
EGGLESTON & KRENZER ARCHITECTS, PC

The Trolley Bldg

1391 East Genesee Street

Skaneateles, New York 13152

November 23, 2021

Town of Skaneateles Planning Board and ZBA

24 Jordan Street

Skaneateles, NY 13152

Re: Sara Recktenwald, Area Variance, Special Permit and Site Plan Review

3371 East Lake Road

Tax Map# 041.-01-33.0

NARRATIVE

The Recktenwald property is 47,105 SF, 150 ft wide on a private road and has 36 lineal feet of shoreline. The majority of the lot has a moderate slope less than 12% slope with a ten foot wide strip of land that extends down to the lake. The majority of the lot is 450 feet back from the lake. The 5 bedroom dwelling has an enclosed porch which used to have a grand staircase to the west. The shoreline has a storage building with gazebo structure above, concrete dock and permeable steps on the south side. The driveway is extensive with a loop drive and parking area. A shared driveway cuts across the west end of the main portion of the lot. The ISC is 17.1% and TSC is 7.3%. This property is in the RF District and Skaneateles LWOD.

The shoreline structures are non-conform with 997 SF whereas 400 SF is allowed. The north side yard setback of the gazebo is 6.7 ft and south steps less than 1 ft whereas 20 ft is required. The dwelling receives water from the Town and has an on-site septic system. The area on the north side of the gazebo/storage building has shoreline erosion issues. The neighbor to the east directs its stormwater onto the south east portion of the property which will wash out the south driveway and cause ice issues in the winter.

This application is to place boulders above the lake line to control the erosion and add plantings on the bank north of the Gazebo. A set of permeable timber and stone steps will be placed on the north side of the building for easy access to existing kayak storage. The grand staircase will be duplicated on the west side of the main house. A two-car garage with limited attic storage will be placed on the east side of the house and the loop drive eliminated and reduced in size, leaving appropriate area for a turn-around and guest parking. The resulting ISC will be 14.6% and the TSC 16.7%. Total shoreline structures will reduce to 952 SF.

Area variances are required for development on any lot with less than 75 ft of shoreline. The proposed shoreline steps will be 6.2 ft whereas the existing structure is 6.7 ft. The addition of the house stairs and the two-car garage require variances even though they are over 500 ft from the lake that has only 36 ft of shoreline. Site Plan Review is required for disturbance greater than 200 SF within 1000 feet of the lake and a Special Permit is required for redevelopment where the reduction in ISC remains over 10%. The proposed redevelopment of the lot will reduce two nonconforming aspects of the property; lakefront structure area and ISC.

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To solve the neighbor's stonnwater issue, the bio swale will be placed at the east end of the lot to catch that stormwater, detain it and release it as clean water. The stormwater for the rest of the lot will be reduced by 15% (from 8,069 SF to 6,867 SF) and continue to sheet across the western end of the lot. In that the ISC has not been reduced to 10%, payment will be made to the Town's LDRA Fund to compensate for the shortage of land area. A 68,670 SF lot would be required to achieve 10% ISC which is 21,565 SF less than exists. At \$1.09/ SF, a contribution will be made for \$23,505.85.

CONSTRUCTION SEQUENCE

1. Install sediment logs/silt fence below work area, maintain during construction.
2. Mark the existing septic area to prevent construction traffic and storage.
3. Install the bio swale along the east end of the property. Spread topsoil, seed and line with straw mat to stabilize. Water during dry periods.
4. During low lake levels, install the boulder retaining wall along the shoreline and steps adjacent to the gazebo.
5. Spread topsoil, mulch and plantings using a jute mesh for stabilizing the bank. Water during dry periods.
6. Construct stairs on the west side of the house. (At any point during construction).
7. Excavate for the detached garage, construct the foundation.
8. Rough grade around the completed foundation.
9. Frame the garage structure.
10. After roof and fascia are complete, install roof gutters and direct away from the disturbed areas.
11. After siding and trim are complete, block out final driveway and walkways. Finish grading, spread topsoil, seed and mulch over any disturbed areas. Water during dry periods.
12. After lawn is established, remove sediment logs/silt fence.

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. Two car garages are typical with year-round homes in this neighborhood. The stairs on the west side of the house replace the original design stairs of the house. The rocks and steps will control erosion at the like similar to neighboring properties.

- 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 75 ft of shoreline, an area variance is required for most improvements. In lieu of uniform steps on the north side of the gazebo, random rocks could be placed making a less safe access to the kayaks.

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

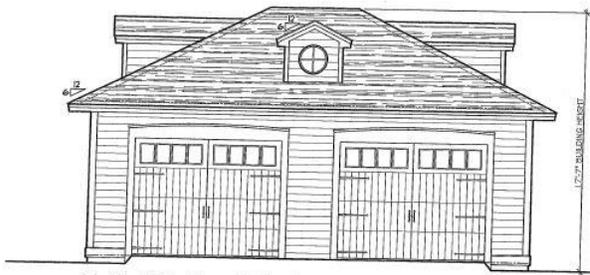
The requested variance is not substantial. The lake yard steps will be only 6 inches closer to the north line than the existing gazebo structure. The total shore line structures (which requires double counting the gazebo over the storage building) will be reduced by 45 SF. The house stairs and the detached garage are over 500 feet from the lake.

4) *Whether the proposed variance will have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district.*

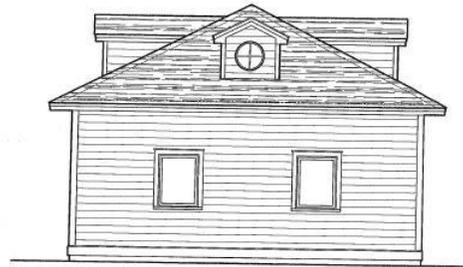
Granting the requested variances will not have an adverse effect on the physical or environmental conditions of the neighborhood. The retaining wall, steps and landscaping will reduce the erosion condition at the lake front. The lot ISC will be substantially reduced to 14.6% ISC and a contribution will be made to the town's LDRA Fund. A bio swale will be installed at the east end of the lot to control the neighbor's stormwater that has caused erosion problems on this lot in the past.

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.*

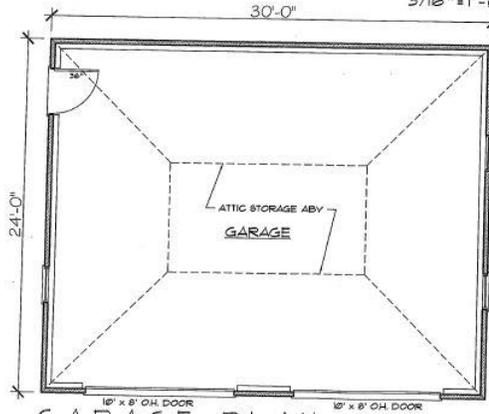
.By virtue of making application, one can state that this is self created. The lot shoreline and shoreline structures have become non-conforming with changes in the zoning law over the years since the family purchased the property in the early 1970s. The redevelopment of this lot will reduce two non-conforming aspects of the property. Storm water management and erosion control will improve as a result of this work.



NORTH ELEVATION
3/16" = 1'-0"



EAST ELEVATION
3/16" = 1'-0"



GARAGE PLAN
3/16" = 1'-0"

NEW GARAGE:
SARA & PAUL RECKTENWALD
3371 EAST LAKE RD.
TN OF SKANEATELES, NY

architect
EGGLESTON & KRENZER, ARCHITECTS PC
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PROJ: 20112

DATE:
18 NOV 2021
23 NOV 2021

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