

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 9-12-2023 Permit Date and Number _____

Name of Applicant Daniel and Candice Bennett

Address of Applicant 62 W Elizabeth Street Skaneateles, NY 13152

Applicant's Email candicev_16@hotmail.com dan.bennett@teamcwm.com Contact # (315) 730-7432
(315) 749-6082

Address of worksite 62 W Elizabeth 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 Addition Alteration Swimming Pool Repair

Fence/Wall Paved Surface Other

Square Footage of new work +/- 1,726.8 SF Accurate Project Cost TBD

Describe the work proposed: Please see attached narrative

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

Tax Map Number 003.-01-17.0 Square Footage of Lot +/- 9,050.0 SF (0.21 ACRES)

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 Residential Proposed Use Residential

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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

S Front Yard +/- 20.8 ft. Front Yard +/- 20.8 ft.

W Left Side Yard +/- 24.7 ft. Left Side Yard +/- 10.5 ft.

E Right Side Yard +/- 17.6 ft. Right Side Yard +/- 14.3 ft.

N Rear Yard +/- 43.4 ft. Rear Yard +/- 42.7 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 William L Murphy Jr. Space Architectural Studio

Architect's Address 3 Fennell Street, Suite 2 Skaneateles, NY

Contractor/Builder Name Lloyd Bennett Construction

Contractor's Phone # (315) 246-6278

Contractor's Address 862 Old Seneca Turnpike

Contractor's Email lloydbenettconstruction@gmail.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 _____ Signature [Signature]

Print Applicant's Name Dan and Louise Bennett

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)

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VILLAGE OF SKANEATELES

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

NOTARY PUBLIC

VILLAGE OF SKANEATELES

26 Fennell St

Skaneateles, NY 13152

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Building/Zoning Application Review Sheet

Date Received 9/12/23 Tax Map Number 003-01-17

Applicant's Name DAV AND CANDICE BENNETT

Address of Worksite 62 W. ELIZABETH ST.

Permit Fee Date Received _____ Amount Received _____

Additional Info. Requested _____

Date Review Completed 9/29/23 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

Rear Yard Setback Percentage of Open Area

Percentage of Structure width/lot width

Other Density Control Schedule MINIMUM LOT AREA

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

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

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

Section 225-A1-3, Permitted Use Chart

Other Sections of the Zoning Law

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 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
OK# 133
pd 9/14/23
\$ 250.00

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

Date of Application 9-12-2023

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

I/We Daniel and Candice Bennett
Printed or Typed Name of Appellant(s) and/or Applicant(s)

Address 62 W Elizabeth Street Skaneateles, NY 13152

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

which was denial of a Zoning Permit

_____ which was denial of a Certificate of Occupancy

to vary the strict application of the provisions of:

Article _____ Section 225 Subsection A5

Article XIV Section 225 Subsection 69D

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:

_____ 62 _____ Street Number _____ W Elizabeth Street _____ Street Name

Tax Map Number 003-01-17.0



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%	+/- 82.3%	+/-70.27%	+/-14.73%
Front yard dimension (ft.)		30 FT.	+/-20.8 FT.	+/-20.8 FT.	+/- 9.2 ft. (P.E.N.C.)
Left side yard dimension (ft.)		15 FT.	+/-25.0 FT.	+/-10.5FT.	+/- 4.5 FT.
Right side yard dimension (ft.)		15 FT.	+/-17.6 FT.	+/-14.3 FT.	+/- 0.7 FT.
Both side yards combined (ft.)		35 FT.	+/-42.3 FT.	+/-24.8 FT.	+/- 10.2 FT.
Rear yard dimension (ft.)		35 FT.	+/-43.4 FT.	+/- 42.7 FT.	-
Max. width of structure as a % of lot width (Structure width divided by lot width)		65%	+/-29.3%	+/-49.3%	-
Min. livable floor area, each dwelling		1,200 SF	+/- 1,837.0 SF	+/- 2,647.8 SF	-

List below any OTHER variances, Special Permits requested

(Section of the Zoning Law) (Description)

Minimum Lot Area: +/- 9,050.0 SF where 30,000 SF are required, a variance of +/- 20,950.0 SF (P.E.N.C.) is requested

Minimum Lot Width: +/- 75.0 FT where 100 FT are required, a variance of +/- 25.0 FT (P.E.N.C.) is requested

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

Dated 9-14-23


Signature of Applicant/Appellant

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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:		Bennett Addition	
Project Location (describe, and attach a location map):		62 W Elizabeth Street Skaneateles, NY 13152	
Brief Description of Proposed Action: The Bennett's are proposing an addition to the west to provide the residence with additional living space on the first floor. This would allow the Bennett's to expand their livable area to account for more room in the central part of their home. A basement is also proposed that would be incorporated beneath the addition to include a small in-law suite and exercise room. Additionally, they would like to add a modest mudroom to the rear of their house that would include a small laundry room. Between the small north addition and the west addition, they would like to add a rear patio to expand their outdoor entertaining area. Minor alterations to the home are being proposed as well.			
Name of Applicant or Sponsor:		Daniel and Candice Bennett	
Address:		62 W Elizabeth Street	
City/PO:		Skaneateles	
State:		NY	
Zip Code:		13152	
Telephone:		(315) 730-7432 (315) 749-6082	
E-Mail:		dan.bennett@earthlink.net candicev16@hotmail.com	
<p>1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation?</p> <p>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.</p>			
		NO	YES
		<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>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:</p>			
		NO	YES
		<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>3. a. Total acreage of the site of the proposed action? +/- 0.21 acres +/- 9,050.0 SF</p> <p>b. Total acreage to be physically disturbed? +/- 0.21 acres +/- 9,050.0 SF</p> <p>c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? +/- 0.21 acres +/- 9,050.0 SF</p>			
<p>4. Check all land uses that occur on, are adjoining or near the proposed action:</p>			
<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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		NO	YES	N/A
5. Is the proposed action,				
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?		<input type="checkbox"/>	<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?				
If Yes, identify: _____		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8. Will the proposed action result in a substantial increase in traffic above present levels?				
a. Are public transportation services available at or near the site of the proposed action?		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Are any pedestrian accommodations or bicycle routes available on 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
9. Does the proposed action meet or exceed the state energy code requirements?				
If the proposed action will exceed requirements, describe design features and technologies:		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
10. Will the proposed action connect to an existing public/private water supply?				
If No, describe method for providing potable water: _____		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
11. Will the proposed action connect to existing wastewater utilities?				
If No, describe method for providing wastewater treatment: _____		<input type="checkbox"/>	<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?				
		<input checked="" type="checkbox"/>	<input 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"/>	<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?				
		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?				
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:

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

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

NO YES

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?

YES NO

b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe:

YES NO

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: Amelia B. B. B. Date: 9-14-23
 Signature: _____ Title: _____

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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 (CEAA)?	<input type="checkbox"/>	<input type="checkbox"/>
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	<input type="checkbox"/>	<input type="checkbox"/>
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	<input type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing: <ul style="list-style-type: none"> a. public / private water supplies? b. public / private wastewater treatment utilities? 	<input type="checkbox"/>	<input type="checkbox"/>
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input type="checkbox"/>	<input type="checkbox"/>
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	<input type="checkbox"/>	<input type="checkbox"/>
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	<input type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action create a hazard to environmental resources or human health?	<input type="checkbox"/>	<input type="checkbox"/>

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Agency Use Only [If applicable]
Project: _____
Date: _____

Short Environmental Assessment Form Part 3 Determination of Significance

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

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

Name of Lead Agency

Date

Print or Type Name of Responsible Officer in Lead Agency

Title of Responsible Officer

Signature of Responsible Officer in Lead Agency

Signature of Preparer (if different from Responsible Officer)

SPACE Architectural Studio, P.C.

3 Fenwick Street, Suite #2, Skaneateles, N.Y. 13152
tel: 315.685.0510 | ee: hille@spacearchstudio.com | www.spacearchstudio.com

Project Narrative

Dan & Candice Bennett

Project Location: 62 W Elizabeth Street, Skaneateles, N.Y. 13152

Tax Map No.: 003-0117.0

Village Zoning District: A-2

SPACE Architectural Studio project #: 2022-25

Date: 14 September 2023

After withdrawing their application, the Bennett's are resubmitting their application for an addition to their home. There are no proposed changes since the last submission, but additional information about the neighborhood will be provided per request from the board.

The Bennett's bought their property in 2019 for themselves and their two young children. While their children are still young, the family is planning for the future by proposing to add onto their existing residence. Their modest home is currently +/- 1,592 SF. The Bennett's have taken the Planning Board and Zoning Board of Appeals comments into account with our updated proposal. They acknowledge the size of their previous request was large and have scaled it down quite significantly, even though the numbers may not indicate such. This month we also explored acquiring more property adjacent to ours from a neighbor to achieve a minimum open space percentage closer to the existing. Unfortunately, due to recent development on the neighboring parcel, this acquisition was not feasible. The next step was to increase the amount of open space by eliminating and reducing aspects of the proposal.

The Bennett's are proposing an addition to the west to provide the residence with additional living space on the first floor. This would allow the Bennett's to expand their livable area to account for more room in the central part of their home. A basement is also proposed that would be incorporated beneath the addition to include a small in-law suite and exercise room. This expansion of the home is very much in line with the surrounding neighborhood and would produce a desirable change in the character of the neighborhood in line with the intended aesthetics of the Village of Skaneateles.

Additionally, they would like to add a modest mudroom to the rear of their house that would include a small laundry room. Between the small north addition and the west addition, they would like to add a rear patio to expand their outdoor entertaining area. The existing deck is too small and served as a thoroughfare to the back door of the home, not an outdoor space. Having some outdoor space is a reasonable expectation of a property owner.

Minor alterations to the home are being proposed as well. The Bennett's would like to update their kitchen layout to allow for more seating and an integrated, open space. On the second floor of their home the Bennett's would like to update and expand the master bathroom and the kids bathroom, sacrificing a little closet space to do so. In addition, we have updated the previous design to improve the open space on the proposed parcel from +/- 67.65% to +/- 70.3%. This was largely achieved through removing the front porch and reducing the back porch size. Proposed changes to the ordinance would improve these numbers further.

SPACE Architectural Studio, P.C.

3 Fennell Street, Suite #2, Skaneateles, N.Y. 13152
ph:315.685.0530 | e: info@spacearchstudio.com | www.spacearchstudio.com

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

- Minimum Open Space: +/- 70.27% where 85% are required, a variance of +/- 14.73% (+/- 5.37% P.E.N.C.) is requested
- Minimum Side Yard Setback, West: +/- 10.5 FT where 15 FT is required, a variance of +/- 4.5 FT is requested
- Minimum Side Yard Setback, East: +/- 14.3 FT where 15 FT is required, a variance of +/- 0.7 FT is requested
- Minimum Side Yard Setback, Total: +/- 22.8 FT where 35 FT is required, a variance of +/- 10.2 FT is requested

The P.E.N.C. variances requested by the Bennett's in this proposal include:

- Minimum Lot Area: +/- 9,050.0 SF where 30,000 SF are required, a variance of +/- 20,950.0 SF (P.E.N.C.) is requested
- Minimum Lot Width: +/- 75.0 FT where 100 FT are required, a variance of +/- 25.0 FT (P.E.N.C.) is requested
- Minimum Front Yard Setback, South: +/- 20.8 FT where 30 FT are required, a variance of +/- 9.2 FT (P.E.N.C.) is requested

While this difficulty is self-created, we believe the hardship of the lot should be taken into consideration when considering our proposal. This property is less than a third of the required lot area for this residential zone and as a result, any enhancements may seem significant. We believe this is an existing undersized lot under Article XIV § 225-70: existing undersized lots. This property was held in single ownership prior to the adoption of this article chapter and does not conform to the minimum lot width. Where 100 FT. is required, the Bennett's lot has a width of 75 FT. The lot does not adjoin a lot by the same owner and the square footage of the lot is greater than 5,000 SF and the width is greater than 50 FT. We believe that this classifies their lot as an existing undersized lot under the criteria stated in this article. Due to the position of the existing residence on the lot and the hardship of the small lot. This expansion allows the Bennett's to gain additional living space for their family, both indoors and outdoors, which is a reasonable use of their undersized lot. The proposal is significantly reduced in scale from our previous application and is in character with lots in the immediate vicinity, both newly developed and existing lots. The alternative is that the Bennett's will have to sell their home and relocate their family in order to gain additional space. Young families in our Village need homes in order to keep our schools vibrant. The number may seem large due to the undersized lot, we feel that this addition is an overall improvement to the home and keeps within the character of other homes in the neighborhood.

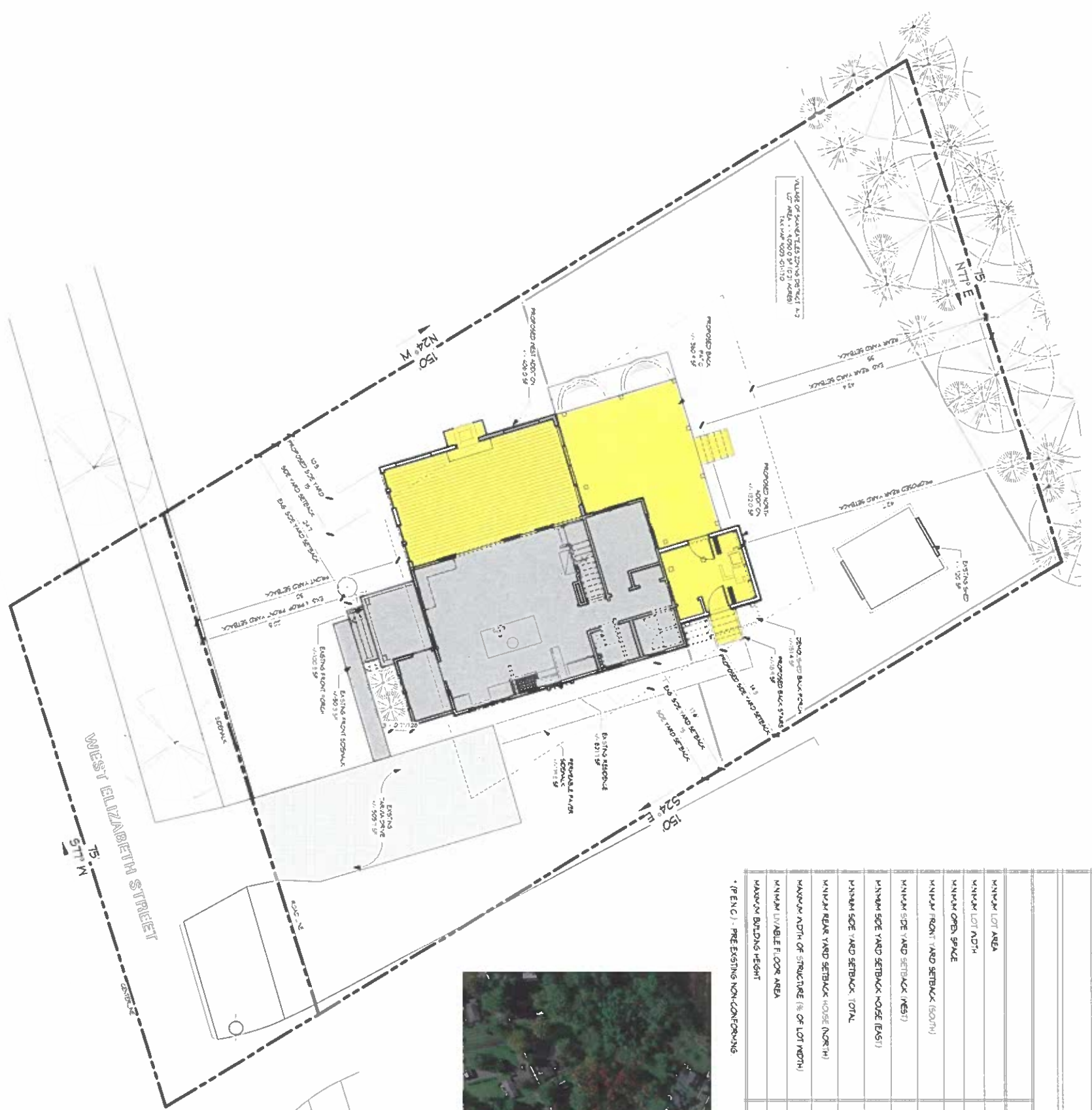
Thank you for considering our proposal.

DENSITY CONTROL SCHEDULE

Village of Skaneateles Zoning District - A-2

	REQD / ALLOWED	EXISTING	PROPOSED	DIFFERENCE	REQUESTED VARIANCE
MINIMUM LOT AREA	30,000 SF	1/ 4,090.0 SF	1/ 4,090.0 SF	-	1/ 20,950.0 SF PENC
MINIMUM LOT WIDTH	100 FT	1/ 75.0 FT	1/ 75.0 FT	-	1/ 25 FT PENC
MINIMUM OPEN SPACE	65%	1/ 74.63%	1/ 70.27%	1/ -4.36%	1/ 4.36% - 5.37% PENC
MINIMUM FRONT YARD SETBACK (500TH)	30 FT	1/ 20.8 FT	1/ 20.8 FT	-	1/ 42 FT (PENC)
MINIMUM SIDE YARD SETBACK (WEST)	15 FT	1/ 24.7 FT	1/ 10.5 FT	1/ -14.2 FT	1/ 4.5 FT
MINIMUM SIDE YARD SETBACK (EAST)	15 FT	1/ 11.6 FT	1/ 14.3 FT	1/ 2.7 FT	-
MINIMUM SIDE YARD SETBACK (TOTAL)	35 FT	1/ 42.3 FT	1/ 24.6 FT	1/ -17.7 FT	1/ 10.2 FT
MINIMUM REAR YARD SETBACK (HOSE NORTH)	35 FT	1/ 49.4 FT	1/ 42.7 FT	1/ -6.7 FT	-
MAXIMUM WIDTH OF STRUCTURE (% OF LOT WIDTH)	65%	1/ 74.3%	1/ 41.9%	1/ -32.4%	1/ 20%
MINIMUM LIVABLE FLOOR AREA	1,200 SF	1/ 1,837.0 SF	1/ 2,511.9 SF	1/ 674.9 SF	-
MAXIMUM BUILDING HEIGHT	35 FT / 2.5 STORY MAX	1/ 21.6 FT	1/ 21.6 FT	-	-

(PENC) - PRE-EXISTING NON-CONFORMING



OPEN SPACE CALCULATIONS PER CODE DIVISIONS

LOT AREA, EXISTING	42,740 SF
EXISTING OPEN SPACE	10,215 SF
EXISTING HOUSE	10,215 SF
EXISTING FRONT PORCH	19,440 SF
EXISTING BACK PORCH	10,215 SF
EXISTING 5-4-D	30 SF
EXISTING FRONT 5-20-PAVLS	400 SF
EXISTING REAR 5-20-PAVLS	342 SF
OPEN SPACE	74,427 SF

LIVABLE FLOOR AREA

EXISTING LIVABLE FLOOR AREA	1,837 SF
PAST FLOOR	1,271 SF
BACK REAR	514 SF
FRONT PORCH	1,003 SF
SECOND FLOOR	338 SF
1ST FLOOR	1,271 SF
PROPOSED LIVABLE FLOOR AREA	2,512 SF
PAST FLOOR	1,271 SF
BACK REAR	1,271 SF
FRONT PORCH	1,271 SF
SECOND FLOOR	2,512 SF



Zoning Site Plan
SCALE: 1" = 10'

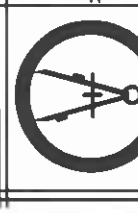


Zoning Submission: 09.14.2023

THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF SPACE ARCHITECTURAL STUDIO, P.C. AND ARE NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF SPACE ARCHITECTURAL STUDIO, P.C.

Project Name	2023-25	Date	LOM
Size	08/09/22	Drawn By	Checker
Scale	As Indicated		

Zoning Site Plan
Z-1

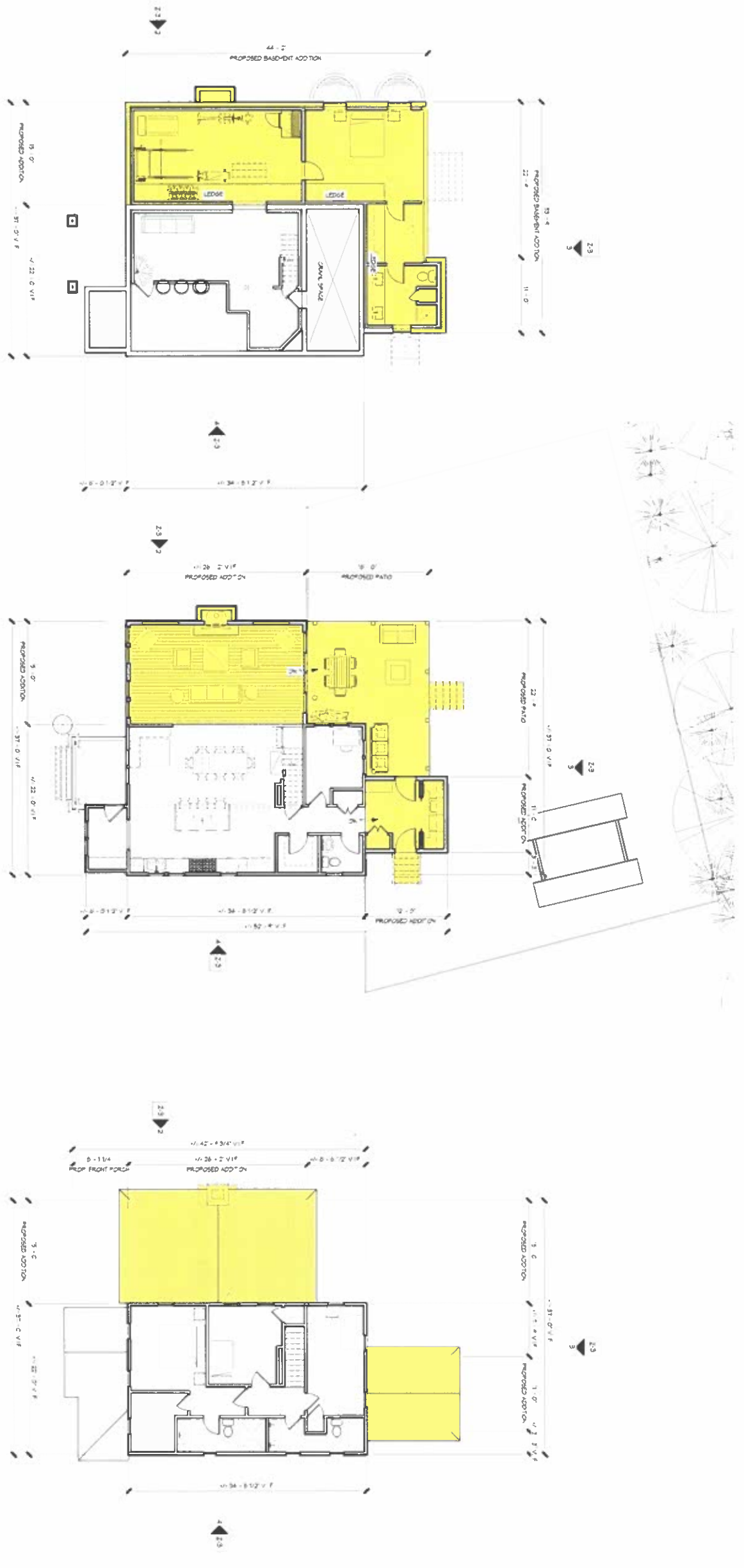


Revisions

Description	Date

Addition
for
Dan & Candice Bennett
62 W Elizabeth Street
Skaneateles, NY 13152

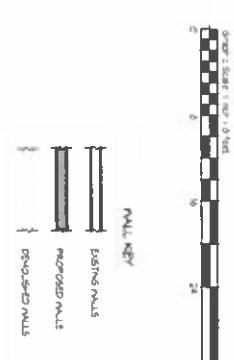
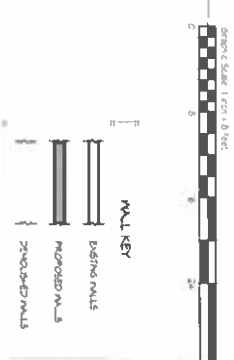
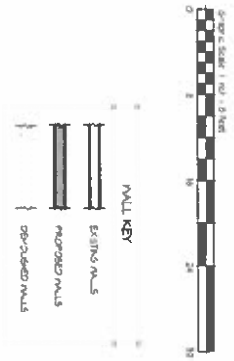
SPACE Architectural Studio, P.C.
3 Fennell Street, Suite #2 Skaneateles, N.Y. 13152
Phone: (315) 685-0540 Email: admin@spacearchstudio.com



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

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

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



<p>CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FROM THE LOCALITY OF WORK AND MAINTAIN ALL NECESSARY PERMITS IN THE OPEN AND UNOCCUPIED POSITION.</p> <p>ALL CHANGES AND VARIATIONS ARE THE RESPONSIBILITY OF THE ARCHITECT AND SHALL BE REFLECTED ON THE LATEST SUBMITTED SET.</p>	<p>CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FROM THE LOCALITY OF WORK AND MAINTAIN ALL NECESSARY PERMITS IN THE OPEN AND UNOCCUPIED POSITION.</p> <p>ALL CHANGES AND VARIATIONS ARE THE RESPONSIBILITY OF THE ARCHITECT AND SHALL BE REFLECTED ON THE LATEST SUBMITTED SET.</p>	<p>CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FROM THE LOCALITY OF WORK AND MAINTAIN ALL NECESSARY PERMITS IN THE OPEN AND UNOCCUPIED POSITION.</p> <p>ALL CHANGES AND VARIATIONS ARE THE RESPONSIBILITY OF THE ARCHITECT AND SHALL BE REFLECTED ON THE LATEST SUBMITTED SET.</p>	
Project Name	2022-25	Drawn By	LCH
Site	08/04/22	Created By	CHECKER
Scale	AS INDICATED		

Zoning Submittal: 09.14.2023

Zoning Floor Plans

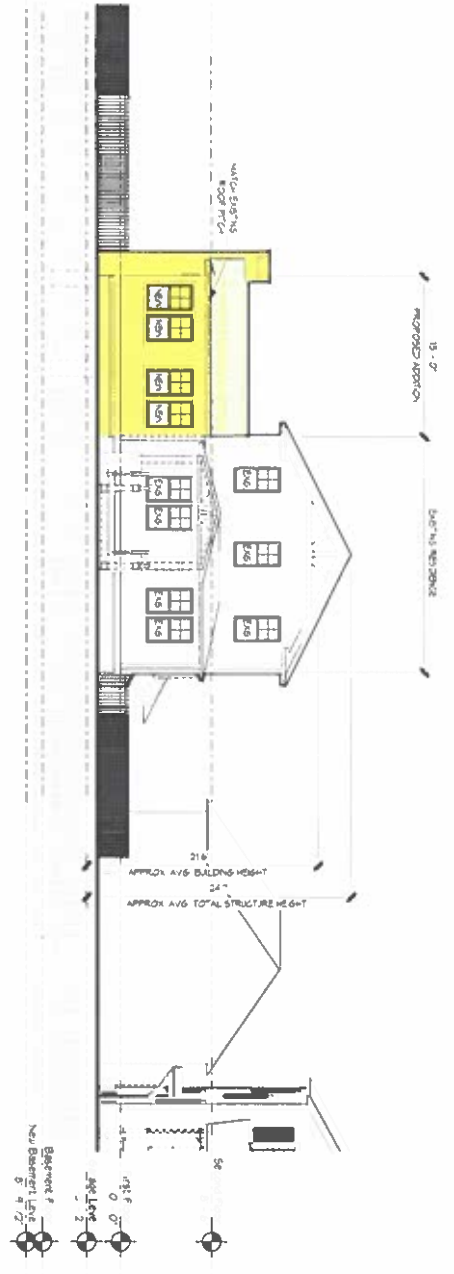
Z-2

No.	Description	Date

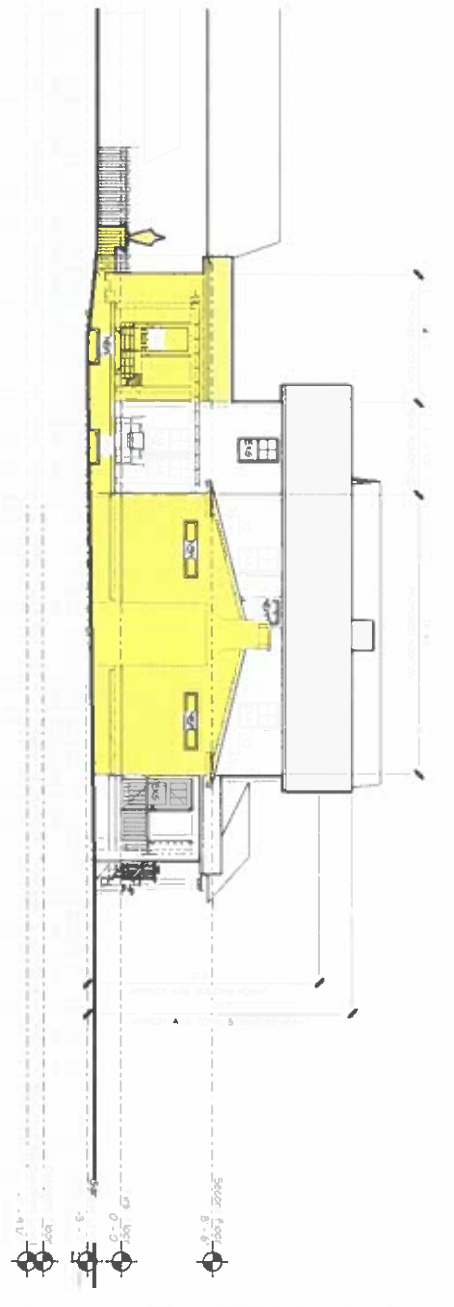
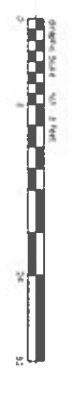
Addition
 for
Dan & Candice Bennett
 62 N Elizabeth Street
 Skaneateles, NY 13152

SPACE Architectural Studio, P.C.
 3 Fennell Street, Suite #2 Skaneateles, N.Y. 13152
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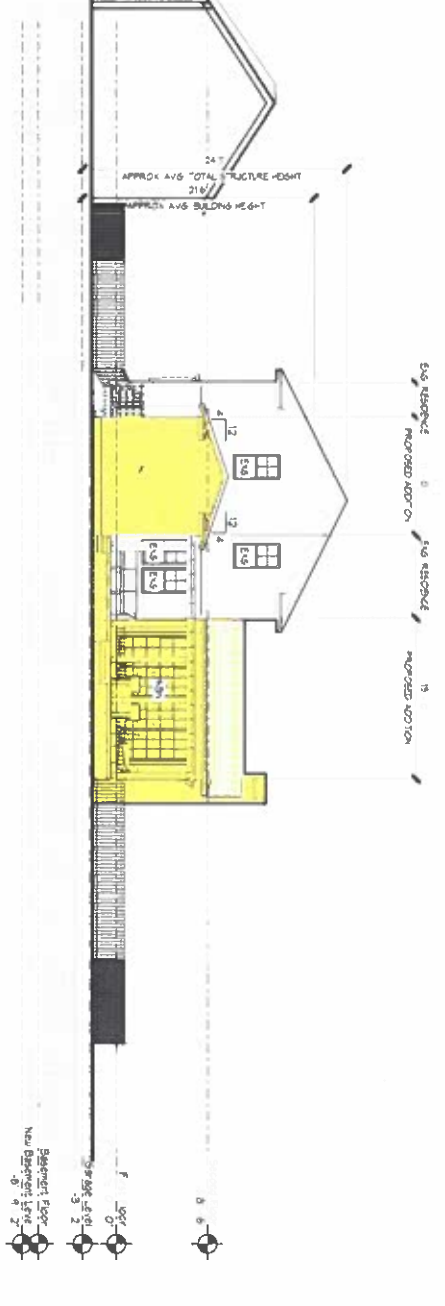




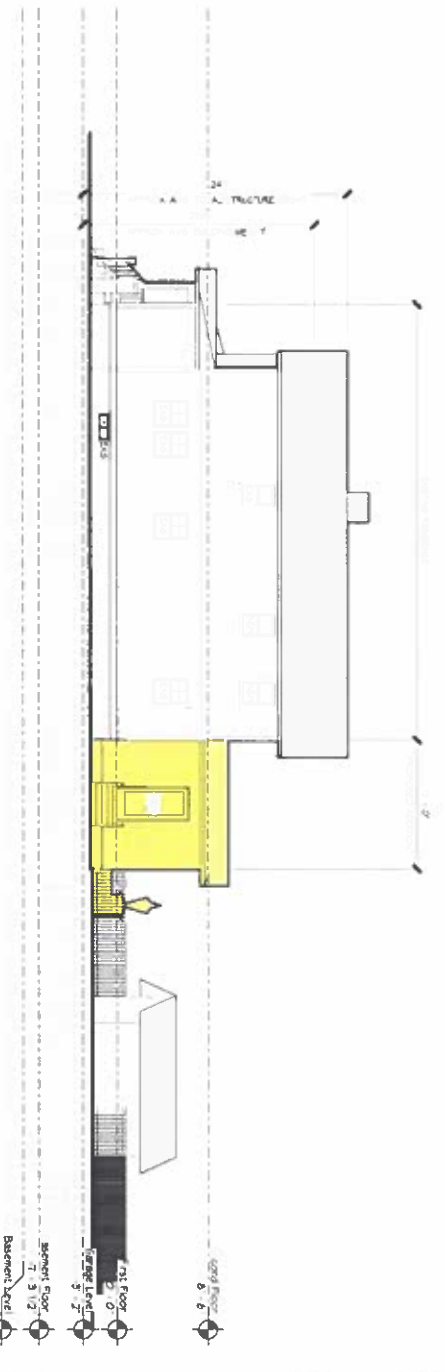
1 Zoning South Elevation
Z-3 SCALE 1/8" = 1'-0"



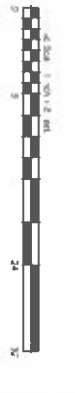
2 Zoning West Elevation
Z-3 SCALE



3 Zoning North Elevation
Z-3 SCALE 1/8" = 1'-0"



4 Zoning East Elevation
Z-3 SCALE



5 South - Existing
Z-3 SCALE 1/2" = 1'-0"



6 South - Proposed
Z-3 SCALE 1/2" = 1'-0"



7 Southwest - Existing
Z-3 SCALE 2"



8 Southwest - Proposed
Z-3 SCALE 2"

"THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AT THE SITE PRIOR TO THE COMMENCEMENT OF ANY WORK AND REPORT TO THE ARCHITECT IMMEDIATELY UPON DISCOVERY OF ANY DISCREPANCY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL JURISDICTIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL JURISDICTIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL JURISDICTIONS."

"THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AT THE SITE PRIOR TO THE COMMENCEMENT OF ANY WORK AND REPORT TO THE ARCHITECT IMMEDIATELY UPON DISCOVERY OF ANY DISCREPANCY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL JURISDICTIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL JURISDICTIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL JURISDICTIONS."

Project Name	2022-25
Date	08/04/22
Created By	LCM
Checked By	Checker
Scale	As Indicated

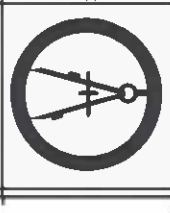
Zoning Elevations & Renderings
Z-3

Zoning Submittal: 09.14.2023

Revisions	Date	Description

Addition
for
Dan & Candice Bennett
62 W Elizabeth Street
Skaneateles, NY 13152

SPACE Architectural Studio, P.C.
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Zoning Site Context
 SCALE: 1" = 10'-0"

THE CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE ZONING DISTRICT A.2 REQUIREMENTS FOR THE LOCATION OF SIGNAGE AND LIGHTING. ALL SIGNAGE SHALL BE IN ACCORDANCE WITH THE ZONING DISTRICT A.2 REQUIREMENTS FOR THE LOCATION OF SIGNAGE AND LIGHTING. ALL SIGNAGE SHALL BE IN ACCORDANCE WITH THE ZONING DISTRICT A.2 REQUIREMENTS FOR THE LOCATION OF SIGNAGE AND LIGHTING.

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Project Name	2022-25	Scale	1" = 10'-0"
Date	09/13/23	Drawn	RLS
Checked		Checker	



Zoning Site Context

Z-4

Zoning Submittal: 09.14.2023

No.	Description	Date

Addition
 for
Dan & Candice Bennett
 62 W Elizabeth Street
 Skaneateles, NY 13152

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