
EGGLESTON & KRENZER ARCHITECTS, PC

The Trolley Bldg

1391 East Genesee Street

Skaneateles, New York 13152

October 2, 2023 Revised

August 28, 2025

Town of Skaneateles Planning Board and ZBA

24 Jordan Street, Skaneateles, NY 13152

Re: Eugene and Tracy Franchini, Area Variance, Special Permit and Site Plan Review

1417 Thornton Height

Tax Map# 057.-01-31.0

NARRATIVE

The Franchini property is 8,004 SF, 50 ft wide on a private road and has 64.4 lineal feet of shoreline in the RF District and Skaneateles Lake watershed. The majority of the lot has a moderate slope less than 12% with a steep bank that extends down to the lake. The lot has a two story, 4-bedroom dwelling that is 72.1 ft from the lake and 4.8 ft and 6.4 ft non-conforming side yards and a conforming front yard. The lake front has a 333 SF boathouse gravel area deck and stairs. The building footprint is 1,542 SF/19.3% whereas 6% is allowed. The living space is 1,759 SF/22.0% whereas 10% is allowed. The dwelling is in poor condition with a partial cellar that is failing. The interior structure is under sized and not code compliant. The retaining wall at the roadside is in good condition but the retaining walls and steps around the house are not in good condition. A new septic system has been designed and approved, placing a new leach area between the house and road. The ISC is 24.4% and TSC is 39.8%.

This application will remove the existing dwelling and construct a similar size, three-bedroom, two story dwelling with cellar foundation that will be used for storage and mechanical space in the same location as the existing dwelling. The front yard remains conforming and the side yards will be made less non-conforming. The lake yard will be increased; 73.3 ft for the house and 72.4 ft for the deck. The failing impermeable retaining wall east of the house will be replaced in kind with a permeable modular masonry retaining wall. The total living space will be reduced to 1,726 SF (21.6%) and the building footprint will be reduced to 1,485 SF (18.6%). The resulting ISC will be 20.7% and the TSC 31.7%. Parking remains within the Thornton Heights Lane roadway. There will be no changes to the shoreline structures. There is no increase or new impermeable footprint created as a result of the project. The house remains within the original footprint and excess impermeable surfaces have been removed or changed to permeable structures.

Area variances are required for development on any lot with less than 20,000 SF and 75 ft of shoreline. Because this is a new structure and not a renovated structure, area variances are required for the lake yard setbacks, even though they are both less non-conforming. A variance is required for reducing to three bedrooms on a lot with 64.4 ft lake frontage whereas 75 ft is required for four bedrooms. Site Plan Review is required for disturbance greater than 200 SF within 200 feet of the lake and a Special Permit required for redevelopment on a lot with more than 10% ISC.

The ISC has been reduced to **20.7%** and the owner is prepared to make a payment into the Town's Land and Development Rights Acquisition Fund for the balance of the land necessary to make the ISC 10%. The **1,657 SF** ISC requires a **16,570 SF** lot to be at 10% ISC. This is **8,566 SF** of additional land and at \$1.09/SF would result in a payment of **\$9,336.94** to the Town's LDRA Fund.

To control the storm water the house roof gutter downspouts will be tied into a drain that will be placed along the north property line and will drape over the steep bank and discharge at the bottom and spill onto large rocks to prevent erosion at the shoreline. **The first floor will be raised 1 ft to assist with proper drainage and protection of the new structure from deterioration.**

A temporary driveway of crushed stone on geo-fabric will be placed on the south side of the property for access to the construction site. Smaller scale equipment will be used for construction on this site. Silt fence will be placed below the disturbed area to prevent potential erosion.

CONSTRUCTION SEQUENCE

1. Install sediment logs/silt fence below work area, maintain during construction.
2. Mark the proposed septic area to prevent construction traffic and storage.
3. **Install temporary access drive on south side of lot.**
4. Remove the existing dwelling: (Fall 2026)
5. Excavate for the new foundation, removing soils from the site.
6. Construct foundation walls and first floor deck. Backfill against foundation.
7. Install retaining walls and storm drains. Install new septic tank and system.
8. Rough grade and spread straw mulch to winter over during construction.
9. After roof and fascia are complete, install roof gutters and tie into storm drain.
10. After siding and trim are complete, **remove the temporary drive**, finish grading, spread topsoil, seed and mulch over any disturbed areas. Water during dry periods.
11. After lawn is established, remove silt fence/sediment logs.

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. The neighborhood is made up of small seasonal and year-round homes on small lots. The proposed redeveloped dwelling will have a smaller foot print and living area and be further from the lake than the existing dwelling. It remains in line with other homes and further back from the lake than the neighboring homes in Thornton Heights.

- 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. Because the lot is less than 20,000 SF and 75 ft of shoreline, an area variance is required for most improvements. Maintaining a space for the septic system 100 ft from the lake prevents the house from being pushed back further from the lake. The building footprint and living space has been reduced to be less nonconforming.

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

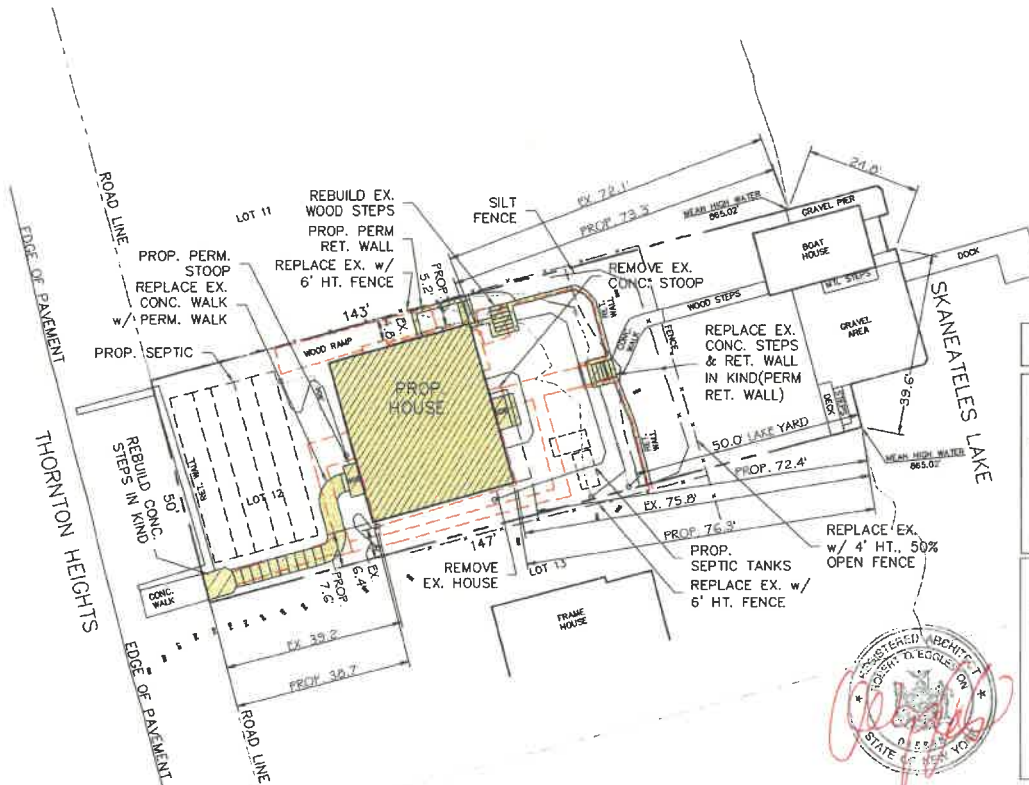
The requested variance is not substantial. Existing structures are allowed to be 60 ft from the lake, where as new construction are required to be 100 ft. The 73.3 house and 72.4 ft deck setback is an improvement of the current dwelling. The current condition of the cottage does not make it feasible to remodel. The lot being only 147 ft deep would allow for only a 17 ft deep dwelling and no place for septic. The side yards, number of bedrooms, living space and building footprint are less non-conforming than the existing structure.

- 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 being reduced by 3.7% and the TSC is being reduced to 8.1%. The house is being reduced from four bedrooms to three bedrooms. The septic is currently a drywell system and will be improved using the area between the parking and house and be further than 100 ft from the lake. The stormwater drainage from the house will be managed in a controlled manner to direct it to the bottom of the bank to prevent long term erosion of the bank. A contribution is being made to the Town's LDRA Fund for the ISC remaining above 10%.

- 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.*

By virtue of making application, one can state that this is self created. The property has been owned by the same family for almost 60 years. The lot and dwelling have become non-conforming with changes in the zoning law over the years. The improvements to this lot will reduce seven non-conforming aspects of the property. Storm water management and erosion control will improve as a result of this work. Granting the variance will allow reasonable use of the property and be a substantial improvement for both the property and the neighborhood.



FOOTPRINT 6% ALLOWED (480 SF ALLOWED)			
	EXISTING	ALLOWED	
HOUSE	1203 SF	1152 SF	
BOAT HOUSE	333 SF	333 SF	
TOTAL	1542 SF	1485 SF	
% FOOTPRINT	19.3 %	18.6 %	

POTENTIAL LIVING SPACE 10% ALLOWED			
	EXISTING	PROPOSED	
HOUSE			
1ST FLR	1203 SF	1152 SF	
2ND FLR	550 SF	514 SF	
TOTAL	1753 SF	1726 SF	
% LIVING SPACE	22.0 %	21.6 %	

LOT AREA	8,004 SF
LAKE FRONTAGE	644'

IMPERMEABLE COVERAGE			
	EXIST.	PROPOSED	REVISED
HOUSE	1203 SF	1152 SF	1152 SF
BOATHOUSE	333 SF	333 SF	333 SF
RET. WALLS	101 SF	50 SF	50 SF
WALK/STEPS	215 SF	122 SF	122 SF
CONC. PIER	97 SF	97 SF	97 SF
TOTAL	1955 SF	1754 SF	1657 SF
% IMPERMEABLE	24.4 %	21.9 %	20.7 %

TOTAL COVERAGE			
	EXIST.	PROPOSED	REVISED
PERM. RET. WALLS	---	95 SF	0 SF
PERM WALK	484 SF	158 SF	158 SF
GRAVEL/PIER	532 SF	521 SF	624 SF
DECK	23 SF	214 SF	23 SF
STEPS/STOOP	195 SF	18 SF	18 SF
PERMEABLE	1234 SF	1132 SF	883 SF
IMPERMEABLE	1955 SF	1754 SF	1657 SF
TOTAL	3189 SF	2886 SF	2540 SF
% TSC	39.8 %	36.1 %	31.7 %



SITE PLAN
S.C.: 1"=20'-0"

SITE INFORMATION IS OBTAINED FROM SURVEY
DONE BY PAUL J. OLSZEWSKI, P.E., L.L.S. DATED 08/11/2025
ADDITIONAL INFORMATION BY EGGLESTON & KRENZER
ARCHITECTS P.C.

architect

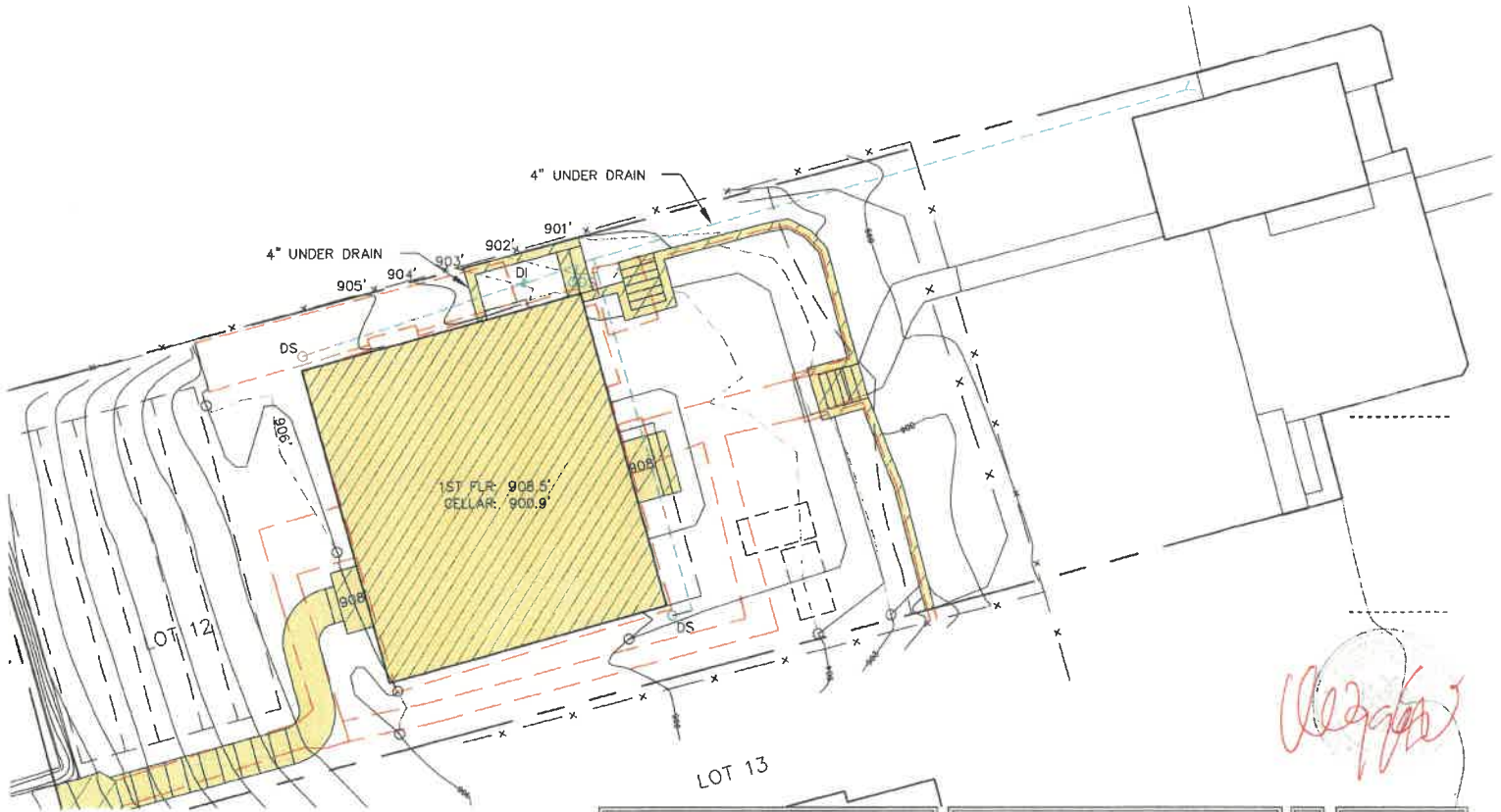
EGGLESTON & KRENZER, ARCHITECTS PC
1391 EAST GENESEE STREET
SKANEATELES, NY 13152
(315) 685-8144

SITE PLAN

EUGENE & TRACY FRANCHINI
1417 THORNTON HEIGHTS RD.
TN. OF SKANEATELES, NY

PROJ: 20196

DATE:
29 AUG 2025
16 SEP 2025
2 OCT 2025
1 OF 5



GRADING PLAN

SC.: 1"=10'-0"

SITE INFORMATION IS OBTAINED FROM SURVEY
 DONE BY PAUL J. OLSZEWSKI, P.E., L.L.S. DATED 08/1/2025
 ADDITIONAL INFORMATION BY EGGLESTON & KRENZER
 ARCHITECTS P.C.

architect

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 1391 EAST GENESEE STREET
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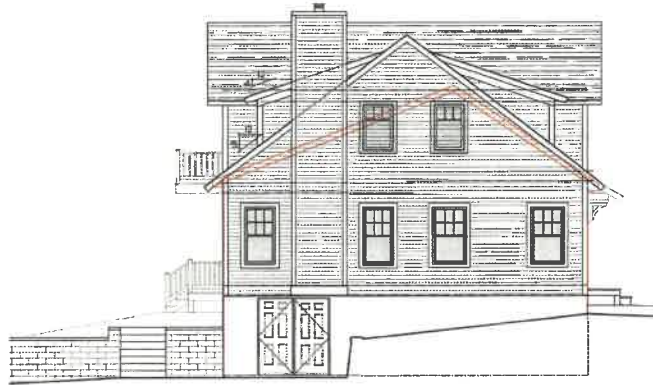
WEST ELEVATION
1/8" = 1'-0"



SOUTH ELEVATION
1/8" = 1'-0"



EAST ELEVATION
1/8" = 1'-0"



NORTH ELEVATION
1/8" = 1'-0"

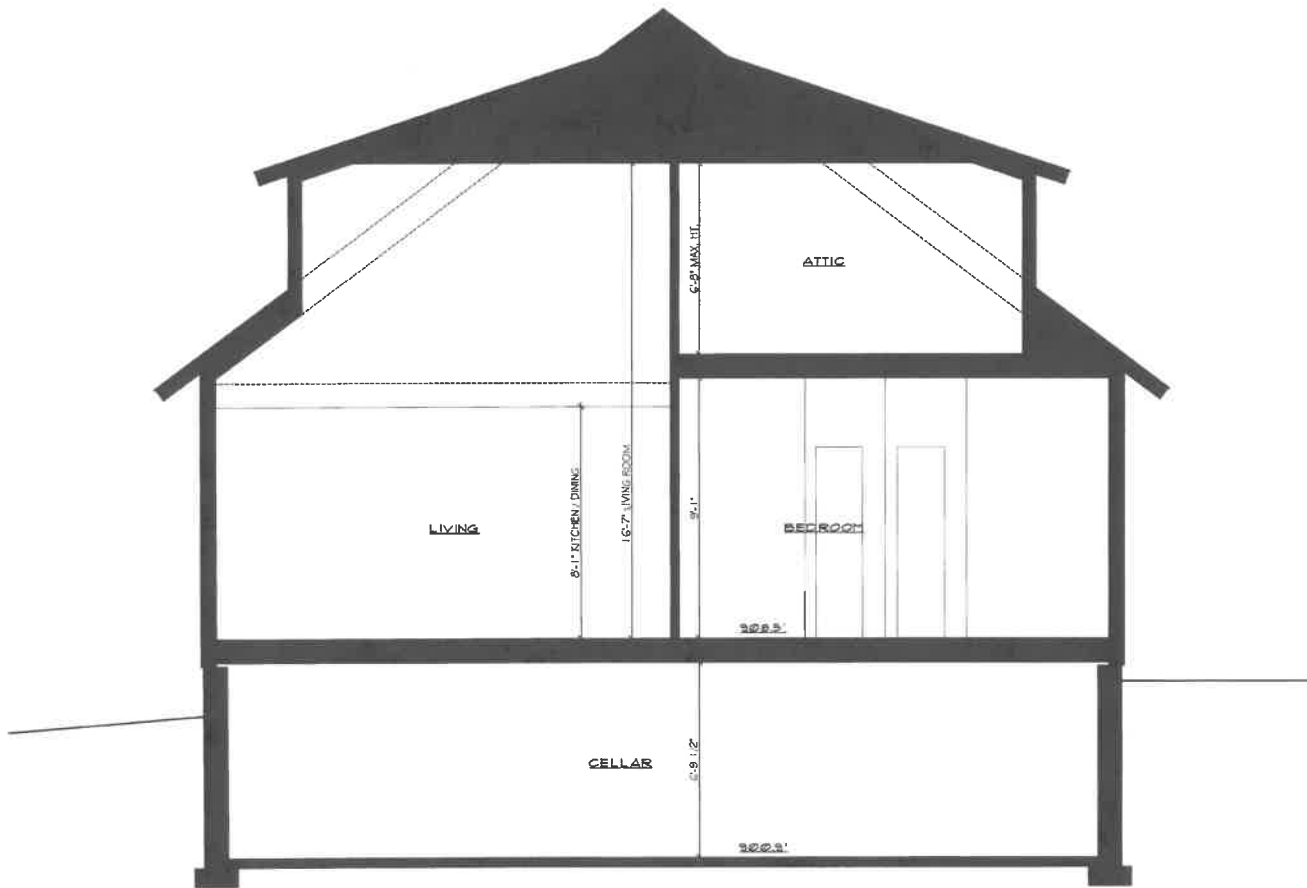
NEW HOUSE
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4 OF 5



SECTION 'A'
NTS

NEW HOUSE
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