

Tax Map ID#057.-01-30.0

NOTICE OF HEARING

PLEASE TAKE NOTICE that pursuant to Section 148-4, 148-5 148-6 148-7 148-8 and 148-10 of the Zoning Law of the Town of Skaneateles 2020 and Section 274-a and 274-b Town Law of the State of New York, the Planning Board of the Town of Skaneateles will hold a Public Hearing on the application of Robert & Janet Goodchild for a Special Permit/Site Plan Review.

The application is to replace the existing dwelling with a one bedroom year round dwelling with deck and steps, and proposed stormwater improvements.

The property in question is located at 1419 Thornton Heights in the Town of Skaneateles, New York and bears Tax Map ID#057.-01-30.0.

A copy of the application is available for inspection at the Town Hall, 24 Jordan Street, Skaneateles, New York.

SAID HEARING will be held on *Tuesday, March 21, 2023 at 6:30 p.m.* at the Town Offices, 24 Jordan Street, Skaneateles, New York or electronically as required by local and/or Executive Orders applicable to COVID 19. At that time all people will be heard or have an opportunity to provide written comment on this application.

Donald Kasper, Chair
Planning Board -Town of Skaneateles
Dated: March 8, 2023

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

January 25, 2023

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

Re: Robert and Janet Goodchild, Area Variance and Site Plan Review
1419 Thornton Height
Tax Map# 057.-01-30.0

NARRATIVE

The Goodchild property is 7,448 SF, 50 ft wide on a private road and has 51.2 lineal feet of shoreline in the RF District and Skaneateles Lake watershed. The majority of the lot has a moderate slope less than 12% with a steep bank that extends down to the lake. The lot has a bedroom, seasonal cottage with deck that is only 42.0 ft from the lake but has conforming side yards and front yard. The building footprint is 622 SF/8.3% whereas 6% is allowed. The living space is 863 SF/11.6% whereas 10% is allowed. The cottage is in poor condition and was built slab on grade with the ground rotting the base of the wall. The interior structure is under sized and not code compliant. The lot has 699 SF of existing shoreline structures that have been repaired in kind under a current building permit. The retaining wall at the roadside parking area was recently replaced with Site Plan approval in 2021. The existing septic is being reviewed with the option of placing a new leach area between the house and road. The ISC is 8.7% and TSC is 19.2%.

This application will remove the existing cottage and construct a one bedroom, two story dwelling with cellar foundation that will be used for storage and mechanical space in the same location as the existing dwelling. To meet current building codes the house will be insulated and considered year round, yet used as a seasonal, second home. The front and side yards remain conforming and the lake yard will be increased; 56.4 ft for the house and 46.4 ft for the deck. The total living space will be reduced to a conforming 744 SF (10%) and the building foot print will be reduced 30 SF to 592 SF (7.9%). The resulting ISC will be 8.3% and the TSC 17.6%. There will be no changes to the shoreline structures.

Area variances are required for development on any lot with less than 20,000 SF and 75 ft of shoreline. Because this is a new structure and not a renovated structure, area variances are required for the building footprint and lake yard setbacks, even though they are both less non-conforming. Site Plan Review is required for disturbance greater than 200 SF within 100 feet of the lake and a Special Permit is required for the conversion of a seasonal cottage into a year-round dwelling.

To control the storm water coming from the private road and on site, a catch basin will be placed adjacent to the road just south of the parking area that will have a 6 inch solid pipe along the south side of the property with another drop inlet at the top of the bank. A French drain at the top of the bank will catch surface and subsurface water and the house roof gutter downspouts

(315) 685-8144

keeps the new structure 20 ft from the adjacent structures. The building footprint has been reduced to be less nonconforming and the living space will now conform.

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

The requested variance is not substantial. Existing structures are allowed to be 60 ft from the lake, where as new construction are required to be 100 ft. The 56.4 ft setback of the actual house is only 3.6 ft less than the existing building requirement and is an improvement of the current dwelling. The current condition of the cottage does not make it feasible to remodel. The lot being only 147 ft deep would allow for only a 17 ft deep dwelling and no place for septic. Both the lake yard and building footprint are less non-conforming than the existing structure.

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 less than 10% and is being further reduced to 8.3% and the TSC is being reduced to 17.6%. The dwelling is being reduced from two bedrooms to one bedroom. The septic is currently a drywell system and will be improved using the area between the parking and house and be further than 100 ft from the lake. The stormwater drainage for the road and lot will be managed in a controlled manner to direct it to the bottom of the bank to prevent long term erosion of the bank.

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 and eliminate a third. Storm water management and erosion control will improve as a result of this work.

BUILDING FOOTPRINT		
6% ALLOWED = 441 SF		
	EX.	PROP.
HOUSE/PORCH	622 SF	592 SF

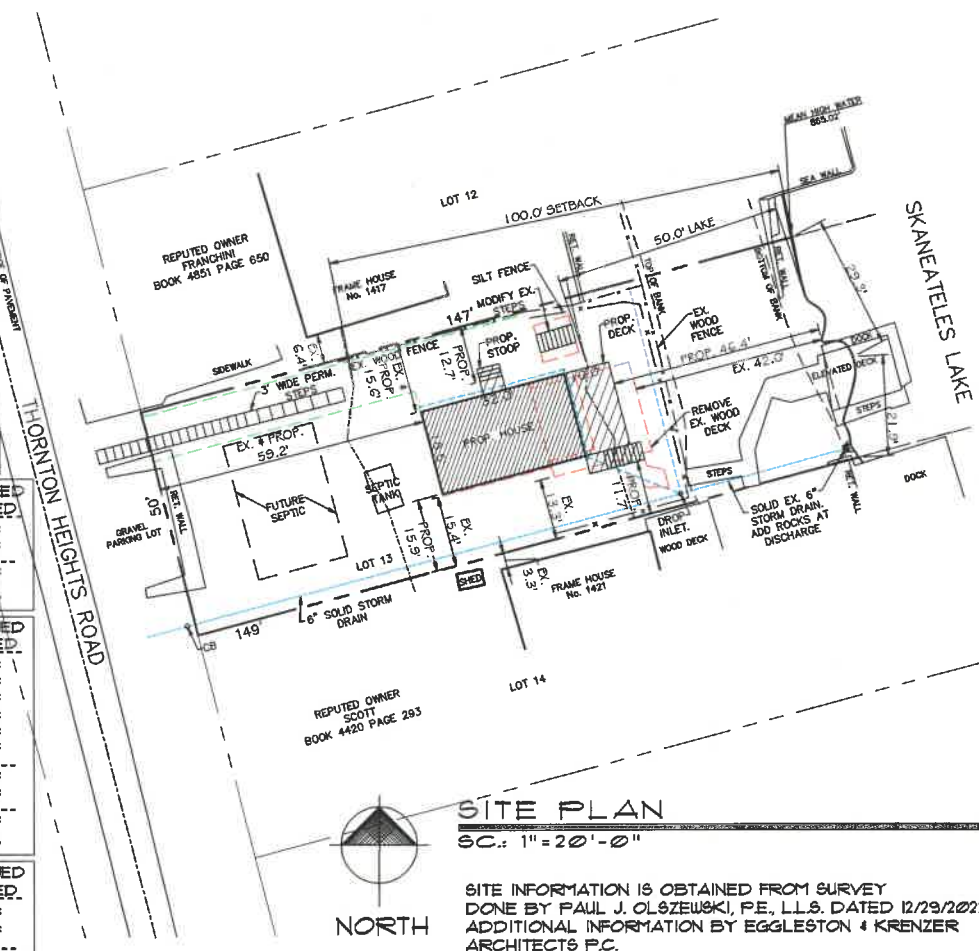
LIVING SPACE		
10% ALLOWED = 145 SF		
	EX.	PROP.
HOUSE/PORCH	863 SF	744 SF

LOT AREA	1,448 SF
SHORELINE	512 LF

IMPERMEABLE COVERAGE		10% ALLOWED
	EXIST.	PROPOSED
HOUSE/PORCH	622 SF	592 SF
GRAVEL LOT	23 SF	23 SF
TOTAL	645 SF	615 SF
% IMPERMEABLE	8.7 %	8.3 %

TOTAL COVERAGE		20% ALLOWED
	EXIST.	PROPOSED
HOUSE DECK/STEPS	386 SF	280 SF
LAKE DECK/STEPS	278 SF	278 SF
DOCK	9 SF	9 SF
FKG. RET. WALL	14 SF	14 SF
STOOP	0 SF	15 SF
FERT. STEPS	0 SF	131 SF
PERMEABLE	787 SF	827 SF
IMPERMEABLE	645 SF	615 SF
TOTAL	1,432 SF	1,442 SF
% TOTAL COV.	19.2 %	19.4 %

LAKE FRONT STRUCTURES		400 SF ALLOWED
	EXIST.	PROPOSED
DOCK	255 SF	255 SF
DECK/STEPS	444 SF	444 SF
TOTAL	699 SF	699 SF



SITE PLAN
 SC.: 1" = 20'-0"

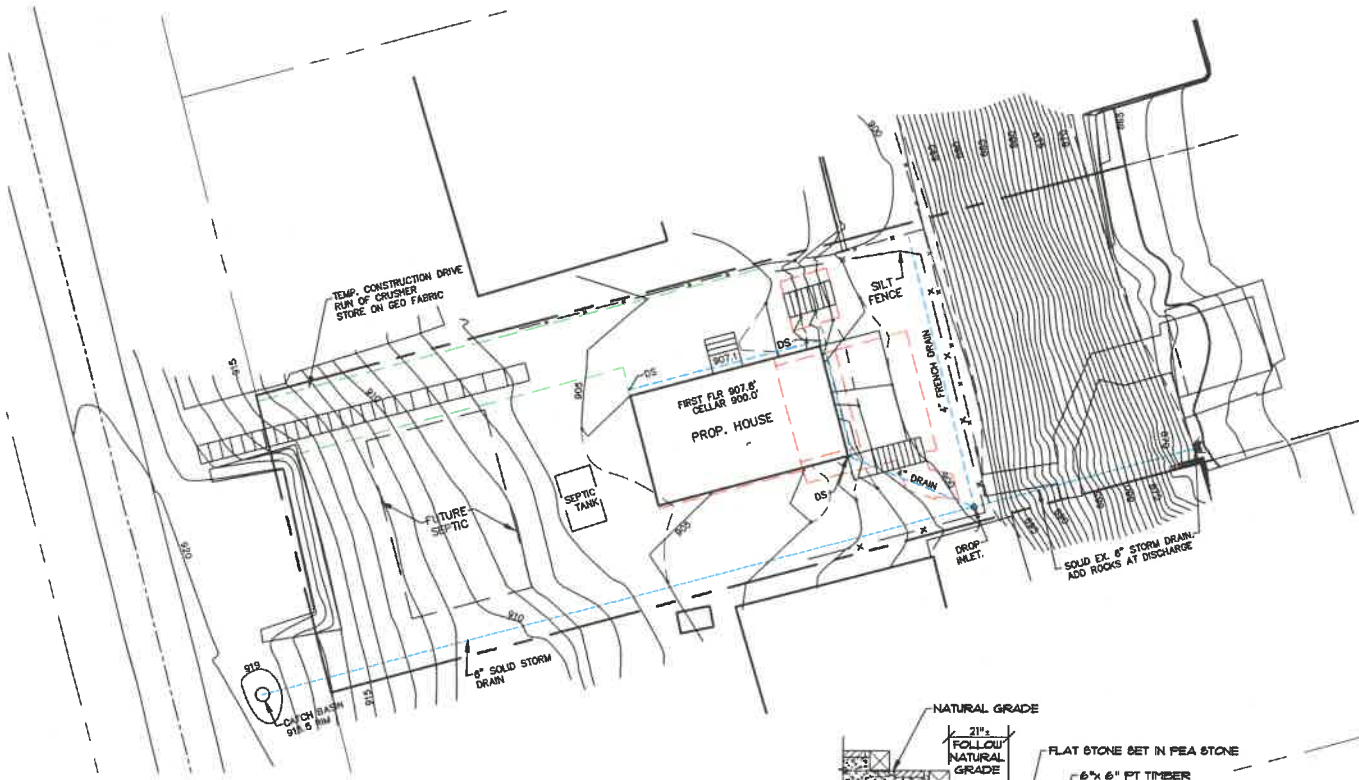
SITE INFORMATION IS OBTAINED FROM SURVEY
 DONE BY PAUL J. OLSEWUSKI, P.E., L.L.S. DATED 12/29/2022
 ADDITIONAL INFORMATION BY EGGLESTON & KRENZER
 ARCHITECTS P.C.

SITE PLAN
 JANET & ROBERT GOODCHILD
 THORNTON HEIGHTS ROAD
 TN. OF SKANEATELES, NY

architect
 EGGLESTON & KRENZER, ARCHITECTS P.C.
 1391 EAST GENESEE STREET
 SKANEATELES, NY 13152
 (315) 685-8144

PROJ: 22157

DATE:
 25 JAN 2023
 6 MAR 2023



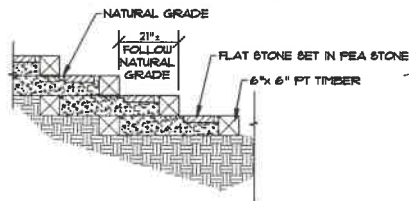
GRADING PLAN

SC.: 1" = 15' - 0"

SITE INFORMATION IS OBTAINED FROM SURVEY
 DONE BY PAUL J. OLSZEWSKI, P.E., L.L.S. DATED 12/29/2022
 ADDITIONAL INFORMATION BY EGGLESTON & KRENZER
 ARCHITECTS P.C.



NORTH



P.T. TIMBER STONE STEP DETAIL
 NTS

SITE PLAN
 JANET & ROBERT GOODCHILD
 THORNTON HEIGHTS ROAD
 TN. OF SKANEATELES, NY

architect
 EGGLESTON & KRENZER, ARCHITECTS PC
 1391 EAST GENESEE STREET
 SKANEATELES, NY 13152
 (315) 685-6144

PROJ: 22157

DATE:
 25 JAN 2023
 6 MAR 2023

2 OF 4



EAST ELEVATION

SC.: 1/8" = 1'-0"



NORTH ELEVATION

SC.: 1/8" = 1'-0"



WEST ELEVATION

SC.: 1/8" = 1'-0"



SOUTH ELEVATION

SC.: 1/8" = 1'-0"

NEW COTTAGE

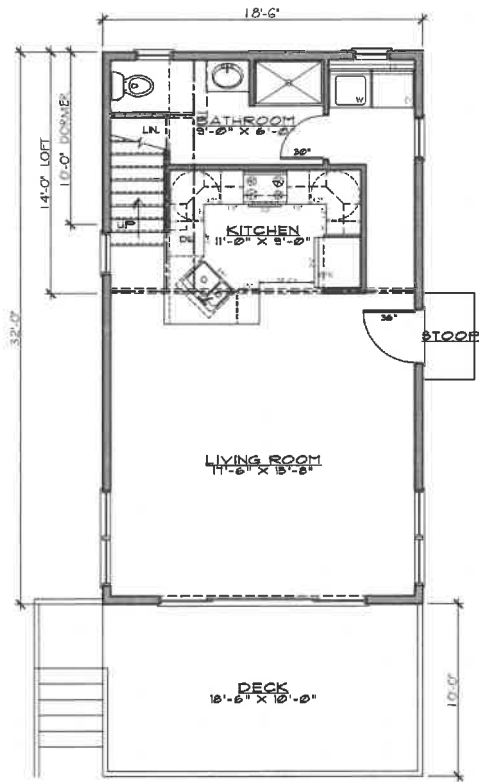
JANET & ROBERT GOODCHILD
1419 THORNTON HEIGHTS
TOWN OF SKANEATELES, NY

architect

EGGLESTON & KRENZER, ARCHITECTS PC
1391 EAST GENESEE STREET
SKANEATELES, NY 13152
(315) 685-8144

PROJ: 22157

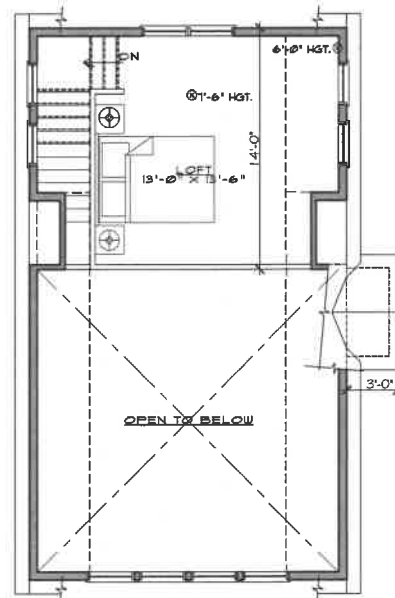
DATE:
26 JAN 2023



FIRST FLOOR PLAN

SC.: 3/16" = 1'-0"

592 SF LIVING
185 SF DECK



SECOND FLOOR PLAN

SC.: 3/16" = 1'-0"

132 SF LIVING

NEW COTTAGE
JANET & ROBERT GOODCHILD
1419 THORNTON HEIGHTS
TOWN OF SKANEATELES, NY

architect
EGGLESTON & KRENZER ARCHITECTS PC
1391 EAST GENESEE STREET
SKANEATELES, NY 13152
(315) 685-8144

PROJ: 22157

DATE:
25 JAN 2023

4 OF 4