

**Tax Map ID#057.-01-30.0**

**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 Robert & Janet Goodchild.

The proposal is to replace the existing cottage with a one bedroom dwelling and deck.

The involved Sections of the Skaneateles Town Code are Section 148-8-9-A.1.a Existing nonconforming lots-lot size, Section 148-8-9-A.1.g.i.a Nonconforming footprint, Section 148-8-9-A.1.f Nonconforming Lake Yard Setback, Section 148-8-9-A.1.b Nonconforming lake frontage, and Section 148-7-1-K.2.d Supplementary Lake Yard Restrictions.

The minimum lot area required for development of a nonconforming lot located in the LWOD is 20,000 square feet, whereas the site plan shows proposed demolition of the existing cottage and construction of a one bedroom dwelling located on a nonconforming lot.

On nonconforming lots of less than 40,000 square feet on which any portion lies within 1000 feet of the Lake line, the total footprint of all principal and accessory buildings shall not exceed 6% of the lot area. The proposed site plan shows a proposed building footprint exceeding 6% of the total lot area.

The minimum lake yard setback is 100 feet for the construction of any new structures after December 7, 2005, whereas the site plan reflects a proposed lake yard setback less than 100 feet to the proposed deck attached to the proposed dwelling.

The minimum lake frontage for a nonconforming lot is 75 feet whereas the applicant's lot has less than 75 feet of lake frontage.

No construction or expansion of any dwelling located within 150 feet of the lake line shall be permitted unless the lot has at least 75 feet of lake frontage for each four bedroom or smaller dwelling whereas the nonconforming lot has less than 75 feet of lake frontage for the proposed one bedroom dwelling.

The property in question is located at **1419 Thornton Heights** in the Town of Skaneateles, New York, and bears Tax Map ID #057.-01-30.0.

A Copy of the application is available for inspection at the Town Hall, 24 Jordan Street, Skaneateles, New York.

**Said Hearing** will be continued on **Tuesday, March 7, 2023 at 7:05 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: February 22, 2023

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

January 25, 2023

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

Re: Robert and Janet Goodchild, Area Variance and Site Plan Review  
1419 Thornton Height  
Tax Map# 057.-01-30.0

### NARRATIVE

The Goodchild property is 7,448 SF, 50 ft wide on a private road and has 51.2 lineal feet of shoreline in the RF District and Skaneateles Lake watershed. The majority of the lot has a moderate slope less than 12% with a steep bank that extends down to the lake. The lot has a 2 bedroom, seasonal cottage with deck that is only 42.0 ft from the lake but has conforming side yards and front yard. The building footprint is 622 SF/8.3% whereas 6% is allowed. The living space is 863 SF/11.6% whereas 10% is allowed. The cottage is in poor condition and was built slab on grade with the ground rotting the base of the wall. The interior structure is under sized and not code compliant. The lot has 699 SF of existing shoreline structures that have been repaired in kind under a current building permit. The retaining wall at the roadside parking area was recently replaced with Site Plan approval in 2021. The existing septic is being reviewed with the option of placing a new leach area between the house and road. The ISC is 8.7% and TSC is 19.2%.

This application will remove the existing cottage and construct a one bedroom, two story dwelling with cellar foundation that will be used for storage and mechanical space in the same location as the existing dwelling. To meet current building codes the house will be insulated and considered year round, yet used as a seasonal, second home. The front and side yards remain conforming and the lake yard will be increased; 56.4 ft for the house and 46.4 ft for the deck. The total living space will be reduced to a conforming 744 SF (10%) and the building foot print will be reduced 30 SF to 592 SF (7.9%). The resulting ISC will be 8.3% and the TSC 17.6%. There will be no changes to the shoreline structures.

Area variances are required for development on any lot with less than 20,000 SF and 75 ft of shoreline. Because this is a new structure and not a renovated structure, area variances are required for the building footprint and lake yard setbacks, even though they are both less non-conforming. Site Plan Review is required for disturbance greater than 200 SF within 100 feet of the lake and a Special Permit is required for the conversion of a seasonal cottage into a year-round dwelling.

To control the storm water coming from the private road and on site, a catch basin will be placed adjacent to the road just south of the parking area that will have a 6 inch solid pipe along the south side of the property with another drop inlet at the top of the bank. A French drain at the top of the bank will catch surface and subsurface water and the house roof gutter downspouts

(315) 685-8144

will be tied into this drain. The drain will drape over the steep bank and discharge at the bottom and spill onto large rocks to prevent erosion at the shoreline.

A temporary driveway of crushed stone on geo-fabric will be placed on the north side of the property for access to the construction site. Silt fence will be placed below the disturbed area to prevent potential erosion.

### CONSTRUCTION SEQUENCE

1. Install sediment logs/silt fence below work area, maintain during construction.
2. Mark the proposed septic area to prevent construction traffic and storage.
3. Remove the existing cottage, deck and slab.
4. Excavate for the new foundation, removing soils from the site.
5. Construct foundation walls and first floor deck. Backfill against foundation.
6. Install catch basins and storm drains. Install new septic tank and system.
7. Spread topsoil, seed, mulch and plantings using a jute mesh for stabilizing the bank. Water during dry periods.
8. After roof and fascia are complete, install roof gutters and tie into storm drain.
9. After siding and trim and decks are complete, finish grading, spread topsoil, seed and mulch over any disturbed areas. Water during dry periods.
10. After lawn is established, remove sediment logs.

### 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 small seasonal and year round homes on small lots. The proposed redeveloped dwelling will have a smaller foot print and living area and be further from the lake than the existing dwelling. It remains in line with other homes on the lake in Thornton Heights.

- 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. Because the lot is less than 20,000 SF and 75 ft of shoreline, an area variance is required for most improvements. Maintaining a space for the septic system 100 ft from the lake prevents the house from being pushed back further from the lake. While the new dwelling could be made wider and still conform to the required 10 ft side yard, the two adjacent dwelling are only 3.3 ft and 6.4 ft from the adjacent side lines. Maintaining the 15.4 ft and 15.6 ft side yards

keeps the new structure 20 ft from the adjacent structures. The building footprint has been reduced to be less nonconforming and the living space will now conform.

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

The requested variance is not substantial. Existing structures are allowed to be 60 ft from the lake, where as new construction are required to be 100 ft. The 56.4 ft setback of the actual house is only 3.6 ft less than the existing building requirement and is an improvement of the current dwelling. The current condition of the cottage does not make it feasible to remodel. The lot being only 147 ft deep would allow for only a 17 ft deep dwelling and no place for septic. Both the lake yard and building footprint are less non-conforming than the existing structure.

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 less than 10% and is being further reduced to 8.3% and the TSC is being reduced to 17.6%. The dwelling is being reduced from two bedrooms to one bedroom. The septic is currently a drywell system and will be improved using the area between the parking and house and be further than 100 ft from the lake. The stormwater drainage for the road and lot will be managed in a controlled manner to direct it to the bottom of the bank to prevent long term erosion of the bank.

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 have become non-conforming with changes in the zoning law over the years. The redevelopment of this lot will reduce two non-conforming aspects of the property and eliminate a third. Storm water management and erosion control will improve as a result of this work.

<b>BUILDING FOOTPRINT</b>		
6% ALLOWED = 441 SF		
	EX.	PROP.
HOUSE/PORCH	622 SF	592 SF

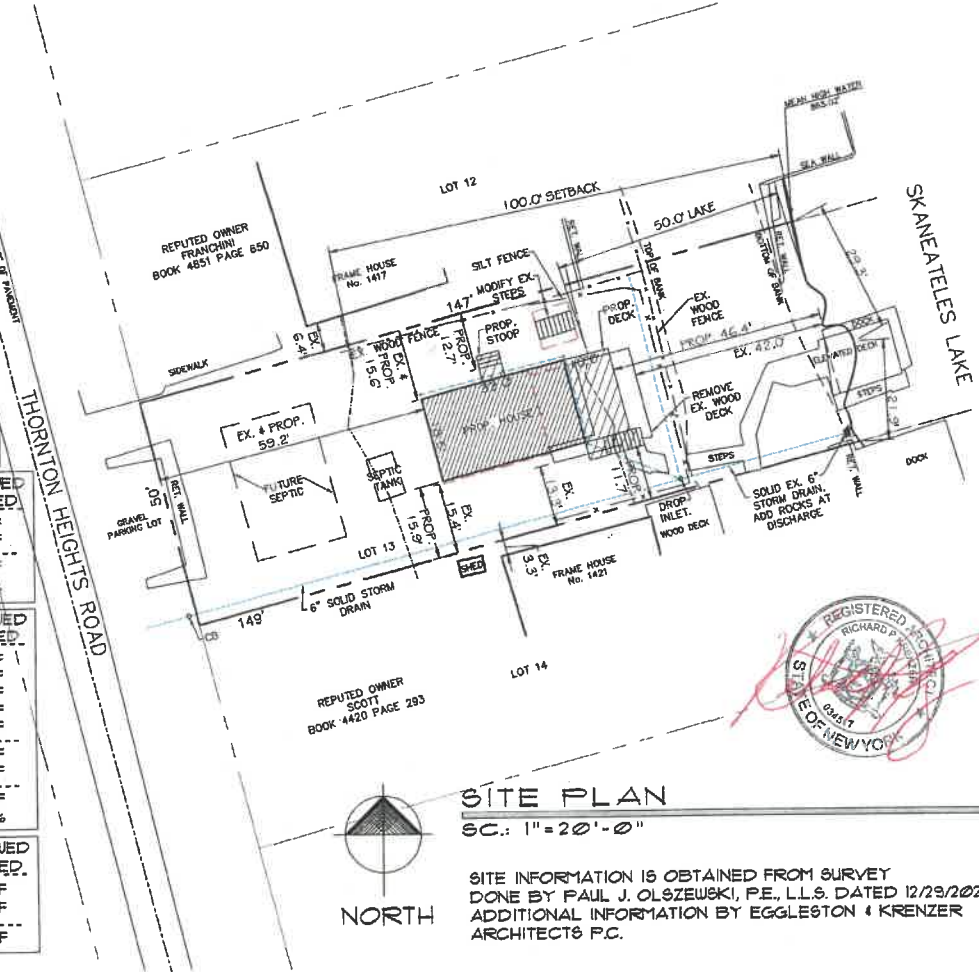
<b>LIVING SPACE</b>		
10% ALLOWED = 145 SF		
	EX.	PROP.
HOUSE/PORCH	863 SF	744 SF

LOT AREA	1448 SF
SHORELINE	512 LF

<b>IMPERMEABLE COVERAGE</b>		10% ALLOWED	
	EXIST.	PROPOSED	
HOUSE/PORCH	622 SF	592 SF	
GRAVEL LOT	23 SF	23 SF	
TOTAL	645 SF	615 SF	
% IMPERMEABLE	8.1 %	8.3 %	

<b>TOTAL COVERAGE</b>		20% ALLOWED	
	EXIST.	PROPOSED	
HOUSE DECK/STEPS	386 SF	280 SF	
LAKE DECK/STEPS	278 SF	278 SF	
DOCK	9 SF	9 SF	
FKG. RET. WALL	114 SF	114 SF	
STOOP	0 SF	15 SF	
PERMEABLE	181 SF	696 SF	
IMPERMEABLE	645 SF	615 SF	
TOTAL	1432 SF	1311 SF	
% TOTAL COV.	19.2 %	17.6 %	

<b>LAKE FRONT STRUCTURES</b>		400 SF ALLOWED	
	EXIST.	PROPOSED	
DOCK	255 SF	255 SF	
DECK/STEPS	444 SF	444 SF	
TOTAL	699 SF	699 SF	



**SITE PLAN**  
 SC.: 1" = 20'-0"

SITE INFORMATION IS OBTAINED FROM SURVEY  
 DONE BY PAUL J. OLSZEWSKI, P.E., L.L.S. DATED 12/29/2022  
 ADDITIONAL INFORMATION BY EGGLESTON & KRENZER  
 ARCHITECTS P.C.



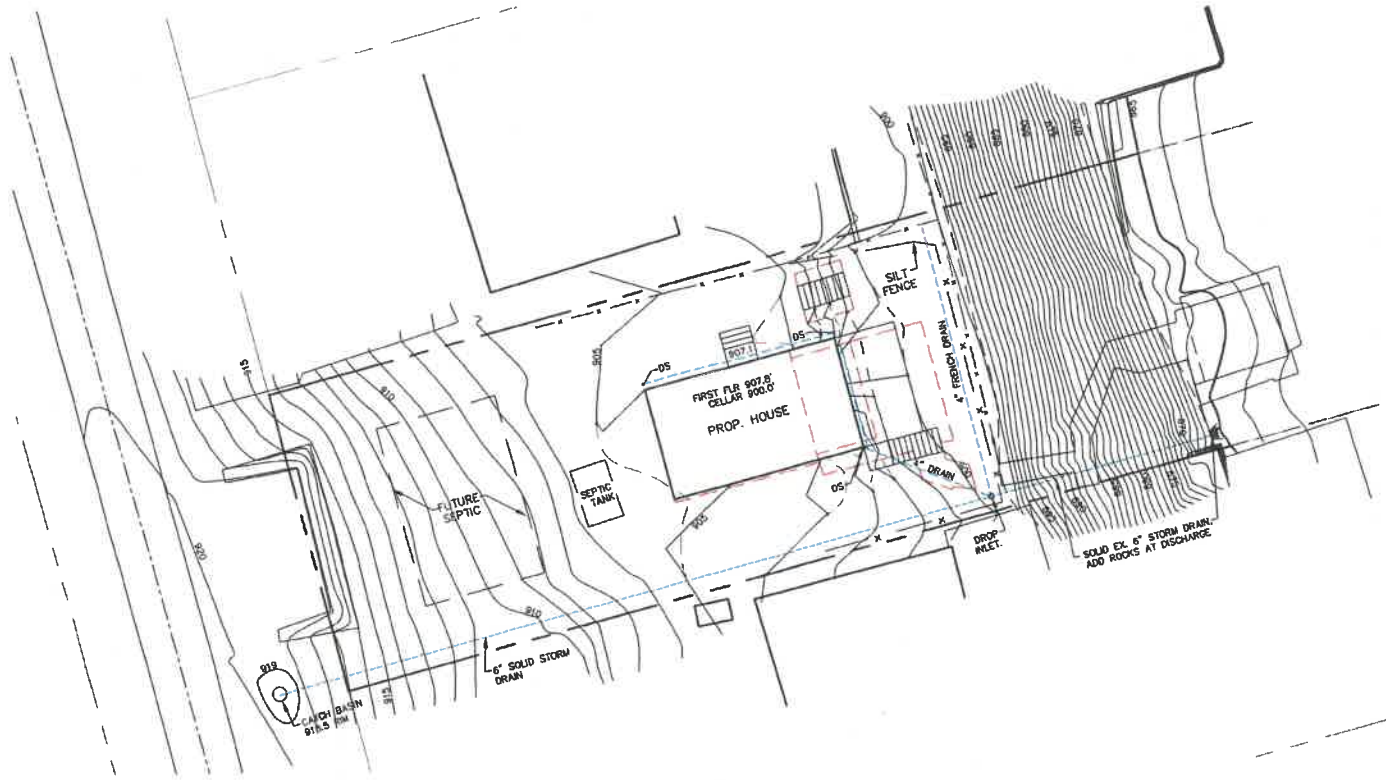
**SITE PLAN**  
 JANET & ROBERT GOODCHILD  
 THORNTON HEIGHTS ROAD  
 TN. OF SKANEATELES, NY

**architect**  
 EGGLESTON & KRENZER, ARCHITECTS P.C.  
 1391 EAST GENESEE STREET  
 SKANEATELES, NY 13152  
 (315) 685-8144

PROJ: 22157

DATE:  
 25 JAN 2023

1 OF 4



### GRADING PLAN

SC: 1" = 15'-0"

SITE INFORMATION IS OBTAINED FROM SURVEY  
 DONE BY PAUL J. OLSZEWSKI, P.E., L.L.S. DATED 12/29/2022  
 ADDITIONAL INFORMATION BY EGGLESTON & KRENZER  
 ARCHITECTS P.C.

### SITE PLAN

JANET & ROBERT GOODCHILD  
 THORNTON HEIGHTS ROAD  
 TN. OF SKANEATELES, NY

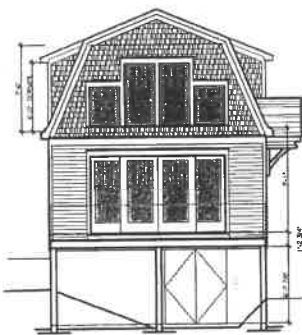
### architect

EGGLESTON & KRENZER, ARCHITECTS PC  
 1391 EAST GENESEE STREET  
 SKANEATELES, NY 13152  
 (315) 685-6144

PROJ: 22157

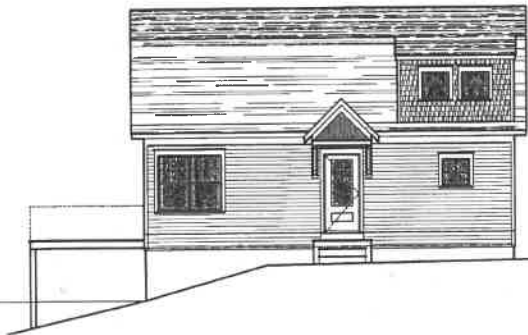
DATE:  
 25 JAN 2023

2 OF 4



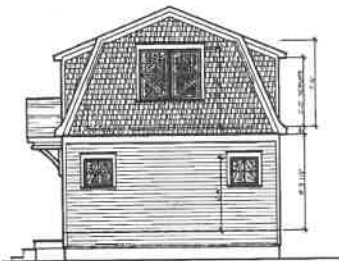
**EAST ELEVATION**

SC.: 1/8" = 1'-0"



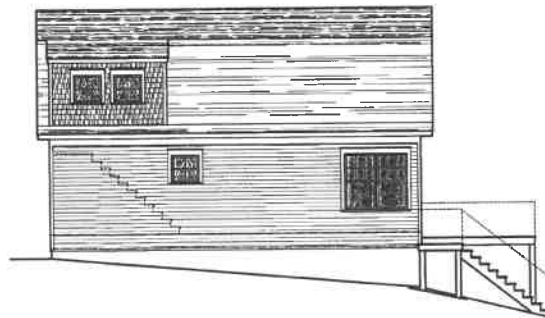
**NORTH ELEVATION**

SC.: 1/8" = 1'-0"



**WEST ELEVATION**

SC.: 1/8" = 1'-0"



**SOUTH ELEVATION**

SC.: 1/8" = 1'-0"

**NEW COTTAGE**

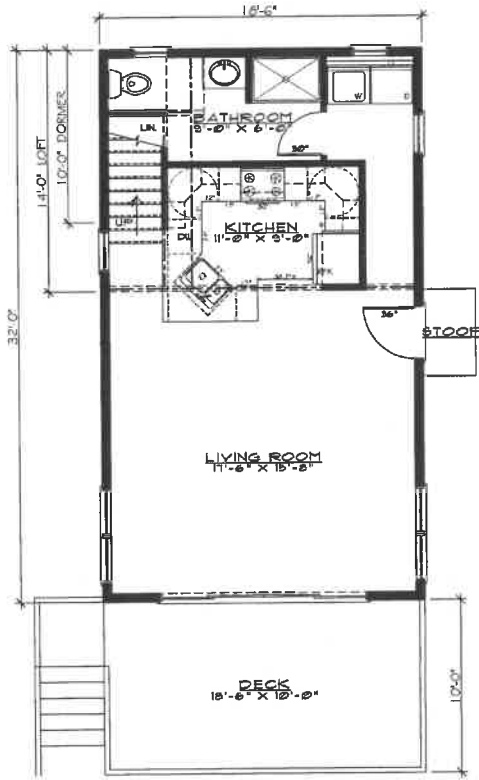
JANET & ROBERT GOODCHILD  
1419 THORTON HEIGHTS  
TOWN OF SKANEATELES, NY

**architect**

EGGLESTON & KRENZER, ARCHITECTS PC  
1391 EAST GENESEE STREET  
SKANEATELES, NY 13152  
(315) 685-6144

PROJ: 22157

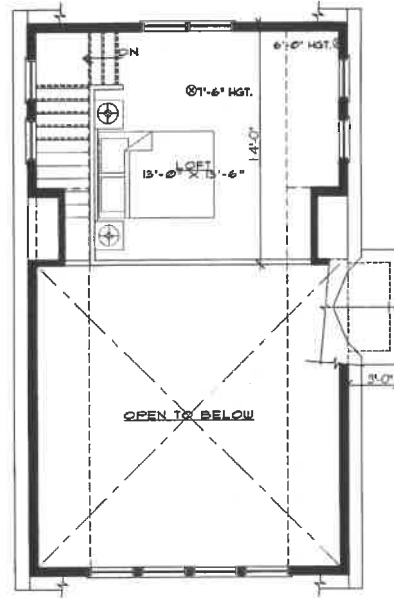
DATE:  
26 JAN 2023



**FIRST FLOOR PLAN**

SC.: 3/16" = 1'-0"

592 SF LIVING  
185 SF DECK



**SECOND FLOOR PLAN**

SC.: 3/16" = 1'-0"

152 SF LIVING

**NEW COTTAGE**

JANET & ROBERT GOODCHILD  
1419 THORTON HEIGHTS  
TOWN OF SKANEATELES, NY

**architect**

EGGLESTON & KRENZER, ARCHITECTS PC  
1391 EAST GENESEE STREET  
SKANEATELES, NY 13152  
(315) 685-6144

PROJ: 22157

DATE:  
25 JAN 2023

**4 OF 4**