

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 9.13.2023 Permit Date and Number _____

Name of Applicant and/or Owner's Agent (e.g., LLC Manager or Architect) Dario Krishin Arzetto

Address of Applicant and/or Owner's Agent 409 S Main Street Geneva, NY 14457

Applicant's Email DarioArzetto@gmail.com Contact # 315-380-5169

Address of worksite 190 E. Geneva Street

Name of Property Owner (if different from applicant) SAME

Property Owner Address _____ Contact # _____

Property Owner Email _____

Type of Work Proposed: New Structure _____ Addition X Alteration X Swimming Pool _____ Repair _____

Fence/Wall _____ Paved Surface _____ Other _____

Square Footage of new work 303 SF LIQUID Accurate Project Cost _____

Describe the work proposed: ADD 6'0" X 10' FIRST FLOOR ADDITION,

10' X 24.8' SECOND FLOOR ADDITION FOR BEDROOM, BATHRM,

LAUNDRY ROOM, RELOCATE BACKCOURT PORCH.

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

Tax Map Number 013-08-21 Square Footage of Lot 7,722 SF

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 SINGLE FAMILY Proposed Use SINGLE FAMILY



SEP 14 2023

VILLAGE OF SKANEATELES

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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 ADD 17' 00"

<input type="checkbox"/> N	Front Yard	34.2	ft.	Front Yard	41.9'	ft.
<input type="checkbox"/> E	Left Side Yard	14.4	ft.	Left Side Yard	13.9'	ft.
<input type="checkbox"/> W	Right Side Yard	11.2	ft.	Right Side Yard	33.5	ft.
<input type="checkbox"/> S	Rear Yard	44.2	ft.	Rear Yard	46.2	ft.

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

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

Architect's Name Erin Johnson & Krenzel Architects PC

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

Contractor/Builder Name _____

Contractor's Phone # _____

Contractor's Address _____

Contractor's Email _____

The applicant and/or agent declares that the information contained in this application, and the plans, specifications and other supporting materials submitted in support of this application is true and has made such representations to induce the Village of Skaneateles to issue a Building/Zoning Permit and the applicant will comply with all laws, codes and ordinances controlling this work.

Date 9.13.2023 Signature _____

Print Applicant's and/or Agent's Name DARIO ARIZO

Affidavit of Owner or Applicant or Agent
(To be completed if application is not made by the property owner)

STATE OF NEW YORK)
) SS:
COUNTY OF ONONDAGA)

On this _____ day of _____, 20____, _____
personally appeared before me.

NOTARY PUBLIC



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VILLAGE OF SKANEATELES

Building/Zoning Application Review Sheet

Date Received 9/14/23 Tax Map Number 013-08-21

Applicant's Name Dario Krishna Azzzo

Address of Worksite 190 E. Geneva State

Permit Fee Date Received _____ Amount Received _____

Additional Info. Requested _____

Date Review Completed 9/28/23 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

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

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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

pd 9/14/23
OK #607
8250

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

Date of Application 9.13.2023

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

I/We David Krishna Mazzo
Printed or Typed Name of Appellant(s) and/or Applicant(s)

Address 409 S. Main Street Geneva, NY 14454

(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 #4.695
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:

190 Street Number E. Geneva Street Street Name

Tax Map Number 013-18-81

ZONING BOARD OF APPEALS

Village of Skaneateles

26 Fennell Street

Skaneateles, NY 13152

315-685-2118

Fax 315-685-0730

The applicant shall use the worksheet on the following page (page 3A) to state the Zoning Board of Appeals details of the variances requested. Instructions for the completion of page 3A are as follows:

- Indicate the Zoning District of the lot at the top of page 3A.
- Using the Density Control Schedule (Section 225-A5) fill in the minimum area requirements for your Zoning District, in the column labeled "Required" on page 3A.
- In the column labeled "Existing" on page 3A, indicate the existing set-back dimensions and percentages. Use box next to "Applicant" (the gray area will be completed by the Codes office).
- In the column labeled "Proposed", indicate the dimensions, area (in square feet) and percentages that will result from your proposed construction. Use box next to "Applicant" (the gray area will be completed by the Codes office).
- In the column labeled pre-existing non-conforming, indicate the pre-existing variance from code. Use box next to "Applicant" (the gray area will be completed by the Codes office).
- In the column labeled variance, indicate the variance requested. Use box next to "Applicant" (the gray area will be completed by the Codes office).

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

VILLAGE OF SKANEATELES

225-100 D-EXPANSION OF NC STRUCTURE, LEFT FRONT, BOTH SIDE YARDS, % OPEN AREA, SET BACK TO GARAGE, % LOT WIDTH
225-14C-5 SEBACK GARAGE TO HOUSE 6.5 FT WHERAS AS 13' REQ

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

needed to support your appeal/application
EXIST HOUSE ONLY 1476 SF, WILL INCREASE TO 1780SF & ADD BEDRM.
FRONT & LAUNDRY. MOST IS 2ND FLOOR ADDITION, MINIMAL VARIANCES FOR
MODIST ADDITION. OPEN AREA COMMON FOR SIMILAR SMALL LOTS,
15% OF COVERAGE IS PANO, SIDEWALKS & PARKING. -4% OPEN SPACE & 1%
ADDITION WILL BE SUBD WITH EXISTING HOUSE AND REMAIN
IN KEEPING WITH THE NEIGHBORHOOD.

Dated 9-13-2023

Signature of Applicant/Appellee

ADDITION IS 738 FT FROM NEIGHBORS HOUSE
GARAGE WILL HAVE FIRE RATING ADDED
WHERE WALL IS WITHIN 10 FT OF HOUSE.

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		Required	Existing	ADDITIONAL PROPOSED	Pre-Exist Non-Conforming	VARIANCE
Residential Minimum Lot Width VILLAGE OF SKANEATELES	Applicant	45,000 ^{SF}	7,722 ^{SF}	7,722 ^{SF}	37,278	EXEMPT 25-69D-2
	Codes Office	150 FT	66 FT			---
Minimum Open Space %	Applicant	90%	65.7%	64.8%	24.3%	25.3%
	Codes Office		62.59	61.71	27.41%	28.29%
Minimum Front Yard Setback	Applicant	30'	34.2'	41.9'	—	—
	Codes Office					
Minimum Left Side Yard Setback	Applicant	25'	14.4'	13.9'	10.6'	11.1'
	Codes Office					-11.1'
Minimum Right Side Yard Setback	Applicant	25'	11.2'	33.5'	13.8'	—
	Codes Office					-13.8'
Minimum Both Side Yards Setback	Applicant	55'	25.6'	47.4'	29.4'	7.6'
	Codes Office					-7.6'
Minimum Rear Yard Setback	Applicant	35'	42.5'	45.0'	—	—
	Codes Office					
Max Width of Structure (% lot width)	Applicant	55%	61.2%	62.0%	62%	7.0%
	Codes Office					-7%
Max Stories of Building	Applicant	2.5	2	2	—	—
	Codes Office					
Max Building Height	Applicant	40'	27.8'	27.8'	—	—
	Codes Office					
Minimum Livable Floor Area	Applicant	1200 ^{SF}	1476 ^{SF}	1780 ^{SF}	—	—
	Codes Office					

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: AREZZO ADDITION	
Project Location (describe, and attach a location map): 190 E. Geneva Street South Side of Street, East of E. Vance St	
Brief Description of Proposed Action: ADD 10' x 6.8' FIRST FLOOR ADDITION FOR LAUNDRY AND 10' x 24.8' SECOND FLOOR ADDITION FOR BED ROOM & BATHROOM. RELOCATE BACK ENTRY PORCH.	
Name of Applicant or Sponsor: Jarish Krishna Arezzo	
Telephone: 315-380-5169	E-Mail: JarishArezzo@gmail.com
Address: 469 S. Main Street	
City/PO: Geneva	State: NY Zip Code: 14456
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.	
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: RAVINE'S PERMIT - VILLAGE OF SKANEATELE	
3. a. Total acreage of the site of the proposed action? 0.18 acres	
b. Total acreage to be physically disturbed? 0.01 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 0.18 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	

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

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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:

Shoreline Forest Agricultural/grasslands Early mid-successional
 Wetland Urban Suburban

15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?

NO YES

16. Is the project site located in the 100-year flood plan?

NO YES

17. Will the proposed action create storm water discharge, either from point or non-point sources?
If Yes,

NO YES

a. Will storm water discharges flow to adjacent properties?
If Yes, briefly describe:

b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?
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)?
If Yes, explain the purpose and size of the impoundment:

NO YES

19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?
If Yes, describe:

NO YES

20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?
If Yes, describe:

NO YES

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

Applicant/sponsor/name: ROBERT D. EGANSTON Date: 9.13.2023
Signature: Robert D. Eganston Title: ARCHITECT

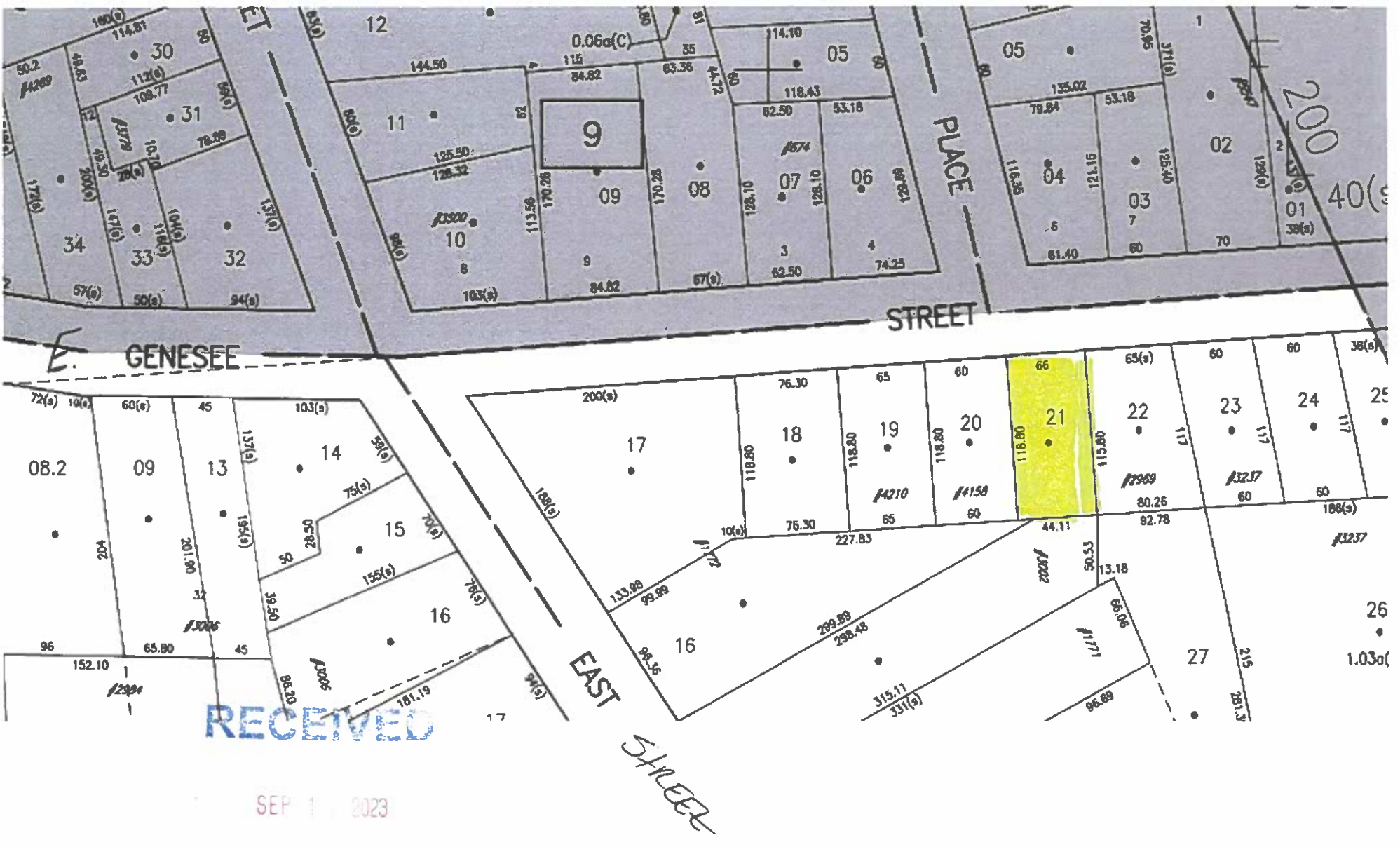
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VILLAGE OF SKANEATELES

PRINT FORM

AREZZO - 190 E. Genesee Street



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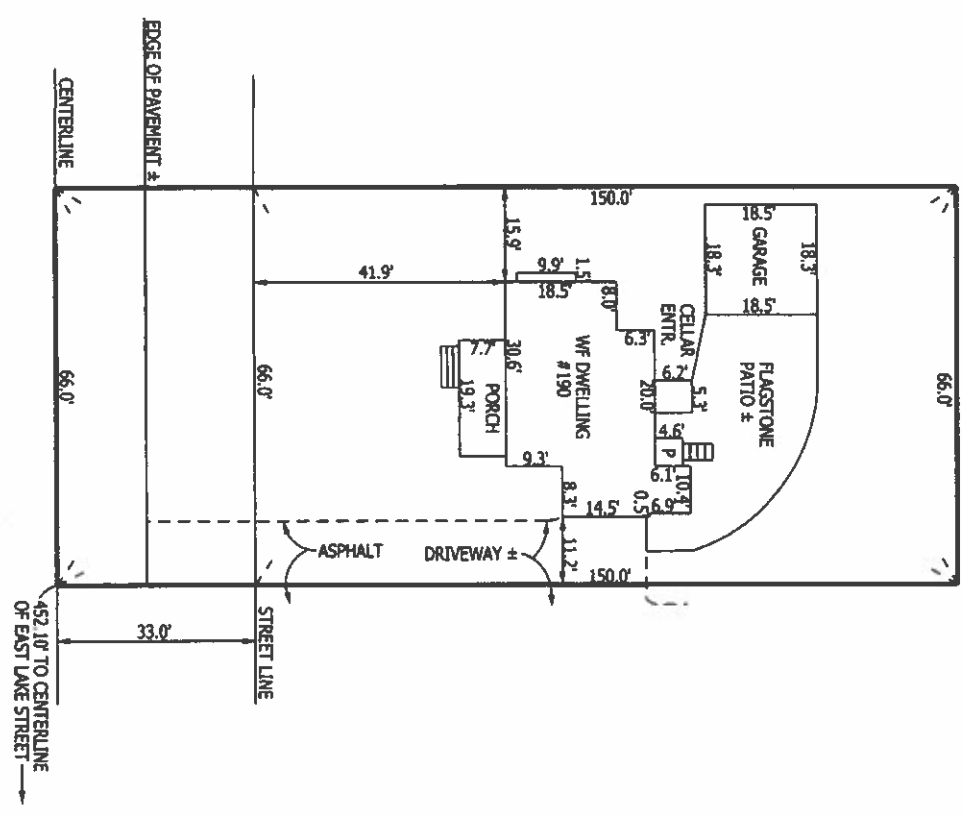
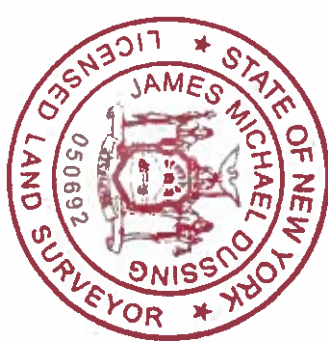
VILLAGE OF SKANEATELES



AREZZO - 190 E. GENESEE STREET



NO ABSTRACT PROVIDED AT TIME OF SURVEY.
 SUBJECT TO EASEMENTS, ROWS, RESTRICTIONS
 & EXCEPTIONS OF RECORD WHICH AN UPDATED
 ABSTRACT WOULD SHOW.



EAST GENESEE STREET

CERTIFIED TO LOCATION SURVEY FOR: 190 EAST GENESEE STREET

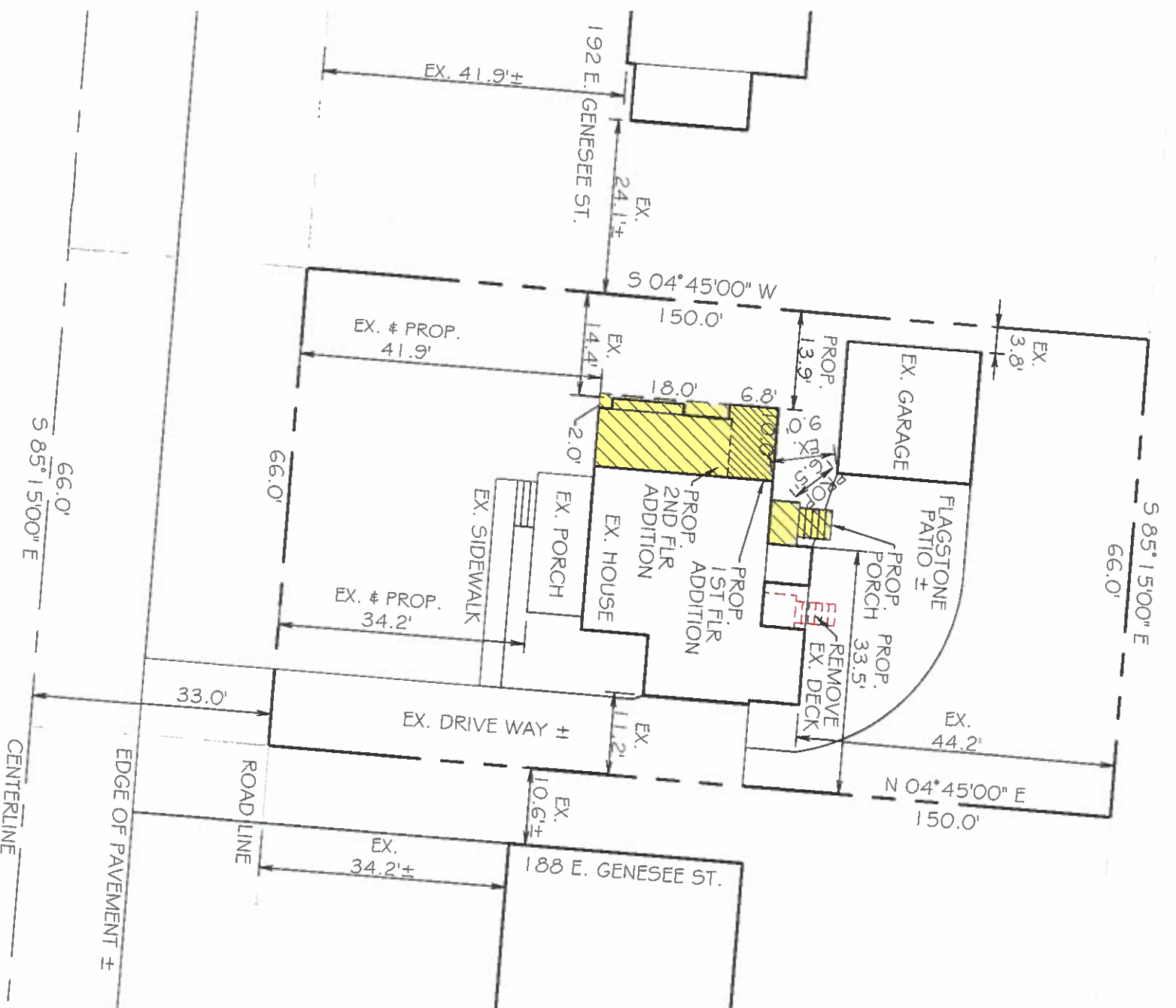
LOT: — TRACT: PART OF BLOCK 17, GRIFFIN'S 1870 MAP
 VILLAGE OF SKANEATELES COUNTY OF ONONDAGA STATE OF NEW YORK
 TOWN OF SKANEATELES

DUSSING LAND SURVEYING, LLC
 JAMES M. DUSSING SR. LIC. NO. 050692
 SYRACUSE, NEW YORK
 PHONE: 315-256-5372 FAX: 315-492-6892
 DATE: 8/30/18
 SCALE: 1" = 30'
 FILE NO.: 18-681

PROPERTY OWNERS NOT SET IN THIS SURVEY UNLESS SHOWN.
 DISTANCES FROM PROPERTY LINES MEASURED TO POINTS WITHIN WALLS UNLESS OTHERWISE
 INDICATED.
 THE UNDERSIGNED HEREBY CERTIFIES THAT THIS IS A CORRECT MAP MADE FROM AN ACTUAL
 SURVEY.
 N.Y.S. LICENSED LAND SURVEYOR NO. 050692

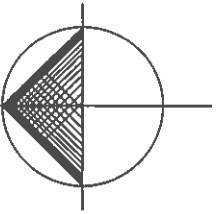
LOT AREA 1122 SF TO RL.

LOT COVERAGE	
EXIST.	PROPOSED.
HOUSE	1012 SF
GARAGE	339 SF
PORCHES	208 SF
PATIO	112 SF
DECK	0 SF
PARKING	360 SF
SIDEWALK	86 SF
TOTAL	2,117 SF
% COVERAGE	34.3 %
% OPEN SPACE	65.7 %



SITE PLAN

SC.: 1" = 20' - 0"



NORTH

SITE INFORMATION IS OBTAINED FROM SURVEY
 DONE BY JAMES MICHAEL DUSSING, L.L.S. DATED 2018
 ADDITIONAL INFORMATION BY EGGLESTON & KRENZER
 ARCHITECTS P.C.



SITE PLAN

DARIO & KRISTIN AREZZO
 190 E. GENESEE ST.
 V. OF SKANEATELES, NY

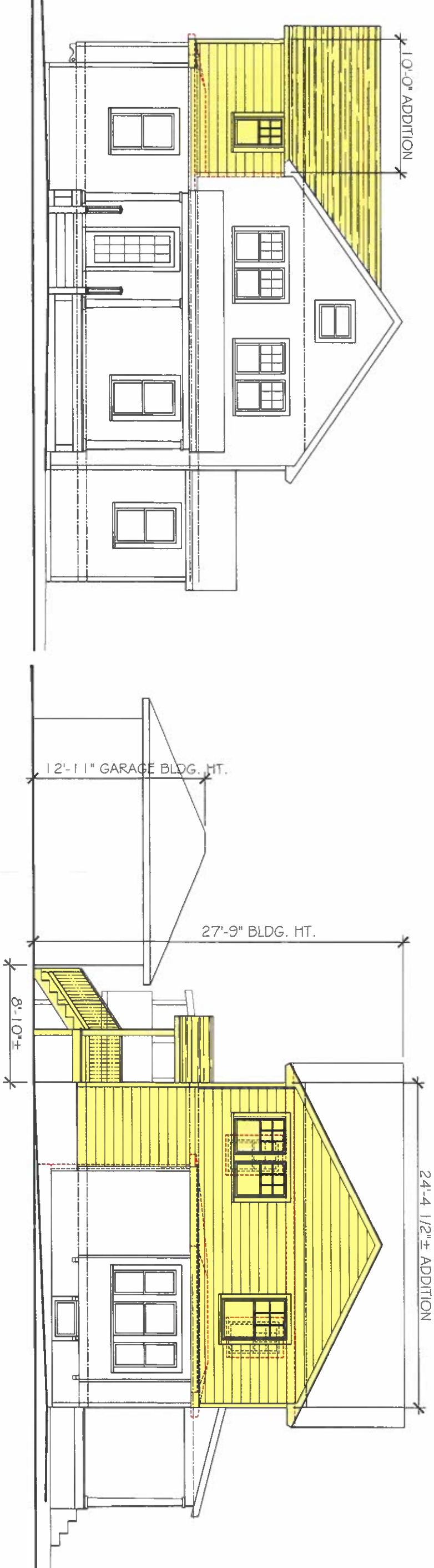
architect

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

PROJ: 23010

DATE:

8 SEP 2023



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

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



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

ADDITION
DARIO & KRISTIN AREZZO
190 E. GENESEE ST.
V. OF SKANEATELES, NY

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

PROJ: 23010

DATE:
8 SEP 2023

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