

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

APPLICATION FOR  
BUILDING/ZONING PERMIT

Fee:  
Check #:  
Date paid:  
Permit #:  
Date of Issue #:

Name of Applicant James and April Dale

Applicant Email jdale426@verizon.net

PROJECT ADDRESS 62 East Elizabeth Street  
PROPERTY OWNER James and April Dale  
EMAIL ADDRESS jdale426@verizon.net

TAX MAP ID# 008-01-07.0  
PHONE # 315-382-3515

SQUARE FOOTAGE OF NEW WORK see Total 1256 closed 96 open

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

Construct a freestanding gazebo in backyard open space between house and detached garage.  
The village lot is old and nonconforming (over 250 feet deep and less than 60 feet wide).  
Position the structure approximately halfway between outdoor living spaces of both side neighbors  
and also respect the goal of keeping the arrangement no more nonconforming than current left side setback.

ACCURATE PROJECT COST ~50K

SQUARE FOOTAGE OF PARCEL - 14,300

ZONING DISTRICT A-2



Setbacks - Existing Structure  
(Distances from structure to property or lot lines)

Front Yard ~ 31 ft.  
Left Side Yard ~ 8 ft.  
Right Side Yard ~ 35 ft.  
Rear Yard ~ 110 ft.

Front Yard ~ 118 ft.  
Left Side Yard ~ 8 ft.  
Right Side Yard ~ 31 ft.  
Rear Yard ~ 130 ft.

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

CONTRACTOR / AGENT INFORMATION:

Contractor VINCENT PETRALITO Finger Lakes Builder Inc.  
NAME VINCENT PETRALITO  
PHONE # 315-882-7007  
ADDRESS 116 Boulder Road Solvay NY 13209  
EMAIL Renovationsvdp@yahoo.com

Architect HEIDI STEMKOSKI phZ Architects  
NAME phZ Architects  
PHONE # 315 558 4321  
ADDRESS 5047 Clear Meadow Camillus 13034  
EMAIL www.phzarch.com

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:**

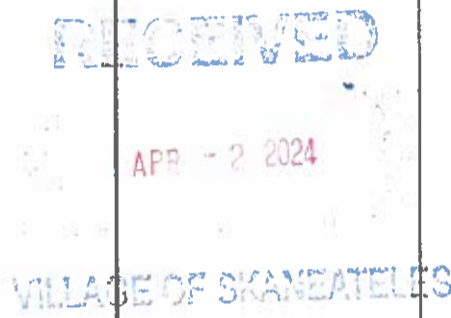
- I AM THE  OWNER  APPLICANT  AGENT OF OWNER AND AM AUTHORIZED TO MAKE THIS APPLICATION.
- I AUTHORIZE THE CODE ENFORCEMENT OFFICER TO ENTER THE PROPERTY TO MAKE INSPECTIONS AS PRESCRIBED UNDER LOCAL AND STATE LAWS.
- I WILL NOTIFY THE CODE ENFORCEMENT OFFICER IMMEDIATELY OF ANY CHANGES DURING THE COURSE 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.

work: James and April Dale  
 NAME of APPLICANT 315-382-3515 PHONE # 315-382-3515 EMAIL jdale26@verizon.net  
 ADDRESS 62 East Elizabeth St. Skaneateles, NY 13152  
 SIGNED April Dale  
 DATE 4-2-24

*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:

**For Code Enforcement Office Use Only**  
 Date Received 4/2/24 Date Reviewed 4/26/24  
 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  6425B30
  - Rear Yard Setback \_\_\_\_\_ Percentage of Open Area \_\_\_\_\_ Both Side Yards Combined \_\_\_\_\_
  - Percentage of Structure width lot width \_\_\_\_\_
  - Other Density Control Schedule MIN. LOT AREA \_\_\_\_\_
  - Section 225-69D, Non-conforming Buildings, Structures and Uses, Extension or Expansion \_\_\_\_\_
  - Section 225-14(d), Swimming Pools, 25 ft. distance to lot lines \_\_\_\_\_
  - Section 225-14C (5) (a/b), Accessory Buildings, distance to lot lines or structures \_\_\_\_\_
  - Section 225-A1-3, Permitted Use Chart \_\_\_\_\_
  - Other Sections of the Zoning Law \_\_\_\_\_

- And/or Needs:
- \_\_\_\_\_ Certificate of Approval from the Historical Landmarks Preservation Commission, Section 225-25
  - \_\_\_\_\_ Critical Impact Permit, per Section 225-52, form Board of Trustees
  - \_\_\_\_\_ Special Use Permit from the Zoning Board of Appeals

**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:

OK #2069  
April 4, 2024  
\$250.00

**NOTICE OF APPEAL . . . . . APPLICATION FOR SPECIAL USE PERMIT**

Date of Application April 2, 2024

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

I/We Janes and April Dale  
Printed or Typed Name of Applicant(s) and/or Applicant(s)

Address 62 East Elizabeth Street 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 A5  
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)

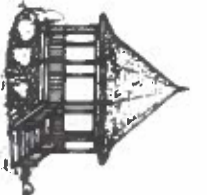
A FLOODWAY PERMIT required by the provisions of Article III, Section 225-10  
B (3) & Article VI, Section 225-18 B

This appeal or application relates to:

62 Street Number East Elizabeth Street Name

Tax Map Number 008-01-07.c





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

**Acknowledgement of Determinations**

Name of Applicant: Tim / Anne Dale  
 Address: 62 E. Elizabetha St.

After the Code Enforcement Officer has made his determinations, but before the application is presented to the Planning Board or Zoning Board of Appeals, the applicant is required to sign a form that acknowledges the determinations of the Code Enforcement Officer and indicate whether there is agreement. If in agreement with the Code Enforcement Officer's determinations, the application may proceed to board review. If the applicant disagrees with the Code Enforcement Officer's determinations, the applicant may either withdraw the application or pursue an interpretation by the Zoning Board of Appeals before resubmitting the application.

**The Code Enforcement Officer Has Determined the Application Does not Meet the Following Code Requirements:**

Section 225-A5, Density Control Schedule for:

Front Yard Setback

Side Yard Setback, left

Side Yard Setback, Right

GAZERBO.

Rear Yard Setback

Percentage of Open Area

Both Side Yards Combined

Percentage of Structure width/lot width

Other Density Control Schedule

MIF. 2ST AREA

Section 225-69D, Non-conforming Buildings, Structures and Uses, Extension or Expansion

Section 225-14(d), Swimming Pools, 25 ft. distance to lot lines

Section 225-14C (5) (a/b), Accessory Buildings, distance to lot lines or structures

Section 225-A1-3, Permitted Use Chart

Other Sections of the Zoning Law

And/or Needs:

Certificate of Approval from the Historical Landmarks Preservation Commission, Section 225-25

Critical Impact Permit, per Section 225-52, form Board of Trustees

Special Use Permit from the Zoning Board of Appeals

I Agree with the Determinations of the Code Enforcement Officer

I Do Not Agree with the Determinations of the Code Enforcement Officer

SIGNED \_\_\_\_\_ DATE \_\_\_\_\_

Property Address 62 East Elizabeth Street

Zoning District: A2 Tax Map # 008, -01-07.0

- 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.

APR 18 2024

	REQUIRED	Existing	PROPOSED	Pre-Exist Non-Conforming	VARIANCE
Residential Minimum Lot Area	30,000	~14,300	-	-15,700	-15,700'
Residential Minimum Lot Width	100	55	-	-45	-45'
Minimum Open Space %	85	~87%	84.2	.	-.8%
Minimum Front Yard Setback	30	~40	~118		
Minimum Left Side Yard Setback	15	8'	7' (15')	-7'	
Minimum Right Side Yard Setback	15	7'	14'	-11.5'	-11'
Minimum Both Side Yards Setback	35	15'	29'	-13	
Minimum Rear Yard Setback	35	~120	~130		
Max Width Structure (% lot width)	65%	79%	~79%	-14	-14%
Max Stories of Building	2.5	1.5	1	.	
Max Building Height	35 (9)	22	15	.	
Minimum Livable Floor Area	1200	~1200	~1200		

ZONING BOARD OF APPEALS  
Village of Skaneateles 26 Fennell Street  
Skaneateles, NY 13152  
315-685-2118

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 using the Criteria on page 2 of 4. Attach other sheets as needed to support your appeal/application.

RECEIVED

APR 2 2024

VILLAGE OF SKANEATELES

*Desire for outdoor living area  
prestanding to address privacy  
from closeness of houses  
to enjoy a 360° view of my garden &  
and large enough fire features*

ACKNOWLEDGEMENTS:

- I AM THE  OWNER [ ] APPLICANT [ ] AGENT OF OWNER AND AM AUTHORIZED TO MAKE THIS APPLICATION.

- 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.

NAME OF APPLICANT JAMES H. ANGL DATE 4-2-24 PHONE # 315-382-3515  
ADDRESS 62 EAST ELIZABETH ST SKANEATELES NY 13152  
EMAIL dale426@verizon.net  
SIGNED Dale Angle DATE 4-2-24

Affidavit of Applicant or Agent

(To be completed if application is not made by the property owner)

STATE OF NEW YORK )  
COUNTY OF ONONDAGA )  
On this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
personally appeared before me:

NOTARY PUBLIC

**Criteria to Variances to Code**

In making its determination, the Zoning Board of Appeals shall take into consideration the benefit to the applicant if the variance is granted, as weighed against the detriment to the health, safety and welfare of the neighborhood or community by such grant. In making such determination the Board shall also consider and determine:

[1] Whether an undesirable change will be produced in the character of the neighborhood or a detriment to nearby properties will be created by the granting of the area variance;

[2] Whether the benefit sought by the applicant can be achieved by some method, feasible for the applicant to pursue, other than an area variance;

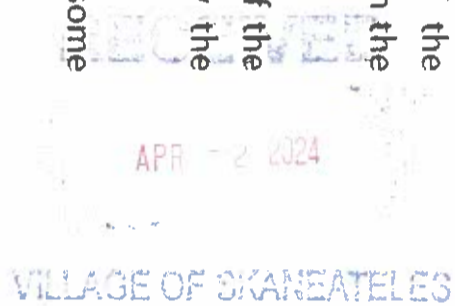
[3] Whether the requested area variance is substantial;

[4] Whether the proposed variance will have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district; and

[5] Whether the alleged difficulty was self-created, which consideration shall be relevant to the decision of the Zoning Board of Appeals but shall not necessarily preclude the granting of the area variance.

*The Village can provide no assurance that variances will be approved. Approvals are gained only after careful deliberation, and there is a necessarily high hurdle for applicants. This is a function of the Village Code, which is meant as much for the preservation of the residential an historic character of the Village as it is to streamline residential construction.*

*After the Code Enforcement Officer has made his determinations, but before the application is presented to the Planning Board or Zoning Board of Appeals, the applicant is required to sign a form that acknowledges the determinations of the Code Enforcement Officer and indicate whether they agree or not. If the applicant disagrees with the Code Enforcement Officer's determinations, they may either withdraw the application or pursue an interpretation by the Zoning Board of Appeals before resubmitting the application.*



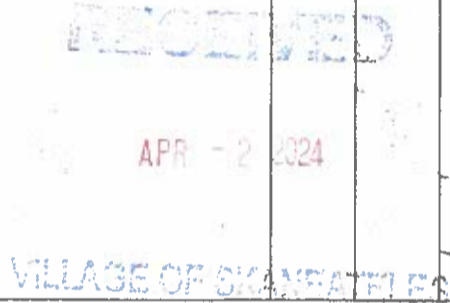
# Short Environmental Assessment Form

## Part 1 - Project Information

### Instructions for Completing

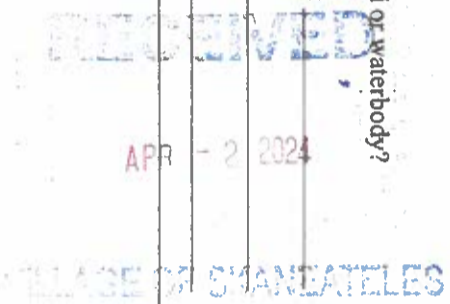
**Part 1 - Project Information.** The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. 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			
Name of Action or Project:	James and April Dale 62 East Elizabeth St. Skaneateles, NY		
Project Location (describe, and attach a location map):	Construct gazebo in back yard behind back of house and detached garage		
Brief Description of Proposed Action:	construct freestanding gazebo		
			
Name of Applicant or Sponsor:	James and April Dale	Telephone: 315-382-3515	E-Mail: jdale42@comcast.net
Address:	62 East Elizabeth 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 checked="" 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 type="checkbox"/>	YES <input checked="" type="checkbox"/>	Village town building permit
3. a. Total acreage of the site of the proposed action? b. Total acreage to be physically disturbed? c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?	0.33 acres	352 acres	42
4. Check all land uses that occur on, <u>are</u> adjoining [and] <u>or</u> near the proposed action.	<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		



		NO	YES	N/A
5. Is the proposed action,				
a. A permitted use under the zoning regulations?		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?				
		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?				
If Yes, identify: _____		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8. a. Will the proposed action result in a substantial increase in traffic above present levels?				
		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Are public transportation service(s) available at or near the site of the proposed action?				
		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?				
ACROSS THE STREET SCHOOL + VILLAGE SIDEWALKS		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
9. Does the proposed action meet or exceed the state energy code requirements?				
If the proposed action will exceed requirements, describe design features and technologies:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10. Will the proposed action connect to an existing public/private water supply?				
If No, describe method for providing potable water: _____		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
N/A		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action connect to existing wastewater utilities?				
If No, describe method for providing wastewater treatment: _____		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
N/A		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12. a. Does the project site contain, or is it substantially contiguous to, a building, archeological site, or district that [a structure that] is listed on [either] the National Register of Historic Places or the 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?				
		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Is the [proposed action] project site, or any portion of it, located in or adjacent to an area designated as [archaeologically] sensitive [area] for archeological sites on the NY State Historic Preservation Office (SHPO) archeological 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?				
		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?				
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"/>



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

16. Is the project site located in the 100-year flood plan?  
 NO     YES

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     YES  
 b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?  
 If Yes, briefly describe: ANY RAIN DOWNABLE WOULD GO SOUTH & WOULD GET TO BACK 130 FEET OF PROPERTY  
IN A BERM ON OUR SOUTH PROPERTY LINE.

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

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

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

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

Applicant/sponsor name: Miss Dale    Date: 4/2/24  
 Signature: Miss Dale    Title: \_\_\_\_\_

**RECEIVED**  
 APR - 2 2024  
 VILLAGE OF SCHAUBERLEIN

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"/>
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"/>

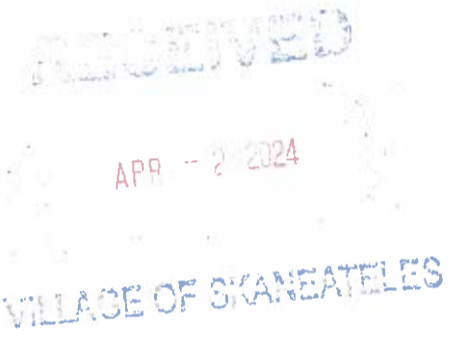
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APR - 9 2024

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.



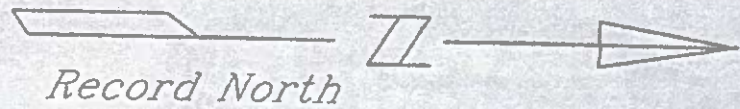
- Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.
- Check this box if you have determined, 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**

Record P.O.B. = 406.94' west from the centerline of East Street.

# East Elizabeth Street



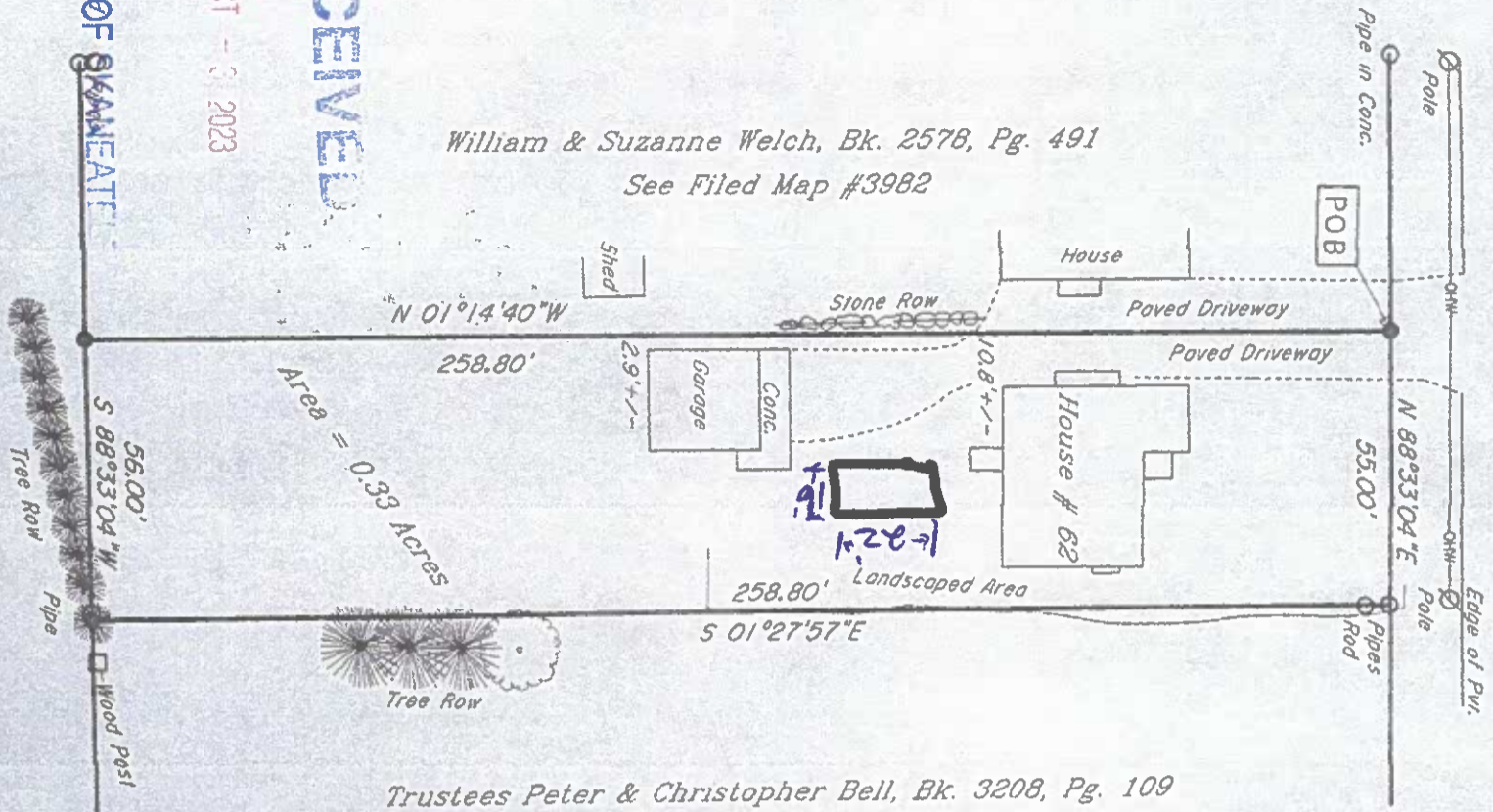
William & Suzanne Welch, Bk. 2578, Pg. 491  
See Filed Map #3982

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OCT - 31 2023

VILLAGE OF GRANVILLE

Eileen Vitale, Bk. 5059, Pg. 786



Trustees Peter & Christopher Bell, Bk. 3208, Pg. 109

Note: Scale may be reduced for filing.  
Scale: 1" = 40 Feet

**Map Legend**

- = Marker (to be set)
- = Marker Found
- R\M = Rec. & Meas. Data

**Note:** This is an abstract of any change.

ANY Unauth. survey map, Surveyor's New York & Only copies marked with Surveyor's considered Map scale Undergravel. Some rese. supplied by

Note: This survey map is based, in part, on deed descriptions, record survey maps and occupational evidence.

62 EE

NBW 87% open

$$\frac{12369}{14219} = 86.9\%$$

INCUBATOR FRONT WORK  
proposed open is:

12369 NW open  
minus 384 project

$$\frac{11985}{14219}$$

proposed open 84.2%

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APR - 2 2024

VILLAGE OF SKANEATELES

**Subject:** GAZEBO construction @ 62 East Elizabeth Street, Skaneateles 13152  
**From:** "Ovid Neulander" <[ondoc@mac.com](mailto:ondoc@mac.com)>  
**Sent:** 4/10/2024 12:21:23  
**To:** "Mr. Jim Dale" <[jdale426@verizon.net](mailto:jdale426@verizon.net)>;  
**CC:** "Ms. Donna Ciaccio, RN, BSN, RVT" <[dcroese42@aol.com](mailto:dcroese42@aol.com)>;

To whom it may concern,

It has come to our attention that Jim and April Dale have applied to the Village Board for a permit for construction of a gazebo/porch in their backyard at 62 E. Elizabeth St., Skaneateles, NY. 13152.

They have informed us of their plans, shared with us information and drawings of the planned gazebo/porch and also the name of their contractor.

We are enthusiastically in support of their planned gazebo/porch which will improve their backyard, as well as the backyards of our neighbors, including our property at 58 E. Elizabeth St., Skaneateles, NY 13152.

Thank you oh your attention to this matter please let us know if we can be of any further help.

## Donna Ciaccio

58 East Elizabeth Street  
Skaneateles, NY 13152

email: [dcroese42@aol.com](mailto:dcroese42@aol.com)

Mobile: 315-567-1133

**CONFIDENTIALITY NOTICE:** This e-mail message and any attachments are for the sole use of the intended recipient(s) and may contain proprietary, confidential or privileged information. Any unauthorized review, use, disclosure or distribution is prohibited and may be a violation of law. If you are not the intended recipient or a person responsible for delivering this message to an intended recipient, please contact the sender by reply e-mail and destroy all copies of the original mes

RECEIVED  
APR 10 2024  
VILLAGE OF SKANEATELES

**Subject:** Plans for Backyard Gazebo  
**From:** "Michelle Mashia" <[michelle.mashia@gmail.com](mailto:michelle.mashia@gmail.com)>  
**Sent:** 4/10/2024 07:49:20  
**To:** [jdale426@verizon.net](mailto:jdale426@verizon.net)

Hi April and Jim,

Thank you again for taking the time to review the plans for the gazebo in your backyard. I do not have any concerns or questions; I am in full support of the changes you have proposed.

Please let me know if you need anything further regarding this topic.

Thanks,  
-Michelle

Michelle Mashia  
66 E. Elizabeth Street

RECEIVED

APR 10 2024

VILLAGE OF SKANEATELES



To Whom It May Concern:

My name is Joseph Vitale and live at 4 Ramble Wood Drive, in Skaneateles.

My neighbor, April Dale ( East Elizabeth Street) has informed me that she is planning to build a 'gazebo' in her back yard. She showed me where she plans to build it as well. I am now aware of such a structure and it is fine with me to have it built.

If there are any questions, please call me at 315-729-5635.

Thank You,

Joe Vitale

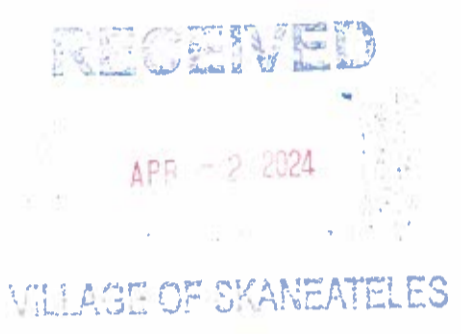
( My email is: [v00888@aol.com](mailto:v00888@aol.com))

April 8, 2024

First, there are ten houses on our block. We are outstanding in that we are the only house currently without dedicated outdoor living space.

Starting at the East corner lot:

- 58 Leitch Ave. 0.21 acres deck
- 52 East Elizabeth 0.21 acres patio
- 54 East Elizabeth 0.21 acres patio
- 56 East Elizabeth 0.22 acres three season room
- 58 East Elizabeth 0.5 acres deck pool patio
- 60 East Elizabeth 0.33 acres patio
- 62 East Elizabeth 0.33 acres us requesting a gazebo
- 64 East Elizabeth 0.59 acres deck
- 66 East Elizabeth 0.59 acres patio pool
- 29 East Street 0.43 acres deck gazebo



Secondly, we placed a row of arbor vitae bushes along the border of our property and the swail of the Ramblewood development located behind us when it was being built. We had attended a public meeting in Village Hall when the developers were preparing the site for homes. We stepped up to address any potential drainage issues in agreement with our backyard neighbor.

We believe it is in the best interest of all to share these facts in any forthcoming discussions.

I reviewed meeting minutes and projects nearby that got approved. There are many planning board and zoning board of appeals approvals that were granted outside of guidelines and thresholds. For my district A2 the threshold is 85% open area. Also, our front walk is flagstone set in stone dust. Mr. Wellington constructed it for us years ago and we witnessed the materials used. Stone dust is perfectly permeable. Many meetings highlight the area variance criteria that the limitations on the property are pre-existing ( our lot is old and non-conforming ) and that the renovations proposed are totally in keeping with the nearby properties in the neighborhood.

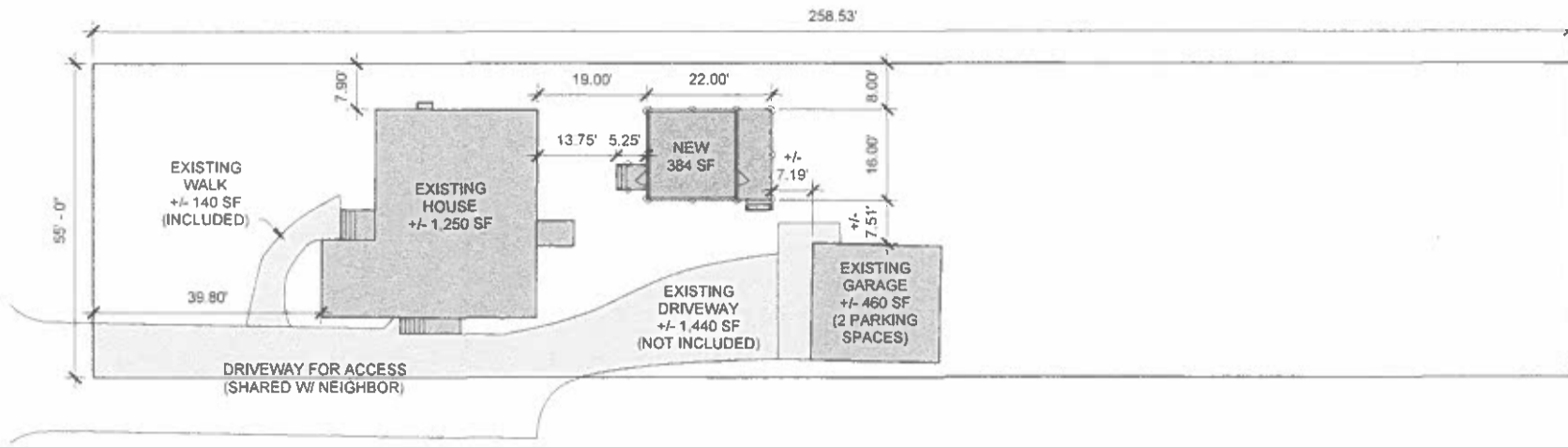
66 East Elizabeth St. pool/surround/patio new open area just less than 82% minutes 10-4-2018

6 Ramblewood Dr. (property right behind us) pool/surround open area 82.5% minutes 1-6-21

58 East Elizabeth St. pool/surround/patio open area 79% minutes 1-27-21

60 East Elizabeth St. stone patio open area 83 % minutes 3-24-21

There are many more such examples on record. These examples are properties beside and behind ours.



5047 Clear Mdw  
Camillus, New York 13031  
(315) 558-4321  
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**DALE PAVILION**

62 E ELIZABETH ST  
SKANEATELES, NY

PHZ Project Number: 23-011

Seal/Signature:

Date Issued: 04/01/24 Drawing Package: FOR ZBA

Scale: 1" = 20'-0" Drawn By: HMS

**SITE PLAN**

**A.11**

**DENSITY CONTROL SCHEDULE:**  
RESIDENTIAL A-2 DISTRICT

- MIN LOT DIMENSIONS (1DU) = 30,000 SF
- MINIMUM REQUIRED OPEN SPACE % = 85%
- MIN FRONT YARD = 30'
- MIN SIDE YARD = 15' EACH
- MIN SIDE YARD COMBINED = 35'
- MIN REAR YARD = 35'
- MAX WIDTH OF STRUCTURE = 65'
- MAX BUILDING HEIGHT = 35' & 2.5 STORIES

**PARKING:**

- REQUIRED PARKING = 2 SPACES PER DU (PROVIDED IN GARAGE)

**LOT COVERAGE:**  
RESIDENTIAL A-2 DISTRICT

- LOT = +/-14,219 SF
- EXISTING LOT COVERAGE = +/- 1,850 SF (NOT INCLUDING DRIVEWAY)
- EXISTING OPEN SPACE = +/- 12,369 SF (87%)
- PROPOSED OPEN SPACE = +/- 11,985 SF (84.2%)
- REQUIRED OPEN SPACE = 85%
- "OPEN SPACE" = That part of the lot area which is not occupied by buildings, structures, or off-street parking spaces or loading berths. Open space may include lawns, trees, shrubbery, garden areas and paved surfaces which are used as access drives, but which are not used for vehicular parking of any kind.

**NYS RESIDENTIAL CODE SECTION R302 FIRE RATED CONSTRUCTION**

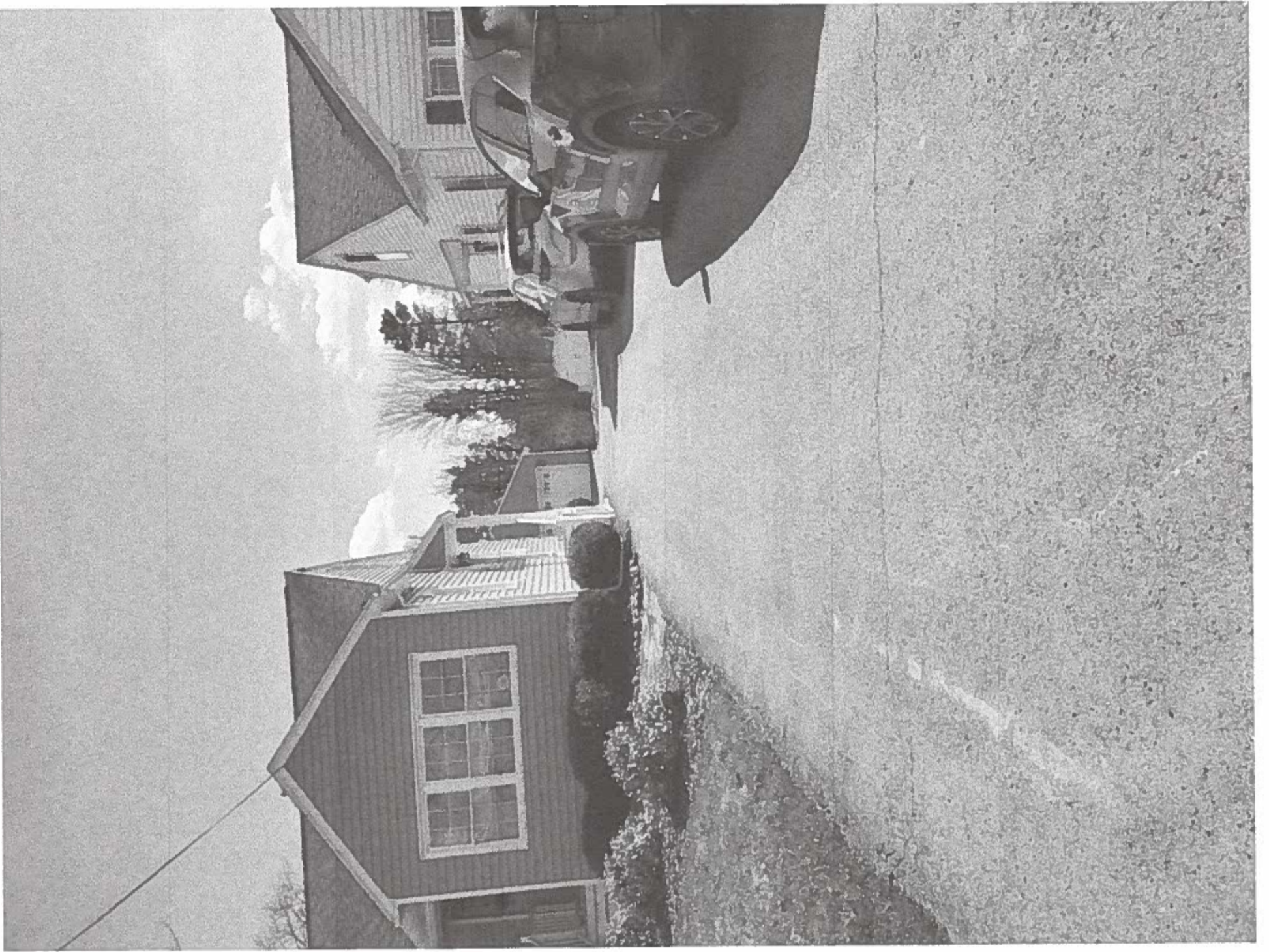
R302.1 EXTERIOR WALLS. EXTERIOR WALLS OF DWELLINGS AND ACCESSORY BUILDINGS SHALL COMPLY WITH TABLE R302.1(1).

**EXCEPTIONS:**

2. WALLS OF INDIVIDUAL DWELLING UNITS AND THEIR ACCESSORY STRUCTURES LOCATED ON THE SAME LOT.





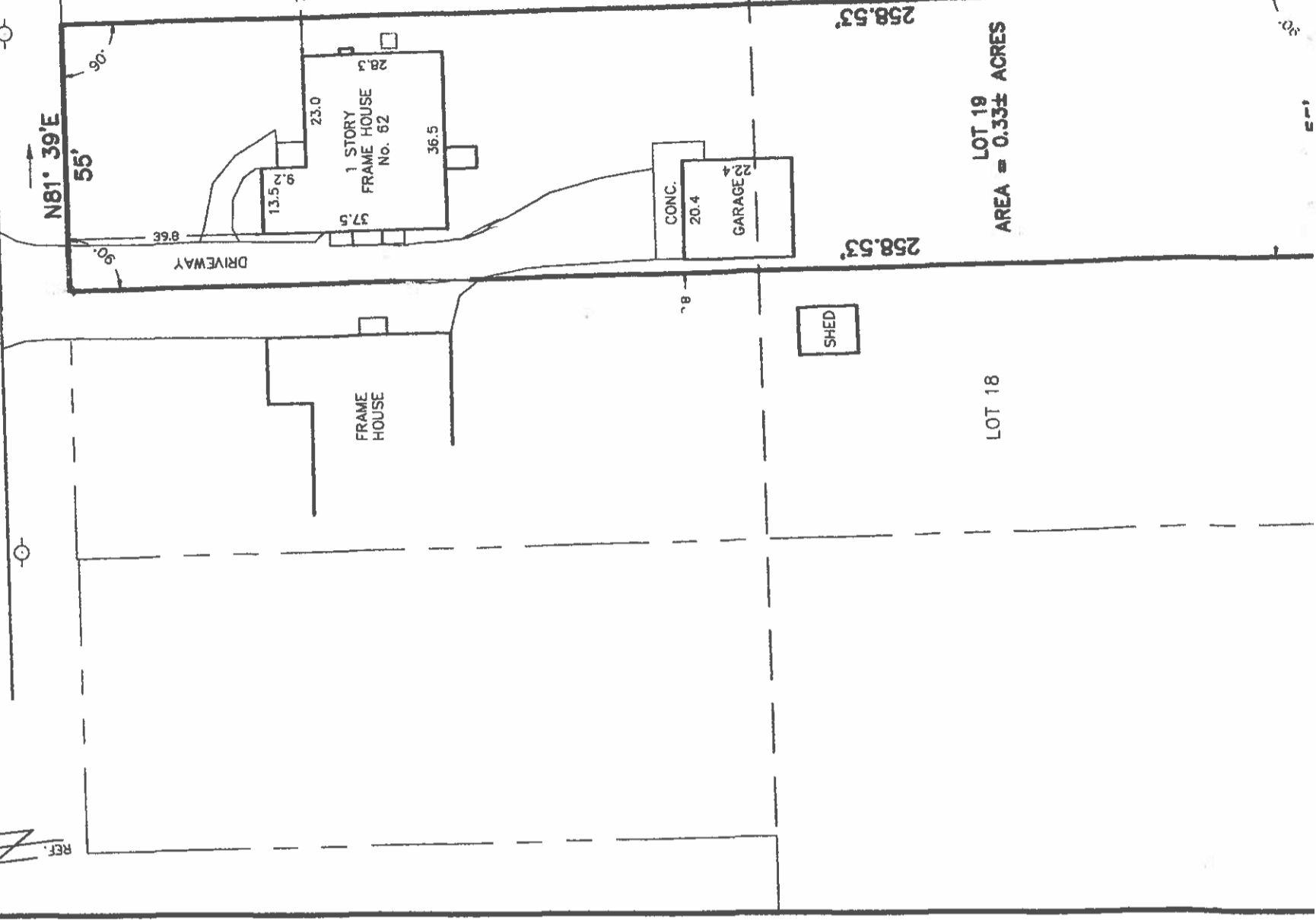


# EAST ELIZABETH STREET

EDGE OF PAVEMENT

N81° 39'E  
55'

ROAD LINE



LOT 19  
AREA = 0.33± ACRES

LOT 18

SHED

CONC.  
20.4

GARAGE  
20.4

FRAME HOUSE

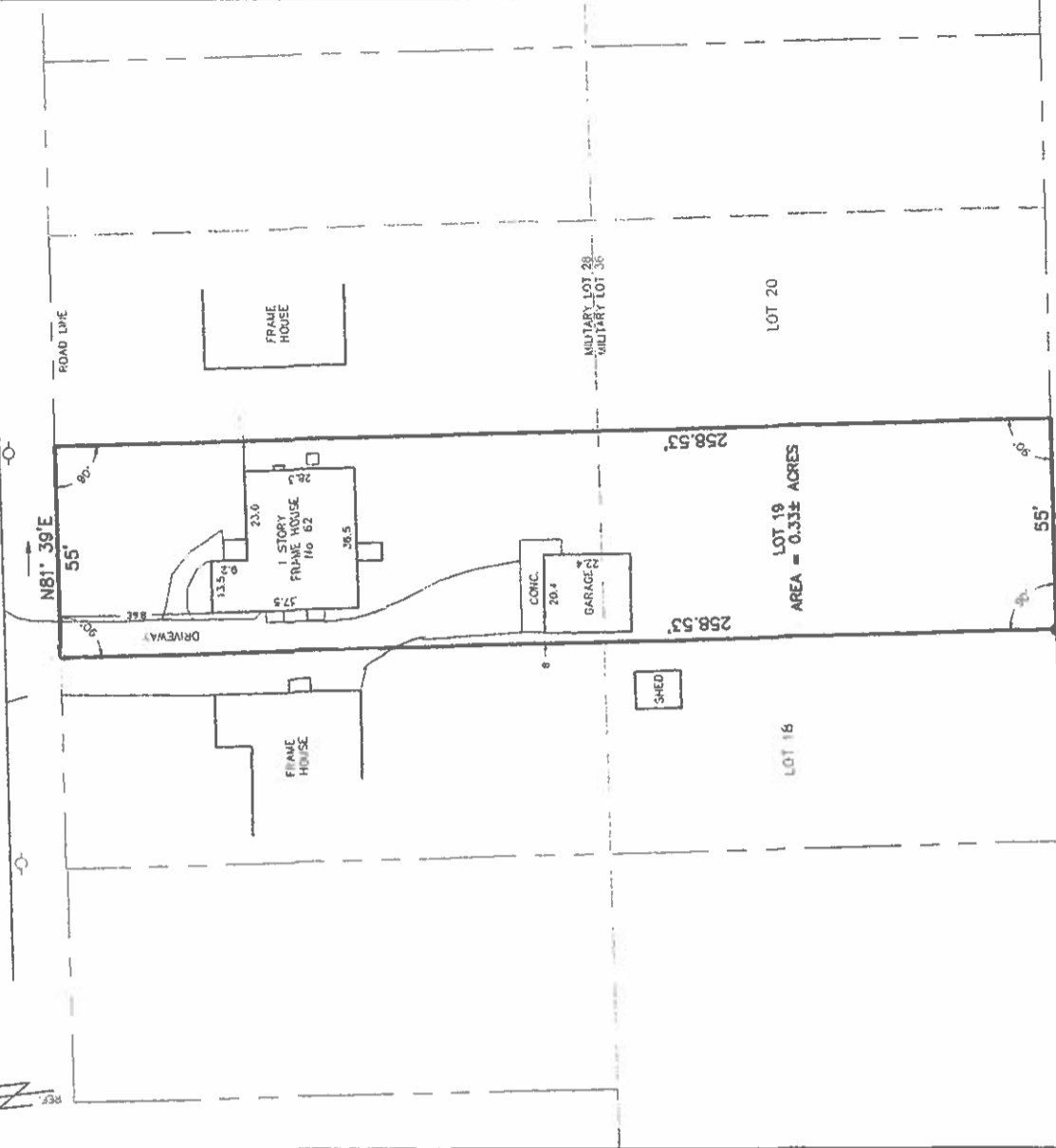
FRAME HOUSE

1 STORY  
FRAME HOUSE  
No. 62

REF. N

# EAST ELIZABETH STREET

EDGE OF PAVEMENT



### LEGEND

- CONCRETE MONUMENT FOUND ○
- IRON PIPE FOUND ◯
- IRON ROD FOUND ●
- IRON ROD SET ⊙
- UTILITY POLE ⊖

### REFERENCE

AMENDED MAP OF THE SHEAR TRACT PREPARED BY JOSEPH J. TEHAN DATED 5-10-1950. FILED IN THE ONONDAGA COUNTY CLERK'S OFFICE ON 6-23-1950 AS MAP NO. 3161.

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 10-23-2023.

*Paul J. Olszewski*  
 PAUL J. OLSZEWSKI, P.L.S. LICENSE NO. 50212

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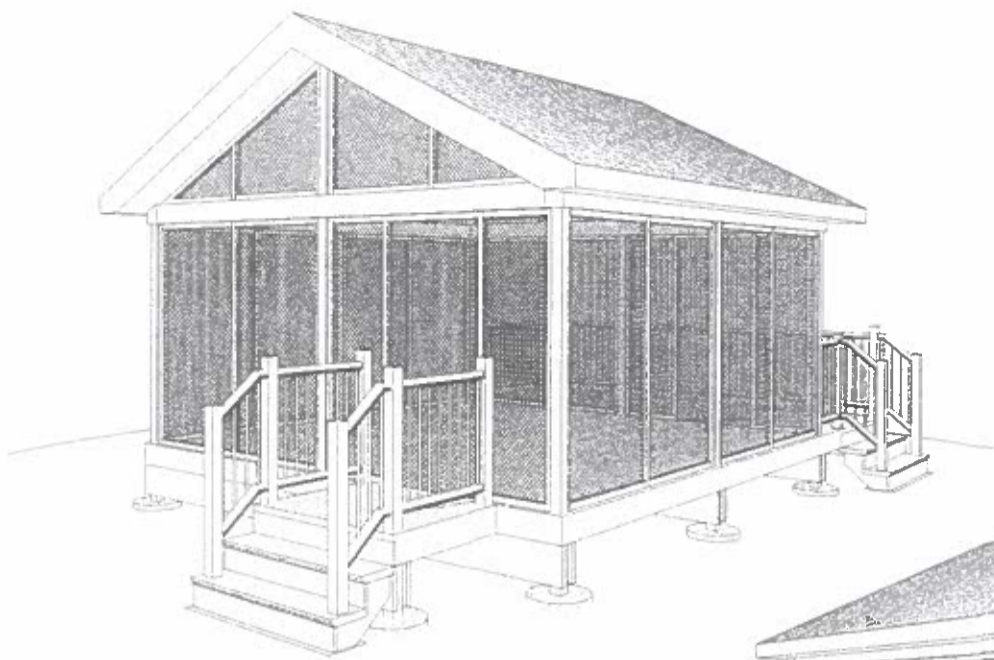
LOT 19  
 AMENDED MAP OF THE  
 SHEAR TRACT

PART OF MILITARY LOTS 28 & 36 VILLAGE OF SKANEATELES  
 COUNTY OF ONONDAGA STATE OF NEW YORK

PAUL JAMES OLSZEWSKI, P.L.S., PLLC  
 1326 NEW SENECA TPKE, SUITE B1  
 SKANEATELES NEW YORK, 13152  
 315-488-5552  
 pjosurvey.com

DATE: OCTOBER 30, 2023 SCALE: 1" = 30 FEET PROJECT No. SK08-01-07





1 3D View 1



2 3D View 2

SHEET NUMBER	SHEET NAME
A.0	COVER SHEET
A.1	FOUNDATION & FRAMING PLAN
A.2	FIRST FLOOR PLAN
A.3	ROOF PLAN
A.4	EXTERIOR ELEVATIONS
A.5	EXTERIOR ELEVATIONS
A.6	CROSS SECTION
A.7	LONG SECTION
A.8	GENERAL NOTES
A.9	GENERAL NOTES
A.10	GENERAL NOTES



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Scale: Drawn By: HME

COVER SHEET

**A.0**

# EAST ELIZABETH STREET



## LEGEND

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- IRON PIPE FOUND
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