

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 Permit Date and Number

Name of Applicant and/or Owner's Agent (e.g., LLC Manager or Architect) Cara & Terry Moran

Address of Applicant and/or Owner's Agent 57 Jordan St, Skaneateles NY 13152
cara.g.moran@gmail.com /

Applicant's Email tmoran@cerberusoperations.com Contact #

Address of worksite 57 Jordan 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 X Alteration Swimming Pool Repair

Fence/Wall Paved Surface X Other X

Square Footage of new work +/-1,150 sf Accurate Project Cost

Describe the work proposed:

The proposed work includes the demolition of the existing detached 2-car garage & the construction of a new attached 2-story garage with a second story master suite. The owners are also requesting approval for a small paver patio in their back yard to better enjoy their back yard space.

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

Tax Map Number 006.-05-15.0 Square Footage of Lot +/-11,117 sf

Existing use of lot Single Family Residence Proposed use of lot Single Family Residence

STRUCTURE INFORMATION:

Single Family X Two Family Multi-Family Garage Commercial

Accessory Building Boat House Other

Existing Use Single Family w/ detached garage Proposed Use Single Family w/ attached garage



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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

[E] Front Yard ±17.4 ft ft.

Front Yard ±17.4 ft ft.

[S] Left Side Yard ±18.3 ft ft.

Left Side Yard ±15.1 ft ft.

[N] Right Side Yard ±11.9 ft ft.

Right Side Yard ±11.9 ft ft.

[W] Rear Yard ±126.5 ft ft.

Rear Yard ±102.1 ft 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 / Ramsgard Architectural Design

Architect's Address 61 E Genesee St, Skaneateles NY 13152

Contractor/Builder Name

Contractor's Phone #

Contractor's Address

Contractor's Email

RECEIVED

OCT 12 2013

VILLAGE OF SKANEATELES

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 10/11/13 Signature [Signature] Cara Moran

Print Applicant's and/or Agent's Name Terry Moran & Cara Moran

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

26 Fennell St

Skaneateles, NY 13152

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Building/Zoning Application Review Sheet

Date Received 10/12/23 Tax Map Number 006-05-15

Applicant's Name CARA & TERRY MORAN

Address of Worksite 57 JORDAN ST

Permit Fee Date Received Amount Received

Additional Info. Requested

Date Review Completed 10/23/23 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
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 #

RECEIVED OCT 12 2023 VILLAGE OF SKANEATELES

ZONING BOARD OF APPEALS

Village of Skaneateles
26 Fennell Street
Skaneateles, NY 13152

315-685-2118

Fax 315-685-0730

.....
Instructions for Application for Appeal and/or Applications for Special Use Permit to the
Zoning Board of Appeals
.....

- A. Please prepare this 2 page Appeal or Application for a Special Use Permit by printing in ink or by computer. Submit the signed and dated original and 6 copies to the Secretary of the Zoning Board of Appeals.
- B. Please complete the "Short Environment Assessment Form, Appendix B" located on the Village of Skaneateles website. Submit the signed and dated original and 6 copies to the ZBA secretary.
- C. Please submit with your application and copies the appropriate fee per the schedule below:
1. Appeals and Application for Variances:
 - a. Shed, Fence, A/C Pad.....\$100.00*
 - b. A variance that does not increase non-conformity.....\$100.00*
 - c. Adaption for handicapped accessibility.....\$100.00*
 - d. Residential up to \$500,000.....(per parcel).....\$250.00*
 - e. Residential over \$500,000.....(per parcel).....\$500.00*
 - f. Commercial.....(per parcel).....\$300.00*
 2. Applications for Special Use Permits.....(per parcel).....\$200.00*
 3. Other applications: If public hearing is required.....\$200.00*
If no public hearing is required.....\$100.00*
 4. If variance or condition has expired, it would require new application and fee.

***Plus expert assistance expenses, professional fees**

(Section 2, paragraph 5 of Local Law #2 of 1995, defines this as "Expert assistance expenses to be paid on behalf of the Zoning Board of Appeals: On any application or appeal the applicant or appellant shall be obligated to pay for all expert assistance, including but not limited to engineering services required by and as determined by the Zoning board of Appeals through and including the date of the application for a Certificate of Occupancy or a Certificate of Completion.")

- D. Please attach to your appeal and/or application, all information required by the provisions of Zoning Law of the Village of Skaneateles, (Local Law #2-1975) relating to your appeal and/or application. A copy of the Zoning Law is available for viewing at the Village Office, or on the internet at www.generalcode.com.
- E. Upon receipt of the COMPLETE "Notice of Appeal or Application for Special Use Permit" and the required fee(if any), the Zoning Board Secretary shall forward all said information to the Planning Board for recommendation, and then to the Zoning Board of Appeals. A legal notice of the Zoning Board of Appeals will be published in the *Skaneateles Press* or other declared legal publications 10 days before the public hearing.

ZONING BOARD OF APPEALS

Village of Skaneateles
26 Fennell Street
Skaneateles, NY 13152

315-685-2118

Fax 315-685-0730

.....
(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 Cara & Terry Moran

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

Address 57 Jordan 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 Attachment 2: Density Control Schedule

Article _____ Section 225 Subsection _____

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:

57 Street Number Jordan St. Street Name

Tax Map Number 006.-05-15.0

ZONING BOARD OF APPEALS

Village of Skaneateles
26 Fennell Street
Skaneateles, NY 13152

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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)

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

The proposed work includes the demolition of the existing detached 2-car garage & the construction of a new
attached 2-story garage with a second story master suite. The owners are also requesting approval for a small
paver patio in their back yard to better enjoy their back yard space.

Dated 10/11/23


Signature of Applicant/Appellant

ZONING DISTRICT = A2

	Required	Existing	PROPOSED	Pre-Exist Non-Conforming	VARIANCE
Residential Minimum Lot Width	Applicant	±60 ft	±60 ft	±40 FT	±40 FT
	Codes Office				
Minimum Open Space %	Applicant	±82.2%	±78.1%	±2.8%	±6.9%
	Codes Office				
Minimum Front Yard Setback	Applicant	±17.4 ft	±17.4 ft	±12.6 FT	±12.6 FT
	Codes Office				
Minimum Left Side Yard Setback	Applicant	±18.3 ft	±15.1 ft	NONE	NONE
	Codes Office				
Minimum Right Side Yard Setback	Applicant	±11.9 ft	±11.9 ft	±3.1%	±3.1%
	Codes Office				
Minimum Both Side Yards Setback	Applicant	±30.2 ft	±27 ft	±4.8 FT	±8 FT
	Codes Office				
Minimum Rear Yard Setback	Applicant	±126.5 ft	±102.1 ft	NONE	NONE
	Codes Office				
Max Width of Structure (% lot width)	Applicant	±47.5%	±54.3%	NONE	NONE
	Codes Office				
Max Stories of Building	Applicant	2.5	2	NONE	NONE
	Codes Office				
Max Building Height	Applicant	±27.9 ft	±28.2 ft	NONE	NONE
	Codes Office				
Minimum Livable Floor Area	Applicant	±1,200 sf	±1,821 sf	NONE	NONE
	Codes Office				

Short Environmental Assessment Form

Part I - Project Information

Instructions for Completing

Part I – Project Information. The applicant or project sponsor is responsible for the completion of Part I. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part I 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 I. 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 I – Project and Sponsor Information				
Name of Action or Project: Moran Residence				
Project Location (describe, and attach a location map): 57 Jordan St. Skaneateles, NY 13152				
Brief Description of Proposed Action: The Moran's would like to make changes to their residence at 57 Jordan St. to accommodate their growing family. The proposed work includes the demolition of the existing detached 2-car garage & the construction of a new attached 2-story garage with a second story master suite. The owners are also requesting approval for a small paver patio in their back yard to better enjoy their back yard space.				
Name of Applicant or Sponsor: Cara & Terry Moran		Telephone: E-Mail:		
Address: 57 Jordan 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 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?		0.26 acres		
b. Total acreage to be physically disturbed?		0.08 acres		
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		0.26 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				

<p>5. Is the proposed action,</p> <p>a. A permitted use under the zoning regulations?</p> <p>b. Consistent with the adopted comprehensive plan?</p>	<p>NO</p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p>	<p>YES</p> <p><input checked="" type="checkbox"/></p> <p><input checked="" type="checkbox"/></p>	<p>N/A</p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p>
<p>6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?</p>	<p>NO</p> <p><input type="checkbox"/></p>	<p>YES</p> <p><input checked="" type="checkbox"/></p>	
<p>7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?</p> <p>If Yes, identify: _____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>	
<p>8. a. Will the proposed action result in a substantial increase in traffic above present levels?</p> <p>b. Are public transportation services available at or near the site of the proposed action?</p> <p>c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p> <p><input checked="" type="checkbox"/></p> <p><input type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input checked="" type="checkbox"/></p>	
<p>9. Does the proposed action meet or exceed the state energy code requirements?</p> <p>If the proposed action will exceed requirements, describe design features and technologies:</p> <p>_____</p> <p>_____</p>	<p>NO</p> <p><input type="checkbox"/></p>	<p>YES</p> <p><input checked="" type="checkbox"/></p>	
<p>10. Will the proposed action connect to an existing public/private water supply?</p> <p>If No, describe method for providing potable water: _____</p> <p>_____</p>	<p>NO</p> <p><input type="checkbox"/></p>	<p>YES</p> <p><input checked="" type="checkbox"/></p>	
<p>11. Will the proposed action connect to existing wastewater utilities?</p> <p>If No, describe method for providing wastewater treatment: _____</p> <p>_____</p>	<p>NO</p> <p><input type="checkbox"/></p>	<p>YES</p> <p><input checked="" type="checkbox"/></p>	
<p>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?</p> <p>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?</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p>	
<p>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?</p> <p>b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?</p> <p>If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____</p> <p>_____</p> <p>_____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p>	

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 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?

If Yes,

a. Will storm water discharges flow to adjacent properties?

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

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

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: Cena Moran Terry Moran Date: 10/11/23

Signature: *Cena Moran* Title: _____

PRINT FORM

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: a. public / private water supplies? b. public / private wastewater treatment utilities?	<input type="checkbox"/> <input type="checkbox"/>	<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"/>

PRINT FORM

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.

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

Village of Skaneateles
26 Fennell Street
Skaneateles, New York 13152
315-685-2118 Fax 315-685-2118

.....
APPLICATION FOR A DEMOLITION PERMIT
.....

Fill out the following information regarding the demolition of the structure. Submit an up to date survey map of the property showing the location of the structure to be demolished. The owner or authorized agent of the structure must sign this application. The fee for this permit is \$50.00

Date 10/12/23

Name of Applicant Cara & Terry Moran Phone 315 256 8091

Address of Applicant 57 Jordan St. Skaneateles NY 13152

Name of Structure Owner Cara & Terry Moran

Address of Structure Owner 57 Jordan St. Skaneateles NY 13152

Name of Contractor _____ Phone # _____

Address of Contractor _____

INFORMATION ON STRUCTURE OR PORTION OF STRUCTURE TO BE DEMOLISHED:

Address 57 Jordan St. Skaneateles NY 13152

Tax Map Number 006.-05-15.0

Description of Structure or Portion to be demolished _____

The existing detached 2-car garage and rear porch of the existing residence are proposed to be demolished.

Village of Skaneateles
26 Fennell Street
Skaneateles, New York 13152
315-685-2118 Fax 315-685-2118

Full Demo Partial Demo Move Structure

Present use of Structure Garage Year Constructed 1966

Reason for Demolition Garage will be reconstructed as an attached garage at the rear of the residence.

*If the structure was built prior to 1980, please submit a copy of the Asbestos/Lead Survey Report and the Removal Abatement Certification Declaration.

What will be the disposition and safety protection of any resulting open excavation? _____

Wood portions of building are all above grade, no excavation or site disturbance is planned for demolition.

Detail dust control and erosion control methods to be used during demolition _____

N/A

Have utility connections been terminated? Water N/A Electric No Gas N/A Sewer N/A

What hours of the day will the demolition process take place? 9am - 5pm Monday - Friday

Will there be a new structure to replace demolished structure? Yes

Was the Onondaga County Department of Health Division of Environmental Health contacted?

Yes/No No, no plumbing.



Signature of Applicant

Signature of Structure Owner

Date _____

October 11, 2023

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

Cc Cara & Terry Moran, file

From Ramsgard

Project Moran – 57 Jordan St
Project No. 2308



Board Members,

The Moran's would like to make changes to their residence at 57 Jordan St to accommodate their growing family. The proposed work includes the demolition of the existing detached 2-car garage & the construction of a new attached 2-story garage with a second story master suite. The owners are also requesting approval for a small paver patio in their back yard to enjoy their back yard space.

The property at 57 Jordan St is pre-existing non-conforming in terms of Minimum Lot Width, Minimum Open Space %, Minimum Front Yard Setback, Minimum Right Yard Setback & Minimum Combined Side Yard Setbacks. These conditions are not self-created, as the property was purchased by the Moran's with these non-conformities. The existing detached 2-car garage is also pre-existing non-conforming in terms of side yard setback, where 3ft is required and ± 2.4 ft is currently provided.

The Moran's are requesting a change in the lot's Open Space from $\pm 82.2\%$ to $\pm 78.1\%$ and Combined Side Yard Setback from ± 30.2 ft to ± 27 ft. They also plan to eliminate the garage setback non-conformity by rebuilding the garage as an attached 2-car garage at the rear of the existing residence. All other pre-existing non-conformities on site will remain unchanged.

The proposed work will reduce the visibility of the property's garage and open the home's view to the rear yard. The relocation of the garage will also improve what is currently a tight and non-functional driveway. The addition of the garage and second story master bedroom will be completed in a manner consistent with the existing character of the home. These improvements will have a positive impact on the existing character of the neighborhood.

The requested area variance is minor, as the existing garage square footage will account for much of the proposed addition footprint. The owner's will also be removing one of the non-conforming aspects of the property by moving forward with the proposed relocation of the garage square footage.

In looking at other options for the property, we believe this is the solution most consistent with the spirit of the Village of Skaneateles Zoning Ordinance and the essential character of the neighborhood. The benefit sought by the owners cannot be achieved by any other method. The proposed work will have no negative impact on the physical or environmental conditions in the neighborhood and will have a positive overall impact to the property and its surroundings.

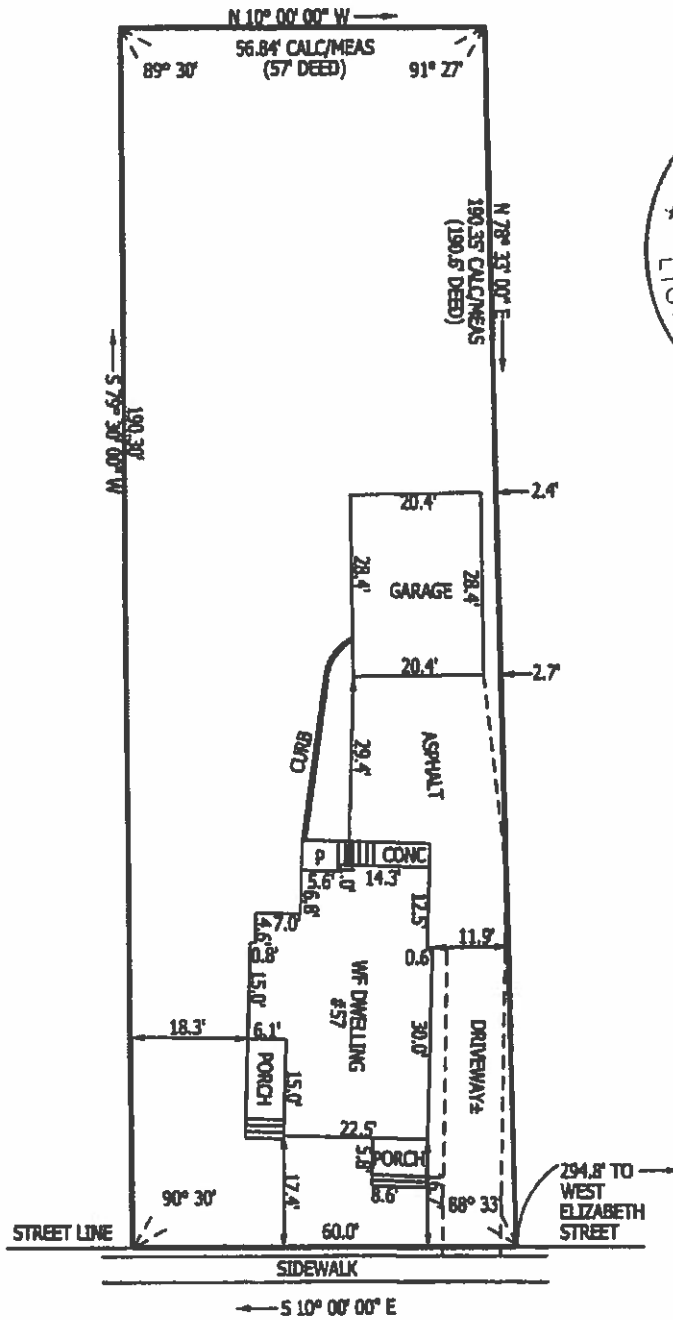
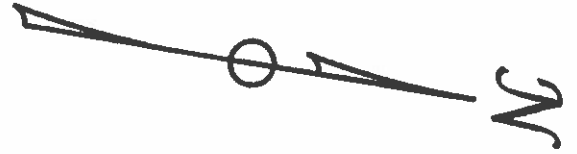
The work proposed for the Moran's residence at 57 Jordan St are minor in nature but will have major positive impacts for the owner's ability to accommodate their growing family. The work will maintain the historic beauty of the existing home while allowing the home to function for a modern family.

Sincerely,

Ramsgard

NO ABSTRACT PROVIDED AT TIME OF SURVEY.

SUBJECT TO EASEMENTS, ROWS, RESTRICTIONS & EXCEPTIONS OF RECORD WHICH AN UPDATED ABSTRACT WOULD SHOW.



JORDAN STREET

CERTIFIED TO

LOCATION SURVEY FOR: 57 JORDAN STREET

LOT: 4

TRACT: BLOCK 23 - VILLAGE OF SKANEATELES

VILLAGE OF SKANEATELES

COUNTY OF ONONDAGA

STATE OF NEW YORK

PROPERTY CORNERS NOT SET IN THIS SURVEY UNLESS SHOWN. DIMENSIONS FROM PROPERTY LINES MEASURED TO FOUNDATION WALLS UNLESS OTHERWISE INDICATED. THE UNDERSIGNED HEREBY CERTIFIES THAT THIS IS A CORRECT MAP MADE FROM AN ACTUAL SURVEY.



DUSSING LAND SURVEYING, LLC

JAMES M. DUSSING SR. LIC. NO. 050692
SYRACUSE, NEW YORK
PHONE: 315-256-5372

DATE: 7/27/21

SCALE: 1" = 30'

FILE NO.: 21-867

J.S. LICENSED LAND SURVEYOR NO. 050692



61 East Genesee Street | Skaneateles, New York 13152
315.685.0263 | ramsgard.com



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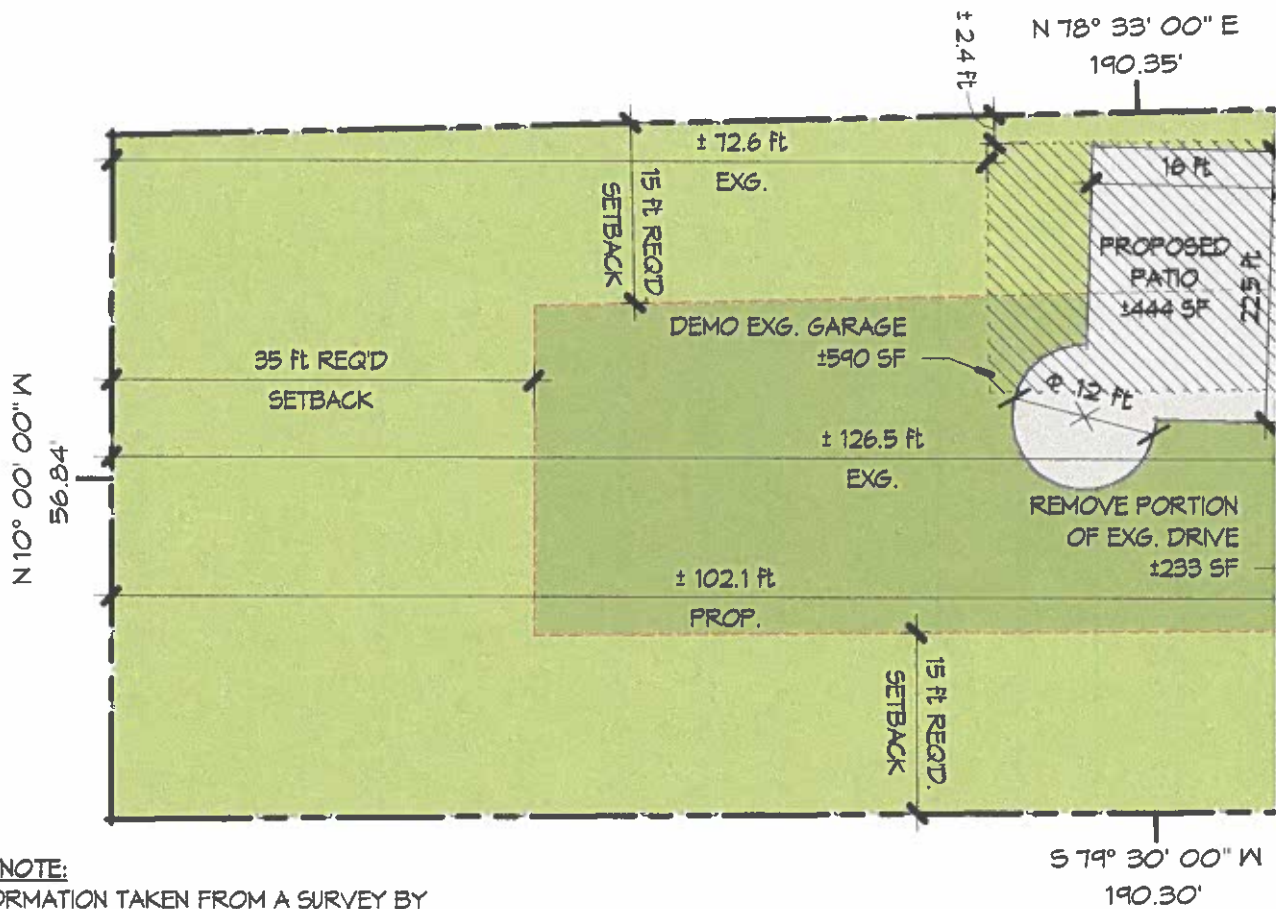
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DENSITY CONTROL SCHEDULE

VILLAGE OF SKANEATELES - A-2 DISTRICT

	REQ'D./ALLOWED	EXISTING	PROPOSED	DIFFERENC (EXG. TO PRO)
MINIMUM LOT AREA	30,000 SF	±11,117 SF	±11,117 SF	NONE
MINIMUM LOT WIDTH	100 FT	±60 FT	±60 FT	NONE
MINIMUM OPEN SPACE	85%	±82.2%	±78.1%	±4.1%
MINIMUM FRONT YARD SETBACK	30 FT	±17.4 FT	±17.4 FT	NONE
MINIMUM SIDE YARD SETBACK (RIGHT)	15 FT	±11.9 FT	±11.9 FT	NONE
MINIMUM SIDE YARD SETBACK (LEFT)	15 FT	±18.3 FT	±15.1 FT	±3.2 FT
MINIMUM SIDE YARD SETBACK (BOTH)	35 FT	±30.2 FT	±27 FT	±3.2 FT
MINIMUM REAR YARD SETBACK	35 FT	±126.5 FT	±102.1 FT	±24.4 FT
ACCESSORY BLDG. MIN. SIDE YARD	3 FT	±2.4 FT	N/A	±2.4 FT
ACCESSORY BLDG. MIN. REAR YARD	10 FT	±72.6 FT	N/A	±72.6 FT
MAXIMUM WIDTH OF STRUCTURE	65% (OF LOT WIDTH)	± 47.5%	± 54.3%	± 6.8%
MAXIMUM BUILDING HEIGHT	35 FT	±27.9 FT	±28.2 FT	±0.3 FT
MINIMUM LIVABLE FLOOR AREA	1,200 SF	± 1,806 SF	± 2,821 SF	± 1,015 SF

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



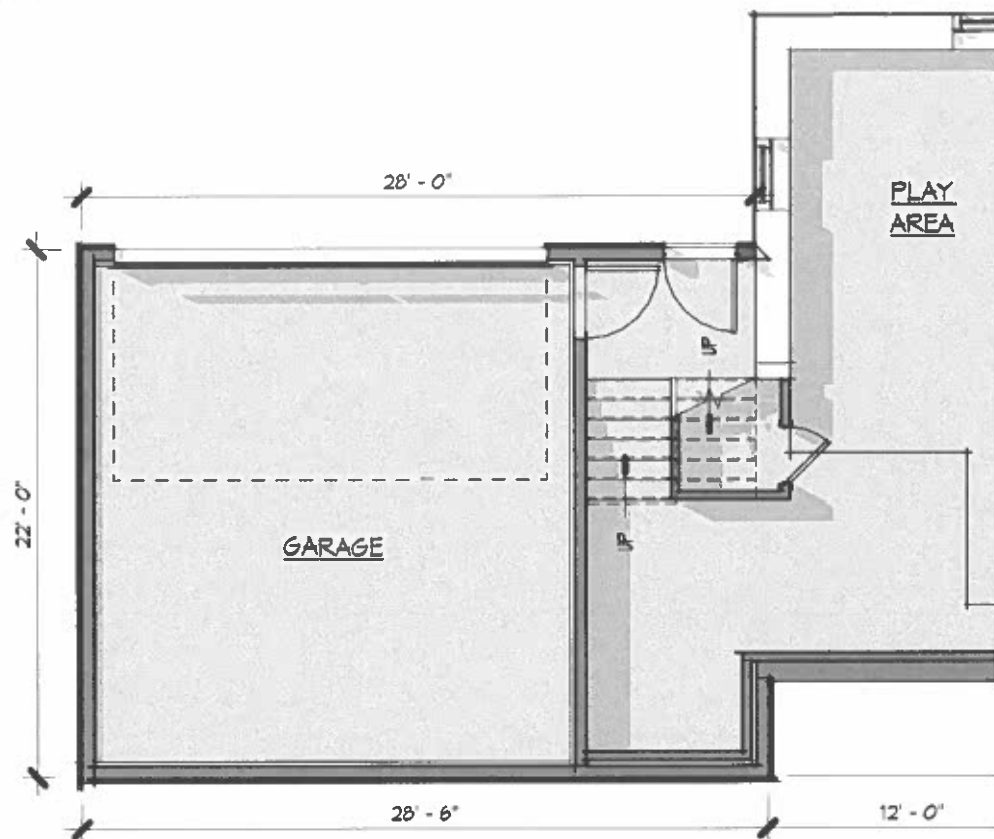
SURVEY NOTE:

SITE INFORMATION TAKEN FROM A SURVEY BY JAMES M. DUSSING (LICENSE #050692) DATED 7/27/21, PART OF LOT 4, BLOCK 23, LOCATED IN THE VILLAGE OF SKANEATELES, COUNTY OF ONONDAGA, STATE OF NEW YORK. PROPOSED SITE PLAN BY ANDREW J. RAMSGARD, R.A. (LICENSE #023992).

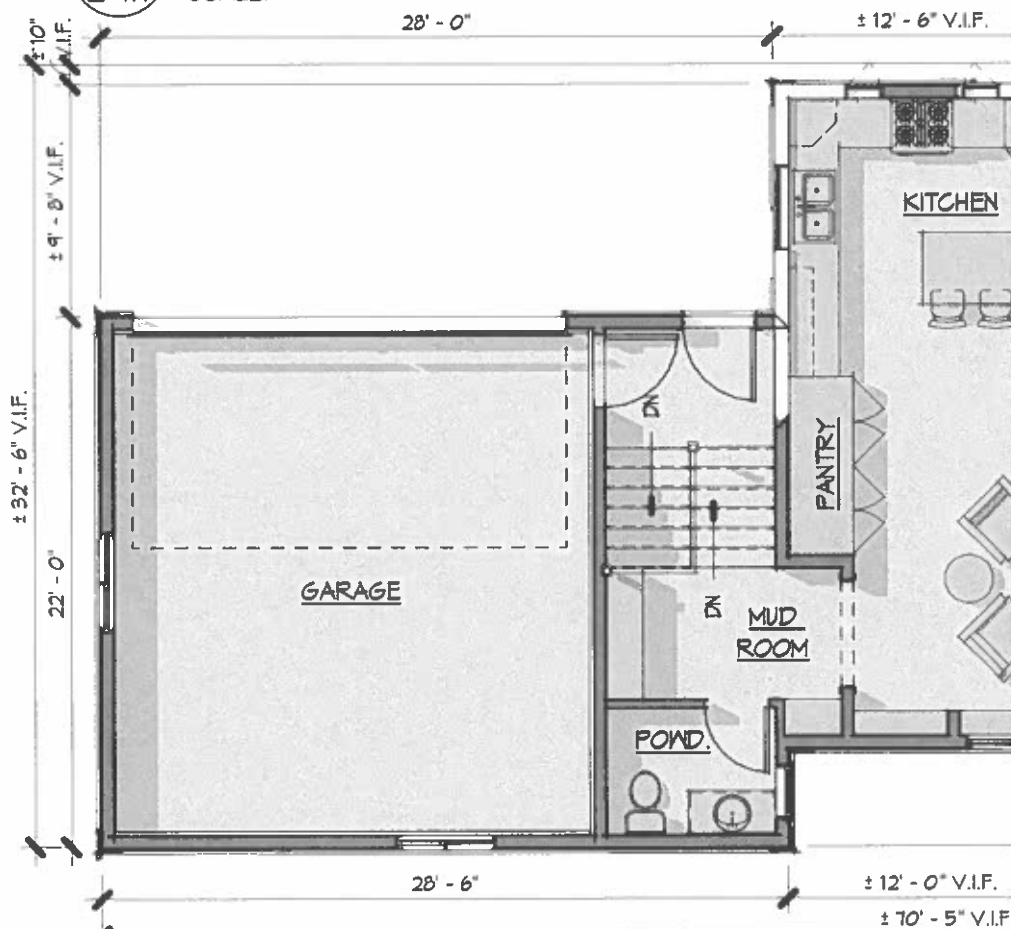


Site Plan

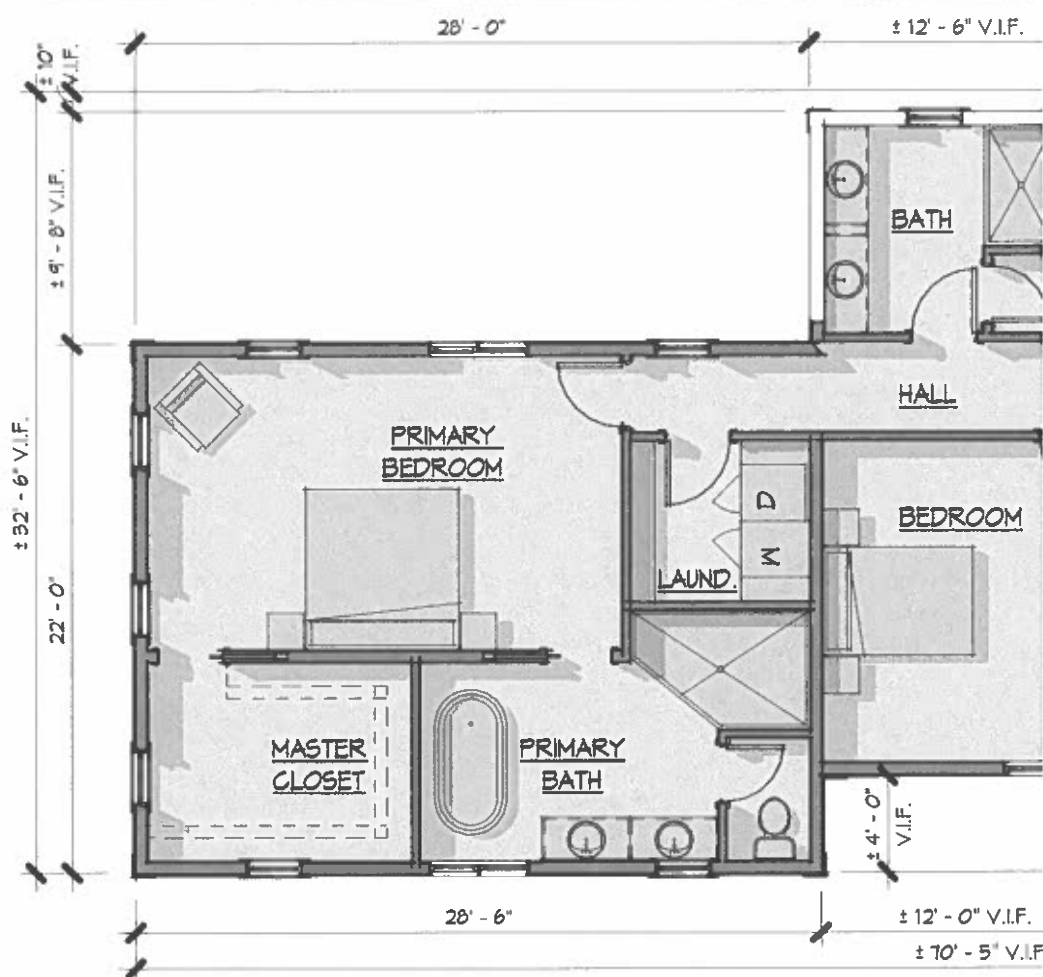
SCALE: 1/16" = 1'-0"



1 Basement Floor Plan
 Z-1.1 SCALE: 1/8" = 1'-0"



2 First Floor Plan
 Z-1.1 SCALE: 1/8" = 1'-0"



1
Z-1.2 **Second Floor Plan**
SCALE: 1/8" = 1'-0"



2
Z-1.2 **East Exterior Elevation**
SCALE: 1/8" = 1'-0"

T/Plate Exg.
20' - 0"

Second Floor
10' - 6"

First Floor
0' - 0"

Garage
-5' - 0"

Basement Floor
-9' - 0"

27.9 ft
EXISTING



1 North Exterior Elevation
Z-1.3 SCALE: 1/8" = 1'-0"

T/Plate Exg.
20' - 0"

Second Floor
10' - 6"

First Floor
0' - 0"

Garage
-5' - 0"

Basement Floor
-9' - 0"

28.2 ft
PROPOSED



2 South Exterior Elevation
Z-1.3 SCALE: 1/8" = 1'-0"