

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 Linda Gaskill Applicant Email lindagaskill332@gmail.com

PROJECT ADDRESS 102 Orchard Rd TAX MAP ID# 3.-04-03
 PROPERTY OWNER Linda Gaskill PHONE # 607-368-6148
 EMAIL ADDRESS lindagaskill332@gmail.com

SQUARE FOOTAGE OF NEW WORK 443.4 SF

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

Demolition of existing rear deck and replace with new deck and enclosed sun room addition to residence.
Also new grading on site to create berm with plantings to hide equipment and path at rear of property

ACCURATE PROJECT COST TBD

For Office Use Only

SQUARE FOOTAGE OF PARCEL 13,763.27 SF

ZONING DISTRICT B

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

Front Yard Build to Line _____ ft.	Front Yard Build to Line _____ ft.
Left Side Yard 17.4 _____ ft.	Left Side Yard 17.4 _____ ft.
Right Side Yard 16.5 _____ ft.	Right Side Yard 16.5 _____ ft.
Rear Yard 33.5 _____ ft.	Rear Yard 33.5 _____ ft.

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

CONTRACTOR / AGENT INFORMATION:

Contractor _____ Architect William Murphy

NAME William Murphy
 PHONE # (315) 685-0540
 ADDRESS 3 Fennell St Ste 2
 EMAIL bill@spacearchstudio.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.

NAME of APPLICANT Linda Gaskill PHONE # 607-368-6148 EMAIL lindagaskill332@gmail.com
 ADDRESS 102 Orchard Rd Skaneateles, NY 13152
 SIGNED Linda Gaskill
 DATE 4/10/2024

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 4/11/24 Date Reviewed 4/21/24
 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 5/14 Historical Commission Approval 5/14

SIGNATURE: _____

ZONING BOARD OF APPEALS

Village of Skaneateles
26 Fennell Street
Skaneateles, NY 13152
315-685-2118 Fax 315-685-0730

NOTICE OF APPEAL APPLICATION FOR SPECIAL USE PERMIT

Date of Application 4/9/24

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

I/We Linda Gaskill

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

Address 102 Orchard Rd Skaneateles, NY 13152

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

(X) which was denial of a Zoning Permit

which was denial of a Certificate of Occupancy

X to vary the strict application of the provisions of:

Article Attachment 2 Section 225 Subsection

Article Section 225 Subsection AS

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:

102 Street Number Orchard Road Street Name

Tax Map Number 3-04-03

Property Address 102 Orchard Road Skaneateles, NY 13152

Zoning District: B Tax Map # 3-04-03

- 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	10,000SF	+/- 13,763.27 SF	+/- 13,763.27 SF	-	-
Residential Minimum Lot Width	65 SF	+/- 84.8 SF	+/- 84.8 SF	-	-
Minimum Open Space %	85%	+/- 74.07%	+/- 74.85%	+/- 10.93%	+/- 10.15%
Minimum Front Yard Setback	Build to Line	Build to Line	Build to Line	-	-
Minimum Left Side Yard Setback	10 FT	+/- 17.4 FT	+/- 17.4 FT	-	-
Minimum Right Side Yard Setback	10 FT	+/- 16.5 FT	+/- 16.5 FT	-	-
Minimum Both Side Yards Setback	20 FT	+/- 33.9 FT	+/- 33.9 FT	-	-
Minimum Rear Yard Setback	25 FT	+/- 33.8 FT	+/- 33.8 FT	-	-
Max Width Structure (% lot width)	80%	+/- 66%	+/- 66%	-	-
Max Stories of Building	2	2	2	-	-
Max Building Height	35 FT	+/- 34.7 FT	+/- 34.7 FT	-	-
Minimum Livable Floor Area	1,200 SF	+/- 2946.2 SF	+/- 3,118.6 SF	-	-

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.

See narrative

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: Linda Gaskill PHONE # 607-368-6148

ADDRESS 102 Orchard Rd Skaneateles, NY 13152

EMAIL lindagaskill332@gmail.com

SIGNED Linda Gaskill DATE 4/10/2024

To obtain an area variance, applicants must meet the specific requirements outlined in New York State law. A local zoning board of appeals may grant an area variance pursuant to this section where substantial evidence in the record supports the ZBA's conclusion that the benefit to the applicant if the variance is granted outweighs any detriment to the health, safety, and welfare of the neighborhood or community. In applying this balancing test, the ZBA must consider 5 statutory factors:

1. **Undesirable Change:** 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. **Feasible Alternatives:** 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. **Substantiality:** Whether the requested area variance is substantial.
4. **Adverse Effects:** whether the proposed variance will have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district.
5. **Self-Created Difficulties:** Whether the alleged difficulty necessitating the variance was self-created. While relevant to the board's decision, self-creation does not automatically preclude the granting of the area variance.

Finally, in granting area variances, the ZBA must ensure that it approves the minimum variance deemed necessary and adequate while also preserving the character of the neighborhood and safeguarding the health, safety, and welfare of the community.

After the Code Enforcement Officer has made a determination, 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 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, they may either withdraw the application or pursue an interpretation by the Zoning Board of Appeals before resubmitting the application.

The Village can provide no assurance that variances will be approved. Approvals are only gained after careful deliberation, and there is a necessarily high hurdle for applicants. This is a function of both state law and Village code, that is meant as much for the preservation of the residential and historic nature of the Village as it is to streamline development and construction.

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:

Sun room addition, new deck and berm construction

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

102 Orchard Rd, Skaneateles, NY 13152

Brief Description of Proposed Action:

Demolition of existing rear deck and construction of new deck in place, sun room addition to residence in place of existing deck, and construction of berm in rear yard with plantings to screen equipment and path in rear yard.

Name of Applicant or Sponsor:

Linda Gaskill

Telephone: 607-368-6148

E-Mail: lindagaskill332@gmail.com

Address:

102 Orchard Road

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	YES
<input checked="" type="checkbox"/>	<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	YES
<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

0.32 acres

b. Total acreage to be physically disturbed?

0.04 acres

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

0.32 acres

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

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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>
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?	NO	YES	<input checked="" 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 type="checkbox"/>
If the proposed action will exceed requirements, describe design features and technologies: _____ _____	<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 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 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 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"/> NO	<input type="checkbox"/> YES
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe:		<input type="checkbox"/> NO	<input type="checkbox"/> YES
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>Linda Gaskill</u>		Date: <u>4/9/24</u>	
Signature: <u>Linda Gaskill</u>		Title: <u>Owner</u>	

Agency Use Only [If applicable]

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"/>

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.

- 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

SPACE Architectural Studio, P.C.

3 Fennell Street, Suite #2, Skaneateles, N.Y. 13152
p: (315) 685-0540 | e: info@spacearchstudio.com | www.spacearchstudio.com

Project Narrative

Linda Gaskill

Project Location: 102 Orchard Road, Skaneateles, N.Y. 13152

Tax Map No.: 3-04-03

Village Zoning District: B

SPACE Architectural Studio project #: 2024-03

Date: 9 April 2024

Linda Gaskill and her family would like to improve their rear yard leisure space. Their existing deck has not been well maintained, and it has been a goal to repair since they purchased the property. In this application they propose to demolish the existing deck and construct a new smaller deck in its place along with a sunroom addition adjacent to the dining room. The existing deck is currently not desirable in shape and the angular stairs are awkward. It also has aged over time. In addition to the renovation and sunroom, we are proposing a landscaped berm along the rear property line with plantings to screen their space from the existing electrical equipment and public gravel path that looks into the rear of the Gaskill's property.

The Gaskill's are not requesting any new variances for this renovation project. There is currently a Pre-Existing Non-Conforming area variance for the open space on her property. With this addition in place of the existing deck to be demolished, we are proposing the open space be improved.

The P.E.N.C. variance requested by the Gaskill's in this proposal include:

- Minimum Open Space % where 85% is required, a variance of +/- 10.15% (+/- 10.93% P.E.N.C.) is requested.

In response to 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 variance – this modest addition and renovation of the existing deck is in like kind with the surrounding neighborhood and will produce a positive change to the view of this property from both a neighboring perspective as well as the view from the public gravel path to the rear of the property. The proposed berm will also act as a screen with evergreen and perennial plantings that will easily blend into the existing plantings in the neighborhood.

To whether this benefit sought by the applicant can be achieved by some method, feasible for the applicant to pursue, other than a variance – Due to the P.E.N.C. area variance, any work to improve the property would require a variance, even if we are proposing to improve the open space.

SPACE Architectural Studio, P.C.

3 Fennell Street, Suite #2, Skaneateles, N.Y. 13152

p: (315) 685-0540 | e: bill@spacearchstudio.com | www.spacearchstudio.com












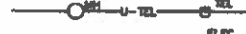








To whether the requested area variance is substantial – This request is not substantial as the proposed work will result in a +/- .78% improvement to the P.E.N.C. area variance.

To whether the proposed variance will have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district – These proposed changes will not have an adverse effect on the neighborhood as it is not a substantial addition and renovation. The proposed work is a smaller footprint than the existing deck structure. Additionally, the proposed berm will be planted with evergreens and perennials which will be an improvement to the neighborhood's environment.

To whether the alleged difficulty was self-created, which consideration shall be relevant to the decision of the board of appeals but shall not necessarily preclude the granting of the area variance – this difficulty was not self-created with the existing area variance in place and we believe our request to improve the variance is not substantial and this proposal will be an improvement to the overall open space and visual appeal to the property.

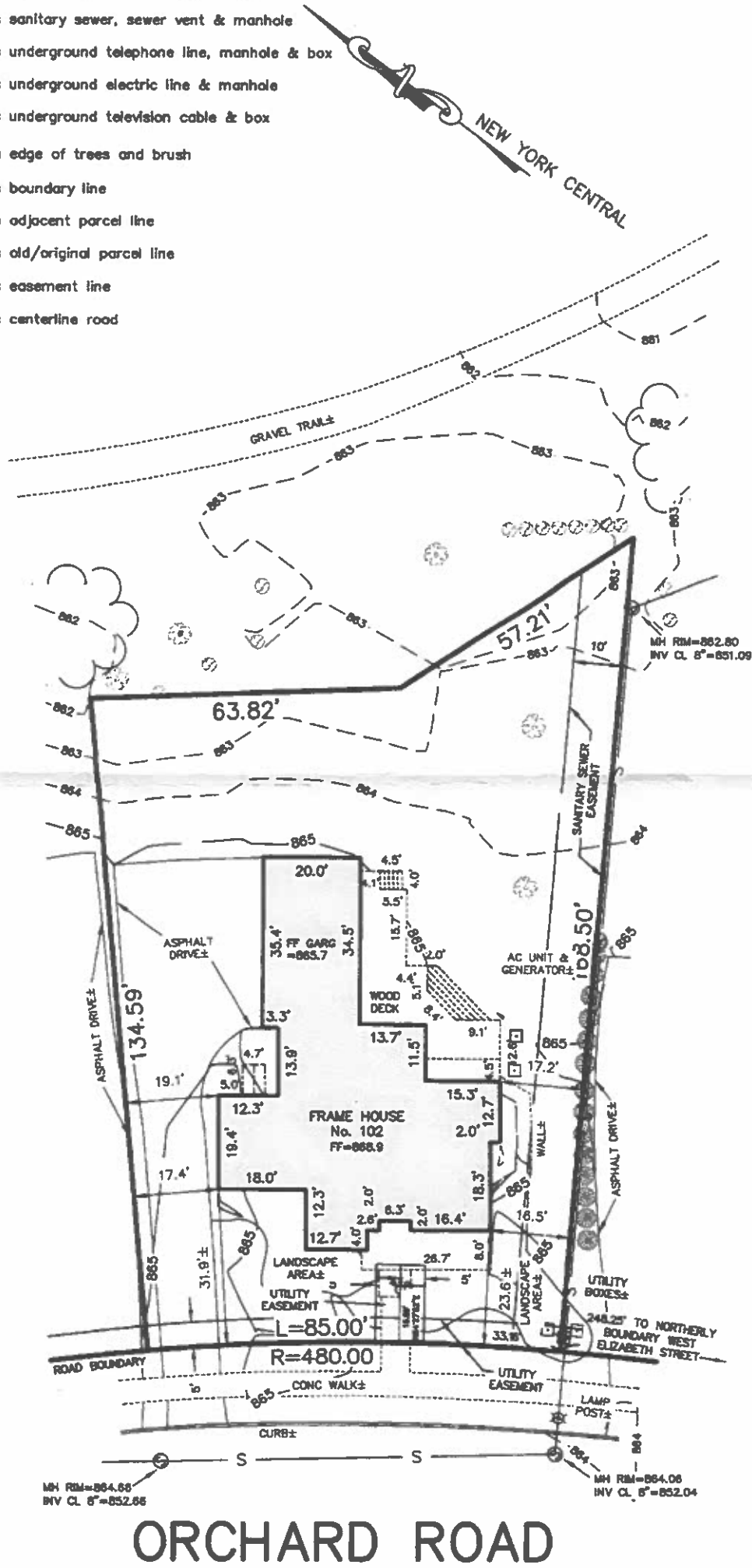
Thank you for considering our proposal.

LEGEND:

-  indicates original grade
-  indicates light stand
-  indicates utility pole, anchor & overhead lines
-  indicates iron pipe and/or monument found
-  indicates bollard
-  indicates sign
-  indicates storm culvert
-  indicates gas main, gas valve & gas line marker
-  indicates water main, water valve & hydrant
-  indicates storm sewer, catch basin & manhole
-  indicates sanitary sewer, sewer vent & manhole
-  indicates underground telephone line, manhole & box
-  indicates underground electric line & manhole
-  indicates underground television cable & box
-  indicates edge of trees and brush
-  indicates boundary line
-  indicates adjacent parcel line
-  indicates old/original parcel line
-  indicates easement line
-  indicates centerline road


NOTES:

Total area: 13,769.09 sq.ft.
 Present Zone: Residential B District
 Elevations referred to NAVD 88.
 Location of underground utilities taken by field measurement where practicable, otherwise taken from various other sources and are approximate only.
 The premises shown hereon is within Zone "X" (Areas determined to be outside the 0.2% annual chance floodplain.) according to Federal Emergency Management Agency National Flood Insurance Program Flood Insurance Rate Map Community Panel Nos. 360593 279 & 283 F, Effective date: November 4, 2016.
 Tax Map No. 3.-04-03



ORCHARD ROAD

\\server\land projects\PARKSIDE VILLAGE\dwg\HOUSES\3LPARKSIDE_TS.dwg

TRACT MAP	
BY:	IANUZI & ROMANS LAND SURVEYING, P.C.
DATE FILED:	JUNE 18, 2008
MAP NO.	10210
PROPERTY CORNERS NOT SET THIS SURVEY, UNLESS SHOWN OFFSETS FROM PROPERTY LINES MEASURED TO FOUNDATION WALLS, UNLESS OTHERWISE INDICATED.	
TO:	
	
THE UNDERSIGNED HEREBY CERTIFIES THAT THIS MAP IS MADE FROM AN ACTUAL SURVEY.	
N.Y.S. LICENSED LAND SURVEYOR	

TOPOGRAPHIC SURVEY - LOT No. 3 PARKSIDE VILLAGE SECTION No. 1 PART OF FARM LOT Nos. 27 & 36 VILLAGE OF SKANEATELES TOWN OF SKANEATELES ONONDAGA COUNTY, NEW YORK	
IANUZI & ROMANS LAND SURVEYING, P.C. 5251 WITZ DRIVE, NORTH SYRACUSE, NY. 13212 PHONE: (315) 457-7200; FAX: (315) 457-9251 EMAIL: mail@romanspc.com	DATE: MARCH 26, 2024 SCALE: 1" = 30' FILE: 3911.004 FB: 1643

Subject to any statement of facts an accurate and up to date abstract of title will show.
 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.

DENSITY CONTROL SCHEDULE
B DISTRICT

	REQD./ALLOWED	EXISTING	PROPOSED	DIFFERENCE	REQD. VARIANCE
MINIMUM LOT AREA	10,000 SF	1/10,163.21 SF	-	-	-
MINIMUM LOT WIDTH	65 FT	1/64.6 FT	-	-	-
MINIMUM OPEN SPACE	65%	1/14.07%	-	1/0.19%	1/10.15% P.E.N.C.
MINIMUM FRONT YARD SETBACK	BUILD-TO LINE	1/14.07%	1/14.85%	-	-
MINIMUM SIDE YARD SETBACK ONE	10 FT	1/14.4 FT	1/14.4 FT	-	-
MINIMUM SIDE YARD SETBACK TWO	10 FT	1/16.5 FT	1/16.5 FT	-	-
MINIMUM SIDE YARD SETBACK TOTAL	20 FT	1/38.9 FT	1/38.9 FT	-	-
MINIMUM REAR YARD SETBACK	25 FT	1/39.8 FT	1/39.8 FT	-	-
MINIMUM WIDTH OF STRUCTURE (% OF LOT WIDTH)	60%	1/66%	1/66%	-	-
MINIMUM BUILDING HEIGHT	35 FT	1/34.3 FT	1/34.3 FT	-	-
MINIMUM LIVABLE FLOOR AREA	1,200 SF	1/2,946.2 SF	1/3,195.5 SF	1/172.4 SF	-

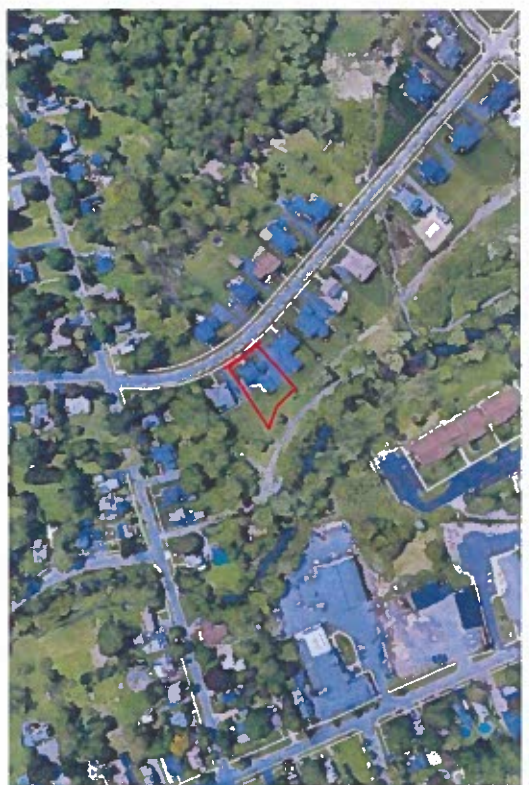
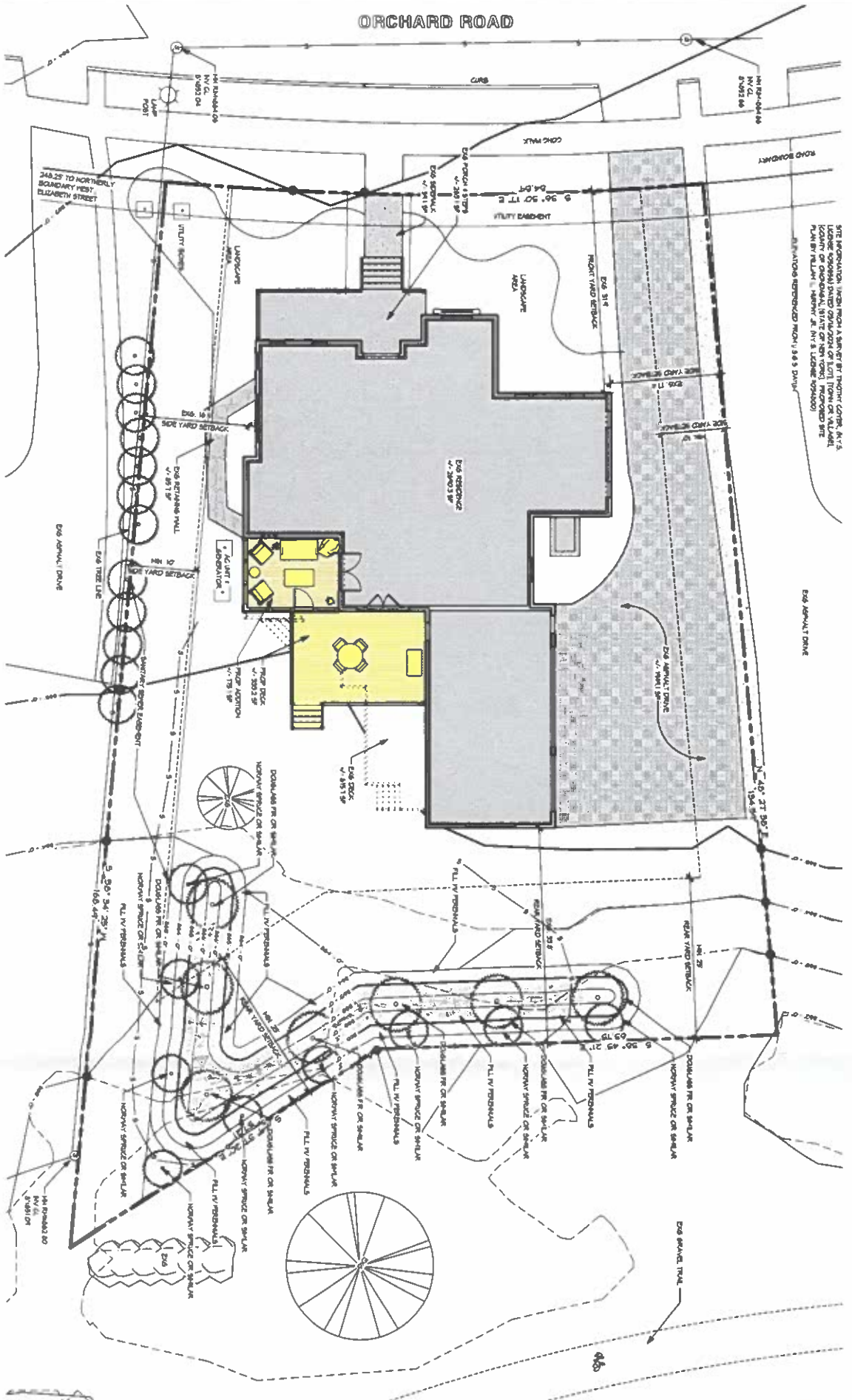
* P.E.N.C. - PRE-EXISTING NON-CONFORMING

OPEN SPACE CALCULATIONS

LOT AREA, 1/10,163.21 SF	
EXISTING COVERAGES	2840.3 SF
PAVING ASPHALT	381.8 SF
EXISTING POOL (1779)	67.1 SF
EXISTING DECK	-
EXISTING	3269.1 SF
REQD. (100% OPEN) 1/10,163.21 SF	10,163.21 SF
DIFFERENCE	6,894.1 SF
DIFFERENCE PERCENTAGE	67.8%
EXISTING PERCENTAGE	32.2%
PROPOSED (20%)	2032.6 SF
PROPOSED (15%)	1524.5 SF
PROPOSED DECK	79.1 SF
PROPOSED (TOTAL)	3486.2 SF
REQD. (100% OPEN) 1/10,163.21 SF	10,163.21 SF

FLOOR AREA CALCULATIONS

EXISTING FLOOR AREA	1/1,444.8 SF
FIRST FLOOR	1/1,078.4 SF
SECOND FLOOR	1/366.4 SF
REQD. (1.07) 1/2,444.8 SF	2,444.8 SF
DIFFERENCE	1,370 SF
DIFFERENCE PERCENTAGE	56.1%
EXISTING PERCENTAGE	43.9%
PROPOSED (1.07)	2,621.2 SF
PROPOSED (1.5)	3,667.2 SF
PROPOSED DECK	79.1 SF
PROPOSED (TOTAL)	3,746.3 SF
REQD. (1.07) 1/2,444.8 SF	2,444.8 SF



Site location map showing the property boundary and surrounding context.

3D rendering of the main building structure including the sunroom.

3D rendering of the sunroom addition.

Scale Plan
SCALE: 1" = 10'-0"

CONSTRUCTION SHALL VERIFY ALL DIMENSIONS AT THE SITE PRIOR TO THE COMMENCEMENT OF ANY WORK AND REPORT ANY DISCREPANCIES TO THE ARCHITECT IMMEDIATELY. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED AND SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF ALL WORK. ALL DIMENSIONS AND REGULATIONS ARE THE PROPERTY OF THE ARCHITECT AND SHALL BE USED ONLY ON THE DESIGNATED PROJECT.

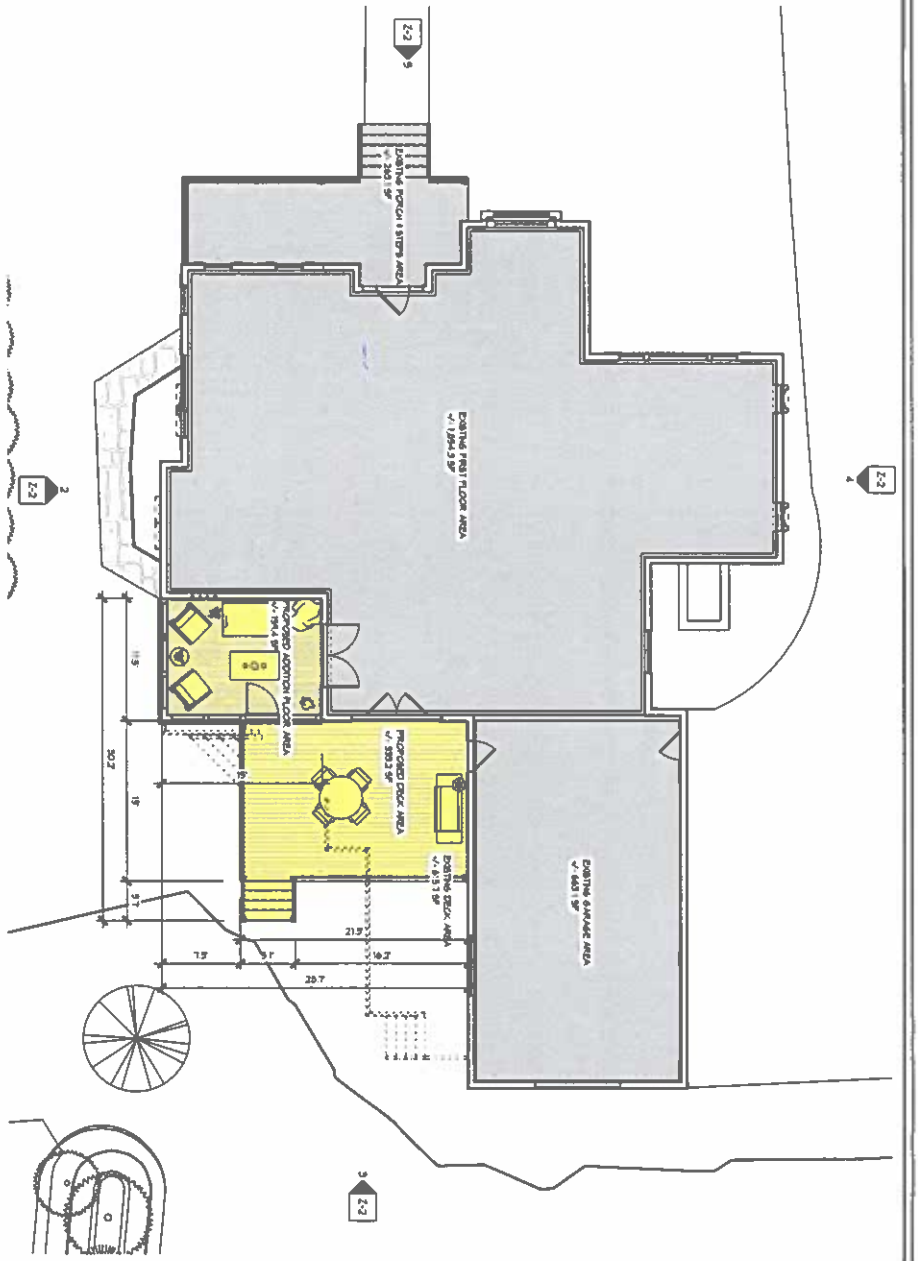
Project Number: 2024-03
Date: 04/11/24
Author: [Name]
Checker: [Name]

Site Plan
Z-1
ZONING 4/1/124

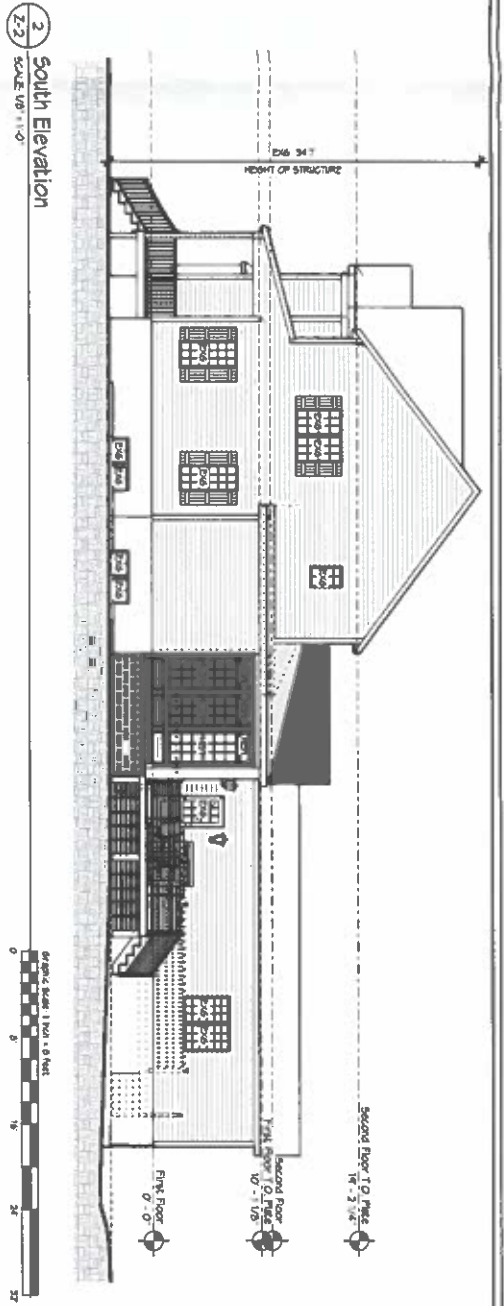
No.	Description	Date

Sunroom Addition & Berm
for
LINDA GASKILL
102 Orchard Road
Skaneateles, NY 13152

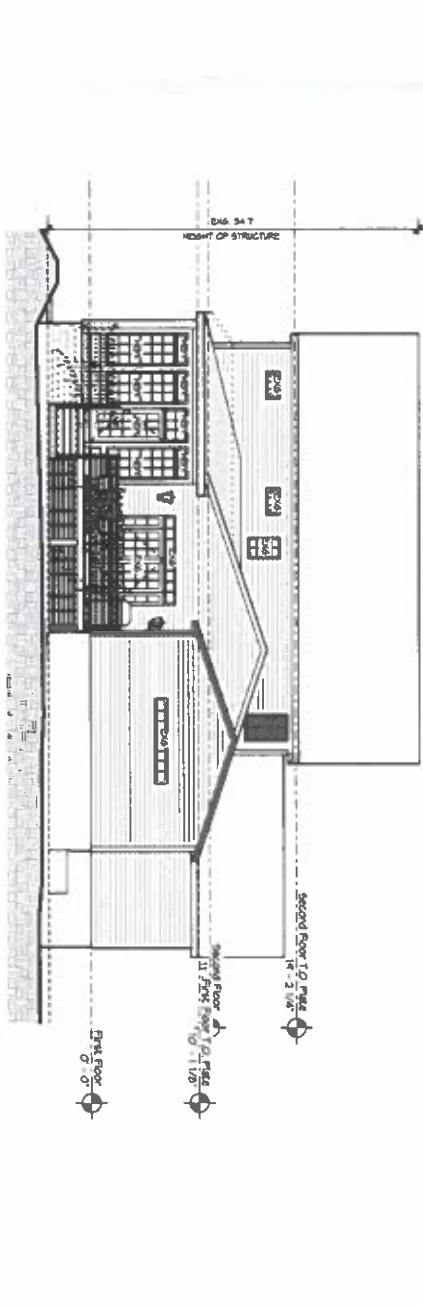
SPACE Architectural Studio, P.C.
3 Fennell Street, Suite #2 Skaneateles, N.Y. 13152
Phone: (315) 685-0540 Email: admin@spacearchstudio.com



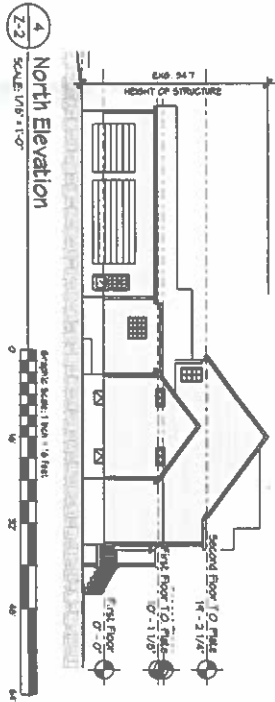
1 First Floor Plan
SCALE: 1/8" = 1'-0"



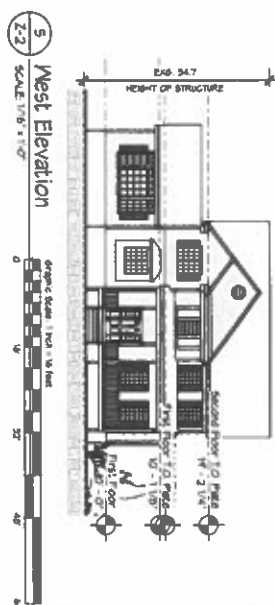
2 South Elevation
SCALE: 1/8" = 1'-0"



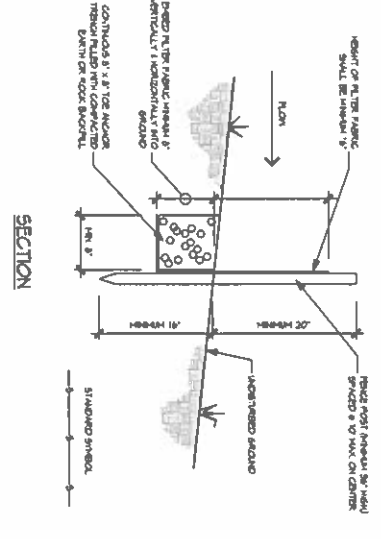
3 East Elevation
SCALE: 1/8" = 1'-0"



4 North Elevation
SCALE: 1/8" = 1'-0"



5 West Elevation
SCALE: 1/8" = 1'-0"

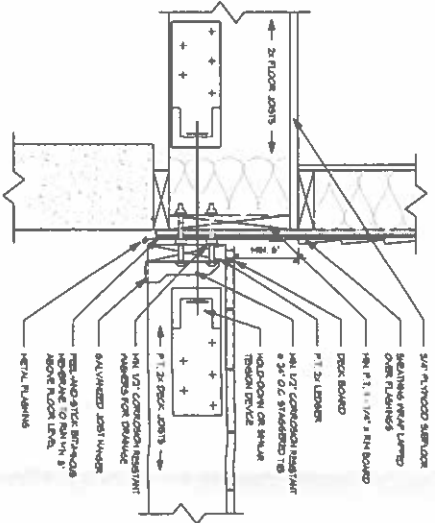


CONSTRUCTION NOTES FOR FABRICATING SILT FENCE

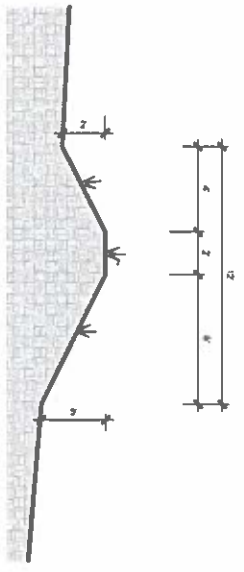
1. NON-WOVEN FABRIC TO BE FABRICATED ACCORDING TO THESE POINTS WITH NET TENSILE STRENGTH:
2. FABRIC TO BE FABRICATED ACCORDING TO THESE POINTS WITH NET TENSILE STRENGTH AT EVERY 24" ON CENTER LATITUDINAL SECTION:
3. WHEN TWO SECTIONS OF FABRIC ADJACENT BUILT TOGETHER, THEY SHALL BE OVERLAPPED BY SIX (6) INCHES AND FOLDED. HANDMADE SHALL BE REINFORCED AS NEEDED AND MAINTAINED REMOVED FROM STRUCKS DURING SILT FENCE.
- 4.

POINTS	POINTS	POINTS
2. HANDMADE OR STEEL STRIP 1" OR 1 1/2"	FABRIC	NON-WOVEN, 14.64 (1) HUSKY (NEW ORSEAL)
	FABRIC	HEAVY DUTY OR APPROVED EQUAL.
	REINFORCED FABRIC	HEAVY DUTY OR APPROVED EQUAL.

6 Silt Fence Detail
SCALE: 1" = 1'-0"



7 Deck Ledger Connection - Rim Board Detail
SCALE: 1/2" = 1'-0"



8 Berm Detail
SCALE: 1/2" = 1'-0"



ZONING 4/11/24



Floor Plan & Elevations
Z-2

NO.	Revisions	Description	Date

Sunroom Addition & Berm
For
LINDA GASKILL
102 Orchard Road
Skaneateles, NY 13152

SPACE Architectural Studio, P.C.
3 Fennell Street, Suite #2 Skaneateles, N.Y. 13152
Phone: (315) 685-0540 Email: admin@spacearchstudio.com





1 Proposed Berm from Residence
Z-3 SCALE: 1" = 1'-0"



2 Proposed Berm & Addition from Gravel Path
Z-3 SCALE: 1" = 1'-0"



3 Proposed Berm & Addition from Neighboring Residence
Z-3 SCALE: 1" = 1'-0"

THE CONSULTOR SHALL VERIFY ALL DIMENSIONS IN THE SITE PLAN TO THE
COMPLETION OF ALL WORK AND PROMPTLY REPORT THE RESULTS IN WRITING OR
BY E-MAIL TO THE CLIENT. THE CONSULTOR SHALL BE RESPONSIBLE FOR
ALL ERRORS AND OMISSIONS AND THE ACCURACY OF THE INFORMATION AND
SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE PROJECT.

CONTRACTOR'S RESPONSIBILITY: THE CONTRACTOR SHALL BE RESPONSIBLE FOR
OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE
AGENCIES AND SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE
PROJECT IN ACCORDANCE WITH THE REQUIREMENTS OF THE PERMITS.

Project Name	2024-03	Created By	Author
Scale	04/11/24	Checked By	Checker
Sheet	12" x 1'-0"		

3D Views

ZONING 4/11/24

Z-3

Revisions		
No.	Description	Date

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for
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