

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

June 19, 2025

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

Re: Richard and Allison Hourigan- Shoreline Development  
Variance and Special Permit/Site Plan Review  
1690 Amerman Road Tax Map # 063.-04-03.0

### **NARRATIVE**

The property at 1690 Amerman Road is 11,654 SF, 104.1 ft of lake frontage and is 100 ft wide on a private road in the RF District and Skaneateles Lake watershed. It has a seasonal dwelling with 830 SF floor space and 523 SF building footprint including a small shed. The property is served by a septic holding tank. The ISC is 8.3% and TSC to 18.6%. The on-shore structures include steps and a gravel patio with a steel pile seawall that are 397 SF. The majority of the area within 50 ft of the Lake is steep slope greater than 30% and a stable shale cliff.

This application is to build an 8 ft wide permanent steel pile dock that is 384 SF and extends 40 ft from the lake line. A 10 ft x 16 ft boathouse with the flat roof deck 14 ft above high water will be at the south end of the seawall/patio with 90% of its footprint on land. The existing steps on land will be rebuilt in kind with a bridge to the boathouse roof deck and stairs to the existing patio area. The total on-shore improvements is 571 SF and total off-shore structures is 397 SF whereas 600 SF and 1,000 SF are allowed respectively.

The perimeter envelope is 2,026 SF. The side yard setback from the property line projected from the center line of the Lake is 11.0 ft on the north and over 70 ft on the south. The level of the dock will be at 100-year flood level (867.0 ft) and boathouse floor 867.5 ft. The lake bed at the east end of the dock is 9 ft below the dock level.

A floating silt curtain will be placed around the dock area during construction and will be removed after the lake water has cleared. Most of the work will be done from a barge.

A Special Permit is required for the Boathouse, Site Plan Review for the Dock and Stairs and Area Variance for the placement of on-shore structure on a lot less than 20,000 SF.

### **CONSTRUCTION SEQUENCE**

- 1) Install floating silt curtain and sediment logs and maintain during construction
- 2) Install new steel piles and frame work for dock and boathouse.
- 3) Install dock, boat house and stairway on the steep slope bank.
- 4) After lake water is clear, remove floating silt curtain.

(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. The neighborhood is made up of various size dwellings both year-round and seasonal on non-conforming lots. The proposed on-shore and off-shore structures comply with all zoning requirements other than the lot size.

- 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 cannot be achieved by any method other than an area variance. The property is less than the required 20,000 SF minimum size to avoid an area variance for most any development.

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

The requested variance is not substantial. If the lot area were 8,346 SF larger, no area variance would be required. The proposed on-shore structures meet all the required setbacks and zoning requirements.

- 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 will increase to 9.6% whereas 10% is allowed. The TSC will increase to 19.0% whereas 20% is allowed. A floating silt curtain will be placed around the work area in the lake. Most of the work will be performed from a barge with minimal disturbance to the steep slope bank.

- 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 lot is undersized from the minimum 20,000 SF lot and an area variance is required for most all redevelopment. The lot was conforming and developed before this change was made in the zoning law. The project conforms with all other requirements of the current zoning law.



