

### DENSITY CONTROL SCHEDULE

#### VILLAGE OF SKANEATELES B DISTRICT

	REQD./ALLOWED	EXISTING	PROPOSED	DIFFERENCE	REQD. VARIANCE
MINIMUM LOT AREA	10,000 SF	-/ 21,214 SF	-/ 21,214 SF	-	-
MINIMUM LOT WIDTH	65 FT	-/ 103 FT	-/ 103 FT	-	-
MINIMUM OPEN SPACE	85%	-/ 76.36 %	-/ 76.36 %	-	-/ 8.64 %
MINIMUM FRONT YARD SETBACK	BUILD TO LINE	-	-/ 18.2 FT	-	-
MINIMUM SIDE YARD SETBACK, WEST	10 FT	-/ 15.2 FT	-/ 15.2 FT	-	-
MINIMUM SIDE YARD SETBACK, EAST	10 FT	-/ 16.4 FT	-/ 16.4 FT	-	-
MINIMUM SIDE YARD SETBACK, TOTAL	20 FT	-/ 19.6 FT	-/ 19.6 FT	-	-
MINIMUM REAR YARD SETBACK	25 FT	-/ 29.2 FT	-/ 29.2 FT	-	-
MAXIMUM HEIGHT OF STRUCTURE (% OF LOT WIDTH)	80%	-/ 51.4%	-/ 51.4%	-	-
MAXIMUM BUILDING HEIGHT	35 FT, 25 STOREYS	-/ 28.0 FT	-/ 28.0 FT	-	-/ 1.0 FT
MINIMUM LIVABLE FLOOR AREA	1,300 SF	-/ 3,306 SF	-/ 3,306 SF	-	-

\* (P.E.C.) - PRE-EXISTING NON-COMFORMANS

#### OPEN SPACE CALCULATIONS

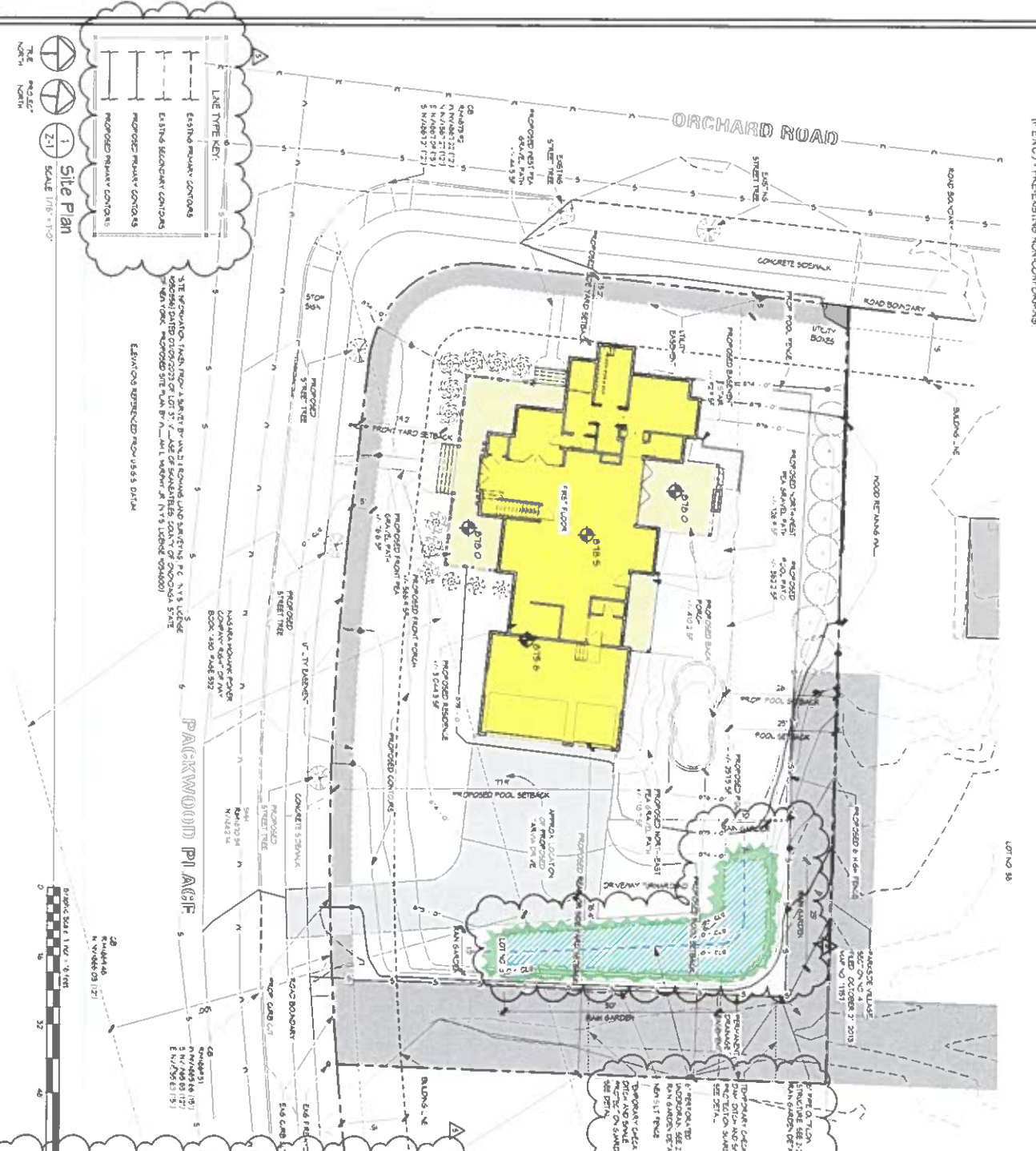
LOT AREA, 27,816 SF	REQUIRED MINIMUM	PROPOSED
MINIMUM OPEN SPACE	85%	76.36%
MINIMUM FRONT YARD SETBACK	10 FT	18.2 FT
MINIMUM SIDE YARD SETBACK	10 FT	16.4 FT
MINIMUM REAR YARD SETBACK	25 FT	29.2 FT
MAXIMUM BUILDING HEIGHT	80%	51.4%
MINIMUM LIVABLE FLOOR AREA	1,300 SF	3,306 SF

#### FLOOR AREA CALCULATIONS

EXISTING FLOOR AREA	1,481 SF
PROPOSED FLOOR AREA	5,000 SF
MINIMUM LIVABLE FLOOR AREA	1,300 SF

#### MINIMUM OPEN SPACE BREAKDOWN CALCULATIONS

EXISTING FLOOR AREA	1,481 SF
PROPOSED FLOOR AREA	5,000 SF
MINIMUM LIVABLE FLOOR AREA	1,300 SF



#### ADDITIONAL OPEN SPACE CALCULATIONS PER COMMENTS FROM JOHN OLSON

EXISTING FLOOR AREA	1,481 SF
PROPOSED FLOOR AREA	5,000 SF
MINIMUM LIVABLE FLOOR AREA	1,300 SF



Proposed South Elevation  
SCALE 1/2" = 1'-0"



Proposed Northwest Elevation  
SCALE 1/2" = 1'-0"

Summited 10/11/23

ZONING SUBMITTAL: 10.12.2023

#### Revisions

No	Description	Date
5	Revisions For Cornell Rain Garden 4 Pipe Outflow Information	10/10/2023

NEW RESIDENCE  
for  
Jeff and Lisa White  
108 Packwood Sec 4 Lt 37 P  
Skaneateles, NY 13152

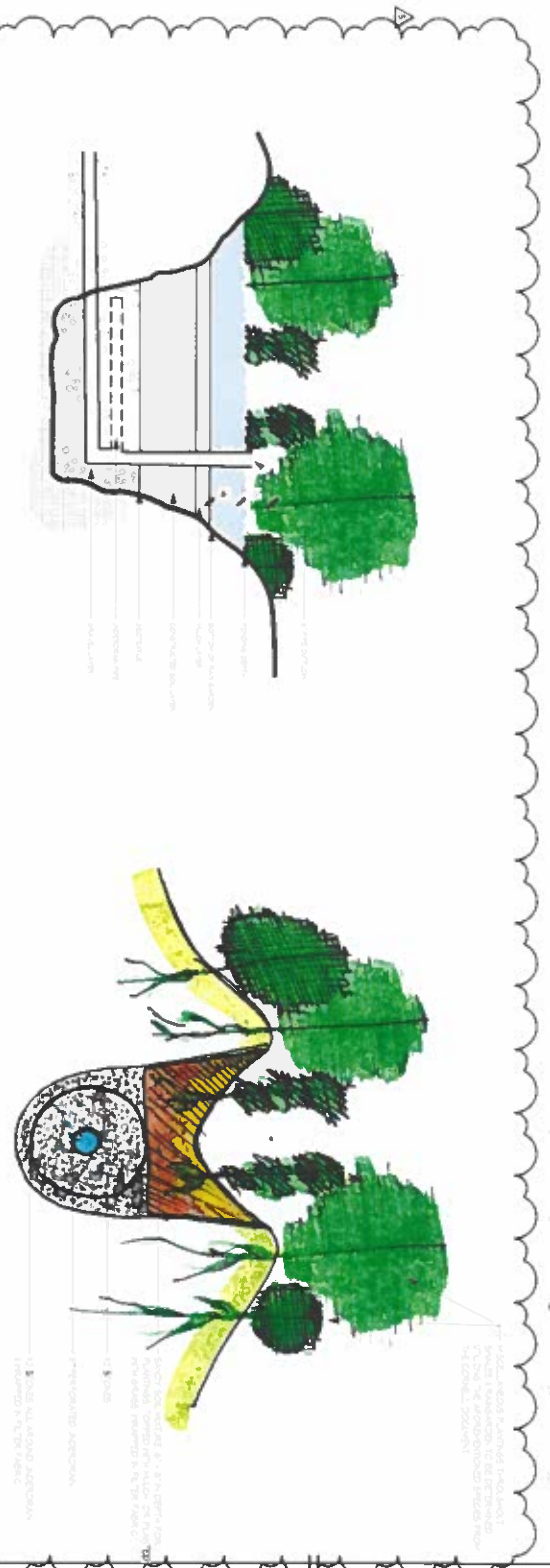
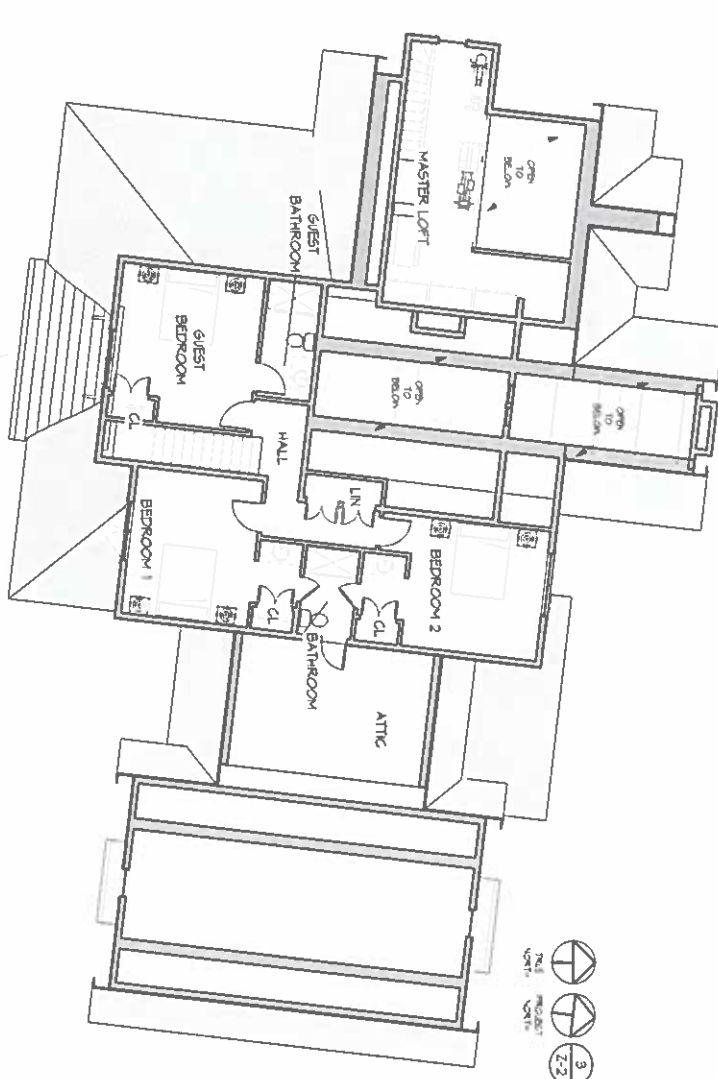
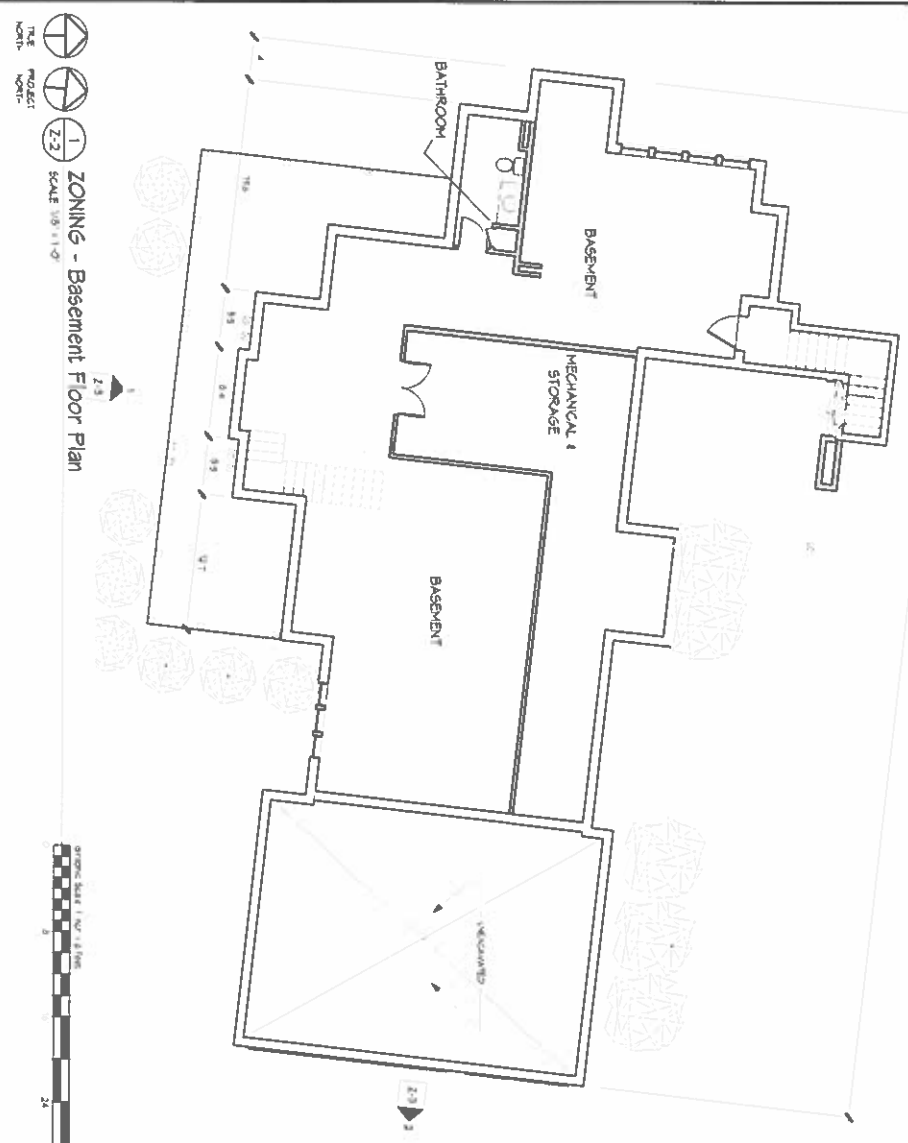
**SPACE Architectural Studio, P.C.**  
3 Fennell Street, Suite #2 Skaneateles, N.Y. 13152  
Phone: (315) 685-0540 Email: admin@spacearchstudio.com

Project Name: 2023-TR  
Date: 03/21/23  
Scale: AS INDICATED

Project Number: 2023-TR  
Date: 03/21/23  
Scale: AS INDICATED

Zoning Site Plan

**Z-1**



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

2 ZONING - 1st Floor Plan  
SCALE 1/8" = 1'-0"

3 ZONING - Second Floor Plan  
SCALE 1/8" = 1'-0"

CONSTRUCTION SHALL BE PERFORMED AT THE DISCRETION OF THE ARCHITECT AND SHALL BE SUBJECT TO THE APPROVAL OF THE LOCAL AUTHORITY. THE ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.

DATE: 03/21/23  
SCALE: AS INDICATED

PROJECT: NEW RESIDENCE  
DATE: 03/21/23  
SCALE: AS INDICATED

Zoning Floor Plans

Z-2

Submitted 10/11/23

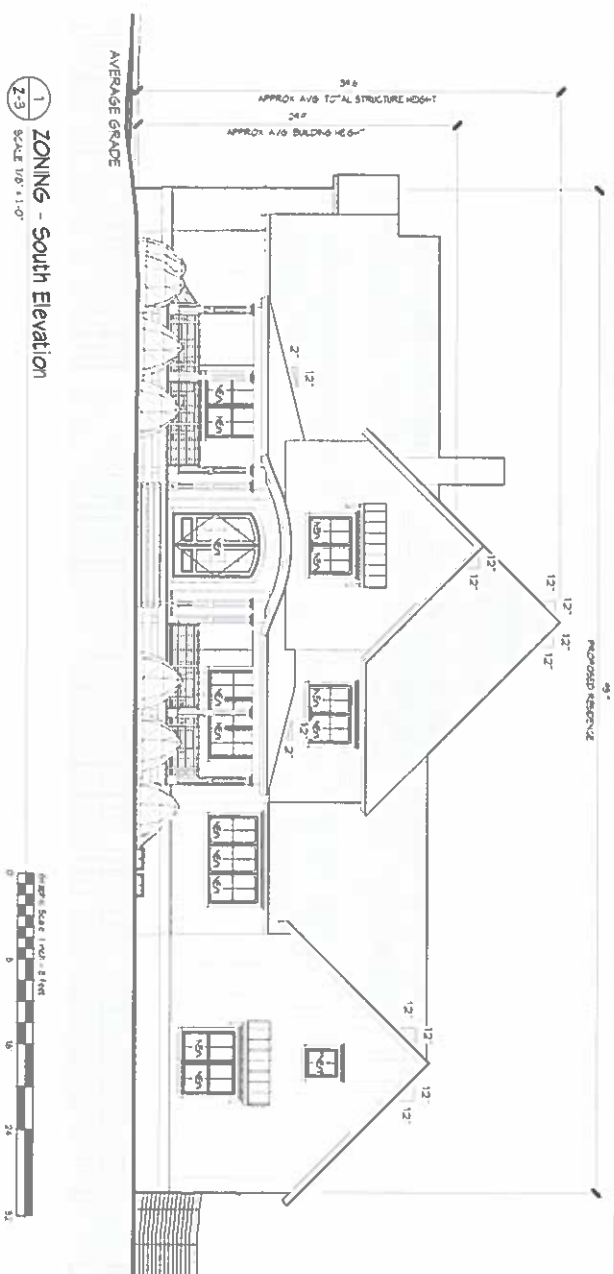
ZONING SUBMITTAL: 10.12.2023

No.	Description	Date
5	Revisions For Cornell Rain Garden + Pipe Outflow Information	10/4/2023

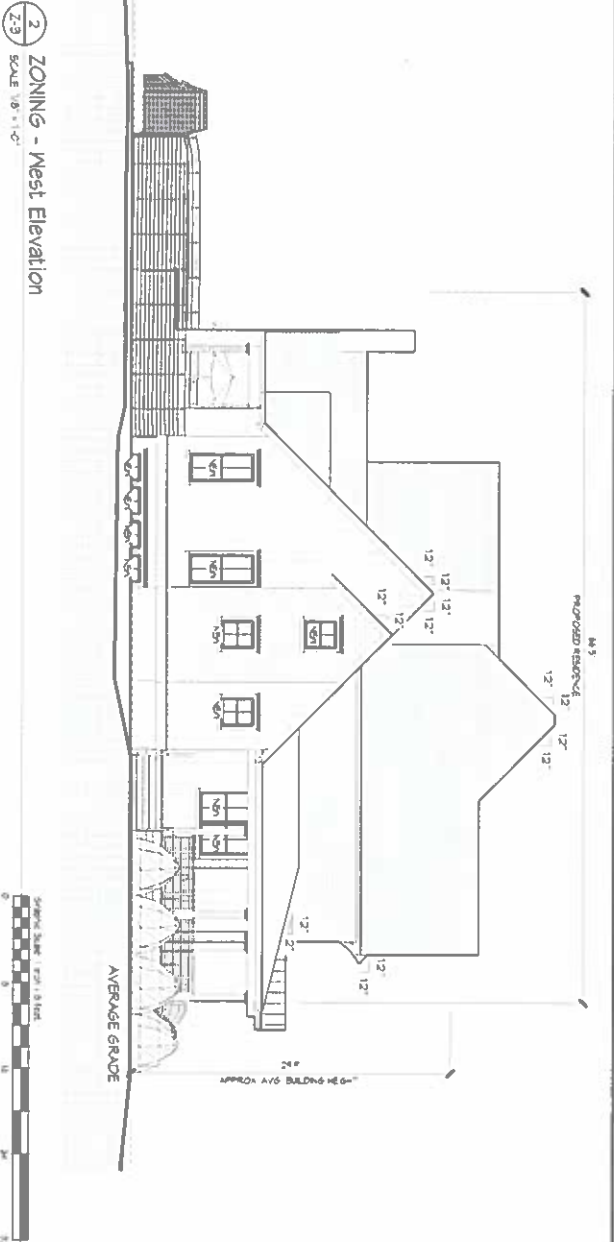
NEW RESIDENCE  
For  
Jeff and sa White  
108 Packwood Sec 4 Lt 37 Pl  
Skaneateles, NY 13152

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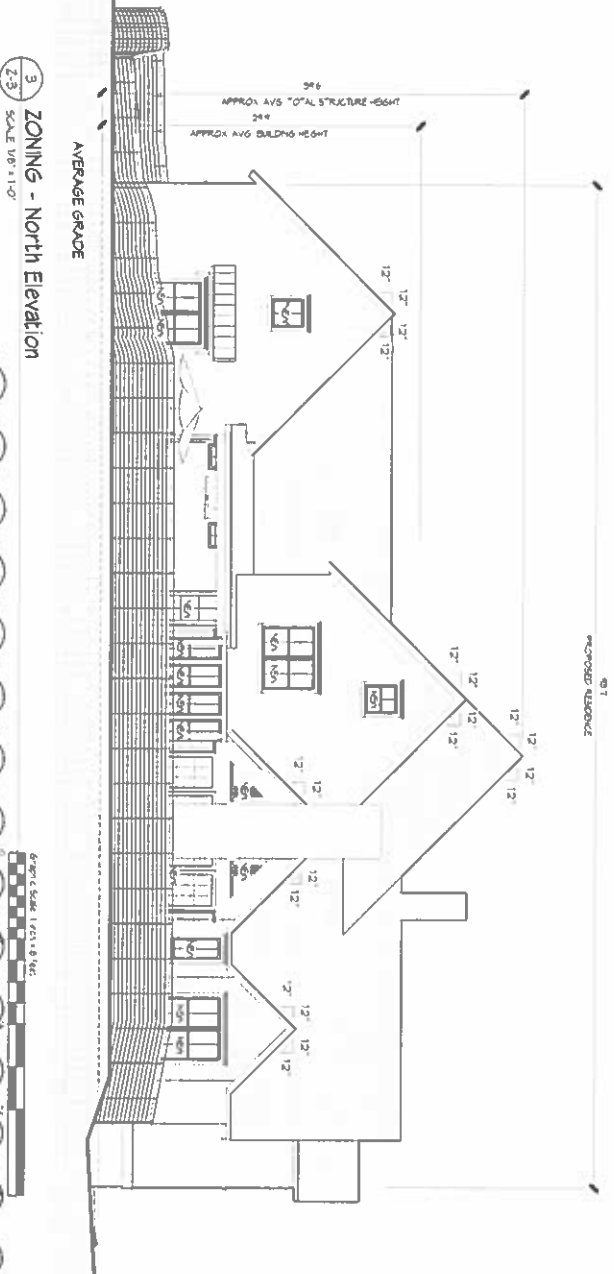




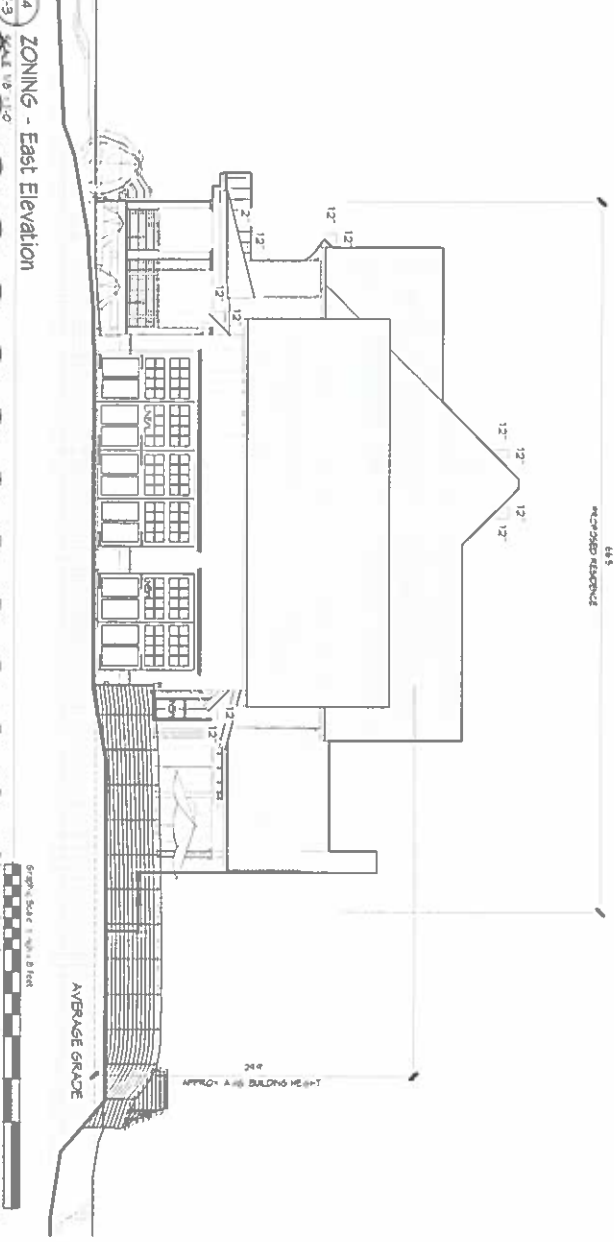
1 ZONING - South Elevation  
SCALE 1/8" = 1'-0"



2 ZONING - West Elevation  
SCALE 1/8" = 1'-0"



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



4 ZONING - East Elevation  
SCALE 1/8" = 1'-0"

**What is a Rain Garden and What Does it Do?**  
A rain garden is a landscaped garden bed that captures and absorbs rain runoff from roofs, driveways, and parking lots. It is a shallow depression in the ground that is filled with water during rain events. The water is then absorbed by the plants and soil in the garden, which helps to reduce the amount of water that runs off into the storm sewer system. Rain gardens are a simple and effective way to reduce the amount of water that runs off into the storm sewer system. They are also a beautiful addition to any landscape.

**Installing a Rain Garden**  
Cornell University  
Cooperative Extension  
Schoharie County

Impervious Surface Area (sq ft)	Required Size of Rain Garden (sq ft)	Required Size of Rain Garden (sq ft) (Minimum)	Required Size of Rain Garden (sq ft) (Maximum)
1000	100	100	100
2000	200	200	200
3000	300	300	300
4000	400	400	400
5000	500	500	500
6000	600	600	600
7000	700	700	700
8000	800	800	800
9000	900	900	900
10000	1000	1000	1000

Impervious Surface Area (sq ft)	Required Size of Rain Garden (sq ft)	Required Size of Rain Garden (sq ft) (Minimum)	Required Size of Rain Garden (sq ft) (Maximum)
1000	100	100	100
2000	200	200	200
3000	300	300	300
4000	400	400	400
5000	500	500	500
6000	600	600	600
7000	700	700	700
8000	800	800	800
9000	900	900	900
10000	1000	1000	1000

Impervious Surface Area (sq ft)	Required Size of Rain Garden (sq ft)	Required Size of Rain Garden (sq ft) (Minimum)	Required Size of Rain Garden (sq ft) (Maximum)
1000	100	100	100
2000	200	200	200
3000	300	300	300
4000	400	400	400
5000	500	500	500
6000	600	600	600
7000	700	700	700
8000	800	800	800
9000	900	900	900
10000	1000	1000	1000

**Revisions**

No.	Description	Date
1	Revisions for Cornell Rain Garden & Pipe Outflow information	10/10/2022

**NEW RESIDENCE**  
For  
**Jeff and Lisa White**  
108 Packwood Sec 4 Lt 37 P1  
Skanateles, NY 13152

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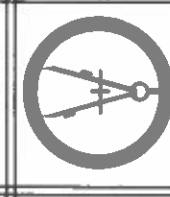
CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CODES AND REGULATIONS OF THE CITY OF SKANATELES, NY. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE CITY ENGINEER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY ENGINEER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY ENGINEER.

DATE: 03/21/23  
DRAWN BY: [Name]  
CHECKED BY: [Name]

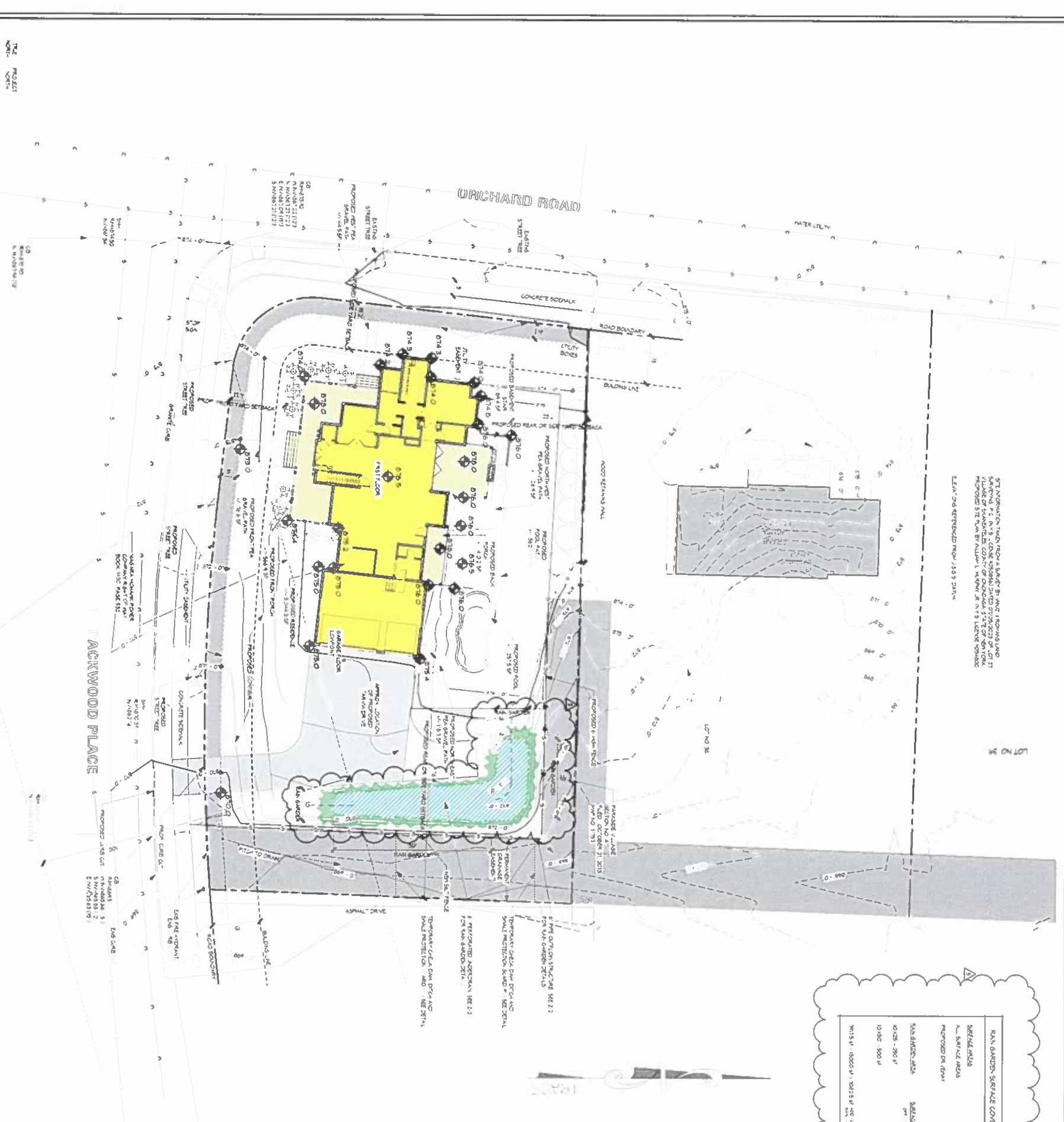
2023-19  
03/21/23  
V/B - 1-0

Zoning Elevations

Z-3

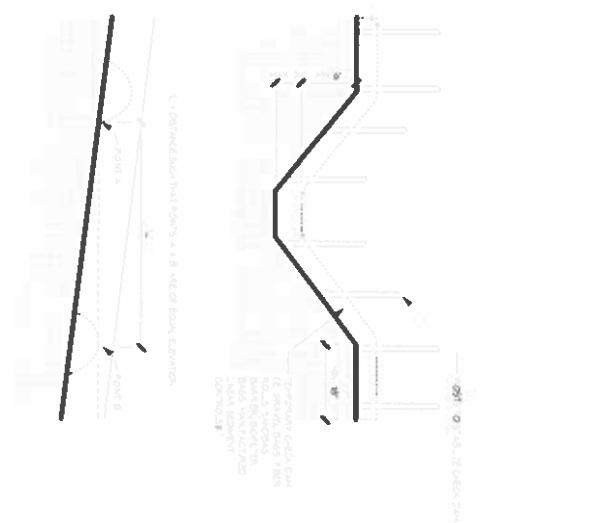


STATIONED TYPED FROM A SHEET BY THE ISSUING LAND SURVEYOR P.C. IN A LOCAL JURISDICTION DATED 07/28/23 BY LOT 31 AND LOT 32 OF THE SUBDIVISION OF LOTS 31 AND 32 OF THE SUBDIVISION OF THE EAST 1/2 OF SECTION 22 TOWNSHIP 41 NORTH RANGE 14 EAST COUNTY OF ALBANY STATE OF NEW YORK. THE TOTAL AREA OF THE SUBDIVISION IS 1.16 ACRES. THE TOTAL AREA OF LOT 31 IS 0.11 ACRES AND THE TOTAL AREA OF LOT 32 IS 0.05 ACRES. THE TOTAL AREA OF THE SUBDIVISION IS 1.16 ACRES. THE TOTAL AREA OF LOT 31 IS 0.11 ACRES AND THE TOTAL AREA OF LOT 32 IS 0.05 ACRES. THE TOTAL AREA OF THE SUBDIVISION IS 1.16 ACRES.

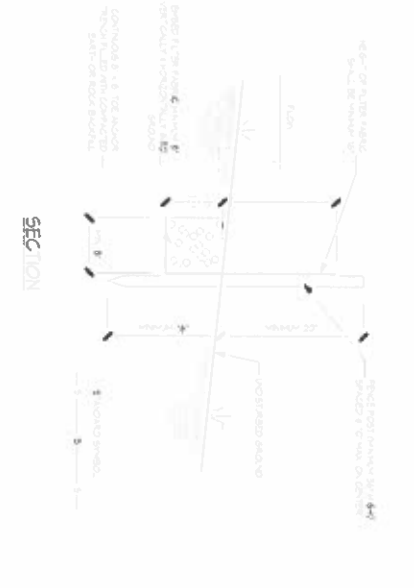


RAIN GARDEN SURFACE COVERAGE TOTAL	
RAINFALL AREA	1500.00
PROPOSED PAVEMENT	1000.00
RAIN GARDEN AREA	1000.00
SURFACE AREA	1000.00
PERCENTAGE	100.00%
TOTAL SURFACE COVERAGE	4500.00

4 TEMPORARY CHECK DAM  
SCALE 1/4" = 1'-0"



2 Silt Fence Detail  
SCALE 1/4" = 1'-0"



**CONSTRUCTION NOTE FOR FABRICATING SILT FENCE**

1. SILT FENCE SHALL BE FABRICATED FROM 1/2" GALV. STEEL.
2. SILT FENCE SHALL BE FABRICATED WITH A TOP WIDTH OF 4'-0" AND A BOTTOM WIDTH OF 2'-0".
3. SILT FENCE SHALL BE FABRICATED WITH A HEIGHT OF 1'-0".
4. SILT FENCE SHALL BE FABRICATED WITH A SPACING OF 10'-0" BETWEEN EACH SECTION.
5. SILT FENCE SHALL BE FABRICATED WITH A SPACING OF 10'-0" BETWEEN EACH SECTION.
6. SILT FENCE SHALL BE FABRICATED WITH A SPACING OF 10'-0" BETWEEN EACH SECTION.

LINE TYPE KEY	
(Symbol)	EXISTING PROPERTY BOUNDARY
(Symbol)	EXISTING PROPOSED CONSTRUCTION
(Symbol)	PROPOSED PROPERTY BOUNDARY
(Symbol)	PROPOSED CONSTRUCTION

1 Grading Plan  
SCALE 1/4" = 1'-0"



PROJECT INFORMATION	
Project Name	2022-79
Author	As indicated
Created By	08/04/23
Checked By	

Submitted 10/11/23  
ZONING SUBMITTAL: 10.12.2023

Revisions		
No.	Description	Date
1	Issue for Review	10/11/23
2	Revisions for Construction Documents	
3	Revisions for Construction Documents	
4	Revisions for Construction Documents	

**NEW RESIDENCE**  
for  
Jeff and Lisa White  
108 Packwood Sec 4 Lt 37 P1  
Skaneateles, NY 13152

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LOT AREA	ENCLOSED BUILDING FOOTPRINT	AS % OF LOT AREA	PORCH & OTHER 3D FOOTPRINT	AS % OF LOT AREA	FLAT AREA FOOTPRINT	AS % OF LOT AREA	ENTIRE LOT MIN. OPEN AREA	COMMENTS	
LOT 1	17789.55	1970.47	11.07655899	515.84	2.899679888	222.82	1.252530088	84.77122805	
LOT 2	23526.35	NA	NA	897.18	6.515894285	NA	NA	74.27675011	
LOT 3	13769.1	2644.68	19.2073556	NA	NA	NA	NA	75.59746595	
LOT 4	3023.46	15997.47	24.00253405	405.8	2.536651108	49.96	1.632228072	81.99015219	
LOT 5	15997.47	2475.32	15.4231967	620.77	4.379805772	157.55	4.879380572	83.73355624	
LOT 6	17369.04	2135.62	12.29555577	606.65	3.479805772	157.55	4.879380572	86.19738818	
LOT 7	15500.53	2521.54	16.26744376	252.79	1.641210208	66.4	0.336893376	87.14079493	
LOT 8	31921.06	2241.74	7.022761775	437.81	2.221314594	325.95	1.247625894	87.05061011	
LOT 9	17540.12	2002.73	11.41799486	391.06	1.49684486	622.56	3.568061011	88.54610914	
LOT 10	19709.5	2048.05	10.39118192	766.68	2.429242688	945.87	4.776489079	82.94890615	
LOT 11	26128.62	2275.39	8.709420102	689.65	0.566151473	945.87	0.776489079	96.20761837	
LOT 12	2980.57	25627.74	11.6302491	608.73	1.997441222	945.74	3.103280702	86.52464653	
LOT 13 & 14	121813.69	2984.12	2.449741076	NA	NA	NA	NA	94.08913582	
LOT 15	30475.49	2552.21	8.374631548	318.82	0.728324898	NA	NA	95.05798135	
LOT 16	36340.46	NA	NA	226.4	0.783827513	NA	NA	97.81781077	
LOT 17	42253.72	2497.56	5.91086418	498.59	0.53311741	79.5	0.085036368	97.27624765	
LOT 18	43774.42	1844.52	4.213693751	1041.71	3.468845788	458.35	5.056034791	79.07920128	
LOT 19	28884.09	1848.11	6.39826713	195.9	0.627841753	458.35	1.468970227	90.36581797	
LOT 20	93489.41	1968.33	2.105404238	209.84	0.567623445	NA	NA	94.35606361	
LOT 21	30030.45	3722.55	12.39591814	387.55	1.655350513	889.99	3.186686804	88.55150209	
LOT 22	31202.13	2351.82	7.537370045	328.79	0.947521142	NA	NA	94.13310189	
LOT 23	36968.17	1876.62	5.076312947	441.25	1.584230808	889.99	3.186686804	88.55150209	
LOT 24	1864.94	1960.94	6.677580796	424.99	1.047521142	NA	NA	94.13310189	
LOT 25	39024.54	3924.38	9.995376959	387.55	1.655350513	889.99	3.186686804	88.55150209	
LOT 26	23411.96	1972.5	8.425180976	208.2	1.027315135	496.64	2.450556142	88.50966278	
LOT 27	20266.42	1623.84	8.012465941	554.34	2.400687045	807.35	3.502226225	83.98285513	
LOT 28	23052.48	2330.66	10.11023543	492.14	1.77409867	1851.08	6.484830671	85.87450521	
LOT 29	28544.77	1688.87	5.916565451	992.76	4.282486515	148.83	0.642003129	84.98369218	
LOT 30	24659.54	VACANT	VACANT	275.98	1.492207248	NA	NA	85.14481137	
LOT 31	23182.13	2339.51	10.09188818	553.92	2.398160856	1130.54	4.894599895	77.85251345	
LOT 32	18494.75	2471.45	13.36298139	253.72	1.32813147	683.82	3.570604312	84.12234523	
LOT 33	23097.7	3431.1	14.8547258	224	0.335529098	411.68	1.719368835	88.34856979	
LOT 34	19151.38	2103.25	10.98223731	311.21	0.588265205	NA	NA	96.00586054	
LOT 35	23943.67	2154.1	8.996532278	977.1	4.59274454	1007.7	4.786545241	76.36143711	Our Parcel
LOT 36	52903.01	1801.81	3.405874259	418.03	2.253812876	409.03	2.205289287	86.08079285	
LOT 37	22275	3044.3	14.3092892	278.8	1.57478447	NA	NA	88.33134414	
LOT 38	18547.68	1754.63	9.460104983	902.57	3.806165945	249.96	1.054088896	83.03463405	
LOT 39	17704.01	1787.02	10.09387139	582.37	1.88929957	NA	NA	89.79564717	
LOT 40	31350.14	2745.85	8.738653071	NA	NA	NA	NA	85.88705732	
LOT 41	2870.53	2870.53	12.10511201	513.79	2.578119081	1312.17	5.357403139	79.82272333	
LOT 42	31154.45	2596.74	8.335053259	579.96	2.367894042	487.5	2.543424411	79.15837772	
LOT 43	24101.22	NA	NA	965.81	4.047408369	1343.88	5.133684447	81.66434853	
LOT 44	19928.87	2298.76	11.5348236	219.06	1.079632907	NA	NA	90.02815641	
LOT 45	24492.65	3009.82	12.45198049	255.86	0.700654978	NA	NA	94.63752709	
LOT 46	7731.47	19167.08	14.2508405	423.13	0.847941128	NA	NA	95.59448583	
LOT 47	26177.69	2490.16	9.512527652	NA	NA	NA	NA	NA	
LOT 48	20290.23	1804.25	8.89210685	NA	NA	NA	NA	NA	
LOT 49	36517.26	1702.37	4.65182293	NA	NA	NA	NA	NA	
LOT 50	49900.87	1775.26	3.557573245	NA	NA	NA	NA	NA	

\*NA - Information not available, Januzzi & Romans did not complete all of the work for that parcel

Variance Required relative to Minimum Open Space

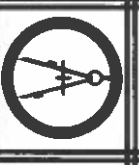
SUBMITTEN 10/11/23

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 Phone: (315) 685-0510  
 Email: admin@spacearchstudio.com

**Jeff and Lisa White**  
 108 Packwood Place Sec 4, Lot 37  
 Skaneateles, NY 13152

Subdivision  
 Analysis

**Z-10**





LOT #	LOT AREA	ENCLOSED BUILDING FOOTPRINT	AS % OF LOT AREA	PORCH & OTHER 3D FOOTPRINT	AS % OF LOT AREA	FLAT AREA FOOTPRINT	AS % OF LOT AREA	ENTIRE LOT MIN. OPEN AREA	COMMENTS
LOT 1	17789.55		11.07555899		515.84	222.82	1.25253088	84.77122805	
LOT 2	23526.35	NA							
LOT 3	13769.1	2644.68	19.2073566		897.18			74.27675011	
LOT 4	12596.42	3023.46	24.0025405	NA				75.99746595	
LOT 5	15997.47	2475.32	15.4731967		405.8			81.99015219	
LOT 6	17369.04	2135.62	12.2955577	NA				87.70444423	
LOT 7	15500.53	2521.54	16.26744376		620.77	49.96		83.73255624	
LOT 8	31921.06	2241.74	7.022761275		606.65	1557.55	4.879380572	86.19738818	
LOT 9	17540.12	19709.5	11.41799486	2002.73	251.79			87.14079493	
LOT 10	2048.05	2048.05	10.93118192		437.81	66.4	0.336893376	87.05061011	
LOT 11	26125.62	2275.39	8.709420102		391.06	325.95	1.247628894	88.54610914	
LOT 12	25627.74	2980.57	11.6302491		766.68	622.56	2.429242688	82.94890615	
LOT 13 & 14	121813.69	22984.12	2.449741076		689.65	945.87	0.776489079	96.20761837	
LOT 15	30475.49	2552.21	8.374651548		608.73	945.74	3.103280702	86.52464653	
LOT 16	36340.46	NA						86.52464653	
LOT 17	42253.72	2497.56	5.91086418	NA				94.08913582	
LOT 18	43774.42	1844.52	4.213693751		318.82			95.05798135	
LOT 19	28884.09	1848.11	6.39836713		226.4			92.81781077	
LOT 20	93489.41	1968.33	2.105404238		498.59	79.5	0.085036369	97.27624765	
LOT 21	30030.45	3722.55	12.39591814		1041.71	1518.35	5.056034791	79.07920128	
LOT 22	31202.13	2351.82	7.537370045		195.9	458.35	1.468870227	90.36581797	
LOT 23	36968.17	1876.62	5.076312947		209.84			94.35606361	
LOT 24	1864.94	1864.94	6.67280296		442.45	889.99	3.186686804	88.55150209	
LOT 25	39024.54	2792.38	5.024376689		328.79			94.13310189	
LOT 26	22411.96	1927.5	8.435180976		387.55	184.38	0.787546194	89.13192232	
LOT 27	20266.42	1633.84	8.012465941		208.2	496.64	2.450561442	88.50966278	
LOT 28	23052.48	2330.66	10.11023543		554.34	807.35	3.502226225	83.9828513	
LOT 29	28544.77	1688.87	5.916565451		492.14	1851.08	6.484830671	85.87450521	
LOT 30	24659.54	VACANT						85.87450521	
LOT 31	23182.13	2339.51	10.09186818		992.76	148.83	0.642003129	84.98369218	
LOT 32	18494.75	2471.45	13.36298139		275.98			85.14481137	
LOT 33	23097.7	3431.1	14.8547258		553.92	1130.54	4.894598985	77.85251345	
LOT 34	19351.38	2103.25	10.88222731		253.72	683.82	3.570604312	84.12234523	
LOT 35	23943.67	2154.1	8.996532278		224	411.68	1.719368835	88.34856979	
LOT 36	52903.01	1801.81	3.405674259		311.21			96.00586054	
LOT 37	22275	3044.3	14.3092882		977.1	1007.7	4.736545241	76.36149711	Our Parcel
LOT 38	18547.68	1754.63	9.460104983		418.03	409.03	2.205289287	86.08079285	
LOT 39	17704.01	1787.02	10.09387139		278.8			88.33134414	
LOT 40	31350.14	2745.85	8.758653071	NA		249.96	1.054088896	91.24134693	
LOT 41	2870.53	2870.53	12.10511201		902.57			83.03463405	
LOT 42	31154.45	2596.74	8.335052529		582.37			89.79564717	
LOT 43	24101.22	NA						85.88705732	
LOT 44	19928.87	2298.76	11.5348236		513.79			79.82272723	
LOT 45	24492.65	3049.82	12.45198049		579.96	1312.17	5.357403139	79.82272723	
LOT 46	19167.08	2731.47	14.2508405		775.77	487.5	2.543423411	79.15837772	
LOT 47	2490.16	26177.69	9.512527652		965.81	1343.88	5.133684447	81.66434853	
LOT 48	20290.23	1804.25	8.89210685		219.06			90.02815641	
LOT 49	36517.26	46518.293	4.65182293		255.86			94.63752209	
LOT 50	48900.87	1775.26	3.557573245		423.13			95.59448563	

\*NA - Information not available. Januzzi & Romans did not complete all of the work for that parcel  
 Variance Required relative to Minimum Open Space

SUBMITTED 10/11/23

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 Skaneateles, NY 13152

Subdivision  
 Analysis

**Z-11**

