

10/12/23 6225 PRDICT 6021
VILLAGE OF SKANEATELES
26 Fennell St
Skaneateles, NY 13152
315-685-2118
Email: codes@villageofskaneateles.com
11/16/c

10/12/23 6225 PRDICT 6021
SITE
PLAN REVIEW
- 50' ROAD FRONT
Fax: 315-685-0730

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

Date of Application 10.12.23 Permit Date and Number _____

Name of Applicant and/or Owner's Agent (e.g., LLC Manager or Architect) NICHOLS FAMILY GRANTOR TEUSI SANDI NICHOLS

Address of Applicant and/or Owner's Agent 75 STATE ST SKANEATELES NY 13152

Applicant's Email crystalviewconstruction@gmail.com Contact # 315.406-8189

Address of worksite 5 ELSON LN.

Name of Property Owner (if different from applicant) - SAME -

Property Owner Address _____ Contact # _____

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 NEW BASEMENT - 1334 SF Accurate Project Cost \$

Describe the work proposed: CONSTRUCT NEW ICE FOUNDATION UNDER

EXISTING COTTAGE. CONSTRUCT ADD NEW BILCO ENTRANCE

DOOR TO SOUTH SIDE OF COTTAGE. ADD NEW INTERIOR

BASEMENT STAIR

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

Tax Map Number 014.01-33.0 Square Footage of Lot 34,675

Existing use of lot SINGLE FAMILY Proposed use of lot SINGLE FAMILY

STRUCTURE INFORMATION:

Single Family Two Family Multi-Family Garage Commercial

Accessory Building Boat House Other

Existing Use SINGLE FAMILY Proposed Use SINGLE FAMILY



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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

<input type="checkbox"/> E	Front Yard	342.8'	ft.	Front Yard	342.8'	ft.
<input type="checkbox"/> S	Left Side Yard	33.6'	ft.	Left Side Yard	27.6'	ft.
<input type="checkbox"/> N	Right Side Yard	7.0'	ft.	Right Side Yard	7.0'	ft.
<input type="checkbox"/> W	Rear Yard	64.6'	ft.	Rear Yard	64.6'	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 EGGESTON & KENNEDY ARCHITECTS PC.
 Architect's Address 1391 E. GENESEE ST. SKANEATELES NY 13152
 Contractor/Builder Name CRYSTALVIEW CONSTRUCTION - SAM DEBOIS
 Contractor's Phone # 315-406-8189
 Contractor's Address 4980 POCKEFLURER RD AUBURN NY 13021
 Contractor's Email crystalviewconstruction@gmail.com

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 10.12.23 Signature [Signature]
 Print Applicant's and/or Agent's Name SAMIRA TODD NICKEL'S

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



007 0023

VILLAGE OF SKANEATELES

VILLAGE OF SKANEATELES

26 Fennell St

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315-685-2118

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Building/Zoning Application Review Sheet

Date Received 10/12/23 Tax Map Number 014.-01-33.0

Applicant's Name NICHOLS FAMILY GRANTOR TRUST

Address of Worksite 5 ELSON LN.

Permit Fee Date Received _____ Amount Received _____

Additional Info. Requested _____

Date Review Completed 10/26/23 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/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 225-29 SITE PLAN REV. [Stamp]

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 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

part of CH # 21
at 10/12/23
\$250.00

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

Date of Application 10.11.2023

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

I/We NICHOLS FAMILY BEATRICE TEUST - ROBERT NICHOLS
Printed or Typed Name of Applicant(s) and or Applicant(s)
75 STATE ST, SKANEATELES NY 13152
SANDRA NICHOLS

(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 (D) D

Article _____ Section 225 Subsection 29

(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:

_____ 5 _____ Street Number _____ ELSON LN _____ Street Name

Tax Map Number 014-01-33.0



ZONING BOARD OF APPEALS

Village of Skaneateles
26 Fennell Street
Skaneateles, NY 13152

315-685-2118 Fax 315-685-0730

The applicant shall use 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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OCT 19 2023

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

225-600 D. EXPANSION OF HC STRUCTURES.

FRONT SIDE, BACK SIDES, ... % OPERABLE AREA

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

BLIND ENCLOSURES FOR NEW BASEMENT K.O.I. OPEN

SPACE REDUCTION, SIDEYARD CONFORMANCE

ACCOUNT STORAGE & TO MEET CODE FOR EGRESS

Dated 10.11.2023 Andrew Mitchell
Signature of Applicant/Appellant

ZONING DISTRICT = A-1

		Required	Existing	PROPOSED	Pre-Exist Non-Conforming	VARIANCE
Residential Minimum Lot Width <i>EXEMPT - 225-60</i>	Applicant	150	73'	73'	-	-
	Codes Office					
Minimum Open Space %	Applicant	90%	89.5%	89.4%	0.5	0.6
	Codes Office					
Minimum Front Yard Setback	Applicant	30'	342.8'	342.8'	-	-
	Codes Office					
Minimum Left Side Yard Setback	Applicant	25'	33.6'	27.6'	-	-
	Codes Office					
Minimum Right Side Yard Setback	Applicant	25'	7.0'	7.0	18'	18'
	Codes Office					
Minimum Both Side Yards Setback	Applicant	55'	40.6'	34.6'	14.4'	20.6'
	Codes Office					
Minimum Rear Yard Setback	Applicant	35'	64.6'	64.6'	-	-
	Codes Office					
Max Width of Structure (% lot width)	Applicant	55%	44.4%	52.6%	-	-
	Codes Office					
Max Stories of Building	Applicant	2 1/2	1	1	-	-
	Codes Office					
Max Building Height	Applicant	45	16.6'	16.6'	-	-
	Codes Office					
Minimum Livable Floor Area	Applicant	1200 SF	1707 SF	1707 SF	-	-
	Codes Office					

Page 3A Tax Map # 014-01-33.0

Property Address

5 ELSON LANE

VILLAGE OF SKANEATELE
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 01/11/20

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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Part 1 - Project and Sponsor Information

OCT 1 2019

Name of Action or Project:		NICHOLS COTTAGE		VILLAGE OF SKANEATELES	
Project Location (describe, and attach a location map):		5 ELSON LN, SKANEATELES NY			
Brief Description of Proposed Action:					
CONSTRUCT NEW 1,334 SF ICF FOUNDATION UNDER EX. COTTAGE. CONSTRUCT/ADD NEW BICO ENTRANCE DECK! FURN (27 SF) TO SOUTH SIDE OF COTTAGE. ADD NEW INTERIOR BASEMENT STAIR.					
Name of Applicant or Sponsor:		Robert		Telephone: 315.406.8109	
Address:		NICHOLS FAMILY GEORGE TRUST		E-Mail: crystal@villageconstruction@gmail.com	
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>0.75</u> acres					
b. Total acreage to be physically disturbed? <u>4.012</u> acres					
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? <u>0.75</u> 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					

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?		<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. a. Will the proposed action result in a substantial increase in traffic above present levels?		<input type="checkbox"/>	<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"/>	<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: <u>LAKE WADELL</u>		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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: <u>RECEIVED</u>		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

OCT 11 2023

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		NO	YES
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?		<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES
16. Is the project site located in the 100-year flood plain?		<input type="checkbox"/> NO	<input checked="" type="checkbox"/> YES
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes:		<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES
a. Will storm water discharges flow to adjacent properties?		<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe:		<input type="checkbox"/>	<input type="checkbox"/>
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment:		<input checked="" type="checkbox"/> NO	<input type="checkbox"/> 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:		<input checked="" type="checkbox"/> NO	<input type="checkbox"/> 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:		<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES

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

Applicant/sponsor name: RICHARD P GREENER Date: 10.11.2023

Signature:  Title: OWNER

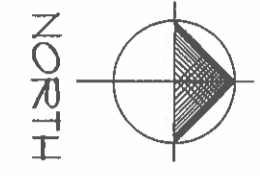
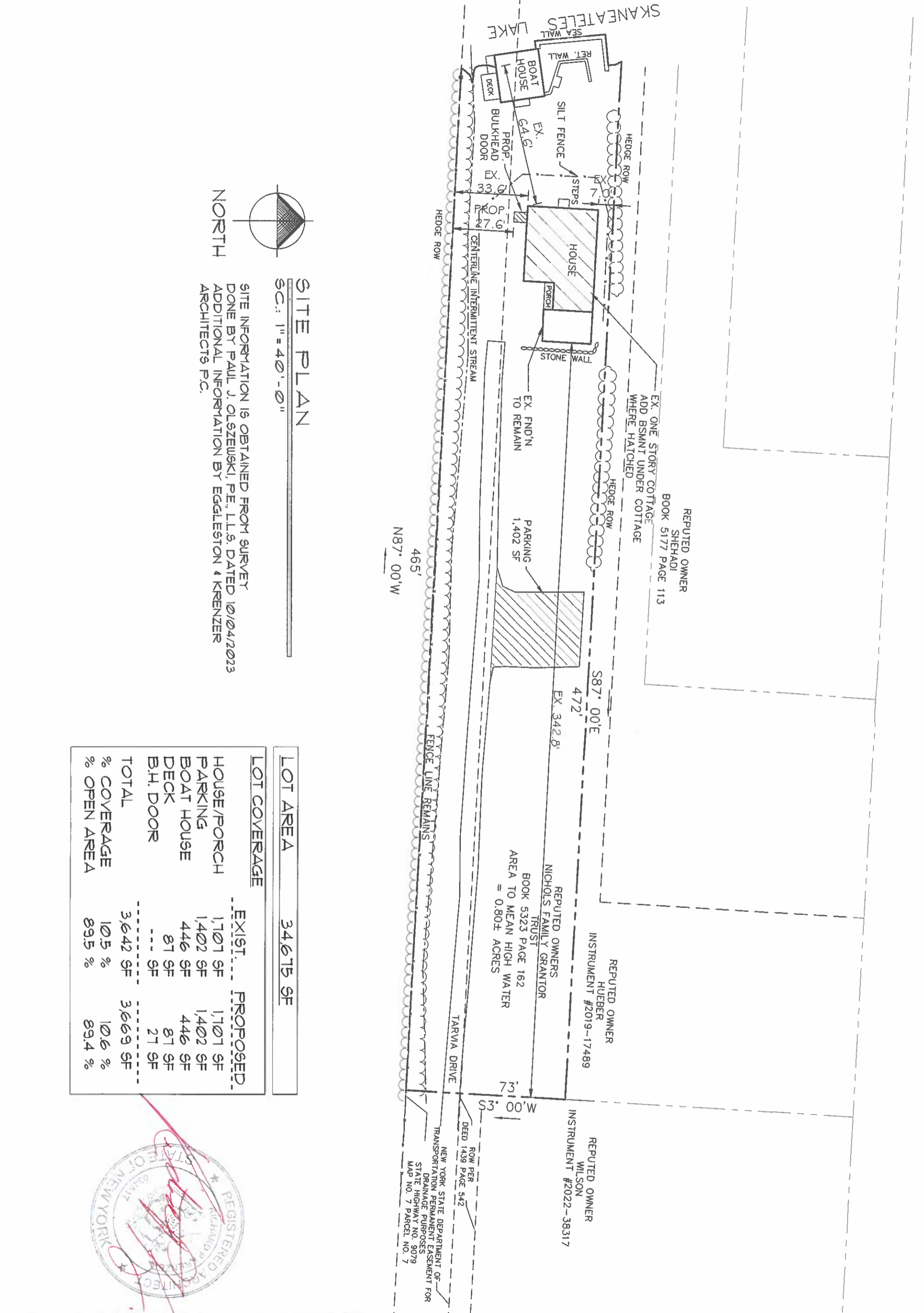
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OCT 11

VILLAGE OF SKANEATELE



NICHOLS - 5 BELSON LANE



SITE PLAN
 SC: 1" = 40'-0"

SITE INFORMATION IS OBTAINED FROM SURVEY
 DONE BY PAUL J. OLSZEWSKI, P.E., L.L.S. DATED 10/04/2023
 ADDITIONAL INFORMATION BY EGGLESTON & KRENZER
 ARCHITECTS P.C.

LOT AREA 34,675 SF

LOT COVERAGE

	EXIST.	PROPOSED
HOUSE/PORCH	1,701 SF	1,701 SF
PARKING	1,402 SF	1,402 SF
BOAT HOUSE	446 SF	446 SF
DECK	81 SF	81 SF
B.H. DOOR	---	21 SF
TOTAL	3,642 SF	3,669 SF
% COVERAGE	10.5 %	10.6 %
% OPEN AREA	89.5 %	89.4 %



PROJ: 2320

DATE: 9 OCT 2023

1 OF 1

architect

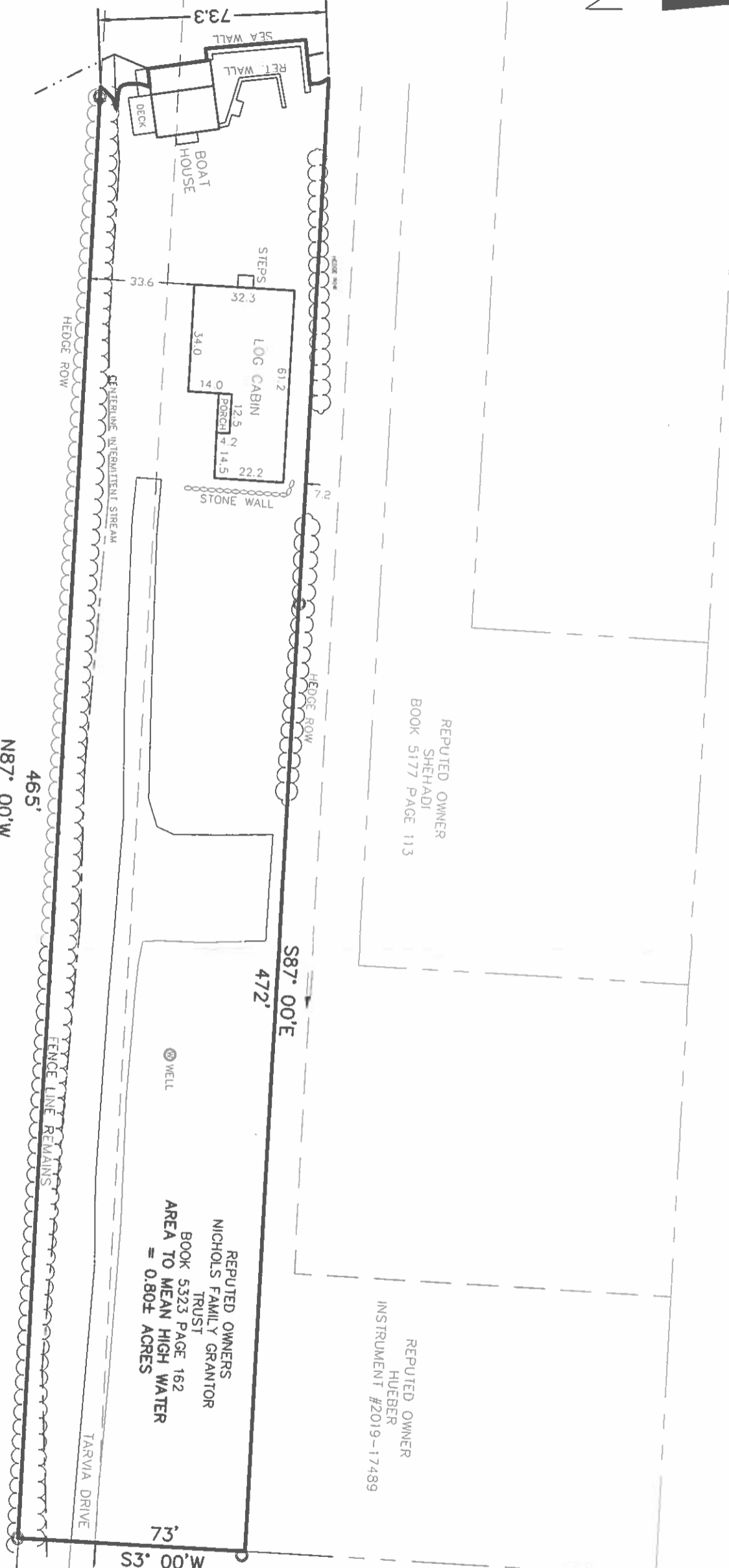
EGGLESTON & KRENZER, ARCHITECTS PC
 1391 EAST GENESEE STREET
 SKANFATELES, NY 12152

SITE PLAN

BOB NICHOLS
 5 ELSON LN.



SKANEATELES LAKE



REPUTED OWNER
SHEHADI
BOOK 5177 PAGE 113

REPUTED OWNER
HUEBER
INSTRUMENT #2019-17489

REPUTED OWNER
WILSON
INSTRUMENT #2022-38317

REPUTED OWNERS
NICHOLS FAMILY GRANTOR TRUST
BOOK 5323 PAGE 162
AREA TO MEAN HIGH WATER
= 0.80± ACRES

465'
N87° 00' W

887' 00" E

472'

73'
S3° 00' W



LEGEND

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

10-03-2023
LOT AREA (TO MEAN HIGH WATER) = 34675 SQ. FT.
HOUSE/PORCH AREA = 1707 SQ. FT.
DRIVEWAY AREA = 1402 SQ. FT.
BOAT HOUSE AREA = 446 SQ. FT.
DECK AREA = 87 SQ. FT.
TOTAL = 3642 SQ. FT.
OPEN SPACE = 89.5%

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 10-03-2023.

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. VENDOR'S INKED SEAL OR HIS EMPLOYED SEAL SHALL NOT BE CONSIDERED TO BE A VALID INKED SEAL.

DATE: OCTOBER 4, 2023

SCALE: 1" = 40 FEET

PROJECT No. SK14-01-33

PARCEL OF LAND

PART OF MILITARY LOT 38 VILLAGE OF SKANEATELES
COUNTY OF ONONDAGA STATE OF NEW YORK

PAUL JAMES OLSZEWSKI, P.L.S., PLLC
1326 NEW SENeca TPKE, SUITE B1
SKANEATELES NEW YORK, 13152
pjosurvey.com
315-488-5552

VILLAGE OF SKANEATELES

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OCT 11 2023

NEW YORK STATE DEPARTMENT OF TRANSPORTATION PERMANENT EASEMENT FOR DRAINAGE PURPOSES STATE HIGHWAY NO. 9079 MAP NO. 7 PARCEL NO. 7
ROW PER DEED 1439 PAGE 542