

**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 Brandon and Page Clifford.

The proposal is to construct a porch and deck that encroach property line setbacks and increase nonconforming impermeable surface coverage and total lot coverage.

The involved Section of the Skaneateles Town Code is Section 148-8-9-A.1.c,d. Nonconforming Lot setbacks; 148-8-9-G Nonconforming Lot impermeable surface coverage; and 148-4-3-C.1.b Maximum Lot Coverage

Minimum front yard setback for a nonconforming lot shall be 25 feet whereas the submitted site plan reflects a porch less than 25 feet to the south property line.

Minimum side yard setback for a nonconforming lot is 20% of lot width but not less than eight feet (this lot has 69.2 foot lot width x 20% = 13.8 feet), whereas the submitted site plan reflects a deck located less than 13.8 feet to the west property line.

In no case shall the applicant be permitted to increase nonconforming impermeable surface coverage on a lot, whereas the proposed porch will increase the nonconforming impermeable surface coverage.

In the RR district, the maximum lot coverage is 20% of lot area, whereas the site plan with a proposed porch and deck will increase the nonconforming lot coverage.

The property in question is located at **863 Milford Drive** in the Town of Skaneateles, New York, and bears Tax Map ID #047.-02-05.0.

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

**Said Hearing** will be continued on ***Tuesday, October 11, 2022 at 7:10 pm*** at the Town Hall, 24 Jordan Street, or electronically as required by local and/or Executive Orders applicable to COVID-19. 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: September 28, 2022



## Project Narrative

Brandon & Page Clifford

Project Location: 863 Milford Drive, Skaneateles, N.Y. 13152

Tax Map No.: 047.-02-05

Town Zoning District: RR

SPACE Architectural Studio project #: 2022-26

Date: 25 July 2022

Brandon and Page Clifford bought their home at 863 Milford Drive during the summer of 2021. The Clifford's have three young children and would like to renovate their house to maximize the space within their +/- 1,654 SF split-level home.

The changes proposed are to rework the entry way to add storage and a powder room, modernize the kitchen and open it up to the living room, and to add a gym and additional bathroom to the basement. All these alternations would take place within the existing boundaries of the residence.

The Clifford's would like to add a second level above the single level portion of the split-level home for additional space for the children. This would increase the livable area within the same footprint of the existing residence.

Additionally, the Clifford's would like to add a proposed +/- 446.6 SF deck to the west side of the house and a +/- 176.6 SF porch to the front of the house. This would allow for additional living and entertaining space for the family during the summer months without expanding the footprint of the existing residence. This additional space would serve to improve the appearance of the front façade and to better tie into the aesthetics of the surrounding neighborhood.

The residence is an unrenovated split-level home that needs upgrades and repair. The non-conforming lot creates an extreme hardship for the property with the owners trying to propose some modest outdoor living space without removing a portion of the existing home. The Clifford's are requesting one pre-existing non-conforming variance and one new variance.

The P.E.N.C. variances requested by the owners in the proposal include:

- Minimum Front Yard Setback (South): +/- 20.4 FT where 25 FT is required, a variance of +/- 4.6 FT (P.E.N.C.) is requested

The new variance that the Clifford's are requesting:

- Maximum Lot Coverage: +/- 26.4% where +/- 20% is required, a variance of +/- 6.4% is requested

This proposal requested by the Clifford's would increase the maximum impermeable surface from +/- 16.6% (P.E.N.C.) to +/- 18.4%. The Clifford's plan to pay a redevelopment fee OF \$8,930.92 to offset the impacts of the non-conforming impermeable lot coverage.

The Clifford's are planning for the future of their family as their children grow up in this home. Most of the changes proposed are within the confines and footprint of the existing home. These changes would allow more efficient and livable space for this young family. Thank you for considering our proposal.





<b>Zoning Floor Plans &amp; Elevations</b>	<b>Z-2</b>
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