Tax Map ID #047.-02-03.0

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 WV Properties One, LLC.

The proposal is for a garage and mudroom addition, and new deck on a nonconforming lot in the RF District.

The involved Sections of the Skaneateles Town Code are Section 148-4-3-C.1.b.H. RR District Dimensional Requirements: Total Lot Coverage, and Section 148-8-9-A.1.i. Impermeable Surface Coverage: RR District.

The maximum lot coverage allowed for a lot located in the RR District is 20% of the lot area, whereas the proposed site plan reflects an increase in total lot coverage to exceed 20% of the lot area.

The maximum impermeable surface coverage allowed for a nonconforming lot in the RR District is 15%, whereas the proposed site plan reflects an increase in the existing nonconforming impermeable surface coverage.

The property in question is located at **873 Milford Drive** in the Town of Skaneateles, New York, and bears Tax Map ID #047.-02-03.0.

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, November 10, 2026, at 7:02 p.m.*** 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: October 20, 2026

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

September 22, 2026

Town of Skaneateles ZBA
24 Jordan Street, Skaneateles, NY 13152

Re: Johan Visser
Area Variance for Garage, Mudroom Addition
873 Milford Drive Tax ID# 047.-02-03

NARRATIVE

The existing property has 12,728 SF lot size with 100 ft of road frontage on Milford Drive and 113.92 ft on West Elizabeth Street. It is in the RR zoning district outside the Lake Watershed. The three bedroom dwelling has only1,152 SF of living space on one floor with one car garage and 73 SF porch in front and on the north side of the house. The septic is in the southeast corner of the lot and the property has public water. The house complies with the required setbacks. The ISC is 17.3% whereas 15% is allowed and the TSC is 17.3% whereas 20% is allowed. The home is in total disrepair having been sold from a long time held estate.

This application is to construct a 22 ft by 13 ft, garage addition and 13 ft by 14 ft mudroom addition on the north side of the house. A 12ft by 16 ft deck will replace the north stoop for a reasonable outdoor living space. A bonus room will be added over the garage and mudroom giving the home 1,790 SF of living space. The building height will be 24 ft. The driveway will be widened 4.5 ft for access to the second garage space. The ISC will be 19.8% and TSC 23.5%. This application will require an Impermeable Surface Coverage and Total Surface Coverage variance.

The applicant inquired about enlarging the property to maintain the allowed 15% ISC. As with the Dwyers and McCabes who improved their properties in the last few years, the only adjacent neighbor with more than 2 acres is that of Carl Byrne who respectfully declined the offer for a lot line relocation, not wanting to change his property line or size.

Even with the modest size two car garage the first floor will have 1,358 SF of living space. The bonus room above the garage and mudroom will add another 432 SF of living space for a total of 1,790 SF. The basement has potential space but has only 7 ft height and historically has been wet.

The deck on the north east side of the house is permeable with minimal impact on the site. The total permeable structures are only 3.7% of the lot area. The proposed improvements to this home are consistent with other homes on Milford Drive that are a combination of ranches, capes and colonials and are more in keeping with a Village or Hamlet neighborhood.

To minimize the impact of the higher ISC, the stormwater will be directed to the road ditch. This will further protect the existing septic system and prevent current stormwater from passing onto Carl Byrne's lot which is already wet and has had extensive drainage added.

(315) 685-8144

Silt fence will be placed on the east side of the construction area to minimize any potential erosion during the project. The septic tank and field will be marked and protected from construction traffic and staging. The proposed garage, mudroom and deck will update this property for a moderate priced home without being a detriment to the neighborhood or community.

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 homes larger than this one and with two car garages. The proposed garage, mudroom and deck conform with required setbacks and eliminate the second car from having to park within the front yard.

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. The adjacent neighbor with an oversized lot as been approached to acquire additional property but was turned down. The proposed application is the best option to meet the goals and requirements for a reasonable cost home appropriate to age in place or for a young family.

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

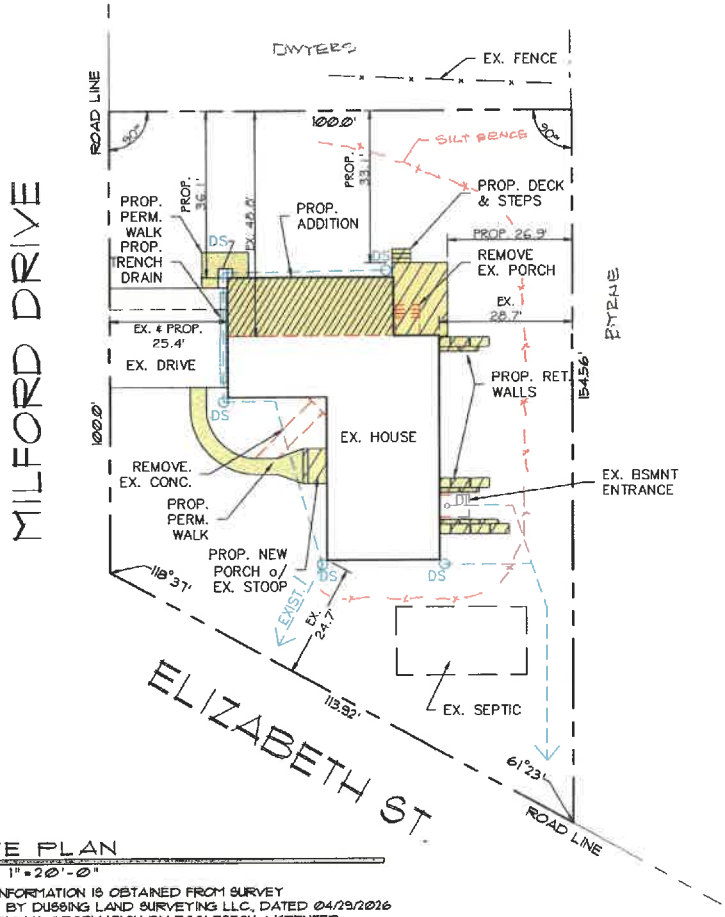
   The requested variance is not substantial. While the increased ISC is 313SF it is 2.5% because the lot is small. The permeable coverage increase is only 375 SF. The neighborhood is a Village edge neighborhood of small lots more akin to a Hamlet district and not in the Lake Watershed.

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 proposed location will not impact the existing septic system. The lot is served by public water. The stormwater will be managed by directing it to the road ditch rather than the septic area and neighbor's property.

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. This lot became non-conforming with changes in the zoning law over the years since it was created. The community has a need for small, reasonable price homes for starter families or to retire into and be able to live on one level. Having a two-car garage is a reasonable request for dwellings in this climate. The proposed garage and small addition will enhance the property and not be a detriment to the neighborhood while repurposing an existing dwelling worthy of rehabilitation.



NORTH

SITE PLAN

SC.: 1" = 20'-0"

SITE INFORMATION IS OBTAINED FROM SURVEY DONE BY DUSSING LAND SURVEYING LLC, DATED 04/29/2026
ADDITIONAL INFORMATION BY EGGLESTON & KRENZER ARCHITECTS P.C.

LOT AREA	12,728 SF

IMPERMEABLE COVERAGE	EXIST.	PROPOSED
HOUSE	1,473 SF	1,930 SF
PORCHES	73 SF	39 SF
DRIVEWAY	430 SF	546 SF
CELLAR ENT./CONC. /WALK	226 SF	0 SF
TOTAL	2,202 SF	2515 SF
% IMPERMEABLE	17.3 %	19.8 %

TOTAL COVERAGE	EXIST.	PROPOSED
DECK	--- SF	198 SF
PERM. WALK	--- SF	177 SF
PERM. WALK	--- SF	104 SF
PERMEABLE	0 SF	375 SF
IMPERMEABLE	2,202 SF	2,619 SF
TOTAL	2,202 SF	2,994 SF
% TSC	17.3 %	23.5 %

REGISTERED ARCHITECT ROBERT O. EGGLESTON 015448 STATE OF NEW YORK

SITE PLAN
JOHAN VISSER & MICHAEL WILLIAMS
873 MILFORD DR
TN. OF SKANEATELES, NY

architect
EGGLESTON & KRENZER, ARCHITECTS PC
1391 EAST GENESEE STREET
SKANEATELES, NY 13152
(315) 685-8144

PROJ: 26129

DATE:
22 SEP 2026

SOUTH ELEVATION
SC.: 1/8" = 1'-0"

EAST ELEVATION
SC.: 1/8" = 1'-0"

NORTH ELEVATION
SC.: 1/8" = 1'-0"

WEST ELEVATION
SC.: 1/8" = 1'-0"

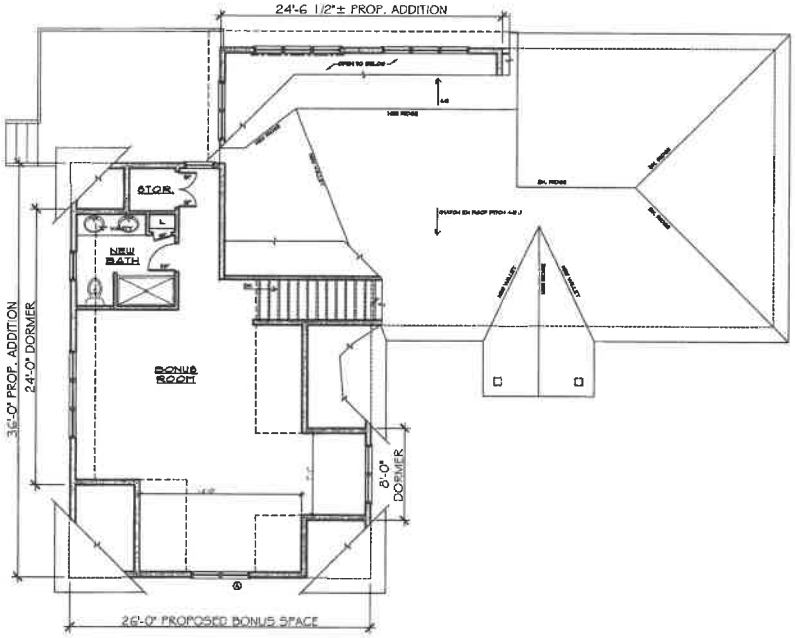
EGGLESTON & KRENZER ARCHITECTS, PC
architects
1391 EAST GENESEE STREET
SKANEATELES, NEW YORK 13152
315.685.8144

RENOVATION/ ALTERATIONS
JOHAN VISSER & MICHAEL WILLIAMS
873 MILFORD DR.
TOWN OF SKANEATELES, NY

DATE:
22 SEP 2026

PROJECT #
23239

2 OF 4



SECOND FLR PLAN

SC.: 1/8"=1'-0"

EGGLESTON KRENZER ARCHITECTS, PC
architects
1391 EAST GENESEE STREET
SKANEATELES, NEW YORK 13152
315.685.8144

RENOVATION/ ALTERATIONS
JOHAN VISSER &
MICHAEL WILLIAMS
873 MILFORD DR.
TOWN OF SKANEATELES, NY

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