

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) Kristen Farrington + Mark Morabito  
(is) (are) the owner(s) of property situated at 356 Poplar Beach  
Auburn, NY 13021

2. The applicant's appeal concerns the property owned by Kristen Farrington  
and located at \_\_\_\_\_

Tax Map # 131.03 - 1-57

B. Nature of Request: Current cottage is <sup>old + only</sup> seasonal up on cinder  
blocks so only able to use it 5 1/2 mths. per yr. due  
to plumbing above ground. We would like to have  
a year round cottage to use 12 mths that is  
handicap accessible with a first floor large bedroom  
& bathroom & additional bed rooms upstairs.

We are also placing new cottage in better position on land.

C. Attach copy of Plot Plan

Signature(s) Kristen Farrington + Mark Morabito

Telephone No. 585 507 7762 DATE 10/4/2021

Cell No. Mark cell 315 952 6341

**Town of Owasco Planning Board**  
2 Bristol Ave.  
Auburn, NY 13021  
Phone: (315) 253-9021 Fax: (315) 253-2683  
[owascoplanning@centralny.twcbc.com](mailto:owascoplanning@centralny.twcbc.com)

**APPLICATION FOR SITE DEVELOPMENT PLAN APPROVAL**

(Check appropriate boxes)

Preliminary  Date \_\_\_\_\_

Final  Date \_\_\_\_\_

Name of Proposed Development New House

**Applicant:**

Name: Kristen Farrington + <sup>Mark</sup> Morabito

Address: 356 Poplar Beach  
Auburn, NY 13021

Telephone/Cell: 585-507-7762

**Owner: (if different)**

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Telephone/Cell: \_\_\_\_\_

**Plans prepared by:**

Name: Michael Palmieri

Address: 6028 South Street Rd.  
Auburn, NY 13021

Telephone/Cell: 315-255-1010

(If more than one owner, provide information for each)

Ownership intentions—i.e., purchase options: - Demolition of existing house  
- Construction of more accommodating 2-story house  
with covered deck

Location of site: 356 Poplar Beach Auburn, NY 13021

Tax Map No.: 131.03-1-57

Current zoning classification:  Residential  Lakeshore  Agriculture/Residential

State and federal permits needed (List type and appropriate departments): N/A



**Cayuga County Planning Review:**  
(This page to be completed only if to be submitted to CPB)

Project Name: New House Date Submitted: 10/4/2021

Enclosed for your review and recommendation, pursuant to sections 239-l and 239-m of General Municipal Law, is the following application for (check all that apply):

- |  |   |   |
|--|---|---|
| <input checked="" type="checkbox"/> Site Plan Review | <input checked="" type="checkbox"/> Area Variance | <input type="checkbox"/> Special Permit |
| <input type="checkbox"/> Use Variance                | <input type="checkbox"/> Planned Development      | <input type="checkbox"/> Rezoning       |
| <input type="checkbox"/> Zoning Text Change          | <input type="checkbox"/> Other _____              |   |

Project Sponsor/Applicant: Kristen Farrington + Mark Morabito

Project Location: 356 Poplar Beach Auburn, NY 13021

Tax Map Number(s): 131.03-1-57

Municipality: Owasco

Zoning District:  Residential  Lakeshore  Agriculture/Residential


Brief Project Description: Demolition of existing house & construction of more accommodating 2-story house.

Other Pertinent Information: \_\_\_\_\_

This application is qualified for review because it meets one or more of the following (check all that apply):

- |   |   |
|---|---|
| <input type="checkbox"/> Municipal Boundary                   | <input type="checkbox"/> Farm in an Agricultural District |
| <input type="checkbox"/> State/County Road                    | <input type="checkbox"/> State/County Park                |
| <input type="checkbox"/> State/County Drainageway/Watercourse | <input type="checkbox"/> Zoning Text Change               |
| <input type="checkbox"/> Zoning Map Change                    | <input type="checkbox"/> Other: _____                     |

Respectfully Submitted,

  
\_\_\_\_\_  
Signature

The following public hearings and/or meetings are scheduled by the (check all that apply):

	Public Hearing Date	Meeting Date (if required)
<input type="checkbox"/> Planning Board	_____	_____
<input type="checkbox"/> Zoning Board of Appeals	_____	_____
<input type="checkbox"/> Town Board	_____	_____
<input type="checkbox"/> Other: _____	_____	_____

**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: 356 Poplar Beach Fire Lane #8  
(Street or Firelane No., Lot No., Nearest Road)

Tax Map No.: 131.03-1-57

Name of Owner: Kristen Farrington

Address: 356 Poplar Beach Auburn, NY 13021

Phone, Email 585-507-7762 krisfarrin@aol.com  
(Phone) (Cell) (Email)

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

**A. PROJECT CONTACTS:**

Builder (If self, so indicate) TBD

Address \_\_\_\_\_

Phone / Cell / Email \_\_\_\_\_

Architect or Engineer \_\_\_\_\_

Address \_\_\_\_\_

Phone / Cell / Email \_\_\_\_\_

**B. NATURE OF WORK**

(CHECK ALL APPROPRIATE CATEGORIES BELOW):

**Existing Structure(s)**

- 1. Repair (structural) \_\_\_\_\_
- 2. Addition \_\_\_\_\_
- 3. Alteration \_\_\_\_\_

- 4. Removal \_\_\_\_\_
- 5. Demolition  \_\_\_\_\_
- 6. Other (specify) \_\_\_\_\_

**New Structure(s)**

- 1. Single Family  \_\_\_\_\_
- 2. Accessory Buildings:  
Garage:  Attached  Detached  
Shed \_\_\_\_\_

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

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

- 1. Wood  \_\_\_\_\_
- 2. Brick \_\_\_\_\_

- 3. Block \_\_\_\_\_
- 4. Other (Specify) \_\_\_\_\_

**D. TYPE OF FOUNDATION:**

- 1. Cellar \_\_\_\_\_
- 2. Slab \_\_\_\_\_
- 5. Other (Specify) \_\_\_\_\_

- 3. Basement  \_\_\_\_\_
- 4. Crawlspace \_\_\_\_\_

**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.

\$ TBD

**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) New house

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

Lot size: Length \_\_\_\_\_ (X) Width \_\_\_\_\_ (=) Total sq. ft. ~ 6,120 sq.ft.

Existing Buildings:  
House Length \_\_\_\_\_ (X) Width \_\_\_\_\_ (=) sq. ft. 805 sq.ft.

Deck Length \_\_\_\_\_ (X) Width \_\_\_\_\_ (=) sq. ft. 190 sq.ft.

shed Length \_\_\_\_\_ (X) Width \_\_\_\_\_ (=) sq. ft. 144 sq.ft.

Total square footage – Existing buildings 4,981 sq.ft

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

Length \_\_\_\_\_ (X) Width \_\_\_\_\_ (=) Total sq. ft. 1,350 sq.ft.

Height ~ 31'                      Number of stories 2

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

Front lot line setback ~ 51.75 ft.                      (N) Side lot line setback ~ 3.25 ft.

Rear lot line setback ~ 72.50 ft.                      (S) Side lot line setback ~ 1.50 ft.

**M. ENCLOSED LIVING AREA.** (If applicable)                      Total sq. Ft. 2,160 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

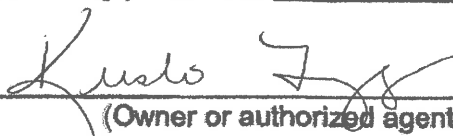
Application for a CERTIFICATE OF OCCUPANCY OR COMPLIANCE is made concurrently with this filing. It is the responsibility of the owner or authorized agent to notify the Code Enforcement Officer when the project is completed in order to obtain a Certificate of Occupancy or Compliance.

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)



## 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.

Part 1 - Project and Sponsor Information			
Name of Action or Project: <span style="font-size: 1.2em; margin-left: 100px;">New House</span>			
Project Location (describe, and attach a location map): <span style="font-size: 1.2em; margin-left: 100px;">356 Poplar Beach Auburn, NY 13021</span>			
Brief Description of Proposed Action: <ul style="list-style-type: none"> <li>- Demolition of existing house.</li> <li>- Construction of more accommodating 2-story house with covered deck.</li> </ul>			
Name of Applicant or Sponsor: <span style="font-size: 1.2em; margin-left: 20px;">Kristen Farrington</span>		Telephone: 585-507-7762	
		E-Mail: krisfarrin@aol.com	
Address: <span style="font-size: 1.2em; margin-left: 20px;">356 Poplar Beach</span>			
City/PO: <span style="font-size: 1.2em; margin-left: 20px;">Auburn</span>		State: <span style="font-size: 1.2em; margin-left: 20px;">NY</span>	Zip Code: <span style="font-size: 1.2em; margin-left: 20px;">13021</span>
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? 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	YES
		<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval:		NO	YES
		<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		<span style="font-size: 1.2em;">.141</span> acres	
b. Total acreage to be physically disturbed?		<span style="font-size: 1.2em;">.031</span> acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		<span style="font-size: 1.2em;">.141</span> acres	
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input checked="" type="checkbox"/> Other(Specify): <span style="font-size: 1.2em; margin-left: 20px;">lakeshore</span>			
<input type="checkbox"/> Parkland			

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

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:		
<input checked="" type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input type="checkbox"/> Suburban		
15. 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?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	NO	YES
	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a. Will storm water discharges flow to adjacent properties?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	<input type="checkbox"/>	<input type="checkbox"/>
If Yes, briefly describe: <u>water discharge / drainage designed by engineer</u>		
18. 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)? If Yes, explain the purpose and size of the impoundment:	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe:	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe:	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b> Applicant/sponsor/name: <u>Mark Monagato</u> Date: <u>10/4/21</u> Signature: <u>Kristen Farrington</u> Title: <u>owners</u>		

**PRINT FORM**