
EGGLESTON & KRENZER ARCHITECTS, PC

The Trolley Bldg
1391 East Genesee Street
Skaneateles, New York 13152

January 30, 2024 Revised

December 15, 2023

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

Re: Robert and Diana Logan – Site Plan Review, Special Permit and Variance
1892 West Lake Road
Tax ID# 058.-01-22.0

NARRATIVE

The property at 1892 West Lake Road is 21,105 SF, 45 FT wide with 48.1 Lin FT of shoreline. It has a 3 bedroom dwelling built in the 1960's and a small shed and has 12.2% of the lot area as potential living space and as 9.5% building footprint. The dwelling is non-conforming in that it is 6.2 feet from the south side property line and 6.5 ft from the north property line whereas 9 ft is required. The shed is 4.0 ft off the north property line. **The north side of the driveway is within 3 ft of the property line.** There are no shoreline structures. The ISC is 22.7%% and TSC is 23.6%. The property is in the RF zoning district and Skaneateles Lake Watershed.

This application is to enclose the existing porches as living space, add as 16' x 24' patio and 10' x 20' deck on the east side of the house, **eliminate a proposed 10' x 15' patio** by the lakefront, remove the shed and construct a 22' x 22' two car garage to the west of the house. The driveway and sidewalks will be modified. The improvements to the dwelling are confirming and the new patio will have a 146.7 ft lake yard setback. The garage is being built on the existing driveway area and will have a 5.0 ft north side yard setback whereas 9 ft is required. The total building footprint will increase to 10.0 % where as 6% is allowed and the potential living space to 14.5 % whereas 10% is allowed. The dwelling will be reduced to two bedroom and a den and will maintain the existing septic system that pumps to a septic field 280 ft from the lake. The driveway will be reduced, maintaining a turn-around area to bring the ISC down to 20.4 %. The total surface coverage will **remain at 23.6%.**

An area variance is required for developing on a lot less than 75 ft of lake front, for the 5 ft garage side yard setback, increasing the building foot print of 0.5% to 10%, increasing the potential living space of 2.3% to 14.5%. **The revised plan eliminates a need for a variance for TSC.** Site plan review is required for disturbance within 200 ft of the lake and Special Permit for redevelopment.

This is a year round home that is set up to age in place. The garage is a modest size and becomes a necessity for New York winters and for charging their two electric cars. The patio by the lake **was** very modest to allow several chairs without having to move them to mow the lawn each week. **It has been eliminated from the application.** The ISC is being reduced from 22.7% to 20.4% and needs to maintain a small turn-around so as not to back out on West Lake Road.

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To compensate for the higher ISC, a bio-swale has been included in this project that will capture the driveway and garage stormwater then capture the house stormwater and direct it to a bio-swale on the east side of the house. This will slow down the stormwater and clean it before it is released at the lakefront onto a rock splash area. Silt fences will be placed below the work area to mitigate any potential erosion during construction.

In addition, 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 4,304 SF ISC requires a 43,040 SF lot to be at 10% ISC. This is 21,935 SF of additional land and at \$1.09/SF would result in a payment of \$23,909.15 to the Town's LDRA Fund.

CONSTRUCTION SEQUENCE

- 1) Mark septic leach field to prevent construction traffic or staging over this area.
- 2) Install silt fence, maintain during construction.
- 3) Install bio-swale and drain lines to house and garage area. Line with straw mat until seeding can be accomplished in the spring.
- 4) Excavate for new foundation under porches, construct new foundation walls and deck footings
- 5) Construct floors and walls for porch enclosure and deck.
- 6) Back fill around foundation, spread straw for erosion control during winter.
- 7) After roof, walls and siding are complete, install roof gutters and tie down spouts into drainage system to bio swales.
- 8) Excavate for garage foundation, construct foundations, walls and roof.
- 9) Back fill around foundation, spread straw for winter erosion control. Install roof gutters and tie into bio-swale drainage system.
- 10) Finish grading, install permeable walks, patio, remove old driveway, box out new driveway and turn around, spread top soil, seed or landscape and mulch. Water during dry periods.
- 11) After lawn is established, remove silt fence, patch disturbed areas of lawn.

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 **year-round** dwellings with detached garages **on various size lots**. The redeveloped dwelling will maintain the same footprint and living area and the new deck and patio will be 146 ft from the lake. The garage is in line with the adjacent homes. The 5 ft side yard is greater than the two north neighbor's garage side yard setback or the south neighbor's side yard setback **and will allow the garage to align with the existing driveway.**

- 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. Because the lot is less than 75 ft of shoreline, an area variance is required for most improvements. The house is over 160 feet from the lake and house patio 146 ft. The additional building footprint and potential living floor space is for the detached garage that is 271 ft from the lake. Placing the garage in the middle of the lot would make it difficult to get around the garage to go towards the house. It would then not align with the driveway or leave enough room for the turn-around.

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

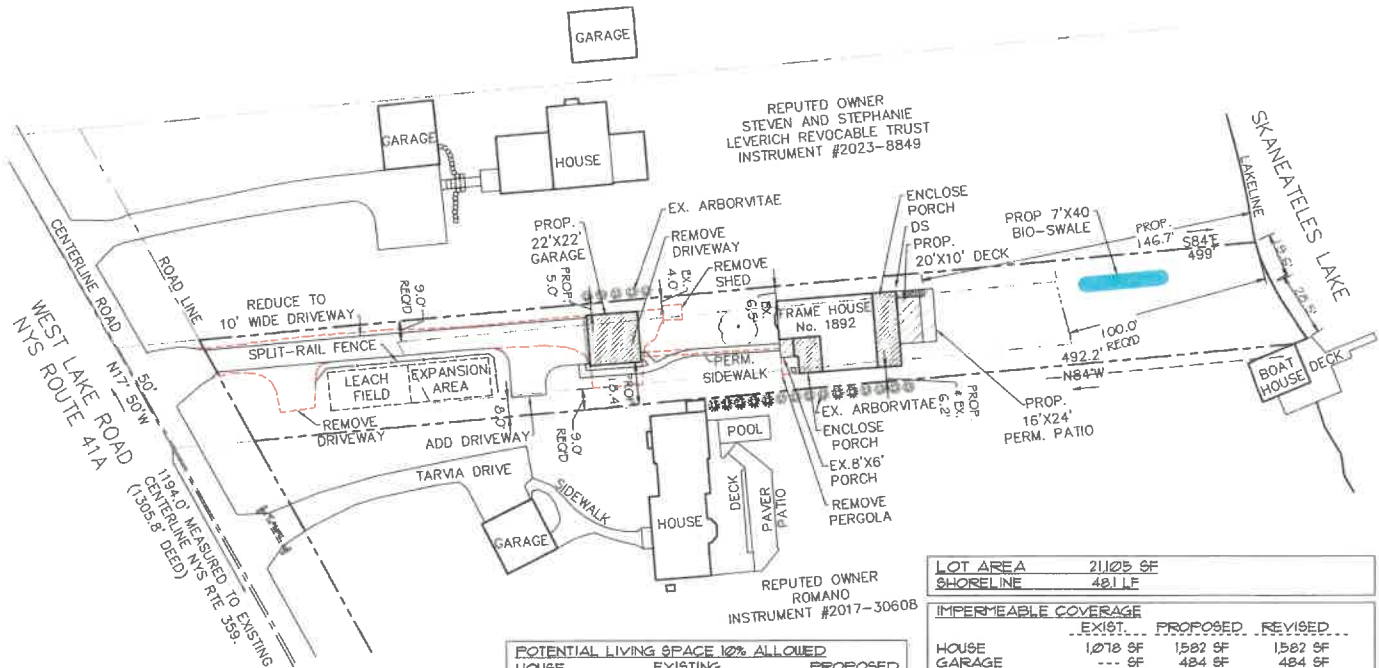
The requested variance is not substantial. While the building footprint is 10%, it is only a 2.1% increase and allows for a garage with electric charging station inside. Similarly, the potential living space, while 14.5% is only a 2.3% increase. The 5 ft garage side yard setback is adjacent to the neighbor's **open lawn and screened by a row of arborvitae hedge** and replaces the exposed parking area. **The application has been modified deleting the lakefront patio and reducing the house patio eliminating the need for a variance for Total surface Coverage.** The higher ISC is **being reduced and** mitigated with payment into the Town's LDRA Fund.

- 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 2.3% and further mitigated by payment into the Town's LDRA Fund which will put other land into conservation. The permeable coverage **has been reduced to only 3.2%**. The dwelling remains the same footprint and living space while the new garage will house the charging stations for the electric cars. The septic leach field is over 360 ft from the lake with room for expansion. The stormwater drainage will be managed by a bio-swale system that picks up and treats all the stormwater from the impermeable surfaces. Silt fences will provide erosion control during construction.

- 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 and dwelling have become non-conforming with changes in the zoning law over the years. The redevelopment of this lot will reduce two non-conforming aspects (ISC and north driveway setback) of the property and eliminate a third (shed setback). **Modifications in the application has eliminated one requested variance.** Storm water management and erosion control will improve as a result of this work. This property will allow for age in place living with a garage suitable for an electric vehicle charging station.



LAKE FRONT STRUCTURES 400 SF ALLOWED		
	EXIST.	PROPOSED
PATIO	0 SF	150 SF
TOTAL	0 SF	150 SF

POTENTIAL LIVING SPACE 10% ALLOWED		
	EXISTING	PROPOSED
HOUSE	1,078 SF	1,576 SF
1ST FLR	1,078 SF	1,576 SF
BASEMENT 180' X 30'	624 SF	1,191' X 30' 953 SF
PORCHES	867 SF	48 SF
GARAGE	0 SF	484 SF
TOTAL	2,569 SF	3,061 SF
% LIVING SPACE	12.2 %	14.5 %

FOOTPRINT 6% ALLOWED		
	EXISTING	ALLOWED
HOUSE	1,078 SF	1,576 SF
PORCH	541 SF	48 SF
SHED	53 SF	0 SF
GARAGE	0 SF	484 SF
TOTAL	1,672 SF	2,108 SF
% FOOTPRINT	7.9 %	10.0 %

LOT AREA	21105 SF
SHORELINE	4811 LF

IMPERMEABLE COVERAGE			
	EXIST.	PROPOSED	REVISED
HOUSE	1078 SF	1582 SF	1582 SF
GARAGE	--- SF	484 SF	484 SF
PORCH	546 SF	48 SF	48 SF
DRIVEWAY	3124 SF	2190 SF	2190 SF
SHED	53 SF	0 SF	0 SF
TOTAL	4801 SF	4304 SF	4304 SF
% IMPERMEABLE	22.7 %	20.4 %	20.4 %

TOTAL COVERAGE			
	EXIST.	PROPOSED	REVISED
PERGOLA	64 SF	0 SF	0 SF
H. DECK/PATIO	0 SF	520 SF	392 SF
SIDEWALK	119 SF	323 SF	288 SF
LAKE PATIO	0 SF	150 SF	0 SF
PERMEABLE	183 SF	993 SF	680 SF
IMPERMEABLE	4,801 SF	4,304 SF	4,304 SF
TOTAL	4,984 SF	5,297 SF	4,984 SF
% TSC	23.6 %	25.1 %	23.6 %



SITE PLAN

SCALE: 1"=40'-0"

SITE INFORMATION IS OBTAINED FROM SURVEY
DONE BY PAUL J. OLSEBURK, P.E., L.L.S., DATED 12/01/2023
ADDITIONAL INFORMATION BY EGGLESTON & KRENZER
ARCHITECTS P.C.

SITE PLAN

ROBERT & DIANA LOGAN
1892 WEST LAKE RD.
TN. OF SKANEATELES, NY

architect

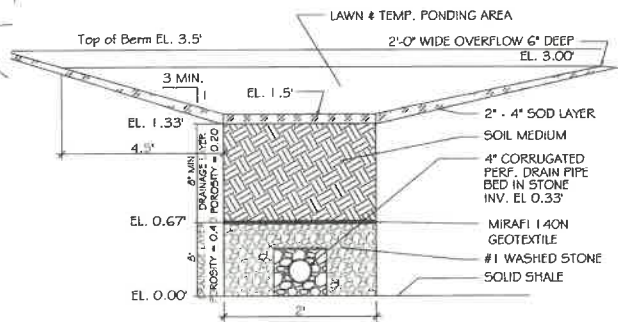
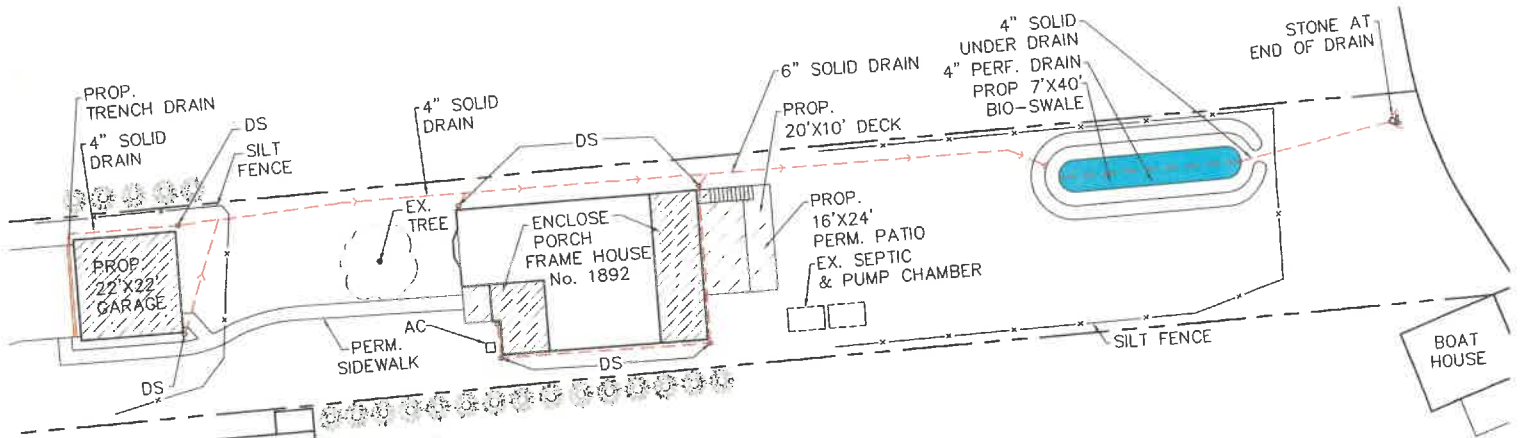
EGGLESTON & KRENZER, ARCHITECTS PC
1391 EAST GENESEE STREET
SKANEATELES, NY 13152
(315) 685-3144

PROJ: 23152

DATE:

15 DEC 2023
30 JAN 2024

1 OF 5



BIO-SWALE REQUIREMENT	
$WQV = \frac{(0.05 + 0.003 \times I) \times A}{12}$	
WQV = WATER QUALITY VOLUME - CUFT	
I = IMPERVIOUS SURFACE COVERAGE - 20.4 %	
A - DRAINAGE AREA - 21,105 SF	
$WQV = \frac{(0.05 + 0.003 \times 20.4) \times 21,105 \text{ SF}}{12}$	
$WQV = 0.2336 \times 21,105 \text{ SF}$	
WQV = 411 CU. FT. REQUIRED	
PROVIDED:	
7' x 40' x 15' DEEP BIOSWALE = 420 CU. FT.	



STORM WATER MGMNT. PLAN

SC.: 1"=20'-0"

SITE INFORMATION IS OBTAINED FROM SURVEY
 DONE BY PAUL J. OLSZEWSKI, P.E., L.L.S. DATED 12/07/2023
 ADDITIONAL INFORMATION BY EGGLESTON & KRENZER
 ARCHITECTS P.C.

architect

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

STORM WATER PLAN

ROBERT & DIANA LOGAN
 1892 WEST LAKE RD.
 TN. OF SKANEATELES, NY

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2 OF 5



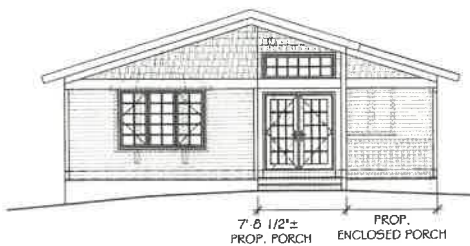
REMODEL
ROBERT & DIANA LOGAN
1892 WEST LAKE RD.
TN. OF SKANEATELES, NY

a r c h i t e c t
EGGLESTON & KRENZER, ARCHITECTS PC
1391 EAST GENESEE STREET
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PROJ: 23246

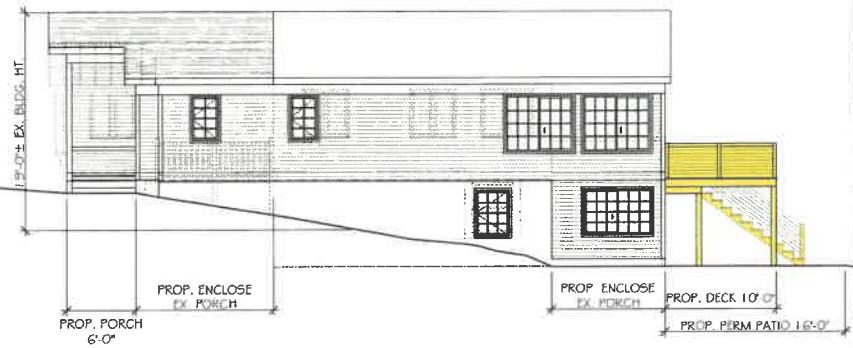
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3 OF 5



WEST ELEVATION

1/8" = 1'-0"



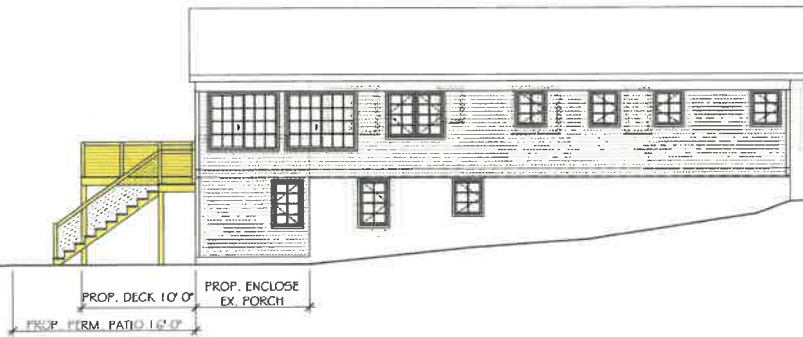
SOUTH ELEVATION

1/8" = 1'-0"



EAST ELEVATION

1/8" = 1'-0"



NORTH ELEVATION

1/8" = 1'-0"

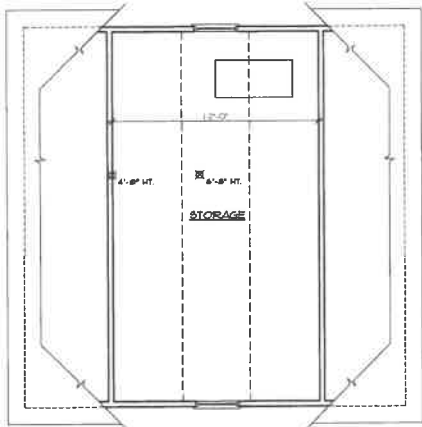
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4 OF 5



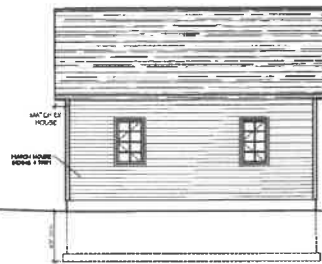
SECOND FLOOR PLAN

SC.: 3/16" = 1'-0"



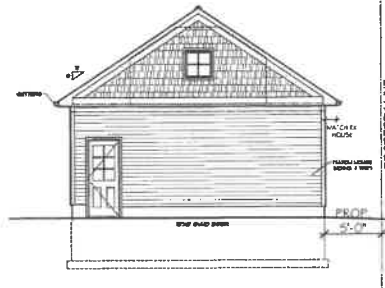
WEST ELEV.

SC.: 1/8" = 1'-0"



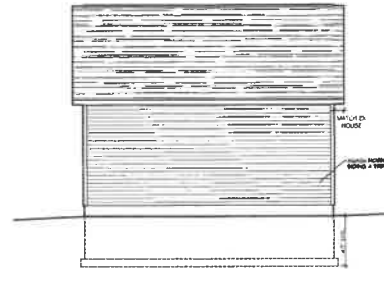
SOUTH ELEV.

SC.: 1/8" = 1'-0"



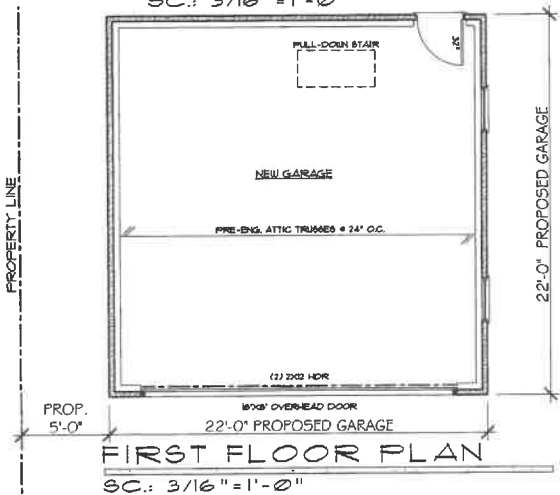
EAST ELEV.

SC.: 1/8" = 1'-0"



NORTH ELEV.

SC.: 1/8" = 1'-0"



FIRST FLOOR PLAN

SC.: 3/16" = 1'-0"

PROPOSED GARAGE
ROBERT & DIANE LOGAN
50 EAST STREET
VILLAGE OF SKANEATELES, NY

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

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5 OF 5