

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 09/14/2023 Permit Date and Number _____

Name of Applicant and/or Owner's Agent (e.g., LLC Manager or Architect) Wayne and Maureen Sadlowski

Address of Applicant and/or Owner's Agent 56 Onondaga St., Skaneateles NY 13152

Applicant's Email Sadlowskinc@gmail.com Contact # 978-413-9877

Address of worksite 56 Onondaga St., Skaneateles, NY 13152

Name of Property Owner (if different from applicant) _____

Property Owner Address _____

Property Owner Email _____ Contact # _____

Type of Work Proposed:

New Structure _____ Addition Alteration Swimming Pool _____ Repair _____

Fence/Wall _____ Paved Surface _____ Other _____

Square Footage of new work _____ Accurate Project Cost _____

Describe the work proposed: _____



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

Tax Map Number 009.-03-14.0 Square Footage of Lot 9,745.52 sf.

Existing use of lot Residential Proposed use of lot Residential

STRUCTURE INFORMATION:

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

Accessory Building _____ Boat House _____ Other _____

Existing Use 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

<input type="checkbox"/> N	Front Yard	+/- 28.01	ft.	Front Yard	+/- 28.01	ft.
<input checked="" type="checkbox"/> E	Left Side Yard	+/- 14.34	ft.	Left Side Yard	+/- 14.34	ft.
<input checked="" type="checkbox"/> W	Right Side Yard	+/- 16.51	ft.	Right Side Yard	+/- 16.51	ft.
<input type="checkbox"/> S	Rear Yard	+/- 48.17	ft.	Rear Yard	+/- 49.58	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 Andrew Ramsgard

Architect's Address 61 E. Genesee St.

Contractor/Builder Name T.B.D.

Contractor's Phone # T.B.D.

Contractor's Address T.B.D.

Contractor's Email T.B.D.

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 09/14/2023

Signature Maureen Sadlowski

Print Applicant's and/or Agent's Name Wayne & Maureen Sadlowski

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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Skaneateles, NY 13152

315-685-2118

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Building/Zoning Application Review Sheet

Date Received 9/14/23 Tax Map Number 039--03-14

Applicant's Name MAURIE ANN MURRELL SADOWSKI

Address of Worksite 56 O'NEILL ST

Permit Fee Date Received _____ Amount Received _____

Additional Info. Requested _____

Date Review Completed 9/25/23 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 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

C/L # 5071
9/14/23

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

Date of Application _____

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

I/We Wayne and Maureen Sadlowski

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

Address 56 Onondaga St., Skaneateles, NY 13152

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

which was denial of a Zoning Permit

_____ which was denial of a Certificate of Occupancy

to vary the strict application of the provisions of:

Article V Section 225 Subsection ~~#4~~ A-5

Article XIV Section 225 Subsection 69D

Article _____ Section 225 Subsection _____

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

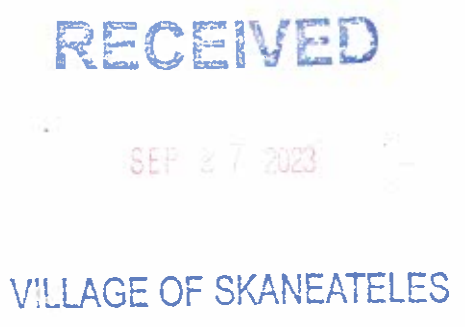
_____ A SPECIAL USE PERMIT required by the provisions of Article III, Section 225-10
B (1) & Section 225-11 B (2)

_____ 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:

56 Street Number Onondaga St. Street Name

Tax Map Number 009.-03-14.0



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).

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

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

See narrative

Dated 09/14/2023

MURRAY SETHURAN
Signature of Applicant/President

Murray Sethuran

ZONING DISTRICT = A-2

		Required	Existing	PROPOSED	Pre-Exist Non-Conforming	VARIANCE
Residential Minimum Lot Width	Applicant	100 ft.	+/- 65 ft.	+/- 65 ft.	35 ft.	
	Codes Office					- 35'
Minimum Open Space %	Applicant	85%	78.34%	77.55%	6.66%	
	Codes Office					- 7.45%
Minimum Front Yard Setback	Applicant	30 ft.	+/- 28.01 ft.	+/- 28.01 ft.	1.99 ft.	
	Codes Office					- 1.99'
Minimum Left Side Yard Setback RIGHT	Applicant	15 ft.	+/- 14.34 ft.	+/- 14.34 ft.	0.66 ft.	
	Codes Office					- .66'
Minimum Right Side Yard Setback LEFT	Applicant	20 ft. 15'	+/- 16.51 ft.	+/- 16.51 ft.	3.49 ft.	
	Codes Office					—
Minimum Both Side Yards Setback	Applicant	35 ft.	+/- 30.85 ft.	+/- 30.85 ft.	4.15 ft.	
	Codes Office					- 4.15'
Minimum Rear Yard Setback	Applicant	35 ft.	+/- 48.17	+/- 49.58 ft.		
	Codes Office					—
Max Width of Structure (% lot width)	Applicant	65%	+/- 53%	+/- 53%		
	Codes Office					
Max Stories of Building	Applicant	2.5	1	1		
	Codes Office					—
Max Building Height	Applicant	35	+/- 20 ft.	+/- 20 ft.		
	Codes Office					—
Minimum Livable Floor Area	Applicant	1,200 sf.	+/- 2,003.02 sf.	+/- 2,003.02 sf.		
	Codes Office					—

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Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 – Project and Sponsor Information

Wayne and Maureen Sadlowski

Name of Action or Project:

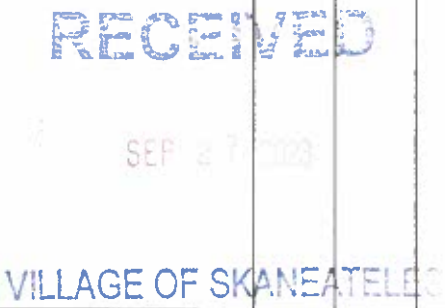
Proposed renovations

Project Location (describe, and attach a location map):

56 Orondaga St., Skaneateles, NY 13152

Brief Description of Proposed Action:

Renovate front and back porches to create enclosed screen room in rear and seating area in front. See narrative.



Name of Applicant or Sponsor:

Wayne and Maureen Sadlowski

Telephone: 978-413-9877

E-Mail: Sadlowskinc@gmail.com

Address:

56 Orondaga St.

City/PO:

Skaneateles

State:

NY

Zip Code:

13152

1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation?

If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.

2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval:

NO	<input checked="" type="checkbox"/>	YES	<input type="checkbox"/>
NO	<input checked="" type="checkbox"/>	YES	<input type="checkbox"/>

3. a. Total acreage of the site of the proposed action?

b. Total acreage to be physically disturbed?

c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?

0.22 acres
0.01 acres
0.22 acres

4. Check all land uses that occur on, are adjoining or near the proposed action:

5. Urban Rural (non-agriculture) Industrial Commercial Residential (suburban)
 Forest Agriculture Aquatic Other(Specify):
 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?	NO	YES	
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"/> YES	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Are public transportation services available at or near the site of the proposed action?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
9. Does the proposed action meet or exceed the state energy code requirements?	NO	YES	
If the proposed action will exceed requirements, describe design features and technologies:	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
10. Will the proposed action connect to an existing public/private water supply?	NO	YES	
If No, describe method for providing potable water: _____	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
11. Will the proposed action connect to existing wastewater utilities?	NO	YES	
If No, describe method for providing wastewater treatment: _____	<input type="checkbox"/>	<input 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"/> YES	<input 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 (SHPPO) 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?	NO	YES	
<input checked="" type="checkbox"/> YES	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____	<input 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
<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

NO	YES
<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

NO	YES
<input checked="" type="checkbox"/>	<input type="checkbox"/>

a. Will storm water discharges flow to adjacent properties?

<input type="checkbox"/>	<input type="checkbox"/>
--------------------------	--------------------------

b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? 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:

NO	YES
<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

NO	YES
<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

NO	YES
<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Applicant/sponsor/name: Wayne and Maureen Sadlowski Date: 09/14/2023

Signature: Maureen Sadlowski Title: Owner

Wayne Sadlowski

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**Short Environmental Assessment Form
Part 2 - Impact Assessment**

Agency Use Only (If applicable)

Project: _____

Date: _____

Part 2 is to be completed by the Lead Agency.
Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	<input type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input type="checkbox"/>	<input type="checkbox"/>
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	<input type="checkbox"/>	<input type="checkbox"/>
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	<input type="checkbox"/>	<input type="checkbox"/>
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	<input type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing: <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, ground water, 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)

PRINT FORM

September 27, 2023

To Village of Skaneateles
26 Fennel St.
Skaneateles, NY 13152

Cc Sadlowski's, File

Project Addition & Renovation

Project No. 2316

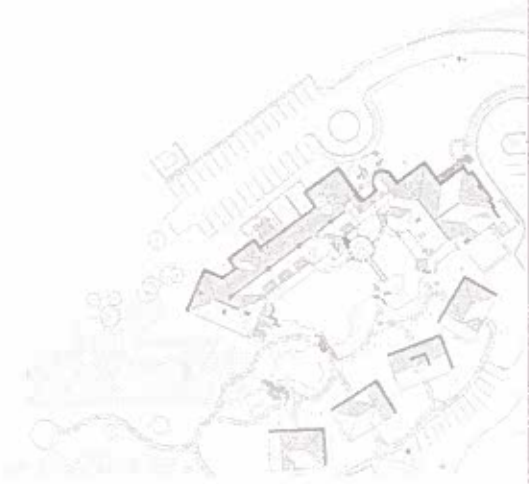
Dear Village of Skaneateles,

The proposed work at 56 Onondaga Street involves the removal of the existing deck at the rear of the house and building a new enclosed screen porch in a smaller footprint. Also, the front porch is going to be removed and rebuilt to include a seating area/patio at the front of house. In addition to this, portions of the driveway will be removed as well to reduce the hardscapes on the property. This proposed site improvement will produce a positive change in the neighborhood and betterment of nearby properties.

The owners, The Sadlowski's, are seeking relief from the Minimum Lot Area and Minimum Open Space requirements of the Village of Skaneateles Density Control Schedule. The property at 56 Onondaga is pre-existing non-conforming in terms of Minimum Lot Area, where 30,000 sf. is required. The existing Lot Area is approximately 9,745.52 sf. The unique conditions of the site do not allow an alternative compliant solution for the Minimum Lot Area requirement, as the owner cannot reasonably make changes to bring the property into conformity without causing unnecessary financial hardship.

The property is also pre-existing non-conforming in terms of Minimum Open Space, where 85% is required and approximately 78.34% exists, which predates the current zoning ordinance. The owners are committing to an increase in the open space of 4.13%. All the other variances deal with the preexisting conditions and do not change. This requested variance is not substantial and will have no adverse effect on the site.

These preexisting conditions are unique to the site which the owners acquired it in, not self-created conditions. The proposed work will not exacerbate this pre-existing non-conformity and is in line with the spirit of the zoning requirements and the essential character of the neighborhood.



The renovation/addition proposed for the residence at 56 Onondaga street requires relief from the Village of Skaneateles Density Control Schedule due to the pre-existing non-conforming nature of the property. The work will produce a positive change in the neighborhood and an improvement to nearby properties will be created by the granting of the area variance. The benefit sought by the owner cannot be achieved by any other method. The unique conditions of the site do not allow an alternative compliant solution, as the owner cannot reasonably make changes to bring the property into conformity without causing unnecessary financial hardship.

The requested reduction in the variance required for Open Space on this site will enhance the property while aesthetically enhancing the neighborhood. . The proposed work will have no adverse impact on the physical or environmental conditions in the neighborhood. Granting the requested variances will allow the owners to improve both the aesthetics and functionality of the property in line with the spirit of the Village of Skaneateles zoning requirements and the essential character of the neighborhood. These are the unique conditions of the site which the owner acquired it in, not self-created conditions.

Sincerely,



ARCHITECT

Andrew Ramsgard, Architect

DENSITY CONTROL SCHEDULE					
A-2 DISTRICT					
	REQD./ALLOWED	EXISTING	PROPOSED	DIFFERENCE	REQD. VARIANCE
MINIMUM LOT AREA	± 30,000 FT	± 9,745.52 FT	± 9,745.52 FT	± 20,254.48 FT	± 20,254.48 FT (P.E.N.C.)
MINIMUM LOT WIDTH	100 FT	± 65 FT	± 65 FT	± 35 FT (P.E.N.C.)	± 35 FT (P.E.N.C.)
MINIMUM OPEN SPACE	65%	76.34%	71.55%	1.07%	± 6.66% (P.E.N.C.)
MINIMUM FRONT YARD SETBACK	30 FT	± 28.01 FT	28.01 FT	-	± 1.99 FT (P.E.N.C.)
MINIMUM SIDE YARD SETBACK (WEST) LEFT	15 FT	± 14.34 FT	± 14.34 FT	-	± 0.66 FT (P.E.N.C.)
MINIMUM SIDE YARD SETBACK (EAST) RIGHT	20 FT	± 16.51 FT	± 16.51 FT	-	± 3.49 FT (P.E.N.C.)
MINIMUM REAR YARD SETBACK	35 FT	± 40.11 FT	± 49.56 FT	1.141 FT	-
MAXIMUM WIDTH OF STRUCTURE (% OF LOT WIDTH)	65%	59%	59%	-	-

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

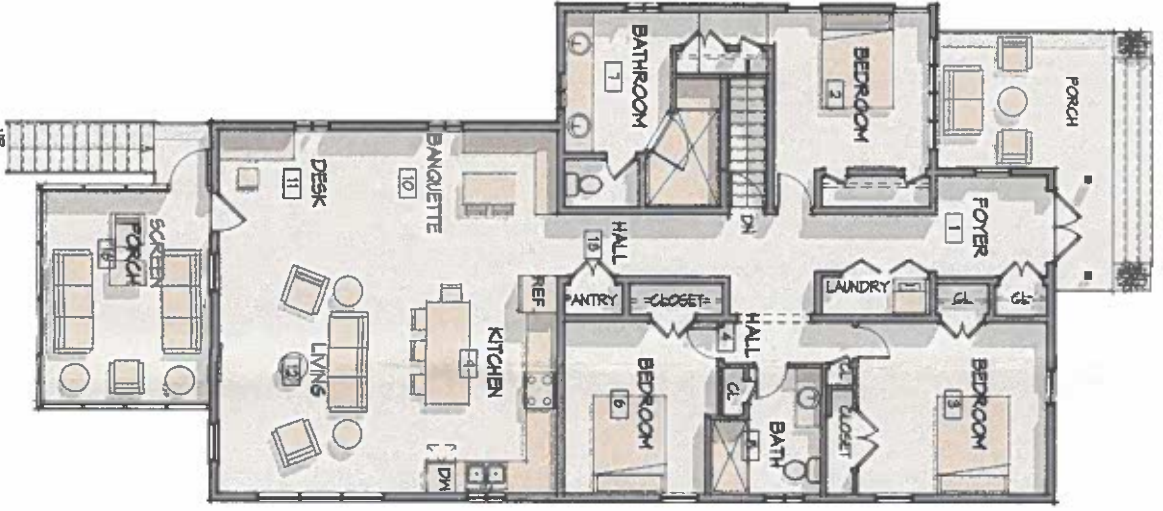
EXISTING OPEN SPACE:
 - HOUSE: ± 1667.86 SF
 - FRONT PORCH: ± 53.43 SF
 - REAR DECK: ± 308.40 SF
 - SIDEWALK: ± 81.61 SF
 ± 2182.29 SF

PROPOSED OPEN SPACE:
 - EXISTING HOUSE: ± 1667.86 SF
 - PROPOSED FRONT PORCH: ± 196.82 SF
 - PROPOSED REAR SCREEN PORCH: ± 241.19 SF
 - EXISTING SIDEWALK: ± 81.61 SF
 ± 2187.56 SF

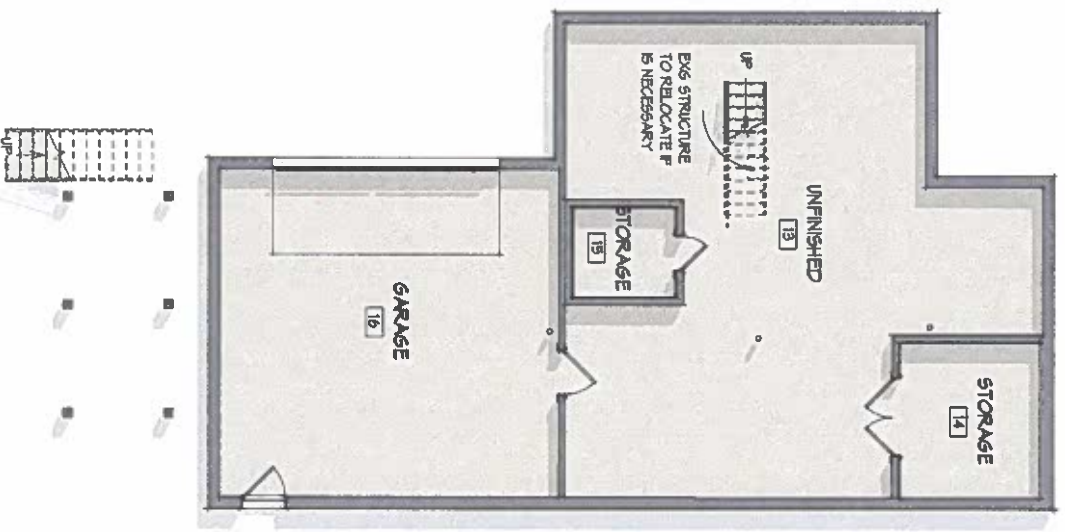


SURVEY NOTE:
 SITE INFORMATION TAKEN FROM A SURVEY BY J.R.L. LAND SURVEYING PLLC (LICENSE #50606) DATED 07/27/2023 PART OF LOT 9 LOCATED IN THE VILLAGE OF SKANEATELES, COUNTY OF ONONDAGA STATE OF NEW YORK. PROPOSED RENOVATIONS BY ANDREW J. RAMSGARD, R.A. (LICENSE #029942).

3 Site Plan
 Z-11 SCALE 1/8" = 1'-0"



1 First Floor Plan
 Z-11 SCALE 1/8" = 1'-0"



2 Basement Floor Plan
 Z-11 SCALE 1/8" = 1'-0"

RAMSGARD

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

SADLOWSKI

PROPOSED RENOVATIONS
 56 Onondaga St, Skaneateles, NY

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

C O P Y R I G H T
 ALL DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF THE ARCHITECT AND SHALL BE USED ONLY ON THE JOB DESIGNATED.

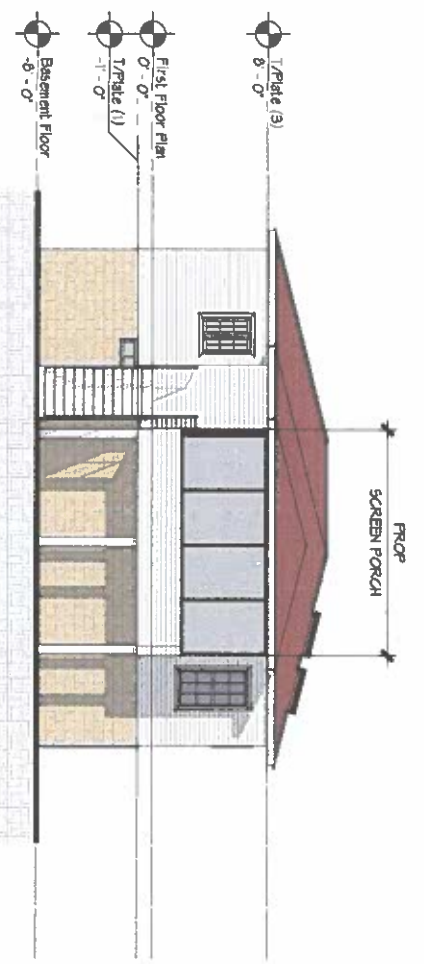
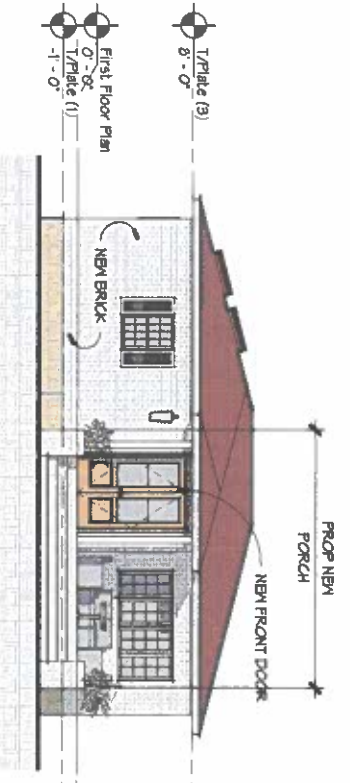
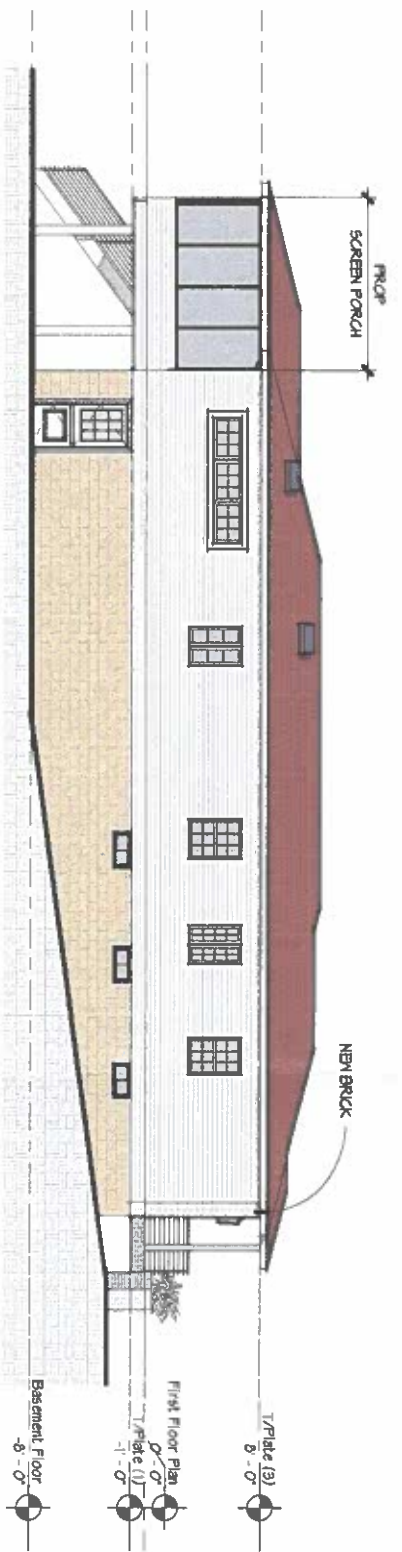
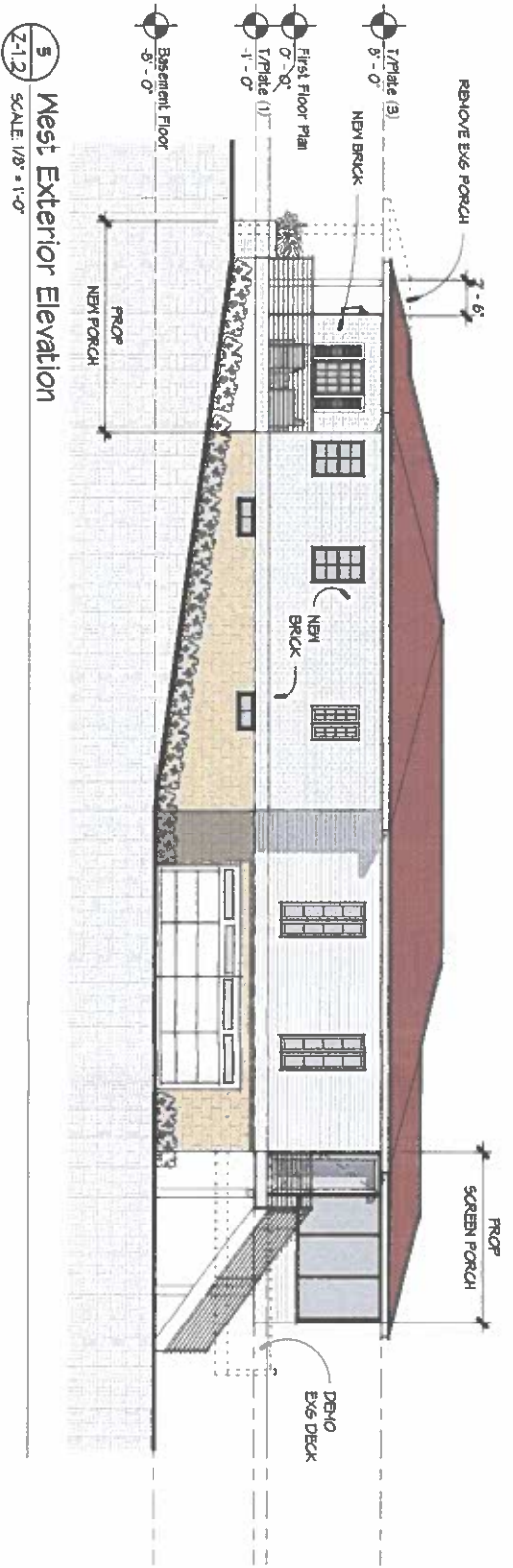
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REVISIONS

#	DESCRIPTION	DATE

Zoning
 PROJ# 3316
 DRAWN BY: NV
 SCALE: As indicated
 DATE: 8/1/23

Z-1.1



RAMSGARD
 architects • planners • designers
 61 E. Genesee St., Skaneateles, NY 13152
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SADLOWSKI
 PROPOSED RENOVATIONS
 56 Onondaga St, Skaneateles, NY

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

C O P Y R I G H T
 ALL DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF THE ARCHITECT AND SHALL BE USED ONLY ON THE JOB DESIGNATED.

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#	REVISIONS	DESCRIPTION	DATE

Zoning
 PROJ# 3116
 DRAWN BY NV
 SCALE 1/8" = 1'-0"
 DATE 9/7/23

Z-1.2