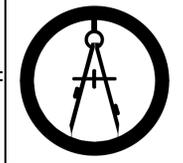


No.	Description	Date
1	Proposed Deck Reconfiguration	10.26.22
2	Front Porch Reduction	11.14.22



DENSITY CONTROL SCHEDULE						
TOWN OF SKANEATELES / RR - RURAL RESIDENTIAL						
	REQ'D./ALLOWED	EXISTING	PROPOSED	DIFFERENCE	REQ'D. VARIANCE	CODE REFERENCE
MINIMUM LOT AREA	5,000 SF	+/- 9,806.5 SF	+/- 9,806.5 SF	NO CHANGE	-	PER § 148-B-9A(1)(a)
MINIMUM LOT WIDTH	50 FT.	+/- 69.2 FT.	+/- 69.2 FT.	NO CHANGE	-	PER § 148-B-9A(1)(b)
MAXIMUM LOT COVERAGE	20%	+/- 20.0%	+/- 26.2%	+/- 6.2%	+/- 6.2%	PER § 148-B-9F(2)
MAXIMUM IMPERMEABLE SURFACE COVERAGE	15%	+/- 16.6%	+/- 18.1%	+/- 1.5%	+/- 3.1% (1.6% P.E.N.C.)	PER § 148-B-9A(1)(f)
MINIMUM FRONT YARD SETBACK (SOUTH)	25 FT.	+/- 20.4 FT.	+/- 20.4 FT.	NO CHANGE	+/- 4.6 FT. P.E.N.C.	PER § 148-B-9A(1)(c)
MINIMUM SIDE YARD SETBACK (WEST)	13.8 FT. (69.2 FT. x .20)	+/- 19.5 FT.	+/- 19.5 FT.	NO CHANGE	-	PER § 148-B-9A(1)(d)
MINIMUM SIDE YARD SETBACK (EAST)	13.8 FT. (69.2 FT. x .20)	+/- 18.1 FT.	+/- 18.1 FT.	NO CHANGE	-	PER § 148-B-9A(1)(d)
MINIMUM REAR YARD SETBACK (NORTH)	25 FT.	+/- 49.8 FT.	+/- 49.8 FT.	NO CHANGE	-	PER § 148-B-9A(1)(e)
MAXIMUM BUILDING HEIGHT	35 FT.	+/- 21.7 FT.	+/- 26.9 FT.	+/- 5.2 FT.	-	PER § 148-4-3C(1)(b)

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



**2** Site Location  
 Z-1 SCALE: 12" = 1'-0"

10% REDEVELOPMENT FEE	
LOT AREA: 9,806.5 sf	
1,800 SF 15C x 10 = 18,000 SF	
18,000 SF - 9,806.5 SF = 8,193.5 SF	
8,193.5 SF x \$1.04 = \$8,519.02	

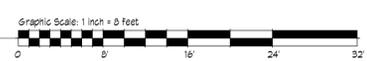
LOT COVERAGE CALCULATIONS	
LOT AREA: 9,806.5 sf	
<b>EXISTING LOT COVERAGE</b>	
EXISTING HOUSE	1,200.7 sf
EXISTING DRIVEWAY	424.5 sf
EXISTING BACK PATIO	283.2 sf
EXISTING BACK DECK	59.3 sf
	<u>1,967.7 sf</u>
100 * (1,967.7 sf / 9,806.5 sf) = +/- 20.0%	
<b>PROPOSED LOT COVERAGE</b>	
EXISTING HOUSE	1,200.7 sf
EXISTING DRIVEWAY	424.5 sf
EXISTING BACK PATIO	283.2 sf
EXISTING BACK DECK	59.3 sf
PROPOSED PORCH	148.6 sf
PROPOSED DECK	458.3 sf
	<u>2,566.6 sf</u>
100 * (2,566.6 sf / 9,806.5 sf) = +/- 26.2%	

IMPERMEABLE SURFACE COVERAGE CALCULATIONS	
LOT AREA: 9,806.5 sf	
<b>EXISTING IMPERMEABLE SURFACE COVERAGE</b>	
EXISTING HOUSE	1,200.7 sf
EXISTING DRIVEWAY	424.5 sf
	<u>1,625.2 sf</u>
100 * (1,625.2 sf / 9,806.5 sf) = +/- 16.6%	
<b>PROPOSED IMPERMEABLE SURFACE COVERAGE</b>	
EXISTING HOUSE	1,200.7 sf
EXISTING DRIVEWAY	424.5 sf
PROPOSED PORCH	148.6 sf
	<u>1,773.8 sf</u>
100 * (1,773.8 sf / 9,806.5 sf) = +/- 18.1%	



**1** Zoning Site Plan  
 Z-1 SCALE: 1/8" = 1'-0"



THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AT THE SITE PRIOR TO THE COMPLETION OF ANY WORK AND PROMPTLY NOTIFY THE ARCHITECT IN WRITING OF ANY DISCREPANCIES FOUND.

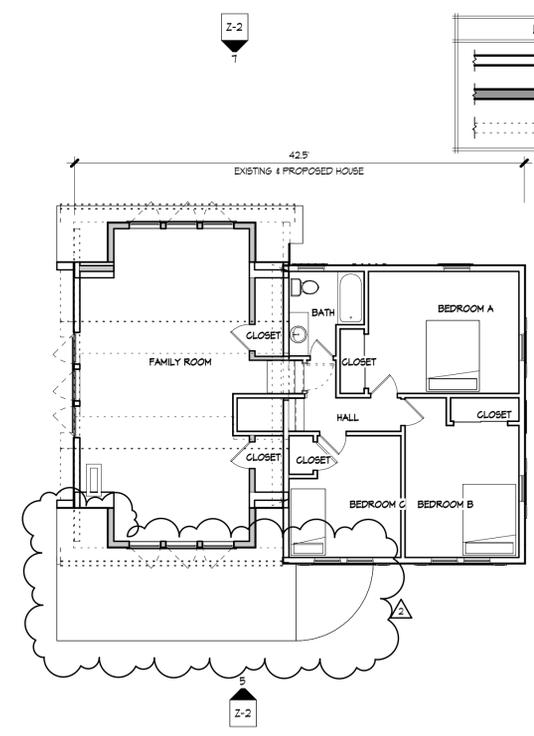
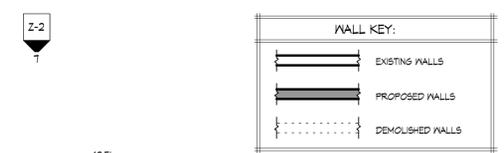
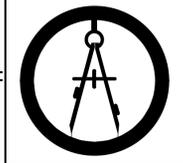
PART 645(B) OF TITLE VII OF THE EDUCATION LAW OF NEW YORK PROHIBITS ANY AND ALL ALTERATIONS TO THIS DRAWING OR DOCUMENT BY ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED ARCHITECT. ANY SUCH ALTERATIONS SHALL BE NOTED, SEALED, AND SIGNED BY THE ALTERING ARCHITECT IN ACCORDANCE WITH THE REQUIREMENTS OF PART 645(B).

Project Number:	2022-26	Drawn By:	LCM
Date:	07/11/22	Checked By:	Checker
Scale:	As indicated		

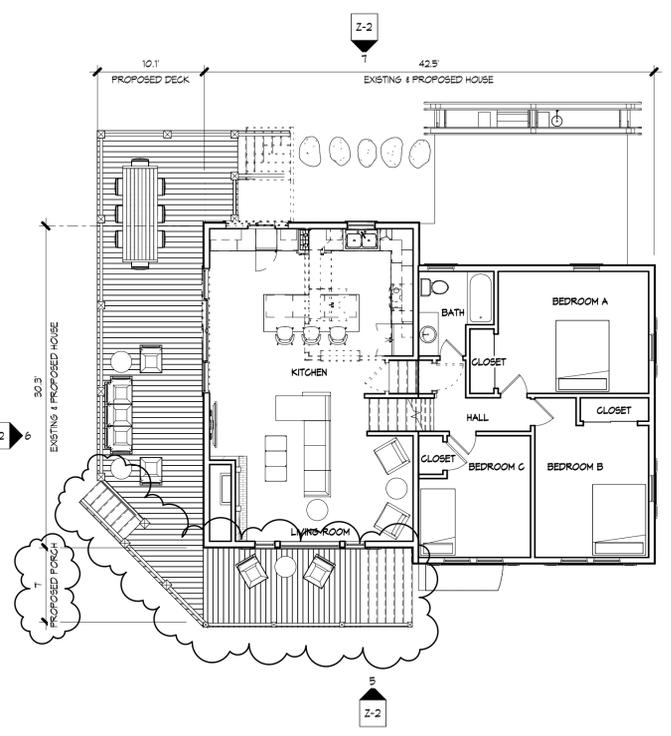
ZONING SUBMITTAL REV 2: 11.14.2022

Zoning Site Plan **Z-1**

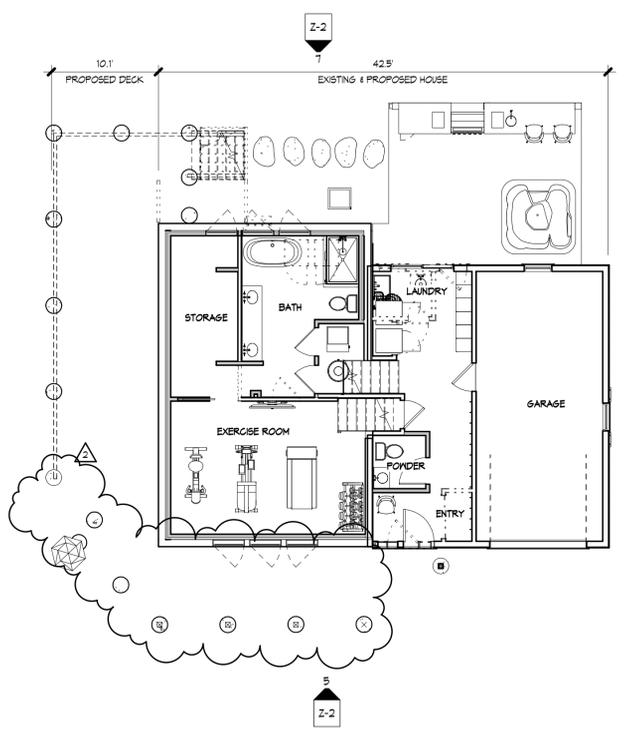
No.	Description	Date
1	Proposed Deck Reconfiguration	10.26.22
2	Front Porch Reduction	11.14.22



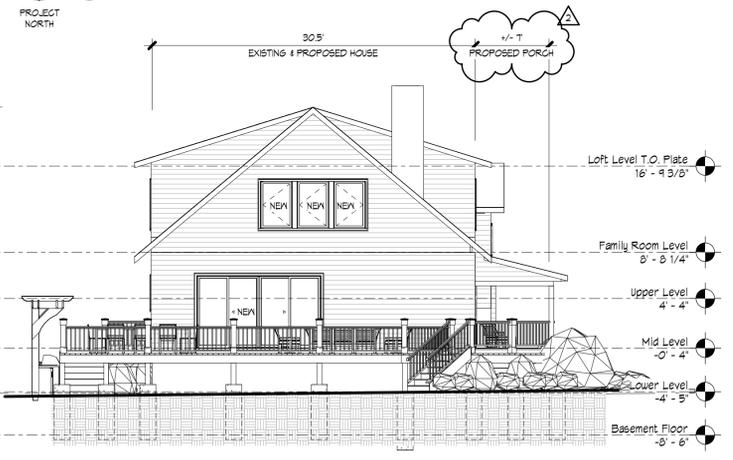
**3 Z-2 Zoning Family Room Level**  
 SCALE: 1/8" = 1'-0"  
 TRUE NORTH PROJECT NORTH



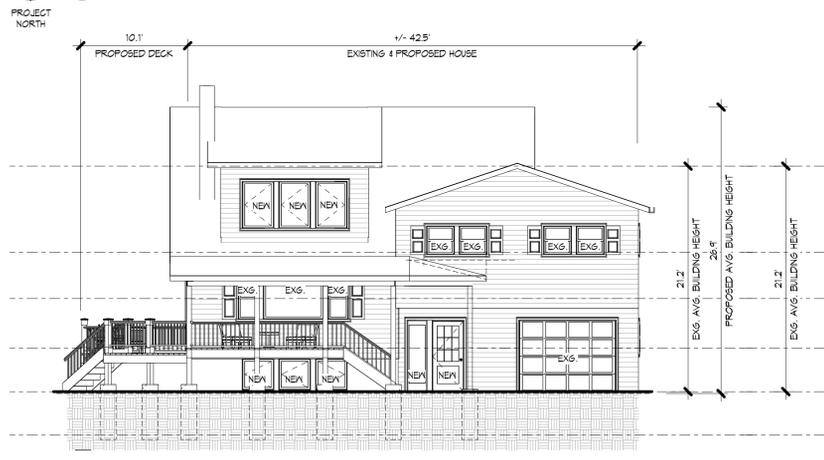
**2 Z-2 Zoning Mid & Upper Level Floor Plan**  
 SCALE: 1/8" = 1'-0"  
 TRUE NORTH PROJECT NORTH



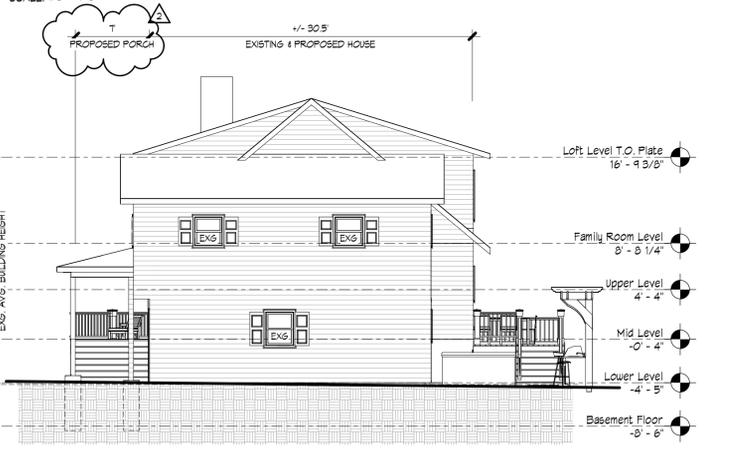
**1 Z-2 Zoning Basement & Lower Level Floor Plan**  
 SCALE: 1/8" = 1'-0"  
 TRUE NORTH PROJECT NORTH



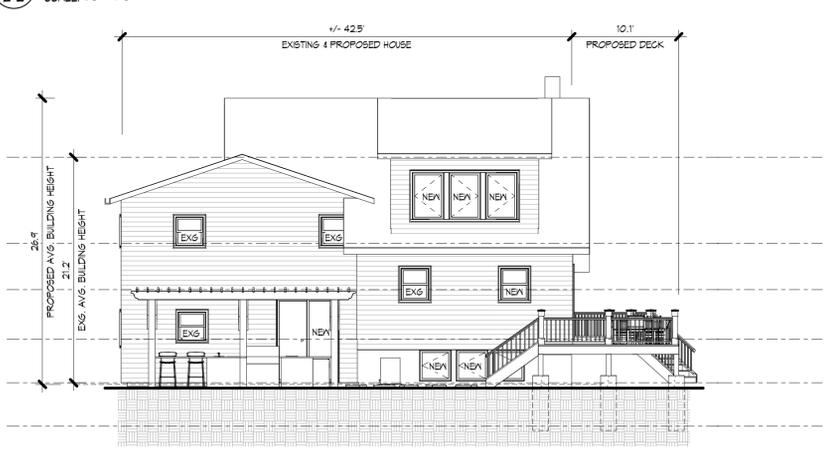
**6 Z-2 Zoning West Elevation**  
 SCALE: 1/8" = 1'-0"



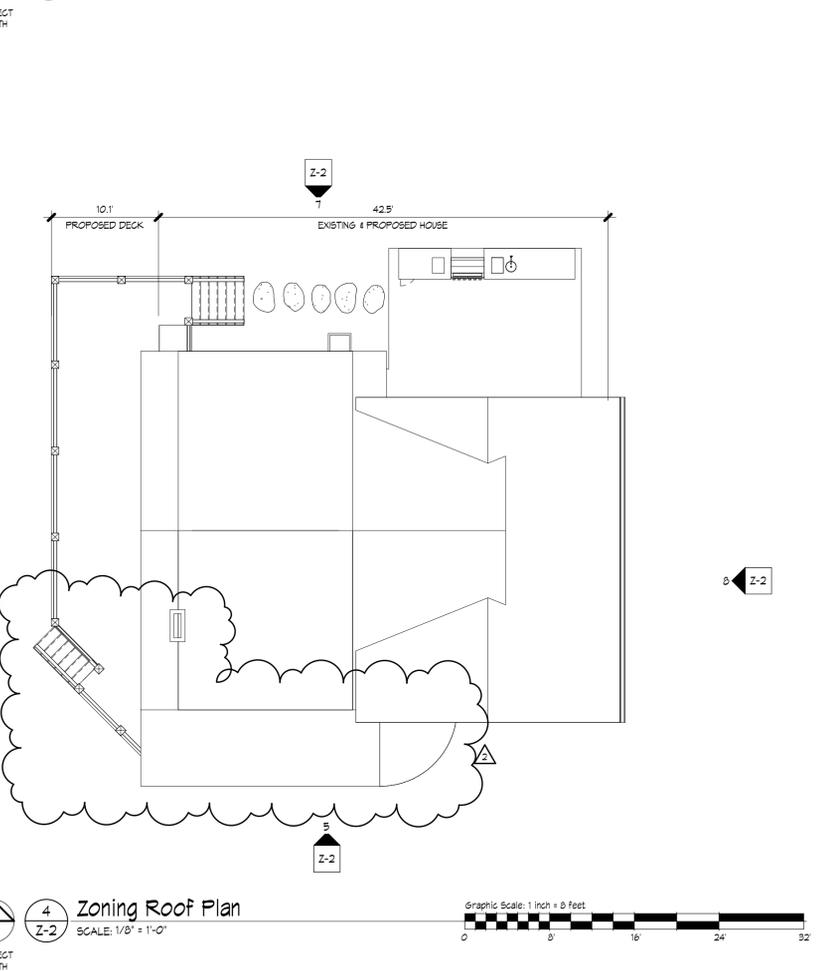
**5 Z-2 Zoning South Elevation**  
 SCALE: 1/8" = 1'-0"



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



**7 Z-2 Zoning North Elevation**  
 SCALE: 1/8" = 1'-0"



**4 Z-2 Zoning Roof Plan**  
 SCALE: 1/8" = 1'-0"  
 TRUE NORTH PROJECT NORTH

**ZONING SUBMITTAL REV 2: 11.14.2022**

THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AT THE SITE PRIOR TO THE COMPLETION OF ANY WORK AND PROMPTLY NOTIFY THE ARCHITECT IN WRITING OF ANY DISCREPANCIES FOUND.  
 ALL DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF THE ARCHITECT AND SHALL BE USED ONLY ON THE JOB DESIGNATED.

COPYRIGHT © PART 645(B) OF TITLE VII OF THE EDUCATION LAW OF NEW YORK PROHIBITS ANY AND ALL ALTERATIONS TO THIS DRAWING OR DOCUMENT BY ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED ARCHITECT. ANY SUCH ALTERATIONS SHALL BE NOTED, SEALED, AND SIGNED BY THE ALTERING ARCHITECT IN ACCORDANCE WITH THE REQUIREMENTS OF PART 645(B).

Project Number: 2022-26  
 Date: 07/11/22  
 Scale: As indicated  
 Drawn By: LCM  
 Checked By: Checker

**Zoning Floor Plans & Elevations**  
**Z-2**