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

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

March 25, 2022
Revised May 3, 2022

Re: Micheline Yuan, Area Variance and Site Plan Review
3257 East Lake Road Tax Map# 040.-01-04.1

NARRATIVE

The Yuan property is 101,588 SF, 51.6 ft wide on East Lake Road and has 139.3 lineal feet of shoreline located in the RF zoning district and Skaneateles LWOD. The majority of the lot has a moderate slope less than 12% slope. A 3 bedroom dwelling and detached garage are on the property. The shore line had a storage shed, deck, steps and gazebo which added up to 1,268 SF. The ISC was 11.5% and TSC is 13.3%. In 2016, a Site Plan Review was approved to remove the shore line deck and shed, relocate the gazebo, add a 540 Sf patio and retaining walls, construct a new **128 SF** shed 51.6 ft from the lake. Also, a special Permit was granted to retain 11.0% ISC. The TSC was 12.2% and the Shoreline structures were reduced to 600 SF.

The 2019 survey indicated that the shore line shed had not been removed, the gazebo had not been relocated and the new shed was partially within the 50 ft lake line and 2.3 ft off the south property line **and was 210 SF**. Also, the house deck had been rebuilt 111 SF larger and the driveway had not been reduced to the required coverage. This application is to request that the **original** shoreline shed and gazebo remain, receive approval for the enlarged house deck, **relocate the new 210 SF shed to 30 ft off the south property line**, correct the driveway and to add a permeable walkway from the house to the garage. The ISC will be reduced to the approved 11.0%, the TSC will be 12.5% and the shoreline structures will be **774 SF**.

The two adjacent neighbors prefer that the gazebo and sheds remain in their current positions and have written letters supporting that. The gazebo is lower on the lot and the proposed location would be more obstructive of the north neighbor's view across this lawn. Also, the contractor determined that the gazebo was not sturdy enough to be moved. The sheds are grouped together adjacent to trees where as the proposed shed would be in the middle of the side yard. **The applicant is willing to move the new shed to a location 30 ft off the south property line to conform to the required setbacks**. Also the side yard would **have needed** to be regraded to create a level spot for the shed whereas the contractor placed the shed on an existing level location. **The new location for the new shed is already level and will still be convenient for accessing small boat and lake dependent storage**. The original shoreline structures were 1,268 SF and this will be a reduction to **774 SF**.

Silt fence or sediment logs will be place below the new lawn area where the gravel is being removed. Landscaping is being placed on the steep sloped area below the existing gazebo. The original shed was a pump house used by the neighbor for their domestic water and the easement will be modified to allow the sheds to remain. The ISC will be reduced to the 11.0% approved by special permit and for which a payment was made to the Town's LDRA Fun

(315) 685-8144

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. Relocate the new shed to its ne location.
4. Install permeable walkway from garage to driveway.
5. Remove excess gravel from driveway.
6. Spread topsoil, seed and mulch where driveway is reduced. Water during dry periods.
7. Plant landscaping on steep bank. Place mulch around new plants.
8. 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 shed and gazebo have always been in the lake yard setback zone. The second shed location **will be relocated to a conforming location.**

- 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.*

While the benefit sought by the applicant can be achieved by moving the gazebo and sheds, the neighbors prefer that they remain in their current location and the gazebo may not survive the move. **The applicant is moving the new shed to a conforming location.**

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

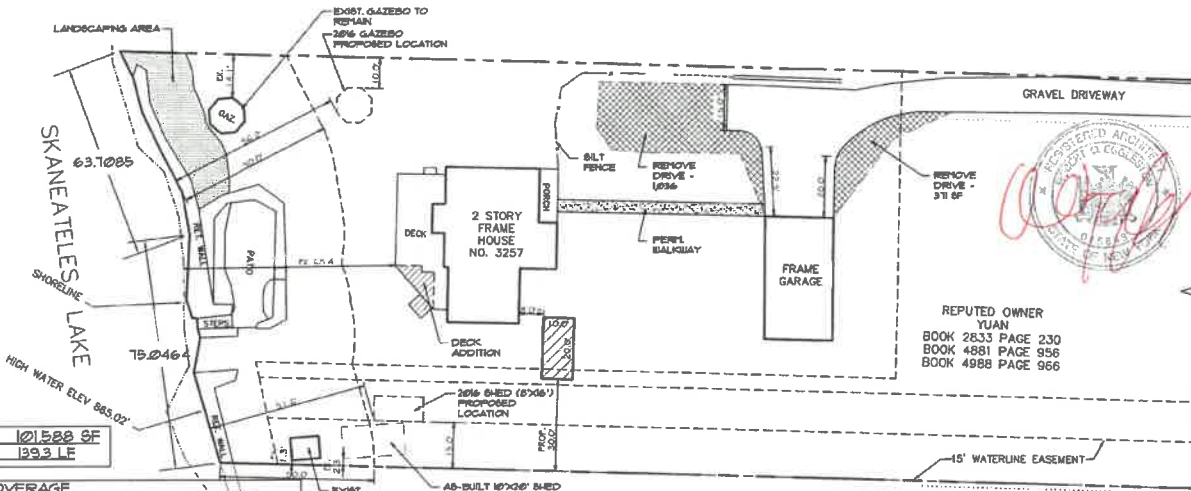
The requested variance is not substantial. The shoreline structures will be reduced by 30% from the original size. The new shed **will be relocated to a conforming location,**

- 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 will be returned to the original approved 11%. Plantings will be placed on the steep slope below the gazebo. The current location of the **relocated** shed does not require the lawn to be regraded.

- 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. While the contractor has not completed the original approved plan, the location of the shed and gazebo are preferred by the neighbors. **The new shed will be relocated to a conforming location.**



LOT AREA	101,588 SF
SHORELINE	139.3 LF

	EXIST. 12/15	APPYD. 2016	PROPOSED
HOUSE/PORCH	1,643 SF	1,643 SF	1,643 SF
GARAGE	889 SF	889 SF	889 SF
SHED	68 SF	128 SF	278 SF
DRIVEWAY	8,379 SF	8,389 SF	8,239 SF
GAZEBO	106 SF	106 SF	106 SF
TOTAL	11,685 SF	11,155 SF	11,155 SF
% IMPERMEABLE	11.5 %	11.0 %	11.0 %

	EXIST. 12/15	APPYD. 2016	PROPOSED
DECKS	1,544 SF	515 SF	626 SF
PATIO	---	540 SF	540 SF
PAVERS	96 SF	96 SF	96 SF
STEPS/WALKWAY	69 SF	60 SF	327 SF
PERMEABLE	1,705 SF	1,211 SF	1,509 SF
IMPERMEABLE	11,685 SF	11,155 SF	11,155 SF
TOTAL	13,390 SF	12,366 SF	12,744 SF
T&C %	13.2 %	12.2 %	12.5 %

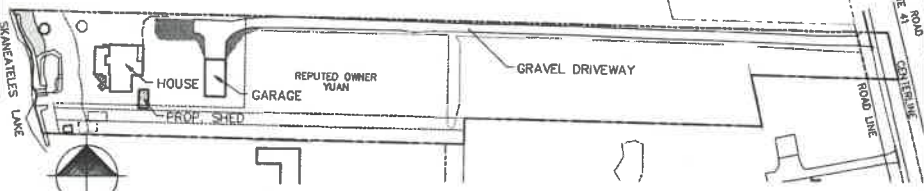
	EXIST. 12/15	APPYD. 2016	PROPOSED
DECK	1,023 SF	---	---
GAZEBO	106 SF	---	106 SF
SHED	68 SF	---	68 SF
PATIO	---	540 SF	540 SF
STEPS	65 SF	60 SF	60 SF
TOTAL	1,268 SF	600 SF	774 SF



SITE PLAN

1" = 30'-0"

SITE INFORMATION IS OBTAINED FROM SURVEY
 DONE BY PAUL J. OLSZEWSKI, P.E., L.L.S. DATED 12/31/2019
 ADDITIONAL INFORMATION BY EGGLESTON + KRENZER
 ARCHITECTS, P.C.



KEY PLAN

1" = 100'-0"

SITE PLAN:
 MICHELLE YUAN
 3257 EAST LAKE ROAD
 TN OF SKANEATELES, NY

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

PROJ: 19165

DATE:
 23 MAR 2022
 3 MAY 2022

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