

**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 Greg & Kaitlyn Parker.

The proposal is for a garage addition exceeding footprint and floorspace calculations for this nonconforming lot.

The involved Sections of the Skaneateles Town Code are Section 148-8-A.1.g.i.a Nonconforming Footprint, and Section 148-8-9-A.1.g.i.b Nonconforming Floorspace.

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% of the lot area. The proposed site plan shows a proposed building footprint at more than 6% of the total lot area and proposed building floorspace greater than 10% of the total lot area.

The property in question is located at **1021 The Lane** in the Town of Skaneateles, New York, and bears Tax Map ID #050.-01-21.0.

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, July 1, 2025, at 7:15 pm*** at the Town Hall, 24 Jordan Street, or electronically. 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: June 9, 2025

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

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

May 22, 2025  
**Revised June 27, 2025**

Re: Greg and Kaitlyn Parker – Area Variance and Special Permit  
1021 The Lane- Tax Map # 050.-01-21.0

### NARRATIVE

The property at 1021 The Lane is 37,823 SF with 140 ft of road frontage on The Lane, a private road, in the RF District and Skaneateles Lake watershed. It is 291 ft from the lake. The property has a three-bedroom, raised ranch single family dwelling, porches, shed and decks on it. There is no garage. The building footprint is 1,851 SF (4.9%) and living space is 3,365 SF (8.9%). The current ISC is 13.3% and TSC is 13.5%. The property has an existing septic system on it and draws water from the lake.

This application is to construct an attached 26' x 24' garage with living space above and **14.5' x 19'** storage area with deck above, rebuild the existing deck, remove the shed and modify the driveway. The additions will conform to the required setbacks and the building height will be 23.5 ft. The building footprint will be **2,628 SF (6.9%)** and living space **4,522 SF (12.0%)**. The ISC will be **reduced to 12.5%** and TSC will be **15.4%**. A variance is required for building footprint/living space on lots less than 40,000 SF.

In that this is within 1,000 ft of the Lake and the building footprint exceeds 2,500 SF and disturbance exceeds 200 SF, Site Plan Review is required. Silt curtains or sediment logs will be placed below the work areas to control any potential erosion. The roof gutters will drain into a bioswale that is placed in the NE corner of the lot. The existing ISC will be **reduced to 12.5%** and will require a Special Permit.

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 **4,719 SF** ISC requires a **47,190 SF** lot to be at 10% ISC. This is **9,367 SF** of additional land and at \$1.09/SF would result in a payment of **\$10,210.03** to the Town's LDRA Fund.

### CONSTRUCTION SEQUENCE

- 1) Install silt fence, maintain during construction.
- 2) Mark the septic leach field area to prevent construction traffic and staging from passing over it.
- 3) Install bio swale, seed and mulch. Water during dry periods
- 4) Remove existing shed, porch and deck
- 5) Excavate for new garage foundation.
- 6) After foundation walls are complete, back fill and rough grade disturbed areas.
- 7) Construct the garage, addition and decks.
- 8) After siding and roofing are complete, install roof gutters and tie into bio swale drains.
- 9) Box out the final driveway and sidewalks.
- 10) Finish grading, spread topsoil, seed, plant landscape and mulch. Water during dry periods.
- 11) After lawn is established, remove silt fence, patch disturbed areas.

(315) 685-8144

*Member of the American Institute of Architects*

## 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 larger, year round dwellings with attached garages on similar size lots. The addition conforms with the required setbacks. The addition is behind the existing house with side loaded garage. Most of the adjacent lots are just over 40,000 SF and not subject to the 10% living and 6% building footprint limits whereas this lot is just under 40,000 SF.

- 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 dwelling is a **bi-level** ranch it is not practical to add a second floor. The garage needs to be at grade level. If the lot were 2,177 SF larger, no limits would be placed on building footprint or living space.

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

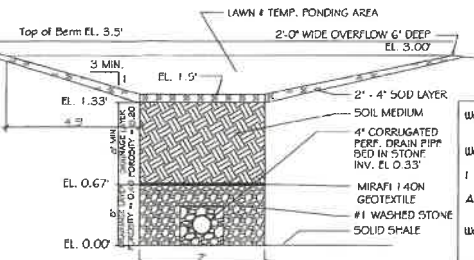
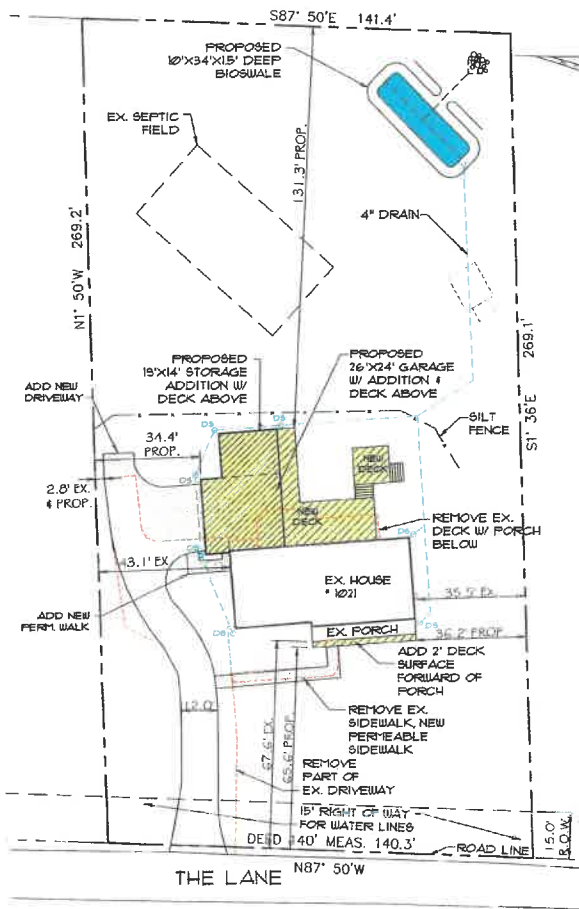
The requested variance is not substantial. The lot is only 2,177 SF under 40,000 SF (5.8%) and otherwise would not require any variances. The building footprint **has been reduced to be only 0.9%** over the allowed 6% and the living space is only 2.0% over the allowed 10%. 80% of the basement **front porch** and the garage count towards the potential living space.

- 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 **has been reduced to 12.5%**. The stormwater drainage will be managed by directing the roof drains to the new bio swale. Silt fences will provide erosion control during construction. Payment will be made to the Town's LDRA Fund that will place other land into conservation.

- 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 Parkers have owned the property since 2019 with no garage. **The original garage was only 7 ft tall and had drainage issues.** The lot and dwelling have become non-conforming with changes in the zoning law over the years. The redevelopment of this property will conform with the building setbacks and TSC. Storm water management and erosion control will improve as a result of this work. Granting the area variance will allow reasonable use of this property similar to neighboring properties.



BIO-SWALE DETAIL

NTS

BIO-SWALE REQUIREMENT	
WQV = $(0.05 \times 0.009 \times 1) \times A$	12
WQV = WATER QUALITY VOLUME - CUFT	
I = IMPERVIOUS SURFACE COVERAGE - 0.5 %	
A = DRAINAGE AREA - 31,823 SF	
WQV = $(0.05 \times 0.009 \times 0.5) \times 31,823$	SF
WQV = $0.063 \times 31,823$	SF
WQV = 512 CU. FT. REQUIRED	
PROVIDED:	
A = 10' X 34' X 15' DEEP BIO-SWALE = 510 CU. FT.	

LOT AREA		37,823 SF
IMPERMEABLE COVERAGE		
	EXIST.	PROPOSED
HOUSE/PORCH	1,721 SF	2,628 SF
DRIVEWAY	2,641 SF	2,091 SF
SIDEWALK	141 SF	0 SF
SHED	124 SF	0 SF
DECK	399 SF	0 SF
TOTAL	5,036 SF	4,719 SF
% IMPERMEABLE	13.3 %	12.5 %
TOTAL COVERAGE		
	EXIST.	PROPOSED
RAMP	28 SF	0 SF
DECK STEPS	30 SF	53 SF
DECKS	0 SF	101 SF
PERMEABLE WALK	0 SF	210 SF
PERMEABLE	58 SF	110 SF
IMPERMEABLE	5,022 SF	4,719 SF
TOTAL	5,080 SF	5,039 SF
% TBC	13.5 %	13.4 %

FOOTPRINT 6% ALLOWED	
	EXIST. PROPOSED
HOUSE/PORCH	1,721 SF 2,628 SF
SHED	124 SF 0 SF
TOTAL	1,851 SF 2,628 SF
% FOOTPRINT OF LOT 4.9 %	6.9 %
POTENTIAL LIVING SPACE 10% ALLOWED	
	EXIST. PROPOSED
FIRST FLOOR	1,553 SF 2,205 SF
BASEMENT (80%)	1,242 SF 1,241 SF
PORCHES	970 SF 111 SF
GARAGE/STORAGE	0 SF 904 SF
TOTAL	3,365 SF 4,521 SF
% OF LOT	8.9 % 12.0 %

SITE PLAN

1" = 30' - 0"

SITE INFORMATION IS OBTAINED FROM SURVEY DONE BY PAUL J. OLSZEWSKI, L.L.S. DATED 4/24/2025  
ADDITIONAL INFORMATION BY EGGLESTON & KRENZER ARCHITECTS P.C.



**SITE PLAN:**

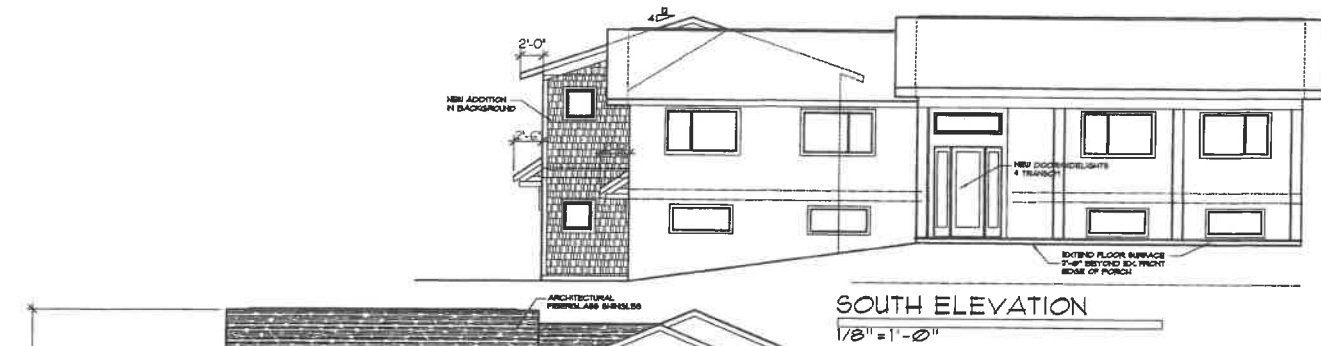
GREG & KAITLIN PARKER  
1021 THE LANE  
SKANEATELES, NY 13152  
(315) 665-6144

architect

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PROJ: 22049

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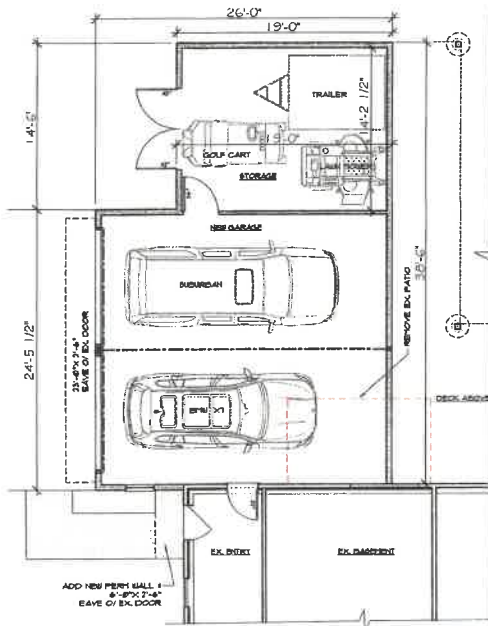
**ADDITION FOR:**  
GREG & KAITLYN PARKER  
1021 THE LANE  
TN OF SKANEATELES, NY

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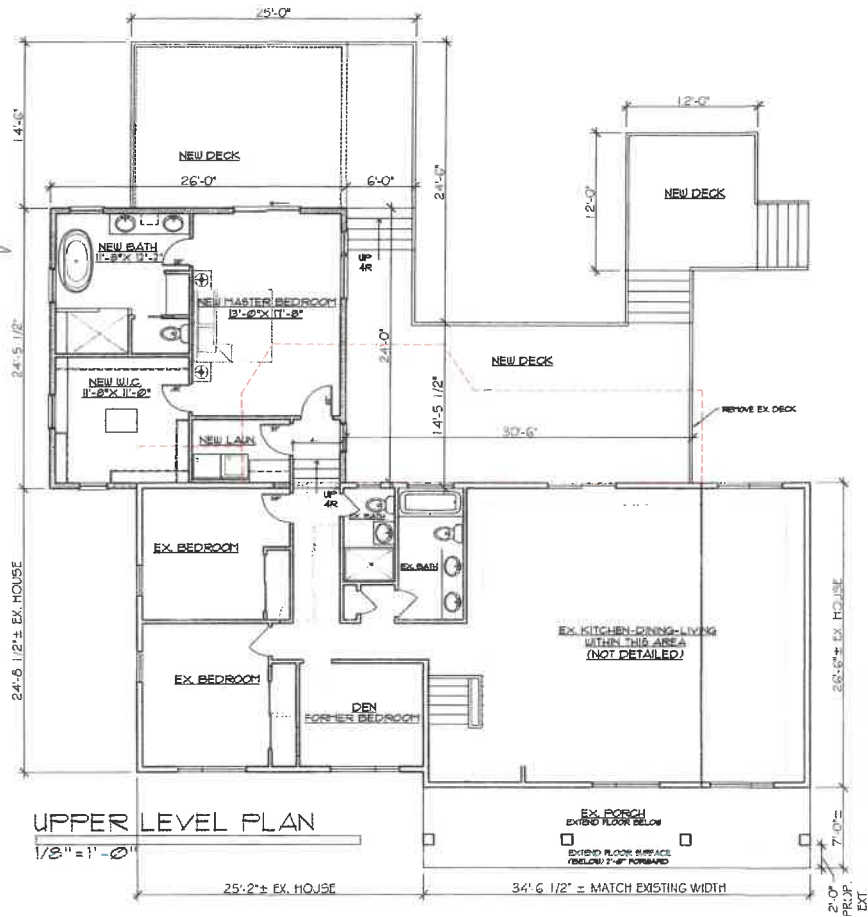
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PARTIAL LOWER LEVEL PLAN

1/8" = 1'-0"

	EXIST.	PROP.
BASEMENT -80%	1,242 SF	1,242 SF
GARAGE	---	904 SF
UPPER LEVEL	1,553 SF	2,205 SF
PORCH	570 SF	171 SF
TOTAL	3,365 SF	4,522 SF



UPPER LEVEL PLAN

1/8" = 1'-0"

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