

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

February 15, 2023

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

Re: Scott and Karen Bishop, Area Variance and Special Permit
2425 Wave Way
Tax Map# 056.-02-15.0

NARRATIVE

The Bishop property is 18,825 SF, 100 ft wide on a private road in the RF District and Skaneateles Lake watershed. The majority of the lot has a moderate slope less than 12%. The lot has a 3 bedroom dwelling with enclosed sun room, stoop, steps and a shed. The house has conforming side yards, rear yard and front yard setbacks. The building footprint is 7.7% whereas 6% is allowed. The living space is 11.7% whereas 10% is allowed. The existing septic is in the front yard and well in the rear yard. The ISC is 13.2% and TSC is 13.2%.

This application is to replace the sun room, add a 12' x 19' deck with steps, replace the impermeable stoop and steps with permeable stoop and steps, remove the shed and some excess driveway. The total living space will remain the same (11.7%) and the building foot print will be reduced by 142 SF to make it less non-conforming at 6.9%. The resulting ISC will be 11.1% and the TSC 13.0%.

Adding a deck triggers an area variance required for development on a lot with less than 20,000 SF. The building footprint and ISC are both less non-conforming. Site Plan Review is required for disturbance greater than 200 SF within 1,000 feet of the lake and a Special Permit is required for redevelopment with more than 10% ISC. The ISC has been reduced by eliminating the shed, rebuilding the stoop and steps a permeable and reducing the driveway while keeping two parking spaces. Silt fence will be placed below the disturbed area to prevent potential erosion.

In that the ISC will not be reduced to 10%, a contribution will be made to the Town's LDRA Fund. The lot would need to be 20,830 SF to be 10% ISC. This is 2,005 SF of area that it is short. At \$1.09/SF a payment of \$2,185.45 will be made to the Town's LDRA Fund.

CONSTRUCTION SEQUENCE

1. Install sediment logs/silt fence below work area, maintain during construction.
2. Mark the existing septic area to prevent construction traffic and storage.
3. Remove the existing shed, stoop and steps.
4. Construct the deck and stoop/steps
5. Excavate for the new foundation for the sunroom, removing soils from the site.
6. Construct foundation walls and first floor deck. Backfill against foundation.

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7. After roof and fascia are complete, install roof gutters and tie into storm drain.
8. After siding and trim and deck/stoop/steps are complete, remove excess driveway, finish grading, spread topsoil, seed and mulch over any disturbed areas. Water during dry periods.
9. 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, year round homes on small lots. The proposed project will reduce the building foot print and ISC. It remains in line with other homes in winding Way.

- 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, an area variance is required for most improvements. The building footprint and ISC have been reduced to be less nonconforming.

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

The requested variance is not substantial. If the lot were 1,175 SF (5.88%) larger, no variance would be required. . Both the ISC and building footprint are less non-conforming than the current condition.

- 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 being reduced by 2.1% and a contribution is being made into the town's LDRA Fund.

- 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. Granting the variance will allow a deck on the east side of the house looking towards the lake.

LOT AREA 18,225 SF	
BUILDING FOOTPRINT	
	EXIST. PROPOSED.
HOUSE	1,118 SF 1,118 SF
PORCHES	190 SF 190 SF
SHED	142 SF --- SF
TOTAL	1,450 SF 1,308 SF
% OF LOT	7.7 % 6.9 %

LOT AREA 18,225 SF	
LIVING FLOOR SPACE	
	EXIST. PROPOSED.
1ST FLOOR	1,118 SF 1,118 SF
PORCH	190 SF 190 SF
80% BSMNT	894 SF 894 SF
TOTAL	2,202 SF 2,202 SF
TOTAL %	11.7 % 11.7 %

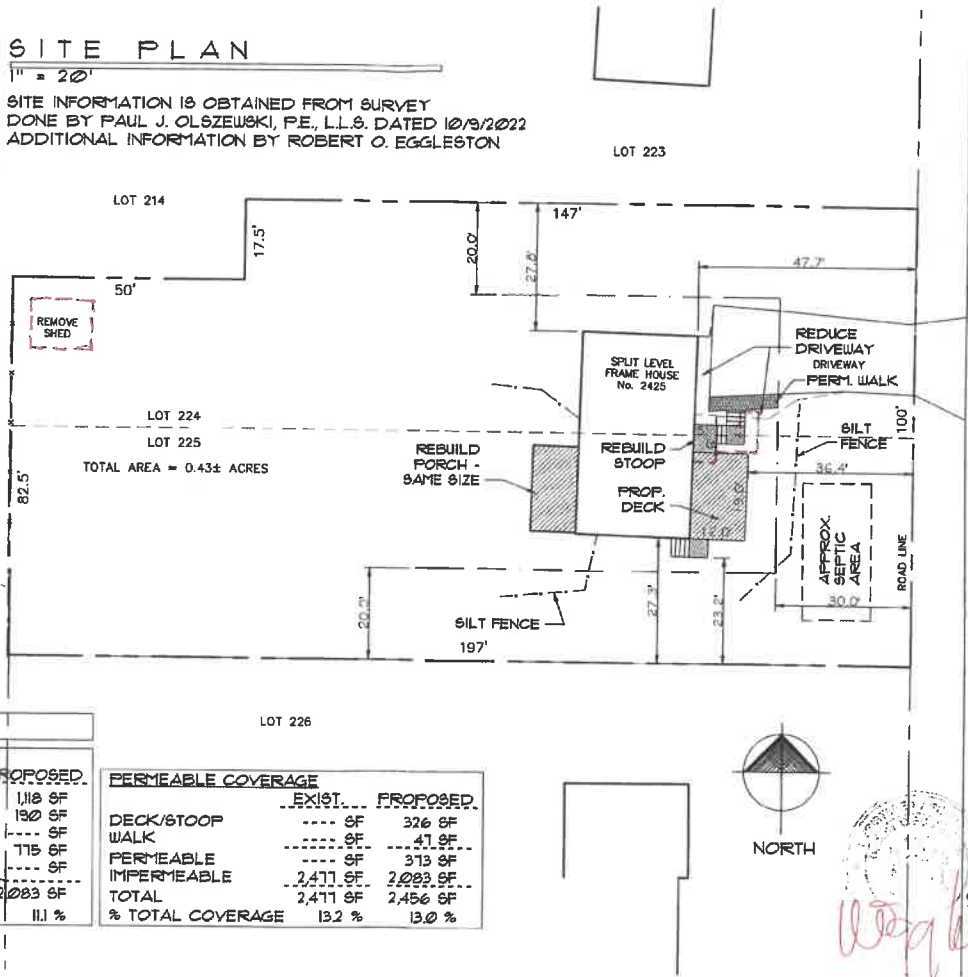
LOT AREA 18,225 SF	
IMPERMEABLE COVERAGE	
	EXIST. PROPOSED.
HOUSE	1,118 SF 1,118 SF
PORCHES	190 SF 190 SF
SHED	142 SF --- SF
DRIVEWAY	320 SF 775 SF
STOOP/STEPS	107 SF --- SF
TOTAL	2,477 SF 2,083 SF
% IMPERMEABLE	13.2 % 11.1 %

PERMEABLE COVERAGE	
	EXIST. PROPOSED.
DECK/STOOP	--- SF 326 SF
WALK	--- SF 47 SF
PERMEABLE	--- SF 373 SF
IMPERMEABLE	2,477 SF 2,083 SF
TOTAL	2,477 SF 2,456 SF
% TOTAL COVERAGE	13.2 % 13.0 %

SITE PLAN

1" = 20'

SITE INFORMATION IS OBTAINED FROM SURVEY
 DONE BY PAUL J. OLSZEWSKI, P.E., L.L.S. DATED 10/9/2022
 ADDITIONAL INFORMATION BY ROBERT O. EGGLESTON



WAVE WAY

TARMA ROAD



Robert O. Eggleston

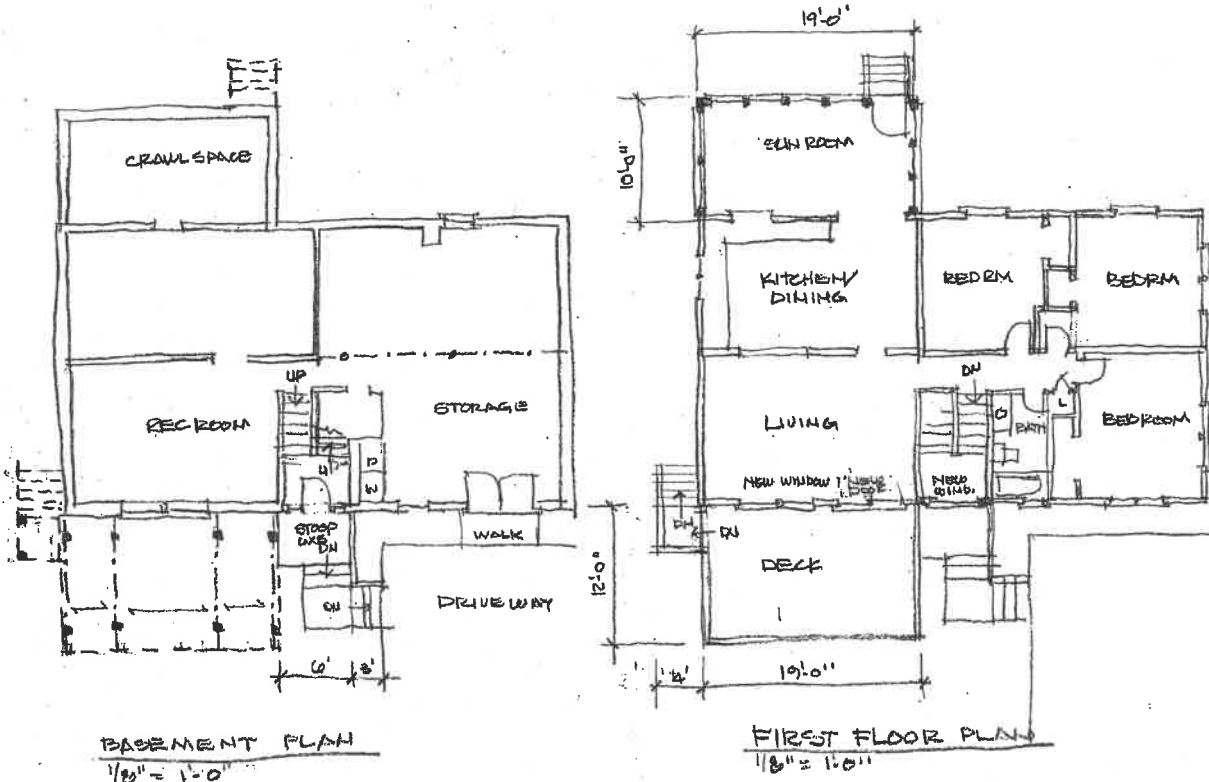
SITE PLAN:
 SCOTT & KAREN BIGHOP
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 TN. OF SKANEATELES, NY

architect
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PROJ: 23009

DATE:
 15 FEB 2023

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BASEMENT PLAN
1/8" = 1'-0"

FIRST FLOOR PLAN
1/8" = 1'-0"

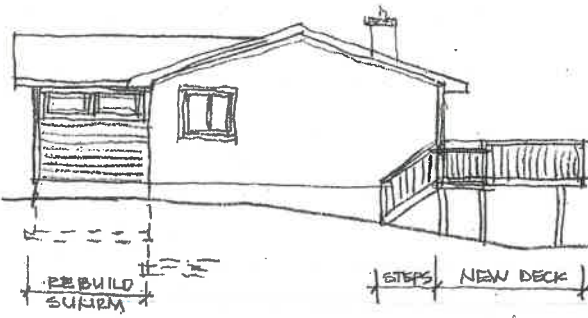
DECK & PORCH ADDITION
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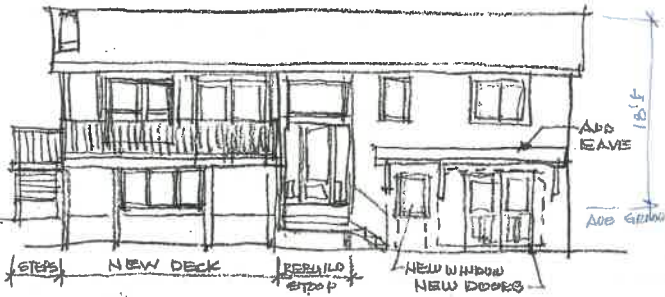
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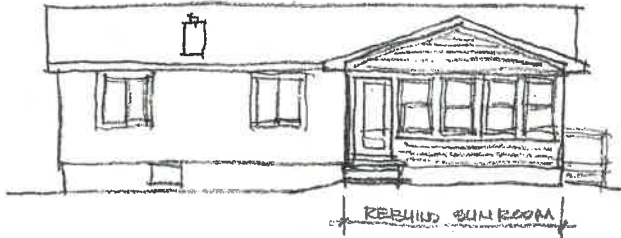
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SOUTH ELEVATION
1/8" = 1'-0"



EAST ELEVATION
1/8" = 1'-0"



WEST ELEVATION
1/8" = 1'-0"

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