

**NOTICE OF HEARING**

**PLEASE TAKE NOTICE** that pursuant to Section 148-10 of the Zoning Law of the Town of Skaneateles of 2020 and Section 267-b Town Law of the State of New York, the Zoning Board of Appeals of the Town of Skaneateles will hold a Public Hearing on the Application of Robert & Diana Logan.

The proposal is to make renovations to the existing dwelling and construct an accessory building on a nonconforming lot.

The involved Sections of the Skaneateles Town Code are Section 148-8-9-A.1.d Nonconforming Lots - Side Yard Setback; Section 148-8-9-A.1.g.i.a Nonconforming Footprint; Section 148-8-9-A.1.g.i.b Nonconforming Floorspace; and Section 148-8-9-A.1.b.G Nonconforming Lots – Nonconforming Minimum Lake Frontage.

Minimum side yard setback for a nonconforming lot is 20% of lot width (9 feet), whereas the submitted site plan reflects a detached garage located less than 9 feet from the north property line.

On nonconforming lots of less than 40,000 square feet on which any portion lies within 1000 feet of the lake line, the total footprint of all principal and accessory buildings shall not exceed 6% of the lot area, and the total floorspace shall not exceed 10.0% of the total lot area, whereas the proposed site plan shows a proposed building footprint greater than 6.0% of the total lot area and floorspace greater than 10.0% of the total lot area.

The minimum lake frontage for a nonconforming lot is 75 lineal feet, whereas the applicant's lot has less than 75 lineal feet of lake frontage.

The property in question is located at **2010 (formerly 1892) West Lake Road** in the Town of Skaneateles, New York, and bears Tax Map ID #058.-01-22.0.

A Copy of the application is available for inspection at the Town Hall, 24 Jordan Street, Skaneateles, New York.

**Said Hearing** will be held on ***Tuesday, April 2, 2024, at 7:02 pm*** at the Town Hall, 24 Jordan Street, or electronically as required by local and/or Executive Orders applicable to COVID-19. At that time, or for a period of time thereafter, all persons will be heard or have an opportunity to provide written comment on this application.

Denise Rhoads, Chair  
Zoning Board of Appeals  
Town of Skaneateles

Dated: March 6, 2024

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.

(315) 685-8144

*Member of the American Institute of Architects*

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. Estall 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.*

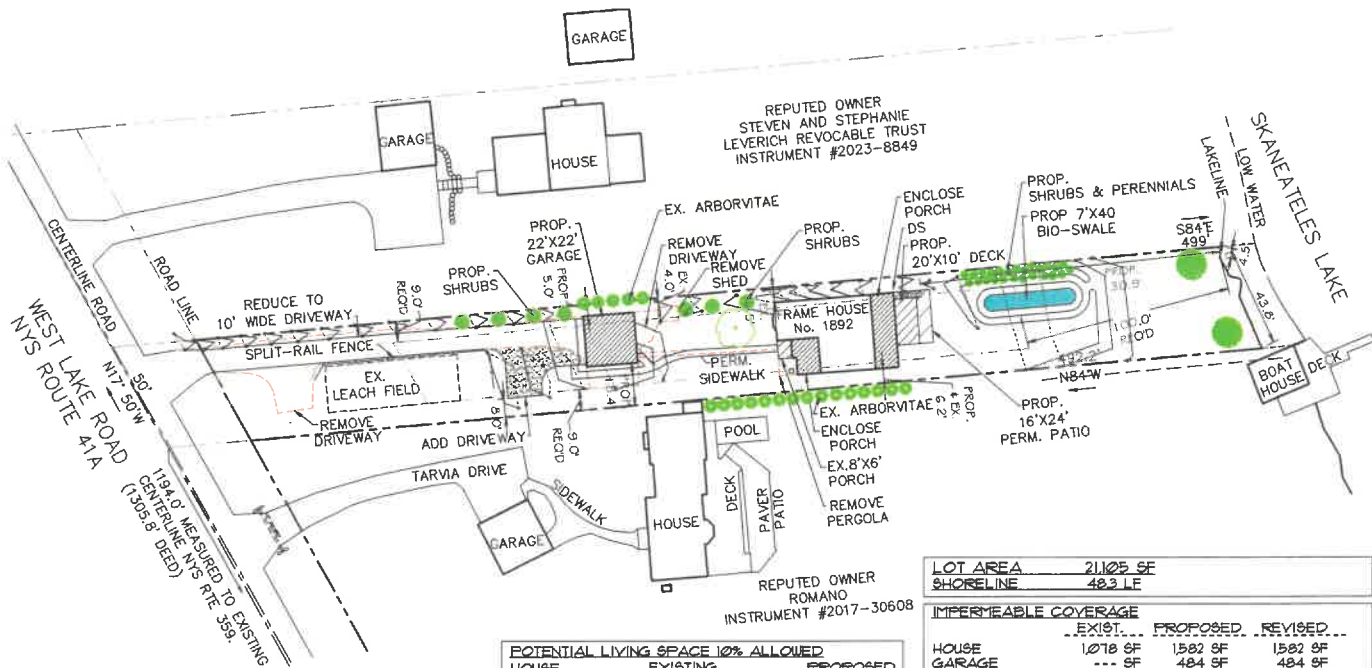
The requested variance is not substantial. While the building footprint is 10%, it is only a 2.1% increase and allows for a garage with electric charging station inside. Similarly, the potential living space, while 14.5% is only a 2.3% increase. The 5 ft garage side yard setback is adjacent to the neighbor's 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.



# **SITE PLAN**

ROBERT & DIANA LOGAN  
2110 WEST LAKE RD,  
TN. OF SKANEATELES, NY

# **architect**

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

PROJ: 23152

DATE:

15 DEC 2023  
30 JAN 2024  
19 MAR 2024

1 OF 5

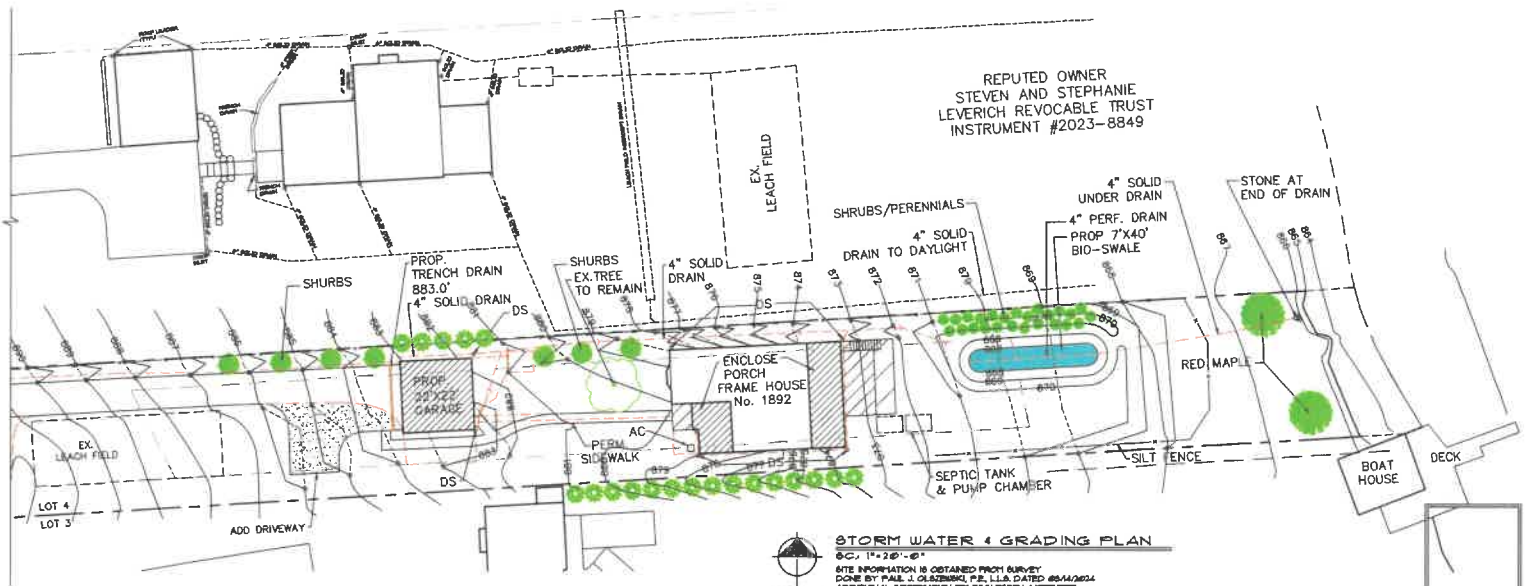
POTENTIAL LIVING SPACE 10% ALLOWED		
	EXISTING	PROPOSED
HOUSE	1,078 SF	1,576 SF
1ST FLR	1,078 SF	1,576 SF
BASEMENT 780' X 20' 624 SF	1,191 X 20' 953 SF	
PORCHES	867 SF	48 SF
GARAGE	---	484 SF
TOTAL	2,569 SF	3,061 SF
% LIVING SPACE	12.2 %	14.5 %

FOOTPRINT 6% ALLOWED		
	EXISTING	ALLOWED
HOUSE	1,078 SF	1,576 SF
PORCH	547 SF	48 SF
SHED	53 SF	0 SF
GARAGE	---	484 SF
TOTAL	1,678 SF	2,108 SF
% FOOTPRINT	7.9 %	10.0 %

LOT AREA	21,105 SF
SHORELINE	483 LF

IMPERMEABLE COVERAGE			
	EXIST.	PROPOSED	REVISED
HOUSE	1,078 SF	1,582 SF	1,582 SF
GARAGE	---	484 SF	484 SF
PORCH	546 SF	48 SF	48 SF
DRIVEWAY	3,124 SF	2,130 SF	2,130 SF
SHED	53 SF	0 SF	0 SF
TOTAL	4,801 SF	4,304 SF	4,304 SF
% IMPERMEABLE	22.7 %	20.4 %	20.4 %

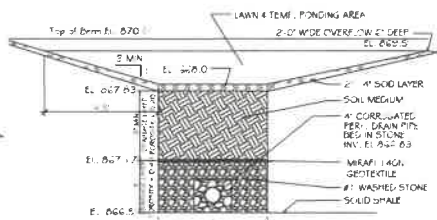
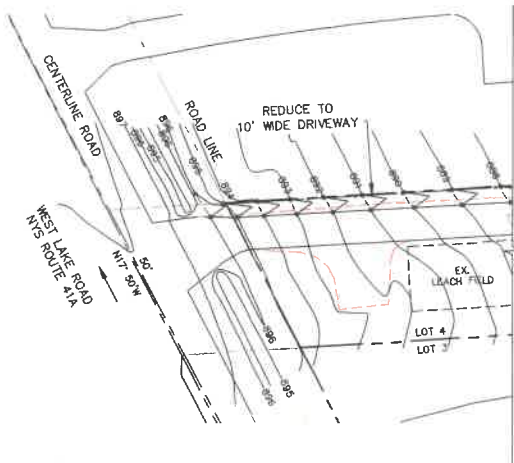
TOTAL COVERAGE			
	EXIST.	PROPOSED	REVISED
PERGOLA	64 SF	0 SF	0 SF
H. DECK/PATIO	---	520 SF	332 SF
SIDEWALK	119 SF	323 SF	288 SF
LAKE PATIO	---	150 SF	---
PERMEABLE	183 SF	993 SF	680 SF
IMPERMEABLE	4,801 SF	4,304 SF	4,304 SF
TOTAL	4,984 SF	5,297 SF	4,984 SF
% TSC	23.6 %	25.1 %	23.6 %



#### STORM WATER & GRADING PLAN

S.C. 1"=20'-0"  
NOTE: SITE INFORMATION IS OBTAINED FROM SURVEY DONE BY PAUL J. OLASZINSKI, P.E., L.L.A. DATED 05/14/2024. ADDITIONAL INFORMATION BY EGGLISTON & KRENZER ARCHITECTS P.C.

SHRUBS, PERENNIALS, AND TREES TO BE NATIVE SPECIES



#### BIOSWALE DETAIL

NT6

#### BIO-SWALE REQUIREMENT

UDV =  $(0.69 \times 0.009 \times 12 \times A)$   
UDV = WATER QUALITY VOLUME - CUPIT  
I = IMPERVIOUS SURFACE COVERAGE - 28.4 %  
A = DRAINAGE AREA - 21,000 SF  
UDV =  $(0.69 \times 0.009 \times 28.4 \times 21,000 \text{ SF})$   
UDV = 23,334 x 21,000 SF  
UDV = 48 CU. FT. REQUIRED  
PROVIDED:  
7' x 40' x 18" DEEP BIOSWALE = 420 CU. FT.



#### STORM WATER & GRADING PLAN

S.C. 1"=20'-0"  
NOTE: SITE INFORMATION IS OBTAINED FROM SURVEY DONE BY PAUL J. OLASZINSKI, P.E., L.L.A. DATED 05/14/2024. ADDITIONAL INFORMATION BY EGGLISTON & KRENZER ARCHITECTS P.C.

#### SITE PLAN

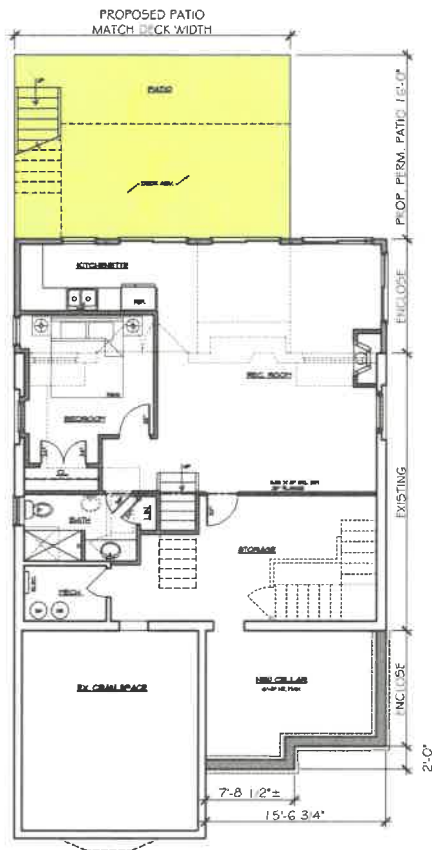
ROBERT & DIANA LOGAN  
2110 WEST LAKE RD  
TN. OF SKANEATELES, NY

#### architect

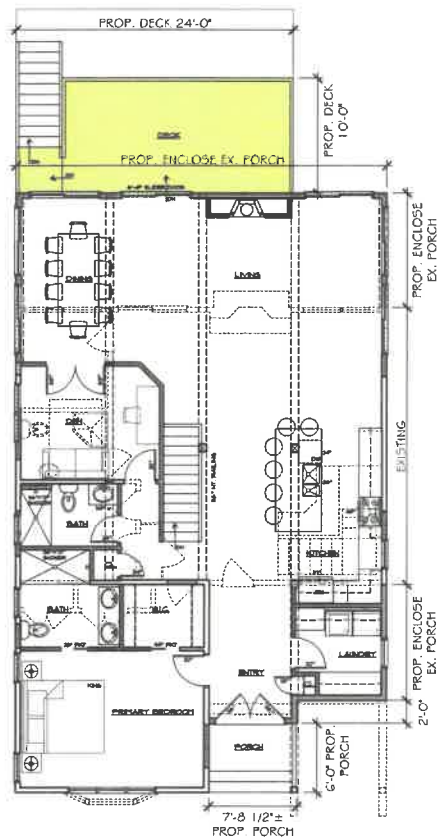
EGGLISTON & KRENZER, ARCHITECTS P.C.  
1391 EAST GENESSEE STREET  
SKANEATELES, NY 13152  
(315) 685-9144

PROJ: 23152

DATE:  
15 DEC 2023  
30 JAN 2024  
19 MAR 2024



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



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

**REMODEL**  
ROBERT & DIANA LOGAN  
2110 WEST LAKE RD.  
TN. OF SKANEATELES, NY

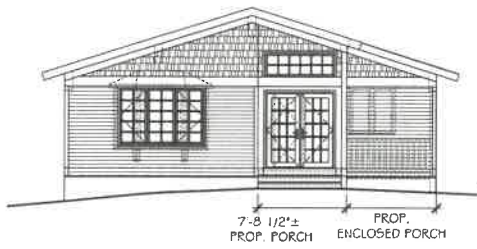
**architect**  
EGGLESTON & KRENZER, ARCHITECTS PC  
1391 EAST GENESSEE STREET  
SKANEATELES, NY 13152  
(315) 685-8144

PROJ: 23246

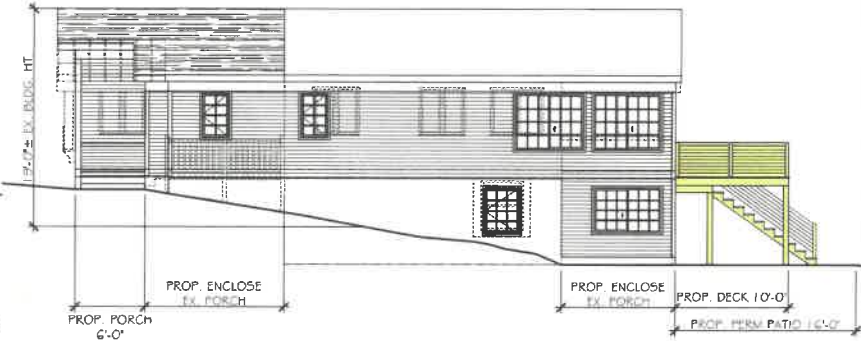
DATE:  
15 DEC 2023  
30 JAN 2024  
19 MAR 2024

3 OF 5





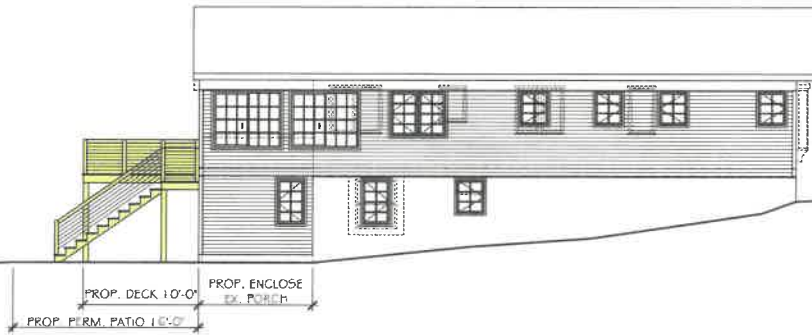
WEST ELEVATION  
1/8" = 1'-0"



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



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



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

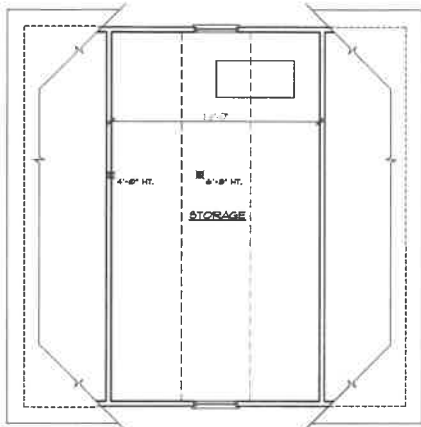
**REMODEL**  
ROBERT & DIANA LOGAN  
2110 WEST LAKE RD.  
TN. OF SKANEATELES, NY

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

PROJ: 23246

DATE:  
15 DEC 2023  
30 JAN 2024  
19 MAR 2024





**SECOND FLOOR PLAN**

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



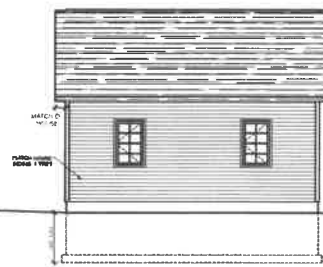
**FIRST FLOOR PLAN**

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



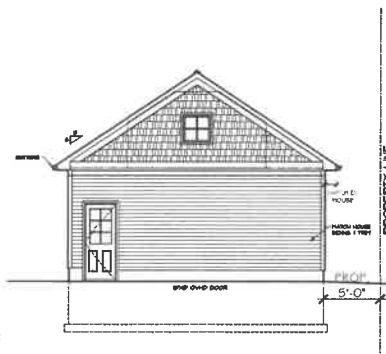
**WEST ELEV.**

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



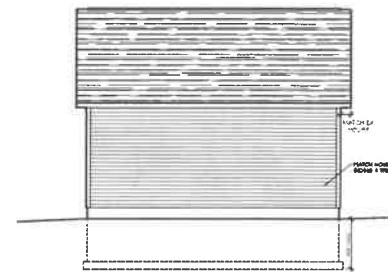
**SOUTH ELEV.**

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



**EAST ELEV.**

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



**NORTH ELEV.**

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

**PROPOSED GARAGE**

ROBERT & DIANE LOGAN  
2110 WEST LAKE RD.  
TN. OF SKANEATELES, NY

**architect**

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

PROJ: 22122

DATE:  
15 DEC 2023  
30 JAN 2024  
19 MAR 2024