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APR 07 2020

Town of Owasco  
Code Enforcement

ZONING BOARD OF APPEALS  
Town of Owasco, New York  
Application for Interpretation or Variance  
OFFICE USE ONLY

AREA VARIANCE  
FEE: \$25.00

This section to be completed by Code Enforcement Officer. Define part of ordinance in question

- a. Ordinance \_\_\_\_\_ Case No. \_\_\_\_\_
- b. Title \_\_\_\_\_ Date Rec'd BA \_\_\_\_\_
- c. Section \_\_\_\_\_ Date Hearing \_\_\_\_\_  
Date Action \_\_\_\_\_
- c. Paragraph \_\_\_\_\_ Action \_\_\_\_\_

\*\*\*\*\*

To the Zoning Board of Appeals:

A. Statement of Ownership and Interest

1. The applicant(s) Matt & Stacy Harrison  
 (is) (are) the owner(s) of property situated at 4777 Rockefeller  
Rd Auburn NY 13021

2. The applicant's appeal concerns the property owned by \_\_\_\_\_  
 and located at \_\_\_\_\_  
 Tax Map # \_\_\_\_\_

B. Nature of Request: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

C. Attach copy of Plot Plan

Signature(s) 

Telephone No. 315 4066428 DATE 4/4/2020  
 Cell No. 315 730 2425

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APR 07 2020

Town of Owasco  
Code Enforcement

**Town of Owasco**  
2 Bristol Avenue  
Auburn, New York 13021

**J. Patrick Doyle**  
Code Enforcement Officer  
Email: [codes@owascony.gov](mailto:codes@owascony.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: 4777 Rockefeller Rd, FL ~~1000~~ 12B  
(Street or Firelane No., Lot No., Nearest Road)

Tax Map No.: \_\_\_\_\_

Name of Owner: Matt & Stacey Harrison

Address: 4777 Rockefeller Rd Auburn NY 13021

Phone, Email: (315) 730-2425 (315) 406-6428 [Matt.J9482@yahoo.com](mailto:Matt.J9482@yahoo.com)  
(Phone) (Cell) (Email)

**Application for Building/Zoning Permit (continued)**

**A. PROJECT CONTACTS:**

Builder (If self, so indicate) Self\*  
Address 4111 Rockefeller Rd.  
Phone / Cell / Email cell 315 730 2425 Matt 315 406 6428 Stacey  
Architect or Engineer Drew Architects  
Address 10 Lewis St Dryden N.Y 13053  
Phone / Cell / Email 607-844-3138

**B. NATURE OF WORK (CHECK ALL APPROPRIATE CATEGORIES BELOW):**

- |  |   |                          |
|--|---|--------------------------|
| 1. Repair (structural) <input checked="" type="checkbox"/> | <b>Existing Structure(s)</b>                    | 4. Removal _____         |
| 2. Addition _____  |   | 5. Demolition _____      |
| 3. Alteration _____  |   | 6. Other (specify) _____ |
|  | <b>New Structure(s)</b>                         |                          |
| 1. Single Family _____                                     | 3. Two Family _____                             |                          |
| 2. Accessory Buildings:                                    | 4. Deck: _____ Covered _____ Open _____         |                          |
| Garage: _____ Attached _____ Detached _____                | 5. Swimming Pool: _____ Above _____ Below _____ |                          |
| Shed _____   | 6. Other (specify) _____                        |                          |

**C. PRINCIPAL CONSTRUCTION MATERIAL TO BE USED:**

- |   |                          |
|---|--------------------------|
| 1. Wood <input checked="" type="checkbox"/> | 3. Block _____           |
| 2. Brick _____                              | 4. Other (Specify) _____ |

**D. TYPE OF FOUNDATION:**

- |                          |                     |
|--------------------------|---------------------|
| 1. Cellar _____          | 3. Basement _____   |
| 2. Slab _____            | 4. Crawlspace _____ |
| 5. Other (Specify) _____ |                     |

**E. COMPLETE THE FOLLOWING:**

1. **Water Source:** Public \_\_\_\_\_ Private Well \_\_\_\_\_ Other \_\_\_\_\_
2. **Sewage:** Public \_\_\_\_\_ Private\* \_\_\_\_\_ None \_\_\_\_\_  
\* If private, has sewage disposal permit been applied for Yes \_\_\_\_\_ No \_\_\_\_\_
3. Will the project involve plumbing? Yes \_\_\_\_\_ No \_\_\_\_\_
4. Will the project involve H.V.A.C.? Yes \_\_\_\_\_ No \_\_\_\_\_
5. Will the project involve electrical? Yes \_\_\_\_\_ No \_\_\_\_\_

**F. COST OF THIS PROJECT:** (all labor\* and materials) \$ \_\_\_\_\_  
\* 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) \_\_\_\_\_**

**J. DIMENSIONS OF TOTAL PROPERTY (If applicable)**

Lot size: Length \_\_\_\_\_ (X) Width \_\_\_\_\_ (=) Total sq. ft. \_\_\_\_\_

Existing Buildings:

Length \_\_\_\_\_ (X) Width \_\_\_\_\_ (=) sq. ft. \_\_\_\_\_

Length \_\_\_\_\_ (X) Width \_\_\_\_\_ (=) sq. ft. \_\_\_\_\_

Length \_\_\_\_\_ (X) Width \_\_\_\_\_ (=) sq. ft. \_\_\_\_\_

Total square footage – Existing buildings \_\_\_\_\_

**K. DIMENSIONS OF PROPOSED PROJECT (If applicable)**

Length \_\_\_\_\_ (X) Width \_\_\_\_\_ (=) Total sq. ft. \_\_\_\_\_

Height \_\_\_\_\_ Number of stories \_\_\_\_\_

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

Front lot line setback \_\_\_\_\_ ft.                      Side lot line setback \_\_\_\_\_ ft.

Rear lot line setback \_\_\_\_\_ ft.                      Side lot line setback \_\_\_\_\_ ft.

**M. ENCLOSED LIVING AREA. (If applicable)                      Total sq. Ft. \_\_\_\_\_**

**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:

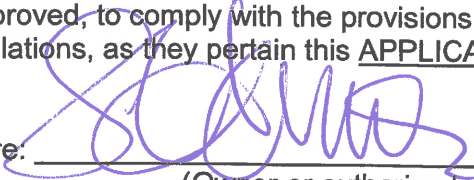
<u>Project Involvement</u>	<u>Agency</u>
1. Land division, SEQR, etc.	Owasco Planning Board
2. Zoning matters, SEQR	Owasco Zoning Board of Appeals
3. Public water, sewer	Owasco Water, Sewer Departments(s)
4. Private septic system	Cayuga County Health Department
5. N.Y.S. Roads	NYS Dept. of Transportation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

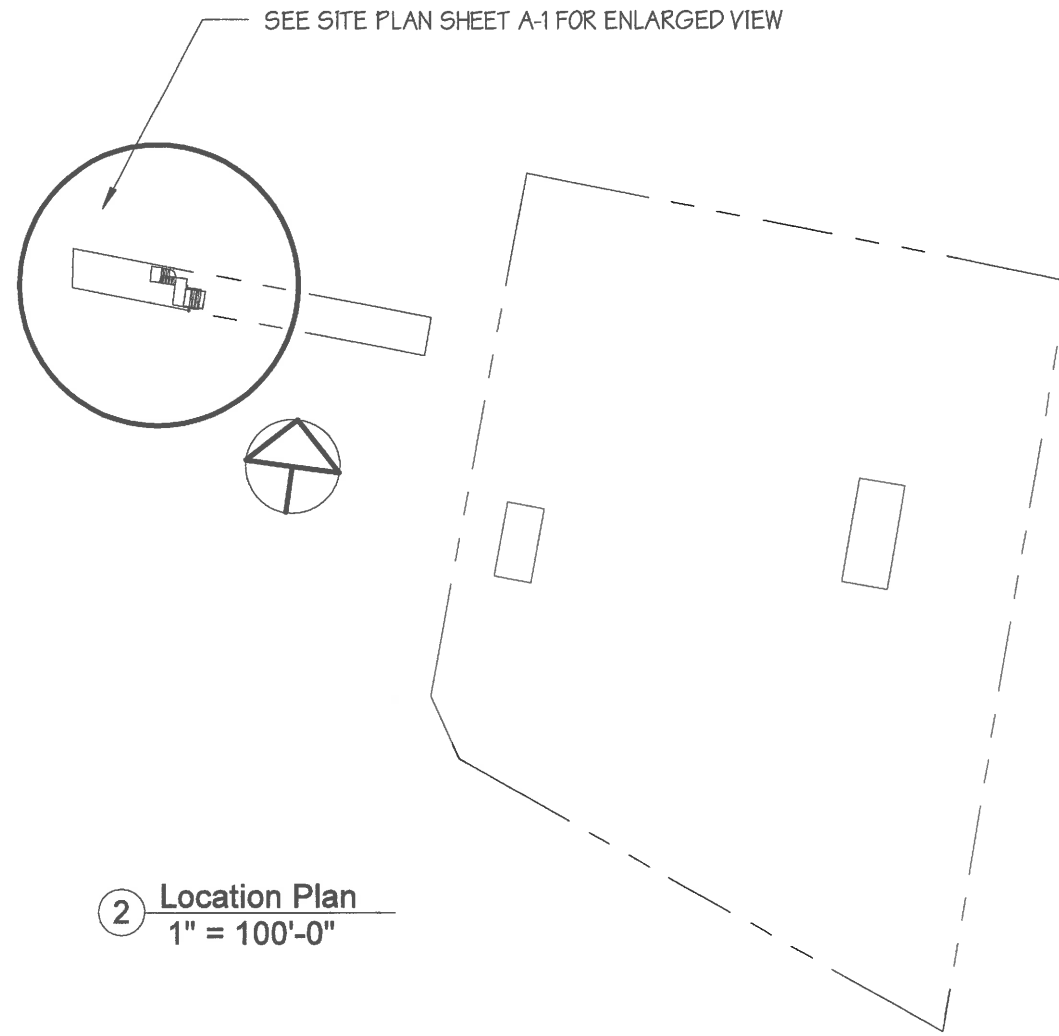
Application for a CERTIFICATE OF OCCUPANCY OR COMPLIANCE is made concurrently with this filing. It is the responsibility of the owner or authorized agent to notify the Code Enforcement Officer when the project is completed in order to obtain a Certificate of Occupancy or Compliance.

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.

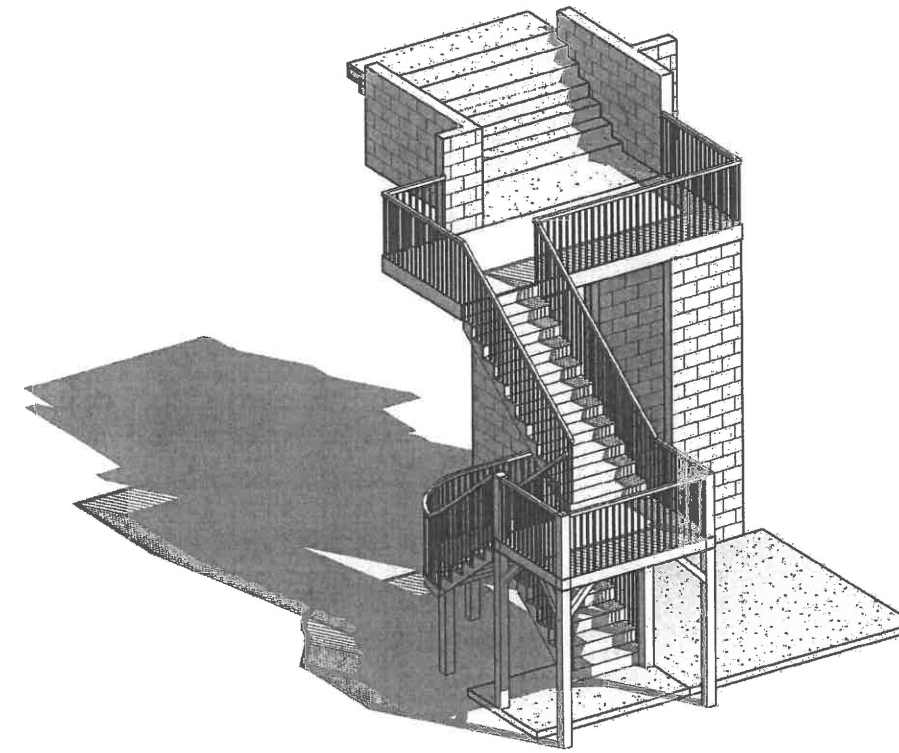
No person shall make any changes to the plans herewith submitted or of the specifications herein contained in the structural part of the project without the written consent of the Code Enforcement Officer.

.....  
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)



② Location Plan  
1" = 100'-0"



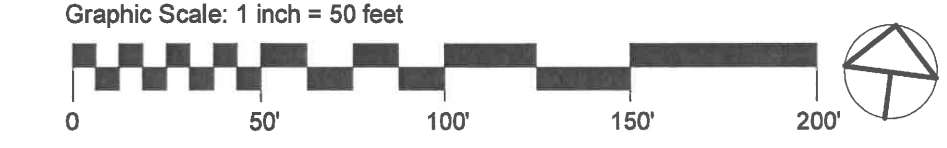
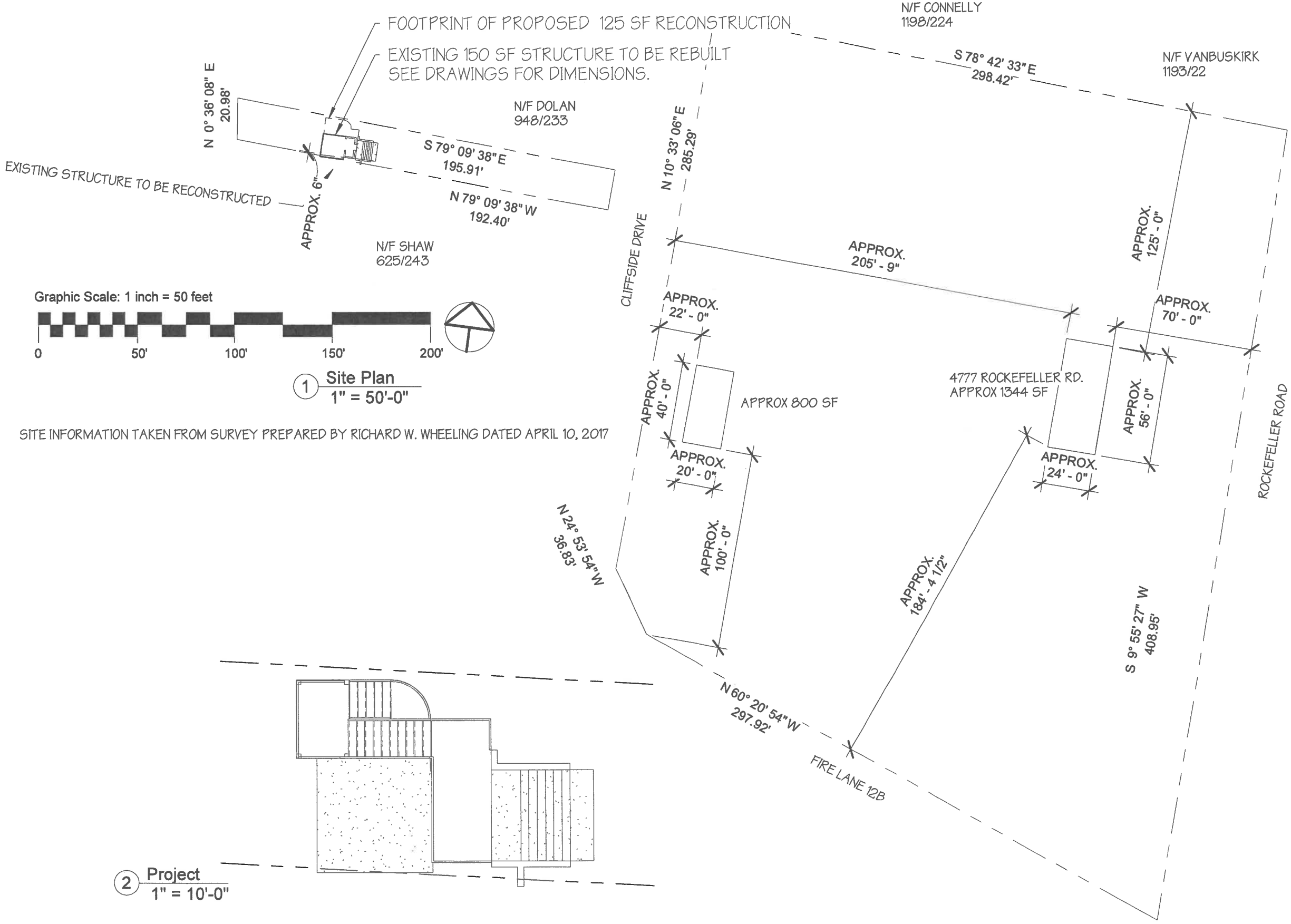
① {3D}

Proposed Stairs and Shore Storage for:  
 Matthew and Stacey Harrison  
 477 Rockefeller Road  
 Auburn, New York 13021

Proposed Stairs & Stor. for:  
 Matt and Stacey Harrison  
 4777 Rockefeller Rd, Auburn  
 NY 13021

The Architects Drew  
 10 Lewis Street, P.O. Box 243  
 Dryden, New York 13053  
 (607) 844-3738

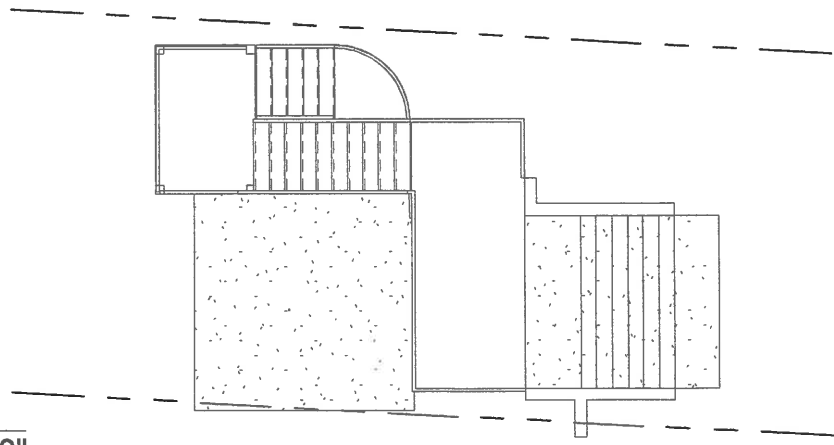
A-0  
 COVER SHEET



① Site Plan  
1" = 50'-0"

SITE INFORMATION TAKEN FROM SURVEY PREPARED BY RICHARD W. WHEELING DATED APRIL 10, 2017

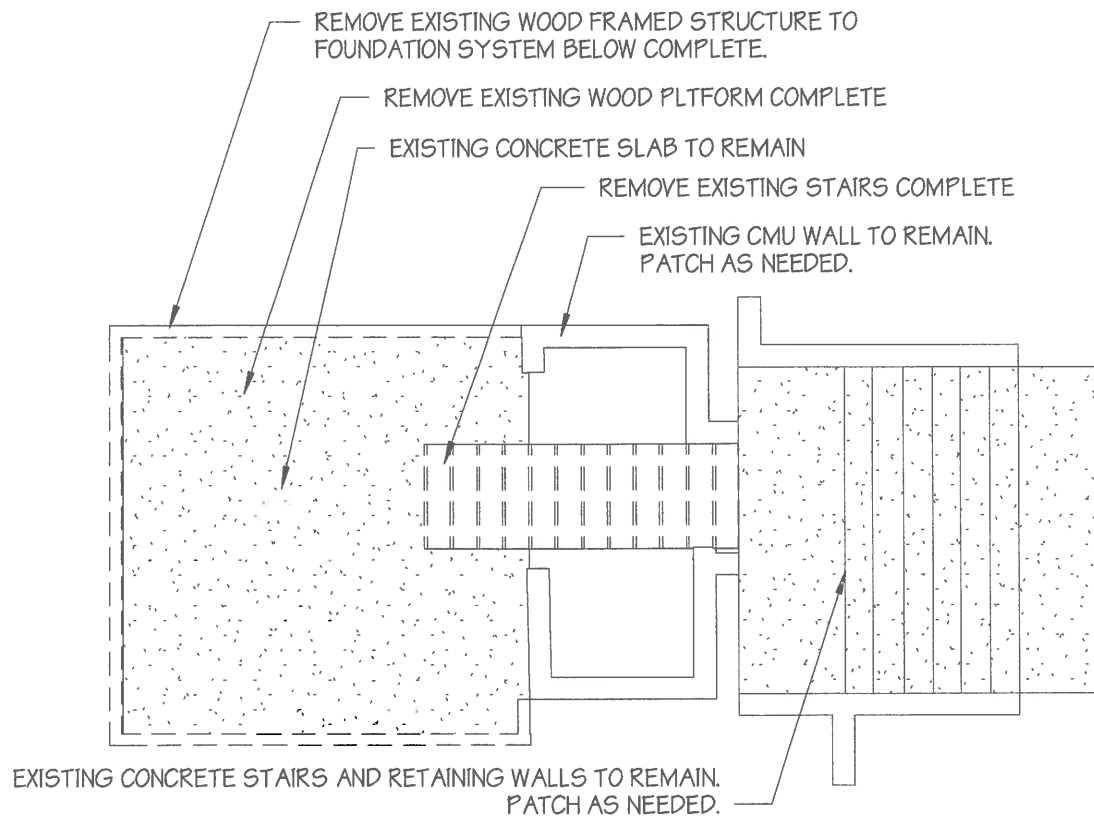
② Project  
1" = 10'-0"



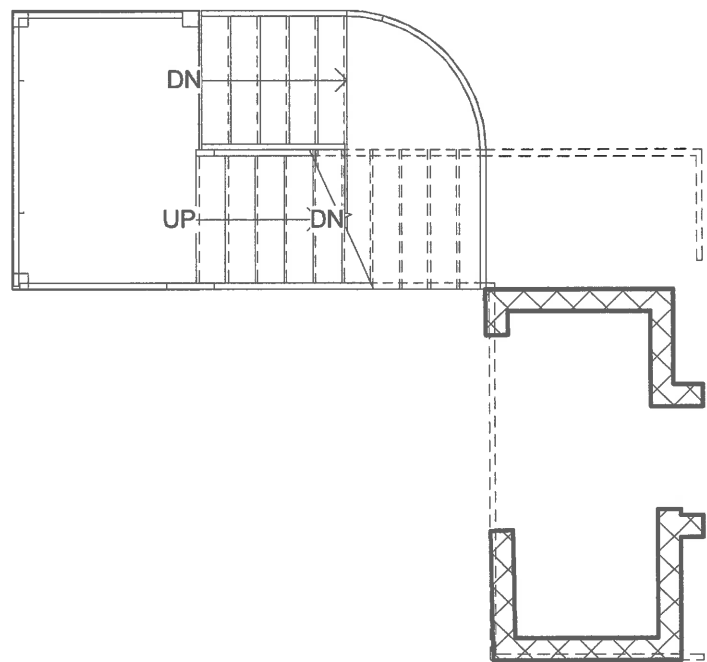
Proposed *Stairs & Stair* for:  
 Matt and *Stacey* Harrison  
 4777 Rockefeller Rd, Auburn  
 NY 13021

The Architects Drew  
 10 Lewis Street, P.O. Box 243  
 Dryden, New York 13053  
 (607) 844-3738

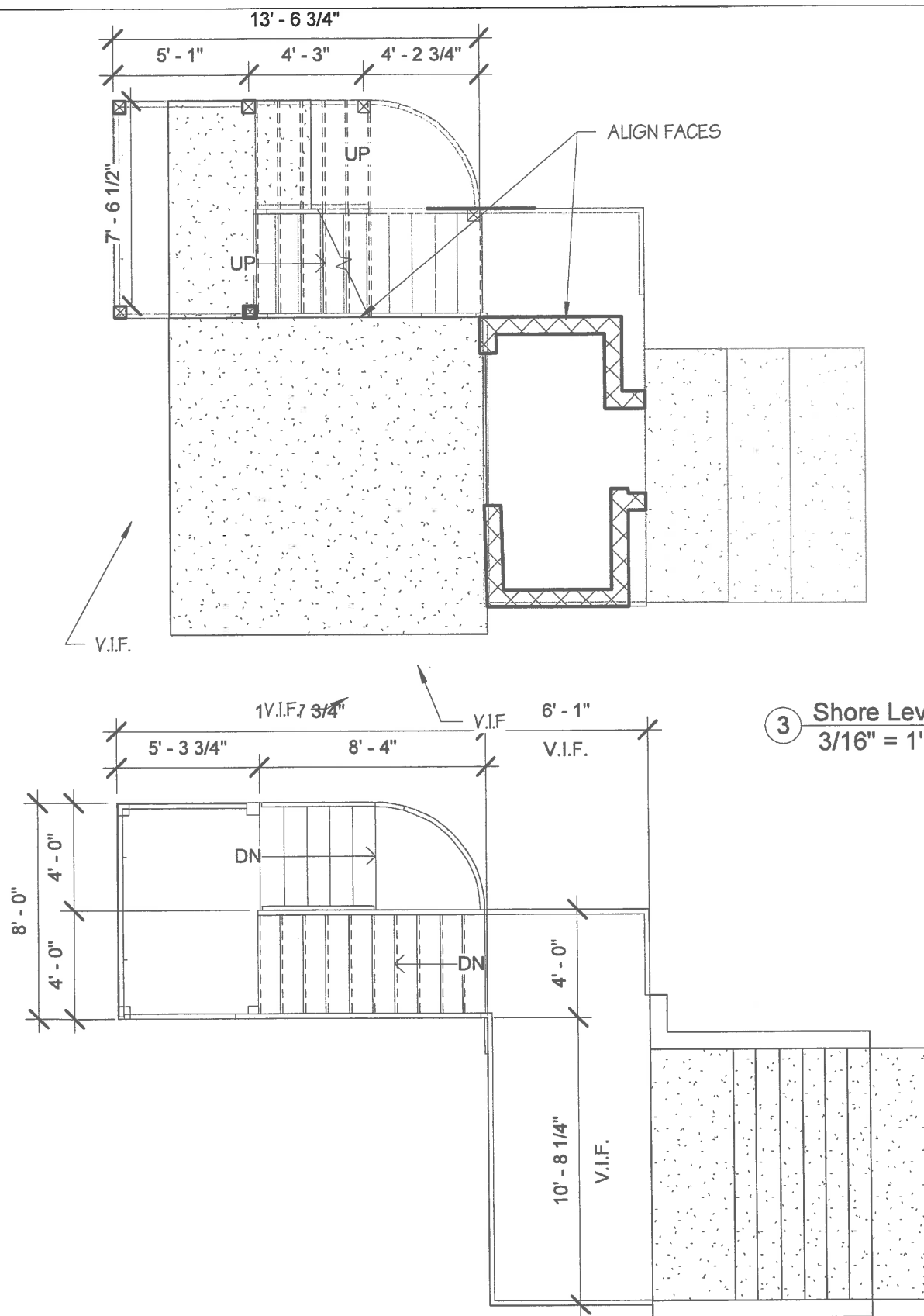
A-1  
 Site Plan



4 Demolition Plan  
3/16" = 1'-0"



2 intermediate landing  
3/16" = 1'-0"



3 Shore Level  
3/16" = 1'-0"

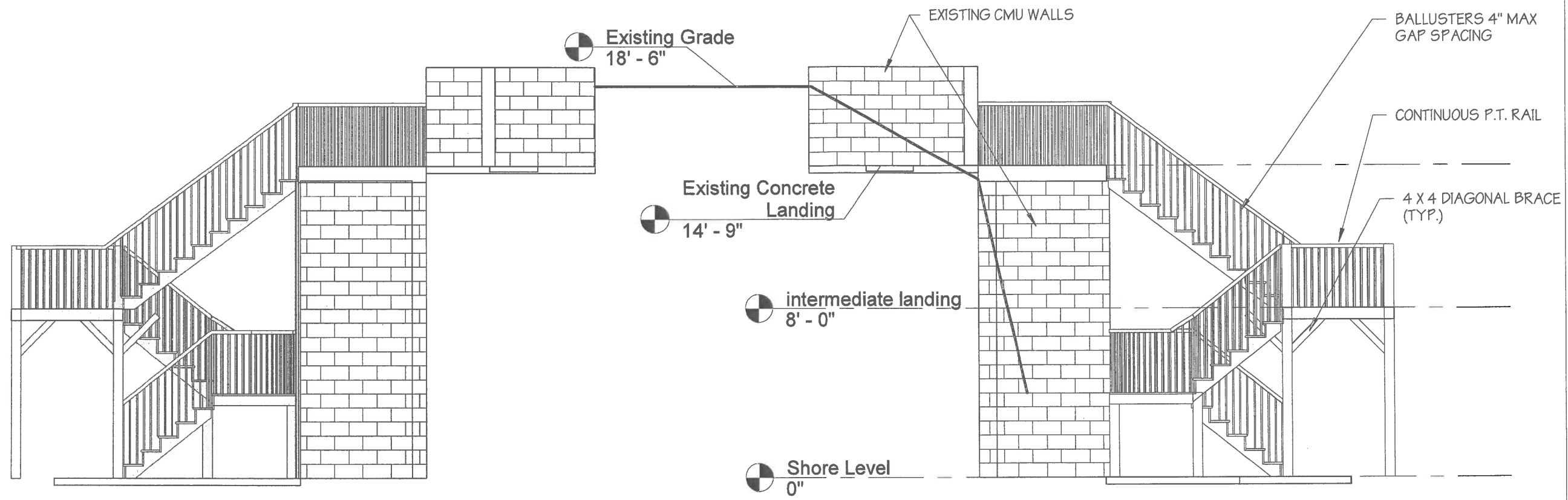
1 New Deck  
3/16" = 1'-0"

Proposed stairs & for. for:  
Matt and Stacey Harrison  
4777 Rockefeller Rd, Auburn  
NY 13021

The Architects Drew  
10 Lewis Street, P.O. Box 243  
Dryden, New York 13053  
(607) 844-3738

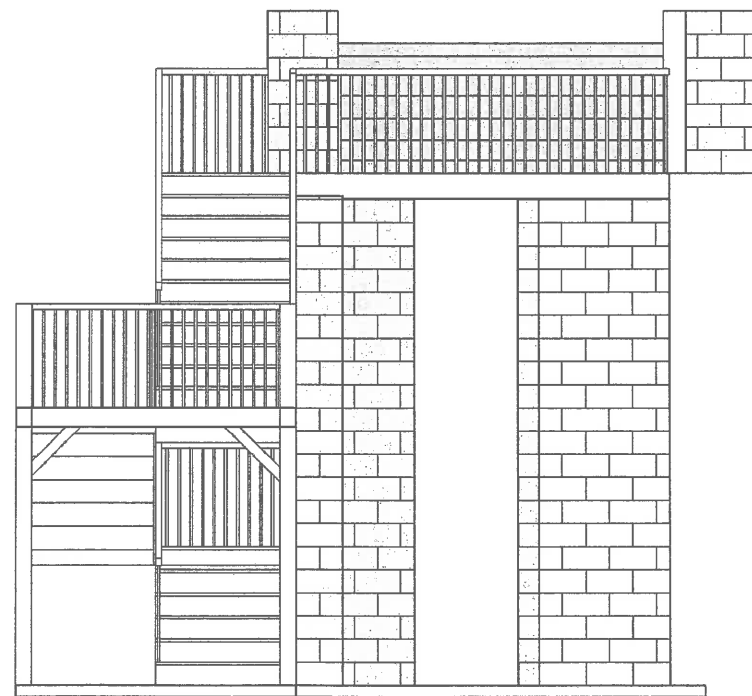
A-2  
Plans





② South Elevation  
3/16" = 1'-0"

① North Elevation  
3/16" = 1'-0"



③ West Elevation  
3/16" = 1'-0"

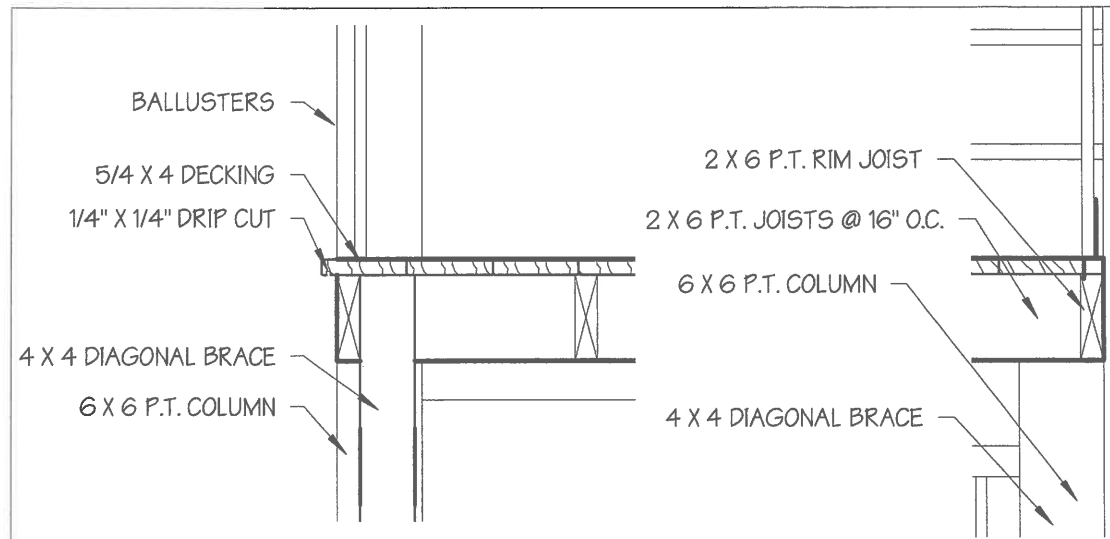
ALL LUMBER EXPOSED TO THE WEATHER SHALL BE PRESERVATIVE TREATED. USE FASTENERS INTENDED FOR PRESERVATIVE TREATED LUMBER IN ALL CONNECTIONS.

PROVIDE 12" MINIMUM SONOTUBE FOOTINGS UNDER EACH POST THAT DOES NOT BEAR DIRECTLY ON SOLID STONE. PROVIDE ELEVATED POST BASES FOR ALL POSTS ANCHORED TO PIER OR SOLID STONE.

Proposed stairs & for. for:  
Matt and Stacey Harrison  
4777 Rockefeller Rd, Auburn  
NY 13021

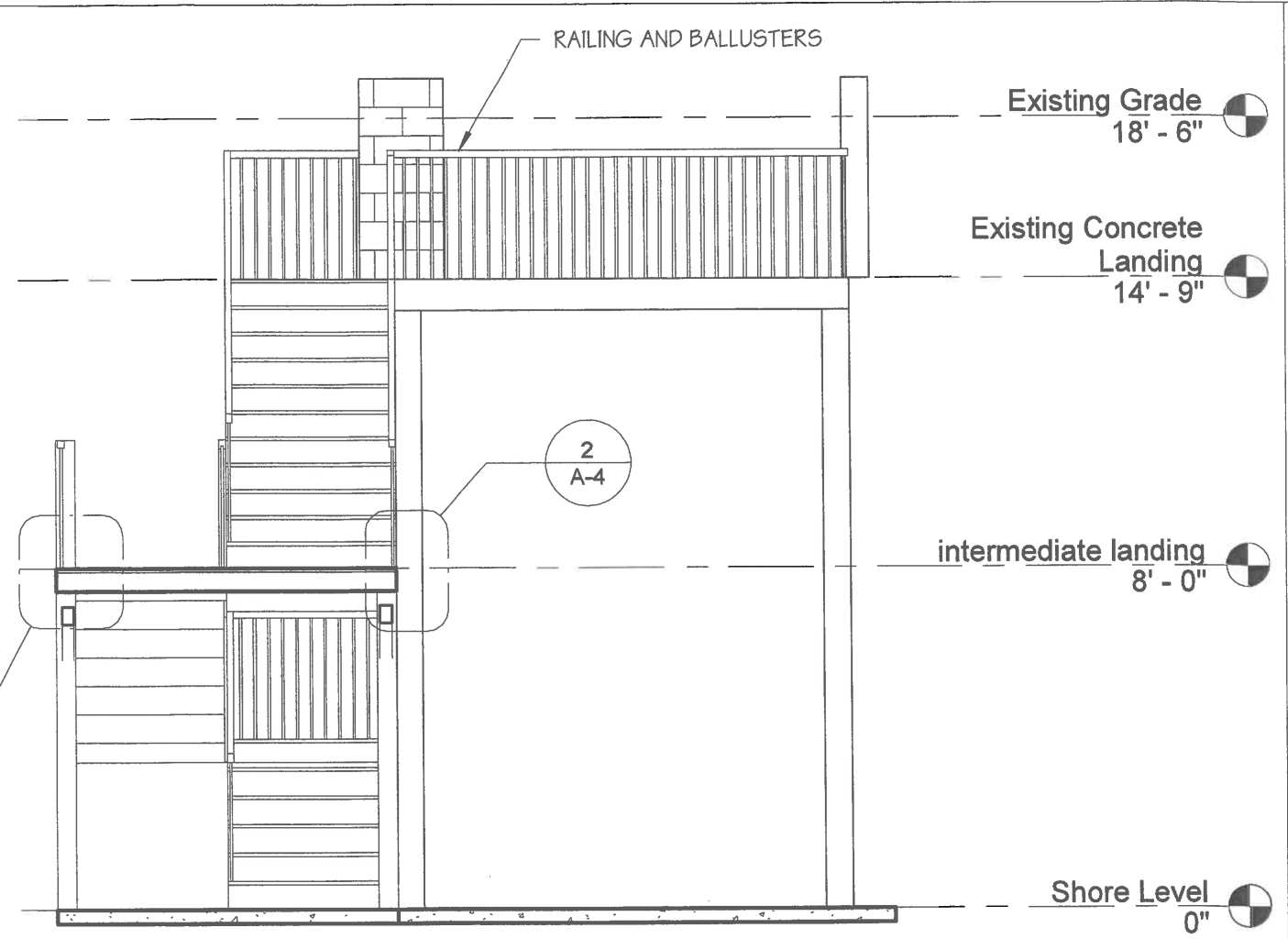
The Architects Drew  
10 Lewis Street, P.O. Box 243  
Dryden, New York 13053  
(607) 844-3738

A-3  
Elevations

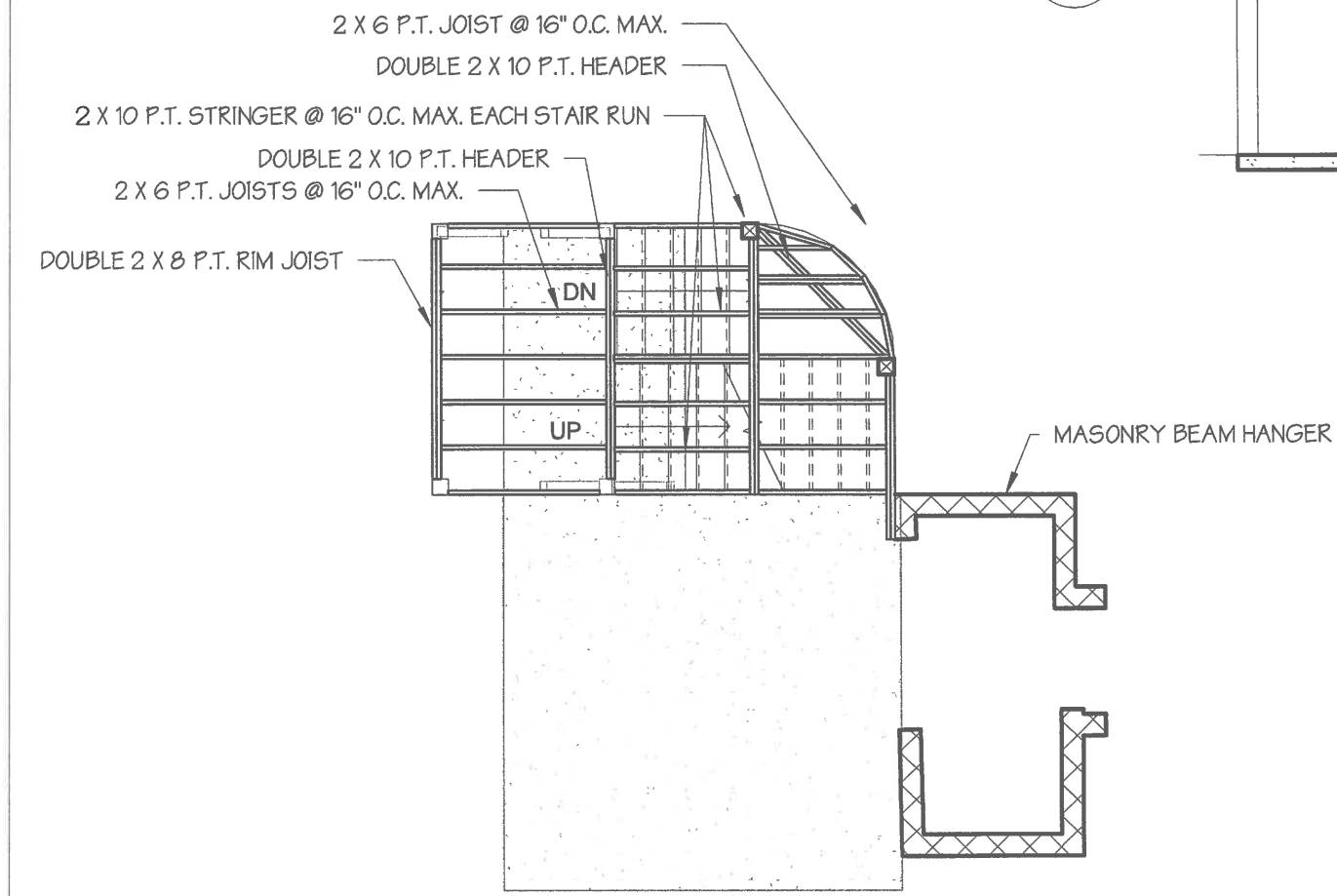


3 Section 3 - Callout 3  
1" = 1'-0"

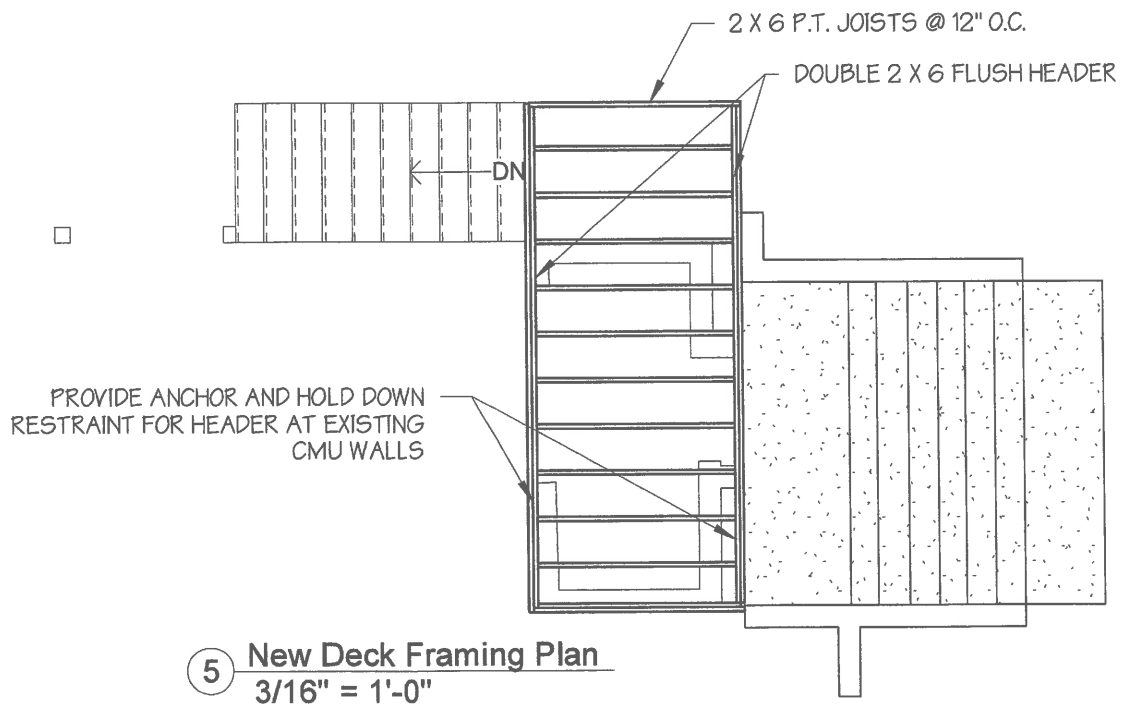
2 Section 3 - Callout 2  
1" = 1'-0"



1 Longitudinal Section North - South  
1/4" = 1'-0"



4 New intermediate Framing Plan  
3/16" = 1'-0"



5 New Deck Framing Plan  
3/16" = 1'-0"

Proposed Stairs & for:  
Matt and Stacey Harrison  
4777 Rockefeller Rd, Auburn  
NY 13021

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Dryden, New York 13053  
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A-4  
West Elevation / Framing

Construction Notes/ Specifications:

1. General

- A. Contractor shall verify all building conditions in the field prior to commencing work. If there is a discrepancy between drawings, dimensions or field conditions, notify the Architect immediately before commencing any work affected. Commencement of work by the Contractor indicates acceptance of all field conditions.
- B. Slope and bearing conditions for this work shall be verified and coordinated with Architect prior to construction.
- C. All work shall be performed in accordance with applicable building codes and zoning ordinances.
- D. Contractor shall comply with all construction documents, including these outline specifications.
- E. Contractor shall be properly and legally certified to perform work.
- F. Do not scale drawings, follow dimensions as shown on plans and conditions verified in field.
- G. Materials may be specified in these notes or elsewhere on the drawings. Items specified either within these notes or elsewhere on the drawings shall be considered specified materials.
- H. No substitutions of specified materials shall be permitted without the express approval of the Owner in writing with copy sent to the Architect.

2. Site Work

- A. Verify existing grade elevations with existing site conditions or topographic information provided by Owner prior to commencing work. Notify Architect of any discrepancy prior to commencing work.
- B. Strip and stockpile any existing topsoil and stone for use in final grading.
- C. Imported fill shall be from approved off-site locations acceptable to Owner and Architect.
- D. Grade ground surfaces away from foundations for a minimum of 6" below at a distance of 10 feet from the foundation.

3. Concrete

- A. All footings shall be placed on solid, approved, undisturbed soils, with a bearing capacity of not less than 2500 pounds per square foot. Minimum depth to bottom of foundation shall be 4'-0" below finished grade or bear directly upon un-broken ledge materials.
- B. Foundations shall be 12" concrete filled sonotube piers.
  - a. Provide a minimum 3" concrete cover to all steel reinforcing.
  - b. Provide 4 each #4 bars in each pier vertically.
  - c. Steel reinforcing shall be rust inhibitive treated deformed steel bars in sizes as indicated on drawings. Follow installation guidelines for minim bar lap and tie requirements of 8 x bar diameter.
  - d. Provide 2 #4 continuous reinforcing bars in footings.
- C. Provide elevated post bases for each column.
- D. All concrete shall be 3,000 PSI minimum design at 28 day strength mix.
- E. All slabs on grade shall be 4" thick with 6x6 10/10 WWF reinforcing and Fibermesh. Slabs to be exposed shall be smooth and level within 1/8" in ten foot. Thicken slab edges to provide frost barrier to minimum depth of 12".

4. Wood Framing

- A. All joists, beams, rafters and other lumber shall be construction grades Number 2 HEM-FIR, Fb = 1150 PSI or better, unless indicated otherwise.
- B. Provide joist hangars, truss hold-down clips and other framing anchors as manufactured by Simpson Strong-Tie.
- C. Provide Simpson Strong-Tie elevated post bases for all framing column or post connections to concrete structure or slabs.
- D. All lumber in contact with concrete or exposed to weather shall be preservative treated. Fasteners for use with preservative treated lumber shall be compatible with corrosive preservative treatments and shall be in accordance with manufacturer's written requirements.

8. Exterior

- A. Install base flashing, drip edges and diverters at transitions between materials and slope transitions.

Proposed *S*tairs & *S*tor. for:  
Matt and *S*tacey Harrison  
4777 Rockefeller Rd, Auburn  
NY 13021

The Architects Drew  
10 Lewis Street, P.O. Box 243  
Dryden, New York 13053  
(607) 844-3738

A-5  
*S*pecifications