

VILLAGE OF SKANEATELES

26 Fennell St

Skaneateles, NY 13152

315-685-2118

Fax: 315-685-0730

Email: codes@villageofskaneateles.com

11/16jc

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

Date of Application 9/5/2023 Permit Date and Number

Name of Applicant and/or Owner's Agent (e.g., LLC Manager or Architect) Jenna and Diarmid Quinlan

Address of Applicant and/or Owner's Agent 9 Academy Street, Skaneateles, NY 13152

Applicant's Email jenna.lotkowicz@gmail.com Contact # 315-901-2726

Address of worksite 9 Academy Street, Skaneateles, NY 13152

Name of Property Owner (if different from applicant) Same as applicant

Property Owner Address same as above

Property Owner Email same as above Contact # same as above

Type of Work Proposed:

New Structure X Addition Alteration Swimming Pool Repair Fence/Wall Paved Surface Other

Square Footage of new work 160 sqft Accurate Project Cost \$6,786

Describe the work proposed: We plan to replace our existing shed (8' x 8') with a new shed (16' x 10'). The existing shed is in poor condition. We are increasing the size of the shed as we don't have a garage to store our bicycles, mower, grill, lawn chairs, and kids toys. We have a growing family and need the extra space.

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

Tax Map Number 07-1-22 007-01-27a Square Footage of Lot 8580 sqft

Existing use of lot Residential Proposed use of lot No Change

STRUCTURE INFORMATION:

Single Family X Two Family Multi-Family Garage Commercial Accessory Building X Boat House Other

Existing Use Shed Proposed Use Shed

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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 225' ~~100'~~ ft.

Front Yard 219' ~~100'~~ ft.

W Left Side Yard _____ 9'-9" ft.

Left Side Yard _____ 9'-9" ft.

E Right Side Yard _____ 14'-9" ft.

Right Side Yard _____ 6'-9" ft.

N Rear Yard 4' ~~5'-3"~~ ft.

Rear Yard 4' ~~5'-3"~~ 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 N/A - the shed is premanufactured - a copy of the plans are included.

Architect's Address _____

Contractor/Builder Name _____

Contractor's Phone # _____

Contractor's Address _____

Contractor's Email _____

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

Date 9/8/2023 Signature Jenna L. Quinlan / Diarmid Quinlan

Print Applicant's and/or Agent's Name Jenna Lorraine Quinlan / Diarmid Quinlan

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

VILLAGE OF SKANEATELES

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Building/Zoning Application Review Sheet

Date Received 9/5/23. Tax Map Number 007. - 01 - 22

Applicant's Name JENNA / DIARMID QUINLAN

Address of Worksite 9 ACADEMY ST.

Permit Fee Date Received Amount Received

Additional Info. Requested

Date Review Completed 11/30/23. 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 225-14 C (5) (a)

- 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

Permit Number, Date Issue, Planning Board Review, Zoning Board of Appeals Approval, Critical Impact Permit Approval, Historical Commission Approval

ZONING BOARD OF APPEALS
Village of Skaneateles
26 Fennell Street
Skaneateles, NY 13152

315-685-2118

Fax 315-685-0730

CH 245
Pd 11/9/23
\$100.00

(1) NOTICE OF APPEAL

(2) APPLICATION FOR SPECIAL USE PERMIT

Date of Application 11/8/2023

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

I/We Jenna & Diarmid Quinlan
Printed or Typed Name of Appellant(s) and/or Applicant(s)

Address 9 Academy 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 _____ Section 225 Subsection AS

Article _____ Section 225 Subsection _____

Article ✓ Section 225 Subsection 14C(5)(12)

(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:

9 Street Number ACADEMY ST. Street Name

Tax Map Number 007. - 01 - 22

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)

None required

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

The existing shed is in poor condition. We would like to increase the size of the shed as we don't

have a garage to store our bicycles, mower, grill, lawn chairs, and kid toys. We have a growing family

Dated 11/8/2023

Jenna Quinlan
Signature of Applicant/Appellant

and need the extra space.

ZONING DISTRICT = Residential A-2

	Required	Existing	PROPOSED	Pre-Exist Non-Conforming	VARIANCE
Residential Minimum Lot Width	35'-0"	32'-6"	32'-6"	32'-6"	NO
	100	32'6"	32'6"	32'6"	-6'8"
Minimum Open Space %	85%	75%	74%	75%	YES
		73.39	72.16		-12.84%
Minimum Front Yard Setback					
	30	25'	22.5'	5'	---
Minimum Left Side Yard Setback	35'-0"	9'-9"	9'-9"	9'-9"	NO
	15'	5 House 9.9 SHED	5 House 9.9 SHED	10'	-5'
Minimum Right Side Yard Setback	35'-0"	14'-9"	6'-9"	14'-9"	YES
	15'	6.2 House 16' SHED	6.2 House 7' SHED	8.8'	-6.2'
Minimum Both Side Yards Setback	35				
	35	11.2 House	11.2 House	-23.8 House	-23.8 House
Minimum Rear Yard Setback	35	5'-3"	5'-3"	5'-3"	NO
	35	4'	4'		-11'
Max Width of Structure (% lot width)	65%	27%	37%		NO
	65%	52%	52%	-13%	-13%
Max Stories of Building	N/A				NO
Max Building Height	N/A				NO
Minimum Livable Floor Area	N/A				NO

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			
Jenna & Diarmid Quinlan , property owners			
Name of Action or Project: Shed replacement			
Project Location (describe, and attach a location map): 9 Academy St, Skaneateles, NY 13152			
Brief Description of Proposed Action: Replacement of existing 8' x 8' shed with a new 16' x 10' shed			
Name of Applicant or Sponsor: Jenna Quinlan		Telephone: 315-901-2726	
		E-Mail: jenna.lotkowitz@gmail.com	
Address: 9 Academy 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.			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 checked="" type="checkbox"/>
			YES <input type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		.197 acres	
b. Total acreage to be physically disturbed?		.002 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		.197 acres	
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. <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			

5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	<input 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"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Are public transportation services available at or near the site of the proposed action?	<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 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: N/A	<input type="checkbox"/>	<input 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: N/A	<input type="checkbox"/>	<input type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities?	NO	YES	
If No, describe method for providing wastewater treatment: _____	<input checked="" type="checkbox"/>	<input 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"/>	<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"/>	
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"/>	<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"/>	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____			

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:		
<input 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		
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 plan?	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?	NO	YES
If 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)?	<input type="checkbox"/>	<input type="checkbox"/>
If Yes, briefly describe: _____ _____		
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)?	NO	YES
If Yes, explain the purpose and size of the impoundment: _____ _____	<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?	NO	YES
If Yes, describe: _____ _____	<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?	NO	YES
If Yes, describe: _____ _____	<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: <u>Jenna Quinlan</u> Date: <u>11/8/2023</u>		
Signature: <u>Jenna Quinlan</u> Title: <u>Property Owner</u>		

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 (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:	<input type="checkbox"/>	<input type="checkbox"/>
a. public / private water supplies?	<input type="checkbox"/>	<input type="checkbox"/>
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"/>

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.

- 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

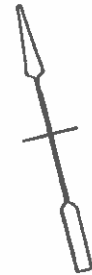
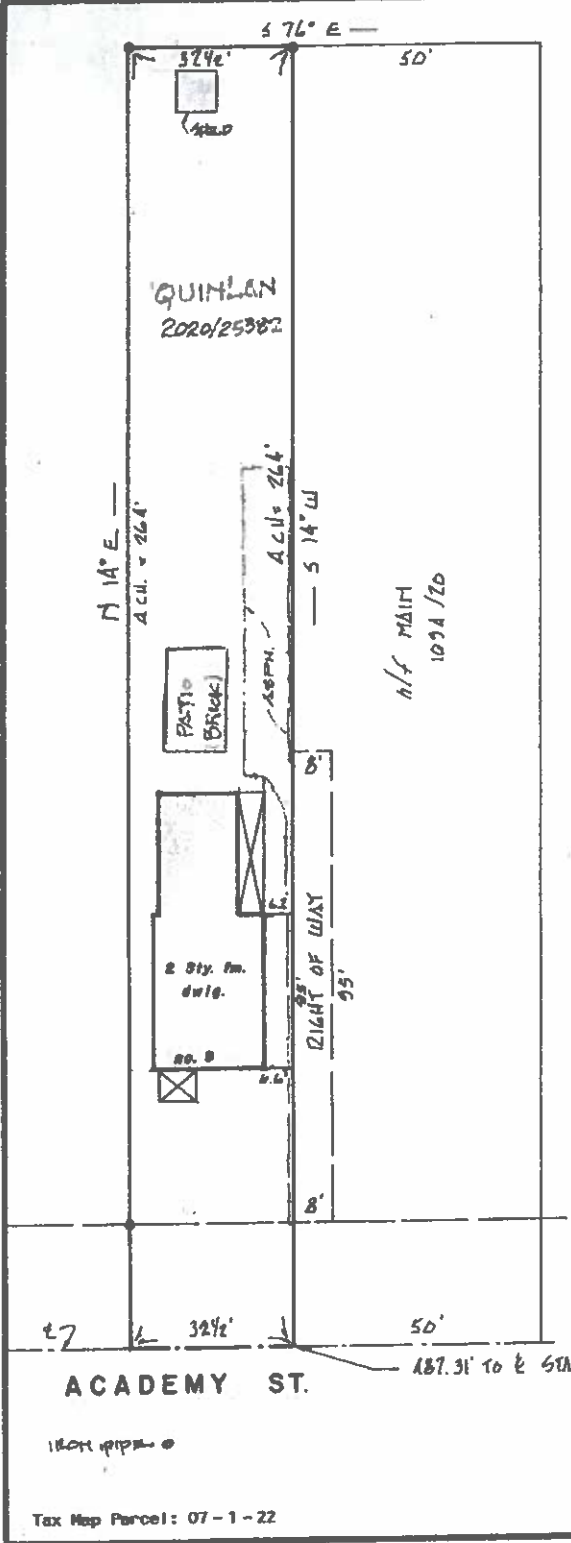
 Print or Type Name of Responsible Officer in Lead Agency

 Title of Responsible Officer

 Signature of Responsible Officer in Lead Agency

 Signature of Preparer (if different from Responsible Officer)

PRINT FORM



TO: SEMECAFEDERAL SAVINGS & LOAN ASSOCIATION,
 its successors and/or assigns,
 MARIANNE SHERMAN

The undersigned hereby certifies that this map was made from an actual survey and both map and survey are correct and in accordance with the code of practice for land surveys adopted by the NYSAPLS.

SIGNED: Richard W. Wheeling
 Richard W. Wheeling, PLS #49193



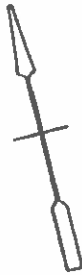
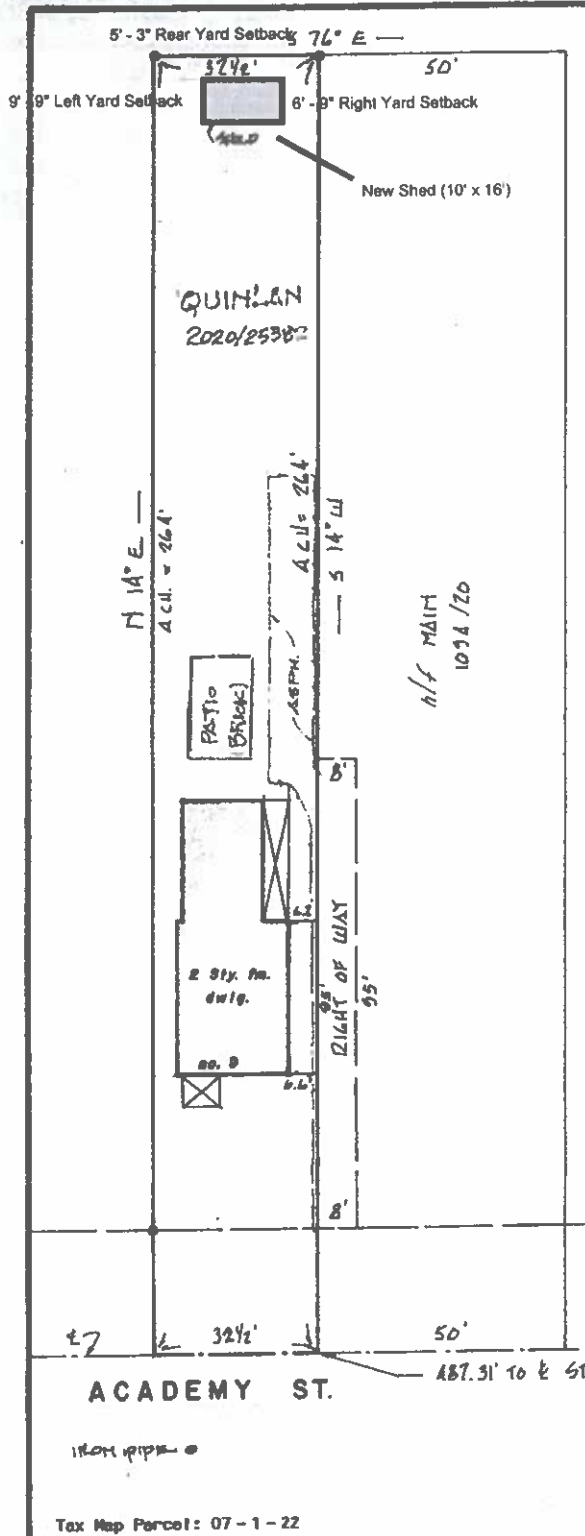
Oct. 4, 2023

LOCATION SURVEY MAP
Part of Lot 1, Block 9
 Village of Skaneateles
 Onondaga County, N.Y.
 Scale 1" = 30' January 8, 1988
 Redated October 19, 2005
 Redated June 20, 2012
 Redated May 9, 2016
 REDATED OCT. 4, 2023

Richard W. Wheeling, PLS
 11 Columbus Street
 Auburn, New York
 (315) 253-8395

Tax Map Parcel: 07-1-22

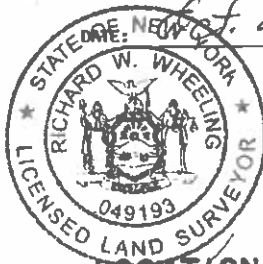
Existing survey



TO: SEMECA FEDERAL SAVINGS & LOAN ASSOCIATION,
 its successors and/or assigns,
 MARIANNE SHERMAN

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 Richard W. Wheeling, PLS #49193



LOCATION SURVEY MAP
Part of Lot 1, Block 9

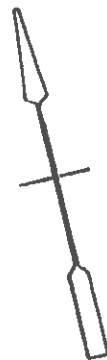
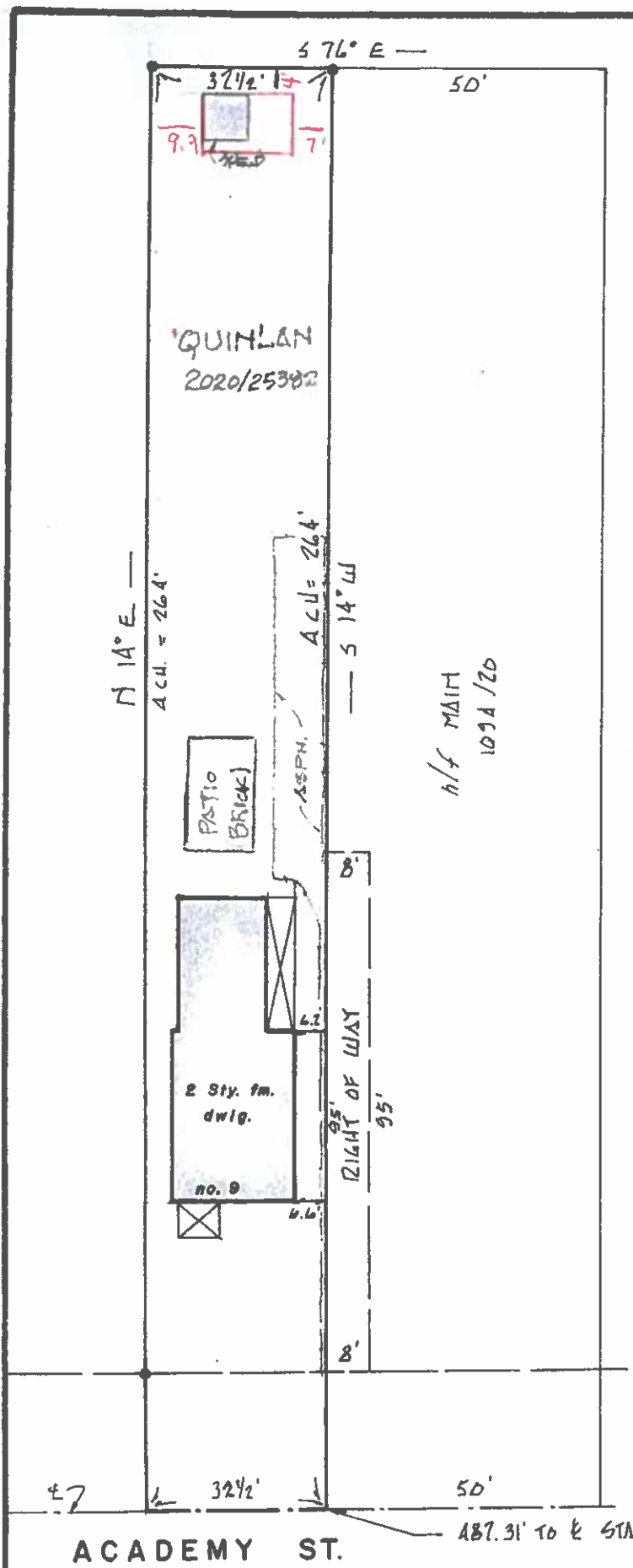
Village of Skaneateles
 Onondaga County, N.Y.
 Scale 1" = 30' January 8, 1988
 Redated October 19, 2005
 Redated June 20, 2012
 Redated May 9, 2016
 REDATED OCT. 4, 2023

Richard W. Wheeling, PLS
 11 Columbus Street
 Auburn, New York
 (315) 253-8395

Tax Map Parcel: 07-1-22

Site plan -
 proposed location
 of new shed (10' x 16')

SEE MAP BY R.F. LIMBERMAN, PE, LS DATED 9/30/68



TO: SENECA FEDERAL SAVINGS & LOAN ASSOCIATION,
Its successors and/or assigns,
MARIANNE SHERMAN

The undersigned hereby certifies that this map was made from an actual survey and both map and survey are correct and in accordance with the code of practice for land surveys adopted by the NYSAPLS.

SIGNED: Richard W. Wheeling
Richard W. Wheeling, PLS #49193



DATE: Oct. 4, 2023

LOCATION SURVEY MAP
Part of Lot 1, Block 9
Village of Skaneateles
Onondaga County, N.Y.
Scale 1" = 30' January 8, 1985
Redated October 19, 2005
Redated June 20, 2012
Redated May 9, 2016
REDATED OCT. 4, 2023

Richard W. Wheeling, PLS
11 Columbus Street
Auburn, New York
(315) 253-8395



3

Store

Design

Summary

Here is your saved design

A link to this saved design has been sent to jenna.lotkowitz@gmail.com.



Building Design: 10x16 Deluxe Gable Cottage

Model: 10x16x7 Deluxe Gable Cottage

Total Building Price: \$7,202.00

Order Options: -\$919.00

Sales Tax: \$502.64

Order Total: \$6,785.64

Show Details

