

Town of Owasco
2 Bristol Avenue
Auburn, New York 13021

J. Patrick Doyle
Code Enforcement Officer
Email: codes@owasco.ny.gov

Office Phone: 315-253-9021

Fax: 315-253-2683

Cell Phone: 315-729-3921

Application No. _____

Date: _____

Fee: \$ _____

Application for Building/Zoning Permit
(Not a Permit)

IMPORTANT INSTRUCTIONS, PLEASE READ CAREFULLY.

1. Application must be complete. Please type or clearly print in ink all necessary information.
2. Completed Application must be submitted to the Owasco Town Clerk with appropriate fee before review process can begin.
3. Application must be supported with the following documents:

MINOR PROJECT: A. Plot plan (see attached sample)
B. Sketch of project and/or specifications/materials list.

MAJOR PROJECT: A. Three (3) copies of plot plan signed
B. Three (3) copies of design drawings signed and sealed by a licensed architect or licensed professional engineer.
C. One (1) copy of approval from developer, if in Planned Development District.

PLEASE COMPLETE:

Location of property: 349 WATERS EDGE
(Street or Firelane No., Lot No., Nearest Road)

Tax Map No.: 138.01-1-23.1

Name of Owner: MICHAEL COPPOLA & MOLLY J. MCGOWAN

Address: 317 WATERS EDGE

Phone, Email
(Phone) 607 760 7494 (Cell) (Email) M@MCOPPOLA.COM

Application for Building/Zoning Permit (continued)

A. PROJECT CONTACTS:

Builder (If self, so indicate) CAPSTONE CONTRACTING
Address 3913 OLD SMT RD., MORAVIA, NY, 13118
Phone / Cell / Email 315.447.7434
Architect or Engineer HOLMES-KING-KALLAVIET & ASSOC.
Address 575 N. SULLIVAN ST., SYRACUSE, NY, 13208
Phone / Cell / Email 315.476.8371

B. NATURE OF WORK

(CHECK ALL APPROPRIATE CATEGORIES BELOW):

Existing Structure(s)

- 1. Repair (structural) _____
- 2. Addition _____
- 3. Alteration X

- 4. Removal _____
- 5. Demolition _____
- 6. Other (specify) NEW FOUNDATION

New Structure(s)

- 1. Single Family _____
- 2. Accessory Buildings:
Garage: _____ Attached X Detached _____
Shed _____

- 3. Two Family _____
- 4. Deck: _____ Covered _____ Open _____
- 5. Swimming Pool: _____ Above _____ Below _____
- 6. Other (specify) COVERED WALKWAY

C. PRINCIPAL CONSTRUCTION MATERIAL TO BE USED:

- 1. Wood X
- 2. Brick _____

- 3. Block _____
- 4. Other (Specify) _____

D. TYPE OF FOUNDATION:

- 1. Cellar _____
- 2. Slab X - GARAGE
- 5. Other (Specify) _____

- 3. Basement X - BASE HOUSE
- 4. Crawlspace _____

E. COMPLETE THE FOLLOWING:

1. Water Source: Public X Private Well _____ Other _____

2. Sewage: Public X Private* _____ None _____
* If private, has sewage disposal permit been applied for Yes _____ No _____

3. Will the project involve plumbing? Yes X No _____

4. Will the project involve H.V.A.C.? Yes X No _____

5. Will the project involve electrical? Yes X No _____

F. COST OF THIS PROJECT: (all labor* and materials) \$ 410,000
* estimate your labor, if applicable.

Application for Building/Zoning Permit (continued)

G. ZONING DISTRICT OF PROPERTY (Circle One)

1. Residential 2. Agricultural/Residential 3. Lakeshore

H. PRINCIPAL USE OF PRESENT STRUCTURE(S) AND/OR LAND (Circle One)

1. Residential 2. Agricultural/Residential 3. Lakeshore
4. Other (Specify) _____

I. PRINCIPAL USE OF THIS PROPOSED PROJECT. (Describe)

RESIDENTIAL - EXPAND
EAST LOTLINE, ADD NEW REPAIRED GARAGE & COVERED WALKWAY

J. DIMENSIONS OF TOTAL PROPERTY (If applicable)

Lot size: Length 468.8' (X) Width 132' (=) Total sq. f. 88,155.8
+ 326.74 x 116.03'
Existing Buildings:
HOUSE Length 47' (X) Width 37' (=) sq. ft. 1601.5
GARAGE Length 37.5' (X) Width 19.5' (=) sq. ft. 720.0
Length _____ (X) Width _____ (=) sq. ft. _____

Total square footage – Existing buildings 2,321.5

K. DIMENSIONS OF PROPOSED PROJECT (If applicable)

GARAGE (REPAIRED) Length 32.66' (X) Width 22' (=) Total sq. ft. 690.3
Height 20.42' Number of stories 2

L. PROPERTY LINE SETBACKS OF PROPOSED PROJECT. (If applicable)

Front lot line setback 174' ft. Side lot line setback 18.875' (ADDITION)
4' (GARAGE) ft.
Rear lot line setback 107' LIKE ft. Side lot line setback 40.2 ft.

M. ENCLOSED LIVING AREA. (If applicable)

Total sq. Ft. 2680.5 (HOUSE)

GENERAL INFORMATION PERTAINING TO THIS APPLICATION

This application will be reviewed by the Code Enforcement Officer and/or the Town Consulting Engineer. If disapproved, a letter of denial explaining reason(s) for denial will be issued to applicant. If approved, a BUILDING/ZONING PERMIT will be issued to the Applicant.

Work covered by this APPLICATION shall not commence prior to the issuance of a PERMIT. The PERMIT shall be valid for a period of twelve (12) months from the date of issuance. Construction under the PERMIT must be substantially complete within twelve (12) months or an extension must be obtained from the Code Enforcement Officer. A NOTICE OF PERMIT (issued by the Town) must be kept on the premises, publicly visible, throughout the progress of work.

Application for Building/Zoning Permit (continued)

This project may involve work requiring approval of various outside agencies. Certain outside agency approvals may be required prior to the issuance of a Permit. Final approval of all agencies involved must be submitted to the Code Enforcement Officer prior to the issuance of a Certificate of Occupancy or Compliance. Examples, not limited to the following, would be:

<u>Project Involvement</u>	<u>Agency</u>
1. Land division, SEQR, etc.	Owasco Planning Board
2. Zoning matters, SEQR	Owasco Zoning Board of Appeals
3. Public water, sewer	Owasco Water, Sewer Departments(s)
4. Private septic system	Cayuga County Health Department
5. N.Y.S. Roads	NYS Dept. of Transportation
6. Floodplains, wetlands	NYS Dept. of Environmental Conservation
7. Streams, Lakes, etc.	U.S. Army Corps of Engineers

Application for a CERTIFICATE OF OCCUPANCY OR COMPLIANCE is made concurrently with this filing. It is the responsibility of the owner or authorized agent to notify the Code Enforcement Officer when the project is completed in order to obtain a Certificate of Occupancy or Compliance.

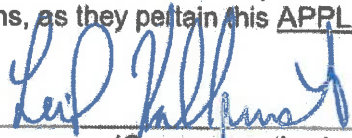
The Town Code Enforcement Officer and/or Building Inspector, upon the display of proper credentials and in the discharge of his duties, shall be permitted to enter upon the premises covered by this application with out interference, for the purposes of inspecting, during normal working hours.

No person shall make any changes to the plans herewith submitted or of the specifications herein contained in the structural part of the project without the written consent of the Code Enforcement Officer.

.....

I certify that the answers to the questions set forth in this APPLICATION are true, correct and complete. Additionally, I agree that, in the event the PERMIT is approved, to comply with the provisions of all State of New York and Federal Government laws, rules and regulations, as they pertain this APPLICATION.

Signature: _____



(Owner or authorized agent)

TOWN OF OWASCO

ATTACHMENT TO APPLICATION FOR BUILDING/ZONING PERMIT

APPENDIX E - EROSION & SEDIMENT CONTROL PLAN FOR SMALL
HOMESITE CONSTRUCTION

In accordance with the Town of Owasco Town Board Resolution 08-060 dated March 13, 2008, I acknowledge receipt of Appendix E - Erosion & Sediment Control Plan for Small Homesite Construction and agree to comply with the regulations set forth in said Appendix E. Failure to comply with these regulations will result in the issuance of a stop work order by the Code Enforcement Officer.

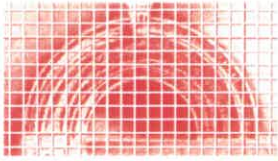
Signature:



(Owner or authorized agent)

Date:

9/5/21



HOLMES • KING • KALLQUIST
& Associates, Architects

575 NORTH SALINA STREET
SYRACUSE, NEW YORK 13208

315 / 476-8371
FAX 315 / 476-5420

WWW.HKKARCHITECTS.COM

Coppola Residence
349 Waters Edge
Owasco, NY

PROJECT NARRATIVE

The project consists of rehabilitating and expanding the existing Cottage and Garage structures. The goal is to maintain the character and essence of the original lakeside Cottage and it's siting.

- The House will be raised up approximately 2' above its current elevation to allow for a new Basement foundation to be installed and to alleviate the site runoff from running directly onto the front porch.
- Additions will be constructed on the North and West side of the Cottage.
 - The North addition will extend the existing gable roof line approximately 18'
 - The west addition is only on the first floor to extend the existing dining bay out under the extension of the existing porch
- The site will be re-graded around the Cottage to preserve the existing relationship from the Porch to the grade with a slight depression at the Northwest end to allow for Basement access.
- New Garage to be constructed in the approximate location of the old Garage/Shed located on the site.
- This Garage will require 2(two) variances:
 - Side yard setback: The side yard will be set 4.0' off of the North property line as opposed to the 3.43' of the existing Garage structure. The required side yard for a detached Garage structure is 10'.
 - Building Height: The Garage will be 21.48' above the average grade line. The max height for a detached Garage is 20.0'

CARLTON H. HOLMES, AIA,
LEED AP
PRINCIPAL

BRUCE C. KING, AIA,
NCARB
PRINCIPAL

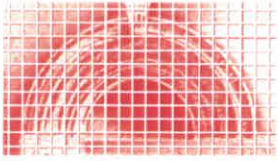
LEIF G. KALLQUIST, AIA
PRINCIPAL

C. JEFFREY TAW, AIA
SENIOR ASSOCIATE

JAMES F. WILLIAMS, AIA,
LEED AP
SENIOR ASSOCIATE

DEAN A. BIANCAVILLA, AIA,
LEED AP
ASSOCIATE

JULIA HAFITKA-MARSHALL, AIA
ASSOCIATE



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Coppola Residence
349 Waters Edge
Owasco, NY

PROJECT SCHEDULE

The project schedule is anticipated to be as follows:

- Cottage Jacking and Foundation installation – May 2022.
 - This would include installation of all required storm water management practices.
 - We would coordinate a site start meeting with Building Department officials to confirm all storm water management practices to be implemented on site.
 - We will install soil sock style silt control on site per Town's request.
- Addition framing and roof overbuild – December 2021 to February 2022.
- New window installation (long lead item – 20 weeks) August 2022.
- Interior renovations to commence once dried in September 2022 to Feb 2023.
- Site work: March 2023 to May 2023.

This is all predicated on contractor scheduling and weather spring of 2022.

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ASSOCIATE

JULIA HAFETKA-MARSHALL, AIA
ASSOCIATE

AREA DENSITY TABULATION

DATE REVISED: 1/3/2022

AREA=2.031 ACRES
(88,155.8 ft)

	EXISTING	PROPOSED	
	IMPERMIABLE	IMPERMIABLE	PERMEABLE
HOUSE	:Area=1,601.5 ft	:Area=1,601.5 ft	-----
WOOD STAIRS	: Area=100 ft	: Area=100 ft	-----
GARAGE	: Area=120 ft	: Area=127.4 ft	-----
BRICK PATIOS	: -----	: -----	-----
GRAVEL DRIVEWAY	Area=4,191 ft	Area=4,071 ft	-----
TOTAL IMPERMEABLE AREAS:	Area=1,212.5 ft	Area=1,051.1 ft	Area=180 FT
PERCENTAGE OF SITE	Area=8.18%	Area=8.43%	PERCENTAGE OF SITE AREA=0.204%
TOTAL LOT COVERAGE =			
	1,212.5 S.F (IMPERMEABLE) + 0 (PERMEABLE) = 1,212.5 S.F	1,051.1 S.F (IMPERMEABLE) + 180 (PERMEABLE) = 1,231.1 S.F	
	(88,155.8 S.F. - 1,212.5 S.F.) / 88,155.8 S.F. =	(88,155.8 S.F. - 1,231.1 S.F.) / 88,155.8 S.F. =	
TOTAL OPEN SPACE	AREA= 91.82%	TOTAL OPEN SPACE	AREA= 91.79%

Short Environmental Assessment Form

Part 1 - Project Information

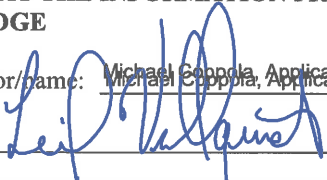
Instructions for Completing

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.

<u>Part 1 – Project and Sponsor Information</u>			
Coppola Residence			
Name of Action or Project: Coppola Residence Expansion and Remodel			
Project Location (describe, and attach a location map): 349 Waters Edge - Fire Lane 9B, Owasco, NY 13021			
Brief Description of Proposed Action: Rehabilitation and expansion of existing residential structure, including new foundation and additions to the House, new Garage to replace existing Garage/Shed with home office space above.			
Name of Applicant or Sponsor: Michael Coppola & Molly McGowan - Applicant / Leif Kalkquist, RA, AIA - Sponsor		Telephone: 607-760-7494	
		E-Mail: m@coppola.com	
Address: 317 Waters Edge			
City/PO: Owasco	State: NY	Zip Code: 13021	
1. <u>Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation?</u> 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 type="checkbox"/>
2. <u>Does the proposed action require a permit, approval or funding from any other government Agency?</u> If Yes, list agency(s) name and permit or approval: Town of Owasco Planning Board - Site Plan Review Town of Owasco ZBA - Accessory Bldg Hgt, Side yard setback mod			NO <input type="checkbox"/>
			YES <input checked="" type="checkbox"/>
3. a. <u>Total acreage of the site of the proposed action?</u>		<u>1.16</u> acres	
b. <u>Total acreage to be physically disturbed?</u>		<u>0.15</u> acres	
c. <u>Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?</u>		<u>2.031</u> acres	
4. <u>Check all land uses that occur on, are adjoining or near the proposed action:</u>			
<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 checked="" type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify):			
<input type="checkbox"/> Parkland			

<p>5. Is the proposed action,</p> <p>a. <u>A permitted use under the zoning regulations?</u></p> <p>b. <u>Consistent with the adopted comprehensive plan?</u></p>	<p>NO</p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p>	<p>YES</p> <p><input checked="" type="checkbox"/></p> <p><input checked="" type="checkbox"/></p>	<p>N/A</p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p>
<p>6. <u>Is the proposed action consistent with the predominant character of the existing built or natural landscape?</u></p>	<p>NO</p> <p><input type="checkbox"/></p>	<p>YES</p> <p><input checked="" type="checkbox"/></p>	
<p>7. <u>Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?</u></p> <p>If Yes, identify: _____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>	
<p>8. a. <u>Will the proposed action result in a substantial increase in traffic above present levels?</u></p> <p>b. Are public transportation services available at or near the site of the proposed action?</p> <p>c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p> <p><input checked="" type="checkbox"/></p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p>	
<p>9. <u>Does the proposed action meet or exceed the state energy code requirements?</u></p> <p>If the proposed action will exceed requirements, describe design features and technologies:</p> <p>_____</p> <p>_____</p>	<p>NO</p> <p><input type="checkbox"/></p>	<p>YES</p> <p><input checked="" type="checkbox"/></p>	
<p>10. <u>Will the proposed action connect to an existing public/private water supply?</u></p> <p>If No, describe method for providing potable water: _____</p> <p>_____</p>	<p>NO</p> <p><input type="checkbox"/></p>	<p>YES</p> <p><input checked="" type="checkbox"/></p>	
<p>11. <u>Will the proposed action connect to existing wastewater utilities?</u></p> <p>If No, describe method for providing wastewater treatment: _____</p> <p>_____</p>	<p>NO</p> <p><input type="checkbox"/></p>	<p>YES</p> <p><input checked="" type="checkbox"/></p>	
<p>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?</p> <p>_____</p> <p>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?</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p>	
<p>13. a. <u>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?</u></p> <p>b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?</p> <p>If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____</p> <p><u>Owasco Lake - No Alterations</u></p> <p>_____</p> <p>_____</p>	<p>NO</p> <p><input type="checkbox"/></p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input checked="" type="checkbox"/></p> <p><input type="checkbox"/></p>	

<p>14. <u>Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:</u></p> <p><input checked="" type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional</p> <p><input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban</p>		
<p>15. <u>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?</u></p>	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>16. <u>Is the project site located in the 100-year flood plan?</u></p>	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>17. <u>Will the proposed action create storm water discharge, either from point or non-point sources?</u></p> <p>If Yes,</p> <p> a. Will storm water discharges flow to adjacent properties?</p> <p> b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?</p> <p>If Yes, briefly describe:</p> <p>_____</p> <p>_____</p>	NO	YES
	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>18. <u>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)?</u></p> <p>If Yes, explain the purpose and size of the impoundment:</p> <p>_____</p> <p>_____</p>	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>19. <u>Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?</u></p> <p>If Yes, describe: _____</p> <p>_____</p>	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>20. <u>Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?</u></p> <p>If Yes, describe: _____</p> <p>_____</p>	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</p> <p>Applicant/sponsor/name: <u>Michael Coppola, Applicant / Leif G Kallquist, RA, AIA - sponsor</u> Date: <u>9/10/2021 01/03/2022</u></p> <p>Signature: <u></u> Title: <u>Sponsor</u></p>		

ZONING BOARD OF
Town of Owasco, NY
Application for Interpretation
OFFICE USE ONLY

6' NORTH SIDE YARD
AREA VARIANCE AND
1' HEIGHT VARIANCE
TO CONSTRUCT A
DETACHED GARAGE

This section to be completed by Code Enforcement Officer. Define

a. Ordinance ZONING Case No. _____
b. Title TABLE OF DIMENSIONAL REQUIREMENTS Date Rec'd _____
c. Section 150 Date Heard _____
c. Paragraph ATTACHMENT 1 Date Action _____
Action _____

To the Zoning Board of Appeals:

A. Statement of Ownership and Interest

1. The applicant(s) MICHAEL LAPPOLA & MOLLY MCGOWAN
(is) (are) the owner(s) of property situated at 340 WATER'S EDGE,
OWASCO, NY

2. The applicant's appeal concerns the property owned by MICHAEL LAPPOLA & MOLLY MCGOWAN
and located at 340 WATER'S EDGE, OWASCO, NY

Tax Map # 138.01-1-23.1

B. Nature of Request:

- 1) SIDE YARD SETBACK - EXIST 3.427' TO 4.0'
ALONG NORTH SIDEYARD @ GARAGE (10' REQUIRED)
- 2) ACCESSORY GARAGE HEIGHT - 20.42' FROM AVG. GRADE
TO EAVE (20' REQUIRED)

C. Attach copy of Plot Plan

Signature(s) [Signature] - EA / AGENT

Telephone No. 607-760-7494 DATE 01/03/2022

Cell No. _____

