

# SPACE Architectural Studio, P.C.

3 Fennell Street, Suite 2, Skaneateles, N.Y. 13152

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## Project Narrative

Edinger Lakehouse, LLC

Project Location: 2316 S Thornton Grove, Skaneateles, N.Y. 13152

Tax Map No.: 056.-03-07.0

Village Zoning District: RF/LOWD

SPACE Architectural Studio project #: 2021-55

Date: 28 April 2022

The members of Edinger Lakehouse LLC grew up at the camp on 2316 S Thornton Grove. They now continue to return each year with their families to continue the tradition. They would like to make a few minor improvements to enhance the camp and keep it in the family for future generations.

The modest proposed addition is just under 130 SF and includes a full bathroom and an area for laundry facilities. There is currently one bathroom in the residence, and it located on the second floor. The current porch would be replaced by a new porch with a similar footprint that would accommodate the new first floor entry layout and maintain a mechanical room as it exists today.

The P.E.N.C. variances requested by the owners in the proposal include:

- Maximum Lake Yard Setback (existing, pre-2005): +/- 33.9 FT where 60 FT is required, a variance of +/- 26.1 FT (P.E.N.C.) is requested

There are two new variances requested by Edinger Lakehouse LLC:

- Maximum Impermeable Surface Coverage: +/- 15.5% where 10% is required, a variance of +/- 5.5% is requested
- Maximum Lake Yard Setback (proposed, post-2005): +/- 69.4 FT where 100 FT is required, a variance of +/- 30.6 FT is requested

The pre-existing site currently has an impermeable surface coverage of +/- 16.2% Edinger Lake LLC is improving this coverage by reducing it by 0.6% with removal of some of the existing driveway. These proposed variances are minor in nature to provide some modern amenities for this family to enjoy for many generations to come. Additionally, Edinger Lake LLC is paying a redevelopment fee of \$15, 742.87 to offset the impacts of the non-conforming impermeable surface coverage. Thank you for considering our proposal.

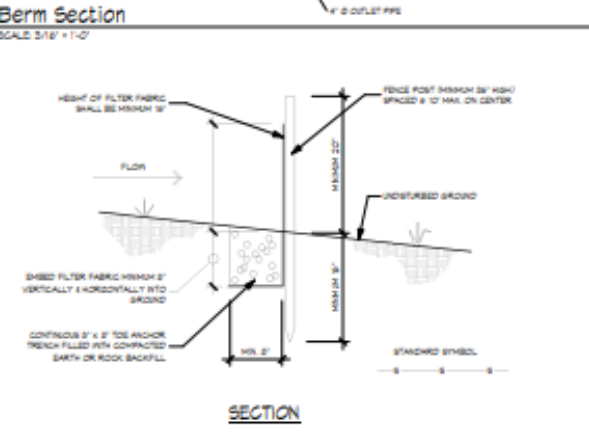
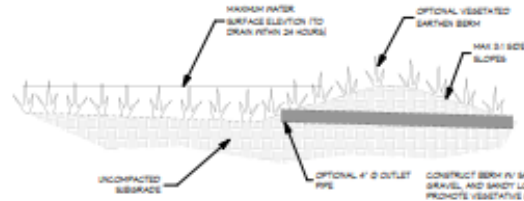
| 10% REDEVELOPMENT FEE                                                                                                         |
|-------------------------------------------------------------------------------------------------------------------------------|
| LOT AREA: 36,394.0 SF<br>40.00 SF x 10 = 400.00 SF<br>40.00 SF x 20.00 SF = 800.00 SF<br>16,443.00 SF x 31.00 = 513,743.00 SF |

| LOT COVERAGE CALCULATIONS                                                                                                                                                                                                                                                                                                                                                                                                                              |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>EXISTING LOT COVERAGE</b><br>EXISTING HOUSE 283.4 SF<br>EXISTING FRONT PORCH 32.9 SF<br>EXISTING SHED 166.9 SF<br>EXISTING SHED 49.2 SF<br>EXISTING TREE SHED 21.9 SF<br>EXISTING DRIVEWAY 2,287.0 SF<br>EXISTING RETAINING WALL 1,021.0 SF<br>EXISTING SEA WALL 149.3 SF<br>EXISTING BACK STEP 11.0 SF<br>EXISTING CONCRETE STAIRS 84.4 SF<br>4,226.0 SF<br>$100 * (4,226.0 \text{ SF} / 36,394.0 \text{ SF}) = 11.61\%$                           |
| <b>PROPOSED LOT COVERAGE</b><br>EXISTING HOUSE 283.4 SF<br>EXISTING SHED 166.9 SF<br>EXISTING SHED 49.2 SF<br>EXISTING TREE SHED 21.9 SF<br>EXISTING RETAINING WALL 1,021.0 SF<br>EXISTING SEA WALL 149.3 SF<br>EXISTING BACK STEP 11.0 SF<br>EXISTING CONCRETE STAIRS 84.4 SF<br>PROPOSED ADDITION 1,214.0 SF<br>PROPOSED PORCH 89.8 SF<br>PROPOSED DRIVEWAY 2,286.0 SF<br>4,226.0 SF<br>$100 * (4,226.0 \text{ SF} / 36,394.0 \text{ SF}) = 11.61\%$ |

| IMPERMEABLE SURFACE CALCS                                                                                                                                                                                                                                                                                                                                                                                                       |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>EXISTING IMPERMEABLE SURFACE</b><br>EXISTING HOUSE 283.4 SF<br>EXISTING FRONT PORCH 32.9 SF<br>EXISTING SHED 166.9 SF<br>EXISTING SHED 49.2 SF<br>EXISTING TREE SHED 21.9 SF<br>EXISTING DRIVEWAY 2,287.0 SF<br>EXISTING RETAINING WALL 1,021.0 SF<br>EXISTING BACK STEP 11.0 SF<br>EXISTING CONCRETE STAIRS 84.4 SF<br>4,226.0 SF<br>$100 * (4,226.0 \text{ SF} / 36,394.0 \text{ SF}) = 11.61\%$                           |
| <b>PROPOSED IMPERMEABLE SURFACE</b><br>EXISTING HOUSE 283.4 SF<br>EXISTING SHED 166.9 SF<br>EXISTING SHED 49.2 SF<br>EXISTING TREE SHED 21.9 SF<br>EXISTING RETAINING WALL 1,021.0 SF<br>EXISTING BACK STEP 11.0 SF<br>EXISTING CONCRETE STAIRS 84.4 SF<br>PROPOSED ADDITION 1,214.0 SF<br>PROPOSED PORCH 89.8 SF<br>PROPOSED DRIVEWAY 2,286.0 SF<br>4,226.0 SF<br>$100 * (4,226.0 \text{ SF} / 36,394.0 \text{ SF}) = 11.61\%$ |

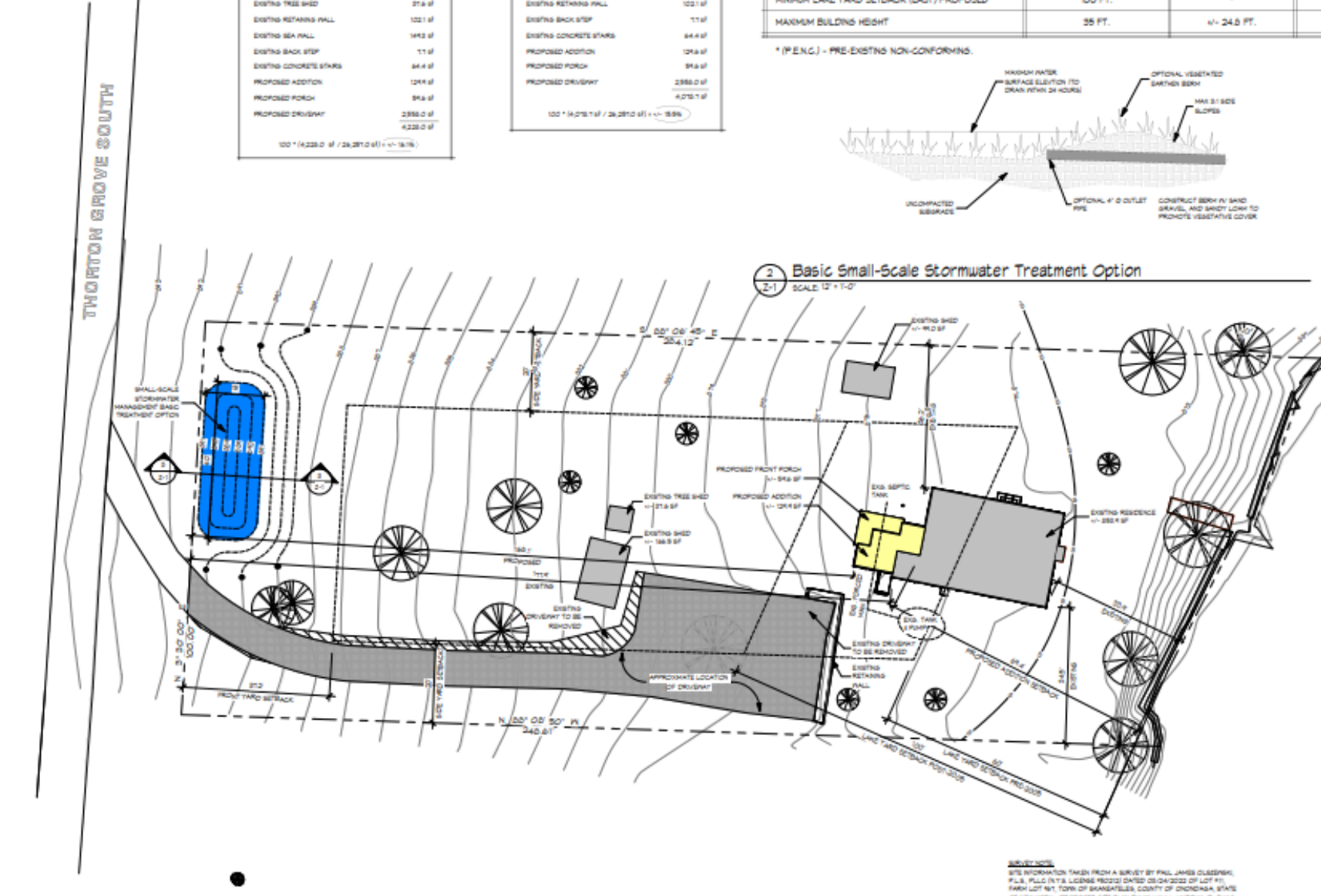
| DENSITY CONTROL SCHEDULE                                                       |                                   |                 |                 |              |                         |                      |
|--------------------------------------------------------------------------------|-----------------------------------|-----------------|-----------------|--------------|-------------------------|----------------------|
| TOWN OF SKANEATELES / RF - RURAL AND FARMING / LAKE WATERSHED OVERLAY DISTRICT |                                   |                 |                 |              |                         |                      |
|                                                                                | REQ'D / ALLOWED                   | EXISTING        | PROPOSED        | DIFFERENCE   | REQ'D. VARIANCE         | CODE REFERENCE       |
| MINIMUM LOT AREA (UNCD)                                                        | 20,000 SF                         | N/A 26,291.0 SF | N/A 26,291.0 SF | NO CHANGE    | -                       | PER § 143-B-5A(1)(a) |
| MINIMUM LOT WIDTH (UNCD)                                                       | 50 FT.                            | N/A 100.0 FT.   | N/A 100.0 FT.   | NO CHANGE    | -                       | PER § 143-B-5A(1)(b) |
| MINIMUM LAKE FRONTAGE (UNCD)                                                   | 75 FT.                            | N/A 85.1 FT.    | N/A 85.1 FT.    | NO CHANGE    | -                       | PER § 143-B-5A(1)(b) |
| MINIMUM ROAD FRONTAGE                                                          | 100 FT.                           | N/A 100.0 FT.   | N/A 100.0 FT.   | NO CHANGE    | -                       | PER § 143-B-5A(1)(b) |
| MAXIMUM LOT COVERAGE                                                           | 20%                               | N/A 16.7%       | N/A 16.7%       | N/A 0.0%     | -                       | PER § 143-B-5A(1)(b) |
| MAXIMUM IMPERMEABLE SURFACE COVERAGE (UNCD)                                    | 10%                               | N/A 16.2%       | N/A 16.5%       | N/A 0.3%     | N/A 5.5%                | PER § 143-B-5A(1)(h) |
| MINIMUM FRONT YARD SETBACK (WEST)                                              | (UNCD) 31.2 FT. (248.6 FT. x .15) | N/A 111.4 FT.   | N/A 165.1 FT.   | N/A 53.7 FT. | -                       | PER § 143-B-5A(1)(c) |
| MINIMUM SIDE YARD SETBACK (NORTH)                                              | (UNCD) 20 FT. (100.0 FT. x .20)   | N/A 36.2 FT.    | N/A 36.2 FT.    | NO CHANGE    | -                       | PER § 143-B-5A(1)(d) |
| MINIMUM SIDE YARD SETBACK (SOUTH)                                              | (UNCD) 20 FT. (100.0 FT. x .20)   | N/A 34.5 FT.    | N/A 34.5 FT.    | NO CHANGE    | -                       | PER § 143-B-5A(1)(d) |
| MINIMUM LAKE YARD SETBACK (EAST) EXISTING (UNCD)                               | 60 FT.                            | N/A 55.4 FT.    | N/A 55.4 FT.    | NO CHANGE    | N/A 26.1 FT. (P.E.N.C.) | PER § 143-B-5A(1)(f) |
| MINIMUM LAKE YARD SETBACK (EAST) PROPOSED                                      | 100 FT.                           | -               | N/A 84.4 FT.    | -            | N/A 30.0 FT.            | PER § 143-B-5A(1)(f) |
| MAXIMUM BUILDING HEIGHT                                                        | 35 FT.                            | N/A 24.5 FT.    | N/A 24.5 FT.    | NO CHANGE    | -                       | PER § 143-B-5A(1)(g) |

\* (P.E.N.C.) - PRE-EXISTING NON-CONFORMING.



#### CONSTRUCTION NOTES FOR FABRICATING SILT FENCE

1. POVEN PIPE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH PIPE TIES OR STAPLES.
2. FILTER FABRIC TO BE FASTENED SECURELY TO POVEN PIPE FENCE WITH TIES SPACED AT EVERY 24\"/>



#### Zoning Site Plan

SCALE: 1/8\"/>

|                                                                                                                                                                     |                                                                                                                                                                                                                                                                                |                         |                |                     |
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| THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AT THE SITE PRIOR TO THE COMPLETION OF ANY WORK AND PROMPTLY NOTIFY THE ARCHITECT IN WRITING OF ANY DISCREPANCIES FOUND. | COPYRIGHT © 2021-2022 BY SPACE ARCHITECTURAL STUDIO, P.C. ALL RIGHTS RESERVED. NO PART OF THIS DRAWING OR DOCUMENT MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT PERMISSION IN WRITING FROM SPACE ARCHITECTURAL STUDIO, P.C. | PROJECT NUMBER: 2021-55 | DATE: 05/26/22 | SCALE: AS INDICATED |
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| DESIGNED BY: LCM | CHECKED BY: CHECKER |
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| Revisions | Date |
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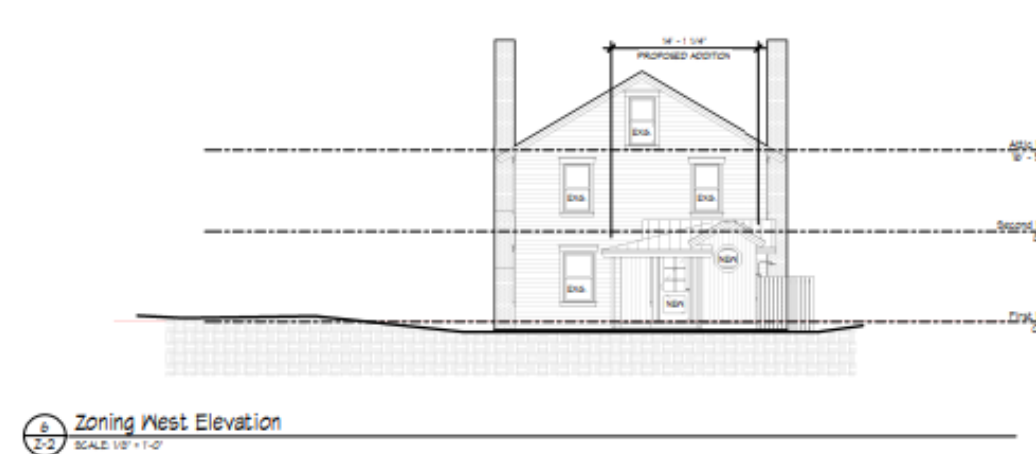
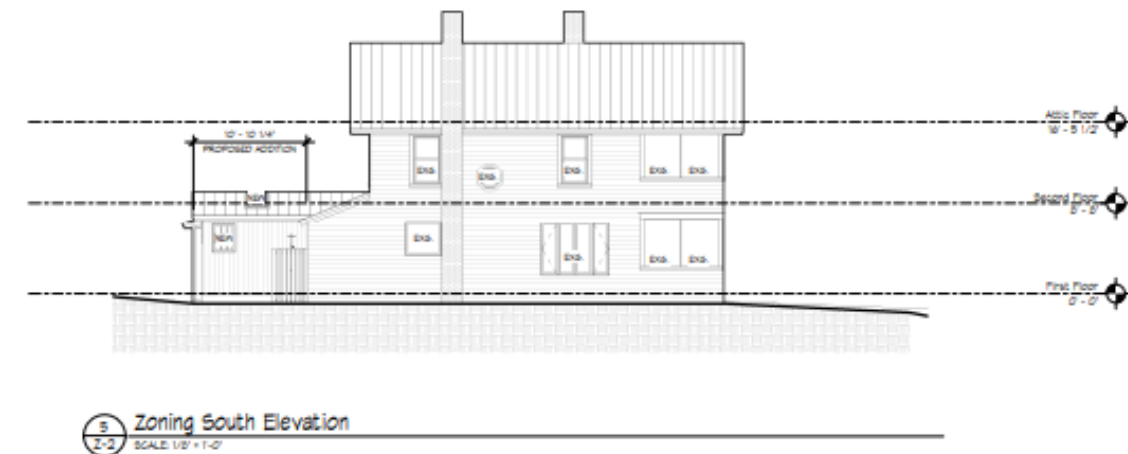
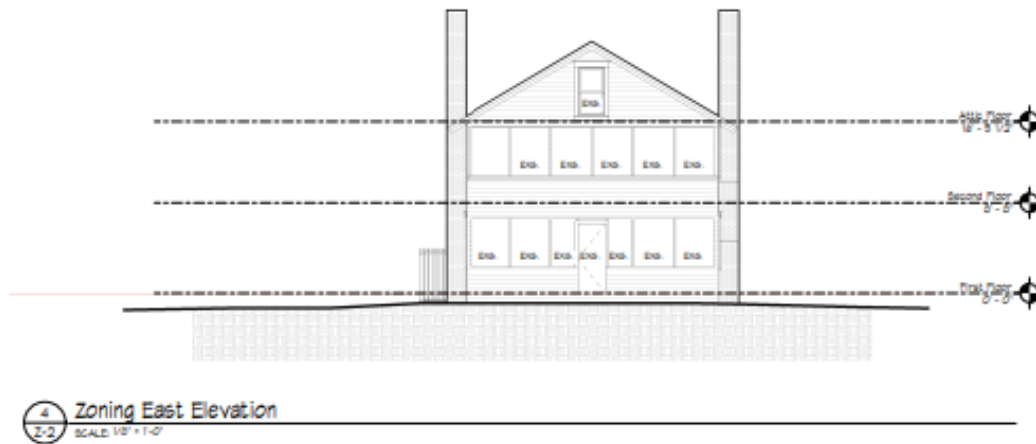
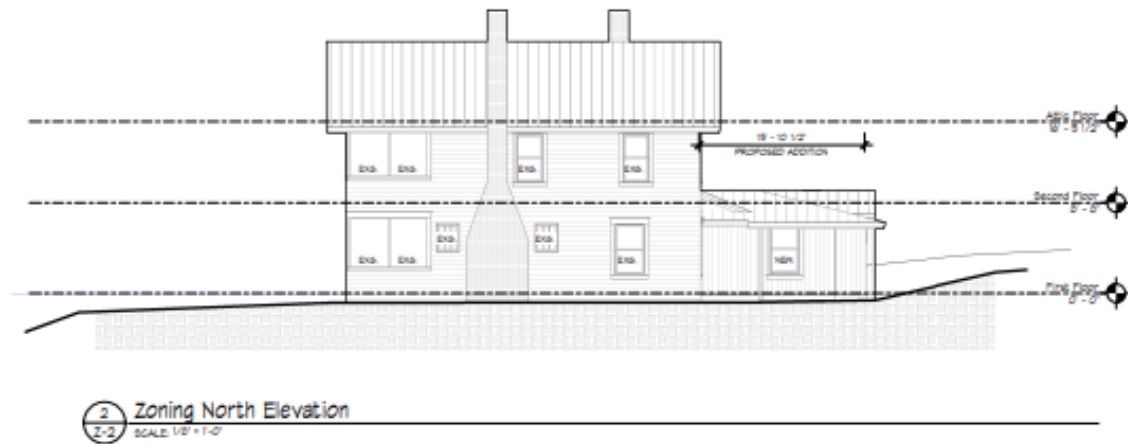
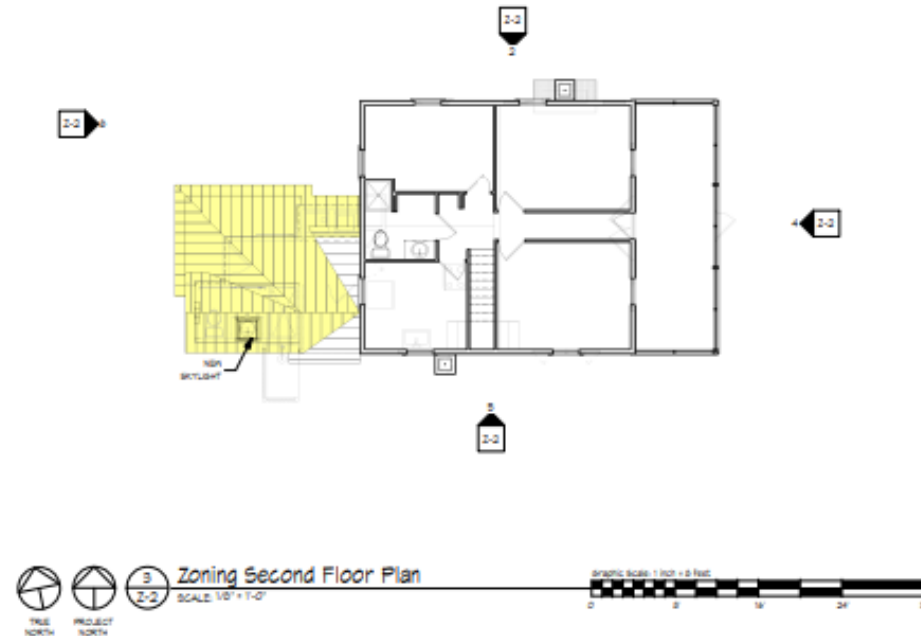
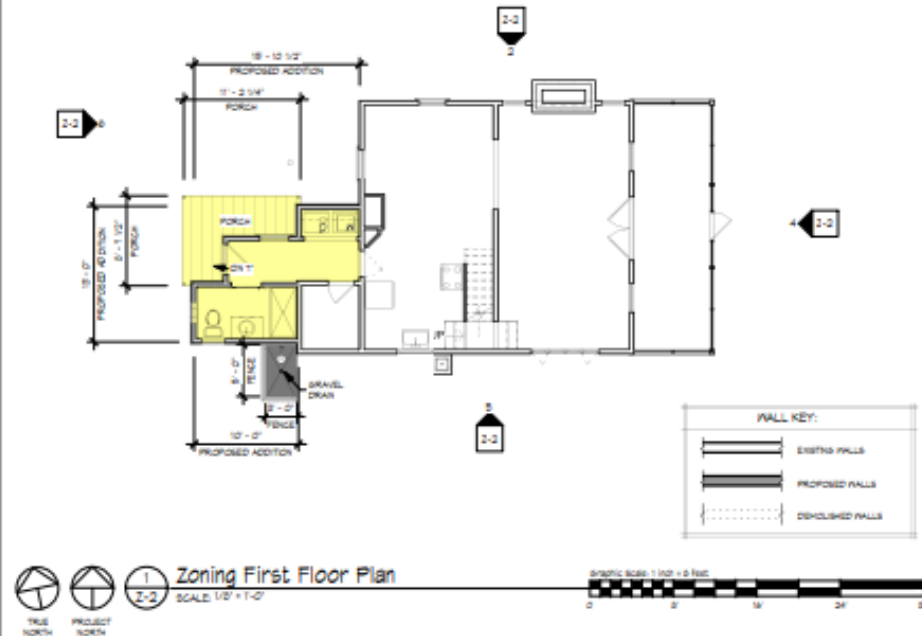


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**PROPOSED ADDITION**  
**EDINGER CAMP**  
 THORNTON GROVE, SKANEATELES, NY

Zoning Submittal: 05.20.2022

**Z-1**



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**PROPOSED ADDITION**  
 For  
**EDINGER CAMP**  
 THORNTON GROVE, SKANEATELES, NY

| Revisions | Description |
|-----------|-------------|
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Zoning Submittal: 05.20.2022

**Zoning Plans & Elevations**

**Z-2**



THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AT THE SITE PRIOR TO THE COMPLETION OF ANY WORK AND PROMPTLY NOTIFY THE ARCHITECT IN WRITING OF ANY DISCREPANCIES FOUND.  
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|-----------------|--------------|-------------|---------|
| PROJECT NUMBER: | 2021-55      | Drawn by:   | LCM     |
| DATE:           | 04/25/22     | Checked by: | Checker |
| SCALE:          | As Indicated |             |         |