

Email: codes@villageofskaneateles.com
11/16/c

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

Date of Application Oct 12, 2023 Permit Date and Number _____

Name of Applicant and/or Owner's Agent (e.g., LLC Manager or Architect) Eileen & Michael Nelson

Address of Applicant and/or Owner's Agent _____

Applicant's Email eileennelson698@gmail.com Contact # 203-722-6907

Address of worksite 40 W Genesee 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 1,148 sf renovation/repair Accurate Project Cost _____

Describe the work proposed: _____

The owners are seeking to repair/renovated the existing accessory apartment in their detached garage following extensive water damage caused by a burst pipe. The accessory apartment is a pre-existing non-conforming use on the property that pre-dates the current owners taking possession of the property in 2020.

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

Tax Map Number 006.-07-16.0 Square Footage of Lot ±14,688 sf

Existing use of lot Multi-Family Residential SRH Proposed use of lot SRH

STRUCTURE INFORMATION:

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

Accessory Building Boat House _____ Other _____

Existing Use Garage w/ Accessory Apartment Proposed Use Garage w/ Accessory Apartment

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"/> S	Front Yard	21.0	ft.	Front Yard	21.0	ft.
<input type="checkbox"/> W	Left Side Yard	14.9	ft.	Left Side Yard	14.9	ft.
<input type="checkbox"/> E	Right Side Yard	20.3	ft.	Right Side Yard	20.3	ft.
<input type="checkbox"/> N	Rear Yard	70.0	ft.	Rear Yard	70.0	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) Yes, No, N/A

Architect's Name Andrew J. 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 _____

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 9/26/23 Signature Michael Nelson Eileen M. Nelson
Print Applicant's and/or Agent's Name Michael E. Nelson Eileen M. Nelson

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

Building/Zoning Application Review Sheet

Date Received 10/12/23 Tax Map Number 006-07-16

Applicant's Name ELLEN & MICHAEL NELSON
40 W. GENESEE ST

Address of Worksite _____ Amount Received _____

Permit Fee Date Received _____

Additional Info. Requested _____ Signature [Signature]
Date Review Completed 10/27/23 Approved Denied

Application Status: _____

Reasons for Denial - Does not comply with the following:

Section 225-A5, Density Control Schedule for: GAARD _____ Side Yard Setback, Right
_____ Front Yard Setback GAARD _____ Side Yard Setback, left
_____ Rear Yard Setback GAARD _____ Percentage of Open Area
_____ Percentage of Structure width/lot width GAARD _____ Both Side Yards Combined

Other Density Control Schedule 225-A5 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 225-23A S.U.P./NON Comm. USE.

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 NA Historical Commission Approval NA # _____

ZONING BOARD OF APPEALS
Village of Skaneateles
26 Fennell Street
Skaneateles, NY 13152
315-685-2118 Fax 315-685-0730
OK # 5082 pd 10/12/23 \$250

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

Date of Application 10/12/23

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

I/We Eileen & Michael Nelson
Printed or Typed Name of Appellant(s) and/or Applicant(s)

Address 40 W Genesee St, Skaneateles NY 13152

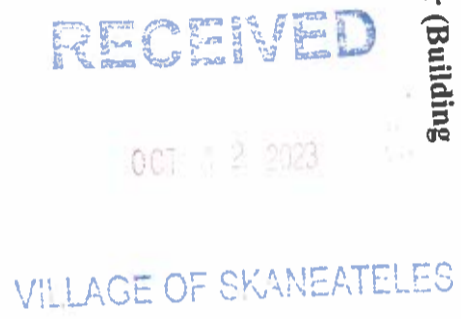
(1) I hereby appeal the decision of the Village Code Enforcement Officer (Building Inspector)

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 VII Section 225 Subsection 23
Article XIV Section 225 Subsection 19D
Article XII Section 225 Subsection 23A



(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 225-18 B
.....
 B (3) & Article VI, Section 225-18 B
.....

This appeal or application relates to: _____ Street Name

40 _____ Street Number

Tax Map Number 006-07-16.0

ZONING BOARD OF APPEALS

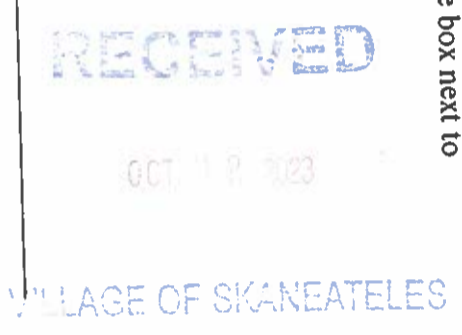
Village of Skaneateles
26 Fennell Street
Skaneateles, NY 13152

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)



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

The detached garage with accessory apartment has been in existence on the property through several owners before the Nelsons purchased the property in 2020. The house on the property was also previously a 2-family home. The home currently has two utility meters servicing the property (one for the home and one for the "carriage" house). The Onondaga County website also notes the property as a multi-family use.

Dated 9/26/23
Michael Nelson
Signature of Applicant/Appellant

		Required	Existing	PROPOSED	Pre-Exist Non-Conforming	VARIANCE
Residential Minimum Lot Width	Applicant	110 ft	±85.75 ft	±85.75 ft	±85.75 ft	±24.25 ft
	Codes Office					-24.25
Minimum Open Space %	Applicant	85%	±69.3%	±69.3%	±69.3%	±15.7%
	Codes Office					-15.7
Minimum Front Yard Setback	Applicant	30 ft	±21.0 ft	±21.0 ft	±21.0 ft	±21.0 ft
	Codes Office					—
Minimum Left Side Yard Setback	Applicant	15 ft	±14.9 ft	±14.9 ft	±14.9 ft	±14.9 ft
	Codes Office		2.6'	2.6'	2.6'	12.4' GARAGE
Minimum Right Side Yard Setback	Applicant	15 ft	±20.3 ft	±20.3 ft	N/A	N/A
	Codes Office					N/A
Minimum Both Side Yards Setback	Applicant	35 ft	±35.2 ft	±35.2 ft	N/A	N/A
	Codes Office					N/A
Minimum Rear Yard Setback	Applicant	35 ft	±71.6 ft	±71.6 ft	N/A	N/A
	Codes Office	30'	.9'	.9'	.9'	-29.1' GARAGE
Max Width of Structure (% lot width)	Applicant	65%	±58.1%	±58.1%	±58.1%	±6.9%
	Codes Office					—
Max Stories of Building	Applicant	2.5 stories	2.5 stories	2.5 stories	N/A	N/A
	Codes Office					—
Max Building Height	Applicant	35 ft	±30 ft	±30 ft	N/A	N/A
	Codes Office					—
Minimum Livable Floor Area	Applicant	1,200 sf	±3,336 sf	±3,336 sf	N/A	N/A
	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:

Eileen & Michael Nelson - Carriage House Repair/Renovation

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

40W Genesee St, Skaneateles NY 13152

Brief Description of Proposed Action:

The owners are seeking to repair/renovated the existing accessory apartment in their detached garage following extensive water damage caused by a burst pipe. The accessory apartment is a pre-existing non-conforming use on the property that pre-dates the current owners taking possession of the property in 2020.

Name of Applicant or Sponsor:

Eileen & Michael Nelson

Telephone: 203-722-6907

E-Mail: eileennelson8696@gmail.com

Address:

40W Genesee 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:

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?

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

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

0.34 acres

0 acres

0.34 acres

	NO	YES	N/A
5. Is the proposed action,			
a. A permitted use under the zoning regulations?	<input checked="" type="checkbox"/>	<input 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 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	<input checked="" type="checkbox"/>
If Yes, identify: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	<input checked="" type="checkbox"/>
a. Will the proposed action result in a substantial increase in traffic above present levels?	<input checked="" type="checkbox"/>	<input 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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
9. Does the proposed action meet or exceed the state energy code requirements?	NO	YES	<input checked="" type="checkbox"/>
If the proposed action will exceed requirements, describe design features and technologies:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
_____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
_____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10. Will the proposed action connect to an existing public/private water supply?	NO	YES	<input checked="" type="checkbox"/>
If No, describe method for providing potable water: _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action connect to existing wastewater utilities?	NO	YES	<input checked="" type="checkbox"/>
If No, describe method for providing wastewater treatment: _____	<input type="checkbox"/>	<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"/>
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?	NO	YES	<input checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
_____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
_____	<input checked="" 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	<input checked="" type="checkbox"/>	YES	<input type="checkbox"/>
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16. Is the project site located in the 100-year flood plan?

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

NO	<input checked="" type="checkbox"/>	YES	<input type="checkbox"/>
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b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? 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	<input checked="" type="checkbox"/>	YES	<input type="checkbox"/>
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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	<input checked="" type="checkbox"/>	YES	<input type="checkbox"/>
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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	<input checked="" type="checkbox"/>	YES	<input type="checkbox"/>
----	-------------------------------------	-----	--------------------------

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

Applicant/sponsor/name: Michael Nelson & Eileen Nelson Date: 9/26/23

Signature: Michael Nelson Title: Miller M. Nelson

RECEIVED

OCT 1 2023

VILLAGE OF SKANEATELES

PRINT FORM

**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: 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, 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"/>

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OCT 14 2019

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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OCT 1 2013

VILLAGE OF SKANSATELES

- 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

October 10, 2023

To Village of Skaneateles

26 Fennel St.
Skaneateles, NY, 13152

Cc Eileen & Michael Nelson, file

From Ramsgard

Project Eileen & Michael Nelson - 40 W Genesee St

Project No. 2321

All Board Members,

Eileen and Michael Nelson, the owners of 40 W Genesee St in Skaneateles, recently experienced a pipe burst in their property's existing carriage house apartment that led them to demolish the majority of the building's interior. They would like to repair/renovate the interior of the building following this damage, and in doing so are requesting that the board approve the pre-existing non-conforming accessory apartment use within the building.

The property is pre-existing non-conforming for an accessory apartment in terms of Minimum Lot Area and Minimum Lot Width. The Carriage House is also pre-existing non-conforming in terms of Side Yard Setback and Rear Yard Setback. The property received approval for several other pre-existing non-conformities back in May 2017. No changes to the existing site conditions are proposed in this application. The owners are seeking relief from these pre-existing non-conformities to allow them to rebuild the accessory apartment within the existing carriage house. We believe this to be a minor request, as no changes will be made to the property apart from the repair work required within the existing carriage house.

The carriage house at 40 W Genesee St has operated as an accessory apartment through the past several owners of the property. After purchasing the property in 2020, it was brought to the Nelson's attention that this is not a legal apartment, as one of the previous owners created this apartment without the proper village approvals. The Nelson's are seeking to remedy this issue and seek the board's permission to rebuild the apartment to meet modern code requirements. As this was the condition of the property before the Nelson's took possession of it three years ago, this is not a self-created hardship.

The property at 40 W Genesee St has been in operation as a multi-family use by the previous several owners. No undesirable change will be made to the existing character of the neighborhood by legitimizing this use. The Onondaga County Department of Finance Office of Real Property Services has the property class of the parcel (006.-07-16.0) listed as 280 – Res Multiple. The main house was originally split into (2) separate living units, and the carriage house was used as a one-bedroom accessory apartment. The previous property owners consolidated the main house into a single-family home but maintained the use of the carriage house as an accessory apartment.



The Village of Skaneateles utilities for the property are currently on two separate meters, one listed as "40W Genesee St - 1 ST FL" and the other as "40 W Genesee St-Carriage" (See attached "Nelson - Village Utility Bills"). This indicated the Village of Skaneateles has been aware of the accessory apartment on the property for quite some time and has allowed this use to be maintained on site. The proposed work will maintain the current utility usage on the property and will have no adverse impact on the physical or environmental conditions of the neighborhood.

Eileen and Michael Nelson would like the opportunity to rebuild the pre-existing non-conforming accessory apartment for use as a rental. This would allow them to offer the apartment at a low cost to young professionals looking to live in the Village who may not be able to otherwise afford it. As they do not currently live in Skaneateles full-time, having a full-time resident on the property will give them peace of mind following the recent water damage to the carriage house.

Sincerely,

Ramsgard

Village of Skaneateles

26 Fennell St.
Skaneateles, NY 13152

OFFICE HOURS - MONDAY - FRIDAY 8AM TO 4:30PM
CLOSED 1PM-2PM FOR LUNCH

EILEEN NELSON
7 MEADOW RD
RIVERSIDE, CT 06878-

Village of Skaneateles
26 Fennell St., Skaneateles, NY 13152
(315) 685-3440

www.villageofskaneateles.com

Combined Monthly Utility Bill

Service Address	40 W GENESEE
Account Number	10090-01
Previous Balance	\$ 176.68
Thank for your payment	\$ -176.68
Total Past Due	\$ 0.00

For Customer Service call: (315) 685-3440

Service	Reading Dates		Previous	Current	Usage	Rate	Amount
	From	To					
Electric Customer Charge	02/18/2022	03/18/2022	68822	70518	up to 350	Service Charge 0.03400	\$ 3.25
Usage							\$ 57.66
Power Adjustment						.030114	\$ 36.98

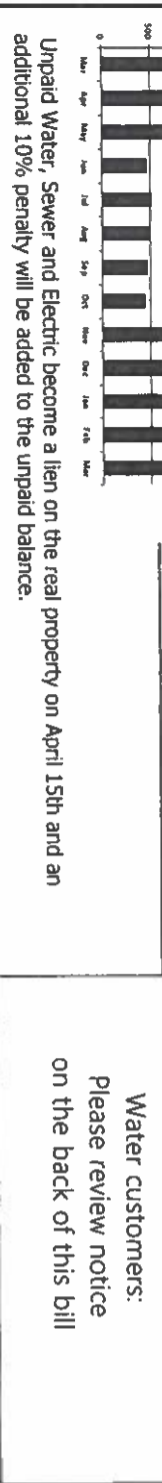
Summary of Charges

Water & Sewer Charges Due Now	0.00	Total Due	\$ 97.89
Electric Charges Due Now	97.89	After 04/15/22	\$ 99.35

Service Address			
40 W GENESEE ST-CARRIAGE			
Bill Date	Account #	Past Due	
03/31/2022	10090-01	0.00	
Current Charges	Amount Due Now		
97.89	97.89		
Due Date	Amount due after 04/15/22		
04/15/22	99.35		

PLEASE ENCLOSE STUB WITH PAYMENT.
PRINT ACCOUNT NUMBER ON YOUR CHECK.

Recurring Pmt - Do Not Pay



Unpaid Water, Sewer and Electric become a lien on the real property on April 15th and an additional 10% penalty will be added to the unpaid balance.

A Friendly Reminder
Spring Brush Pick Up
April 1st - June 4th

Water customers:
Please review notice
on the back of this bill

Village of Skaneateles

26 Fennell St.
Skaneateles, NY 13152

OFFICE HOURS - MONDAY - FRIDAY 8AM TO 4:30PM
CLOSED 1PM-2PM FOR LUNCH

EILEEN NELSON
7 MEADOW RD
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Village of Skaneateles
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(315) 685-3440

www.villageofskaneateles.com
Combined Monthly Utility Bill

EILEEN NELSON
7 MEADOW RD
RIVERSIDE, CT 06878-

Service Address	40 W GENESEE ST-1 ST FL
Account Number	10080-01
Previous Balance	\$ 164.87
Thank for your payment	\$ -164.87
Total Past Due	\$ 0.00

For Customer Service call: (315) 685-3440

Service	Reading Dates		Previous	Current	Usage	Rate	Amount
	From	To					
Water Charges	02/22/2022	03/21/2022	85636	85645	up to 350	Minimum	\$ 6.99
UV Disinfection					9	0.00551	\$ 0.05
Fire Flow Improvement					9	0.01653	\$ 0.15
Sewer Charges					9	.062	\$ 0.56
Electric Customer Charge	02/18/2022	03/18/2022	74673	76034	1361	Service Charge	\$ 3.25
Usage					1361	0.03400	\$ 46.27
Power Adjustment					1361	.030114	\$ 29.67

Summary of Charges

Water & Sewer Charges	Due Now	7.75
Electric Charges	Due Now	79.19
Total Due	After 04/15/22	\$ 86.94
Messages		



Unpaid Water, Sewer and Electric become a lien on the real property on April 15th and an additional 10% penalty will be added to the unpaid balance.

Service Address			
40 W GENESEE ST-1 ST FL			
Bill Date	Account #	Past Due	
03/31/2022	10080-01	0.00	
Current Charges	Amount Due Now		
86.94	86.94		
Due Date	Amount due after 04/15/22		
04/15/22	88.24		

PLEASE ENCLOSE STUB WITH PAYMENT.
PRINT ACCOUNT NUMBER ON YOUR CHECK.
Recurring Pmt - Do Not Pay

A Friendly Reminder
Spring Brush Pick Up
April 1st - June 4th
Water customers:
Please review notice
on the back of this bill

DENSITY CONTROL SCHEDULE

A2 DISTRICT - VILLAGE OF SKANEATELES		REQD. / ALLOWED	EXISTING	PROPOSED	DIFFERENCE (EXG. V. PROP.)	REQD. VARIANCE
MINIMUM LOT AREA - FIRST D.U.	30,000 SF	30,000 SF	±14,688 SF (P.ENC.)	±14,688 SF (P.ENC.)	-	±17,312 SF (P.ENC.)
- w/ SUPPLEMENTAL APARTMENT	100 FT	100 FT	±85.75 FT (P.ENC.)	±85.75 FT (P.ENC.)	-	±24.25 FT (P.ENC.)
MINIMUM LOT WIDTH - FIRST D.U.	110 FT	110 FT	±110 FT (P.ENC.)	±110 FT (P.ENC.)	-	±9 FT (P.A.V.)
- w/ SUPPLEMENTAL APARTMENT	30 FT	30 FT	±21.0 FT (P.ENC.)	±21.0 FT (P.ENC.)	-	±0.1 FT (P.A.V.)
MINIMUM FRONT YARD SETBACK	15 FT	15 FT	±14.9 FT (P.ENC.)	±14.9 FT (P.ENC.)	-	-
MINIMUM SIDE YARD SETBACK (LEFT)	15 FT	15 FT	±20.3 FT (P.ENC.)	±20.3 FT (P.ENC.)	-	-
MINIMUM SIDE YARD SETBACK (RIGHT)	35 FT	35 FT	±35.2 FT	±35.2 FT	-	-
MINIMUM SIDE YARD SETBACK (BOTH)	3 FT / 15 FT***	3 FT / 15 FT***	±2.6 FT	±2.6 FT	-	±12.4 FT (P.ENC.)
MIN. SIDE YARD SETBACK (GARAGE)	35 FT	35 FT	±11.6 FT	±11.6 FT	-	-
MIN. REAR YARD SETBACK (GARAGE)	15 FT	15 FT	±0.9 FT	±0.9 FT	-	±14.1 FT (P.ENC.)
MIN. REAR YARD SETBACK (GARAGE)	1,200 SF	1,200 SF	±3,336 SF	±3,336 SF	-	-
MINIMUM LIVABLE AREA	65%	65%	±58.1% (P.ENC.)	±58.1% (P.ENC.)	-	±6.9% (P.A.V.)
MAXIMUM WIDTH OF STRUCTURE	85%	85%	±64.3% (P.ENC.)	±64.3% (P.ENC.)	-	±15.7% (P.A.V.)
MINIMUM OPEN SPACE	2.5 STORIES/35 FT	2.5 STORIES/30 FT	2.5 STORIES/30 FT	2.5 STORIES/30 FT	-	-
MAXIMUM BUILDING HEIGHT						

* (P.ENC.) - PRE-EXISTING NON-CONFORMING.
 ** (P.A.V.) - PREVIOUSLY APPROVED VARIANCE FROM MAY, 2011



1
 Z-1
 Existing Site Plan
 SCALE: 1" = 20'-0"

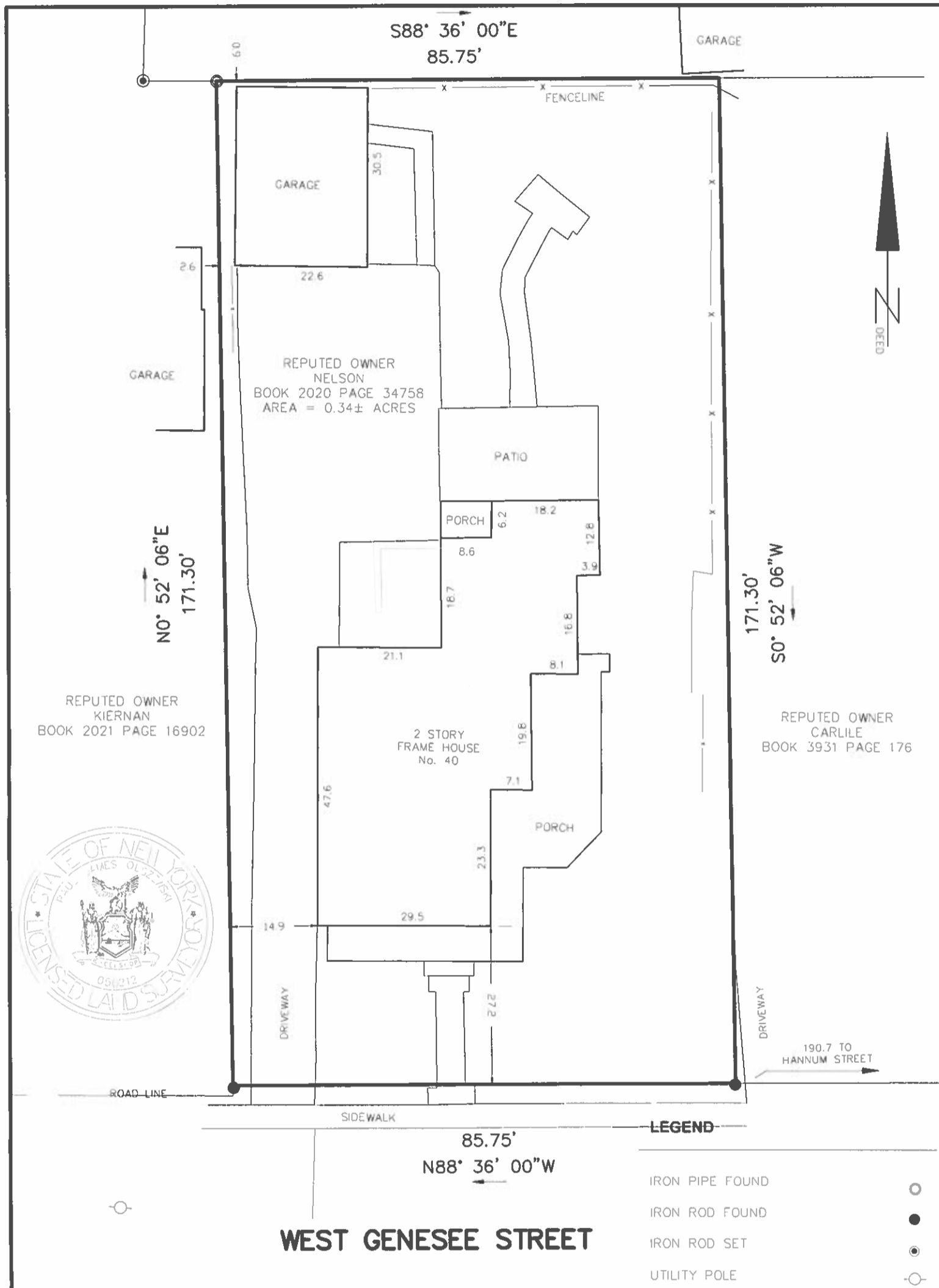


SURVEY NOTE:
 SITE INFORMATION TAKEN FROM A SURVEY BY PAUL J. OLSEWICKI (LICENSE #50212) DATED 10/6/23, PART OF LOT 3, BLOCK 20, LOCATED IN THE VILLAGE OF SKANEATELES, COUNTY OF ONONDAGA, STATE OF NEW YORK. PROPOSED SITE PLAN BY ANDREW J. RAMSGARD, R.A. (LICENSE #023942).



NELSON RESIDENCE
 ACCESSORY APARTMENT REPAIR & RENOVATION

RAMSGARD
 architects • planners • designers
 1000 S. Cayuga St. Skaneateles, NY 13152



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 10-04-2023.

Paul J. Olszewski

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

COPIES FROM THE ORIGINAL OF THIS SURVEY MAP NOT MARKED WITH AN ORIGINAL OF THE LAND SURVEYOR'S INKED SEAL OR HIS EMBOSSED SEAL SHALL NOT BE CONSIDERED TO BE A VALID TRUE COPY

LOT 3
GRIFFINS 1870 MAP

PART OF BLOCK 20 VILLAGE OF SKANEATELES
COUNTY OF ONONDAGA STATE OF NEW YORK

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