

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

January 25, 2023

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

Re: Robert and Janet Goodchild, Area Variance and Site Plan Review
1419 Thornton Height
Tax Map# 057.-01-30.0

NARRATIVE

The Goodchild property is 7,448 SF, 50 ft wide on a private road and has 51.2 lineal feet of shoreline in the RF District and Skaneateles Lake watershed. The majority of the lot has a moderate slope less than 12% with a steep bank that extends down to the lake. The lot has a 2 bedroom, seasonal cottage with deck that is only 42.0 ft from the lake but has conforming side yards and front yard. The building footprint is 622 SF/8.3% whereas 6% is allowed. The living space is 863 SF/11.6% whereas 10% is allowed. The cottage is in poor condition and was built slab on grade with the ground rotting the base of the wall. The interior structure is under sized and not code compliant. The lot has 699 SF of existing shoreline structures that have been repaired in kind under a current building permit. The retaining wall at the roadside parking area was recently replaced with Site Plan approval in 2021. The existing septic is being reviewed with the option of placing a new leach area between the house and road. The ISC is 8.7% and TSC is 19.2%.

This application will remove the existing cottage and construct a one bedroom, two story dwelling with cellar foundation that will be used for storage and mechanical space in the same location as the existing dwelling. To meet current building codes the house will be insulated and considered year round, yet used as a seasonal, second home. The front and side yards remain conforming and the lake yard will be increased; 56.4 ft for the house and 46.4 ft for the deck. The total living space will be reduced to a conforming 744 SF (10%) and the building foot print will be reduced 30 SF to 592 SF (7.9%). The resulting ISC will be 8.3% and the TSC 17.6%. There will be no changes to the shoreline structures.

Area variances are required for development on any lot with less than 20,000 SF and 75 ft of shoreline. Because this is a new structure and not a renovated structure, area variances are required for the building footprint and lake yard setbacks, even though they are both less non-conforming. Site Plan Review is required for disturbance greater than 200 SF within 100 feet of the lake and a Special Permit is required for the conversion of a seasonal cottage into a year-round dwelling.

To control the storm water coming from the private road and on site, a catch basin will be placed adjacent to the road just south of the parking area that will have a 6 inch solid pipe along the south side of the property with another drop inlet at the top of the bank. A French drain at the top of the bank will catch surface and subsurface water and the house roof gutter downspouts

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will be tied into this drain. The drain will drape over the steep bank and discharge at the bottom and spill onto large rocks to prevent erosion at the shoreline.

A temporary driveway of crushed stone on geo-fabric will be placed on the north side of the property for access to the construction site. Silt fence will be placed below the disturbed area to prevent potential erosion.

CONSTRUCTION SEQUENCE

1. Install sediment logs/silt fence below work area, maintain during construction.
2. Mark the proposed septic area to prevent construction traffic and storage.
3. Remove the existing cottage, deck and slab.
4. Excavate for the new foundation, removing soils from the site.
5. Construct foundation walls and first floor deck. Backfill against foundation.
6. Install catch basins and storm drains. Install new septic tank and system.
7. Spread topsoil, seed, mulch and plantings using a jute mesh for stabilizing the bank. Water during dry periods.
8. After roof and fascia are complete, install roof gutters and tie into storm drain.
9. After siding and trim and decks are complete, finish grading, spread topsoil, seed and mulch over any disturbed areas. Water during dry periods.
10. After lawn is established, remove sediment logs.

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 small seasonal and year round homes on small lots. The proposed redeveloped dwelling will have a smaller foot print and living area and be further from the lake than the existing dwelling. It remains in line with other homes on the lake in Thornton Heights.

- 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 is less than 20,000 SF and 75 ft of shoreline, an area variance is required for most improvements. Maintaining a space for the septic system 100 ft from the lake prevents the house from being pushed back further from the lake. While the new dwelling could be made wider and still conform to the required 10 ft side yard, the two adjacent dwelling are only 3.3 ft and 6.4 ft from the adjacent side lines. Maintaining the 15.4 ft and 15.6 ft side yards

keeps the new structure 20 ft from the adjacent structures. The building footprint has been reduced to be less nonconforming and the living space will now conform.

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

The requested variance is not substantial. Existing structures are allowed to be 60 ft from the lake, where as new construction are required to be 100 ft. The 56.4 ft setback of the actual house is only 3.6 ft less than the existing building requirement and is an improvement of the current dwelling. The current condition of the cottage does not make it feasible to remodel. The lot being only 147 ft deep would allow for only a 17 ft deep dwelling and no place for septic. Both the lake yard and building footprint are less non-conforming than the existing structure.

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 is less than 10% and is being further reduced to 8.3% and the TSC is being reduced to 17.6%. The dwelling is being reduced from two bedrooms to one bedroom. The septic is currently a drywell system and will be improved using the area between the parking and house and be further than 100 ft from the lake. The stormwater drainage for the road and lot will be managed in a controlled manner to direct it to the bottom of the bank to prevent long term erosion of the bank.

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 and dwelling have become non-conforming with changes in the zoning law over the years. The redevelopment of this lot will reduce two non-conforming aspects of the property and eliminate a third. Storm water management and erosion control will improve as a result of this work.

| | | |
|---------------------------|--------|--------|
| BUILDING FOOTPRINT | | |
| 6% ALLOWED = 441 SF | | |
| | EX. | PROP. |
| HOUSE/PORCH | 622 SF | 592 SF |

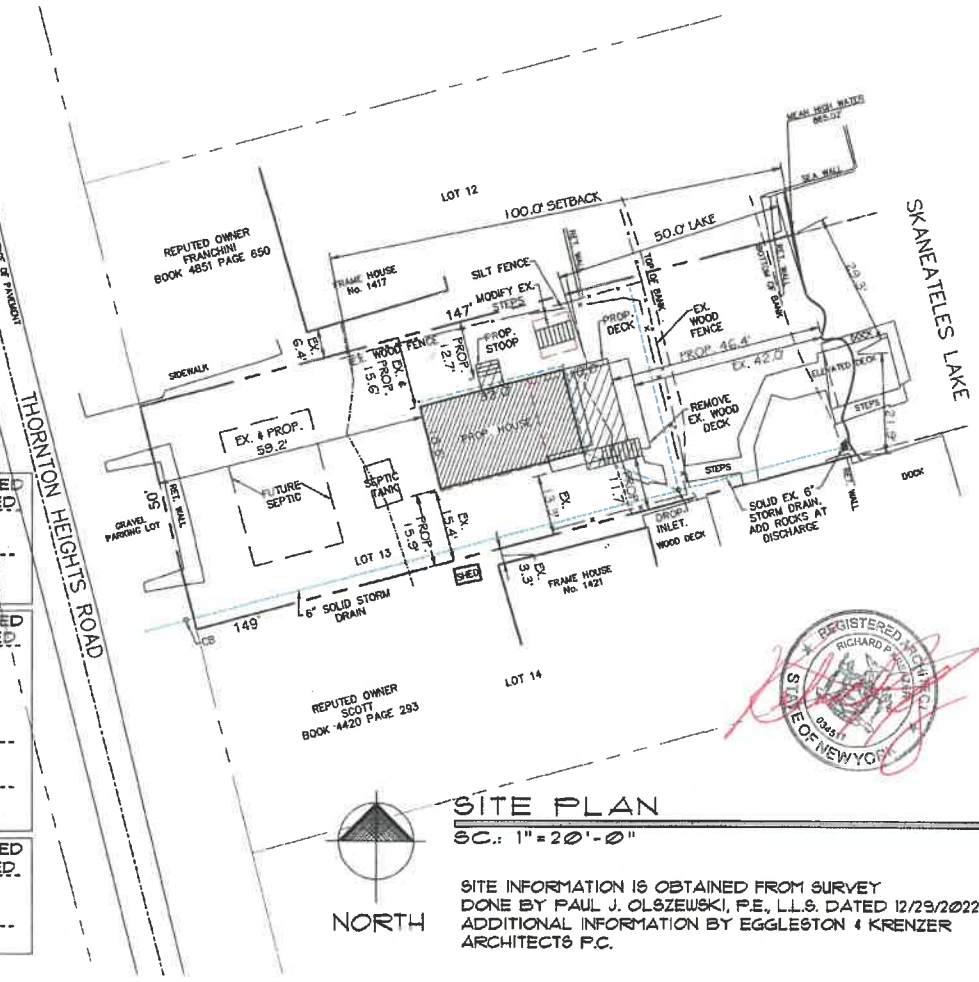
| | | |
|----------------------|--------|--------|
| LIVING SPACE | | |
| 10% ALLOWED = 145 SF | | |
| | EX. | PROP. |
| HOUSE/PORCH | 863 SF | 144 SF |

| | |
|-----------|----------|
| LOT AREA | 1,448 SF |
| SHORELINE | 512 LF |

| | | |
|-----------------------------|--------|-------------|
| IMPERMEABLE COVERAGE | | 10% ALLOWED |
| | EXIST. | PROPOSED |
| HOUSE/PORCH | 622 SF | 592 SF |
| GRAVEL LOT | 23 SF | 23 SF |
| TOTAL | 645 SF | 615 SF |
| % IMPERMEABLE | 8.1 % | 8.3 % |

| | | |
|-----------------------|----------|-------------|
| TOTAL COVERAGE | | 20% ALLOWED |
| | EXIST. | PROPOSED |
| HOUSE DECK/STEPS | 386 SF | 280 SF |
| LAKE DECK/STEPS | 278 SF | 278 SF |
| DOCK | 9 SF | 9 SF |
| PKG. RET. WALL | 114 SF | 114 SF |
| STOOP | 0 SF | 15 SF |
| PERMEABLE | 787 SF | 696 SF |
| IMPERMEABLE | 645 SF | 615 SF |
| TOTAL | 1,432 SF | 1,311 SF |
| % TOTAL COV. | 19.2 % | 17.6 % |

| | | |
|------------------------------|--------|----------------|
| LAKE FRONT STRUCTURES | | 400 SF ALLOWED |
| | EXIST. | PROPOSED |
| DOCK | 255 SF | 255 SF |
| DECK/STEPS | 444 SF | 444 SF |
| TOTAL | 699 SF | 699 SF |



SITE PLAN
 SC.: 1"=20'-0"

SITE INFORMATION IS OBTAINED FROM SURVEY
 DONE BY PAUL J. OLSZEWSKI, P.E., L.L.S. DATED 12/29/2022
 ADDITIONAL INFORMATION BY EGGLESTON & KRENZER
 ARCHITECTS P.C.



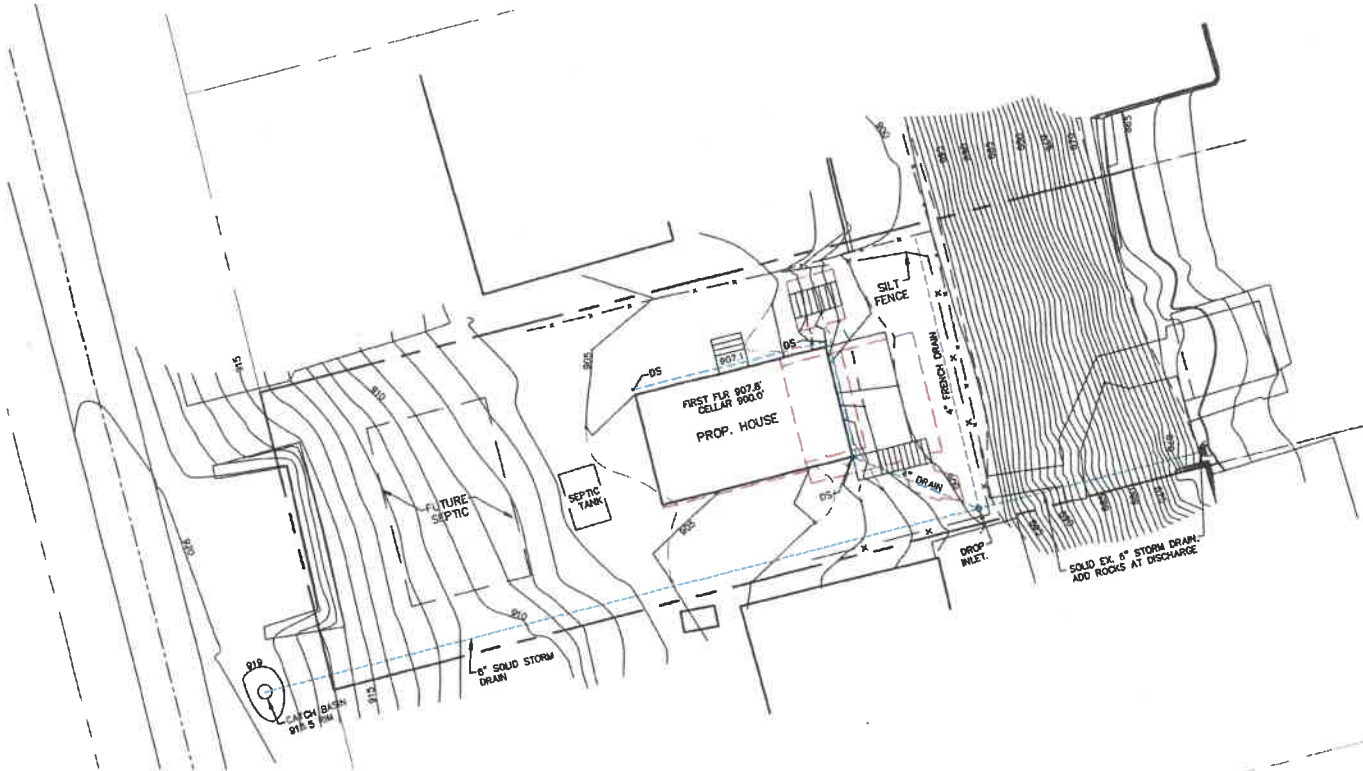
SITE PLAN
 JANET & ROBERT GOODCHILD
 THORNTON HEIGHTS ROAD
 TN. OF SKANEATELES, NY

architect
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 SKANEATELES, NY 13152
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PROJ: 22157

DATE:
 25 JAN 2023

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NORTH

GRADING PLAN

SC.: 1" = 15'-0"

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SITE PLAN

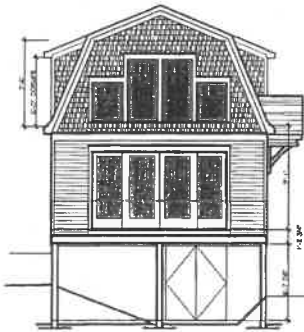
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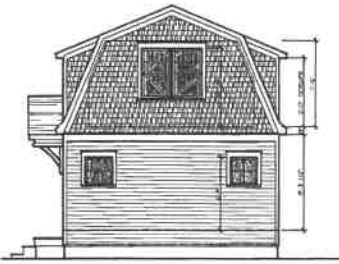
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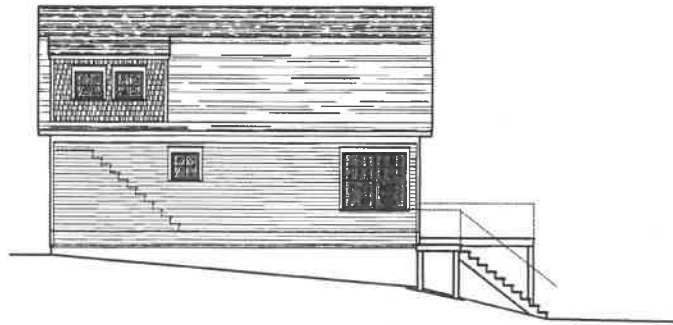
EAST ELEVATION
 SC.: 1/8" = 1'-0"



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



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



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

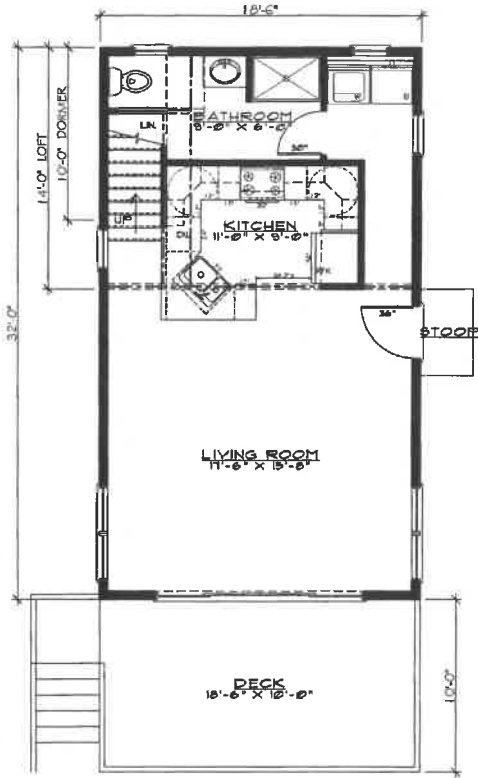
NEW COTTAGE
 JANET & ROBERT GOODCHILD
 1419 THORTON HEIGHTS
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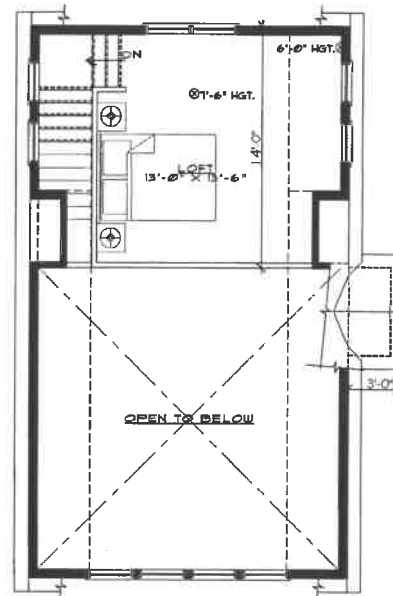
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FIRST FLOOR PLAN

SC.: 3/16" = 1'-0"

592 SF LIVING
185 SF DECK



SECOND FLOOR PLAN

SC.: 3/16" = 1'-0"

132 SF LIVING

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