

**Town of Skaneateles Planning Board**  
**INSERT: MINOR Special Permit/Site Plan Review**

(Pursuant to §148-10-5, 6, 8 & 9)

Contact Town Staff if you need assistance

Applicant Name:

Property Tax Map#

David Bean (Bean Works, LLC)  
022. - 01 - 01.6 sole member

**PROJECT CLASSIFICATION**

Project is:

New project:

Amendment:

Minor Special Permit

Minor Site Plan Review

**PROJECT DESCRIPTION** (attach additional sheets if needed)

1. Describe the proposal:

Enclose North side overhang of existing pole barn to create liveable space - apartment  
768 sq ft.

2. Describe existing conditions on the property:

Gravel and open.

3. Describe proposed physical or operational changes to the property:

New Water lines, electric conduit, sewer line  
concrete floor, epoxy coated - frame in  
walls, side it, fill it w/ appliances,  
fixtures, cabinetry and furniture.

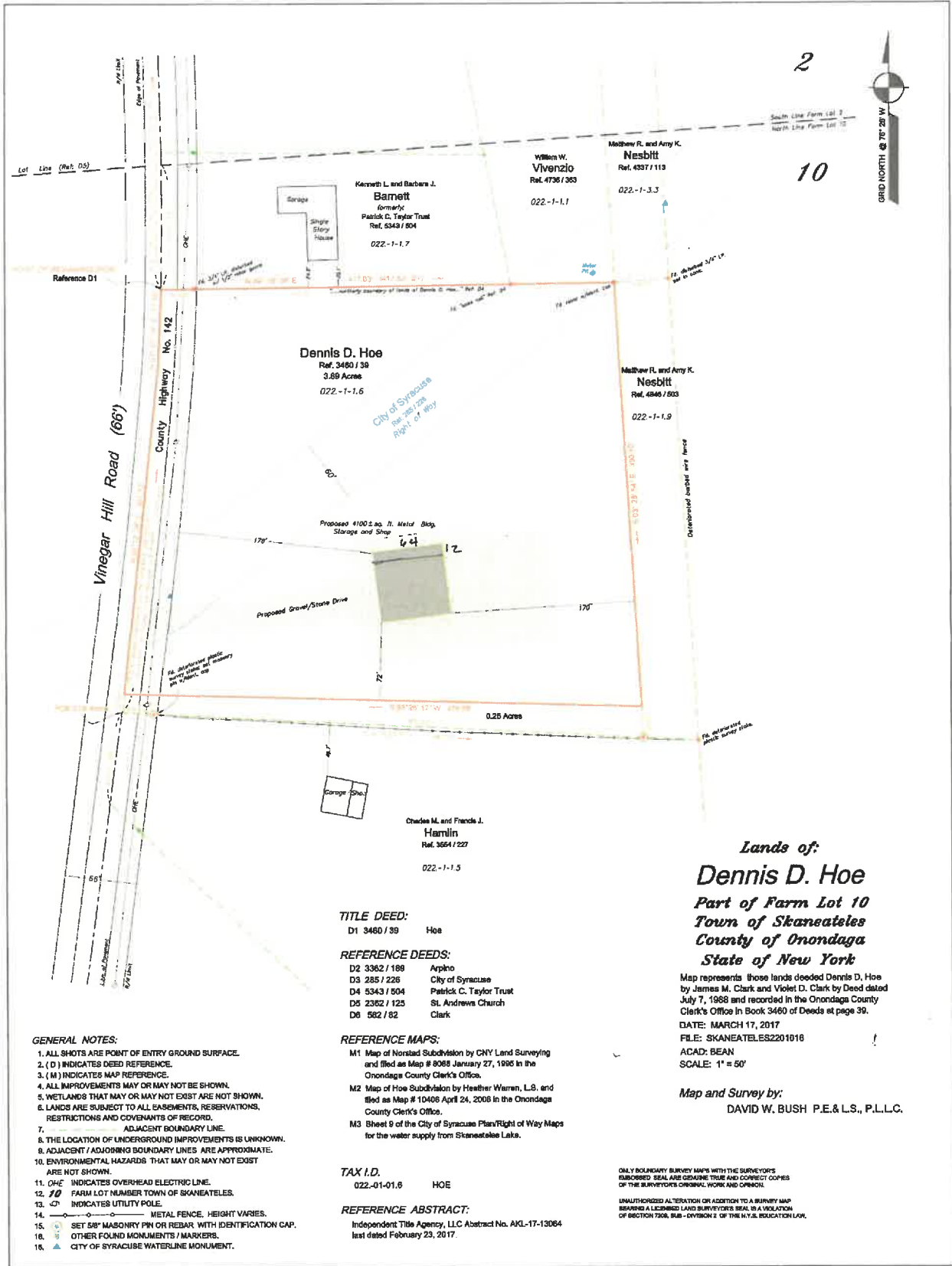
**SITE PLAN REVIEW STANDARDS** – see §148-10-6 and PROCEDURES §148-10-8 & 9

**SPECIAL PERMIT REVIEW CRITERIA**

The applicant shall submit a narrative written report responding to the criteria below. (see § 148-10-5-B)

1. That the request is consistent with the purposes of the land use district in which it is located and with all applicable provisions of this chapter.
2. That the request will not adversely affect surrounding land uses by creating excessive traffic, noise, dust, odors, glare, pollution or other nuisances.
3. That the request is consistent with the Comprehensive Plan.
4. That all relevant site planning criteria in §148-10-6 are satisfied.

**TURN OVER** - for REQUIRED SUBMISSIONS



**Dennis D. Hoe**  
 Ref. 3460 / 39  
 3.88 Acres  
 022-1-1.6

**Kenneth L. and Barbara J. Bamett**  
 Formerly  
 Patrick C. Taylor Trust  
 Ref. 5343 / 504  
 022-1-1.7

**William W. Vivenzio**  
 Ref. 4736 / 363  
 022-1-1.1

**Matthew R. and Amy K. Nesbitt**  
 Ref. 4337 / 113  
 022-1-3.3

**Matthew R. and Amy K. Nesbitt**  
 Ref. 4846 / 503  
 022-1-1.9

**Charles M. and Francis J. Hamlin**  
 Ref. 3564 / 227  
 022-1-1.5

**Lands of:  
 Dennis D. Hoe  
 Part of Farm Lot 10  
 Town of Skaneateles  
 County of Onondaga  
 State of New York**

Map represents those lands deeded Dennis D. Hoe by James M. Clark and Violet D. Clark by Deed dated July 7, 1988 and recorded in the Onondaga County Clerk's Office in Book 3460 of Deeds at page 39.  
 DATE: MARCH 17, 2017  
 FILE: SKANEATELES2201016  
 ACAD: BEAN  
 SCALE: 1" = 50'

**Map and Survey by:  
 DAVID W. BUSH P.E. & L.S., P.L.L.C.**

**TITLE DEED:**

D1 3460 / 39 Hoe

**REFERENCE DEEDS:**

- D2 3362 / 188 Arpino
- D3 285 / 226 City of Syracuse
- D4 5343 / 504 Patrick C. Taylor Trust
- D5 2362 / 125 St. Andrews Church
- D6 562 / 52 Clark

**REFERENCE MAPS:**

- M1 Map of Norstad Subdivision by CNY Land Surveying and filed as Map # 8068 January 27, 1996 in the Onondaga County Clerk's Office.
- M2 Map of Hoe Subdivision by Heather Warren, L.S. and filed as Map # 10408 April 24, 2008 in the Onondaga County Clerk's Office.
- M3 Sheet 9 of the City of Syracuse Plan/Right of Way Maps for the water supply from Skaneateles Lake.

**TAX I.D.**

022-01-01.6 HOE

**REFERENCE ABSTRACT:**

Independent Title Agency, LLC Abstract No. AKL-17-13064  
 last dated February 23, 2017.

**GENERAL NOTES:**

1. ALL SHOTS ARE POINT OF ENTRY GROUND SURFACE.
2. (D) INDICATES DEED REFERENCE.
3. (M) INDICATES MAP REFERENCE.
4. ALL IMPROVEMENTS MAY OR MAY NOT BE SHOWN.
5. WETLANDS THAT MAY OR MAY NOT EXIST ARE NOT SHOWN.
6. LANDS ARE SUBJECT TO ALL EASEMENTS, RESERVATIONS, RESTRICTIONS AND COVENANTS OF RECORD.
7. --- ADJACENT BOUNDARY LINE.
8. THE LOCATION OF UNDERGROUND IMPROVEMENTS IS UNKNOWN.
9. ADJACENT / ADJOINING BOUNDARY LINES ARE APPROXIMATE.
10. ENVIRONMENTAL HAZARDS THAT MAY OR MAY NOT EXIST ARE NOT SHOWN.
11. OHE INDICATES OVERHEAD ELECTRIC LINE.
12. FD FARM LOT NUMBER TOWN OF SKANEATELES.
13. UP INDICATES UTILITY POLE.
14. --- METAL FENCE, HEIGHT VARIES.
15. SET 5/8" MASONRY PIN OR REBAR WITH IDENTIFICATION CAP.
16. OTHER FOUND MONUMENTS / MARKERS.
18. CITY OF SYRACUSE WATERLINE MONUMENT.

ONLY BOUNDARY SURVEY MAPS WITH THE SURVEYOR'S EMBOSSED SEAL ARE GUARANTEED TRUE AND CORRECT COPIES OF THE SURVEYOR'S ORIGINAL WORK AND OPINION.  
 UNAUTHORIZED ALTERATION OR ADDITION TO A BURNING MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7306, SUB-DIVISION 2 OF THE N.Y.S. EDUCATION LAW.