



March 22, 2024

Donahoe Group
4503 NW Townline Rd, Marcellus, NY 13108

To: Town of Skaneateles, NY
Re: 2125 Lakeview Lane
Town of Skaneateles, NY

PROJECT NARRATIVE

This proposal is for the improvement of an existing lot, part of a previously approved subdivision. The Town has identified a 'watercourse' feature which, with its top of bank, occupies the length of the South side-yard (and adjacent lot's North side-yard).

Given the requirement of 100' of separation between the top of bank and any building, great effort has been taken to create a building design as well as the supporting residential wastewater treatment system as far for the top of bank as this lot will provide for. The result of this creates a minimum proposed distance of 65.5'. Therefore, we are appealing to the Town for relief from this strict requirement. Otherwise, this proposed design will meet all of the additional zoning requirements for the improvement of a lot between 20,000 and 87,120 square feet.

As this proposal is for a single-family home on a vacant lot of similar size to all of the other properties within this subdivision the; this project will not produce an undesirable change in the character of the neighborhood.

Given the size of the lot, the compliant area of improvement (for a building & residential wastewater treatment system) is 0' to less than 14' at its widest; there are no other feasible methods to gain the benefits that granting relief will produce.

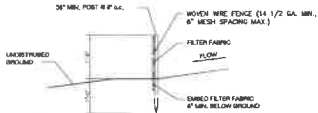
Given the existing non-compliant coverage and that this proposed building, while being three 'stories', does not exceed the allowable building height, these are not substantial variance requests.

As the proposed building is being improved as many of the camps have, or are in the process of; and that this camp's position does not block the water's view from neighboring camps; and that these improvements will provide for upgraded wastewater treatment, this proposed variance will have no adverse effect or impact on the physical or environmental conditions of the adjacent properties.

Given that we are seeking to reduce the requirement of 100' to 65' (or less, as the top of bank has and will continue to change), this variance request may be considered substantial.

Given the physical and aesthetic impact of this proposal is similar to the other physical & aesthetic neighborhood and district features, and that; many other homes, active farm fields and NYS Route 41A are within 100' and drain directly into watercourse; this proposed variance does not provide an adverse effect or impact on the physical or environmental conditions in the neighborhood or district.

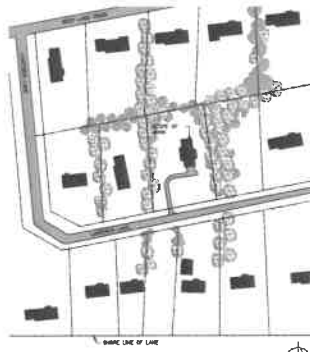
This subdivision was proposed and approved for the construction of single-family homes. That has been the value and intended Use of this Lot. Given the updated and changed Zoning Code Rules & Regulations have created this difficulty in what had been a compliant and buildable lot, this condition has not been self-created.



NOTES:

- 1. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES. POSTS SHALL BE SET AT 17' OR 17' TYPICAL SPACING.
- 2. FILTER FABRIC TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION. FENCE SHALL BE WOVEN WIRE, 1/2" GAUGE, 6" MAXIMUM MESH OPENING.
- 3. WHEN TWO SECTIONS OF FILTER FABRIC ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY 6 INCHES AND TOLDED. FILTER FABRIC SHALL BE EITHER FILTER X, MESH 1000, STABILIZED TYPON, OR APPROVED EQUIVALENT.
- 4. PRE-FABRICATED UNITS SHALL BE GEOTAF, ENVIRONMENTAL, OR APPROVED EQUIVALENT. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN TRAFFIC DEVIATES IN THE SILT FENCE.

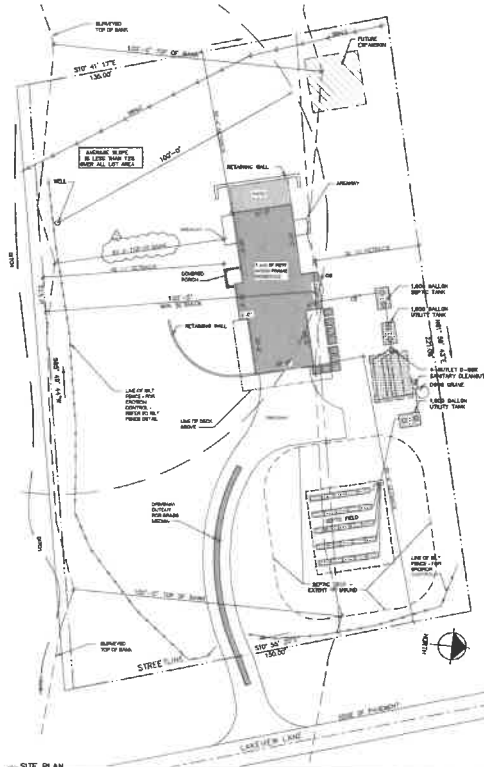
5. SILT FENCE DETAIL
N.T.S.



2. NEIGHBORHOOD PLAN NTS
1" = 100'-0"

DISTRICT REGULATIONS RF - TAX MAP NO. 057-03-10-0

USE	EXISTING ONE FAMILY DETACHED DWELLING	PROPOSED ONE FAMILY DETACHED DWELLING	RESERVED/ALLOWED PERMITTED
MINIMUM LOT SIZE	31,910 S.F. / ±0.72 Ac.	31,910 S.F. / ±0.72 Ac.	87,120 S.F. / 2 Ac.
MINIMUM ROAD FRONTAGE PRIVATE ROAD	150 FT	150 FT	100 FT
MINIMUM LAKE FRONTAGE (IF APPLICABLE)	N/A	N/A	200 FT
MINIMUM FRONT YARD PRIVATE ROAD	N/A	86.25 FT	30 FT
MINIMUM SIDE YARD	N/A	38'-10"	30 FT
MINIMUM REAR YARD	N/A	60'-4"	50 FT
MINIMUM LAKE YARD	N/A	N/A	100 FT
LOT COVERAGE, MAXIMUM	0%	11.18%	25% (8,302 SF)
BYPASS SURFACE DECKS (NOT INCL. DECKS) OR OVER DRIVE AREA WAY SIDEWALK (NOT INCL. LANDER) DECK PATIO	0 SF	3,151 SF	
TOTAL	0 SF	3,151 SF	
MAXIMUM IMPERMEABLE SURFACE COVERAGE	0%	10.2%	10% (3,151 SF)
HARDSHIP/COVERAGE PORCH DRIVEWAY RETAINING WALLS	0 SF	1,448 SF	
BYPASS TOTAL	0 SF	3,151 SF	
MAX. BLDG. DRVS FOOTPRINT	N/A	1,448 SF	8% MAX. (1,891 SF)
MAX. FLOOR SPACE	N/A	3,147 SF	10% MAX. (3,151 SF)
MAX. BUILDING HT.	N/A	29'	30' MAX.



3. SITE PLAN
1/8" = 1'-0"

PREPARED BY DONAHOE GROUP

SITE INFORMATION IS OBTAINED FROM SURVEY
DONE BY PAUL A. OLZEWSKI P.L.S., PLLC - DATED 3/7/2024
ADDITIONAL INFORMATION BY GUY A. O'CONNOR

DATE	09/22/2024
PROJECT	24018

Donahoe Group
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LAKE
ARCHITECTURAL
DESIGN, P.A.

107 THE CONSTRUCTION

SITE PLAN
LAFRANCE RESIDENCE
SUSAN & WAYNE LAFRANCE
2125 LANCHESTER LAKE

Revision Schedule

Project number
Date: 2024-09-27
Drawn by
Checked by

A002