Tax Map ID #043.-04-02.0

NOTICE OF HEARING

PLEASE TAKE NOTICE that pursuant to Section 148-10 of the Zoning Law of the Town of Skaneateles of 2020 and Section 267-b Town Law of the State of New York, the Zoning Board of Appeals of the Town of Skaneateles will hold a Public Hearing on the Application of Tom & Andrea Corona.

The proposal is for the construction of an addition to the existing residence, a new permeable patio to replace the existing deck, enclosed living space to replace the existing porch, and impermeable walkway to be replaced with a permeable walkway.

The involved Sections of the Skaneateles Town Code are Section 148-8-9-G. Nonconforming Lots- Impermeable Surface Coverage, and Section 148-8-9-A.1.c. Nonconforming Lots- Front Yard Setback.

In no case shall the Applicant be permitted to increase nonconforming impermeable surface coverage on a lot. Maximum impermeable surface coverage inside of the LWOD for lots is 10% of the total lot area, whereas the proposed site plan reflects an increase in the existing nonconforming impermeable surface coverage.

The minimum front yard setback for a nonconforming structure is 25 feet, whereas the proposed site plan reflects a front yard setback of less than 25 feet.

The property in question is located at **60 Onondaga Street** in the Town of Skaneateles, New York, and bears Tax Map ID #043.-04-02.0.

A Copy of the application is available for inspection at the Town Hall, 24 Jordan Street, Skaneateles, New York.

Said Hearing will be held on ***Tuesday, November 10, 2026, at 7:20 p.m.*** at the Town Hall, 24 Jordan Street, or electronically. At that time, or for a period of time thereafter, all persons will be heard or have an opportunity to provide written comment on this application.

Denise Rhoads, Chair
Zoning Board of Appeals
Town of Skaneateles

Dated: October 20, 2026

RAMSGARD + DRUMM | architects • planners • designers

April 28, 2026

To Town of Skaneateles Planning Board
26 Fennell Street
Skaneateles, New York 13152

Project 60 Onondaga St
Project No. 2520

All Board Members,

Tom and Andrea Corona, owners of 60 Onondaga Street, are proposing improvements to their property, which currently contains a single-family residence and detached garage. The project includes a ±508-square-foot addition to the residence and alterations to the existing garage, including the removal of approximately 190 square feet and construction of a new 190-square-foot addition.

The property is an undersized, pre-existing nonconforming lot with existing setback and lot coverage nonconformities. The proposed improvements will result in a modest increase to the existing front setback nonconformity and will bring lot coverage to approximately 12.8%, where 10% is permitted. The existing right side yard setbacks of the residence and garage are also nonconforming but will remain unchanged. The specific existing and proposed conditions are detailed in the accompanying zoning calculations.

The granting of the requested variances will not produce an undesirable change in the character of the neighborhood or create a detriment to nearby properties. The property will remain a single-family residence, consistent with the existing residential character of the neighborhood. The proposed additions are modest in scale and will not introduce any new use or activity that would create excessive traffic, noise, dust, odors, glare, pollution, or other nuisance conditions.

The requested improvements cannot reasonably be achieved through an alternative that would eliminate the need for the variances. Due to the undersized lot and existing configuration of the residence and garage, there is limited area available to accommodate the proposed improvements while meeting all current setback and coverage requirements. Relocating or substantially reducing the additions would limit the owners' ability to reasonably improve the existing property and require unnecessary alterations to the established structures. The requested variances provide a practical means of improving the property while working within its existing constraints.

The requested variances are not substantial in relation to the existing conditions of the property. The front setback will decrease approximately 2.4 feet, from the existing 23.6 feet to approximately 21.2 feet. The side setbacks are existing conditions and will not be further reduced. The property has a pre-existing nonconforming lot coverage of 11.7%, where 10% is permitted, which will increase to 12.8%

with the proposed improvements. These limited changes will not substantially alter the use or character of the property.

The proposed variances will not adversely affect the physical or environmental conditions of the neighborhood or district. The project will maintain the existing residential use and will not create additional traffic, noise, dust, odors, glare, pollution, or other nuisances. The improvements will remain within the existing developed portion of the property and have been designed to minimize impacts to neighboring properties.

The existing difficulty is primarily the result of pre-existing conditions and is not self-created by the current owners. The undersized lot and existing setbacks were established prior to the proposed improvements. The existing side yard setbacks and nonconforming lot coverage are pre-existing conditions. While the project will modestly increase the front setback and lot coverage nonconformities, the owners have designed the improvements to minimize the additional relief required and work within the physical limitations of the property.

The proposed project is consistent with the purpose and intent of the applicable land use district and the Town's zoning regulations. The property will remain a single-family residence and will continue to be compatible with surrounding land uses. The proposal is also consistent with the objectives of the Town's Comprehensive Plan and addresses the applicable site planning considerations of §148-10-6 by maintaining the existing residential use and minimizing impacts to neighboring properties.

For these reasons, the requested variances represent a reasonable and limited means of allowing the owners to improve their existing residence and garage while recognizing the property's established pre-existing nonconforming conditions. The proposed improvements will not adversely affect the surrounding neighborhood, nearby properties, or the physical and environmental conditions of the area.

Andrew J. Ramsgard R.A., AIA, LEED AP
Principal

RAMSGARD+DRUMM

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CALCULATIONS

	REQ'D / ALLOWED		EXISTING		PROPOSED
MINIMUM LOT SIZE SF	20000	EXS LOT AREA	51,328.3 SF	PROP LOT AREA	51,328.3 SF
		EXISTING BUILDING	1,188.7 SF	EXISTING BUILDING TO REMAIN	1,088.5 SF
		EXISTING GARAGE	697.8 SF	EXISTING GARAGE TO REMAIN	465.3 SF
		EXISTING STEPS/WALK	240 SF	EXISTING STEPS TO REMAIN	0.0 SF
		EXISTING DRIVEWAY	1,711.9 SF	EXISTING DRIVEWAY TO REMAIN	1,413.7 SF
				PROPOSED DRIVEWAY	508.6 SF
				PROPOSED ADDITION TO DRIVEWAY	42.5 SF
				PROPOSE GARAGE ADDITION	740.0 SF
				PROPOSED STEPS	92.3 SF
IMPERMEABLE COVERAGE MAXIMUM	0.0 SF	TOTAL IMPERMEABLE	3,852.4 SF 11.1%		5,765.1 SF 17.0%
		EXISTING DECK	480.6 SF	EXISTING DECK TO REMAIN	0.0 SF
				PAVERS	429.3 SF
MAX PERMEABLE	6,265.7 SF 20%	TOTAL PERMEABLE	478.58 1.6%		429.30 1.4%
LOT COVERAGE MAXIMUM	6,265.7 SF 20%	TOTAL COVERAGE	4,120.9 SF 13.2%		4,760.9 SF 15.4%

RENOVATION
for
TOM & ANDREA CORONA
60 Onondaga
Skaneateles, NY 13152

DENSITY CONTROL SCHEDULE

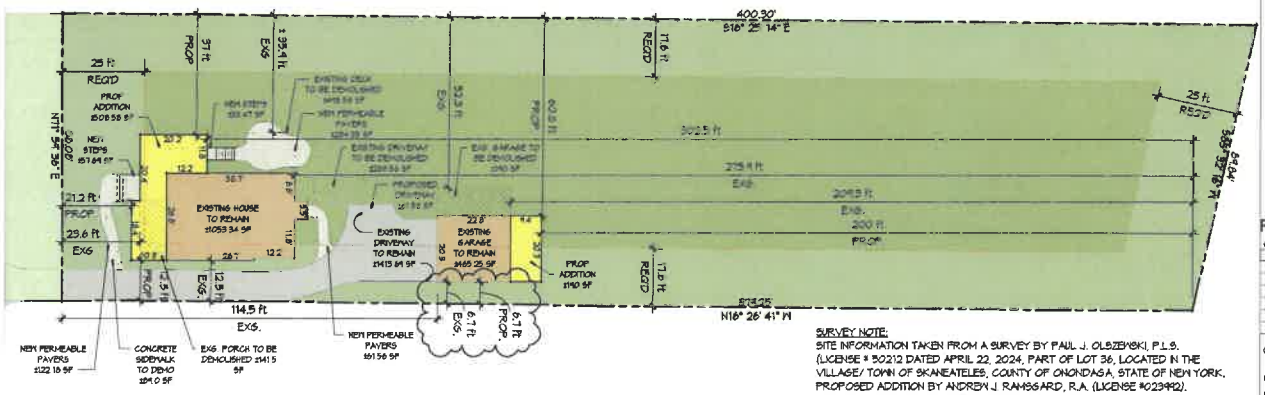
RR DISTRICT-TOWN

	REQ'D/ALLOWED	EXISTING ±	PROPOSED	DIFFERENCE EXS VS PROPOSE	REQ'D VARIANCE	
MINIMUM LOT SIZE 20,000 P.E.N.C.	20,000.0 SF	±51,328.3 SF	±51,328.3 SF	0.0 SF	-	
MINIMUM LOT WIDTH (P.E.N.C. LOT)	50'	±88.1'	±88.1'	±0.0'	-	
MINIMUM FRONT YARD SETBACK (P.E.N.C. LOT)	25'	±25.6'	±21.2'	±2.4'	3.8'	(P.E.N.C.)
MINIMUM SIDE YARD SETBACK, RIGHT (20% LOT WIDTH)	17.6'	±12.5'	±12.5'	±0.0'	5.1'	(P.E.N.C.)
MINIMUM SIDE YARD SETBACK, LEFT (20% LOT WIDTH)	17.6'	±35.4'	±37.0'	-±1.1'	-	
MINIMUM REAR YARD SETBACK (P.E.N.C. LOT)	25'	±278.9'	±278.9'	±0.0'	-	
MINIMUM FRONT YARD SETBACK GARAGE (P.E.N.C. LOT)	25'	±114.5'	±114.5'	±0.0'	-	
MINIMUM SIDE YARD SETBACK GARAGE , RIGHT (20% LOT WIDTH)	17.6'	±6.7'	±6.7'	±0.0'	-	
MINIMUM SIDE YARD SETBACK GARAGE, LEFT (20% LOT WIDTH)	17.6'	±52.9'	±60.6'	-±8.8'	-	
MINIMUM REAR YARD SETBACK GARAGE (P.E.N.C. LOT)	25'	±204.5'	±200.0'	-±4.5'	-	
MAXIMUM LOT COVERAGE	20%	±13.2%	±13.4%	0.1%	-	
MAXIMUM IMPERMEABLE COVERAGE	10%	±11.1%	±12.0%	0.9%	2.0%	(P.E.N.C.)
MAXIMUM BUILDING FOOTPRINT (6% LOT AREA)	1,879.7 SF	±1,881.5 SF	±2,371.2 SF	565.7 SF	387.5 SF	(P.E.N.C.)
MAXIMUM BUILDING HEIGHT	35'	±22.1	±22.1'	0	-	

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

Drawing List

Sheet Number	Sheet Name	Sheet Issue Date	Issued For
Z-1.1	Cover Sheet	10/01/2026	PERMIT
Z-1.2	Lower Level Plan	10/01/2026	PERMIT
Z-1.3	Entry Level Plan	10/01/2026	PERMIT
Z-1.4	Upper Level Floor Plan	10/01/2026	PERMIT
Z-1.5	Roof Plan	10/01/2026	PERMIT
Z-1.6	Garage Plan	10/01/2026	PERMIT
Z-2.1	Elevations	10/01/2026	PERMIT
Z-2.2	Elevations	10/01/2026	PERMIT
Z-2.3	Garage Elevations	10/01/2026	PERMIT



3 Z-1.1 Site Plan
SCALE 1" = 20'-0"

SURVEY NOTE:
SITE INFORMATION TAKEN FROM A SURVEY BY PAUL J. OLSZEWSKI, P.L.S. (LICENSE # 50212 DATED APRIL 22, 2024, PART OF LOT 36, LOCATED IN THE VILLAGE/ TOWN OF SKANEATELES, COUNTY OF ONONDAGA, STATE OF NEW YORK. PROPOSED ADDITION BY ANDREW J. RAMSGARD, R.A. (LICENSE #023992).

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PERMIT SET

CORONA RENOVATION
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Skaneateles, NY 13152

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REVISIONS

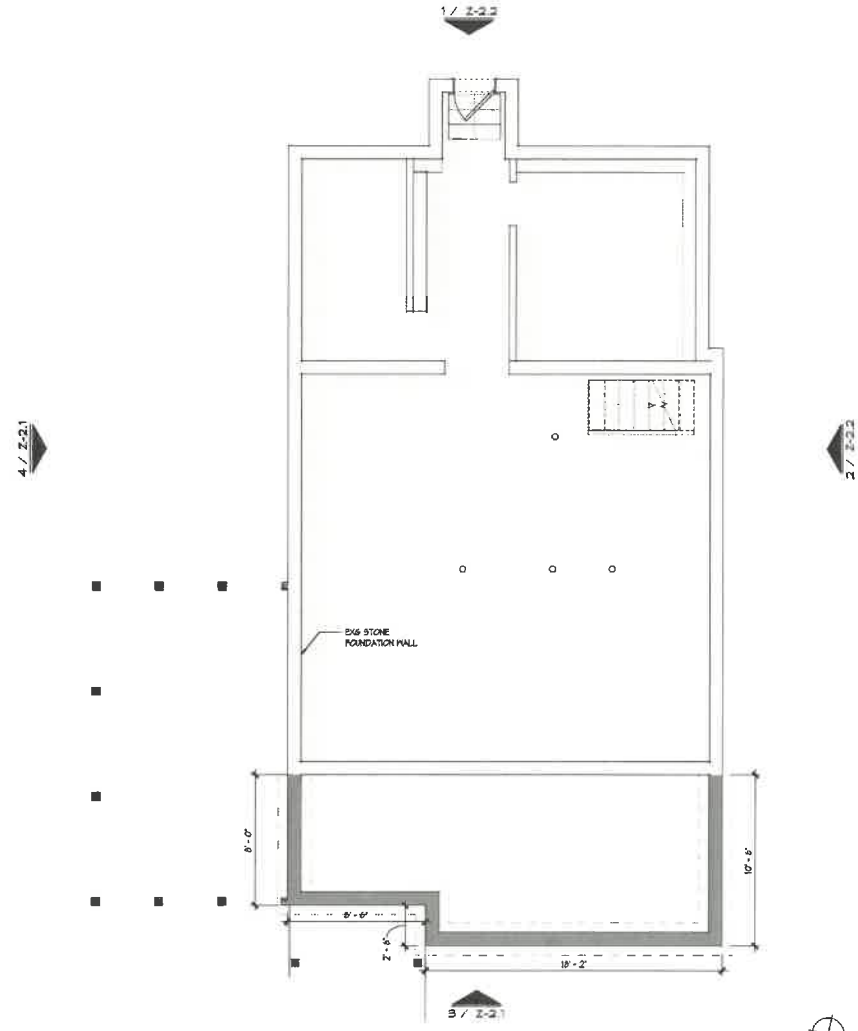
#	DESCRIPTION	DATE
1	Revision 1	12/01/26

Cover Sheet

PROJ#: 2530
DRAWN BY: JW
SCALE: As indicated
DATE: 10/01/2026

Z-1.1

10/1/2026 4:28:22 PM



2 Z-1.2 Lower Level Floor Plan
SCALE 1/4" = 1'-0"

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REVISIONS

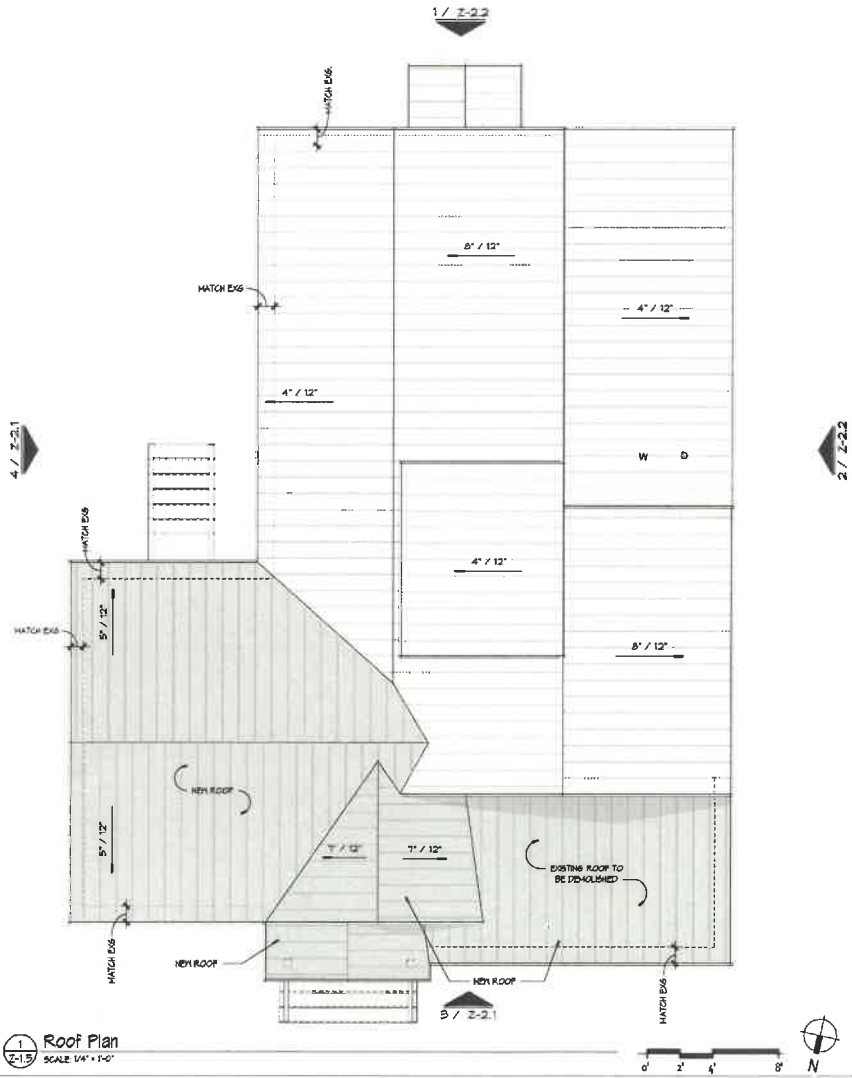
#	DESCRIPTION	DATE

Lower Level Plan

PROJ#:	2520
DRAWN BY:	JW
SCALE:	1/4" = 1'-0"
DATE:	10/1/2026

Z-1.2

10/1/2026 4:28:26 PM



1 / Z-1.5 Roof Plan
SCALE: 1/4" = 1'-0"

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REVISIONS

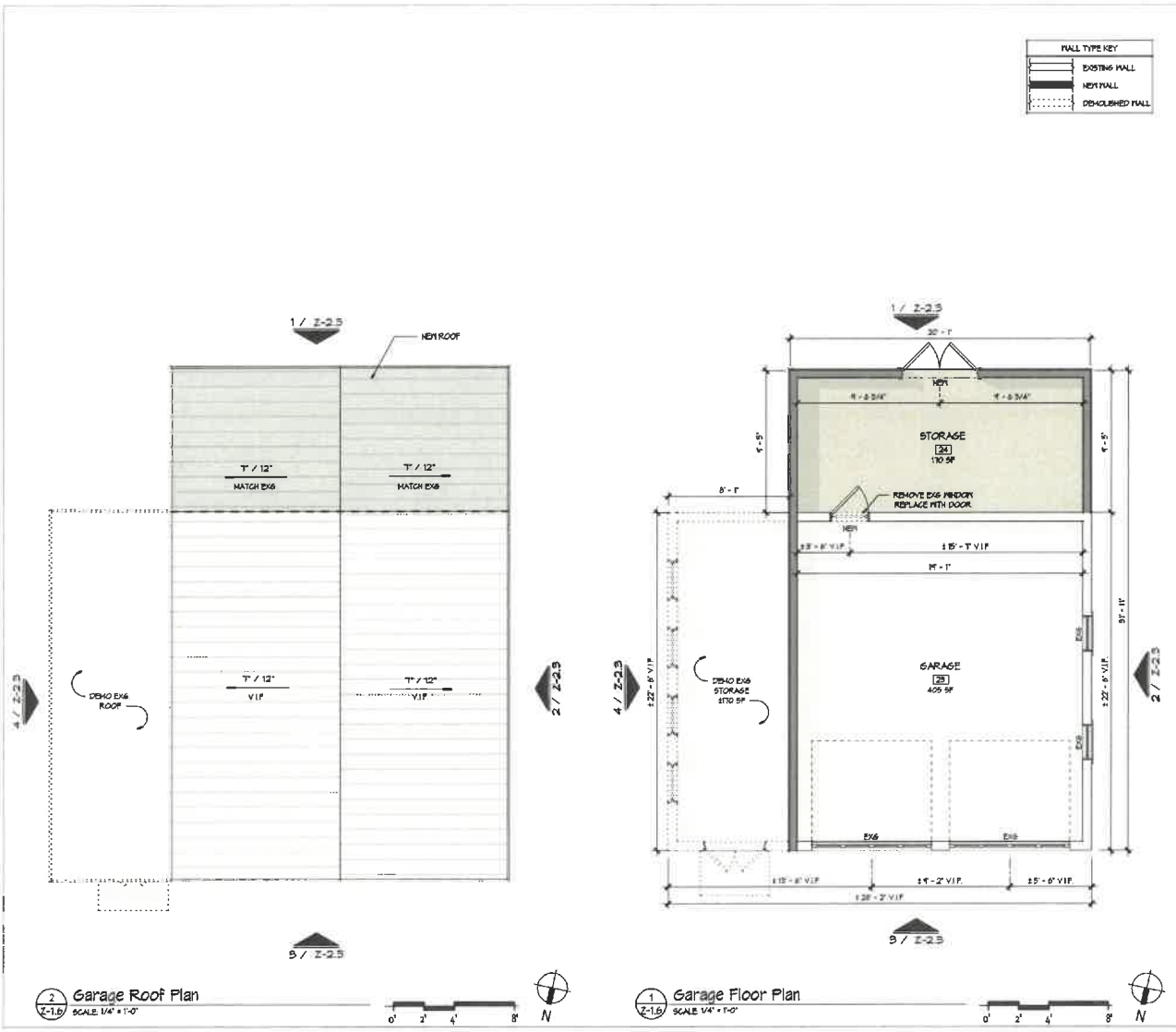
#	DESCRIPTION	DATE

Roof Plan

PROJ#:	2530
DRAWN BY:	JW
SCALE:	1/4" = 1'-0"
DATE:	10/02/2026

Z-1.5

10/2/2026 4:28:41 PM



2 Z-1.6 Garage Roof Plan
SCALE: 1/4" = 1'-0"

1 Z-1.6 Garage Floor Plan
SCALE: 1/4" = 1'-0"

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REVISIONS

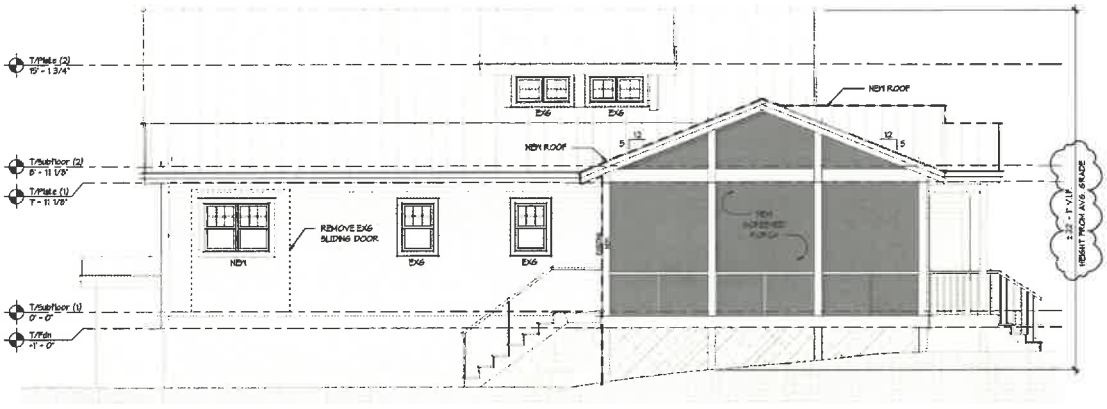
#	DESCRIPTION	DATE

Garage Plan

PROJ#:	2330
DRAWN BY:	JW
SCALE:	1/4" = 1'-0"
DATE:	10/03/2016

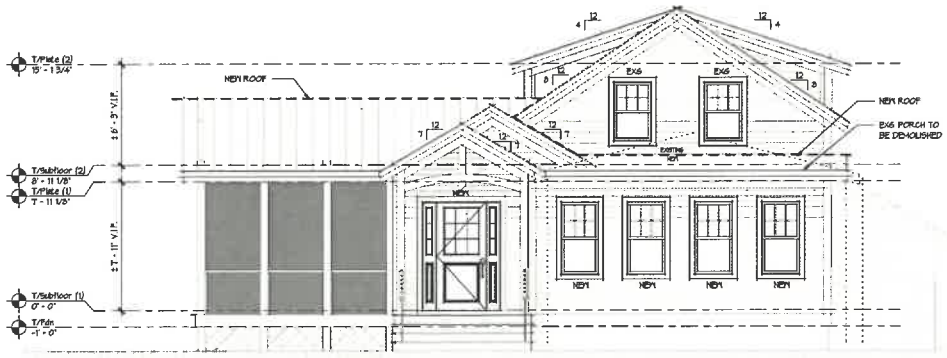
Z-1.6

10/3/2016 4:28:45 PM



4 Z-2.1 East Exterior Elevation
SCALE 1/4" = 1'-0"

0' 2' 4' 8'



3 Z-2.1 North Exterior Elevation
SCALE 1/4" = 1'-0"

0' 2' 4' 8'

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REVISIONS

#	DESCRIPTION	DATE
1	Revision 1	10/21/25

Elevations

PROJ#	2530
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SCALE:	1/4" = 1'-0"
DATE:	10/02/2025

Z-2.1

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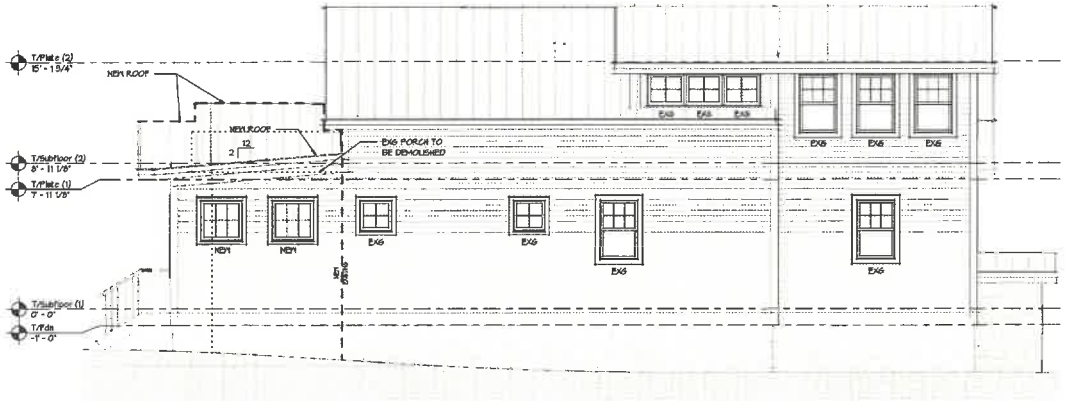

2 Z-2.2 West Exterior Elevation
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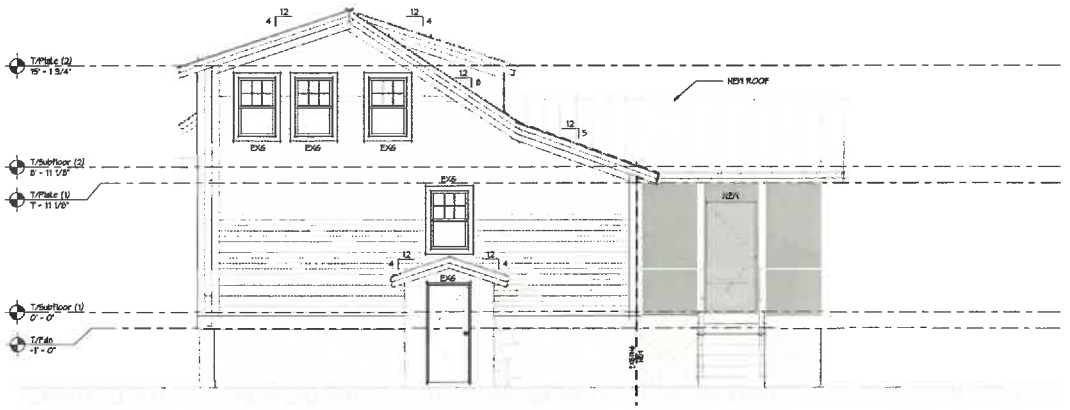

1 Z-2.2 South Exterior Elevation
SCALE 1/4" = 1'-0"

0' 2' 4' 8'

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REVISIONS

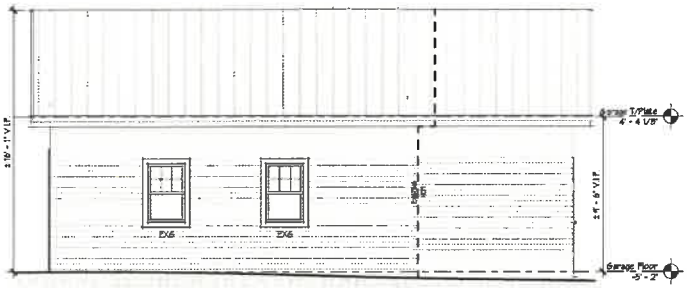
#	DESCRIPTION	DATE

Elevations

PROJ#:	2530
DRAWN BY:	JW
SCALE:	1/4" = 1'-0"
DATE:	10/01/2026

Z-2.2

10/1/2026 4:28:55 PM



2 / Z-2.3 Garage Elevation - West
SCALE: 1/4" = 1'-0"

0' 2' 4' 8'

1 / Z-2.3 South Elevation - Garage
SCALE: 1/4" = 1'-0"

0' 2' 4' 8'

4 / Z-2.3 Garage Elevation - East
SCALE: 1/4" = 1'-0"

0' 2' 4' 8'

3 / Z-2.3 Garage Elevation - North
SCALE: 1/4" = 1'-0"

0' 2' 4' 8'

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REVISIONS

#	DESCRIPTION	DATE

Garage Elevations

PROJ#:	2520
DRAWN BY:	JW
SCALE:	1/4" = 1'-0"
DATE:	10/01/2026

Z-2.3

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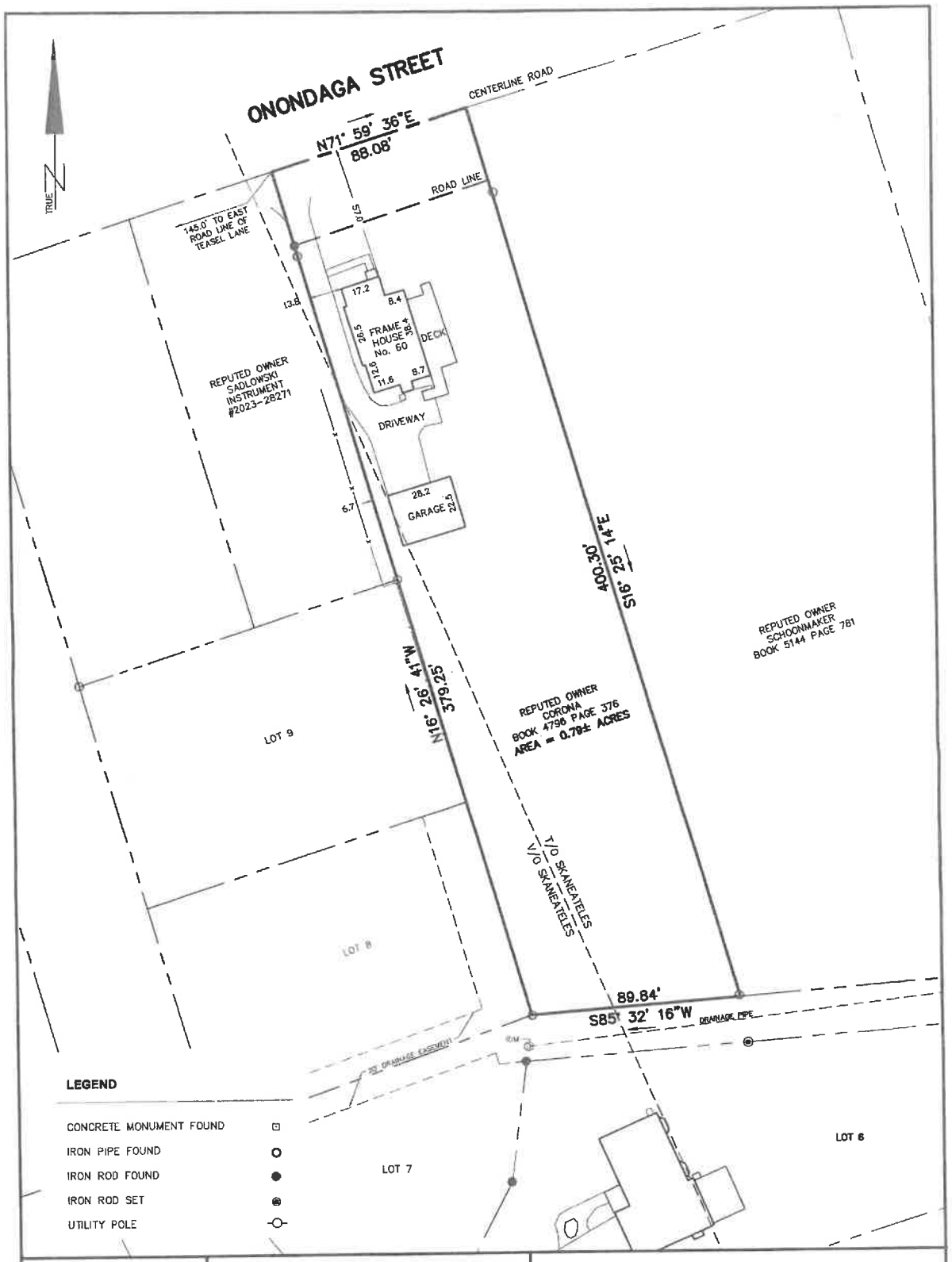

STATE OF NEW YORK
PAUL JAMES OLSZEWSKI
050212
LICENSED LAND SURVEYOR

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 04-11-2024.

PAUL J. OLSZEWSKI, P.L.S. LICENSE No. 50212

"UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2, OF THE NEW YORK STATE EDUCATION LAW."

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

PARCEL OF LAND

PART OF MILITARY LOT 36 — TOWN/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: APRIL 22, 2024 SCALE: 1" = 40 FEET PROJECT No. SK43-04-02