



Project Narrative

Edinger Lakehouse, LLC

Project Location: 2316 S Thornton Grove, Skaneateles, N.Y. 13152

Tax Map No.: 056.-03-07.0

Village Zoning District: RF/LOWD

SPACE Architectural Studio project #: 2021-55

Date: 28 April 2022

The members of Edinger Lakehouse LLC grew up at the camp on 2316 S Thornton Grove. They now continue to return each year with their families to continue the tradition. They would like to make a few minor improvements to enhance the camp and keep it in the family for future generations.

The modest proposed addition is just under 130 SF and includes a full bathroom and an area for laundry facilities. There is currently one bathroom in the residence, and it located on the second floor. The current porch would be replaced by a new porch with a similar footprint that would accommodate the new first floor entry layout and maintain a mechanical room as it exists today.

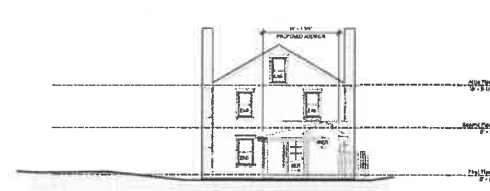
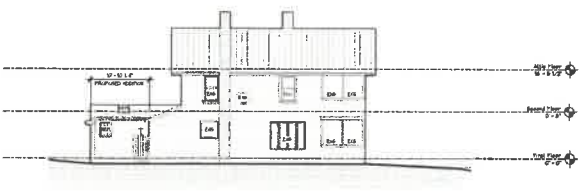
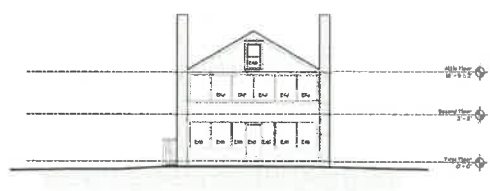
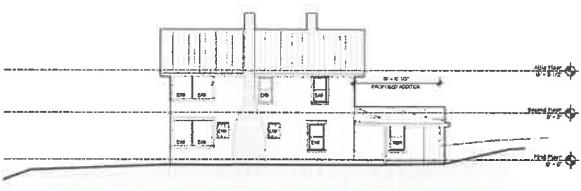
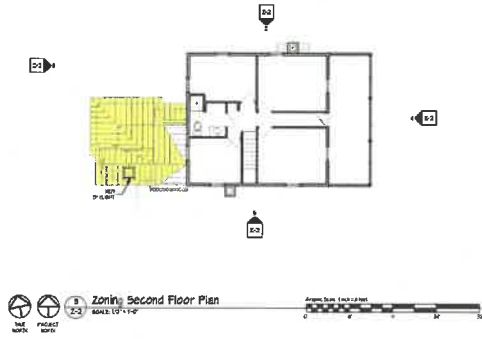
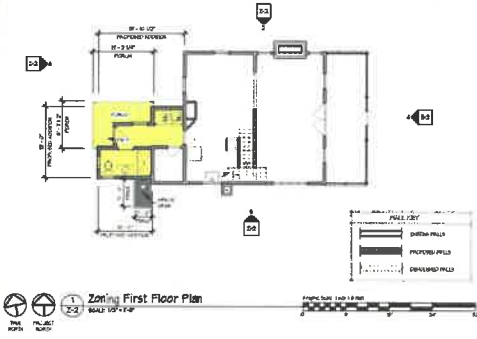
The P.E.N.C. variances requested by the owners in the proposal include:

- Maximum Lake Yard Setback (existing, pre-2005): +/- 33.9 FT where 60 FT is required, a variance of +/- 26.1 FT (P.E.N.C.) is requested

There are two new variances requested by Edinger Lakehouse LLC:

- Maximum Impermeable Surface Coverage: +/- 15.5% where 10% is required, a variance of +/- 5.5% is requested
- Maximum Lake Yard Setback (proposed, post-2005): +/- 69.4 FT where 100 FT is required, a variance of +/- 30.6 FT is requested

The pre-existing site currently has an impermeable surface coverage of +/- 16.2% Edinger Lake LLC is improving this coverage by reducing it by 0.6% with removal of some of the existing driveway. These proposed variances are minor in nature to provide some modern amenities for this family to enjoy for many generations to come. Additionally, Edinger Lake LLC is paying a redevelopment fee of \$15, 742.87 to offset the impacts of the non-conforming impermeable surface coverage. Thank you for considering our proposal.



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PROPOSED ADDITION
 for
EDINGER CAMP
 THORNTON GROVE, SKANEATELES, NY

Revisions



Zoning Submittal, 05.20.2022

NO ARCHITECT SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION CONTAINED HEREIN UNLESS IT IS SPECIFICALLY IDENTIFIED AS SUCH.	DATE: 04/25/22	SCALE: AS SHOWN
ALL DIMENSIONS AND LOCATIONS ARE TO FACE UNLESS OTHERWISE NOTED.	DATE: 04/25/22	SCALE: AS SHOWN
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Zoning Plans & Elevations

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