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

June 4, 2024

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

Re: Joseph and Mary Coco – Site Plan Review and Variance
1387 Thornton Heights
Tax ID# 057.-01-38.0

NARRATIVE

The property at 1387 Thornton Heights is 13,414 SF, 52 ft wide with 69.0 Lin ft of shoreline. It has a 2 bedroom cottage, deck and a small shed with 4.3% of the lot area as potential living space and 4.5 % building footprint. The dwelling is non-conforming in that it is 4.1 feet from the south side property line whereas 11.9 ft is required. In that the cottage was built in the 1940s, the lake yard setback is conforming at 61.3 ft. The shoreline steps are 2.8 ft off the north property line and shoreline deck extends over the south line whereas 20 ft is required. The on-shore structures total 644 SF whereas 400 SF are allowed. The driveway is mostly in the Thornton Heights roadway. The ISC is 6.57% and TSC is 11.5%. The property is in the RF zoning district and Skaneateles Lake Watershed.

This application is to replace the cottage with a two bedroom, two story dwelling with deck. A sidewalk will connect the driveway to the house. The new dwelling will be in the same location as the cottage with the south side yard setback increased to 5.0 ft and the lake yard setback increased to 62.0 ft for the attached deck and 74 ft for the house. The total building footprint will increase to 804 SF; 6.0% of the lot area, which is allowed and the potential living space to 1,341 SF which is just under the allowed 10 %. A new septic system is being designed for the lot that pumps to a septic field 175 ft from the lake. A new set of shoreline stairs, bridge and landing will be 25.4 ft from the north property line and have a 44 SF shed under the landing that is 8 ft high. The total on-shore structures remain at 644 SF. The ISC will be 8.34% and the total surface coverage will be 18.6%

An area variance is required for developing on a lot with less than 75 ft of lake front, less than 20,000 SF of lot area and for the house to be 74 ft and deck 62.0 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.

Silt fence will be placed below the disturbed area to control erosion during construction. In that the dwelling is only 17 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 cottage.
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.

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 and seasonal dwellings on various size lots. The rebuilt dwelling will remain in the same general location aligned with the adjacent dwellings. The lake yard setback will increase from 61.3 ft to 62 ft for the deck and 74 ft for the dwelling. The on-shore stairs will now conform with the required side yard setback.

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 has less than 75 ft of shoreline and is less than 20,000 SF of lot area, an area variance is required for most improvements. The lake yard setback will improve over the existing cottage setback and becomes non-conforming only because it is new construction. The non-conformity of the shoreline stairs is eliminated and house side yard setback is less nonconforming.

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

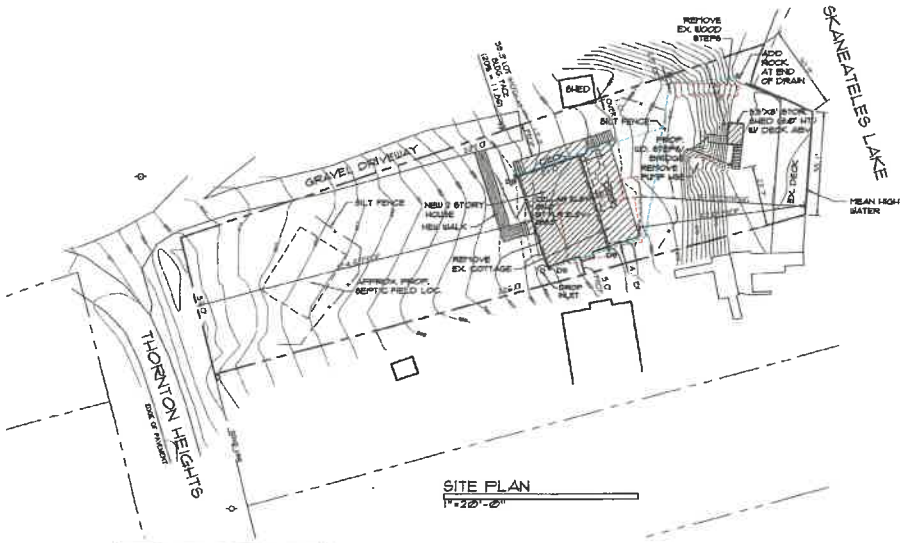
The requested variance is not substantial. While the lot is 6,586 SF under 20,000 SF and the shoreline is 6 ft under the 75 ft minimum, the proposed dwelling conforms to the building footprint and potential living space allowed for lots under 40,000 SF. The ISC is only 8.34% and TSC is only 18.6%. The lake yard setback for the house itself is less non-conforming by 13 ft and a 599 SF deck could be built 62 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 1.66% under the allowed 10% and the TSC is 1.4% under the allowed 20%. The dwelling has a conforming building footprint and living space. A new septic leach field is being designed to be 175 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 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 Cocos have owned the property since the mid 1980s. The lot and dwelling have became non-conforming with changes in the zoning law over the years. The redevelopment of this property will conform with the building footprint, potential living space, ISC and TSC. The 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
1"=20'-0"

LOT AREA	13,414 SF
SHORELINE	69.0 LF

IMPERMEABLE COVERAGE

	EXIST.	PROPOSED
COTTAGE	588 SF	804 SF
SHEDS/ PUMP HSE	72 SF	63 SF
DRIVEWAY	252 SF	252 SF
CONC.	25 SF	0 SF
TOTAL	882 SF	1119 SF
% IMPERMEABLE	6.58 %	8.34 %

TOTAL SURFACE COVERAGE

	EXIST.	PROPOSED
DECKS	543 SF	1115 SF
WOOD STEPS	112 SF	429 SF
SIDEWALK	---- SF	155 SF
PERMEABLE	655 SF	1378 SF
IMPERMEABLE	882 SF	1119 SF
TOTAL	1537 SF	2,484 SF
% TOTAL COV.	11.5 %	18.6 %

MIN. POTENTIAL LIVING SPACE= 1340 SF ALLOWED

FIRST FLOOR= 841 SF
SECOND FLOOR= 498 SF
TOTAL= 1339 SF

6% FOOTPRINT= 804 SF FOOTPRINT ALLOWED
804 SF FOOTPRINT AS PROPOSED
(SEE CELLAR PLAN)

NORTH

ONSHORE STRUCTURES

	EXIST.	PROPOSED
DECK	552 SF	552 SF
STAIRS/BRIDGE	92 SF	48 SF
SHED	---- SF	44 SF
TOTAL	644 SF	644 SF

SITE INFORMATION IS OBTAINED FROM SURVEY DONE BY PAUL J. OLSZEWSKI L.L.S. DATED 4/29/2024
ADDITIONAL INFORMATION BY EGGLESTON & KRENZER ARCHITECTS P.C.

REGISTERED ARCHITECT
KNIGHT OF EGGLESTON
No. 015141
STATE OF NEW YORK

SITE PLAN:
JOSEPH & MARY COCO
1367 THORNTON HEIGHTS
TN OF SKANEATELES, NY

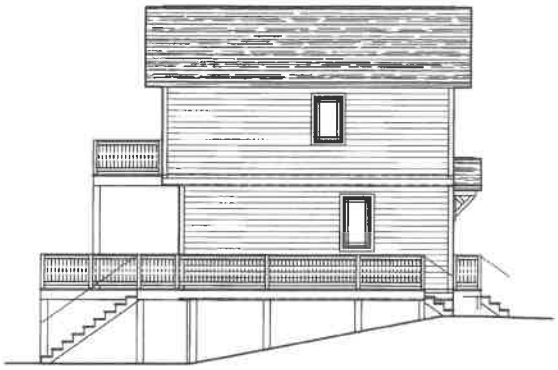
architect
EGGLESTON & KRENZER ARCHITECTS P.C.
1391 EAST GENESEE STREET
SKANEATELES, NY 13152
(315) 685-5044

PROJ. 24107

DATE:
4 JUNE 2024

WEST ELEVATION

1/8" = 1'-0"



NORTH ELEVATION

1/8" = 1'-0"

EAST ELEVATION

1/8" = 1'-0"

SOUTH ELEVATION

1/8" = 1'-0"

NEW COTTAGE:
JOSEPH & MARY COCO
1387 THORNTON HEIGHTS
TN OF SKANEATELES, NY

architect
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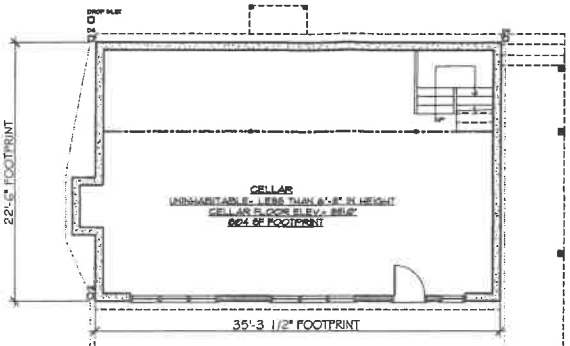
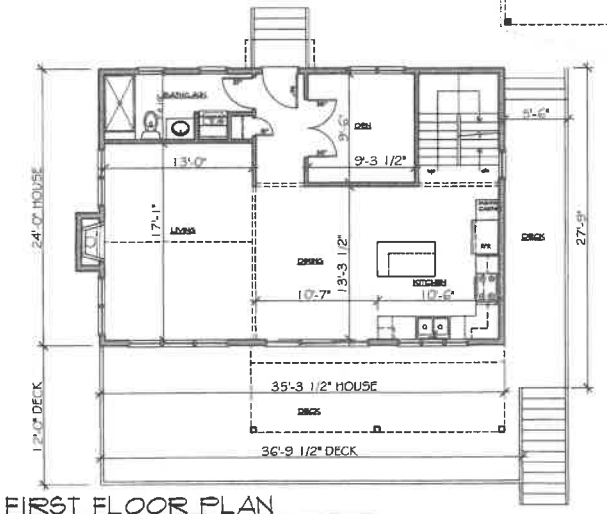
5 JUNE 2024



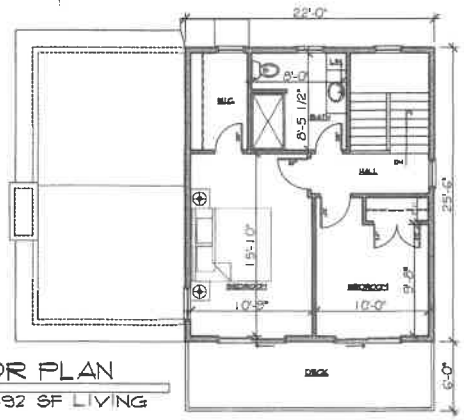
CELLAR PLAN

1/8"=1'-0" 804 SF FOOTPRINT



FIRST FLOOR PLAN

1/8"=1'-0" 847 SF LIVING



SECOND FLOOR PLAN

1/8"=1'-0" 492 SF LIVING

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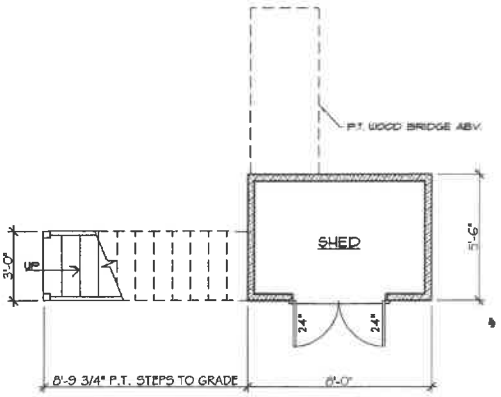
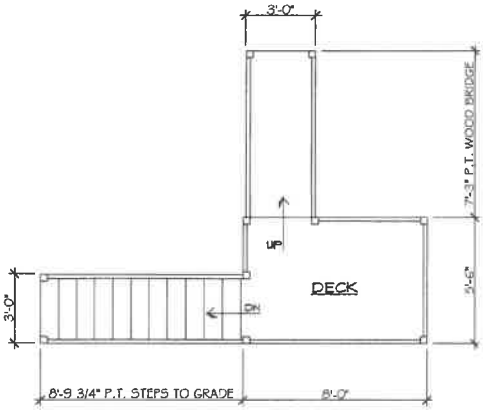
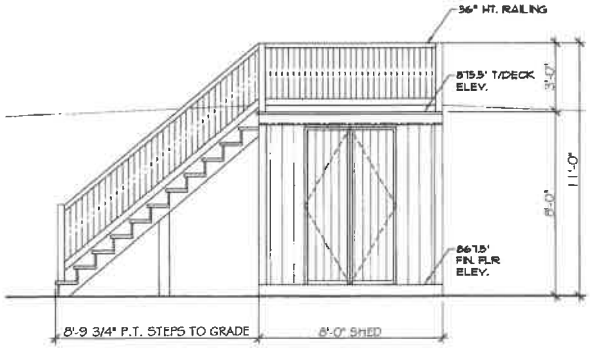


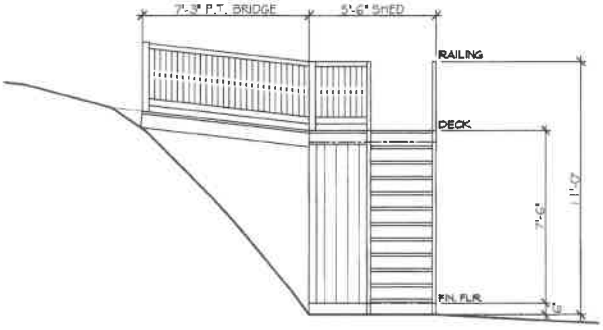
LOWER LEVEL PLAN
1/4" = 1'-0"



UPPER LEVEL PLAN
1/4" = 1'-0"



EAST ELEVATION
1/4" = 1'-0"



SOUTH ELEVATION
1/4" = 1'-0"

ON SHORE STAIRS:
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