

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

February 12, 2024

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

Re: Francis and Lauren Kaduc- Shoreline Development  
Variance and Special Permit/Site Plan Review  
2613 East Lake Road Tax Map # 037-01-20.0

### NARRATIVE

The property at 1250 Greenfield Ln is 18,491 SF, 150.3 ft of lake frontage and is 56.88 ft wide on a private road in the RF District and Skaneateles Lake watershed. It has a 2 bedroom dwelling with 651 SF floor space and 752 SF building footprint including a small shed. The ISC is 6.4% and TSC to 9.2%. The only shore line structure are timber steps that are 411 SF. The majority of the area within 50 ft of the Lake is steep slope greater than 30%.

This application is to build an 8 ft wide permanent steel pile dock that is 774 Sf and extends 68 ft from the lake line. A set of stairs will connect the existing timber steps with the dock. A 10 ft x 16 ft boathouse with the peak of the roof 16 ft above high water will be at the north end of the dock with 20% of its footprint on land. A deck adjacent to the dock is 33 SF on-shore. The total on-shore improvements is 107 SF for a total Lakefront structures of 518 SF.

The perimeter envelope is 3,943 SF. The side yard setback from the property line projected from the center line of the Lake is over 65 ft on the south and over 45 ft on the north. 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 west end of the dock is 7 ft below high-water level.

A floating silt curtain will be placed around the dock area during construction and will be removed after the lake water has cleared. Selected tree limbs and small trees will be removed from the steep slope bank as required for the on-shore structures. Any roots will remain in place. 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 additional 107 SF 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

*Member of the American Institute of Architects*

## 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 1,509 SF larger, no area variance would be required. The proposed on-shore structures meet all the required setbacks and zoning requirements.

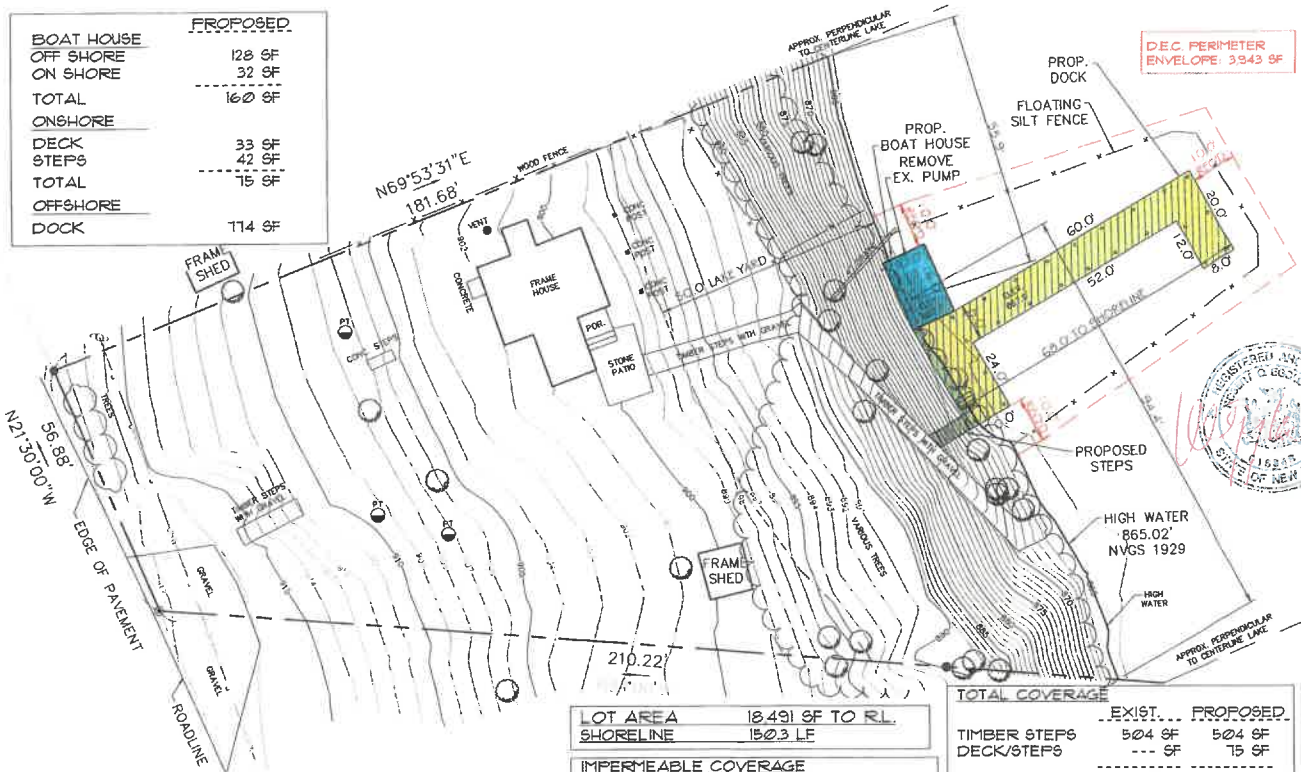
- 4) *Whether the proposed variance will have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district.*

Granting the requested variances will not have an adverse effect on the physical or environmental conditions of the neighborhood. The ISC will increase to 6.6% whereas 10% is allowed. The TSC will increase to 9.7% 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 by only 1,509 SF 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.

| PROPOSED   |        |
|------------|--------|
| BOAT HOUSE |        |
| OFF SHORE  | 128 SF |
| ON SHORE   | 32 SF  |
| TOTAL      | 160 SF |
| ONSHORE    |        |
| DECK       | 33 SF  |
| STEPS      | 42 SF  |
| TOTAL      | 75 SF  |
| OFFSHORE   |        |
| DOCK       | 114 SF |



## SITE PLAN

SC: 1"=20'-0"

SITE INFORMATION IS OBTAINED FROM SURVEY  
DONE BY PAUL J. OLSZEWSKI, P.E., L.L.S. DATED 03/28/2006  
ADDITIONAL INFORMATION BY EGGLESTON & KRENZER  
ARCHITECTS P.C.

|                      |                   |
|----------------------|-------------------|
| LOT AREA             | 18,491 SF TO RL   |
| SHORELINE            | 150.3 LF          |
| IMPERMEABLE COVERAGE |                   |
|                      | EXIST. PROPOSED   |
| HOUSE                | 601 SF 601 SF     |
| GRAVEL               | 264 SF 264 SF     |
| PORCH                | 50 SF 50 SF       |
| PATIO                | 141 SF 141 SF     |
| CONC. STOOP/STEPS    | 26 SF 26 SF       |
| SHED                 | 101 SF 101 SF     |
| BOAT HOUSE           | --- SF 32 SF      |
| TOTAL                | 1,189 SF 1,221 SF |
| % IMPERMEABLE        | 6.4 % 6.6 %       |

|                |                   |
|----------------|-------------------|
| TOTAL COVERAGE | EXIST. PROPOSED   |
| TIMBER STEPS   | 504 SF 504 SF     |
| DECK/STEPS     | --- SF 75 SF      |
| PERMEABLE      | 504 SF 579 SF     |
| IMPERMEABLE    | 1,189 SF 1,221 SF |
| TOTAL          | 1,693 SF 1,800 SF |
| % TSC          | 9.2 % 9.7 %       |

|                                     |                 |
|-------------------------------------|-----------------|
| LAKE FRONT STRUCTURES 600SF ALLOWED |                 |
|                                     | EXIST. PROPOSED |
| TIMBER STEPS                        | 411 SF 411 SF   |
| DECK/STEPS                          | --- SF 75 SF    |
| BOAT HOUSE                          | --- SF 32 SF    |
| TOTAL                               | 411 SF 518 SF   |

## SITE PLAN

FRANCIS & LAUREN KADUC  
1250 GREENFIELD LANE  
TN. OF SKANEATELES, NY

## architect

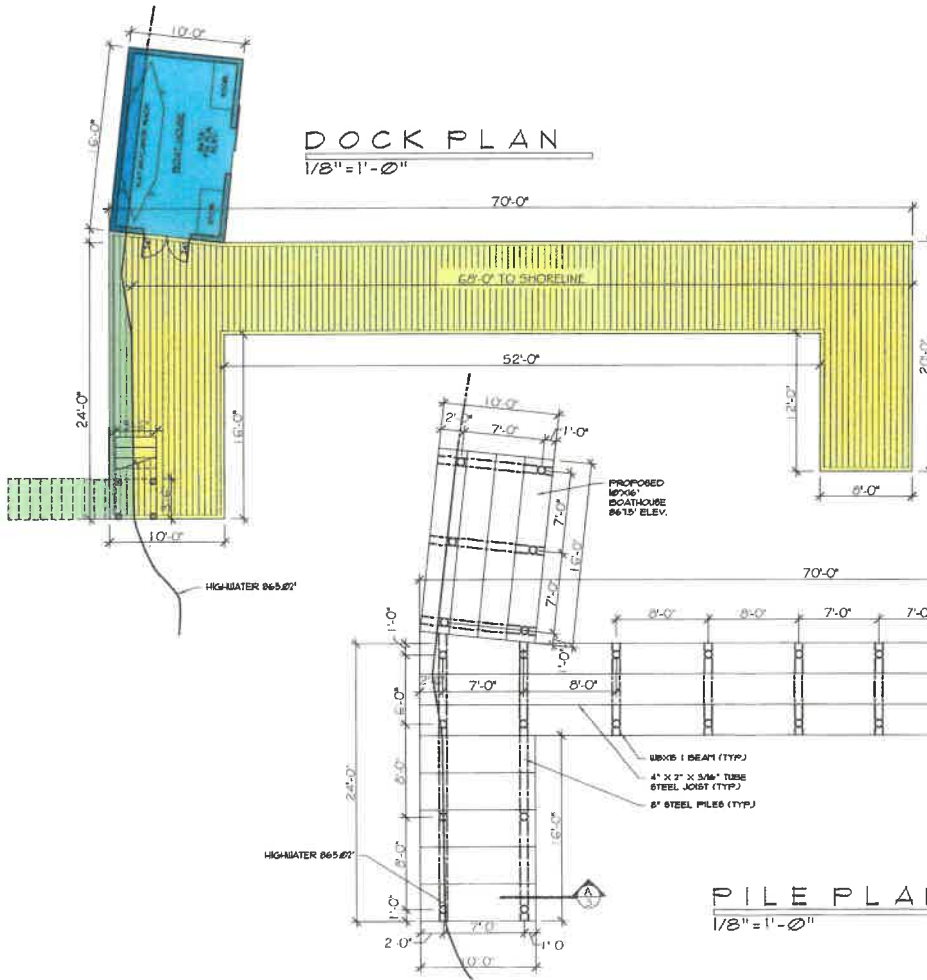
EGGLESTON & KRENZER, ARCHITECTS PC  
1391 EAST GENESEE STREET  
SKANEATELES, NY 13152  
(315) 685-8144

PROJ: 23189

DATE:

31 JAN 2024  
12 FEB 2024

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| PROPOSED   |        |
|------------|--------|
| BOAT HOUSE |        |
| OFF SHORE  | 128 SF |
| ON SHORE   | 32 SF  |
| TOTAL      | 160 SF |
| ONSHORE    |        |
| DECK       | 33 SF  |
| STEPS      | 42 SF  |
| TOTAL      | 75 SF  |
| OFFSHORE   |        |
| DOCK       | 714 SF |

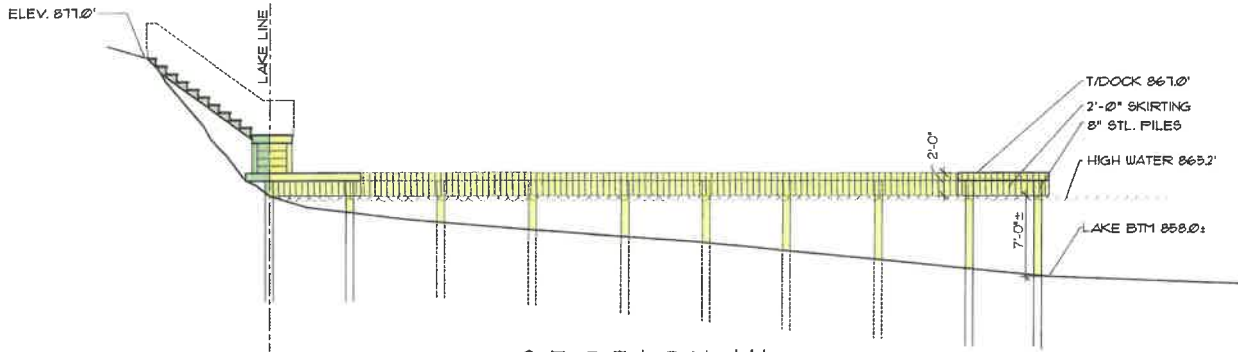
**DOCK & BOAT HOUSE**  
FRANCIS & LAUREN KADUC  
1250 GREENFIELD LANE  
TN OF SKANEATELES, NY

**architect**  
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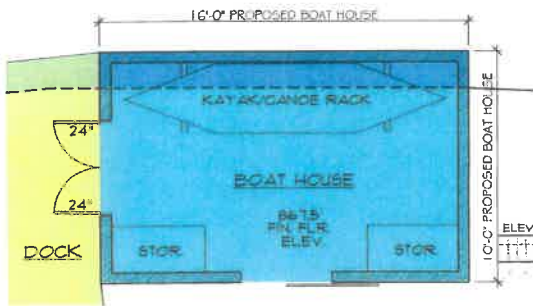
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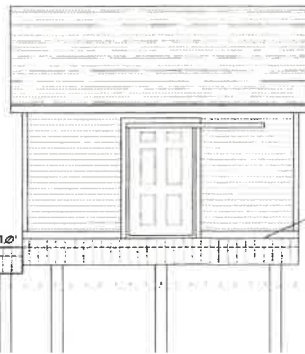


SECTION 'A'  
1/8" = 1'-0"

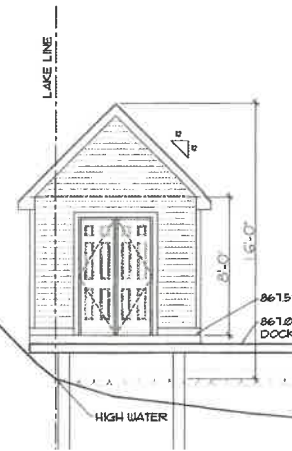


BOAT HOUSE

1/4" = 1'-0"  
128 SF/ OFF SHORE  
32 SF/ ON SHORE  
160 SF TOTAL



EAST ELEV.  
3/16" = 1'-0"



SOUTH ELEV.  
3/16" = 1'-0"

# DOCK & BOAT HOUSE

FRANCIS & LAUREN KADUC  
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# architect

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