

VILLAGE OF SKANEATELES
 26 Fennell St.
 Skaneateles, NY 13152
 315-685-2118

APPLICATION FOR BUILDING/ZONING PERMIT

For Office Use Only
 Fee:
 Check #:
 Date paid:
 Permit #:

PROJECT ADDRESS 11 LAKEVIEW CIRCLE TAX MAP ID# 013, -61-39.0
 PROPERTY OWNER Michael & Carol Parker PHONE # 315-391-4011 - Michael
 EMAIL ADDRESS MParker.MD@gmail.com CarolParker11@gmail.com
 SQUARE FOOTAGE OF NEW WORK _____

DESCRIPTION OF WORK TO BE DONE (include more detail as an attachment if necessary)

INSTALL 3FT HEIGHT MODULAR MASONRY RETAINING WALL, 77 FT +
INSTALL 6 FT HIGH PRIVACY FENCE - APPROX 225 FT, W/3 SETS OF GATES

ACCURATE PROJECT COST _____

SQUARE FOOTAGE OF PARCEL 12,105 SF

ZONING DISTRICT B1



Setbacks - Existing Structure (Distances from structure to property or lot lines) FENCE & RETAINING WALL

Front Yard _____ ft.	Front Yard _____ ft.
Left Side Yard _____ ft.	Left Side Yard <u>0 +</u> ft.
Right Side Yard _____ ft.	Right Side Yard <u>0 +</u> ft.
Rear Yard _____ ft.	Rear Yard <u>10</u> ft.

New connection for: (Yes/No) Sewer NO Electric Service NO Storm Sewer NO

CONTRACTOR / AGENT INFORMATION:

Contractor: Architect

Contractor

NAME Eyles and Keener Architects PC
 PHONE # 315-685-0144
 ADDRESS 1391 E Geneva St Skaneateles NY 13152
 EMAIL Koegler@eakarchitects.com

NAME _____
 PHONE # _____
 ADDRESS _____
 EMAIL _____

CHECKLIST ITEMS: PROPERTY SURVEY STAMPED ARCHITECTURAL PLANS ASBESTOS REPORT
 DRAINAGE + GRADING PLAN OTHER WORKMANS COMP AND LIABILITY INSURANCE JOB PROPOSAL

Detailed instructions available at Code Enforcement Office or www.villageofskaneateles.com

The Village requires that projects comply with the zoning law, and applicants and design professionals must prepare for their projects accordingly. Where practical difficulties or unnecessary hardships may result from enforcement of the strict letter of the code, applications for variances may be made to the Village Zoning Board of Appeals.

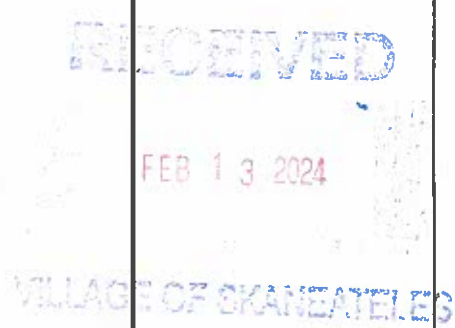
ACKNOWLEDGEMENTS:

- I AM THE OWNER APPLICANT AGENT OF OWNER AND AM AUTHORIZED TO MAKE THIS APPLICATION.
- I AUTHORIZE THE CODE ENFORCEMENT OFFICER TO ENTER THE PROPERTY TO MAKE INSPECTIONS AS PRESCRIBED UNDER LOCAL AND STATE LAWS.
- I WILL NOTIFY THE CODE ENFORCEMENT OFFICER IMMEDIATELY OF ANY CHANGES DURING THE COURSE OF THE WORK.
- I WILL NOTIFY THE CODE ENFORCEMENT OFFICER WHEN INSPECTIONS ARE DUE.
- FURTHERMORE, I AGREE THAT THE BUILDING OR PROJECT WILL NOT BE OCCUPIED OR USED UNTIL A CERTIFICATE OF COMPLIANCE/ CERTIFICATE OF OCCUPANCY HAS BEEN ISSUED.
- 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.

NAME of APPLICANT Michael & Carol Parker PHONE # 391-4611-14 EMAIL MTParker.MJ@aol.com
 ADDRESS 114 Ketchikan St. Skaneateles, NY 13152
 SIGNED Carol Parker DATE FEB 13, 2024

Affidavit of 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 _____



For Code Enforcement Office Use Only

Date Received 2/13/24 Date Reviewed 2/28/24
 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

Staff and boards review, as applicable:

Planning Board Review _____ Zoning Board of Appeals Approval _____
 Critical Impact Permit Approval N/A Historical Commission Approval N/A

SIGNATURE: _____

ZONING BOARD OF APPEALS

Village of Skaneateles
26 Fennell Street
Skaneateles, NY 13152

315-685-2118

Fax 315-685-0730

CK # 668
Pd 2/13/2024
\$ 250.00

NOTICE OF APPEAL APPLICATION FOR SPECIAL USE PERMIT

Date of Application FEB 13, 2024

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

I/we Michael & Carol Parker

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

Address 11 Lake View Circle 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 A-5 (a)

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:

11 Street Number

Lake View Circle

Street Name

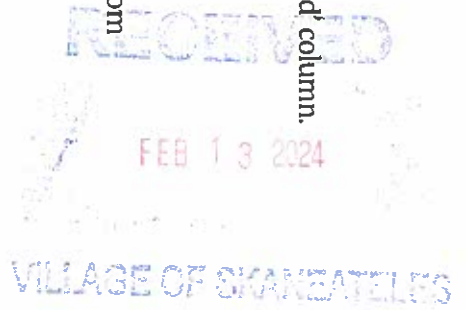
Tax Map Number 013-01-39



Property Address 11 LAKEVIEW CIRCLE

Zoning District: R1 Tax Map # 013, 01-39.0

- Using the Density Control Schedule, fill in the minimum area requirements, in 'Required' column.
- Indicate the existing set-back dimensions and percentages in the 'Existing' column.
- In the column labeled 'Proposed', indicate the dimensions, area (in square feet) and percentages that will result from your proposed construction.
- In the column labeled pre-existing non-conforming, indicate the pre-existing variance from code.
- In the column labeled 'Variance', indicate the variance requested.



	REQUIRED	Existing	PROPOSED	Pre-Exist Non-Conforming	VARIANCE
Residential Minimum Lot Area <u>225-70 A(2)</u>	44,000 SF EXEMPT	12,105 SF			-
Residential Minimum Lot Width <u>225-70 A(2)</u>	150' EXEMPT	75'			-
Minimum Open Space %	90'	73.4%	72.8%	16.6%	17.2%
Minimum Front Yard Setback	30'		90'	-	-
Minimum Left Side Yard Setback	0'		0'+	-	-
Minimum Right Side Yard Setback	0'		0'+	-	-
Minimum Both Side Yards Setback	0'		0'+	-	-
Minimum Rear Yard Setback	0'		10'	-	-
Max Width Structure (% lot width)	40%				-
Max Stories of Building	4A				-
RETAINING WALL FENCE	3'		3'	-	-
Max Building Height	6'		6'	-	-
Minimum Livable Floor Area	400				-

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

FEB 13 2024

Name of Action or Project:

PARKER RETAINING WALL

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

11 LAKEVIEW CIRCLE - EAST SIDE OF ROAD, SOUTH of E. GUNNERS

Brief Description of Proposed Action:

CONSTRUCT 77 SF of 3' HT RETAINING WALL.
77 SF.

Name of Applicant or Sponsor:

Michael & Carol Parker

Telephone: 915-391-4811 - Michael

E-Mail: MT.Parker.MJ@gmail.com

Address:

11 LAKEVIEW CIRCLE

Carol.parker1@gmail.com

City/PO:

Skaneateles

State: NY

Zip Code: 13152

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

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

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:

BUILDING PERMIT, VILLAGE OF SKANEATELES

3. a. Total acreage of the site of the proposed action? 0.29 acres

b. Total acreage to be physically disturbed? 20.02 acres

c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 0.29 acres

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

Urban Rural (non-agriculture) Industrial Commercial Residential (suburban)

Forest Agriculture Aquatic Other (Specify):

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	<input type="checkbox"/>	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	<input checked="" type="checkbox"/>	YES <input type="checkbox"/>
If Yes, identify: _____				
8. a. Will the proposed action result in a substantial increase in traffic above present levels?		NO	<input checked="" type="checkbox"/>	YES <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	<input type="checkbox"/>	YES <input type="checkbox"/>
If the proposed action will exceed requirements, describe design features and technologies:				
_____ RHA		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
_____		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10. Will the proposed action connect to an existing public/private water supply?		NO	<input type="checkbox"/>	YES <input checked="" type="checkbox"/>
If No, describe method for providing potable water: _____				
_____		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action connect to existing wastewater utilities?		NO	<input type="checkbox"/>	YES <input checked="" type="checkbox"/>
If No, describe method for providing wastewater treatment: _____				
_____		<input type="checkbox"/>	<input 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	<input checked="" type="checkbox"/>	YES <input type="checkbox"/>
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?		NO	<input checked="" type="checkbox"/>	YES <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"/>
_____		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

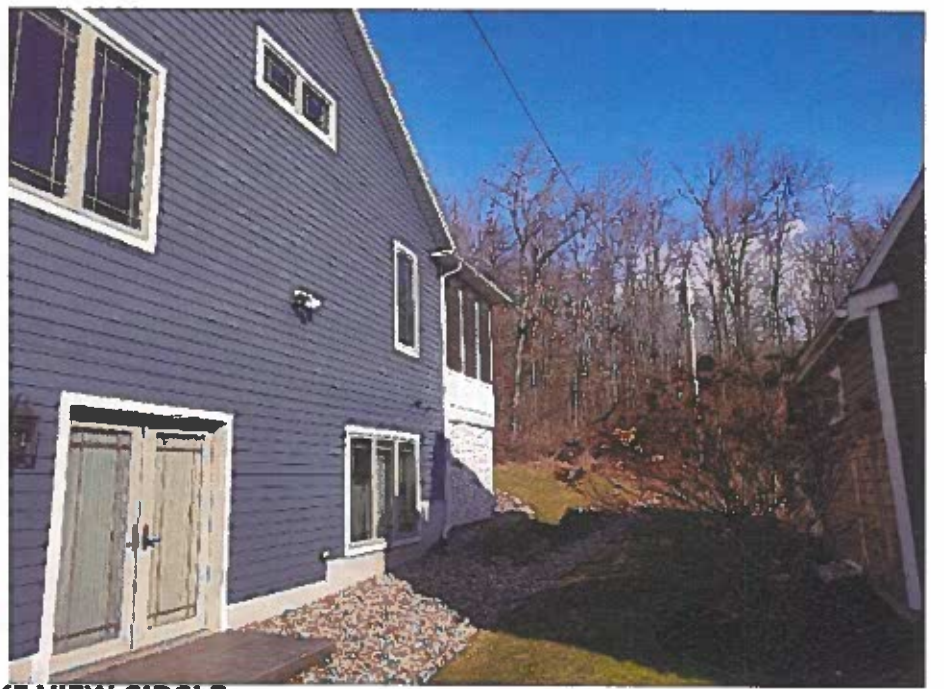
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> 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?		<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES
16. Is the project site located in the 100-year flood plan?		<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,		<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES
a. Will storm water discharges flow to adjacent properties?		<input type="checkbox"/>	<input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe:		<input type="checkbox"/>	<input type="checkbox"/>
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment:		<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe:		<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe:		<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE			
Applicant/sponsor/name: <u>CAROL PARKER</u>		Date: <u>2.13.2024</u>	
Signature: <u>Carol Parker</u>		Title: <u>OWNER</u>	

Feb 13 2024

RECEIVED

IFS

PRINT FORM



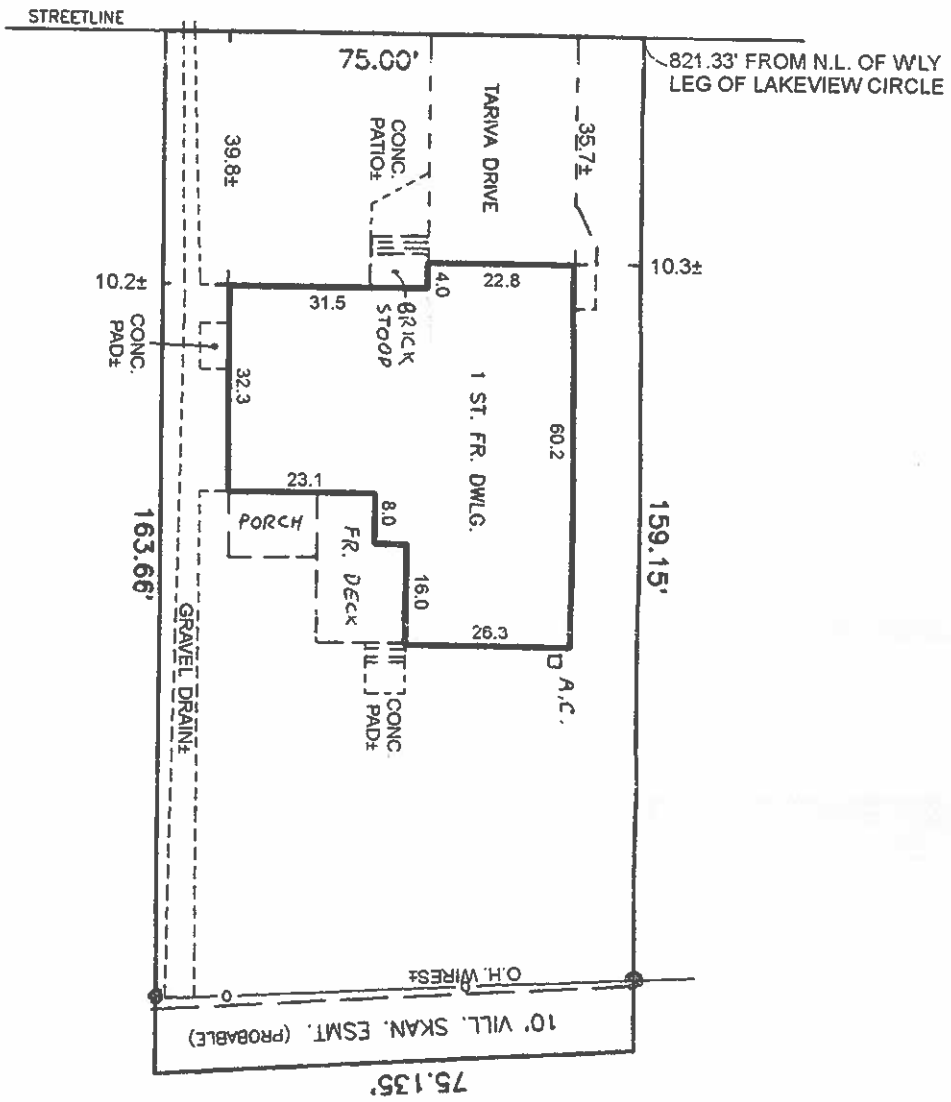
PARKER - 11 LAKE VIEW CIRCLE



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LAKEVIEW CIRCLE



No. 11 LAKEVIEW CIRCLE

**LOT 11 - SHADOWLAWN
VILLAGE OF SKANEATELES - ONON. CO., N.Y.**

SCALE: 1" = 30'
SEPT. 1, 2000

COTTRELL LAND SURVEYORS, PC
7308 STATE ROUTE 173, MANLIUS, NY 13104
(315) 682-8121 WWW.COTTRELLSURVEYORS.COM

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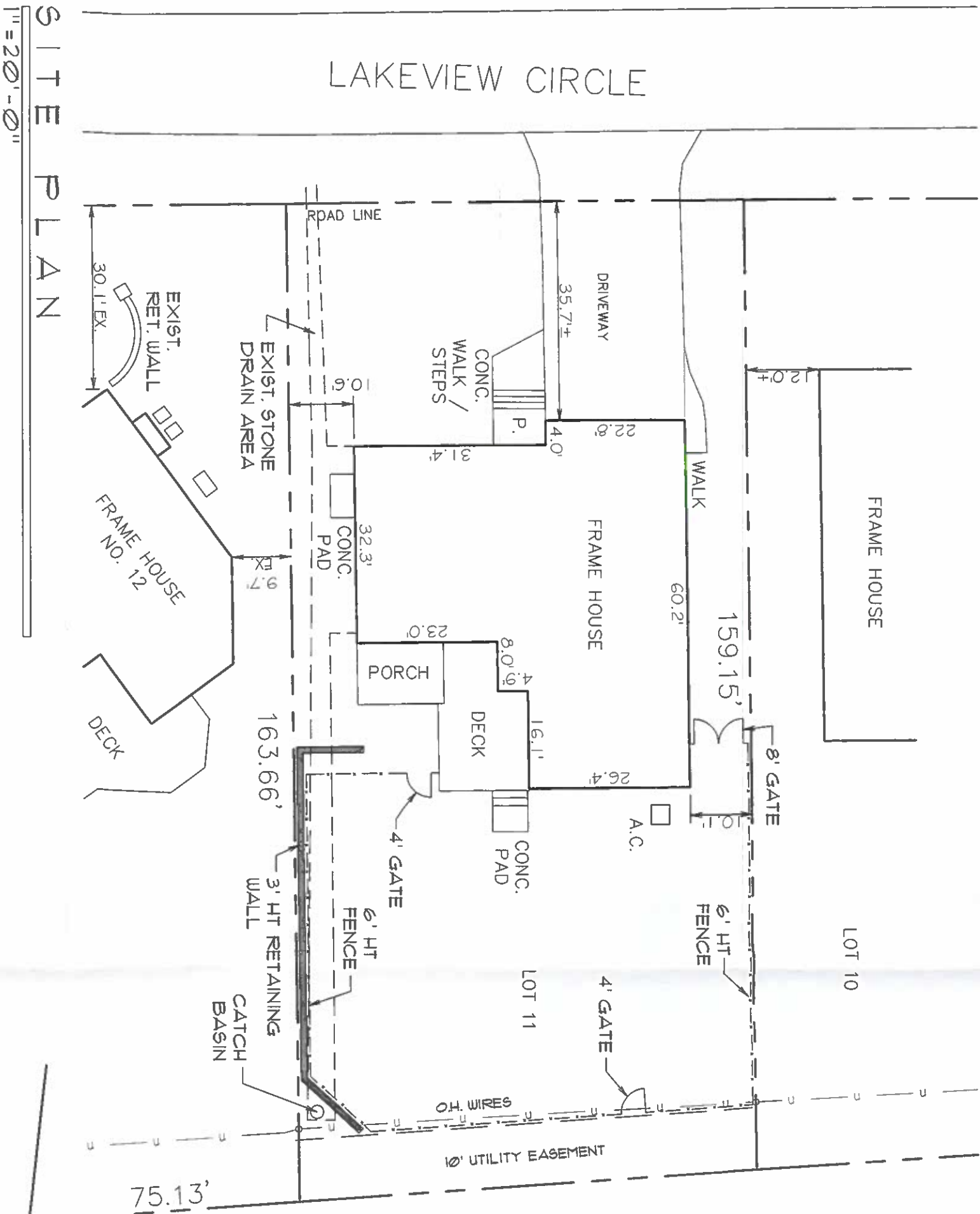
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Certified Exclusively to:

1. Michael J. Parker
2. Carol T. Parker
3. Stewart Title Insurance Company
4. Bousquet Holstein, PLLC

LAKEVIEW CIRCLE



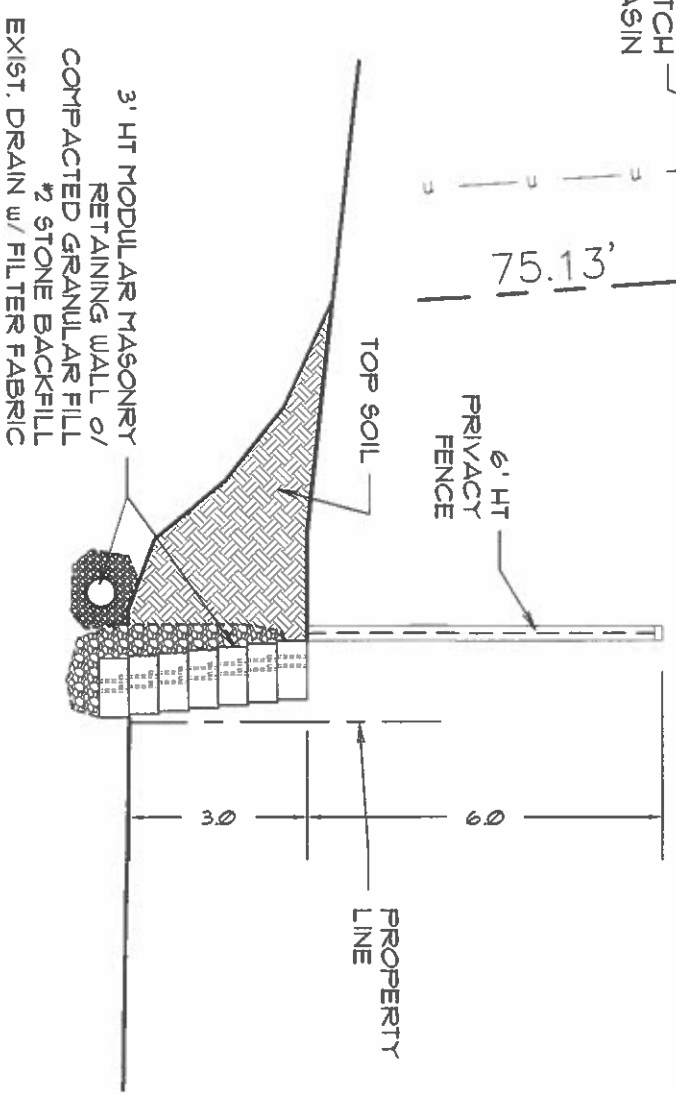
S I T E P L A N

1" = 20' - 0"

SITE INFORMATION IS OBTAINED FROM SURVEY
 DONE BY COTRELL LAND SURVEYING, L.L.S. DATED 10/16/2024
 ADDITIONAL INFORMATION BY ROBERT O. EGGLESTON



LOT AREA	12,106 SF
LOT COVERAGE	
HOUSE w/ PORCH	EXIST. 2,108 SF / PROPOSED 2,108 SF
DECK	EXIST. 310 SF / PROPOSED 310 SF
CONC. PAD	EXIST. 51 SF / PROPOSED 51 SF
WALKS	EXIST. 147 SF / PROPOSED 147 SF
RETAINING WALL	EXIST. 0 SF / PROPOSED 71 SF
TOTAL	EXIST. 3,216 SF / PROPOSED 3,293 SF
% COVERAGE	EXIST. 26.6% / PROPOSED 27.2%
% OPEN AREA	EXIST. 73.4% / PROPOSED 72.8%



RETAINING WALL DETAIL

N.T.S.

DATE: 12 FEB 2024

PROJ: 23216

architect

ROBERT O. EGGLESTON
 1391 EAST GENESEE STREET
 SKANEATELES, NY 13152
 (315) 685-8144

SITE PLAN
 MICHAEL & CAROL PARKER
 11 LAKEVIEW CIRCLE
 SKANEATELES, NEW YORK

1 OF 1