



March 22, 2024

Donahoe Group
4503 NW Townline Rd, Marcellus, NY 13108

To: Town of Skaneateles, NY
Re: 2125 Lakeview Lane
Town of Skaneateles, NY

PROJECT NARRATIVE

This proposal is for the improvement of an existing lot, part of a previously approved subdivision. The Town has identified a 'watercourse' feature which, with its top of bank, occupies the length of the South side-yard (and adjacent lot's North side-yard).

Given the requirement of 100' of separation between the top of bank and any building, great effort has been taken to create a building design as well as the supporting residential wastewater treatment system as far for the top of bank as this lot will provide for. The result of this creates a minimum proposed distance of 65.5'. Therefore, we are appealing to the Town for relief from this strict requirement. Otherwise, this proposed design will meet all of the additional zoning requirements for the improvement of a lot between 20,000 and 87,120 square feet.

As this proposal is for a single-family home on a vacant lot of similar size to all of the other properties within this subdivision the; this project will not produce an undesirable change in the character of the neighborhood.

Given the size of the lot, the compliant area of improvement (for a building & residential wastewater treatment system) is 0' to less than 14' at its widest; there are no other feasible methods to gain the benefits that granting relief will produce.

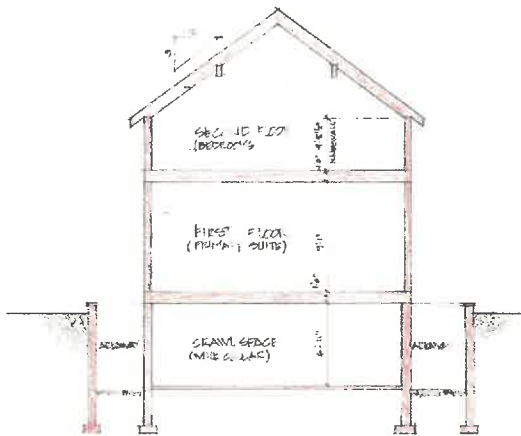
Given the existing non-compliant coverage and that this proposed building, while being three 'stories', does not exceed the allowable building height, these are not substantial variance requests.

As the proposed building is being improved as many of the camps have, or are in the process of; and that this camp's position does not block the water's view from neighboring camps; and that these improvements will provide for upgraded wastewater treatment, this proposed variance will have no adverse effect or impact on the physical or environmental conditions of the adjacent properties.

Given that we are seeking to reduce the requirement of 100' to 65' (or less, as the top of bank has and will continue to change), this variance request may be considered substantial.

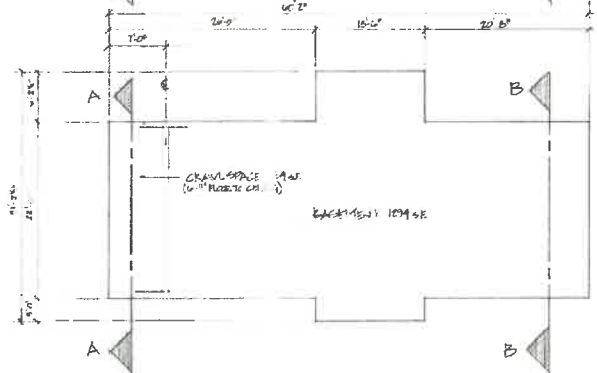
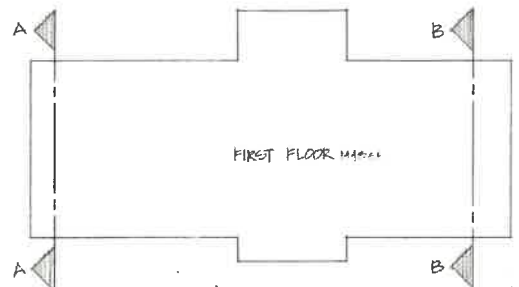
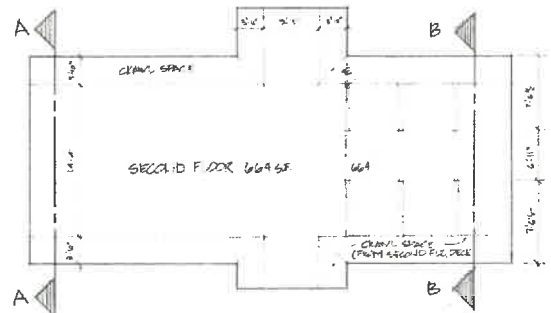
Given the physical and aesthetic impact of this proposal is similar to the other physical & aesthetic neighborhood and district features, and that; many other homes, active farm fields and NYS Route 41A are within 100' and drain directly into watercourse; this proposed variance does not provide an adverse effect or impact on the physical or environmental conditions in the neighborhood or district.

This subdivision was proposed and approved for the construction of single-family homes. That has been the value and intended Use of this Lot. Given the updated and changed Zoning Code Rules & Regulations have created this difficulty in what had been a compliant and buildable lot, this condition has not been self-created.



BUILDING SECTION 'A'

BASEMENT (EDUCATION)	1005 SF
FIRST FLOOR	1446 SF
SECOND FLOOR	669 SF
TOTAL	3,117 SF



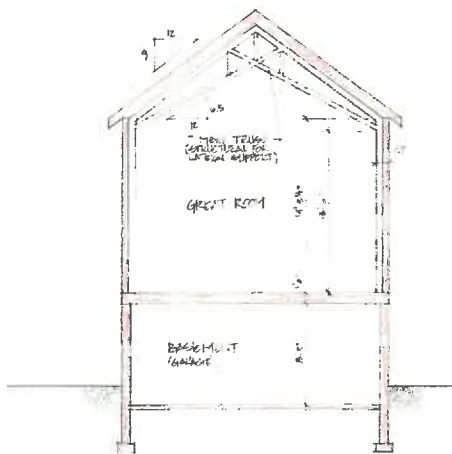
'FLOOR SPACE' CALCULATION
DIAGRAM FOR:

LAFRANCE RESIDENCE
2123 LAKEVIEW LAKE, SHARONVILLE, NY
MARCH 22, 2024

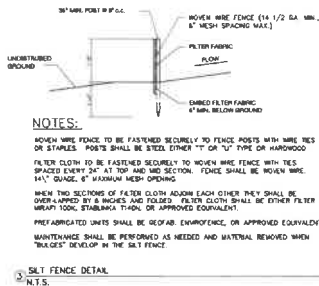
PREPARED BY:

DC Dominion Group
4903 NW Townsend Rd
Miami, FL 33149

PROJ # 24010

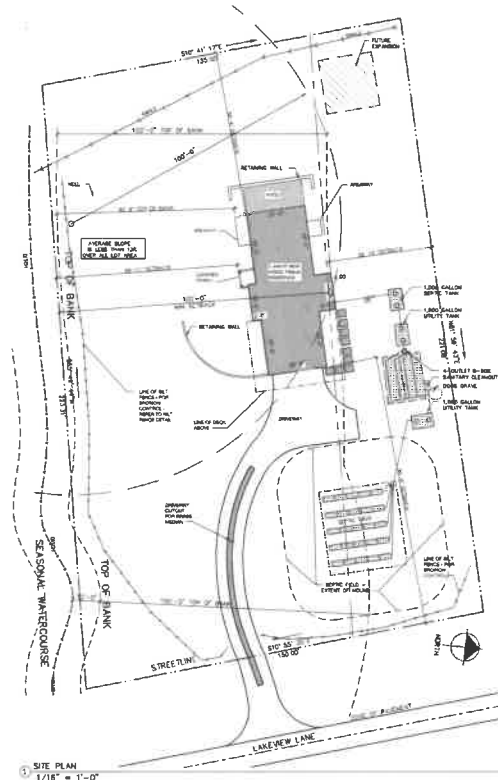


BUILDING SECTION 'B'



DISTRICT REGULATIONS RF - TAX MAP NO. 057-03-10.0

USE	EXISTING	PROPOSED	REQUIREMENTS/ALLOWED
	ONE FAMILY DETACHED DWELLING	ONE FAMILY DETACHED DWELLING	PERMITTED
MINIMUM LOT SIZE	31,510 S.F., ±0.72 Ac.	31,510 S.F., ±0.72 Ac.	87,120 S.F., 2 Ac.
MINIMUM ROAD FRONTAGE			
PRIVATE ROAD	150 FT	150 FT	100 FT
MINIMUM LAKE FRONTAGE (IF APPLICABLE)	N/A	N/A	250 FT
MINIMUM FRONT YARD			
PRIVATE ROAD	N/A	96.73 FT	30 FT
MINIMUM SIDE YARD	N/A	35'-10"	30 FT
MINIMUM REAR YARD	N/A	60'-4"	50 FT
MINIMUM LAKE YARD	N/A	N/A	100 FT
LOT COVERAGE, MAXIMUM	0%	11.14%	20% (8,362 SF)
IMPERIAL SURFACE	0 SF	3,151 SF	
DECKS (NOT INCL. UNDER PORCH)	0 SF	209 SF	
OR OVER DECKED	0 SF	86 SF	
SIDEWALK (NOT INCL. UNDER DECK)	0 SF	100 SF	
PAVED	0 SF	215 SF	
TOTAL	0 SF	3,515 SF	
MAXIMUM IMPERMEABLE SURFACE COVERAGE	0%	10.9%	10% (3,151 SF)
HOUSE/GARAGE	0 SF	1,448 SF	
PORCH	0 SF	142 SF	
DRIVEWAY	0 SF	1,461 SF	
RETAINING WALLS	0 SF	100 SF	
IMPERIAL, TOTAL	0 SF	3,151 SF	
MAX. BUILDING FOOTPRINT	N/A	1,448 SF	6% MAX. (1,851 SF)
MAX. FLOOR SPACE	N/A	3,147 SF	10% MAX. (3,151 SF)
MAX. BUILDING HT.	N/A	29'	30' MAX.



PREPARED BY DONAHOE GROUP

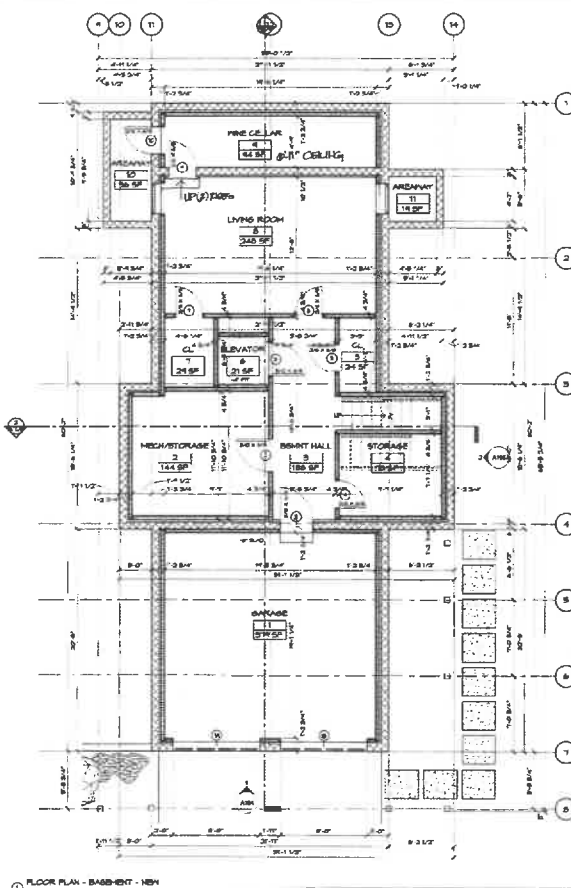
SITE INFORMATION IS OBTAINED FROM SURVEY
DONE BY PAUL A. O'NEILL, P.L.L.C. DATED 9/7/2024
ADDITIONAL INFORMATION BY GUY A. DONAHOE



SITE PLAN
LAFRANCE RESIDENCE
SUSAN & WAYNE LAFRANCE
2125 LAKEMORE LANE

Revisions Schedule		
No.	Revised	By
1	09/07/2024	Paul A. O'Neill
2	09/07/2024	Guy A. Donahoe
3	09/07/2024	Guy A. Donahoe
4	09/07/2024	Guy A. Donahoe
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99	09/07/2024	Guy A. Donahoe
100	09/07/2024	Guy A. Donahoe

A002



① FLOOR PLAN - BASEMENT - NEW
1/4" = 1'-0"

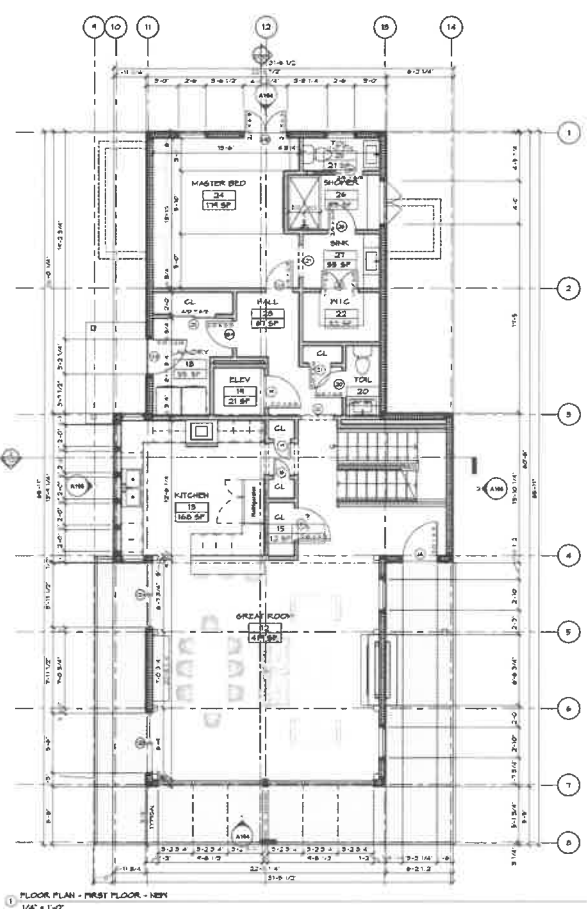
LAKE
ARCHITECTURAL
LLC
200 West Lake Road
Bloomington, IL 61840
P: 312.344.1000
F: 312.344.1001
www.lakearch.com

BASEMENT PLAN
LAFFRANCE RESIDENCE
SUSAN & WAYNE LAFFRANCE
2108 LAUREN LANE

Revised Schedule
2014 (Revised) 8/15

Project Name: Laffrance Residence
Date: 8/15/14
Priority: High
Drawn by: JML
Checked by: JML

A100



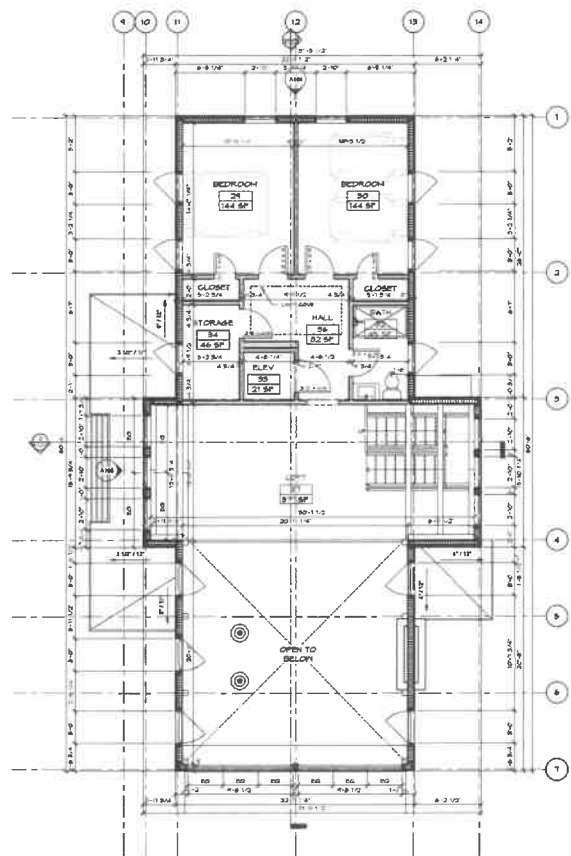
1 FLOOR PLAN - FIRST FLOOR - NEW
1/4" = 1'-0"

LAKE
ARCHITECTURAL
1104
2000 West 1st Street
Boulder, CO 80501
P: 303.440.1232

NO FOR CONSTRUCTION
Approved: [Signature]
FIRST FLOOR PLAN
LAFRANCE RESIDENCE
SUSAN & WAYNE LAFRANCE
2108 LAKESIDE LANE

Revised Schedule
[Table with 2 columns: Item, Date]
1. [Blank]
2. [Blank]
3. [Blank]
4. [Blank]
5. [Blank]
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Project Number: 2000-01-22
Date: 10/10/01
Drawn by: [Blank]
Checked by: [Blank]
A101



1 FLOOR PLAN - SECOND FLOOR - NEW
1/4" = 1'-0"

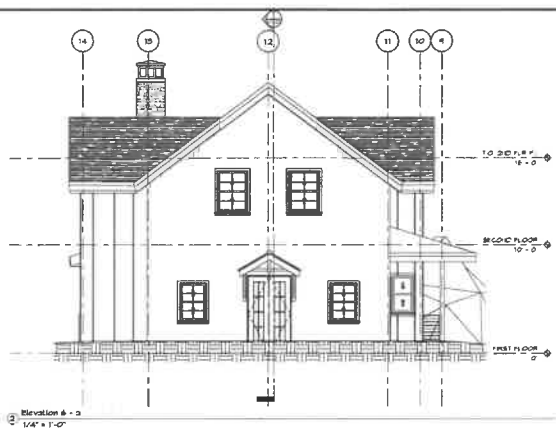
LAKE
ARCHITECTURAL
1100 West 4th Street
St. Louis, MO 63101
P: 314.241.1100

NOT FOR CONSTRUCTION
FURNISHED COPY

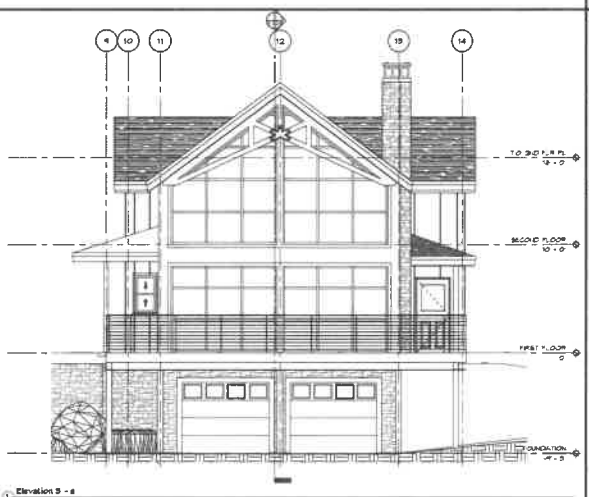
SECOND FLOOR PLAN
LAFRANCE RESIDENCE
SUSAN & WAYNE LAFRANCE
2125 LAKEVIEW LANE

Revision Schedule

Project Name: LAFRANCE RESIDENCE
Date: 2014-03-20
Drawn By: [Name]
Checked By: [Name]
A102



6 Elevation 6 - 3
1/4" = 1'-0"



5 Elevation 5 - 4
1/4" = 1'-0"

LAKE
ARCHITECTURAL
LLC
3100 West Lake Road
Boulder, CO 80501
P 303.440.4122
WWW.LAKEARCH.COM

ELEVATIONS
LAFRANCE RESIDENCE
SUSAN & WAYNE LAFRANCE
2125 LAUREN LANE

Revised Schedule	
Rev	Description

NOT TO SCALE
ALL DIMENSIONS ARE IN FEET AND INCHES
UNLESS OTHERWISE SPECIFIED
FINISHES ARE TO BE DETERMINED BY THE CLIENT
ALL MATERIALS AND METHODS OF CONSTRUCTION
SHALL BE APPROVED BY THE ARCHITECT
THESE ELEVATIONS ARE TO BE USED IN CONJUNCTION
WITH THE SITE PLAN AND SECTION DRAWINGS
FOR THE LAFRANCE RESIDENCE
2125 LAUREN LANE
BOULDER, CO 80501

Project Name	Project
Date	2020-01-22
Drawn By	RL
Checked By	RL

A104

2020-01-22 10:15 AM



LAKE
ARCHITECTURAL
1506

2001 West 1st Street
Boulder, CO 80502
303.440.1111

www.lakearchitectural.com

Architect: Susan LaFrance

ELEVATIONS
LAFRANCE RESIDENCE
SUSAN & WAYNE LAFRANCE
2105 LAKEMONT LANE

Project Number: 1000

Client: Susan LaFrance

Architect: Susan LaFrance

Architect: Susan LaFrance

Architect: Susan LaFrance

Architect: Susan LaFrance

Architect: Susan LaFrance

Architect: Susan LaFrance

Architect: Susan LaFrance

Architect: Susan LaFrance

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