

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

February 22, 2024

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

Re: James and Kimberly Tracy – Area Variance, Special Permit and Lot Line Relocation
2833 Shamrock Road
Tax ID # 036.-02-02.1 and 036-02-06.1

NARRATIVE

The Tracy property is 15.82 acres and has 1,175 ft of road frontage. It has the Tracy's dwelling and several buildings used for the service business, Lake County Construction and Contour, LLC. A special permit was granted in 2012 and amended in 2020 with area variance for the use of 15,106 SF of buildings and 17,055 SF of exterior space to be used for the service business. An active farm field is along the north side of the property and 3 acres of hardwood forest in the SW corner. A small pond and federal wetland are in the SE corner of the property. The property is in the RF zoning district and a small portion of the lot is in the Skaneateles Lake Watershed. The ISC is 9.7% and TSC is 10.9%.

This application is to construct a 20 ft x 150 ft addition on the existing 10,529 SF pole barn to park the company tractor trailer and additional excavation equipment and protect them from the weather. While some of the building will be used for personal items; boats, snowmobiles and trailers, the application is for the business use of the entire building should the percentage of use change in the future. The total footprint of all buildings used by the business will be 18,110 SF and the total area (including buildings) used on site for the business will be 35,165 SF. An existing driveway off Shamrock Road will be enlarged to service the addition. The existing building is 112 ft from the wetland on the property. In addition, a 36 ft x 36 ft horse barn with a 12 ft x 36 porch and paddock will be constructed on the property. The proposed ISC is 9.6% and TSC 10.7%.

While a variance is required for the total footprint of the buildings used for the business, the lot is large enough to be split into two additional lots and each lot could have up to 12,000 SF of commercial buildings which is greater than what is requested. This would take up more farm land making the farm field cut up and undesirable to continue planting crops. The barn with the proposed addition sets 88 feet back from the road line (60 ft required) and is adjacent to the existing business portion of the property. Pine tree screening will remain along the road and on the existing berm. Bio swales are placed under the eaves of the building and addition to control and filter the storm water off its roof. An existing well and septic system is used by the service business and residence. There will be no change in number of employees working on site.

A lot line relocation adding two acres of land to the west, is part of this application to maintain the ISC below 10%. This will make the lot 17.8 acres while the adjacent, vacant lot will reduce to 9.7 acres.

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Lake Country Construction and Contour LLC has been operating on this site for over 19 years starting as a home occupation. Most employees report directly to the work site and are on site to pick up/drop off equipment or service the equipment, replacing wear parts, changing out accessories and the like. Vendors may visit the site occasionally and small deliveries are made on site. Most bulk material such as stone or soil is delivered or hauled directly to the job site with limited storage of such on site. The office has an accounting person that reports regularly. This has been a family member in the past.

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.*

An undesirable change will not be produced in the character of the neighborhood or a detriment to nearby properties will not be created by granting this area variance. This neighborhood consists of various size homes on a mix of large and small size lots. Many of the large lots have appropriate commercial businesses on them that have low public traffic and are fitting in the rural setting. Dairy farms and horse farms with similar size buildings are throughout the RF district and general area.

- 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.*

While other options are available other than an area variance, they have less desirable outcomes for the neighborhood and community. The property could be subdivided into multiple, conforming lots and each have a 12,000 SF commercial building on it. This would prevent preserving the existing farm field on the north side of the lot. A grouping of several buildings in close proximity is more typical in this traditional farmstead setting.

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

The requested variance is not substantial. While this 13,533 SF building is 13% larger than the allowed 12,000 business footprint, and the total 18,110 SF combined buildings 51% larger, it will allow much of the equipment that is being stored outside to be inside and make for a neater property. The company tractor trailer will now be parked inside. This is a 17.8 acre lot in the middle of farm country and is not out of place with the neighboring properties.

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

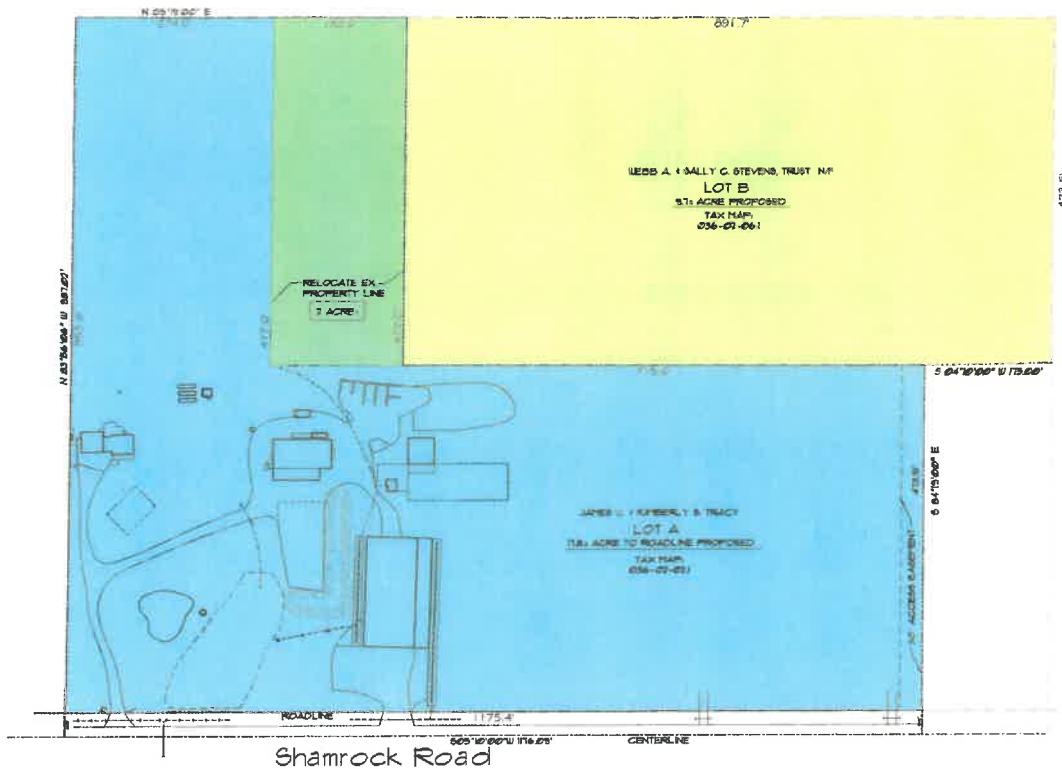
The proposed variance will not have any adverse effect or impact on the physical or environmental conditions of the neighborhood. The ISC will be 9.6% and the existing building is 112 ft from the wetland. Bio swales are placed under the building eaves to control and treat the additional storm water. This is an established business that will now be able to keep the majority of its equipment inside.

- 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.*

The same family has owned the property and run a business from this property for 26 years. The zoning laws have changed several times during that period limiting any size property to 12,000 SF of business buildings. The alternatives would be less economical and less desirable in the neighborhood than the current proposal. Construction of the larger pole barn will allow the site to store and service more equipment inside, out of public view.

CONSTRUCTION SEQUENCE

1. Place silt fence/sediment logs below the area to be disturbed, maintain during construction.
2. Construct and install building pad expansion and driveway/parking area.
3. Install posts for the building.
4. Construct pole barn, complete roof and siding.
5. Relocate bio swale under eaves for storm drainage. Line with straw mat over seed.
6. Finish grading, place topsoil, seed and mulch over disturbed areas. Water during dry periods.
7. After ground cover and lawns are established, remove silt fence.



Shamrock Road



SKETCH PLAN

1"=50'-0"

SITE INFORMATION IS OBTAINED FROM SURVEY
 DONE BY D. W. HANNIG, L.S., P.C., DATED 12/21/2022
 ADDITIONAL INFORMATION BY EGGLESTON & KRENZER ARCHITECTS, P.C.

	EXIST.	PROPOSED
LOT A:	688,534 SF (15.8: ACRE)	755,653 SF (17.2: ACRE)
LOT B:	473,214 SF (11: ACRE)	342,855 SF (9.1: ACRE)

WEBB A. & SALLY C. STEVENS, TRUST
 SHAMROCK RD.
 TN. OF SKANEATELES, NY
 TAX MAP: 036-02-02.1

LOT LINE RELOCATION:
 JIM & KIM TRACY
 2033 SHAMROCK ROAD
 TN. OF SKANEATELES, NY
 TAX MAP: 036-02-02.1

architect
 EGGLESTON & KRENZER, ARCHITECTS P.C.
 1391 EAST GRANVILLE STREET
 SKANEATELES, NY 13152
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PROJ: 24047

DATE:
 21 FEB 2024

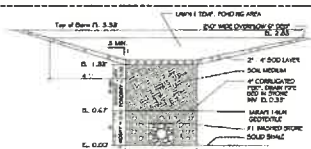
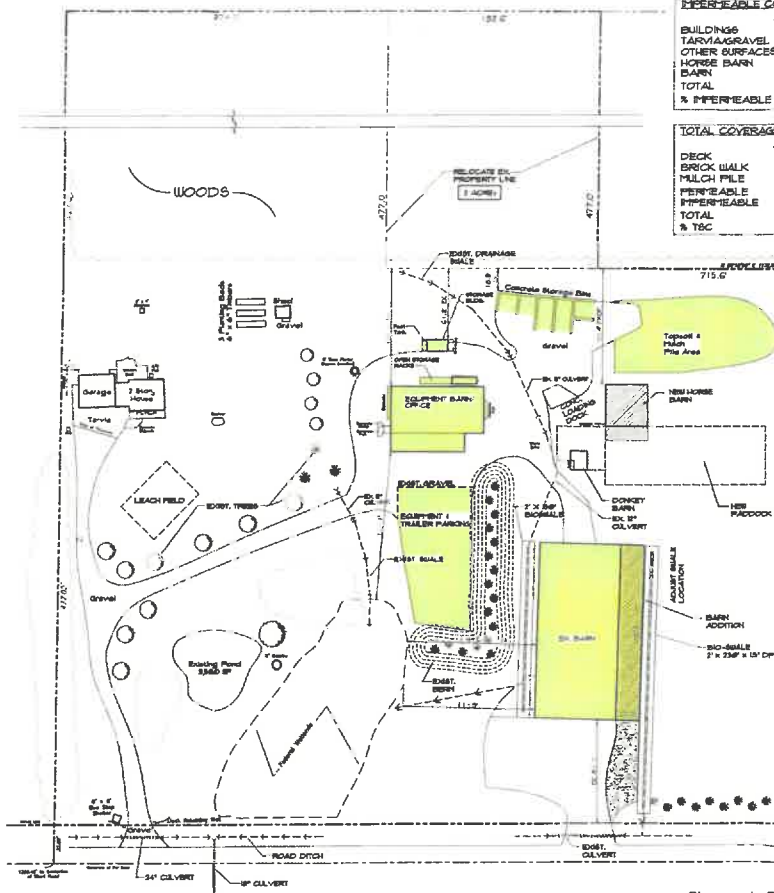
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LOT AREA	EXIST.	PROPOSED
	668,934 SF	755,653 SF
IMPERMEABLE COVERAGE	EXIST.	PROPOSED
BUILDINGS	6,528 SF	6,528 SF
TAR/MAKRAVEL	48,616 SF	49,513 SF
OTHER SURFACES	934 SF	934 SF
HORSE BARN	— SF	1,728 SF
BARN	10,525 SF	15,533 SF
TOTAL	66,563 SF	73,236 SF
% IMPERMEABLE	9.9 %	9.6 %

TOTAL COVERAGE	EXIST.	PROPOSED
DECK	441 SF	441 SF
BRICK WALK	54 SF	54 SF
MULCH PILE	1,253 SF	1,253 SF
PERMEABLE	8,344 SF	1,281 SF
IMPERMEABLE	66,563 SF	72,566 SF
TOTAL	75,285 SF	80,421 SF
% TSC	10.5 %	10.1 %

SERVICE BUSINESS	2020 EX.	2024 PROP.
EQUIPMENT BARN / OFFICE	4275 SF	4275 SF
STORAGE BUILDING	180 SF	180 SF
ENCLOSED STORAGE RACKS	122 SF	122 SF
BARN	10,525 SF	15,533 SF
TOTAL BUILDINGS	15,402 SF	18,110 SF
OPEN STORAGE RACKS	180 SF	180 SF
STORAGE UNDER OVERSHANG FUEL TANK	51 SF	51 SF
STORAGE BINS	1,335 SF	1,335 SF
EQUIPMENT 4 TRAILER PARKING	6,388 SF	6,388 SF
TOTAL OUTDOOR STORAGE	17,699 SF	17,699 SF
BUSINESS TOTAL	32,161 SF	35,809 SF



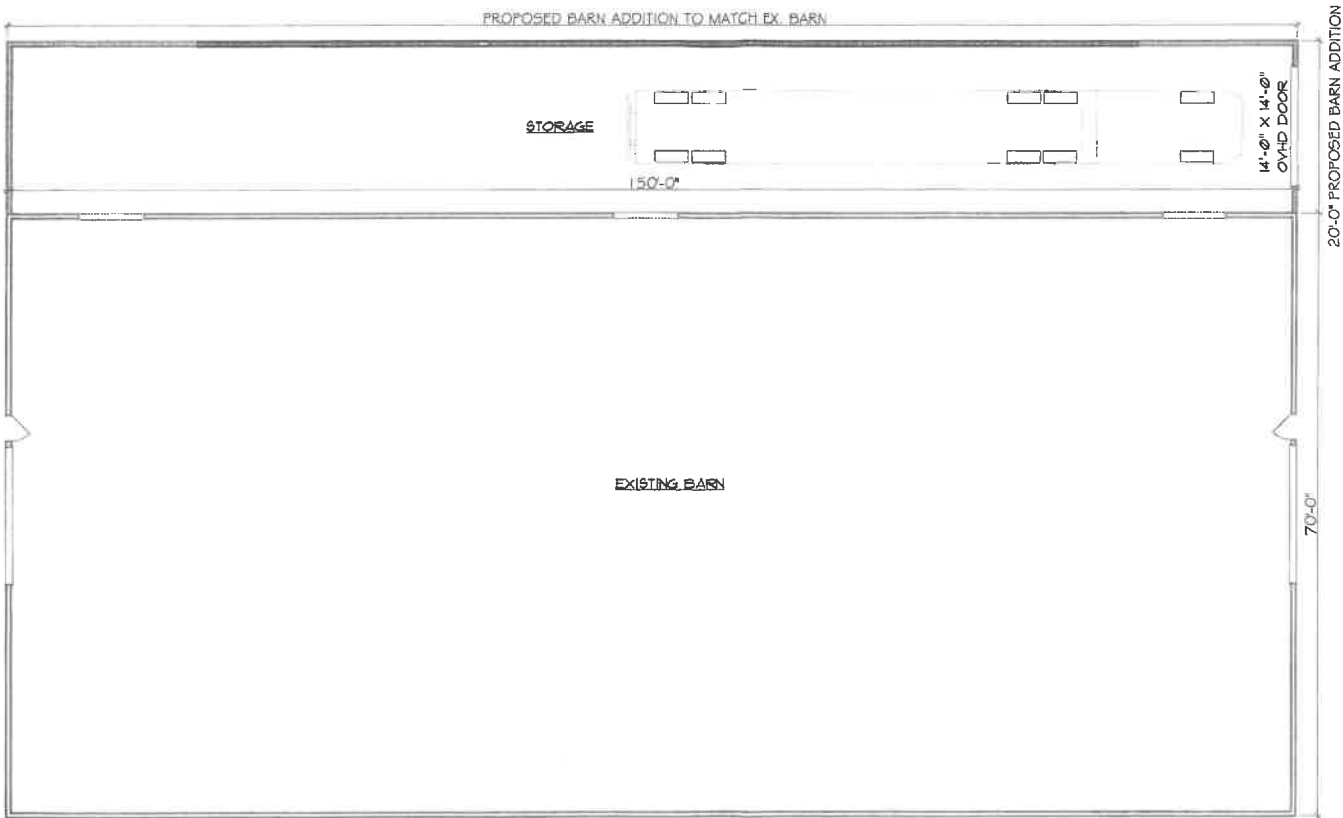
BIO-SWALE REQUIREMENT - NEW FOR ROOF & DRIVEWAY
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9. BIO-SWALE REQUIREMENT - NEW FOR ROOF & DRIVEWAY
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SITE PLAN
 SITE INFORMATION IS OBTAINED FROM SURVEY
 DONE BY D. W. HARRIS, L.S., P.C. DATED 2/15/2020
 ADDITIONAL INFORMATION BY ROBERT O. EGGLESTON

SITE PLAN FOR: LAKELAND
 CONSTRUCTION & CONTOUR, LLC
 JIM & KIM TRACY
 2833 SHAMROCK ROAD
 STAMFORD, CT 06907-1414

EGGLESTON & SENEZ, ARCHITECTS P.C.
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FIRST FLOOR PLAN

3/32" = 1'-0"

20'-0" PROPOSED BARN ADDITION

70'-0"

14'-0" X 14'-0"
OVAL DOOR

STORAGE

150'-0"

EXISTING BARN

BARN ADDITION/HORSE BARN

JIM & KIM TRACY
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TN. OF SKANEATELES, NY

architect

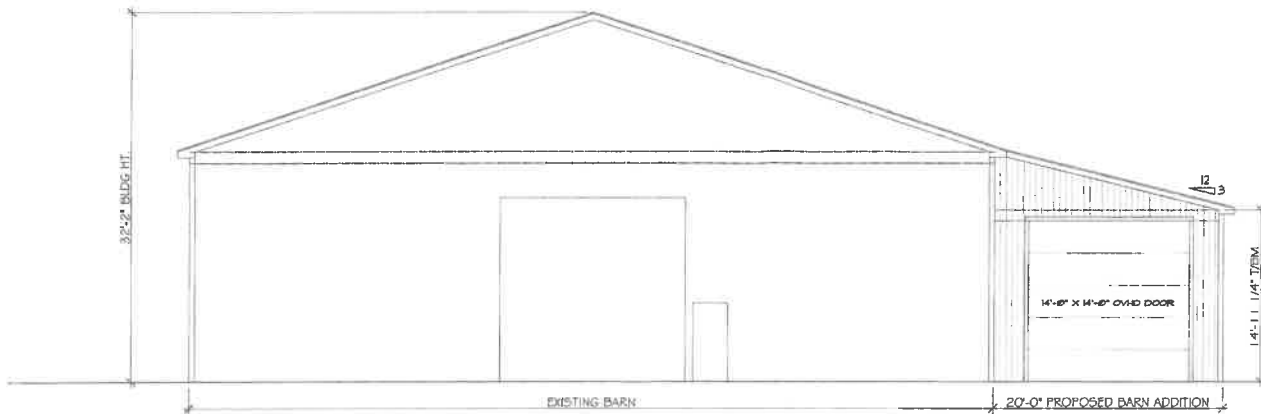
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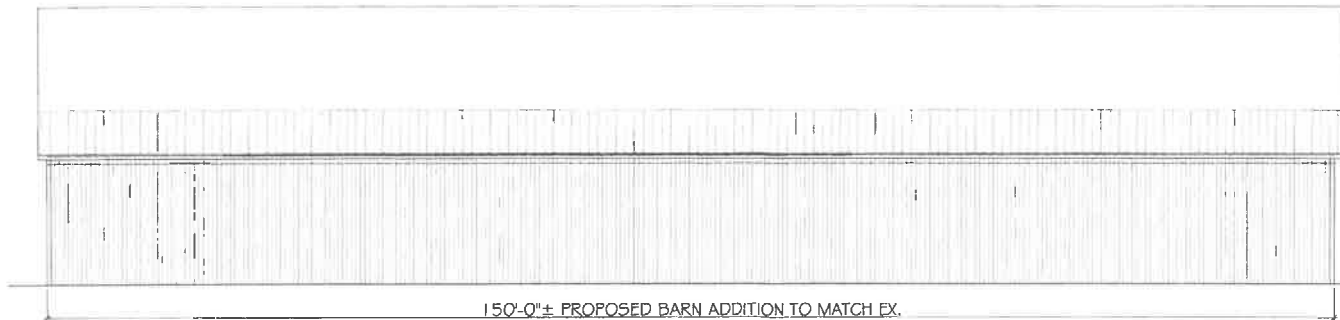
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EAST ELEVATION

$\frac{1}{8}" = 1' - 0"$



NORTH ELEVATION

$\frac{3}{32}" = 1' - 0"$

BARN ADDITION/HORSE BARN

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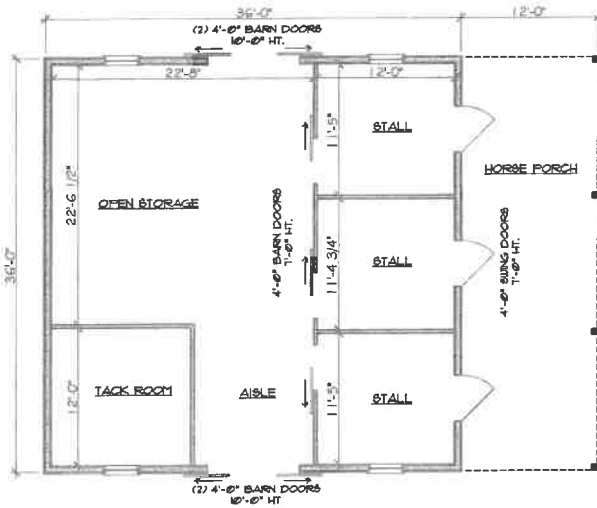
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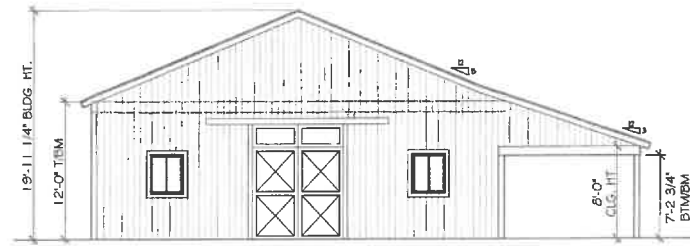
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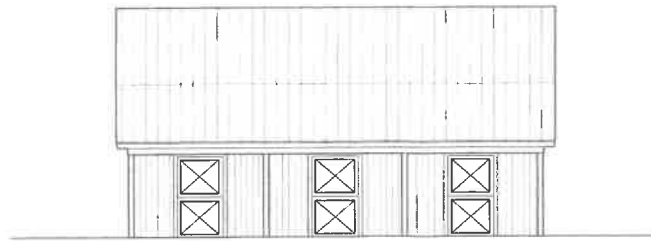
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FIRST FLOOR PLAN
1/8" = 1'-0"



SOUTH ELEVATION
1/8" = 1'-0"



EAST ELEVATION
1/8" = 1'-0"

BARN ADDITION/HORSE BARN
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