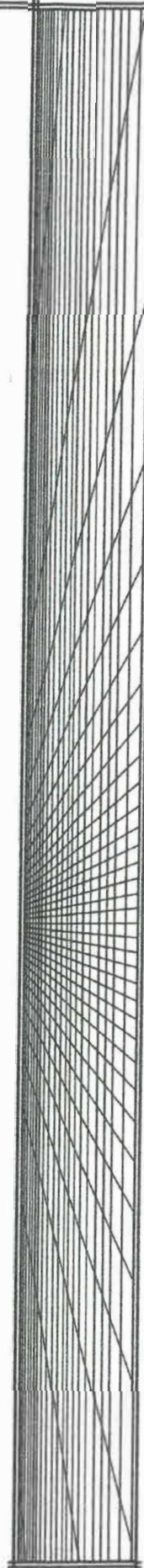
She is proposing to demolish the existing garage, as it is in poor condition, having reached the age of its useful life. She then plans to erect a new one-and-a-half-car garage with a storage space above it. In addition to space for one car, the first floor has a trash area, shelving, and a staircase leading up to the second floor. The second floor consists of the staircase and an open area, which Ms. Gray plans to use for storage.

The east façade of the garage includes an overhead garage door, a 6-panel glass door, basic windows on the second floor, and an oval window at the top of the structure to mimic an existing window on the residential façade of the existing home. The south-facing façade proposes to mimic the distinctive window pattern seen on the front of the house to give it some of the 1910's character of the original home. All windows and doors will feature decorative trim, indicative of the character seen elsewhere in the village. The north façade has been left intentionally bare, as it neighbors a yard on the adjacent parcel that is used by their rental unit. Due to the proximity of the lot line, this structure will be constructed of fire rated materials at an additional cost. Lastly, the west façade has a single basic window and the same decorative oval window seen on the east side of the garage. This proposal would require only one variance:

The new variance requested by Ms. Gray in this proposal include:

- Minimum Read Yard Setback: +/- 19.0 FT where 20 FT are required, a variance of +/- 1.0 FT is requested

The proposed structure will match the details and finishes of the existing main structure on the property, maintaining and improving the overall character of the property and neighborhood. The proposed structure will not impact the surrounding lots as the increased area as the variance allows for the new structure to be pushed back only one foot into an existing parking lot. This is a small variance that would allow for the space needed in the proposed garage. The structure is larger than the existing garage, but is expanded within the buildable area on the property. Thank you for considering our proposal.





OPEN SPACE CALCULATIONS

LOT AREA: 11,849.0 sf

EXISTING LOT COVERAGE

EXISTING HOUSE, DECK, & PATIO: 1,844.0 sf
 EXISTING GARAGE: 471.4 sf
 EXISTING PARKING (5 SPACES): 430.0 sf
 TOTAL: 2,745.4 sf

$100 \cdot (100 - 2,745.4 / 11,849.0) = 76.4\%$

PROPOSED LOT COVERAGE

EXISTING LOT COVERAGE: 3,389.4 sf
 PROPOSED GARAGE: -471.4 sf
 PROPOSED PARKING: 0 sf
 PROPOSED NORTH ADDITION: 0 sf
 PROPOSED SOUTH ADDITION: 0 sf
 PROPOSED WEST ADDITION (GARAGE): 546.0 sf
 PROPOSED EAST ADDITION: 0 sf
 TOTAL: 2,414.0 sf

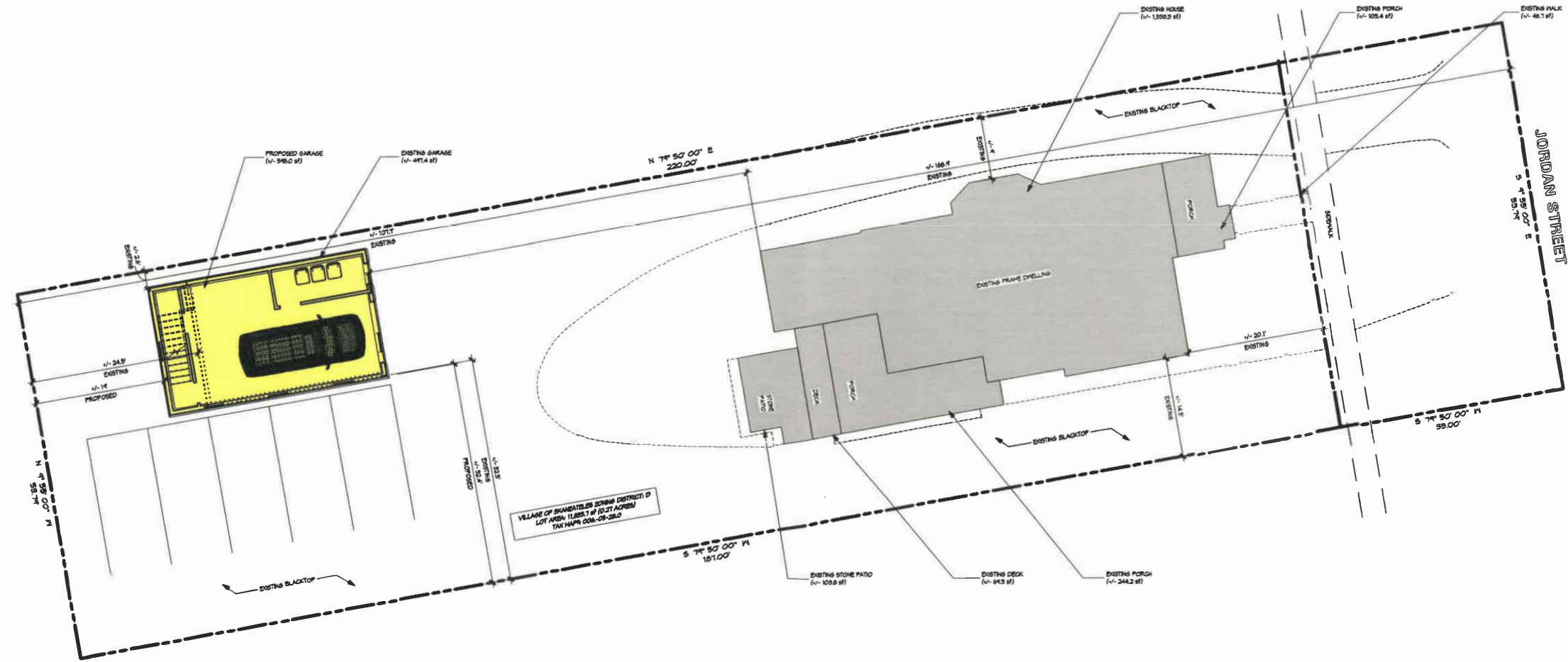
$100 \cdot (100 - 2,414.0 / 11,849.0) = 83.6\%$

DENSITY CONTROL SCHEDULE

Village of Skaneateles Zoning District - D

	REQ'D./ALLOWED	EXISTING	PROPOSED	DIFFERENCE	REQUESTED VARIANCE
MINIMUM LOT AREA	3,000 sf	± 11,833.7 sf	± 11,833.7 sf	-	-
MINIMUM LOT WIDTH	30 ft.	± 53.6 ft.	± 53.6 ft.	-	-
MINIMUM OPEN SPACE	20 %	± 72.4 %	± 71.6 %	± 0.8 %	-
MINIMUM FRONT YARD SETBACK (EAST)	10 ft.	± 20.1 ft.	± 20.1 ft.	-	-
ACCESSORY STRUCTURE (EAST)		± 168.9 ft.	± 168.9 ft.	-	-
MINIMUM SIDE YARD SETBACK (SOUTH)	0 ft. ¹	± 14.5 ft.	± 14.5 ft.	-	-
ACCESSORY STRUCTURE (SOUTH)		± 32.5 ft.	± 32.4 ft.	± 0.1 ft.	-
MINIMUM SIDE YARD SETBACK HOUSE (NORTH)	0 ft. ¹	± 9.0 ft.	± 9.0 ft.	-	-
ACCESSORY STRUCTURE (NORTH)		± 2.6 ft.	± 2.6 ft.	-	-
MINIMUM SIDE YARD SETBACK, TOTAL	0 ft. ¹	± 23.5 ft.	± 23.5 ft.	-	-
ACCESSORY STRUCTURE TOTAL		± 35.1 ft.	± 35.5 ft.	± 0.4 ft.	-
MINIMUM REAR YARD SETBACK (WEST)	20 ft.	± 107.1 ft.	± 107.1 ft.	-	-
ACCESSORY STRUCTURE (WEST)		± 24.5 ft.	± 14.0 ft.	± 5.5 ft.	± 1.0 ft.
MAXIMUM WIDTH OF STRUCTURE	75 ft. ²	± 28.1 ft.	± 28.1 ft.	-	-
MAXIMUM BUILDING HEIGHT	45 ft. / 3.5 Stories	30 ft./2.5 Stories	30 ft./2.5 Stories	-	-

* (P.E.N.C.) - PRE-EXISTING NON-CONFORMING.
¹ ARTICLE V § 225-15 THERE ARE NO SIDE YARD REQUIREMENTS IN THE DOWNTOWN D DISTRICT
² ARTICLE V § 225-15 MAXIMUM WIDTH SHALL BE 2.5 TIMES THE HEIGHT OF THE BUILDING



Zoning Site Plan
 SCALE: 1/8" = 1'-0"

SPACE Architectural Studio, P.C.
 3 Fennell Street, Suite #2 Skaneateles, N.Y. 13152
 Phone: (315) 685-0540 Email: admin@spacearchstudio.com

NEW CARRIAGE HOUSE
 for
KRISTIN GRAY
 51 JORDAN STREET
 SKANEATELES, NY 13152

Revisions

NO.	DESCRIPTION

5-11-2021: Planning Board Submittal

THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AT THE SITE PRIOR TO THE COMPLETION OF ANY WORK AND PROMPTLY NOTIFY THE ARCHITECT IN WRITING OF ANY DISCREPANCIES FOUND.
 ALL DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF THE ARCHITECT AND SHALL BE USED ONLY ON THE JOB DESIGNATED.

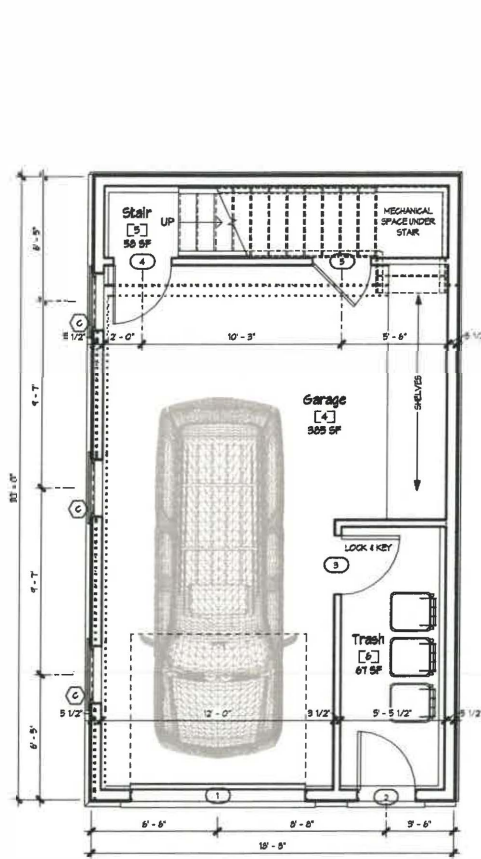
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Project Number:	2021-12	Drawn by:	LCM
Date:	05/11/21	Checked by:	Checker
Scale:	As Indicated		

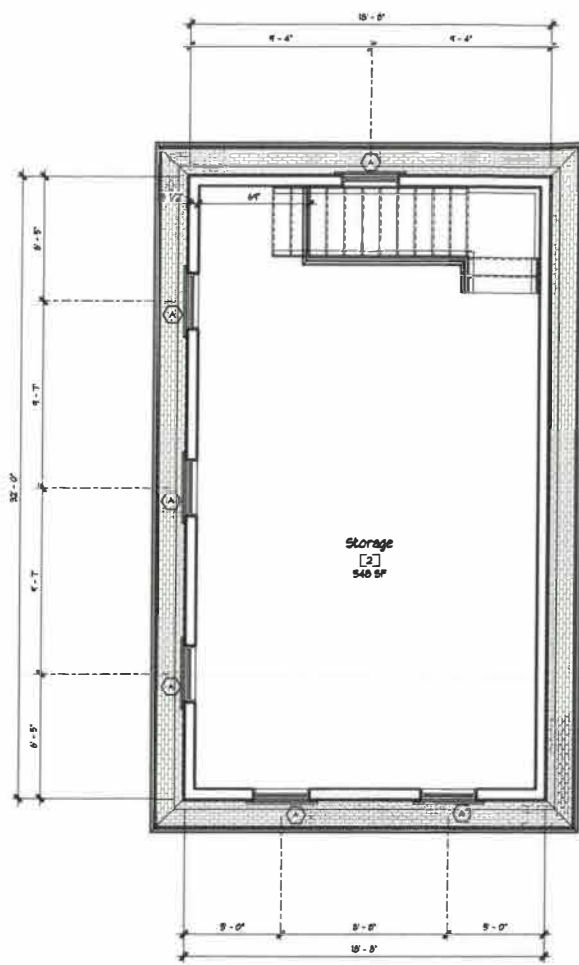
Zoning Site Plan

Z-1

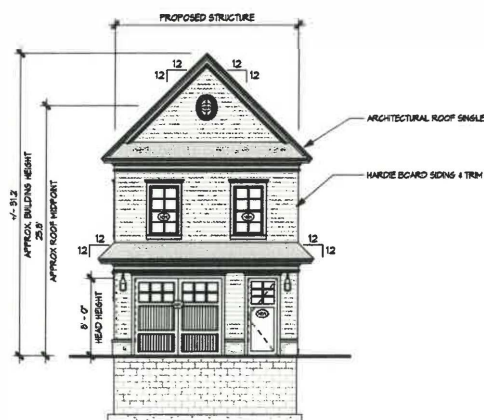




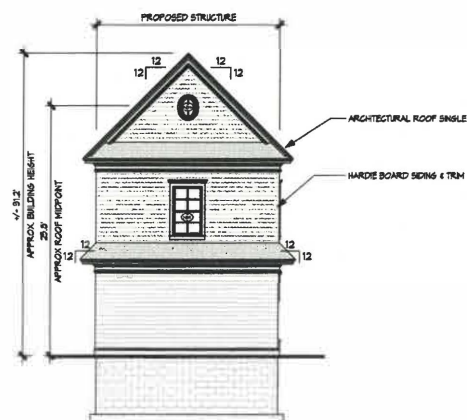
1 Proposed First Floor Plan
SCALE: 1/4" = 1'-0"



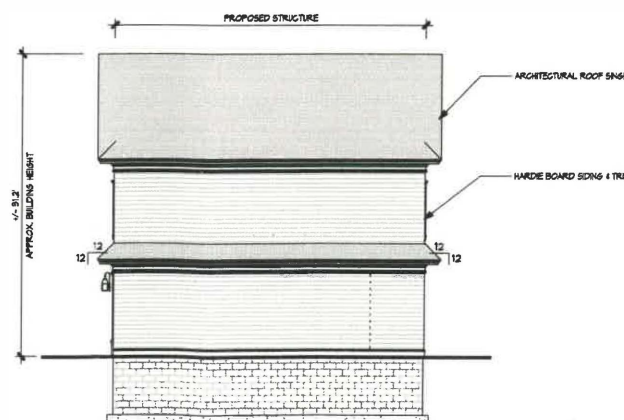
2 Proposed Second Floor Plan
SCALE: 1/4" = 1'-0"



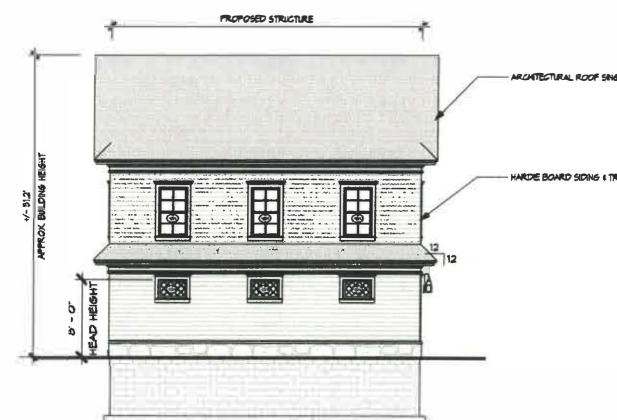
3 Proposed East Elevation
SCALE: 1/8" = 1'-0"



4 Proposed West Elevation
SCALE: 1/8" = 1'-0"



5 Proposed North Elevation
SCALE: 1/8" = 1'-0"



6 Proposed South Elevation
SCALE: 1/8" = 1'-0"

SPACE Architectural Studio, P.C.
3 Fennell Street, Suite #2 Skaneateles, N.Y. 13152
Phone: (315) 685-0540 Email: admin@spacearchstudio.com

NEW CARRIAGE HOUSE
for
KRISTIN GRAY
51 JORDAN STREET
SKANEATELES, NY 13152

No.	Revisions	Description



THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AT THE SITE PRIOR TO THE COMPLETION OF ANY WORK AND PROMPTLY NOTIFY THE ARCHITECT IN WRITING OF ANY DISCREPANCIES FOUND.
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Project Number:	2021-12	Drawn by:	LGM
Date:	05/11/21	Checked by:	Checker
Scale:	As Indicated		

5-11-2021: Planning Board Submittal

Zoning Floor Plans & Elevations

Z-2

FOR CONVEYANCE AND/OR MORTGAGE PURPOSES ONLY OCCURRING WITHIN ONE YEAR OF THE LATEST CERTIFICATION DATE ONLY.

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS MAP WAS MADE FROM AN ACTUAL SURVEY ON 10-15-1956. MAPS WITHOUT THE SIGNER'S EMBOSSED SEAL ARE UNCERTIFIED COPIES ASSUMED TO CONTAIN UNAUTHORIZED ALTERATIONS.

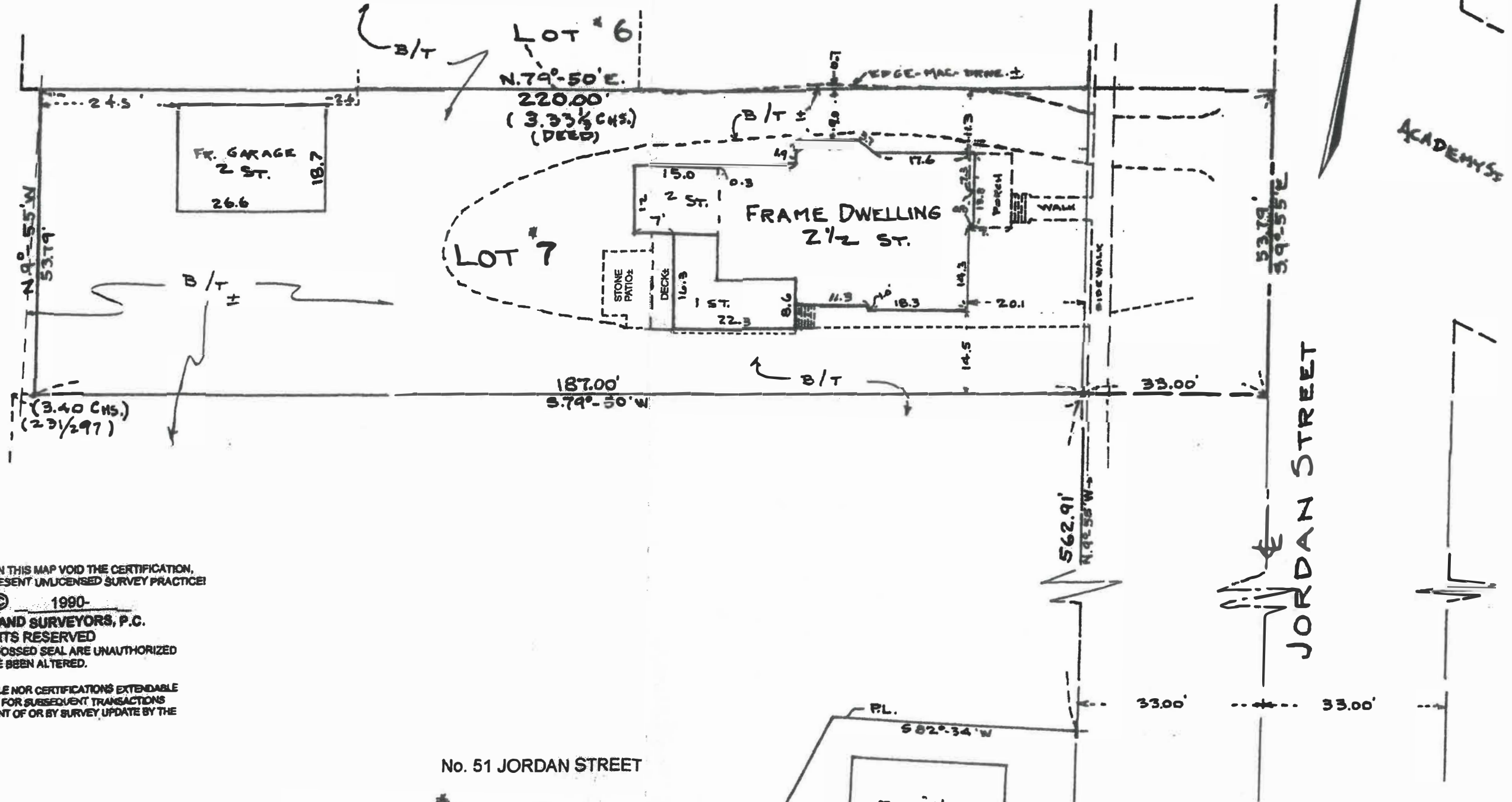
RECERTIFIED ON: APR. 16, 2021



VILLAGE OF SKANEATELES

MAY 13 2021

RECEIVED



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No. 51 JORDAN STREET
LOT # 7 IN BLOCK 23
VILLAGE OF SKANEATELES
COUNTY OF ONONDAGA, STATE OF NEW YORK

scale 1 in = 20 ft.

COTTRELL LAND SURVEYORS, PC
7308 STATE ROUTE 173, MANLIUS, NY 13104
Aug. 15, 1956. (315) 682-8121 WWW.COTTRELLSURVEYORS.COM

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SITE PLAN NEEDED

VILLAGE OF SKANEATELES
26 Fennell St
Skaneateles, NY 13152

315-685-2118

Fax: 315-685-0730

Email: codes@villageofskaneateles.com
11/16jc

Application for a Building/Zoning Permit (page 1 of 2)

Date of Application 2-10-2011 ^{REV. 1-13-2021} Permit Date and Number _____

Name of Applicant Ben & Robby Carter

Address of Applicant 8 Leitch Avenue Skaneateles, NY 13152

Applicant's Email CARTER.BEN@verizon.net Contact # 315-246-0536

Address of worksite 8 Leitch Avenue

Name of Property Owner (if different from applicant) _____

Property Owner Address [Signature]

Property Owner Email _____ Contact # _____

Type of Work Proposed:

New Structure Addition Alteration Swimming Pool Repair

Fence/Wall Paved Surface Other

Square Footage of new work 648 LIVING
5710 GARAGE Accurate Project Cost _____

Describe the work proposed: REMOVE EXIST 2 CAR DETACHED GARAGE, BUILD
2 CAR ATTACHED GARAGE w/ OFFICE / EXERCISE ROOM 1/2 BATH
& STAIRS ABOVE 5x10 4x4 PORCH.
OFFICE 11'-4" x 17'-9"

Zoning District (circle one): A-1 A-2 A-3 A-4 B C D PL

Tax Map Number 008-01-42.0 Square Footage of Lot 10,775 SF

Existing use of lot Residential Proposed use of lot Residential

STRUCTURE INFORMATION:

Single Family Two Family Multi-Family Garage Commercial

Accessory Building Boat House Other

Existing Use single family Proposed Use single family

VILLAGE OF SKANEATELES
26 Fennell St
Skaneateles, NY 13152

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

Fax: 315-685-0730

Application for a Building/Zoning Permit (page 2 of 2)

LOT INFORMATION: Indicate in box North South East West

Setbacks - Existing Structure		Setbacks - Proposed work	
(Distances from structure to property or lot line)			
<input checked="" type="checkbox"/> W	Front Yard <u>109</u> ft. <i>GARAGE</i>	Front Yard <u>109</u> ft.	<i>HOUSE</i> <u>35.0</u>
<input checked="" type="checkbox"/> N	Left Side Yard <u>4.1</u> ft.	Left Side Yard <u>4.1</u> ft.	<u>5.5</u>
<input checked="" type="checkbox"/> S	Right Side Yard <u>46</u> ft.	Right Side Yard <u>42</u> ft.	<u>10.1 (42 New)</u>
<input checked="" type="checkbox"/> E	Rear Yard <u>10.8</u> ft.	Rear Yard <u>10.8</u> ft.	<u>17.8</u>

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

Does the proposed work/structure comply with the Energy Conservation Construction Code? (Yes, No, N/A)

Architect's Name Eggleston & Krenzer Architects PC

Architect's Address 1391 E. Geneva Street Skaneateles, NY 13152

Contractor/Builder Name _____

Contractor's Phone # _____

Contractor's Address _____

Contractor's Email _____

The applicant 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 concerning this work.

Date 2/10/21 Signature [Signature]

Print Applicant's Name BEN CARTER

Affidavit of Owner or Applicant

(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

VILLAGE OF SKANEATELES

26 Fennell St

Skaneateles, NY 13152

315-685-2118

Fax: 315-685-0730

Email: codes@villageofskaneateles.com

Building/Zoning Application Review Sheet

Date Received 4-19-21 Tax Map Number 008-01-42

Applicant's Name Ben & Betsy Carter

Address of Worksite 8 Leitch Avenue

Permit Fee Date Received Amount Received

Additional Info. Requested

Date Review Completed 5/4/21 Signature [Signature]

Application Status: Approved [X] Denied

Reasons for Denial - Does not comply with the following:

Section 225-A5, Density Control Schedule for:

- Front Yard Setback [X] Side Yard Setback, left [X] Side Yard Setback, Right [X] Rear Yard Setback [X] Percentage of Open Area [X] Both Side Yards Combined [X] Percentage of Structure width/lot width [X]

- Other Density Control Schedule [X] Section 225-69D, Non-conforming Buildings, Structures and Uses, Extension or Expansion [X] Section 225-14(d), Swimming Pools, 25 ft. distance to lot lines [X] Section 225-14C (5) (a/b), Accessory Buildings, distance to lot lines or structures [X] Section 225-A1-3, Permitted Use Chart [X] Other Sections of the Zoning Law

- And/or Needs: Certificate of Approval from the Historical Landmarks Preservation Commission, Section 225-25 [X] Critical Impact Permit, per Section 225-52, form Board of Trustees [X] Special Use Permit from the Zoning Board of Appeals [X]

Permit Number Date Issue Planning Board Review Zoning Board of Appeals Approval Critical Impact Permit Approval Historical Commission Approval

RECEIVED

VILLAGE OF SKANEATELES

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

315-685-2118

Fax 315-685-0730

part of CK # 245
250.00
pd 2/19/2011

site plan
review

(1) NOTICE OF APPEAL

(2) APPLICATION FOR SPECIAL USE PERMIT

\$ 225.00

Date of Application 4.13.2021 REV
2.10.2021

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

I/We Ben Petry Carter
Print or Typed Name of Appellant(s) and/or Applicant(s)

Address 8 Leitch Avenue Skaneateles, NY 13152

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

X 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 _____ Section 225 Subsection A5

Article _____ Section 225 Subsection _____

690

Article _____ Section 225 Subsection 220(5)

(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:

8 Street Number Leitch Avenue Street Name

Tax Map Number 008-01-42.0

RECEIVED

FEB 11 2021

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

315-685-2118

Fax 315-685-0730

The applicant shall use this sheet to state the Zoning Board of Appeals details of the variances requested.

Zoning District of the lot A2

Column

- #1 From the Density Control Schedule (Section 225-A5) fill in the minimum requirements for said lot in your Zoning District
- #2 Indicate the existing set-back dimensions, percentages, that are not conforming with the figures in column #1, and that will not be changed by the proposed construction
- #3 Indicate the dimensions, area (in square feet) and percentages that will result from your proposed construction
- #4 Indicate the variance requested (subtract #3 from #1)

REV.
3.23.21

Columns →	#1	#2	#3	#4
Open Area (sq. ft.) as a % of lot area	85%	72.8% 70.0%	70.4% 74.8%	14.6% 10.2%
Front yard dimension (ft.)	30'		109	-
Left side yard dimension (ft.)	15		4.5 4.1	10.5' 10.9'
Right side yard dimension (ft.)	15		42	-
Both side yards combined (ft.)	35		46.1 23.6	11.4'
Rear yard dimension (ft.)	35	GARAGE 10.8	10.8 10.8	10.2' 24.2'
Max. width of structure as a % of lot width (Structure width divided by lot width)	65%		68.5%	3.5%
Min. livable floor area, each dwelling	1200		> 1200 SF	-

APPROVED
9.9%

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

225.00.D EXPANSION OF NON CONFORMING STRUCTURE

OPEN AREA 72.8% -

Please state below all reasons to support your appeal or application. Attach other sheets as needed to support your appeal/application

EXISTING GARAGE ONLY 18' DEEP INSIDE, REPLACE DETACHED GARAGE SAME AREA / SETBACKS W/ LIVING SPACE ABOVE TO BE USED FOR HOME OFFICE & EXERCISE AREA. OPEN AREA CONSISTANT WITH SMALLER LOTS IN A2 DISTRICT. SIDE & REAR YARD SETBACKS, SAME AS EXIST. TRADITIONAL MULTIFUNCTIONAL SPACE

Dated 2/10/2021 REV. 4.13.21

Signature of Applicant/Appellant

TO CORRECTLY HOUSE

GARAGE MOVED 7 FT TO LEFT TO NOT INTERFERE WITH EXISTING ROOT SYSTEM OF TREE - ATTACHED TO HOUSE TO ELIMINATE SEPARATION VARIANCE, LESS NON-CONFORMING THAN EXIST. GARAGE, SIMILAR OPEN AREA, EXIST FOUNDATION TO REMAIN, 2 STORY GARAGES BEHIND HOUSE TYPICAL ON HITCH AUG, WILL NOT INTERFERE WITH NEIGHBORS TREE ROOTS AT ALL.

ZBA - Special Use Permit

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: <i>Carter GARAGE</i>			
Project Location (describe, and attach a location map): <i>8 Leitch Avenue</i>			
Brief Description of Proposed Action: <i>REMOVE EXIST GARAGE CONSTRUCT NEW 2 CAR GARAGE w/ OFFICE / EXERCISE ROOM ABOVE - ATTACHED TO EXIST HOUSE</i>			
Name of Applicant or Sponsor: <i>Ben & Detsy Carter</i>		Telephone: <i>315-246-0536</i>	
Address: <i>8 Leitch Avenue</i>		E-Mail: <i>CARTER.Ben@Verizon.net</i>	
City/PO: <i>Skaneateles</i>	State: <i>NY</i>	Zip Code: <i>13152</i>	
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: <i>BUILDING PERMIT - VILLAGE SKANEATELES</i>		NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		<i>0.25</i> acres	
b. Total acreage to be physically disturbed?		<i>< 0.1</i> acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		<i>0.25</i> 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 type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?	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 type="checkbox"/>	<input checked="" type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities?	NO	YES	
If No, describe method for providing wastewater treatment: _____ _____	<input type="checkbox"/>	<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?	NO	YES	
	<input type="checkbox"/>	<input checked="" 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: _____ _____ _____			

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		
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?	NO	YES
If Yes,	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
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)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
If Yes, briefly describe: <u>STORM WATER</u>		
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)?	NO	YES
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?	NO	YES
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?	NO	YES
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: <u>BOB CARTER</u> Date: <u>3.23.2021</u> Signature: <u>[Signature]</u> Title: <u>OWNER</u>		



Dennis Dundon <ddundon1914@gmail.com>

Amended Carter application 8 Lietch Ave

3 messages

Bob Eggleston <roeggleston@hotmail.com> Wed, Apr 14, 2021 at 12:37 PM
To: "John Crompt, CEO" <codes@villageofskaneateles.com>, Dennis DUNDON <ddundon1914@gmail.com>, Riccardo Galbato <rgalbato@galbatolaw.com>
Cc: "ben@electrispecny.com" <ben@electrispecny.com>, "carter.betsy@verizon.net" <carter.betsy@verizon.net>

John and Dennis

Attached is the revised amended variance application for Ben Carter. This replaces the submission of March 23, 2021 in that it now responds to the neighbor's arborist report submitted to the board March 24.

The garage is 1 ft smaller in both direction so it is moved 7 ft to the west from the existing garage and 1.4 ft to the south. The proposed rear and left side yard are less nonconforming than the original application. Connecting the garage to the house eliminates the separation variance but adds a variance for Section 225-69D. The open area variance is less than originally requested.

More important is accommodating the concerns that the neighbor's arborist has of exposing the neighbor's tree roots to the air or cutting roots or major branches. The existing foundation will be retained so the roots are not exposed. There is at least 1 ft of space between the existing foundation and the remaining foundation to work and provide a buffer. I have a section showing this detail. Any heavy machinery will work from the south and east and not travel over the existing root system. We show placing wood chip mulch over the exposed roots on the Carter property then from the foot construction traffic.

I am getting existing survey information so I can accurately draw a neighborhood section/elevation showing the existing Carter house, proposed garage and neighbor's house as requested by the ZBA chairman. That will be ready before the ZBA meeting.

Let me know if you need hard copies and if this will be going back to the Planning Board for their referral and site plan review as it relates to the demolition of the existing garage that they already approved.

Kindly acknowledge receipt of this email

Thanks

Bob Eggleston

Eggleston & Krenzer, Architects PC

315-345-4847

Sent from Mail for Windows 10

3 attachments

 **carter amended application 4.14.21-04142021121656.pdf**
5610K

 **carter revised attached garage-04132021165501.pdf**
1510K

 **carter revised attached garage-04132021165501.pdf**
1510K

John Crompt <Codes@villageofskaneateles.com> Wed, Apr 14, 2021 at 3:56 PM
To: Bob Eggleston <roeggleston@hotmail.com>, Dennis DUNDON <ddundon1914@gmail.com>, Riccardo Galbato <rgalbato@galbatolaw.com>
Cc: "ben@electrispecny.com" <ben@electrispecny.com>, "carter.betsy@verizon.net" <carter.betsy@verizon.net>

Bob,

Please drop off one hardcopy by 4:30pm on 4/15/21 and a \$100.00 check for a modification fee. The modified plan will then be reviewed by the codes office and referred to the PB.

Thank you.

[Quoted text hidden]

Bob Eggleston <roeggleston@hotmail.com> Wed, Apr 14, 2021 at 4:30 PM
To: Dennis DUNDON <ddundon1914@gmail.com>
Cc: "ben@electrispecny.com" <ben@electrispecny.com>

Dennis

Please enter this email into the Carter file so the Planning Board and the ZBA knows we are communicating directly with the O'Sullivans to the north to help relieve thier concerns about the health and welfare of the maple tree that is adjacent to the existing garage.

Thanks

Bob

Robert O. Eggleston, RA
Eggleston & Krenzer Architects, PC
The Trolley Bldg
1391 East Genesee Street
Skaneateles, NY 13152

315-685-8144 office
315-345-4847 cell

From: Bob Eggleston <roeggleston@hotmail.com>
Sent: Wednesday, April 14, 2021 4:26 PM
To: 'osullivanfamily@aol.com' <osullivanfamily@aol.com>
Cc: ben@electrispecny.com <ben@electrispecny.com>; carter.betsy@verizon.net

4/28/2021

Gmail - Amended Carter application 8 Lietch Ave

<carter.betsy@verizon.net>

Subject: Fw: Amended Carter application 8 Lietch Ave

John and Elizabeth

Ben and Betsy Carter wanted me to share the revised plans for their garage with you that replaces the submission of March 23, 2021 in that it now responds to your arborist report submitted to the board March 24. The garage is 1 ft smaller in both directions, so it is moved 7 ft to the west from the existing garage and 1.4 ft to the south.

More important is accommodating the concerns that your arborist has of exposing the maple tree roots to the air or cutting roots or major branches. The existing foundation will be retained so the roots are not exposed. There is at least 1 ft of space between the existing foundation and the new foundation to work in and provide a buffer. I have a section showing this detail. Any heavy machinery will work from the south and east and not travel over the existing root system. I show placing wood chip mulch over the exposed roots on the Carter property to protect them from the foot construction traffic.

I am getting existing survey information so I can accurately draw a neighborhood section/elevation showing the existing Carter house, proposed garage and neighbor's houses as requested by the ZBA chairman. That will be ready before the ZBA meeting.

Let me know if you have any questions or concerns about the welfare of the maple tree. The Carters and I would like to discuss this directly with you in the spirit of being good neighbors.

Thanks

Bob Eggleston

Eggleston & Krenzer, Architects PC

315-685-8144

[Quoted text hidden]

 carter revised attached garage-04132021165501.pdf
1510K

EGGLESTON & KRENZER ARCHITECTS, PC
The Trolley Bldg
1391 East Genesee Street
Skaneateles, New York 13152

June 9, 2021 Revised
May 24, 2021

Village of Skaneateles ZBA
26 Fennell Street
Skaneateles, NY 13152

Re: Ben and Betsy Carter
Variance Application
8 Leitch Avenue Tax ID # 015.-01-12

NARRATIVE

The property at 8 Leitch Avenue has 10,775 SF lot area, 75 ft of road frontage. The existing house has 3 bedrooms with 2,070 SF of living space. The house has a 450 SF deck and detached, two car garage that is non-conforming with a 10.8 ft rear yard setback. The house is non-conforming in that the open area is 72.8%. In 2020 an area variance was granted to allow the existing deck area to become a first-floor bedroom and bathroom. Variance were granted for 71.7% open area (excluding sidewalks) and the addition was 8 ft from the 14 ft high detached garage.

This application is to replace the existing detached garage that has failing foundation walls and is only 18 ft deep inside on the north half. The application is to rebuild the garage as a semi-detached garage with an exercise room and toilet room above the garage. In that the neighbor was concerned about their maple tree that is located just off the NE corner of the garage, the proposed garage has been pushed to the west and south and will be 17.8 ft off the rear line and 5.5 ft off the north line. **To maintain the open area at the previously approved 71.7%, the bedroom addition has been reduced by 1.5 ft and a redundant sidewalk removed from the front yard. The final open area will be increased to 71.9%.**

Mr. Cromp has sat down and reviewed the application and site plan with the Architect to confirm that the coverages are correct as well as the required variances. His determination that this is a detached garage remains which required the variance for separation between the garage and house, but not an expansion of a non-conforming structure. All the coverages and setbacks are properly calculated. Since this application, he has decided that public sidewalks that extend over the road line should not reduce the open area calculation, but for consistency, they remain removed from the open area calculation. They take away 2.5% open area.

The garage will be attached to the house by an open porch with 3.75 ft between the structures. **To meet the NYS Residential Code, a fire rated wall will be put in place where the house and garage are within 10 ft of each other.** The existing house is 25.9 ft building height and the proposed garage is 13.7 ft building height. The ridge of the proposed garage will be only 5.4 ft taller than the ridge of the existing garage. Also, the ridge of the house is 8 ft taller than the ridge of the proposed garage.

(315) 685-8144

Concerns have been raised by the north neighbor and the board members about the height of the proposed garage. The current plans have reduced the height of the garage by over 5 feet so the proposed garage will have a building height of 13.7 ft with a peak height above average grade of 18.4 ft. The proposed ridge line will be only 5.4 ft above the existing ridge line. The shorter height garage will make the driveway appear less closed in by tall structures.

Another concern was raised by the O'Sullivans of the sun shading effect of the two-story garage on their property. The ridge runs parallel to their property and the eave is only 6 ft above their lawn. In that the sun is at a 47-degree angle during the equinox, the garage will have a minimal effect of shading their property.

The Board and the O'Sullivans asked if the exercise room could be built on the second floor of the bedroom addition rather than above the garage. While the applicant considered this, it would require passing thru the second-floor bathroom to gain access or add a second stairway to the house addition making it larger. This would only add additional variances for expanding a non-conforming structure, not remove the setback variance between the garage and house and create a situation where the garage roof is at grade level on the north side. The taller house addition would further shade the driveway, which was a concern of the Board. The reduced height of the garage is a better alternative.

The Planning Board reviewed the application for Site Plan Review on March 4, 2021 and again on May 6. Both meetings the Planning Board approved the Site Plan Review for the demolition of the existing garage based on the construction of the new garage. *"Member Sutherland noted that while the garage project is not small it is nicely detailed. Member Sutherland, "I move Further that the Planning Board grants Site Plan approval for the existing garage demolition based on the replacement structure ... "*

Four digital scans were created by a surveyor showing the existing house and garage in relation to its neighbors. The proposed garage was superimposed on these elevations. The ridge of the Carter house is 959.8 ft and the existing garage ridge is 946.6 ft. The additional 5.4 ft of height will make the garage ridge 952.0 ft. The ridge of the O'Sullivan house to the north is 961.5 ft and the Ridge of the apartment building to the east is 956.85 ft. The four elevation/section views show the relationship of the proposed garage to the adjacent neighbor's buildings and trees. The proposed garage is in proportion and scale with the existing house.

The O'Sullivans submitted an arborist report raising concerns for the health and safety of their maple tree that is in close proximity to the existing and proposed garage. Major concerns included cutting of major roots or branches of the tree on the Carter property, ripping existing roots vs cutting existing roots, exposing the existing root system to open air during excavation of the new garage and construction traffic passing over the root system of the tree during construction.

In direct response and based on the O'Sullivan's arborist report, the Carters approved a costly design change, and moved the proposed garage 7 feet to the west and 1.4 feet to the south so that the existing garage foundation can remain in place and not expose the tree roots to air during the construction of the new garage. The arborist's report assumed that roots run along the existing foundation and now these will not be exposed during construction. Also, relocating the garage eliminated the need to trim

any major branches or roots from the tree that extend over the property line. The equipment that will remove the existing garage and excavate for the new foundation will be positioned on the west side of the garage and not travel over the tree's root system. 6 to 12 inches of wood chip mulch will be placed over the tree's root system on the east side of the existing garage to minimize any negative impact of construction workers walking over the existing roots.

Drainage from the garage and the bedroom addition will be directed to the storm sewers on Leitch Ave to minimize any stormwater concerns. **There will actually be a decrease in the driveway (not calculated against open area) so the impermeable surface area will decrease on this lot.**

Questions were raised about inconsistencies in the survey and a possible gore at the east end of the property. Surveyor David Bush, PE, LS took another look at the survey and deeds. He has updated the survey as of June 5, 2021 removing any question about the east property line. Further research shows there are no deed restrictions on this property. He has referenced adjacent property deeds and the 1997 Abstract when the Carter bought the property. He has certified that the lot is 75 ft x 169.01 ft (north) and 168.42 ft (south) with no question as to the location of the east line.

The O'Sullivan's in a recent email to the board were concerned about the potential of the space over the garage being an independent dwelling unit, asked where the existing hot tub will be placed and what the Carters will use for outdoor living space now that the deck is being removed. These are all speculative concerns. The space over the garage will be used by the Carter family for an exercise room. Until a future owner uses it differently, there is no enforcement issue, similar to other garages with living space above it. The exterior hot tub will be removed from the property. The Carters have a large front porch that they will use for their outdoor living space.

A number of homes on Leitch Ave have detached or attached garages with second stories and/or living space above it. The proposed Carter garage is not out of scale with other properties on Leitch Ave and the architecture is complimentary and consistent with the main house.

Area Variance Criteria

The following criteria should be considered in granting an area variance:

- 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.*

An undesirable change will not be produced in the character of the neighborhood nor a detriment to nearby properties will be created by the granting of this area variance. The garage has been designed to match the architectural style and detailing of the house. Other homes on Leitch Ave have two story garages detached or attached to the main home. The neighbor's house will be over 42 ft from the O'Sullivan's house. The garage roof will be lower than the main house ridge **and recently lowered an additional 5 ft**. The garage has been relocated further from the neighbor's maple tree so as not cause harm to the tree during construction. The Planning Board approval of the Site Plan for demolition of the existing garage was based on the replacement structure being appropriate for the lot and neighborhood.

- 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.*

The benefit sought by the applicant cannot be achieved by some method, feasible for the applicant to pursue, other than an area variance. The existing house/property is non-conforming as to open area so a variance is required for any expansion. The new garage will be further from the rear and north side property line than the existing garage. **The distance between the house and garage is being decreased to protect the neighbor's tree. An alternative to replacing the garage is to repair the existing foundation wall and keep the garage located where it is. This would surely expose the roots of the maple tree, likely harm buttress roots and cause irreparable damage to the tree. No variance would be required to repair the existing garage.**

- 3) *Whether the requested area variance is substantial*

The requested area variance is not substantial. The proposed side yard and rear yard setbacks of the garage are greater than the existing garage setbacks. The open area **has been increased by 0.2%** and excludes not only the existing sidewalks on the property but also the public sidewalk that is not located within the public ROW. The proposed garage was relocated closer to the house to assure protection of the existing neighbor's tree and has been connected by an open porch. **While the semi-detached garage will be closer to the house addition, the walls will be fire rated to meet code. 71.9% open area is not uncommon for smaller lots in the A-2 District with the recent exclusion of sidewalks. While the neighbor's attorney pointed out that this application included a number of variances, this is common in the Village of Skaneateles because of the way the zoning law is written. It is typical to have 7 or 8 variance applications each month with multiple non-conforming elements for each. See Footnote below for Leitch Ave recent variance examples.**

- 4) *Whether the proposed variance will have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district.*

The project has been significantly modified to protect the neighbor's maple tree and root system following the guidelines from their arborist's report **and supported by Peter Osborne, RLA evaluation of the application. "Overall, the revised drawings indicating the existing garage foundation wall to remain and moving the new garage to the west should have negligible impact to your neighbor's Sugar Maple."** The existing foundation will be kept in place protecting the tree's root structure from exposure. No major limbs will need to be cut. No heavy equipment will drive over the root system. A layer of wood chip mulch will be placed over the root system to protect them from construction foot traffic. The stormwater from the garage and addition will be directed to the village storm sewer.

- 5) *Whether the alleged difficulty was self-created, which shall be relevant to the decision of the Board but which shall not necessarily preclude the granting of the area variance.*

While it can be stated that any application is self-created, the Village zoning law is written to require area variances for any non-conforming structure or lot with non-conforming open area.

The existing garage foundation is in need of repair or replacement. The owners have tried to respect the character of the property and the neighborhood and have redesigned the project to minimize or eliminate any negative impact on the neighbor's tree. **Placing a new foundation in front of the existing failing foundation will preserve the neighbor's tree where as a 'no variance' repair would likely kill the tree.** The Planning Board has approved the site plan review for the demolition of the existing garage based on the improved character of the replacement building. The project has been designed to have the benefit to the applicant outweigh any potential detriment to the neighborhood.

Construction Sequence

1. Install silt fence below construction area. Maintain during construction.
2. Place wood chip mulch over the neighbor's tree roots north and east of the garage.
3. Remove existing deck structure.
4. Remove the existing garage from the west retaining the existing foundation walls adjacent to the neighbor's tree as shown on the drawings.
5. Excavate for the new garage foundation from the west side driveway.
6. Form and pour the new concrete foundation walls. Place footing drains at base of wall, waterproof and backfill with stone with equipment from the west side of the new structure.
7. Frame the garage structure. When the roofing and eaves are complete, install roof gutters and down spouts that are tied into drains to the village storm sewer.
8. Excavate for bedroom addition foundation.
9. Form and pour new foundation walls for bedroom addition. Place footing drains at base of wall, waterproof and backfill.
10. Frame the bedroom addition. When the roofing and eaves are complete, install roof gutters and down spouts that are tied into drains to the village storm sewer.
11. After siding is complete, finish grading, spread topsoil, seed and mulch. Water during dry periods.
12. After lawn is established, remove silt fence. Patch lawn as required.

Footnote:

Recent Variances granted on Leitch Ave in the last year:

- 38 Leitch, St.Claire, 6 variances, Open Area 74.9% (71.0% adjusted for sidewalks)
- 56 Leitch, Aberi, 7 variances (total since 2016), Open Area 65.7%
- 57 Leitch, Chang, 6 variances, Open Area 71.3%
- 67 Leitch, Bradley, 6 variances, Open Area 74.5% (71.4% adjusted for sidewalks)



June 16, 2021

Mr. Benjamin Carter
8 Leitch Avenue
Skaneateles, NY 13152

RE: Sugar Maple Adjacent to Garage

Dear Ben:

I have reviewed the following documents sent to me by Bob Eggleston:

1. Arborist Report from Brooks Forestry and Resource Management Company dated March 24, 2021
2. Project Narrative by Eggleston and Krenzer Architects, PC dated May 24, 2021
3. Site Plan: Garage Addition Sheet 1 of 3 by Eggleston and Krenzer Architects, PC latest date April 13, 2021
4. New garage drawing by Eggleston and Krenzer Architects, PC Sheet 2 of 3 latest date April 19, 2021
5. Various photographs of the existing conditions

I am in general agreement of the Brooks report on the impact of removal of the existing foundation work on the sugar maple. However, I believe the revised site plan showing the new garage moved to the west and leaving the existing foundation wall in place will substantially mitigate any negative impact to the tree.

It appears from the site plan that the existing foundation wall will remain in place approximately 10 feet to the west and 12 feet to the south. This will protect and preserve the buttress roots on the west and south sides of the tree from damage and exposure.

If any roots are exposed with the removal of the existing foundation wall beyond the wall to remain, or excavation for the new garage foundation wall to the west and south as shown on the site plan, the roots would be minimal in size and quantity and generally be a negligible impact to the tree. Any roots encountered should be cut clean as noted in the Brooks report. Any roots encountered in these areas would generally be less than 5% of the total potential root system of this tree. It is noted in the Brooks report that Sugar Maples can tolerate the removal of up to 30% of their root system.

It should be noted that Sugar Maples are generally shallow rooting trees with their root system within 12-24" of grade. Therefore, any roots are encountered within this minimal excavation area would be within the first 24 inches of excavation. Beyond this it will be highly unlikely that additional roots should be encountered. Care should be taken during the initial excavation beyond the existing foundation wall to remain and any roots encountered should be cut clean.

The immediate area around the trunk of the sugar maple should be protected from compaction. The site plan in Item 3 above indicates placing wood chips over the tree roots as protection from compaction. This protection should consist of a non-woven geotextile fabric laid on the ground followed by 6-12" of wood chips. This will mitigate soil compaction and allow water and air to pass through to the root system. This area should be limited





to foot traffic only (no machinery such as but not limited to excavators, loaders, or trucks). It is advised to use foot traffic in this area only as needed to construct the new garage.

Overall, the revised drawings indicating the existing garage foundation wall to remain and moving the new garage to the west should have negligible impact to your neighbor's Sugar Maple.

Respectfully



Peter S. Osborne, P.
Senior Partner



EGGLESTON & KRENZER ARCHITECTS, PC
 The Trolley Bldg
 1391 East Genesee Street
 Skaneateles, New York 13152

LETTER OF TRANSMITTAL

(315) 685-8144
 TO Village of Skaneateles
 24 Fennell Street
 Skaneateles, NY 13152

DATE	6.17.2021	JOB NO.	20133
ATTENTION	John Cramp / Dennis Jordan		
RE:	Ben & Betsy Carter		
	8 Leitch Avenue		
	VARIANCE APPLICATION		
	Tax ID # 008-0131.0		

WE ARE SENDING YOU Attached Under separate cover via hand del/ email the following items:

- Shop drawings Prints Plans Samples Specifications
 Copy of letter Change order NARRATIVE

COPIES	DATE	NO.	DESCRIPTION
1	6/9/21	3pp	Revised Site plan, plan, Elevations
1	6/9/21	4pp	Neighborhood Elevations/Sections
1	6/9/21	5pg.	Revised Narrative
1	6/5/21	1pg	BUSH SURVEY - REVISED
1	6/16/21	2pg	APPEL OSBORNIE LETTER RE SUGAR MAPLE

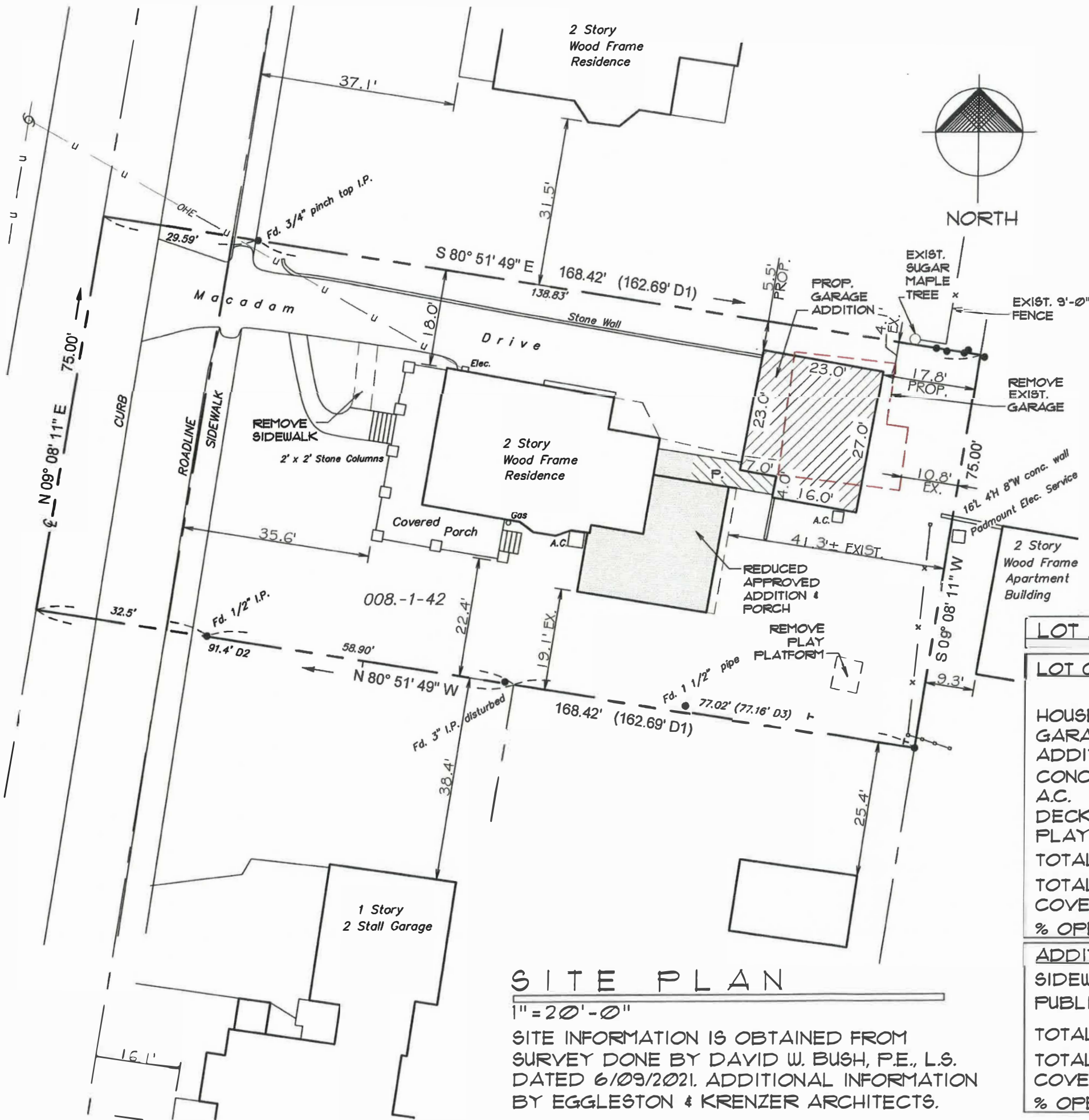
THESE ARE TRANSMITTED as checked below:

- For approval Approved as submitted Resubmit _____ copies for approval
 For your use Approved as noted Submit _____ copies for distribution
 As requested Returned for corrections Return _____ corrected prints
 For review and comment _____
 FOR BIDS DUE _____ 19 _____ PRINTS RETURNED AFTER LOAN TO US

REMARKS ADDITIONAL INFORMATION AS REQUESTED BY THE ZBA FOR NEXT WEEKS PUBLIC HEARING.

COPY TO File Carter

SIGNED: Bob Eggleston



SITE PLAN

1" = 20'-0"
 SITE INFORMATION IS OBTAINED FROM SURVEY DONE BY DAVID W. BUSH, P.E., L.S. DATED 6/09/2021. ADDITIONAL INFORMATION BY EGGLESTON & KRENZER ARCHITECTS.

LOT AREA 10,115 SF

LOT COVERAGE	2020 APPROVED		
	EXIST.	APPROVED	PROPOSED
HOUSE/PORCH	1,426 SF	1,426 SF	1,426 SF
GARAGE	501 SF	501 SF	593 SF
ADDITION/PORCH	----	566 SF	583 SF
CONC. PAD	61 SF	61 SF	0 SF
A.C.	8 SF	8 SF	12 SF
DECK	450 SF	----	----
PLAY AREA	30 SF	30 SF	----
TOTAL	2,476 SF	2,592 SF	2,614 SF
TOTAL LOT COVERAGE	22.9 %	24.0 %	24.3 %
% OPEN AREA	77.1 %	76.0 %	75.1 %

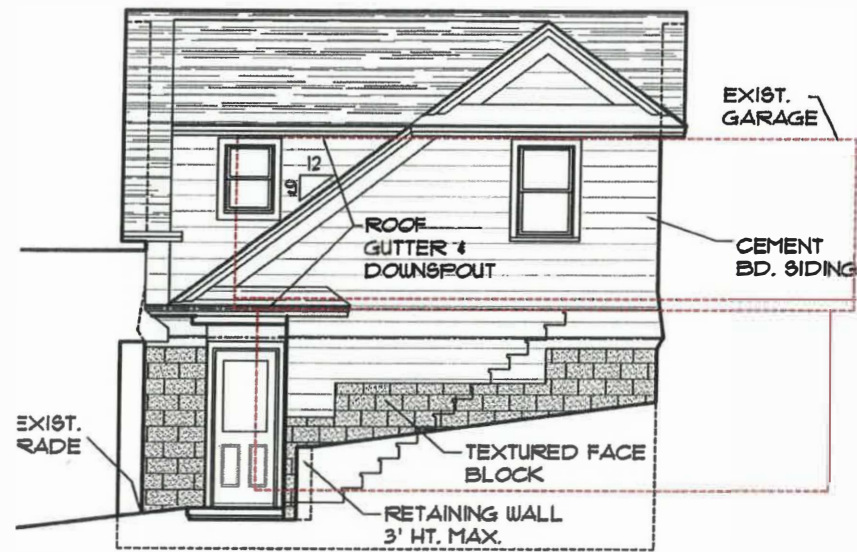
ADDITIONAL COVERAGE			
	EXIST.	APPROVED	PROPOSED
SIDEWALKS	186 SF	186 SF	142 SF
PUBLIC SIDEWALKS	273 SF	273 SF	273 SF
TOTAL	2,935 SF	3,051 SF	3,029 SF
TOTAL LOT COVERAGE	27.2 %	28.3 %	28.1 %
% OPEN AREA	72.8 %	71.7 %	71.9 %

SITE PLAN: GARAGE ADD'T
 BEN & BETSY CARTER
 8 LEITCH AVE
 VILLAGE OF SKANEATELES, NY

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

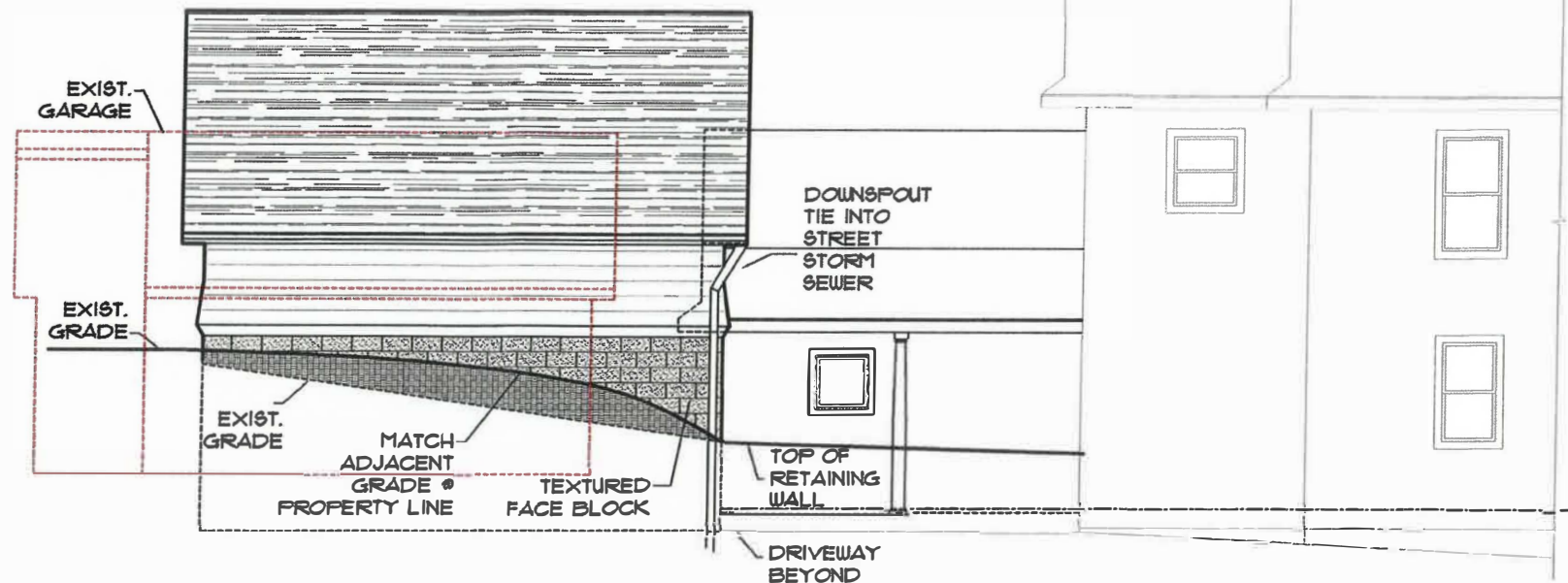
PROJ: 20033

DATE:
 10 JUNE 2020
 12 FEB 2021
 13 APR 2021
 09 JUNE 2021
1 of 3



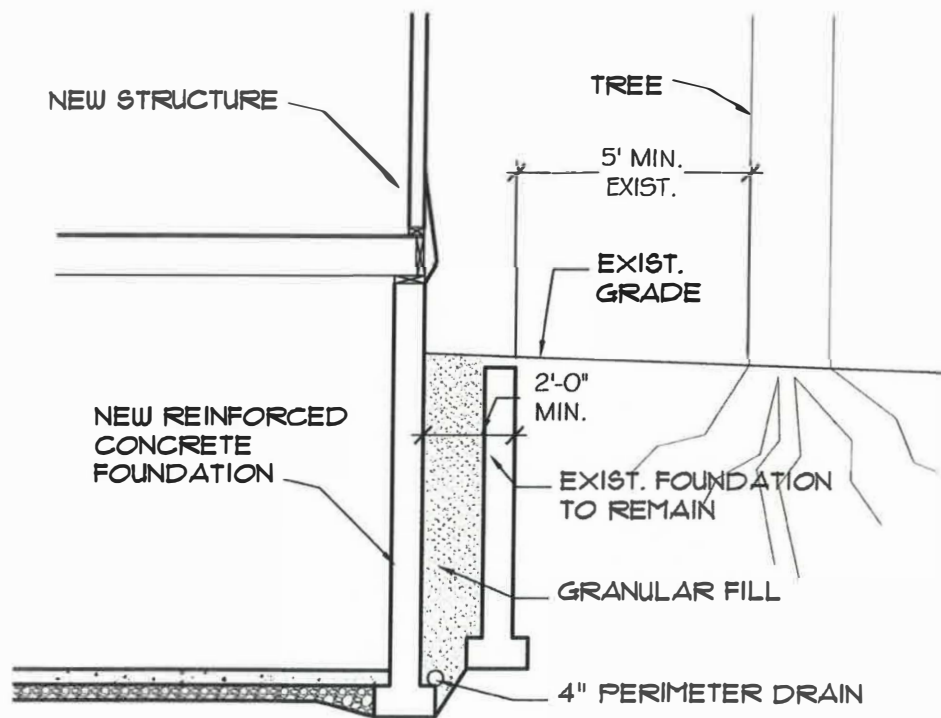
SOUTH ELEVATION

1/8" = 1'-0"



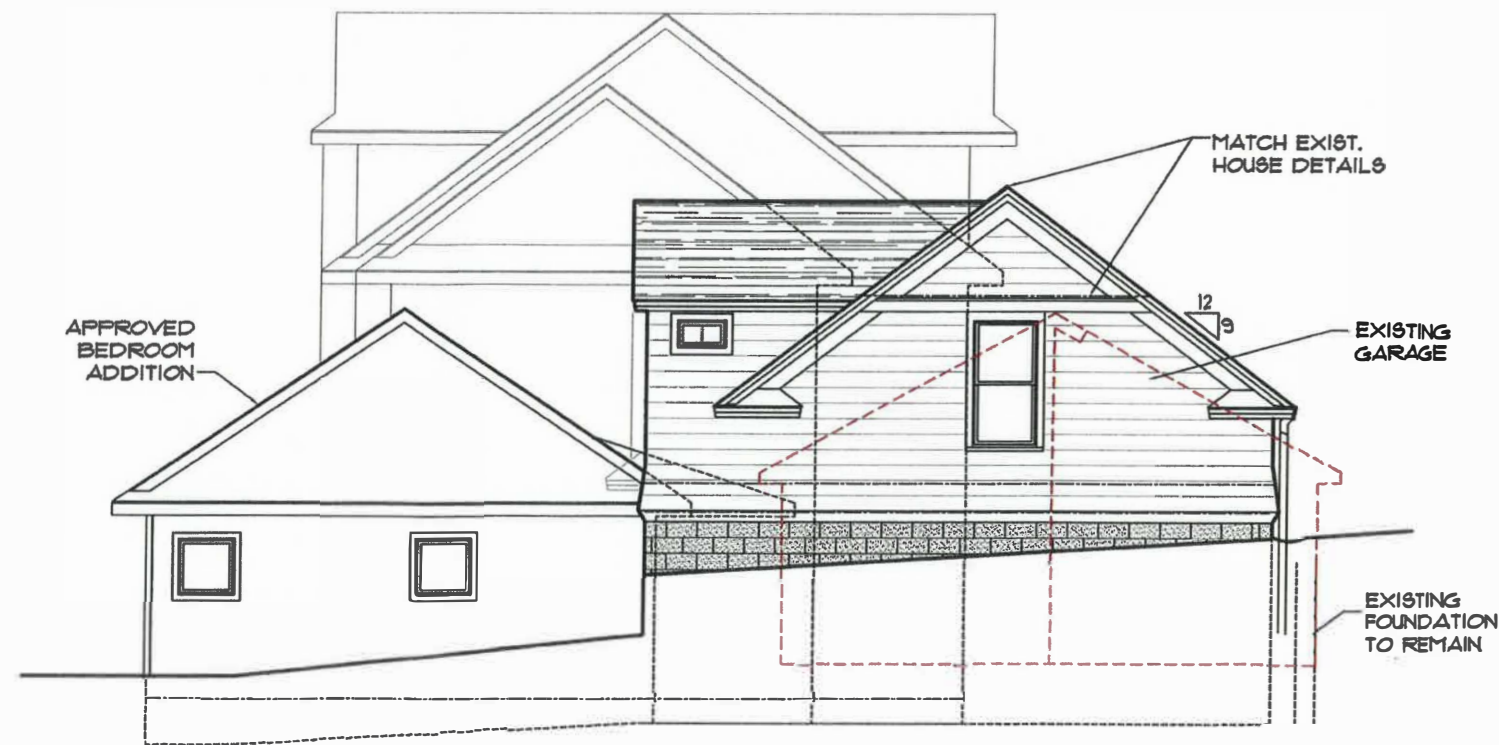
NORTH ELEVATION

1/8" = 1'-0"



FOUNDATION SECTION A

1/4" = 1'-0"



EAST ELEVATION

1/8" = 1'-0"

NEW GARAGE:
 BEN & BETSY CARTER
 8 LEITCH AVE
 VILLAGE OF SKANEATELES, NEW YORK

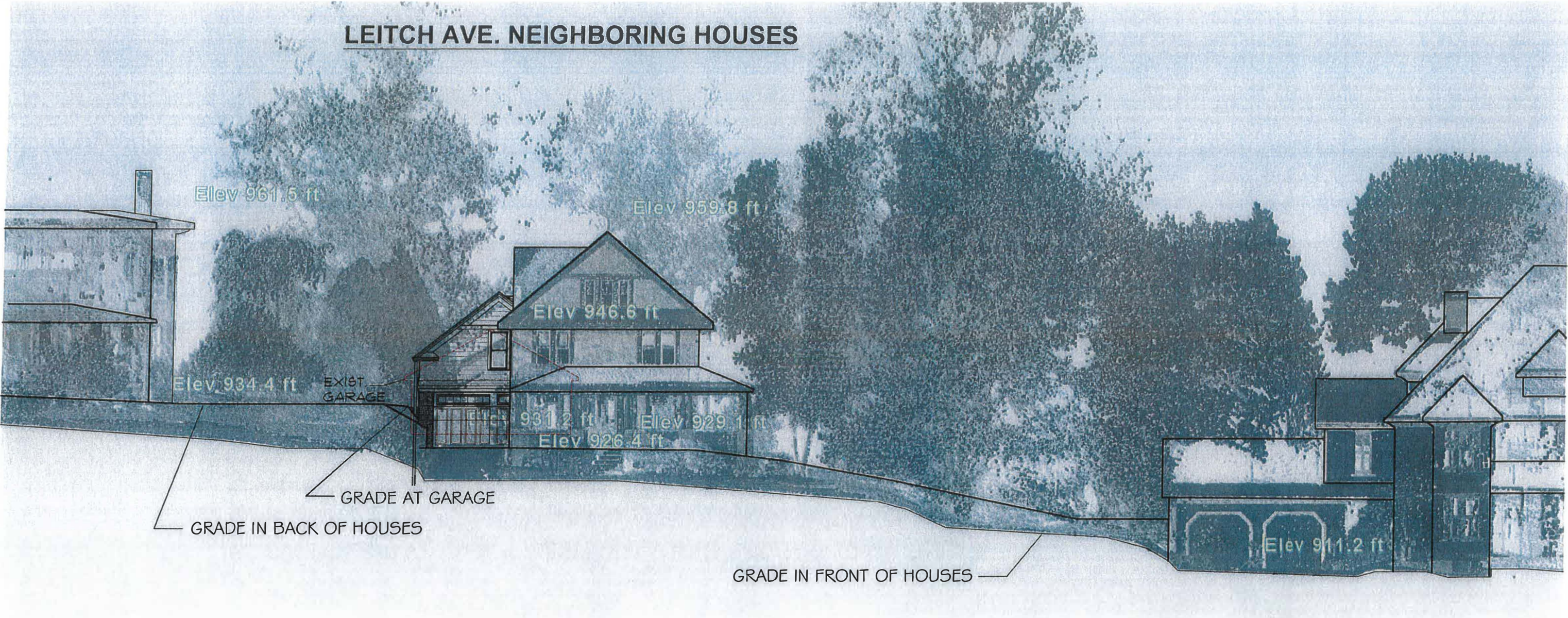
a r c h i t e c t

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

PROJ: 20033

DATE:
 10 FEB 2021
 24 MAR 2021
 13 APR 2021
 09 JUNE 2021

LEITCH AVE. NEIGHBORING HOUSES



10 LEITCH AVE.

8 LEITCH AVE.

103 E. GENESEE ST.

IMAGE & SURVEY SCAN DONE BY PAUL J. OLSZEWSKI LLS
 NEW GARAGE & PROFILE LINE DONE BY EGGLESTON & KRENZER ARCHITECTS

a r c h i t e c t
 EGGLESTON & KRENZER, ARCHITECTS PC
 1391 EAST GENESEE STREET
 SKANEATELES, NY 13152
 (315) 685-8144

SITE ELEVATION:
 BEN & BETSY CARTER
 8 LEITCH AVE
 VILLAGE OF SKANEATELES, NY

PROJ: 20033

DATE:
 27 APR 2021
 09 June 2021
1 OF 4

LEITCH AVE. NEIGHBORING HOUSES



WEST ELEVATION AT
FACE OF GARAGE

IMAGE & SURVEY SCAN DONE BY PAUL J. OLSZEWSKI LLS
NEW GARAGE & PROFILE LINE DONE BY EGGLESTON & KRENZER ARCHITECTS

a r c h i t e c t

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

SITE ELEVATION:

BEN & BETSY CARTER
8 LEITCH AVE
VILLAGE OF SKANEATELES, NY

PROJ: 20033

DATE:

27 APR 2021
09 JUNE 2021

2 OF 4

LEITCH AVE. NEIGHBORING HOUSES

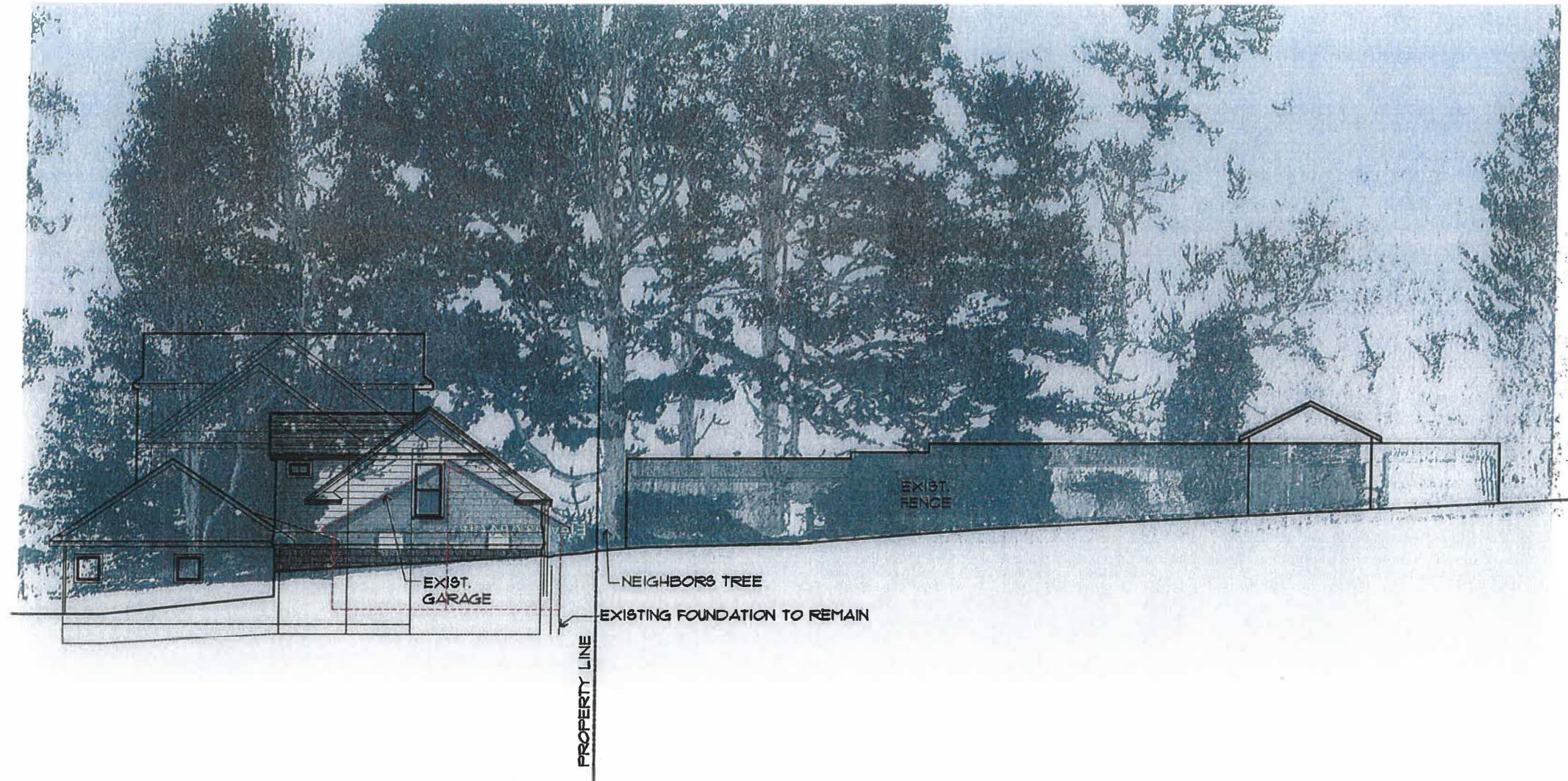


IMAGE & SURVEY SCAN DONE BY PAUL J. OLSZEWSKI LLS
NEW GARAGE & PROFILE LINE DONE BY EGGLESTON & KRENZER ARCHITECTS

EAST ELEVATION / SECTION

a r c h i t e c t

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

SITE ELEVATION:

BEN & BETSY CARTER
8 LEITCH AVE
VILLAGE OF SKANEATELES, NY

PROJ: 20033

DATE:

27 APR 2021
09 JUNE 2021

3 OF 4

LEITCH AVE. NEIGHBORING HOUSES

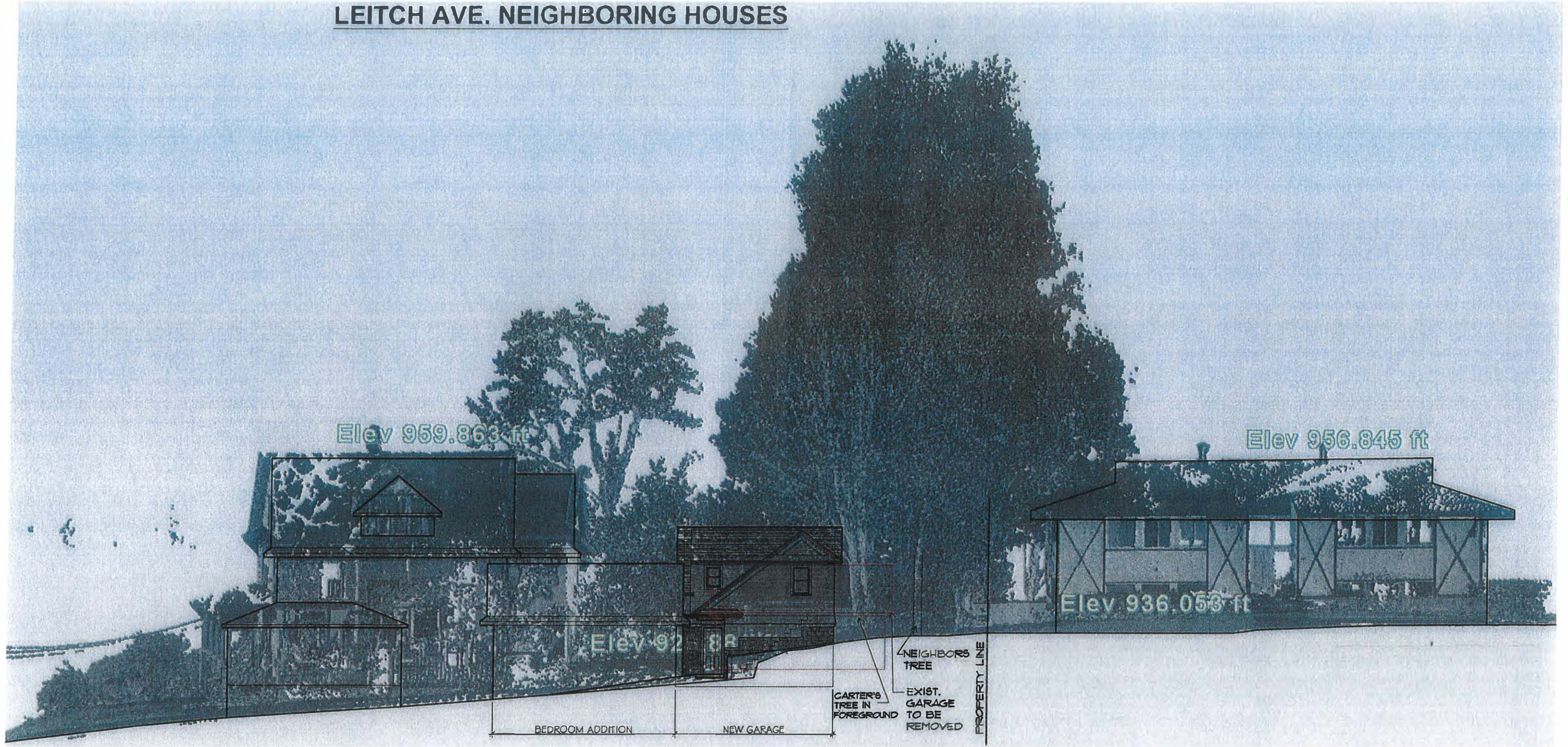


IMAGE & SURVEY SCAN DONE BY PAUL J. OLSZEWSKI LLS
 NEW GARAGE & PROFILE LINE DONE BY EGGLESTON & KRENZER ARCHITECTS

SOUTH ELEVATION / SECTION

a r c h i t e c t

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

SITE ELEVATION:

BEN & BETSY CARTER
 8 LEITCH AVE
 VILLAGE OF SKANEATELES, NY

PROJ: 20033

DATE:

27 APR 2021
 09 JUNE 2021

4 OF 4



SITE LOCATION
NOT TO SCALE

Lands of:
CARTER
8 LEITCH AVE
0.29 ACRES

GENERAL NOTES:

1. ALL SHOTS ARE POINT OF ENTRY GROUND SURFACE.
2. (D) INDICATES DEED REFERENCE.
3. (M) INDICATES MAP REFERENCE.
4. ALL IMPROVEMENTS MAY OR MAY NOT BE SHOWN.
5. WETLANDS THAT MAY OR MAY NOT EXIST ARE NOT SHOWN.
6. LANDS ARE SUBJECT TO ALL EASEMENTS, RESERVATIONS, RESTRICTIONS AND COVENANTS OF RECORD.
7. --- ADJACENT BOUNDARY LINE.
8. THE LOCATION OF UNDERGROUND IMPROVEMENTS IS UNKNOWN.
9. ADJACENT / ADJOINING BOUNDARY LINES ARE APPROXIMATE.
10. ENVIRONMENTAL HAZARDS THAT MAY OR MAY NOT EXIST ARE NOT SHOWN.
11. \overline{OHE} INDICATES OVERHEAD ELECTRIC LINE.
12. \odot INDICATES UTILITY POLE.
13. --- WOODEN FENCE 6' NOMINAL.
14. --- STUDDED STEEL TEE POST.

REFERENCE(Ref.) MAPS:

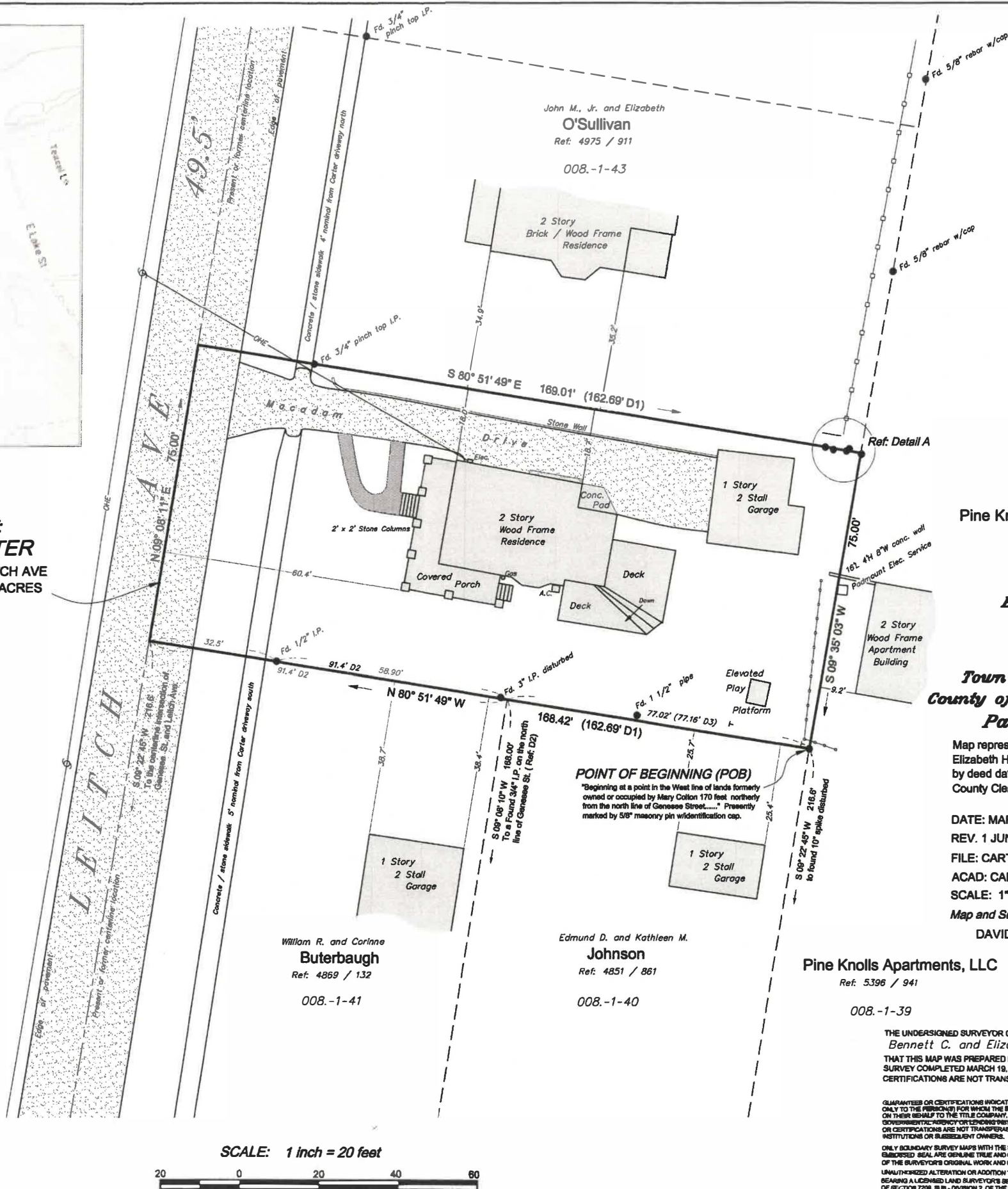
- M1 Map of Part of Lot 10 in Block 11 in the Village of Skaneateles by Jack W. Cottrell L.S. dated October 10, 1955. Filed in the Onondaga County Clerk's Office as Map 390d.
- M2 Map of Part of Lot 10 in Block 11 in the Village of Skaneateles by Jack W. Cottrell L.S. dated May 29, 1957. Filed in the Onondaga County Clerk's Office as Map 3974.
- M3 Map of Part of Lot 10 in Block 11 in the Village of Skaneateles by Fredenc F. Coasick, P.L.S. dated November 13, 1997 and being a Subdivision Plat of the lands of Klotowski and Guske. Filed in the Onondaga County Clerk's Office as Map 8689.

REFERENCE DEEDS:

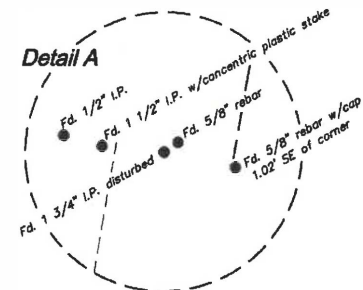
- | | |
|---------------|-----------------------------|
| D1 4176 / 159 | Carter |
| D2 4869 / 132 | Buterbaugh |
| D3 4851 / 861 | Johnson |
| D4 4975 / 911 | O'Sullivan |
| D5 5396 / 941 | Pine Knolls Apartments, LLC |

REFERENCE ABSTRACT(S):

ELJAY ABSTRACT CO., INC # 3AB819667
last dated June 16, 1997



SCALE: 1 inch = 20 feet



Pine Knolls Apartments, LLC
Ref: 5396 / 941

008.-1-39

BOUNDARY SURVEY
Lands of
CARTER
Town and Village of Skaneateles
County of Onondaga, State of New York
Part of Military Lot 36

Map represents those lands deeded Bennett C. and Elizabeth H. Carter by Connie R. and Janice K. Logan by deed dated August 7, 1997 and recorded in the Onondaga County Clerk's Office in Book 4176 of Deeds at page 159.

DATE: MARCH 19, 2020

REV. 1 JUNE 5, 2021

FILE: CARTER008142

ACAD: CARTERBENNETTSKANEATELES

SCALE: 1" = 20'

Map and Survey by:

DAVID W. BUSH P.E. & L.S., P.L.L.C.

Pine Knolls Apartments, LLC

Ref: 5396 / 941

008.-1-39

THE UNDERSIGNED SURVEYOR CERTIFIES TO:
Bennett C. and Elizabeth H. Carter
THAT THIS MAP WAS PREPARED FROM AN ACTUAL FIELD SURVEY COMPLETED MARCH 19, 2020.
CERTIFICATIONS ARE NOT TRANSFERABLE.

GUARANTEES OR CERTIFICATIONS INDICATED HEREON SHALL RUN ONLY TO THE PERSON(S) FOR WHOM THE SURVEY IS PREPARED, AND ON THEIR BEHALF TO THE TITLE COMPANY, INVOLVES ATTORNEYS, GOVERNMENTAL AGENCY OR LENDING INSTITUTIONS; GUARANTEES OR CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

ONLY BOUNDARY SURVEY MAPS WITH THE SURVEYOR'S EMBOSSED SEAL ARE GENUINE TRUE AND CORRECT COPIES OF THE SURVEYOR'S ORIGINAL WORK AND DRAWING. 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 N.Y.S. EDUCATION LAW.

David W. Bush

