

EGGLESTON & KRENZER ARCHITECTS, PC
The Trolley Bldg
1391 East Genesee Street
Skaneateles, New York 13152

October 31, 2024

Revised November 20, 2024

Town of Skaneateles Planning Board and ZBA
24 Jordan Street
Skaneateles, NY 13152

RE: Jim and Mary Fox – Site Plan Review and Area Variance
1431 Thornton Heights Road
Tax ID # 057.-01-25.0 & 26.0

NARRATIVE

The Fox property has 22,166 SF of lot area, 87.7 Ft of shoreline on two lots split by Thornton Heights Rd, a private road. The private road and shared lake access extend along the entire south side of both lots. In 2012, the lake lot was improved with a three-bedroom, year-round home that has 2,120 SF (9.6% of lot area) floor space and 1,316 SF (5.9%) building footprint. The existing septic system has since been upgraded to be on the west end of the inner lot, over 280 ft from the lake. An 80 SF shed sets on the inner lot along with a parking area. The ISC is 8.9% and TSC is 14.5 %.

This application is to construct a two-car garage with attic storage above. The 80 SF shed and parking are will be removed from the inner lot. The garage will be set into the sloped grade with direct access from the back for storage and exterior side stairs from the front. The garage conforms to the required 25 ft front yards to the south and east. The steps are allowed to encroach 8 ft into the south front yard. The total living space will increase to 2,657 SF (12.0%) and the total building footprint will increase to 1,904 SF (8.6%). This will require an area variance. The ISC will increase to 9.9% and TSC will increase to 16.0%

A bio swales is being added on the north side of the garage to collect and clean storm water from the new garage consistent with Small-Scale Stormwater Management Guidelines. Silt fences will use used during construction to minimize potential erosion. Site Plan Review is required.

CONSTRUCTION SEQUENCE

- 1) Mark septic area to prevent construction traffic and staging.
- 2) Install silt fence/sediment socks, maintain during construction.
- 3) Remove storage shed.
- 4) Excavate for garage and driveway, install garage foundation and driveway base.
- 5) After attic deck and retaining wall are installed, back fill around garage and install the bio swales. Spread topsoil, seed disturbed areas, mulch. Water during dry periods.
- 6) Frame garage roof and after facias and eaves are complete, install roof gutters and direct downspouts to the bio-swale.
- 7) Install walkway, driveway strips, siding and trim. Finish grading around disturbed areas, spread top soil, seed and mulch. Water during dry periods,
- 8) After lawn is established, remove silt fence, patch disturbed areas.

(315) 685-8144

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AREA VARIANCE CRITERIA

The following criteria should be considered in granting an area variance:

- 1) *Whether an undesirable change will be produced in the character of the neighborhood or a detriment to nearby properties will be created by the granting of the area variance.*

Granting the requested variances will not change the character of the neighborhood or be a detriment to nearby properties. Thornton Heights is a mix of seasonal and year round dwellings. Most if not all the year round dwellings have garages. The proposed garage will match the exterior finishes of the house.

- 2) *Whether the benefit sought by the applicant can be achieved by some method, feasible for the applicant to pursue, other than an area variance.*

The benefit sought by the applicant can not be achieved by any method other than an area variance. The current building footprint and floor space would only allow an additional 14 SF and 97 SF respectfully for adding to the 80 SF shed area. A garage is a reasonable structure for a year round dwelling in Central New York. The garage has been built into the hillside to minimize the visual impact on the lot.

- 3) *Whether the requested area variance is substantial.*

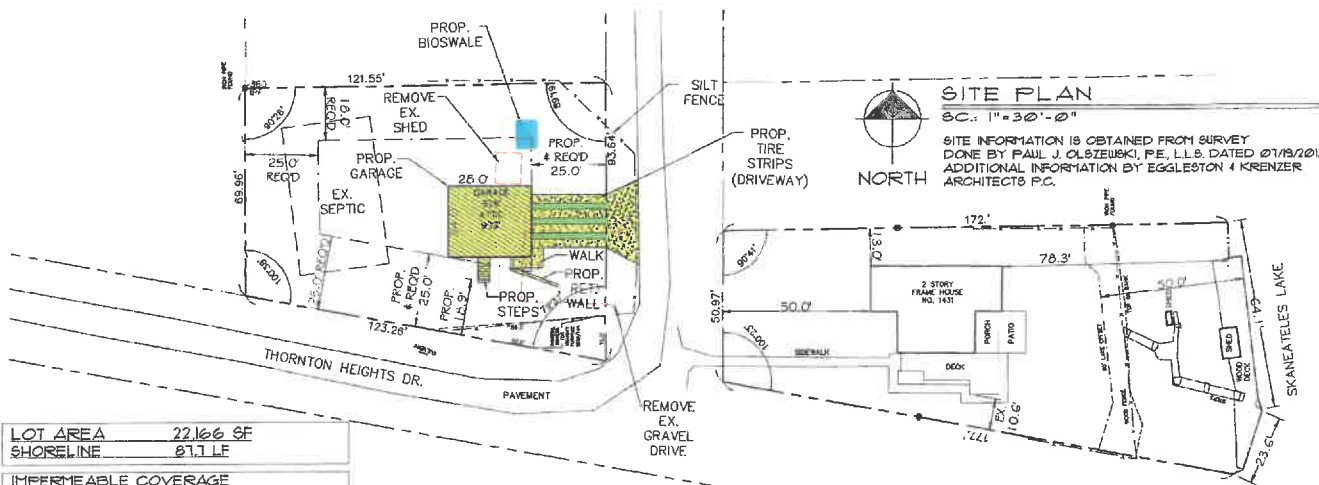
The requested variances are not substantial. In that the lot is less than 40,000 SF, the building footprint is limited to 6% of the lot area. The garage will increase the building footprint by 2.6%, and Floor space by 2.0%. The garage will have conforming front, side and rear yard setbacks and be over 230 ft from the lake.

- 4) *Whether the proposed variance will have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district.*

Granting the requested variances will not have an adverse effect on the physical or environmental conditions of the neighborhood. The ISC is conforming at 9.9% and the TSC is only 15.9% A new septic system was upgraded to be 280 from the lake. A bio swales will collect and filter storm water that runs off the new roofs,

- 5) *Whether the alleged difficulty was self-created, which shall be relevant to the decision of the Board but which shall not necessarily preclude the granting of the area variance.*

This lot became non-conforming with changes in the zoning law over the years since it was created. The zoning law now requires any lot less than 40,000 SF to have no more than 6% building footprint and 10% floor space. While requesting the variance may be self-created, the requested variance has been kept to a minimum and allow the applicant to have a garage for their year-round home. The garage has been built into the sloped lot to minimize its mass and appearance. The exterior will match the house and improve the neighborhood by eliminating parking and storage outside.



LOT AREA 22,166 SF
SHORELINE 87.7 LF

IMPERMEABLE COVERAGE		
	EXIST.	PROPOSED
HOUSE	1,048 SF	1,048 SF
GARAGE	---	672 SF
SHEDS	156 SF	72 SF
PORCH	112 SF	112 SF
DRIVEWAY	658 SF	300 SF
TOTAL	1,974 SF	2,204 SF
% IMPERMEABLE	8.9 %	9.9 %

TOTAL COVERAGE		
	EXIST.	PROPOSED
STEP AREAS	182 SF	182 SF
LAKE DECK	180 SF	180 SF
PERM. SIDEWALK	335 SF	383 SF
HOUSE DECK	423 SF	423 SF
PATIO	128 SF	128 SF
RET. WALL	---	20 SF
GARAGE DECK & STAIR	---	34 SF
PERMEABLE	1,248 SF	1,350 SF
IMPERMEABLE	1,314 SF	2,204 SF
TOTAL	3,222 SF	3,554 SF
% TSC	14.5 %	16.0 %

LAKE FRONT STRUCTURES 400 SF ALLOWED		
	EXIST.	PROPOSED
SHEDS	72 SF	72 SF
STEPS	182 SF	182 SF
LAKE DECK	510 SF	510 SF
TOTAL	764 SF	764 SF

10% POTENTIAL LIVING SPACE 2,217 SF ALLOWED		
	EXIST.	PROPOSED
FIRST FLOOR	1,048 SF	1,048 SF
SECOND FLOOR	960 SF	960 SF
PORCH	112 SF	112 SF
GARAGE (80% X 672)	0 SF	537 SF
TOTAL	2,120 SF	2,657 SF (12.0%)

6% BUILDING FOOTPRINT 1,330 SF ALLOWED		
	EXIST.	PROPOSED
HOUSE	1,048 SF	1,048 SF
PORCH	112 SF	112 SF
SHEDS	156 SF	72 SF
GARAGE	---	672 SF
TOTAL	1,316 SF	1,904 SF (8.6%)

architect

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SITE PLAN

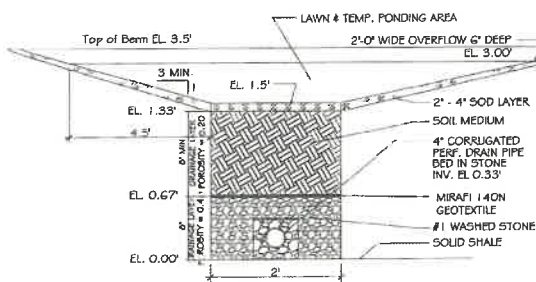
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20 NOV 2024

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BIO-SWALE REQUIREMENT (UPPER LOT)

$$WQV = \frac{(0.05 + 0.003 \times 12) \times A}{12}$$

WQV = WATER QUALITY VOLUME - CUFT

I = IMPERVIOUS SURFACE COVERAGE - 9.8 %

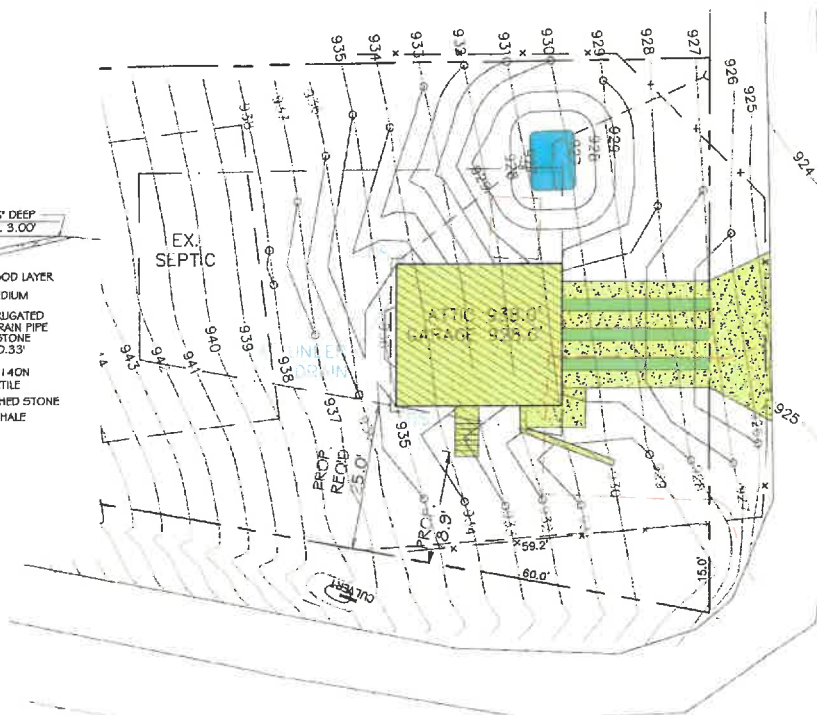
A - DRAINAGE AREA - 9,936 SF

$$WQV = \frac{(0.05 + 0.003 \times 9.8) \times 9,936 \text{ SF}}{12}$$

$$WQV = 0.138 \times 9,936 \text{ SF}$$

WQV = 114 CU. FT. REQUIRED

PROVIDED:
15' x 10' x 15' DEEP BIOSWALE = 112 SF



NORTH

GRADING PLAN

SC: 1" = 15'-0"

SITE INFORMATION IS OBTAINED FROM SURVEY
DONE BY PAUL J. OLSZEWSKI, P.E., L.L.S. DATED 07/19/2013
ADDITIONAL INFORMATION BY EGGLESTON & KRENZER
ARCHITECTS P.C.

GRADING PLAN

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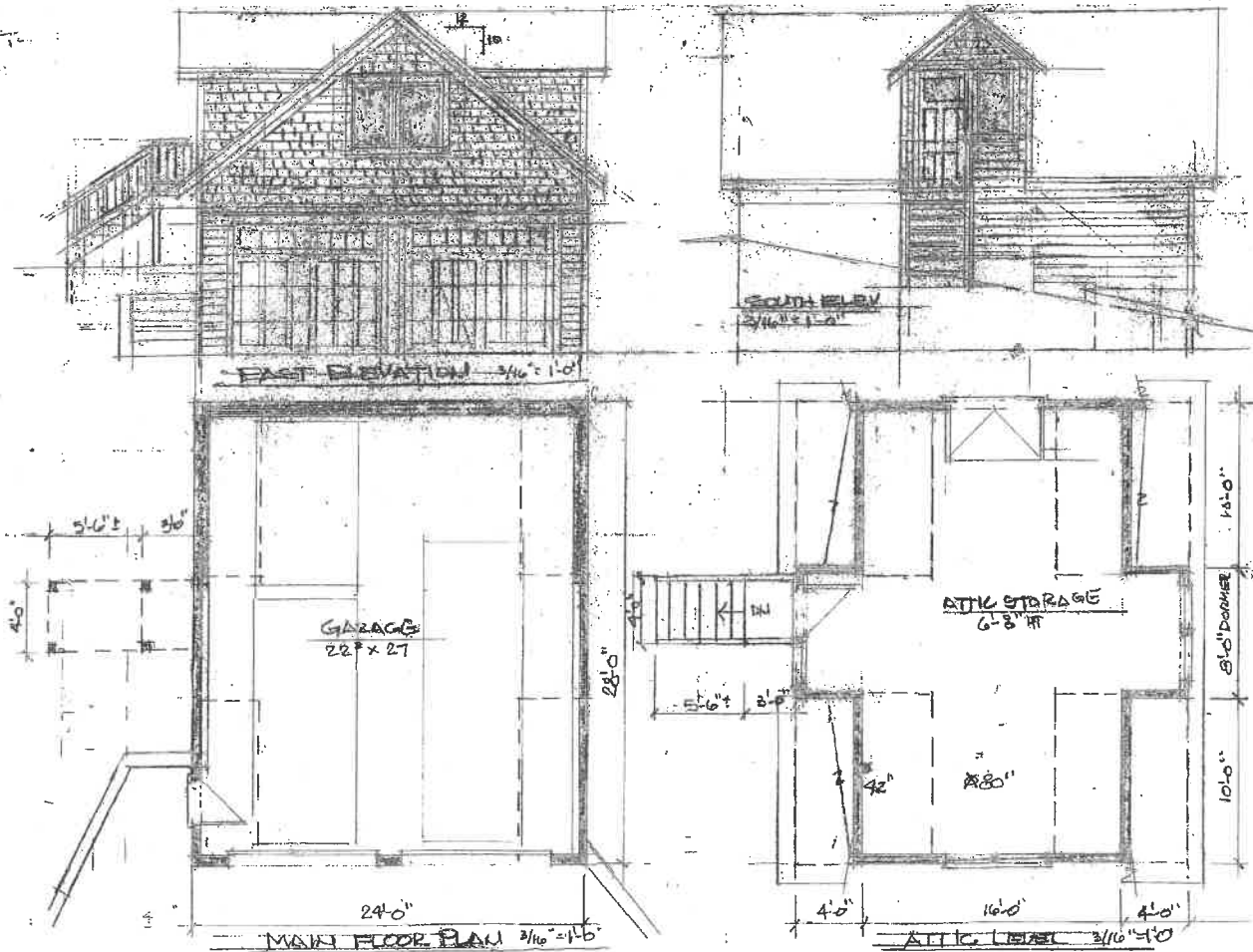
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PROPOSED GARAGE

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