

---

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

June 23, 2023

Town of Skaneateles ZBA  
24 Jordan Street  
Skaneateles, NY 13152

Re: John and Sharon McCabe  
Area Variance for Addition  
859 Milford Drive Tax ID# 047.-02-06

### NARRATIVE

The existing property has 10,474 SF lot size with 112 ft of road frontage. It is in the RR zoning district outside the Lake Watershed. The three bedroom dwelling has only 1,194 SF of living space on a split level floor with 808 SF of finished basement, one car garage, 343 SF deck/sunroom and patio in the back yard. The septic is in the northeast corner of the lot and the property has public water. The south corner of the house has a 19.3 ft side yard whereas 20.6 ft is required. The ISC is 17.0% whereas 15% is allowed and the TSC is 20.3% whereas 20% is allowed. The McCabes purchased the house as an affordable retirement home last year so they could be close to the village.

This application is to construct a 16 ft x 28.5 ft addition with a 5 ft x 12.5 ft extension of the kitchen, replacing/reducing the sunroom on the west side of the house. It will conform with a 20.6 ft side yard and be less non-conforming than the rear and front yard setbacks. The existing deck will be reduced in size and maintain the existing patio. These improvements will allow for one floor living with a bathroom as they age in place. The building height will remain 21 ft. The ISC will be 20.6% and TSC 23.8%. This application will require an Impermeable Surface Coverage and Total Surface Coverage variance.

Other Milford Drive neighbors have approached their neighbor to the northeast, Carl Byrne, and the Carlbergs to the north about acquiring land in a lot line relocation to be able to maintain at least an allowed 15% ISC. These are the only adjacent neighbor with more than 2 acres. The Carlbergs and Carl Byrne respectfully declined the offer not wanting to change their property line or size.

Building a second floor addition would not achieve one floor living to be able to age in place. Also, this project will improve the appearance of the front of the house. The proposed improvements to this home are consistent with other homes on Milford Drive that are a combination of ranches, capes and colonials. Similar variances have been granted to the two adjacent neighbors to the south.

Silt fence will be placed on the east side of the garage 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 addition will make this a home that the McCabes will be able to use throughout their retirement without being a detriment to the neighborhood or community.

(315) 685-8144

*Member of the American Institute of Architects*

## 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. The proposed addition will conform with the required side yard setback and be less non-conforming than the current rear and front yards.

- 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 neighbors with oversized lots are not interested in reducing their lot sizes. The proposed application is the best option to meet the goals and requirements for a reasonable cost retirement home.

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

The requested variance is not substantial. While the increased ISC is 376 SF it is 3.6% because the lot is small. This is a smaller increase than the two adjacent neighbors. The permeable coverage is decreased 10 SF. The neighborhood is a Village edge neighborhood of small lots more akin to a Hamlet district.

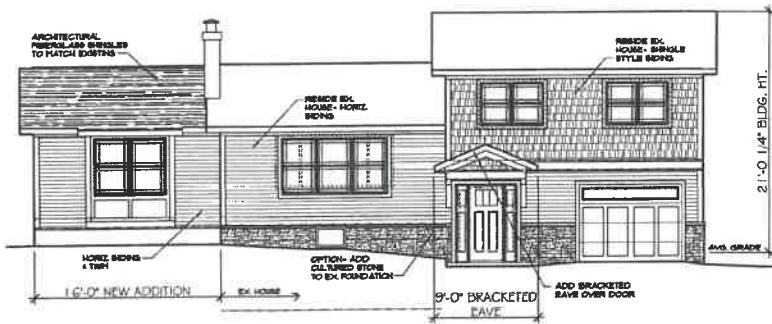
- 4) *Whether the proposed variance will have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district.*

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 property is served by stormwater sewers

- 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 McCabes have looked for a small, reasonable price home to retire into within the community and be able to live on one level. The Comprehensive Plan puts a priority on housing available for young families and the older population that is reasonable cost. This house in this location accomplishes that goal. In addition to this solution for providing a reasonable cost, safe living environment for the occupants to age in place, all other alternatives have been exhausted. This property is not in the Lake Watershed, is served by town water. The proposed addition will enhance the property and not be a detriment to the neighborhood.





**SOUTH ELEVATION**

1/8" = 1'-0"



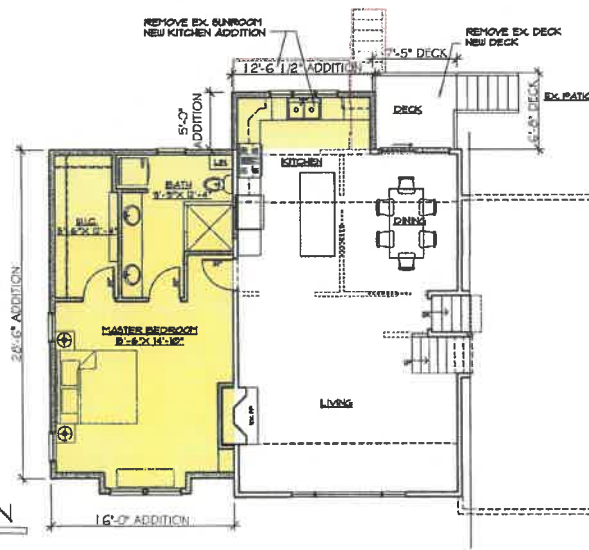
**WEST ELEVATION**

1/8" = 1'-0"



**NORTH ELEVATION**

1/8" = 1'-0"



**MAIN FLOOR PLAN**

1/8" = 1'-0"

**ADDITION & ALTERATIONS**  
 JOHN & SHARON MCCABE  
 859 MILFORD DR  
 TN. OF SKANEATELES, NY

**architect**  
 EGGLESTON & KRENZER, ARCHITECTS PC  
 139 I. EAST GENESSEE STREET  
 SKANEATELES, NY 13152  
 (315) 685-8144

PROJ: 23051

DATE:  
 22 JUNE 2023

**2 OF 2**