



March 22, 2024

Donahoe Group
4503 NW Townline Rd, Marcellus, NY 13108

To: Town of Skaneateles, NY
Re: 2125 Lakeview Lane
Town of Skaneateles, NY

PROJECT NARRATIVE

This proposal is for the improvement of an existing lot, part of a previously approved subdivision. The Town has identified a 'watercourse' feature which, with its top of bank, occupies the length of the South side-yard (and adjacent lot's North side-yard).

Given the requirement of 100' of separation between the top of bank and any building, great effort has been taken to create a building design as well as the supporting residential wastewater treatment system as far for the top of bank as this lot will provide for. The result of this creates a minimum proposed distance of 65.5'. Therefore, we are appealing to the Town for relief from this strict requirement. Otherwise, this proposed design will meet all of the additional zoning requirements for the improvement of a lot between 20,000 and 87,120 square feet.

As this proposal is for a single-family home on a vacant lot of similar size to all of the other properties within this subdivision the; this project will not produce an undesirable change in the character of the neighborhood.

Given the size of the lot, the compliant area of improvement (for a building & residential wastewater treatment system) is 0' to less than 14' at its widest; there are no other feasible methods to gain the benefits that granting relief will produce.

Given the existing non-compliant coverage and that this proposed building, while being three 'stories', does not exceed the allowable building height, these are not substantial variance requests.

As the proposed building is being improved as many of the camps have, or are in the process of; and that this camp's position does not block the water's view from neighboring camps; and that these improvements will provide for upgraded wastewater treatment, this proposed variance will have no adverse effect or impact on the physical or environmental conditions of the adjacent properties.

Given that we are seeking to reduce the requirement of 100' to 65' (or less, as the top of bank has and will continue to change), this variance request may be considered substantial.

Given the physical and aesthetic impact of this proposal is similar to the other physical & aesthetic neighborhood and district features, and that; many other homes, active farm fields and NYS Route 41A are within 100' and drain directly into watercourse; this proposed variance does not provide an adverse effect or impact on the physical or environmental conditions in the neighborhood or district.

This subdivision was proposed and approved for the construction of single-family homes. That has been the value and intended Use of this Lot. Given the updated and changed Zoning Code Rules & Regulations have created this difficulty in what had been a compliant and buildable lot, this condition has not been self-created.



May 9, 2024

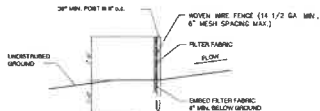
To: Town of Skaneateles Planning Board
24 Jordan Street
Skaneateles, NY 13152

Re: Wayne & Susan LaFrance
2125 Lakeview Lane
Town of Skaneateles, NY

NARRATIVE

CONSTRUCTION SEQUENCE

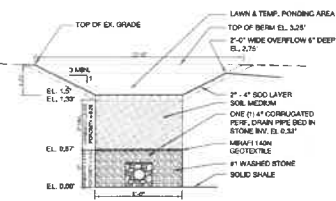
1. Install silt fence. Maintain during construction.
2. Mark septic area to prevent construction traffic and staging.
3. Stockpile topsoil
4. Prior to stripping and stocking any soils for the proposed project; Install bio swale including intercepting swale along the northside of the watercourse, spread topsoil, seed and mulch these improvements.
Water during dry periods.
5. Install driveway and parking base.
6. Excavate for foundation, construct foundation walls.
7. Rough grade around foundation.
8. Install septic and utilities at appropriate dry periods. Spread topsoil, seed and mulch. Water during dry periods.
9. After structure is framed and roofing, siding and trim are complete, install gutters and downspouts, directing drainage towards bioswale, box out the final driveway, parking and walks. Finish grade, spread topsoil, seed and mulch. Water during dry periods.
10. After the lawn is established, remove the silt fence and patch the lawn as required.



NOTES:

MOVING WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE NETS OR STAPLES. NETS SHALL BE STEEL OTHER "P" OR "D" TYPE OR HARDWOOD.
 FILTER CLOTH TO BE FASTENED SECURELY TO MOVING WIRE FENCE WITH NETS SPACED EVERY 24" AT TOP AND 18" SECTION. FENCE SHALL BE MOVING WIRE 14" GAUGE, 6" MAXIMUM MESH OPENING.
 WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY 6 INCHES AND FOLDED. FILTER CLOTH SHALL BE EITHER FILTER K, HEAVY TISSUE, STURDIER THAN OR APPROVED EQUIVALENT.
 PREFABRICATED UNITS SHALL BE GEOTEX, ENVIROFENCE, OR APPROVED EQUIVALENT.
 MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.

3 SILT FENCE DETAIL
N.T.S.



BIO-SHALE REQUIREMENT CALCULATION

$$WQ = \frac{(0.06 \times (0.009 \times 111) \times A)}{12}$$

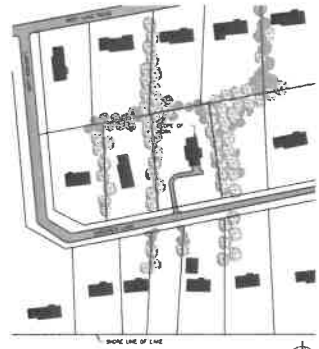
WQ = WATER QUALITY VOLUME - CU FT.
 I = IMPERVIOUS SURFACE COVERAGE
 A = DRAINAGE AREA - SQ FT.

$$WQ = \frac{(0.06 \times 0.009 \times 10,000 \times 31,510 \text{ SF})}{12}$$

$$WQ = 0.16 \times 31,510 \text{ SF}$$

$$WQ = 5028 \text{ CU FT.}$$

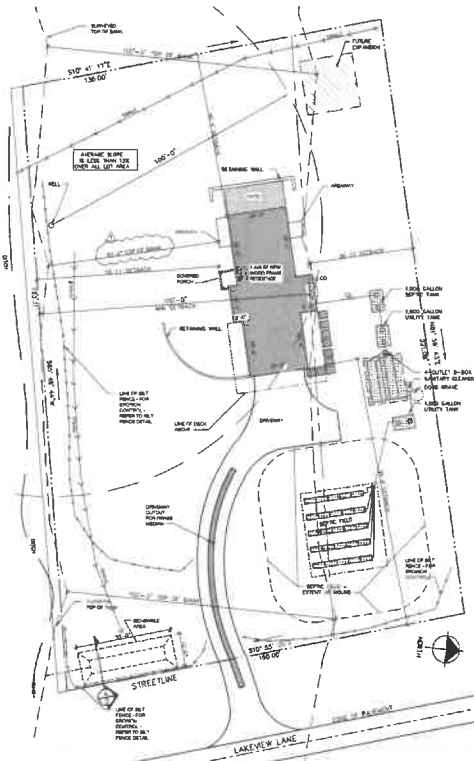
4 BIO-SHALE DETAIL
N.T.S.



2 NEIGHBORHOOD PLAN N.T.S.
1" = 100'-0"

DISTRICT REGULATIONS RF - TAX MAP NO. 057-09-10.0

USE	EXISTING		PROPOSED		REQUIRED/ALLOWED PERMITTED
	ONE FAMILY DETACHED DWELLING	31,510 S.F. / 0.72 AC.	ONE FAMILY DETACHED DWELLING	31,510 S.F. / 0.72 AC.	
MINIMUM LOT SIZE					87,100 S.F. / 2 AC.
MINIMUM ROAD FRONTAGE PRIVATE ROAD	150 FT	150 FT	150 FT	100 FT	
MINIMUM LAKE FRONTAGE (IF APPLICABLE)	N/A	N/A	N/A	200 FT	
MINIMUM FRONT YARD PRIVATE ROAD	N/A	99.75 FT	30 FT	30 FT	
MINIMUM SIDE YARD	N/A	38'-10"	30 FT	30 FT	
MINIMUM REAR YARD	N/A	50'-4"	50 FT	50 FT	
MINIMUM LAKE YARD	N/A	N/A	100 FT	100 FT	
LOT COVERAGE, MAXIMUM	0%	11.18%	20%	(8,302 SF)	
IMPERV. SURFACE	0 SF	3,151 SF	1,448 SF	(7,851 SF)	
DECKS (NOT INCL. UNDER PORCH OR COVERED)	0 SF	209 SF	142 SF	142 SF	
AREA WAY	0 SF	100 SF	148 SF	148 SF	
DRIVEWAY (NOT INCL. UNDER PORCH)	0 SF	215 SF	150 SF	150 SF	
TOTAL	0 SF	3,575 SF	1,788 SF	(8,302 SF)	
MAXIMUM IMPERVIOUS SURFACE COVERAGE	0%	10.0%	10%	(8,151 SF)	
HOUSE/GARAGE PORCH	0 SF	1,448 SF	142 SF	142 SF	
DRIVEWAY	0 SF	1,481 SF	148 SF	148 SF	
RETAINING WALLS	0 SF	150 SF	150 SF	150 SF	
IMPERV. TOTAL	0 SF	3,151 SF	1,788 SF	1,788 SF	
MAX. BUILDING FOOTPRINT	N/A	1,448 SF	8% MAX. (7,851 SF)		
MAX. FLOOR SPACE	N/A	3,147 SF	10% MAX. (3,151 SF)		
MAX. BUILDING HT.	N/A	29'	35' MAX.		



1 SITE PLAN
1/16" = 1'-0"

PREPARED BY DONAHOE GROUP
 SITE INFORMATION IS OBTAINED FROM SURVEY
 DONE BY PAUL J. GLENNON, P.L.S. DATED 3/7/2014
 ADDITIONAL INFORMATION BY GUY A. DONAHOE

Donahoe Group logo and contact information.

LAKE ARCHITECTURAL
 200 West Lake Street
 Naperville, IL 60563
 PH: 630.235.2322

NOT FOR CONSTRUCTION

SITE PLAN
 LAFRANCE RESIDENCE
 SUSAN & WAYNE LAFRANCE
 2125 LAKEMORE LANE

Revision Schedule

Project Number: 2014-09-22
 Date: 2014-09-22
 Drawn by: [Name]
 Checked by: [Name]

A002



Elevation 1 - a
1/4" = 1'-0"



Elevation 2 - b
1/4" = 1'-0"

LAKE
ARCHITECTS, LLC

2000 W. Lake Road
Bloomington, IL 61710
Tel: 309.244.1111
Fax: 309.244.1112

ELEVATIONS
LAFRANCE RESIDENCE
SUSAN & WAYNE LAFRANCE
215 S. LAKEVIEW LANE

Revision Schedule
REV. DATE DESCRIPTION

1. All drawings are to be read in conjunction with the General Notes and Specifications. 2. All dimensions are to be taken from the finished floor unless otherwise noted. 3. All materials and finishes are to be as specified in the Schedule of Materials and Finishes. 4. All work is to be in accordance with the current edition of the International Building Code and all applicable local codes and ordinances. 5. The contractor is responsible for obtaining all necessary permits and for complying with all applicable codes and ordinances. 6. The contractor is responsible for protecting all existing structures and utilities on the site. 7. The contractor is responsible for maintaining access to all adjacent properties at all times. 8. The contractor is responsible for the safety of all workers and the public. 9. The contractor is responsible for the proper disposal of all waste materials. 10. The contractor is responsible for the cleanup of the site at the end of the project.

Project name: Project
Date: 2020-07-20
Drawn by: JAL
Checked by: JAL
Scale: 1/4" = 1'-0"

A105
1/4" = 1'-0"