

Tax Map ID #047.-04-02.2

**NOTICE OF HEARING**

**PLEASE TAKE NOTICE** that pursuant to Section 148-10 of the Zoning Law of the Town of Skaneateles of 2020 and Section 267-b Town Law of the State of New York, the Zoning Board of Appeals of the Town of Skaneateles will hold a Public Hearing on the Application of David & Judy Fennessy.

The proposal is to construct a single-story master suite addition to the existing dwelling, permeable patio, and screen in existing deck on a nonconforming lot.

The involved Sections of the Skaneateles Town Code are Section 148-8-9-G Nonconforming Lots- Nonconforming Impermeable Surface Coverage; Section 148-4-3-C.1.b RR District Regulations- Maximum Lot Coverage; and Section 148-5-4-1.4 Wetlands and Watercourse Setbacks.

In no case shall the applicant be permitted to increase nonconforming impermeable surface coverage on a lot, whereas the proposed site plan reflects an increase in the nonconforming impermeable surface coverage.

In the RR district, the maximum lot coverage is 20.0% of lot area, whereas the site plan with a proposed addition and permeable patio will increase the nonconforming lot coverage.

No principal structure and no accessory structure 600 square feet or larger shall be located within 100 feet of a wetland or watercourse, and no accessory structure 200 square feet or larger shall be located within 50 feet of a wetland or watercourse, whereas the site plan reflects a proposed addition greater than 600 square feet, located less than 50 feet from a watercourse.

The property in question is located at **883 Franklin Road** in the Town of Skaneateles, New York, and bears Tax Map ID #047.-04-02.2.

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, December 3, 2024, at 7:02 pm** at the Town Hall, 24 Jordan Street, or electronically as required by local and/or Executive Orders applicable to COVID-19. At that time, or for a period of time thereafter, all persons will be heard or have an opportunity to provide written comment on this application.

Denise Rhoads, Chair  
Zoning Board of Appeals  
Town of Skaneateles

Dated: November 14, 2024

# SPACE Architectural Studio, P.C.

3 Fennell Street, Suite #2, Skaneateles, N.Y. 13152  
p: (315) 685-0540 | e: bill@spacearchstudio.com | www.spacearchstudio.com

## Project Narrative

David and Judy Fennessy

Project Location: 883 Franklin Road, Skaneateles, N.Y. 13152

Tax Map No.: 047.-04-02.2

Town Zoning District: Rural Residential

SPACE Architectural Studio project #: 2024-55

Date: 17 October 2024

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David and Judy Fennessy's existing residence is a modest single-family home located on an existing undersized lot in the Town. They would like a larger master suite that does not impact any existing living area. We are proposing a single-story master suite addition adjacent to the garage. This addition is not substantial in size and provides the Fennessys with extra space for the master suite while retaining the existing living area. In addition to the master suite, we are also proposing a small patio to the rear of the house and adding a screen structure onto the existing rear deck with no change to the deck footprint.

Due to the existing conditions of the property, there are several P.E.N.C. variances existing on the site that are affected.

The P.E.N.C. variances requested by the Fennessys in this proposal include:

- Maximum Lot Coverage % where 20% is allowed, a variance of +/- 6.42% (+/- 1.01% P.E.N.C.) is requested.
- Maximum Impermeable Surface Coverage % where 15% is allowed, a variance of +/- 7.78% (+/- 3.75% P.E.N.C.) is requested.
- Maximum Building Footprint % where 6% is allowed, a variance of +/- 7.38% (+/- 3.37% P.E.N.C.) is requested.
- Maximum Floor Space % where 10% is allowed, a variance of +/- 7.84% (+/- 3.90% P.E.N.C.) is requested.

In response to 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 variance – this master suite addition is proposed to be located in the rear of the property, adjacent to the garage and match all existing exterior finishes to the existing residence. The addition will be minimally visible from the street and will provide additional privacy to the northerly neighbor's property. This addition will not produce an undesirable change to the neighborhood because it will not impede any adjacent property and will blend in with the existing residence.

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To whether this benefit sought by the applicant can be achieved by some method, feasible for the applicant to pursue, other than a variance – Due to the several P.E.N.C. variances existing on the property, as well as the existing undersized lot size, this benefit cannot be achieved by any other method than an addition, which would require an increase to the existing variances.

To whether the requested area variance is substantial – These variance requests are substantial only due to the existing variances on the property. The proposed variances requested are not a substantial change from the existing variances.

To whether the proposed variance will have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district – These proposed changes will not have an adverse effect on the neighborhood as it is not a substantial addition and renovation. There is no proposed grading required for the addition and will not have any impact on the neighboring properties.

To whether the alleged difficulty was self-created, which consideration shall be relevant to the decision of the board of appeals but shall not necessarily preclude the granting of the area variance – this difficulty was not self-created due to the several existing area variances in place on this existing undersized lot.

Thank you for considering our proposal.

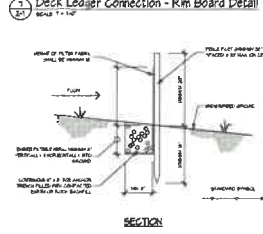
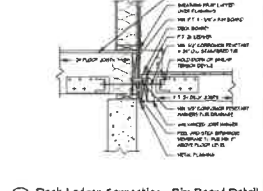
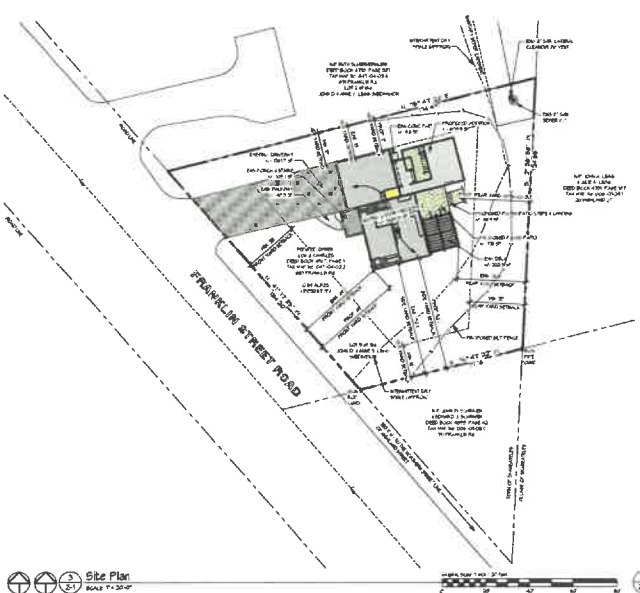
DENSITY CONTROL SCHEDULE						
RURAL RESIDENTIAL DISTRICT						
	REQD./ALLOWED	PROP. ALLOWED PER 1 ACRE	EXISTING	PROPOSED	DIFFERENCE	REQD. VARIANCE
HIGH-1 LOT SIZE	<= 2 ACRES / 2700 SF	<= 2.000 AC	<= 2.000 AC	<= 2.000 AC	-	-
HIGH-1 LOT WIDTH	<= 80 FT	<= 80 FT	<= 114.4 FT	<= 80 FT	-	-
HIGH-1 FRONT YARD SETBACK	<= 25 FT	<= 25 FT	<= 40 FT	<= 25 FT	-	-
HIGH-1 SIDE YARD SETBACK - ONE	<= 5 FT	<= 5 FT	<= 5 FT	<= 5 FT	-	-
HIGH-1 SIDE YARD SETBACK - ONE	<= 5 FT	<= 5 FT	<= 5 FT	<= 5 FT	-	-
HIGH-1 SIDE YARD SETBACK - TOTAL	<= 30 FT	<= 30 FT	<= 30 FT	<= 30 FT	-	-
HIGH-1 REAR YARD SETBACK	<= 30 FT	<= 30 FT	<= 31.4 FT	<= 30 FT	-	-
HIGH-1 LOT COVERAGE	<= 30%	<= 30%	<= 31.0% (P.F.N.C.)	<= 30.0% (P.F.N.C.)	+ 1.0% (P.F.N.C.)	+ 1.0% (P.F.N.C.)
HIGH-1 IMPERMEABLE SURFACE COVERAGE	<= 10%	<= 10%	<= 10.7% (P.F.N.C.)	<= 10.0% (P.F.N.C.)	+ 0.7% (P.F.N.C.)	+ 0.7% (P.F.N.C.)
HIGH-1 BALDWIN FOOTPRINT	<= 10%	<= 10%	<= 10.7% (P.F.N.C.)	<= 10.0% (P.F.N.C.)	+ 0.7% (P.F.N.C.)	+ 0.7% (P.F.N.C.)
HIGH-1 FLOOR SPACE	<= 10%	<= 10%	<= 10.7% (P.F.N.C.)	<= 10.0% (P.F.N.C.)	+ 0.7% (P.F.N.C.)	+ 0.7% (P.F.N.C.)
HIGH-1 BALDWIN HEIGHT	<= 25 FT	<= 25 FT	<= 24 FT	<= 24 FT	-	-

LOT COVERAGE CALCULATIONS	
LOT AREA	100,000 SF
REQUIRED COVERAGE	30.0%
ALLOWED COVERAGE	31.0%
DIFFERENCE	+ 1.0%

IMPERMEABLE SURFACE CALCULATIONS	
LOT AREA	100,000 SF
REQUIRED COVERAGE	10.0%
ALLOWED COVERAGE	10.7%
DIFFERENCE	+ 0.7%

FOOTPRINT CALCULATIONS	
LOT AREA	100,000 SF
REQUIRED COVERAGE	10.0%
ALLOWED COVERAGE	10.7%
DIFFERENCE	+ 0.7%

FLOOR SPACE CALCULATIONS	
LOT AREA	100,000 SF
REQUIRED COVERAGE	10.0%
ALLOWED COVERAGE	10.7%
DIFFERENCE	+ 0.7%



**CONSTRUCTION NOTES FOR FABRICATING SILT FENCE**

- INSTALL SILT FENCE TO BE FABRICATED TO FOLLOW CURVE OF SLOPE.
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Master Suite Addition  
 for  
**David & Judy Fennessy**  
 600 Franklin Street  
 Skaneateles, NY 13152

NO.	DATE	DESCRIPTION
1		
2		
3		

PROGRESS PRINT 10/7/2024

ZONING - Site Plan

Z-1



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 3 Fenwick Street, Suite #2 Skaneateles, N.Y. 13152  
 Phone: (607) 855-6540 Email: admin@spacestudio.com

Master Suite Addition  
 for  
**David & Judy Fennessy**  
 603 Fenwick Street  
 Skaneateles, NY 13152

NO.	DATE	REVISIONS



PROGRESS PRINT 10/7/2024

**ZONING - Floor Plans & Elevations**

**Z-2**

Project Name	2024-95	Drawn By	KLS
Date	08/22/24	Checked By	CHESTER
Scale	1/8" = 1'-0"		

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