

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 July 7, 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 foot print 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 28' garage with living space 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 foot-print will be **2,444 SF (6.5%)** and living space **4,338 SF (11.5%)**. The ISC will be **reduced to 11.6%** and TSC will be **14.2%**. 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 11.6%** 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 **4,393 SF** ISC requires a **43,930 SF** lot to be at 10% ISC. This is **6,107 SF** of additional land and at \$1.09/SF would result in a payment of **\$6,656.63** 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

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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. **The original garage was short for today's vehicles and low to the ground taking on stormwater.**

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

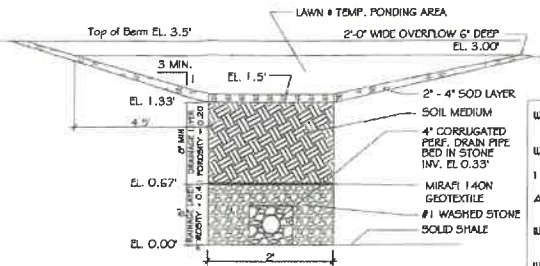
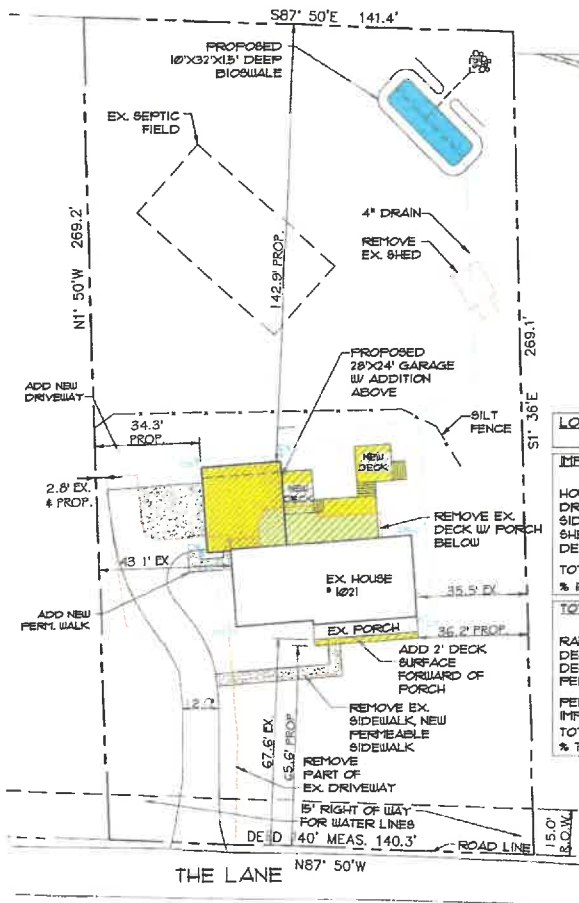
The requested variance is not substantial. The lot is only 2,177 SF under 40,000 SF (5.8%) and otherwise would not require any variances. The building footprint **has been substantially reduced to be only 0.5%** over the allowed 6% and the living space is **substantially reduced to only 1.5%** over the allowed 10%. 80% of the basement **front porch** and the garage count towards the potential living space. **The original storage space was 523 SF which is being replaces with the garage of 720 SF.**

- 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 11.6%**. 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. **Existing drainage issues around the house are being better managed**

- 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. **Substantial reductions in the project have been made as a result of this review process to make the variances the minimum necessary.** Granting the area variance will allow reasonable use of this property similar to neighboring properties.



BIO-SWALE DETAIL
NTS

BIO-SWALE REQUIREMENT

WQV = $(0.025 \times 0.023 \times 12) \times A$
WQV = WATER QUALITY VOLUME - CUFT
1 = IMPERVIOUS SURFACE COVERAGE - 11.6 %
A = DRAINAGE AREA - 31,823 SF
WQV = $(0.025 \times 0.023 \times 11.6) \times 31,823$
WQV = 0.544 x 31,823 SF
WQV = 481 CU. FT. REQUIRED
PROVIDED:
A = 10' X 32' X 15' DEEP BIO-SWALE = 480 CU. FT.

| | | | |
|-----------------------------|-----------|----------|----------|
| LOT AREA | 31,823 SF | | |
| IMPERMEABLE COVERAGE | | | |
| | EXIST. | PROPOSED | REVISED |
| HOUSE/PORCH | 1,171 SF | 2,628 SF | 2,443 SF |
| DRIVEWAY | 2,647 SF | 2,406 SF | 1,350 SF |
| SIDEWALK | 141 SF | 0 SF | 0 SF |
| SHED | 124 SF | 0 SF | 0 SF |
| DECK | 399 SF | 0 SF | 0 SF |
| TOTAL | 5,038 SF | 5,034 SF | 4,393 SF |
| % IMPERMEABLE | 13.3 % | 13.3 % | 11.6 % |
| TOTAL COVERAGE | | | |
| | EXIST. | PROPOSED | REVISED |
| RAMP | 28 SF | 0 SF | 0 SF |
| DECK STEPS | 30 SF | 53 SF | 66 SF |
| DECK | --- | 8 SF | 659 SF |
| PERMEABLE WALK | --- | 254 SF | 210 SF |
| PERMEABLE | 58 SF | 1,072 SF | 955 SF |
| IMPERMEABLE | 5,038 SF | 5,034 SF | 4,393 SF |
| TOTAL | 5,096 SF | 6,125 SF | 5,388 SF |
| % TSC | 13.3 % | 16.2 % | 14.2 % |

| | | | |
|---|----------|----------|----------|
| FOOTPRINT % ALLOWED | | | |
| | EXIST. | PROPOSED | REVISED |
| HOUSE/PORCH | 1,121 SF | 2,632 SF | 2,443 SF |
| SHED | 124 SF | 0 SF | 0 SF |
| TOTAL | 1,091 SF | 2,632 SF | 2,443 SF |
| % FOOTPRINT OF LOT | 4.3 % | 7.0 % | 6.5 % |
| POTENTIAL LIVING SPACE 10% ALLOWED | | | |
| | EXIST. | PROPOSED | REVISED |
| FIRST FLOOR | 1,553 SF | 2,205 SF | 2,205 SF |
| BASEMENT (80%) | 1,242 SF | 1,242 SF | 1,242 SF |
| PORCHES | 510 SF | 111 SF | 111 SF |
| GARAGE | --- | 908 SF | 120 SF |
| TOTAL | 3,365 SF | 4,526 SF | 4,338 SF |
| % OF LOT | 8.9 % | 12.0 % | 11.5 % |

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:

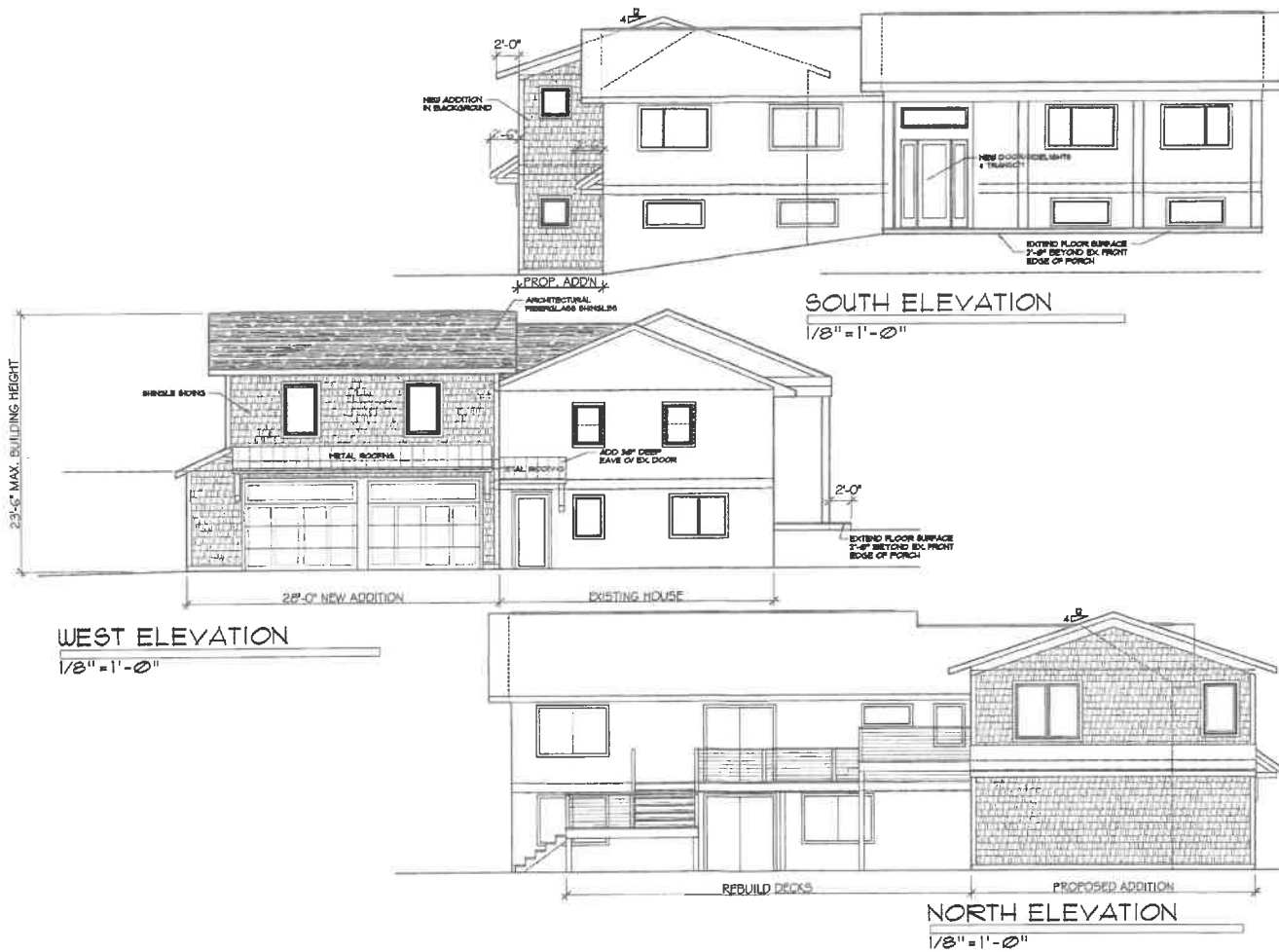
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DATE:
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27 JUN 2025
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ADDITION FOR:
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