October 29, 2026

To Town of Skaneateles Planning Board
Karen Barkdull
24 Jordan St
Skaneateles, NY 13152

Project Nolan Cottage
Project No. 2610

Dear Karen,

The Nolan family are proposing improvements to their property at 2330 Thornton Grove South, which currently contains a 2-story camp, a shoreline-based boathouse structure, and a small storage shed. The project includes a new 484 SF 2-car garage, the removal of the existing shed & gravel driveway, and a rework of the existing 402 SF permeable patio & staircase to the lakefront. The work also proposes a new, permanent dock which is situated perpendicular to the centerline of the lake.

The property is an undersized, pre-existing nonconforming lot with existing lot coverage nonconformities. The proposed improvements will result in a notable decrease in impermeable coverage on the property, where 25% exists and 15% is proposed. Total coverage will also be reduced significantly, where 29% total coverage currently exists and 22% is proposed. A modest increase in Total Building Footprint from 7% to 9%, where 6% is allowed, is proposed with the construction of the new 2-car garage. The Total Floor Space is also proposed to increase from 12% to 19%, where 10% is allowed.

The granting of the requested variances will not produce an undesirable change in the character of the neighborhood or create a detriment to nearby properties. The requested variances are balanced with the overall decrease in impermeable coverage on site, improving site drainage and removing coverage from areas closer to the lake where appropriate. The proposed additions are modest in scale and will not introduce any new use or activity that would create excessive traffic, noise, dust, odors, glare, pollution, or other nuisance conditions.

The requested improvements cannot reasonably be achieved through an alternative that would eliminate the need for the variances. The proposed garage has been located as close to the street as allowable by the ordinance to minimize driveways on the property and allow for a small-scale stormwater management practice on the property to balance the proposed changes.

The requested variances are not substantial in relation to the existing conditions of the property. Impermeable Coverage and Total Coverage will be significantly reduced on the property, balancing the requested increases in Building Footprint and Floor Area.

The proposed variances will not adversely affect the physical or environmental conditions of the neighborhood or district. The project will maintain the existing residential use and will not create additional traffic, noise, dust, odors, glare, pollution, or other nuisances. The improvements will increase green space on the property and improve permeability, reducing runoff. The owners also plan to address the existing drywell septic system and construct a new County-approved system further from the lake.

The existing difficulty is primarily the result of pre-existing conditions and is not self-created by the current owners. The nonconforming lot coverage is pre-existing and will be reduced as much as is feasible with the proposed improvements. While the project will modestly increase the building footprint and floor area nonconformities, the owners have designed improvements to minimize the additional relief required and work within the physical limitations of the property.

The proposed project is consistent with the purpose and intent of the applicable land use district and the Town's zoning regulations. The property will remain a single-family residence and will continue to be compatible with surrounding land uses. The proposal is also consistent with the objectives of the Town's Comprehensive Plan and addresses the applicable site planning considerations of §148-10-6 by maintaining the existing residential use and minimizing impacts to neighboring properties.

For these reasons, the requested variances represent a reasonable and limited means of allowing the owners to improve their existing residence and garage while recognizing the property's established pre-existing nonconforming conditions. The proposed improvements will not adversely affect the surrounding neighborhood, nearby properties, or the physical and environmental conditions of the area.

Sincerely,

Adrienne Drumm-Foody, RA, AIA, NCARB
Partner
RAMSGARD+DRUMM
architects • planners • designers
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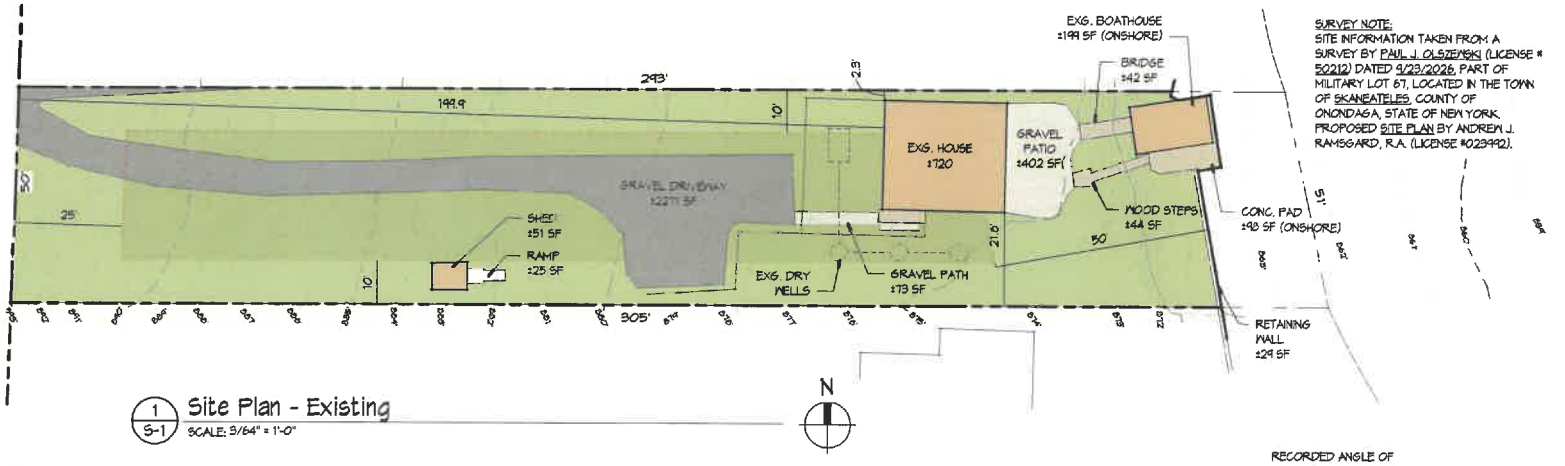
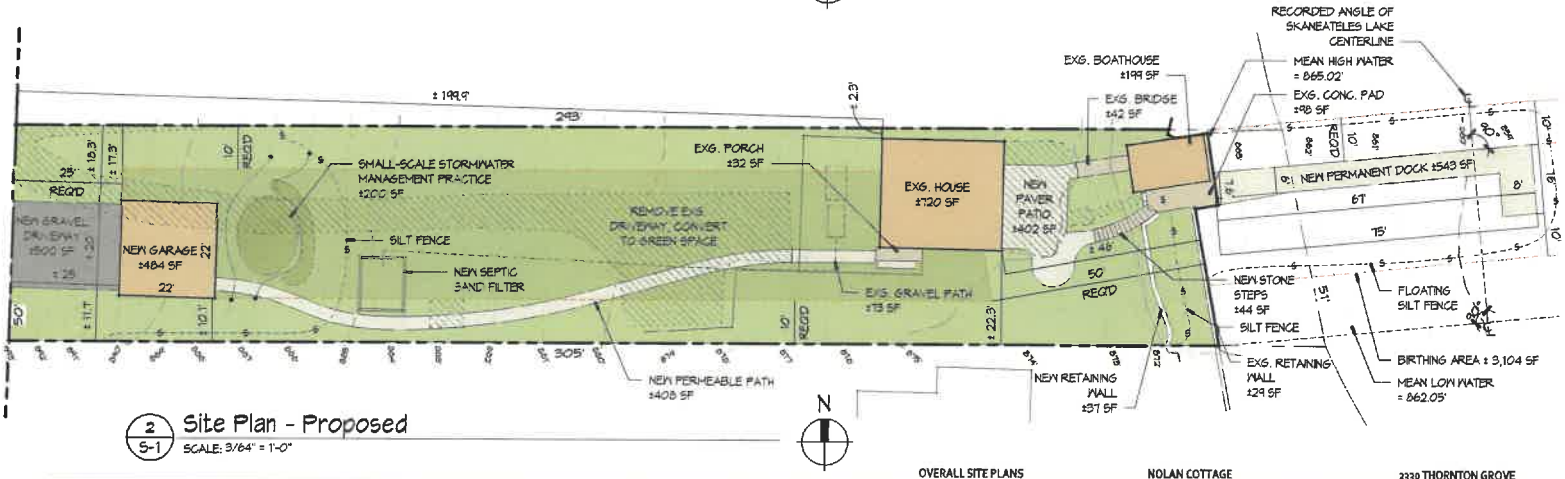


1 / S-1 Site Plan - Existing

SCALE: 3/64" = 1'-0"



2 / S-1 Site Plan - Proposed

SCALE: 3/64" = 1'-0"

OVERALL SITE PLANS | NOLAN COTTAGE | 2330 THORNTON GROVE

RAMSGARD & DRUMM

DATE: 10/20/25

DENSITY CONTROL SCHEDULE RF DISTRICT-TOWN					
	REQ'D/ALLOWED	EXISTING ±	PROPOSED	DIFFERENCE EXG VS PROPOSED	REQ'D VARIANCE
MINIMUM LOT SIZE 2 ACRES / 20,000 P.E.N.C.	20,000 SF	±13,815'	±13,815'	0	NONE P.A.V.
MINIMUM LOT FRONTAGE (PRIVATE ROAD)	50'	±50'	±50'	0	NONE
MINIMUM LAKE FRONTAGE	75'	±51'	±51'	0	NONE P.A.V.
MINIMUM FRONT YARD SETBACK (PRIVATE ROAD)	25'	±200'	±200'	0	NONE
MINIMUM SIDE YARD SETBACK, RIGHT (20% LOT WIDTH)	10'	±2'	±2'	0	NONE P.A.V.
MINIMUM SIDE YARD SETBACK, LEFT (20% LOT WIDTH)	10'	±22'	±22'	0	NONE
MINIMUM LAKE YARD SETBACK	60'	±46'	±46'	0	NONE P.A.V.
MAXIMUM TOTAL BUILDING FOOTPRINT	6%	±7%	±9%	-3%	3% 1% P.E.N.C.
MAXIMUM TOTAL BUILDING FLOOR AREA	10%	±12%	±19%	-7%	9% 1% P.E.N.C.
MAXIMUM LOT COVERAGE	20%	±24%	±22%	1%	2% 8% P.E.N.C.
MAXIMUM IMPERMEABLE COVERAGE	10%	±25%	±15%	10%	5% 14% P.E.N.C.
MAXIMUM BUILDING HEIGHT	35	±22'	±22.0'	0	NONE

*(P.E.N.C.) - PRE-EXISTING NON-CONFORMING.
*(N.A.) - NON APPLICABLE
*(P.A.V.) - PREVIOUSLY APPROVED VARIANCE

CALCULATIONS

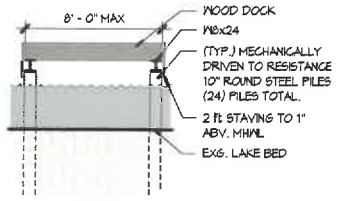
	REQ'D /ALLOWED		EXISTING		PROPOSED
MINIMUM LOT SIZE (SQUARE FEET)	20,000 SF	EXG LOT AREA	13,815 SF	PROP LOT AREA	13,815 SF
IMPERMEABLE SURFACES		EXG HOUSE	720 SF	EXG HOUSE	720 SF
		EXG BOAT HOUSE	199 SF	EXG BOAT HOUSE	199 SF
		EXG SHED	51 SF	EXG CONC SLAB	98 SF
		EXG RAMP	25 SF	EXG PORCH	32 SF
		EXG CONC SLAB	98 SF	NEW DRIVEWAY	500 SF
		EXG PORCH	32 SF	NEW STONE STEPS	44 SF
		EXISTING DRIVEWAY	2,271 SF	NEW GARAGE	484 SF
IMPERMEABLE COVERAGE MAXIMUM	0 SF	TOTAL IMPERMEABLE	3,396 SF		2,077 SF
	10%		25%		15%
PERMEABLE SURFACES		EXG PATHS	78 SF	EXG PATHS	78 SF
		EXG PATIO	402 SF	REVISED PATIO	402 SF
		EXG STEPS TO LAKE	44 SF	EXG BRIDGE	42 SF
		EXG BRIDGE	42 SF	NEW PATH	408 SF
MIX PERMEABLE	1,382 SF	TOTAL PERMEABLE	561		930
	10%		4%		7%
LOT COVERAGE MAXIMUM	2,765 SF	TOTAL COVERAGE	3,957 SF		3,007.5 SF
	20%		29%		22%

ONSHORE STRUCTURES
400 SF ALLOWED

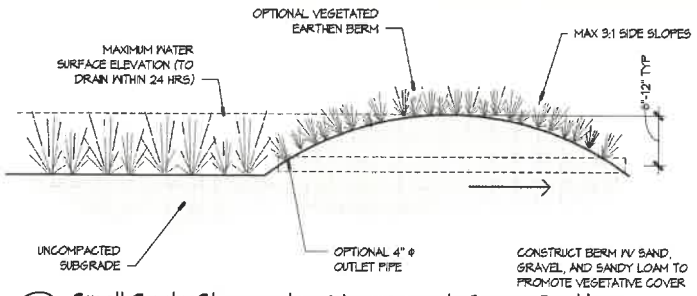
STRUCTURE:	EXG	PROP
EXG BOATHOUSE	199 SF	199 SF
EXG CONC SLAB	98 SF	98 SF
STEPS TO LAKE	44 SF	44 SF
EXG BRIDGE	42 SF	42 SF
TOTAL:	383 SF	383 SF

OFFSHORE STRUCTURES
1,000 SF ALLOWED

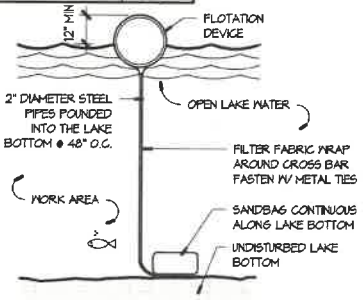
STRUCTURE:	EXG	PROP.
DOCK	0 SF	543 SF



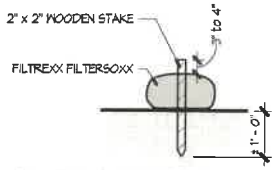
4 / S-2 Dock Section
SCALE: 3/16" = 1'-0"



1 / S-2 Small Scale Stormwater Management Cross Section
SCALE: 1/2" = 1'-0"



2 / S-2 Floating Silt Fence Detail
SCALE: 3/8" = 1'-0"



STANDARD SYMBOL SECTION VIEW

CONSTRUCTION NOTES FOR FABRICATING SILT SOCK

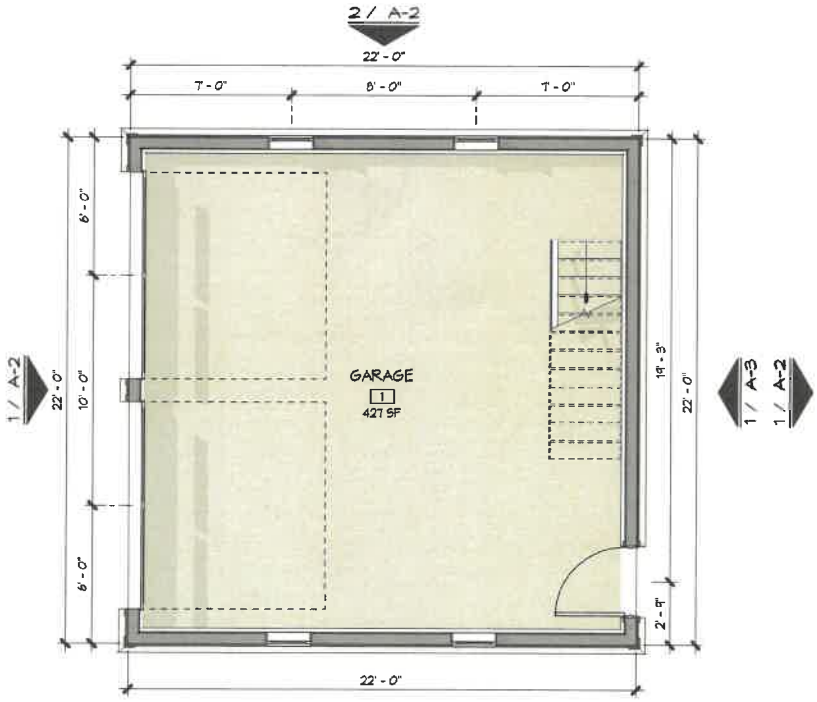
1. SILT SOCK TO BE FASTENED SECURELY TO FENCE POSTS W/ WIRE TIES OR STAPLES.

2. WHEN TWO SECTIONS OF SILT SOCK ADJOIN EACH OTHER, THEY SHALL BE OVERLAPPED BY SIX (6) FEET.

3. MAINTENANCE SHALL BE PREFORMED AS NEEDED & MATERIAL REMOVED WHEN 'BULGES' DEVELOP IN SILT SOCK.

POSTS: STEEL EITHER "T" OR "L" TYPE OR 2" HARDWOOD.

3 / S-2 Silt Sock Detail
SCALE: 1/2" = 1'-0"

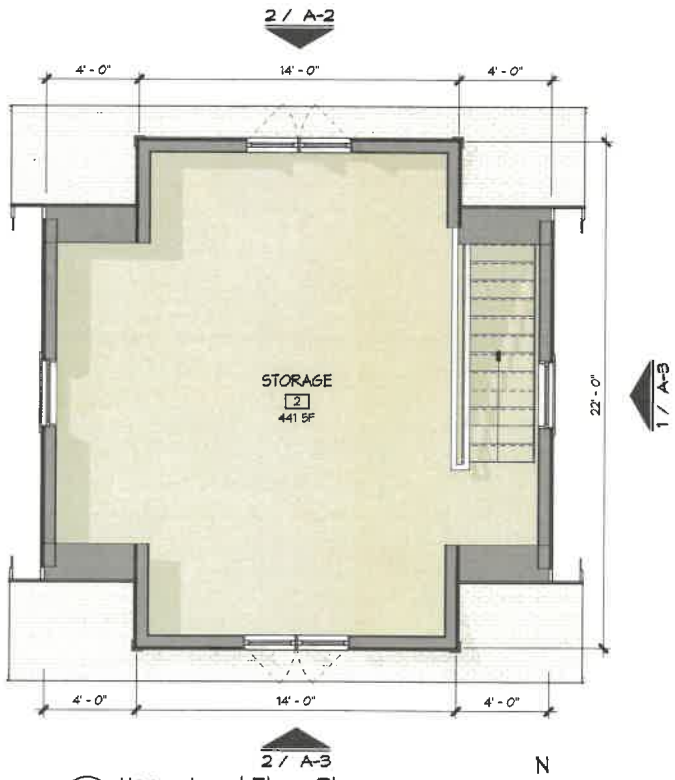


1 / A-1 Entry Level Floor Plan

SCALE: 1/4" = 1'-0"

0' 1' 2' 4'

N



2 / A-1 Upper Level Floor Plan

SCALE: 1/4" = 1'-0"

0' 1' 2' 4'

N

Proposed Garage

Nolan Cottage

2330 Thornton Grove
Skaneateles, NY 13152

RAMSGARD & DRUMM

DATE: 10/20/16

1 A-2 West Exterior Elevation

SCALE: 1/4" = 1'-0"

0' 1' 2' 4'

2 A-2 North Exterior Elevation

SCALE: 1/4" = 1'-0"

0' 1' 2' 4'

1 / A-3 East Exterior Elevation

SCALE: 1/4" = 1'-0"

0' 1' 2' 4'

2 / A-3 South Exterior Elevation

SCALE: 1/4" = 1'-0"

0' 1' 2' 4'