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

August 26, 2022

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

Re: Alison Miller, Area Variance and Site Plan Review
1409 Thornton Heights Tax Map# 057.-01-33.0

NARRATIVE

The Miller property is 8,488 SF, 50 ft wide on a private road and has 65.6 lineal feet of shoreline. The majority of the lot has a moderate, less than 12% slope with a 25 ft height steep slope bank that extends down to the lake. The 565 SF dwelling has a 237 SF deck and is conforming as to setbacks. The shore line has a straight, continuous stairway, 106 SF shed and a 819 SF deck area behind a timber seawall. The deck is covered with a turf carpet to try to hold the gravel below from washing out annually. A new septic system was installed in 2019. The ISC is 9.9% and TSC is 25.1%. The shoreline structures are non-conform with 1,018 SF whereas 400 SF is allowed. The north side yard setback of the shed is 7.6 ft and south corner of the seawall and deck is 5.4 ft whereas 20 ft is required. The stairway is a straight flight that is narrow and steeper than code allows. This property is in the RF District and Skaneateles LWOD.

This application is to replace the existing stairs with code compliant stairs divided into 3 flights with two intermediate landings. The shore line deck will replace the turf mat with deck boards and be reduced by 260 SF but will maintain 6 ft of width on the south and east sides to protect the stone from wave action. The deck will be no more non-conforming than the existing. A 6 ft x 30 ft steel pile dock will be built off the east end of the seawall that will meet the required 20 ft setback from the property line projected from the centerline of the lake. The resulting ISC will remain 9.9%, the TSC will reduce to 22.7% and the total shoreline structures will reduce to 1,000 SF.

Area variances are required for development on any lot with less than 20,000 SF of lot area and 75 ft of shoreline. The proposed shoreline steps and new dock will meet the required 20 ft side yard setbacks. The proposed redevelopment of the lot will reduce two nonconforming aspects of the property; lakefront structure area and TSC.

CONSTRUCTION SEQUENCE

1. Install floating silt curtain in the lake, maintain during construction.
2. Mark the existing septic area to prevent construction traffic and storage.
3. Install steel piles and construct dock from the barge.
4. Bring in materials for deck and stairs by barge. Resurface the deck
5. Remove the existing stairs as the new stairs are built.

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6. Spread topsoil, mulch and plantings using a jute mesh for stabilizing the bank. Plant lawn and landscaping where the deck was reduced. Water during dry periods.

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. Lakefront properties in this neighborhood have similar stairs and shoreline structures.

- 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 can not be achieved by any method other than an area variance. Because the lot has less than 20,000 SF of lot area and 75 ft of shoreline, an area variance is required for most improvements. The proposed work meets the required side yard setbacks and reduces two existing non-conformities.

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

The requested variance is not substantial. The proposed new structures meet the required setbacks and the total shore line structure area will be reduced as well as the total structure coverage.

- 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 proposed stair landings will be post set into the steep slope and the stairs will set above the sloped land allowing growth under them. Placing the decking over the seawall area will eliminate the wave action washout out of the current stone fill. Having a permanent dock will eliminate the biannual placing and removing docks during the fish reproduction seasons. The Lot has a new septic system that is over 100 ft from the lake.

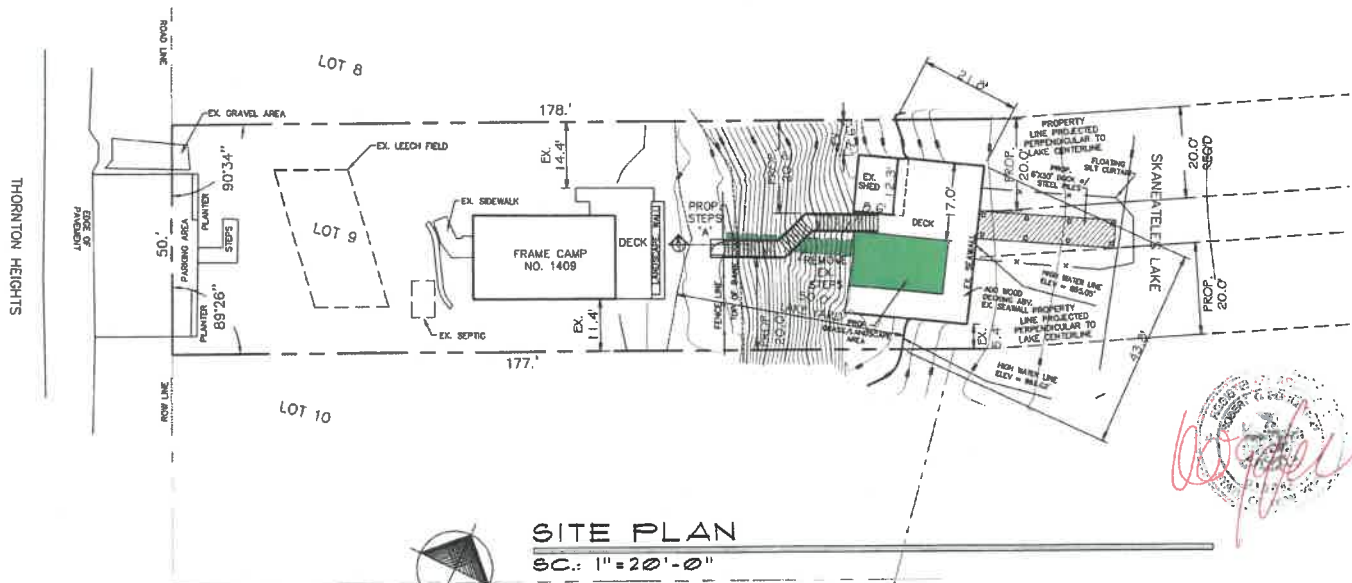
- 5) *Whether the alleged difficulty was self-created, which shall be relevant to the decision of the Board but which shall not necessarily preclude the granting of the area variance.*

By virtue of making application, one can state that this is self created. Rebuilding the stairs will make them code compliant and safer to use. Improvements to the deck and dock will be better for the lake and the neighborhood.

LOT AREA	8,488 SF	
SHORELINE	218 + 438 = 656 LF	
IMPERMEABLE COVERAGE		
	EXIST.	PROPOSED
CAMP	565 SF	565 SF
SHED	106 SF	106 SF
PARKING	172 SF	172 SF
TOTAL	843 SF	843 SF
% IMPERMEABLE	9.9 %	9.9 %

TOTAL COVERAGE		
	EXIST.	PROPOSED
GRAVEL AREA	20 SF	20 SF
STEPS	142 SF	203 SF
DECK	237 SF	237 SF
SIDEWALK	42 SF	42 SF
S.L. DECK	819 SF	559 SF
LANDSCAPE WALL	25 SF	25 SF
PERMEABLE	1285 SF	1086 SF
IMPERMEABLE	843 SF	843 SF
TOTAL	2,128 SF	1,929 SF
% TSC	25.1 %	22.1 %

LAKE FRONT STRUCTURES		
	EXIST.	PROPOSED
SHED	106 SF	106 SF
S.L. STEPS	93 SF	154 SF
S.L. DECK	819 SF	559 SF
DOCK	0 SF	181 SF
TOTAL	1,018 SF	1,000 SF



SITE PLAN

SC.: 1"=20'-0"

SITE INFORMATION IS OBTAINED FROM SURVEY
 DONE BY PAUL J. OLSZEWSKI, P.E., L.L.S. DATED 08/14/2022
 ADDITIONAL INFORMATION BY EGGLESTON & KRENZER
 ARCHITECTS P.C.

SITE PLAN

MILLER
 THORNTON HEIGHTS
 TN. OF SKANEATELES, NY

architect

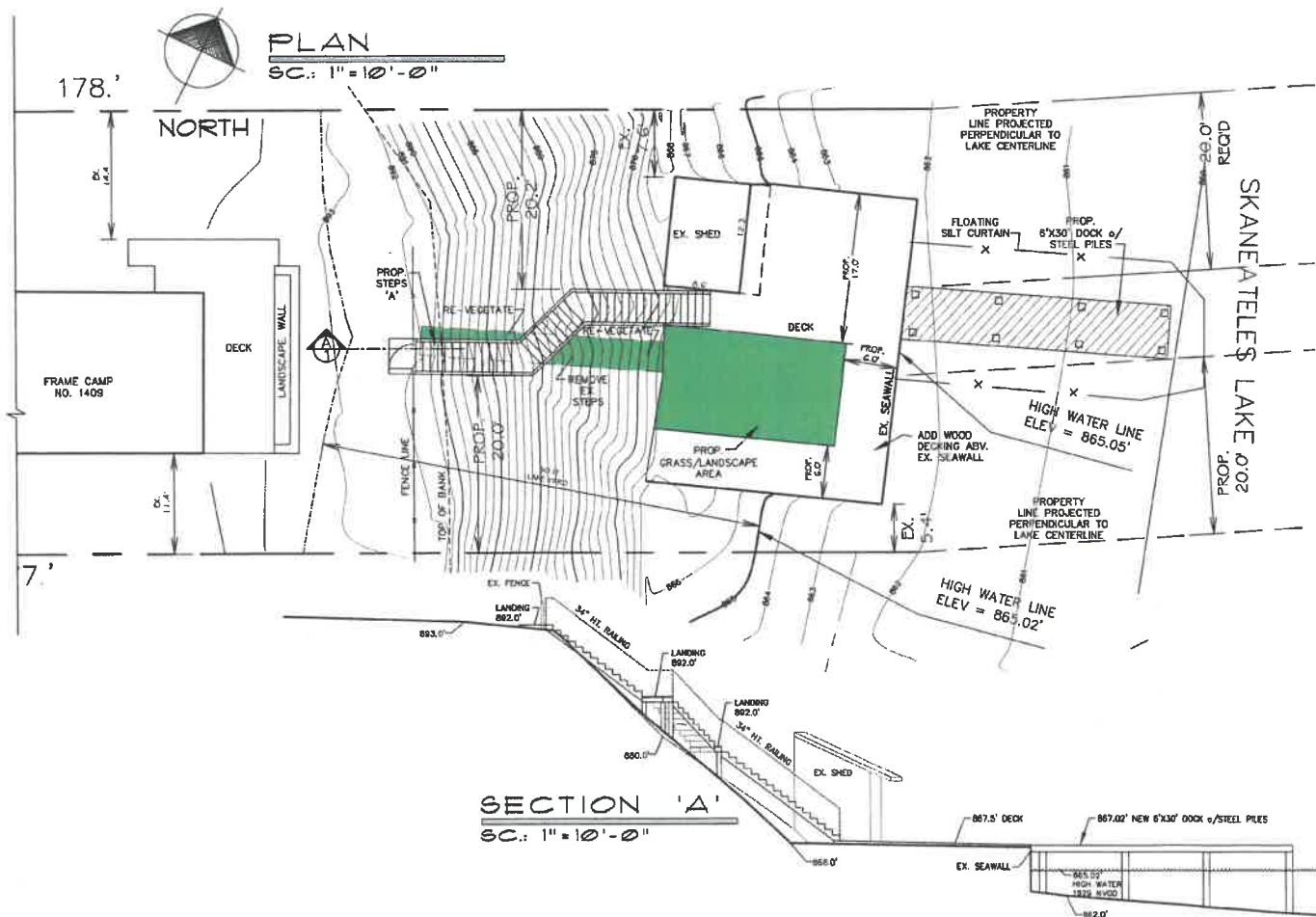
EGGLESTON & KRENZER, ARCHITECTS P.C.
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PROJ: 22162

DATE:

26 AUG 2022

1 OF 2



STAIR OPTION 'A'
ALLISON MILLER
1409 THORNTON HEIGHTS
TN. OF SKANEATELES, NY

architect
EGGLESTON & KRENZER, ARCHITECTS PC
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DATE:
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