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

June 20, 2025

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

Re: Penny Gray – Site Plan Review, Special Permit and Variance
2654 West Lake Road Tax ID# 053.-01-04.0

NARRATIVE

The property at 2654 West Lake Road is 17,592 SF, with 114.8 Lin ft of shoreline, two side property lines and no front property line. It has a 2 bedroom dwelling, deck and a small shed with 6.3% of the lot area as potential living space and 6.8 % building footprint. The dwelling is non-conforming in that it is 46.2 feet from the lake and the deck is 32.2 feet whereas 60 ft is required for dwellings built prior to 2000. The on-shore structures total 203 SF for the steps, walk and trolley whereas 400 SF are allowed and are within the required 15.2 ft side yard. The driveway includes 412 SF the neighbor's driveway that encroached on this property accounting for 2.3% ISC . The total ISC is 17.3% and TSC is 20.0%. The site has an older septic system and well. The property is in the RF District and the Skaneateles Lake Watershed.

This application is to replace the dwelling with a three bedroom, two story dwelling with deck. A sidewalk will connect the driveway to the house. The new dwelling will be located further back from the lake with the house 60 feet and the deck 50 ft. The lot is 76 wide at the front of the building and the side yard setbacks will conform with the required 15.2 ft min. setback (20% of the lot width). The total building footprint will decrease to 1,116 SF; 6.3% of the lot area, which is less non-conforming and the potential living space will be 1,752 SF which is just under the allowed 10 %. A new septic system is being designed for the lot that pumps to a septic field 150 ft from the lake. A new set of shoreline stairs, and deck will be 18.1 ft from the south property line and set on a level area on the bank and extend 6 ft out over the lake as a dock. The total on-shore structures will be 258 SF. A permanent steel pile, 8 ft wide dock will extend 50 ft into the lake with a 16 ft 'ell' on the end for a total of 558 SF dock. The south corner of the dock will be 17.5 ft off the side property line extended to the centerline of the lake. The lake bottom is 9 ft below the top of dock. The ISC will be reduced to 15.4% and the total surface coverage will remain at 20%.

An area variance is required for developing on a lot with less than 50 ft of frontage, less than 20,000 SF of lot area and for the house to be 60 ft and deck 50 ft off the lake whereas 100 ft is required for new structures. Site plan review is required for disturbance within 200 ft of the lake and a Special Permit required for redevelopment on a lot with more than 10% ISC.

The ISC has been reduced to 15% which includes 412 SF (2.3%) of the neighbor's driveway. The driveway has been sized for the required two car parking area and a small turn-around. The building footprint has been reduced. In addition, the owner is prepared to make a payment into the Town's Land and Development Rights Acquisition Fund for the balance of the land necessary to make the

ISC 10%. The 2,705 SF ISC requires a 27,050 SF lot to be at 10% ISC. This is 9,459 SF of additional land and at $1.09/SF would result in a payment of $10,310.31 to the Town's LDRA Fund.

Silt fence will be placed below the disturbed area to control erosion during construction of the house. A floating silt curtain will be placed around the dock during the placement of piles and construction. The vegetation at the top of bank and on the steep slope will be enhanced with native species ground cover, trees and bushes. In that the dwelling is only 25 ft off a steep bank, the roof gutters will drain into a 4-inch pipe that spills onto rocks at the bottom of the bank. A bio-swale is not practical for this site.

CONSTRUCTION SEQUENCE

1) Mark septic leach field to prevent construction traffic or staging over this area.
2) Install silt fence, maintain during construction.
3) Remove the existing dwelling.
4) Excavate for the new foundation, construct new foundation walls and deck footings
5) Construct first floor deck to stabilize the foundation walls.
6) Back fill around foundation, spread straw for erosion control during winter.
7) After roof, walls and siding are complete, install roof gutters and tie down spouts into drainage system to the bottom of the bank.
8) Install the new septic system during a dry period. Spread top soil, seed and mulch.
9) After siding, trim and decks are complete, finish grading, install permeable walks, shoreline steps and shed, spread top soil, seed or landscape and mulch. Water during dry periods.
10) Enhance the landscape vegetation on the steep slope bank. Use jute mesh and mulch as necessary.
11) After lawn is established, remove silt fence, patch disturbed areas of lawn.

Lakefront work:

1) Install floating silt curtain and sediment logs and maintain during construction
2) Install new steel piles and frame work for dock and deck.
3) Install dock, deck and stairway on the steep slope bank.
4) After lake water is clear, remove floating silt curtain.

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 year-round dwellings on various size lots. The rebuilt dwelling will remain in the same general location aligned with the adjacent dwelling that is a similar size, two story but closer to the lake. The lake yard setback will increase from 32.2 ft to 50 ft for the deck and 60 ft for the dwelling. The on-shore and off-shore structures will conform with the required sizes and setbacks.

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 cannot be achieved by any method other than an area variance. Because the lot is less than 50 ft of road frontage and 20,000 SF of lot area, an area variance is required for most improvements. The lake yard setback will improve over the existing dwelling and deck setbacks and are non-conforming only because it is new construction. The location of the new septic field prevents the house from being further back from the lake.

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

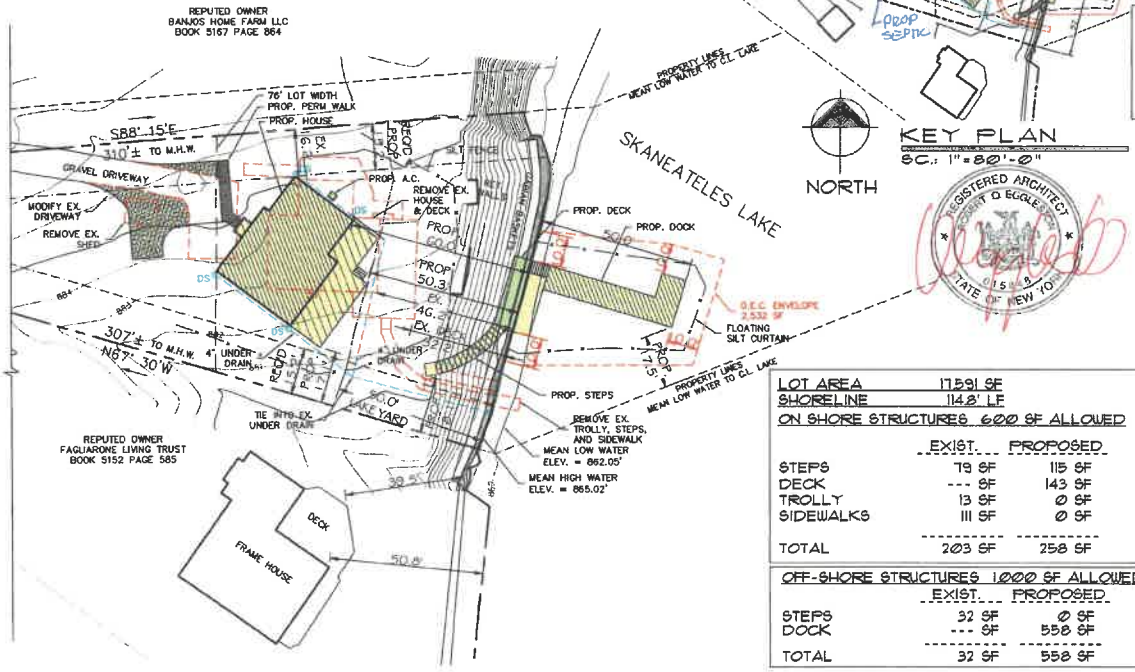
The requested variance is not substantial. The lot is only 2,409 SF under the 20,000 SF minimum to avoid a variance. While the triangular property has no front property line on a public or private road, the lot width is 76 ft at the front of the building. The proposed dwelling conforms to the potential living space allowed for lots under 40,000 SF and the building footprint is less nonconforming than the existing, reduced by 81 SF. The lake yard setback for the house itself is less non-conforming by 13.8 ft and this 452 SF deck could be built 50 ft from the lake if it was detached from the house.

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 1.9% and the neighbors driveway encroachment accounts for 2.3% of the 15.4% ISC. A contribution will be made to the town's LDRA Fund to compensate for the extra ISC over the allowed 10% ISC. The TSC is conforming at 20%. The proposed dwelling has a less nonconforming building footprint and conforming living space. A new septic leach field is being designed to be 150 ft from the lake with room for expansion. The stormwater drainage will be managed by directing the roof drains to spill over rocks at the bottom of the steep slope bank. Silt fences and floating silt curtains will provide erosion control during construction.

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.*

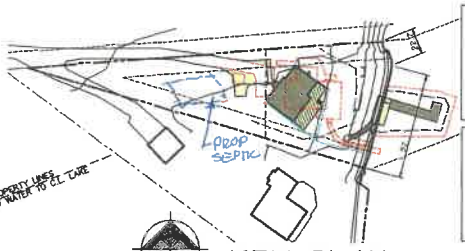
By virtue of making application, one can state that this is self-created. The lot and dwelling became non-conforming with changes in the zoning law over the years. The redevelopment of this property will conform with the potential living space, side yard setbacks and TSC. The building footprint and lake yard setback will improve for the deck and dwelling while remaining in line with the adjacent dwellings. Storm water management and erosion control will improve as a result of this work. A new, conforming septic system will be installed on the lot. Granting the area variance will allow reasonable use of the property.



SITE PLAN

SC.: 1"=30'-0"

SITE INFORMATION IS OBTAINED FROM SURVEY DONE BY PAUL J. OLSZEWSKI, P.E., L.L.S. DATED 03/31/2025 ADDITIONAL INFORMATION BY EGGLESTON & KRENZER ARCHITECTS P.C.



KEY PLAN

SC.: 1"=80'-0"

POTENTIAL LIVING SPACE 10% ALLOWED	EXISTING	PROPOSED
HOUSE		
1ST FLR	1,100 SF	1,116 SF
2ND FLR	--- SF	636 SF
TOTAL	1,100 SF	1,752 SF
% LIVING SPACE	63 %	100 %

FOOTPRINT 6% ALLOWED	EXISTING	PROPOSED
HOUSE	1,100 SF	1,116 SF
SHEDS	97 SF	0 SF
TOTAL	1,197 SF	1,116 SF
% FOOTPRINT	6.8 %	6.3 %

LOT AREA 17,591 SF

IMPERMEABLE COVERAGE	EXIST.	PROPOSED
HOUSE	1,100 SF	1,116 SF
SHED	84 SF	0 SF
DRIVEWAY	1,020 SF	1,177 SF
NEIGHBOR D.W.	412 SF	412 SF
SIDEWALKS	417 SF	0 SF
TROLLY SHED	13 SF	0 SF
A.C. (165F EXEMPT)	0 SF	0 SF
TOTAL	3,046 SF	2,705 SF
% IMPERMEABLE	17.3 %	15.4 %

LOT AREA	17,591 SF
SHORELINE	114.8' LF

ON SHORE STRUCTURES 600 SF ALLOWED

	EXIST.	PROPOSED
STEPS	79 SF	115 SF
DECK	--- SF	143 SF
TROLLY	13 SF	0 SF
SIDEWALKS	111 SF	0 SF
TOTAL	203 SF	258 SF

OFF-SHORE STRUCTURES 1000 SF ALLOWED

	EXIST.	PROPOSED
STEPS	32 SF	0 SF
DOCK	--- SF	558 SF
TOTAL	32 SF	558 SF

TOTAL COVERAGE	EXIST.	PROPOSED
DECK	471 SF	615 SF
WALKS	--- SF	81 SF
STEPS	--- SF	115 SF
PERMEABLE	471 SF	811 SF
IMPERMEABLE	3,046 SF	2,705 SF
TOTAL	3,517 SF	3,516 SF
% TSC	200 %	200 %

architect

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1391 EAST GENESEE STREET
SKANEATELES, NY 13152
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SHORELINE STRUCTURES

PENNY GRAY
2654 W. LAKE RD.
TN. OF SKANEATELES, NY

PROJ: 25027

DATE:
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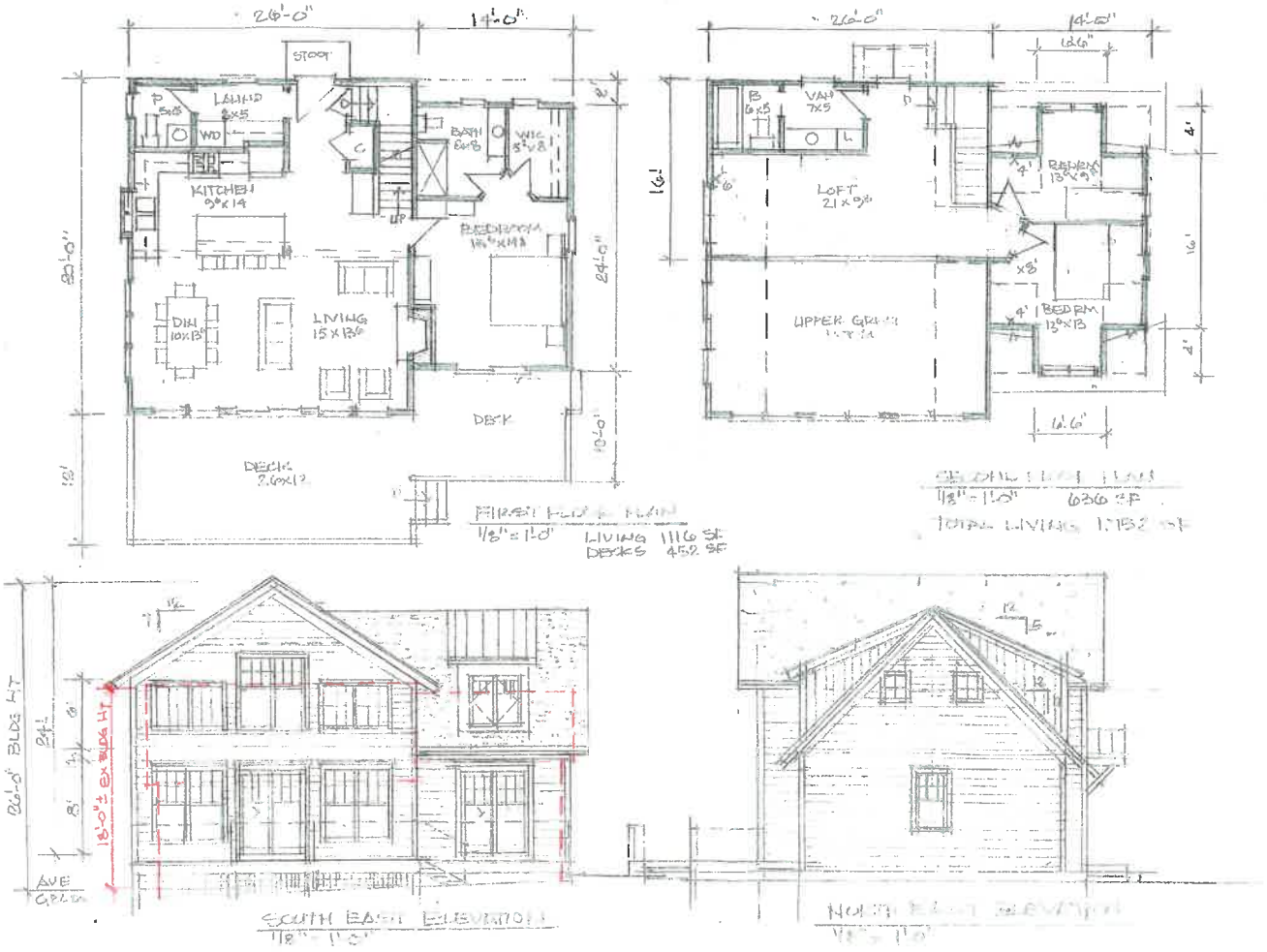

NEW DWELLING:
PENNY GRAY
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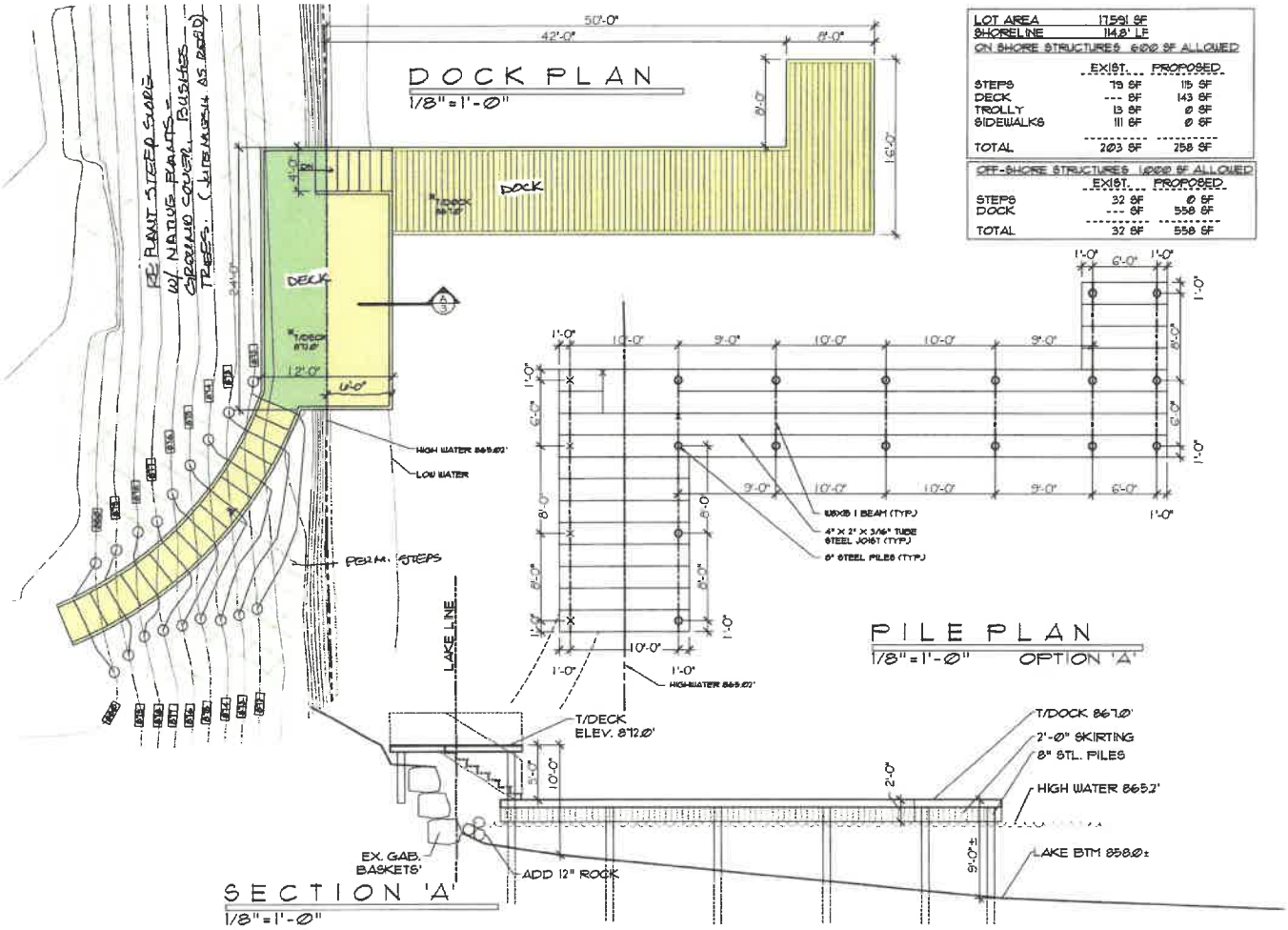

LOT AREA	17591 SF
SHORELINE	114.8' LF

ON SHORE STRUCTURES 600 SF ALLOWED

	EXIST.	PROPOSED
STEPS	79 SF	115 SF
DECK	--- SF	143 SF
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TOTAL	203 SF	258 SF

OFF-SHORE STRUCTURES 1000 SF ALLOWED

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STEPS	32 SF	0 SF
DOCK	--- SF	558 SF
TOTAL	32 SF	558 SF

DOCK PLAN
PENNY GRAY
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