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

October 31, 2024

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

RE: Jim and Mary Fox – Site Plan Review and Area Variance
1431 Thornton Heights Road
Tax ID # 057.-01-25.0 & 26.0

NARRATIVE

The Fox property has 22,166 SF of lot area, 87.7 Ft of shoreline on two lots split by Thornton Heights Rd, a private road. The private road and shared lake access extend along the entire south side of both lots. In 2012, the lake lot was improved with a three-bedroom, year-round home that has 2,120 SF (9.6% of lot area) floor space and 1,316 SF (5.9%) building footprint. The existing septic system has since been upgraded to be on the west end of the inner lot, over 280 ft from the lake. An 80 SF shed sets on the inner lot along with a parking area. The ISC is 8.9% and TSC is 14.5 %.

This application is to construct a two-car garage with attic storage above. The 80 SF shed and parking are will be removed from the inner lot. The garage will be set into the sloped grade with direct access from the back for storage and exterior side stairs from the front. The garage conforms to the required 25 ft front yards to the south and east. The steps and deck are allowed to encroach 8 ft into the south front yard. The total living space will increase to 2,657 SF (12.0%) and the total building footprint will increase to 1,904 SF (8.6%). This will require an area variance. The ISC will increase to 9.9% and TSC will increase to ~~16.3~~%

A bio swales is being added on the north side of the garage to collect and clean storm water from the new garage consistent with Small-Scale Stormwater Management Guidelines. Silt fences will use used during construction to minimize potential erosion. Site Plan Review is required.

CONSTRUCTION SEQUENCE

- 1) Mark septic area to prevent construction traffic and staging.
- 2) Install silt fence/sediment socks, maintain during construction.
- 3) Remove storage shed.
- 4) Excavate for garage and driveway, install garage foundation and driveway base.
- 5) After attic deck and retaining wall are installed, back fill around garage and install the bio swales. Spread topsoil, seed disturbed areas, mulch. Water during dry periods.
- 6) Frame garage roof and after facias and eaves are complete, install roof gutters and direct downspouts to the bio-swale.
- 7) Install walkway, driveway strips, siding and trim. Finish grading around disturbed areas, spread top soil, seed and mulch. Water during dry periods,
- 8) After lawn is established, remove silt fence, patch disturbed areas.

(315) 685-8144

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. Thornton Heights is a mix of seasonal and year round dwellings. Most if not all the year round dwellings have garages. The proposed garage will match the exterior finishes of the house.

- 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 can not be achieved by any method other than an area variance. The current building footprint and floor space would only allow an additional 14 SF and 97 SF respectfully for adding to the 80 SF shed area. A garage is a reasonable structure for a year round dwelling in Central New York. The garage has been built into the hillside to minimize the visual impact on the lot.

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

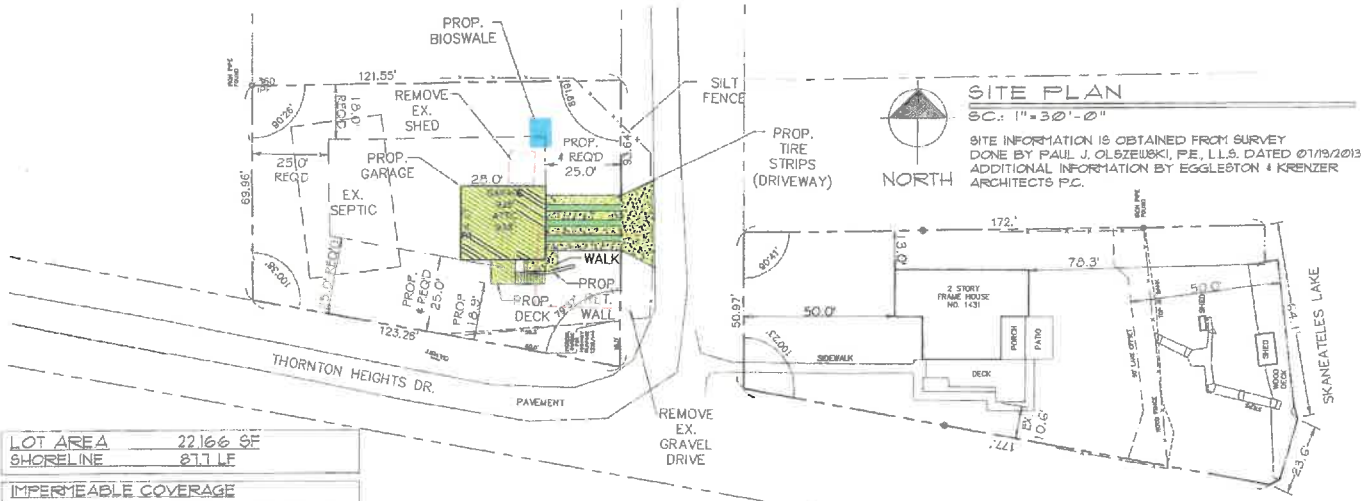
The requested variances are not substantial. In that the lot is less than 40,000 SF, the building footprint is limited to 6% of the lot area. The garage will increase the building footprint by 2.6%, and Floor space by 2.0%. The garage will have conforming front, side and rear yard setbacks and be over 230 ft from the lake.

- 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 conforming at 9.9% and the TSC is only 15.9% A new septic system was upgraded to be 280 from the lake. A bio swales will collect and filter storm water that runs off the new roofs,

- 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.*

This lot became non-conforming with changes in the zoning law over the years since it was created. The zoning law now requires any lot less than 40,000 SF to have no more than 6% building footprint and 10% floor space. While requesting the variance may be self-created, the requested variance has been kept to a minimum and allow the applicant to have a garage for their year-round home. The garage has been built into the sloped lot to minimize its mass and appearance. The exterior will match the house and improve the neighborhood by eliminating parking and storage outside.



SITE PLAN

SC: 1"=30'-0"

SITE INFORMATION IS OBTAINED FROM SURVEY DONE BY PAUL J. OLSEWICKI, P.E., L.L.S. DATED 07/19/2013. ADDITIONAL INFORMATION BY EGGLESTON & KRENZER ARCHITECTS P.C.

LOT AREA	22166 SF
SHORELINE	871 LF

IMPERMEABLE COVERAGE		EXIST.	PROPOSED
HOUSE	1048 SF	1048 SF	
GARAGE	---	672 SF	
SHEDS	156 SF	72 SF	
PORCH	112 SF	112 SF	
DRIVEWAY	658 SF	300 SF	
TOTAL	1914 SF	2204 SF	
% IMPERMEABLE	8.9 %	9.9 %	

LAKE FRONT STRUCTURES 400 SF ALLOWED		EXIST.	PROPOSED
SHEDS	72 SF	72 SF	
STEPS	182 SF	182 SF	
LAKE DECK	510 SF	510 SF	
TOTAL	764 SF	764 SF	

10% POTENTIAL LIVING SPACE 2211 SF ALLOWED		EXIST.	PROPOSED
FIRST FLOOR	1048 SF	1048 SF	
SECOND FLOOR	960 SF	960 SF	
PORCH	112 SF	112 SF	
GARAGE (80% X 672)	0 SF	537 SF	
TOTAL	2120 SF	2657 SF (12.0%)	

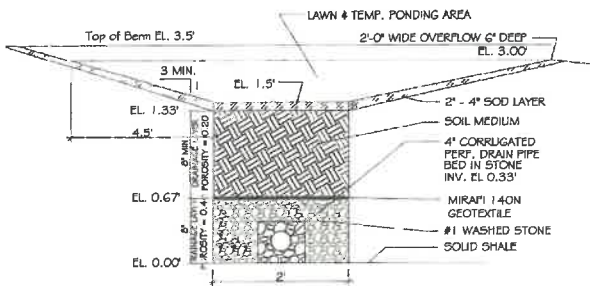
TOTAL COVERAGE		EXIST.	PROPOSED
STEP AREAS	182 SF	182 SF	
LAKE DECK	180 SF	180 SF	
PERM. SIDEWALK	335 SF	383 SF	
HOUSE DECK	423 SF	423 SF	
PATIO	128 SF	128 SF	
RET. WALL	---	15 SF	
GARAGE DECK & STAIR	---	104 SF	
PERMEABLE	1248 SF	1415 SF	
IMPERMEABLE	1914 SF	2204 SF	
TOTAL	3222 SF	3619 SF	
% TGC	14.5 %	16.3 %	

6% BUILDING FOOTPRINT 1330 SF ALLOWED		EXIST.	PROPOSED
HOUSE	1048 SF	1048 SF	
PORCH	112 SF	112 SF	
SHEDS	156 SF	72 SF	
GARAGE	---	672 SF	
TOTAL	1316 SF	1904 SF (8.6%)	

architect
 EGGLESTON & KRENZER, ARCHITECTS PC
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SITE PLAN
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PROJ: 23152
 DATE: 31 OCT 2024
 1 OF 3



BIO-SWALE REQUIREMENT (UPPER LOT)

$$WQV = \frac{(0.05 + 0.003 \times I) \times A}{12}$$

WQV = WATER QUALITY VOLUME - CUFT

I = IMPERVIOUS SURFACE COVERAGE - %

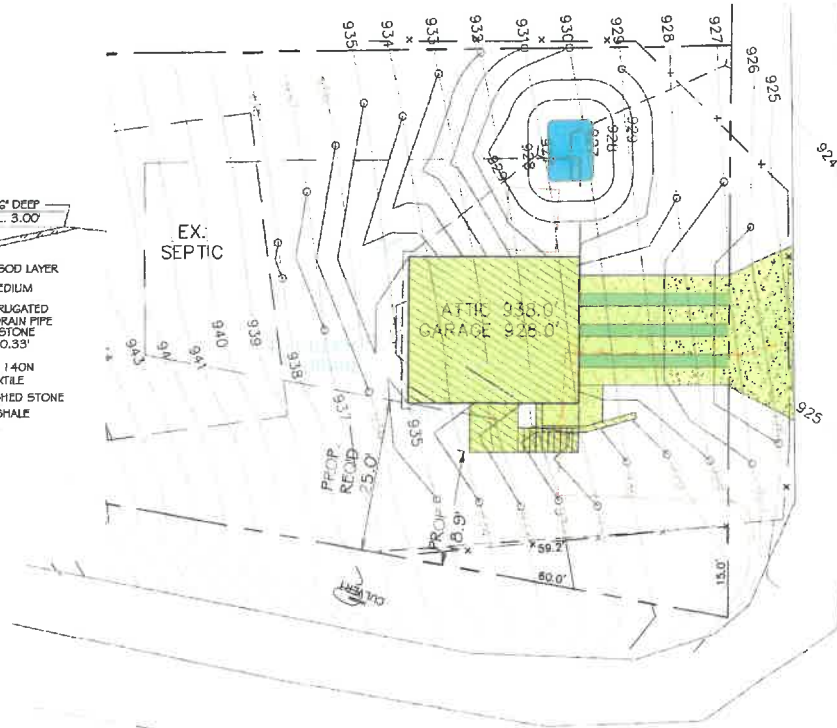
A = DRAINAGE AREA - 9,936 SF

$$WQV = \frac{(0.05 + 0.003 \times 9.8) \times 9,936 \text{ SF}}{12}$$

$$WQV = \frac{0.138 \times 9,936 \text{ SF}}{12}$$

WQV = 114 CU. FT. REQUIRED

PROVIDED:
7.5' x 10' x 15' DEEP BIOSWALE = 112 SF



GRADING PLAN

SCALE: 1" = 15'-0"

SITE INFORMATION IS OBTAINED FROM SURVEY
DONE BY PAUL J. OLSZEWSKI, P.E., L.L.S. DATED 07/19/2013
ADDITIONAL INFORMATION BY EGGLESTON & KRENZER
ARCHITECTS P.C.



GRADING PLAN

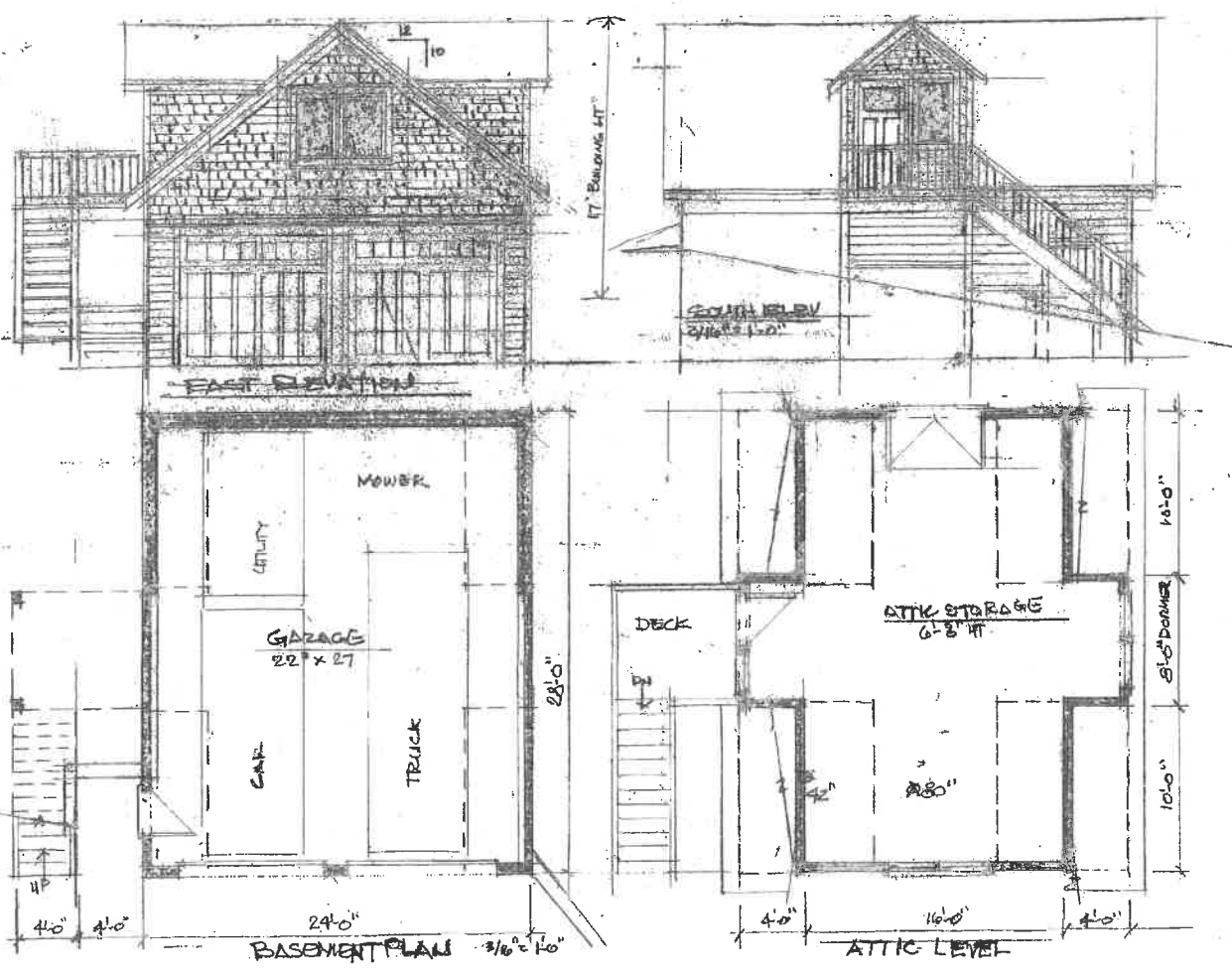
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PROJ: 24160

DATE:
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PROPOSED GARAGE
 JAMES & MARY FOX
 1431 THORNTON HEIGHTS RD.
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