

**EGGLESTON & KRENZER ARCHITECTS, PC**

The Trolley Bldg

1391 East Genesee Street

Skaneateles, New York 13152

December 15, 2023

Town of Skaneateles Planning Board and ZBA

24 Jordan Street

Skaneateles, NY 13152

Re: Kevin and Kathy LaGrow – Site Plan Review and Variance

2510 Wave Way

Tax ID# 054.-04-03.0

**NARRATIVE**

The property at 2510 Wave Way is 31,563 SF, 100 FT wide with 105.2 Lin FT of shoreline. It has a 4-bedroom dwelling built in 1999's with attached garage, pool, patio and decks and an older boathouse. The house has 14.3% of the lot area as potential living space and as 7.9% building footprint. The property received an area variance in 1999 that included being allowed to have 17.9% ISC. The current ISC is 16.4% and TSC is 21.8%. There is a seasonal watercourse along the north property line. The property is in the RF zoning district and Skaneateles Lake Watershed.

This application is to add a roof over the first-floor deck making it a porch and construct a 12' x 8' addition to enlarge the first floor bedroom. This addition will be built over the existing lower-level patio with a single post added, making that portion of the patio a porch. The total building footprint will increase to 8.2 % where as 6% is allowed and the potential living space to 15.8 % whereas 10% is allowed. The dwelling will remain 4 bedrooms. The ISC will increase by 0.4% to 16.8% but remain below the approved 17.9% from 1999. The total surface coverage will remain at 21.8%.

An area variance is required for, an increase the building foot print of 0.3% to 10% and an increase of the potential living space of 1.5% to 14.5%. Site plan review is required for work/expansion within 200 ft of the lake.

This is a year-round home that is set up to age in place. The existing first floor bedroom was intended as a guest room will now be able to be a primary bedroom. The existing porch is on the lower level under the first-floor deck. Adding the roof over the first-floor deck will provide a porch on the main level. While a variance is required for increasing the building foot print and potential living space, it is only a 0.3% and 1.5% increase respectively.

The only physical disturbance of the site is the footing for the first-floor bedroom addition over the existing patio. Silt fences will be placed below the work area to mitigate any potential erosion during construction.

(315) 685-8144

*Member of the American Institute of Architects*

## CONSTRUCTION SEQUENCE

- 1) Mark septic leach field to prevent construction traffic or staging over this area.
- 2) Install silt fence/sediment log, maintain during construction.
- 3) Excavate for new foundation under first floor addition. Construct new pier foundation and post.
- 4) Construct floor, walls and addition roof and porch roof over the existing deck.
- 5) After roofs and facias are complete, install roof gutters and tie down spouts into existing drainage system.
- 6) Repair disturbed patio area and patch any disturbed lawn. Spread top soil, seed or landscape and mulch. Water during dry periods.
- 7) 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 various size dwellings both year-round and seasonal. The proposed addition is over the existing patio and deck and is minimal in 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 was redeveloped prior to limitations on building footprint and potential living space. The increase in building foot print and living space is minimal. All other aspects of the project are allowed without a variance.

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

The requested variance is not substantial. While the building footprint is 8.2%, it is only a 0.3% increase and allows the first-floor bedroom to be 99 SF larger. Similarly, the potential living space, while 15.8% is only a 1.5% increase. Some of this is due to reclassifying the patio as porch with the addition built above it. The Total Surface Coverage will not change.

- 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 modified by only 0.4% and remains less than the variance granted in 1999. The TSC does not change and the only disturbance is building the pier foundation. The house remains four bedrooms. The septic leach field is 240 ft from the lake. 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.*

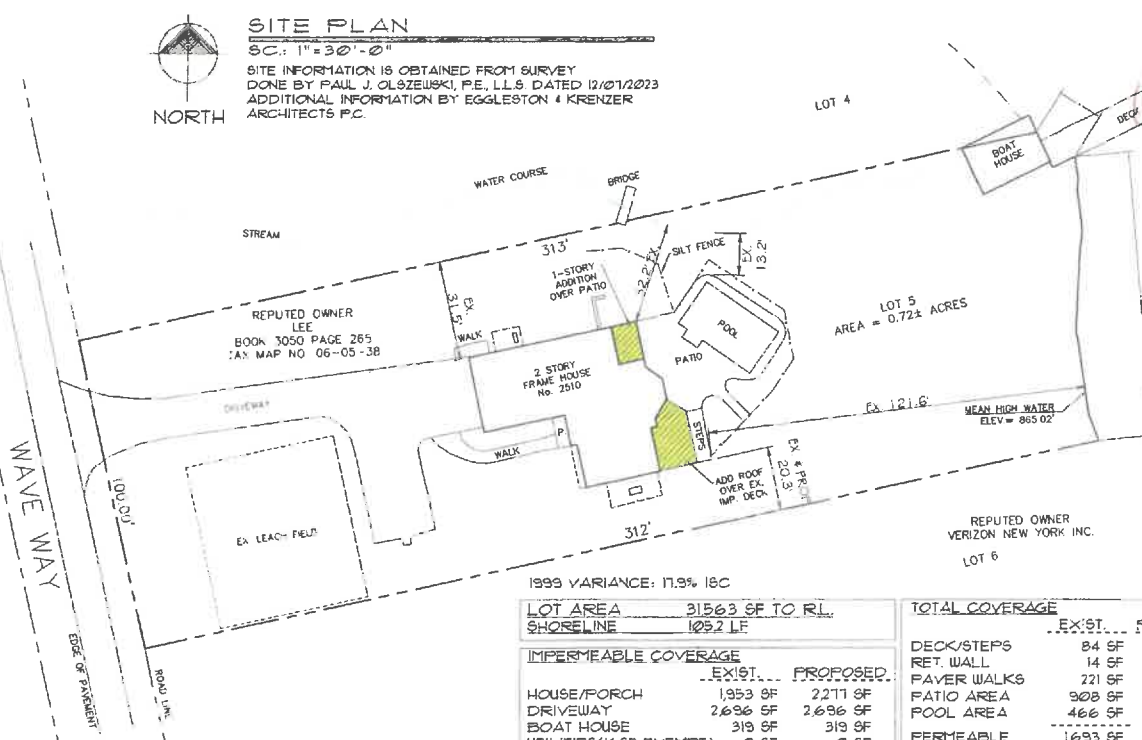
By virtue of making application, one can state that this is self-created. The building footprint and potential living space have become non-conforming with changes in the zoning law over the years. The proposed addition and porch are minimal changes to the structure and will allow the owners to continue to live in the house as they age.



# SITE PLAN

SC: 1"=30'-0"

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



1999 VARIANCE: 17.9% ISC

LOT AREA 31563 SF TO RL  
SHORELINE 1052 LF

## IMPERMEABLE COVERAGE

	EXIST.	PROPOSED
HOUSE/PORCH	1,953 SF	2,271 SF
DRIVEWAY	2,696 SF	2,696 SF
BOAT HOUSE	319 SF	319 SF
UTILITIES(16 SF EXEMPT)	0 SF	0 SF
DECK	224 SF	0 SF
TOTAL	5,192 SF	5,292 SF
% IMPERMEABLE	16.4 %	16.8 %

## TOTAL COVERAGE

	EXIST.	PROPOSED
DECK/STEPS	84 SF	84 SF
RET. WALL	14 SF	14 SF
PAVER WALKS	221 SF	221 SF
PATIO AREA	908 SF	808 SF
POOL AREA	466 SF	466 SF
PERMEABLE	1,693 SF	1,593 SF
IMPERMEABLE	5,192 SF	5,292 SF
TOTAL	6,885 SF	6,885 SF
% TSC	21.8 %	21.8 %

## LAKE FRONT STRUCTURES 4028 SF ALLOWED

	EXIST.	PROPOSED
BOAT HOUSE	319 SF	319 SF
TOTAL	319 SF	319 SF

POTENTIAL LIVING SPACE 10% ALLOWED		
	EXISTING	PROPOSED
HOUSE	1,289 SF	1,387 SF
1ST FLR	1,289 SF	1,289 SF
2ND FLR	1,289 SF	1,289 SF
BASEMENT 1289 X 8	1,031 SF	1,387 X 8 = 1110 SF
PORCHES	40 SF	264 SF
B. PORCHES	224 SF	322
GARAGE	624 SF	624 SF
TOTAL	4,497 SF	4,936 SF
% LIVING SPACE	14.3 %	15.8 %

## FOOTPRINT 6% ALLOWED

	EXISTING	ALLOWED
HOUSE/GARAGE/PORCH	1,953 SF	2,052 SF
DECK/PORCH	224 SF	224 SF
BOAT HOUSE	319 SF	319 SF
TOTAL	2,496 SF	2,595 SF
% FOOTPRINT	7.9 %	8.2 %

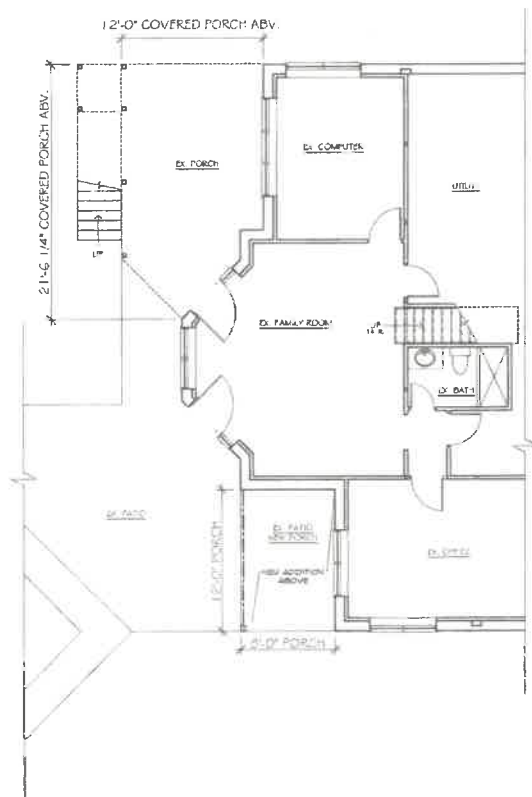


**SITE PLAN**  
KEVIN & KATHY LiGROW  
2510 WAVE WAY  
TN. OF SKANEATELES, NY

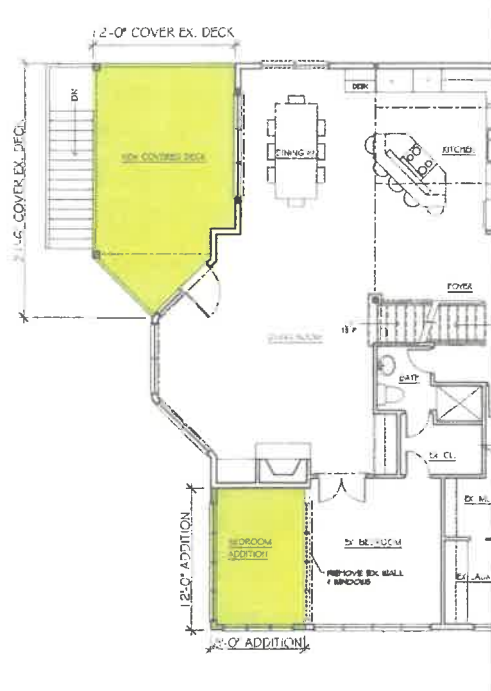
**architect**  
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BASEMENT FLOOR PLAN  
1/8" = 1'-0"



FIRST FLOOR PLAN  
1/8" = 1'-0"

## ADDITION & DECK ROOF

KEVIN LAGROW  
2510 WAVE WAY  
TN. OF SKANEATELES NY

## architect

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2 OF 3



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

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



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

# ADDITION & DECK ROOF

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