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

March 25, 2021

Town of Skaneateles ZBA
24 Jordan Street
Skaneateles, NY 13152

Re: Joseph and Linda Dwyer
Area Variance for Garage
867 Milford Drive Tax ID# 047.-02-04

NARRATIVE

The existing property has 12,000 SF lot size with 120 ft of road frontage. It is in the RR zoning district outside the Lake Watershed. The three bedroom dwelling has only 1,029 SF of living space on one floor with one car garage and 340 SF patio in front of the house. The septic is in the east corner of the lot and the property has public water. The northwest side of the house has a 15.1 ft side yard whereas 24 ft is required. The ISC is 17.4% whereas 15% is allowed and the TSC is 20.2% whereas 20% is allowed. The Dwyers purchased the house as an affordable retirement home two years ago so they could be close to the village.

This application is to construct a 22 ft by 22 ft, two car garage on the southeast side of the house. It will conform with a 24.4 ft side yard and 25 ft front yard setback. The existing front porch and patio will be replaced with an 8 ft x 20 ft porch and a 12' x 20' deck will be added on the back of the house. The existing 378 SF garage will be converted into a bedroom and second bathroom with a current bedroom converted into a first floor laundry and mudroom area. These improvements will allow for first floor living as they age in place. The building height will be 16 ft. The driveway will be relocated to the south end of the property and decreased in size. The ISC will be 20.8% and TSC 24.4%. This application will require an Impermeable Surface Coverage and Total Surface Coverage variance.

While anticipating this project last year, the Dwyers approached their neighbor to the northeast, Carl Byrne, about acquiring 8,000 SF of land in a lot line relocation to be able to maintain at least an allowed 15% ISC. This is the only adjacent neighbor with more than 2 acres. The Bryne property was at 4.3% ISC and would only raise his ISC to 4.6%. Carl Byrne respectfully declined the offer not wanting to change his property line or size.

Building a second floor addition would not achieve a larger garage and would defeat the desire to have one floor living to be able to age in place. Also, adding the front porch will improve the appearance of the front of the house as well as give them a protected outdoor living space. The garage side yard setback is already non-conforming so expanding the garage to the northwest would add an additional variance. The deck on the north east side of the house is permeable with minimal impact on the site. The proposed improvements to this home are consistent with other homes on Milford Drive that are a combination of ranches, capes and colonials.

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To minimize the impact of the higher ISC, a bio swale will be placed on the south east side of the property that will filter the storm water and release it slowly into the road ditch. This will further protect the existing septic system and prevent current stormwater from passing onto Carl Byrne's lot which is already wet and has had extensive drainage added. Allan Wellington, Town Highway Superintendent has reviewed this concept and found it acceptable. He will also be reviewing the new driveway location and permit.

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 garage, porch and deck will make this a home that the Dwyers will be able to use throughout their retirement without being a detriment to the neighborhood or community.

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 and with two car garages. The proposed garage, porch and deck conform with required setbacks and eliminate the second car from having to park within the front yard.

- 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 owner has asked the adjacent neighbor with an oversized lot to acquire additional property but were turned down. 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.*

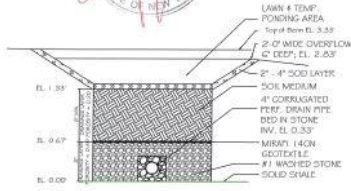
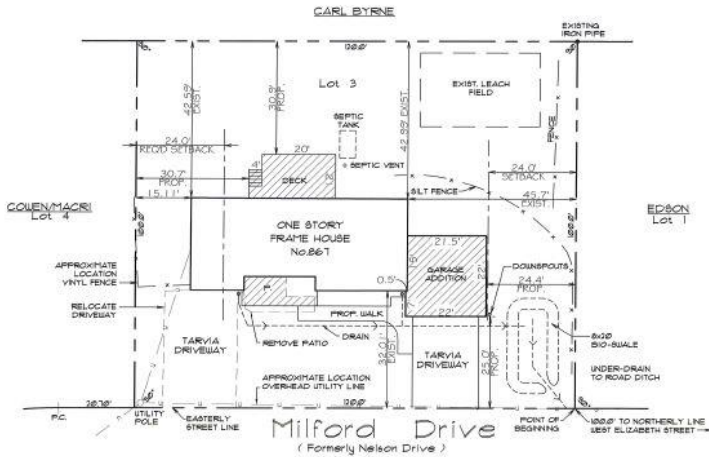
The requested variance is not substantial. While the increased ISC is 409SF it is 3.4% because the lot is small. The permeable coverage increase is only 98 SF. The neighborhood is a Village edge neighborhood of small lots more akin to a Hamlet district.

- 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. A bio swale has been sized according to the Strategies for Stormwater Management on Small Lots and will treat all the roof and driveway runoff, directing to the road ditch rather than the septic area and neighbor's property.

- 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 Dwyers have looked for a small, reasonable price home to retire into within the community and be able to live on one level. Having a two car garage is a reasonable request for dwellings in this climate. The proposed garage will enhance the property and not be a detriment to the neighborhood.



BIO-SWALE DETAIL
SC.: N.T.S.

BIO-SWALE REQUIREMENT

$WQ_v = (0.05 + 0.003 \times 1) \times A$
12

$WQ_v = \text{WATER QUALITY VOLUME} - \text{CUFT}$

$i = \text{IMPERVIOUS SURFACE COVERAGE} - 20.8\%$

$A = \text{DRAINAGE AREA} - 12,000 \text{ SF}$

$WQ_v = (0.05 + 0.003 \times 20.8) \times 12,000 \text{ SF}$
12

$WQ_v = 231 \times 12,000 \text{ SF}$
12

$WQ_v = 231 \text{ CUFT}$ 8'x20'x1.5' DEEP

SITE PLAN
1" = 20' - 0"

SITE INFORMATION IS OBTAINED FROM SURVEY DONE BY JRL LAND SURVEYING, P.L.L.C., DATED 5/25/2019, ADDITIONAL INFORMATION BY EGGLESTON & KRENZER ARCHITECTS



LOT AREA	12,000 SF
IMPERMEABLE COVERAGE	EXIST. PROPOSED
HOUSE/PORCH	1,444 SF 1,567 SF
GARAGE	-- SF 476 SF
DRIVEWAY	640 SF 450 SF
TOTAL	2,084 SF 2,493 SF
% IMPERMEABLE	17.4 % 20.8 %

TOTAL COVERAGE	EXIST.	PROPOSED
PATIO/DECK	340 SF	268 SF
PAVER WALK	-- SF	170 SF
PERMEABLE COVERAGE	340 SF	438 SF
IMPERMEABLE COVERAGE	2,084 SF	2,493 SF
TOTAL COVERAGE	2,424 SF	2,931 SF
	20.2 %	24.4 %

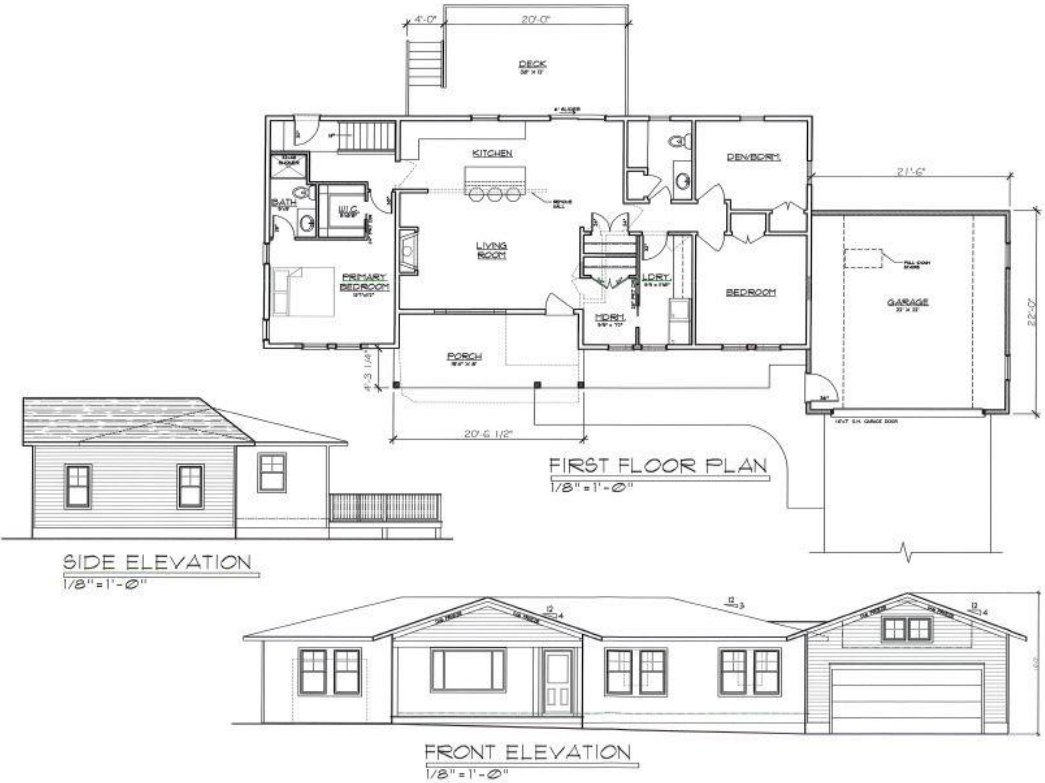
SITE PLAN
LINDA & JOE DYWER
867 MILFORD DRIVE
TOWN OF SKANATELES, NY

architect
EGGLESTON & KRENZER, ARCHITECTS PC
1391 EAST GENESSEE STREET
SKANATELES, NY 13152
(315) 695-8144

PROJ: 20135

DATE:
22 MAR 2021

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ADDITION / ALTERATIONS
LINDA & JOE DYWER
867 MILFORD DRIVE
TOWN OF SKANATELES, NY

architect
EGGLESTON & KRENZER, ARCHITECTS PC
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