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

April 21, 2022

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

Re: Adam Graham
Area Variance and Site Plan Review
3429A East Lake Road Tax Map# 041.-01-06.0

NARRATIVE

The Graham property is 18,056 SF with 190 ft of width on a private road. The majority of the lot has a moderate slope less than 12% slope. The lot is 650 feet back from the lake. The 4 bedroom dwelling has an open porch on the back of the house that is only 9.6 ft off the rear line. The driveway is extensive on the front yard. A drainage ditch runs along the south property line. The ISC is 23.6%, TSC is 23.6%, building footprint 13.5% and Potential living area 22.8%; all non-conforming. The lot has a newer septic system installed in 2000 and is served by Town water. This lot is in the RFZ zoning District and Skaneateles Lake Watershed.

This application is to remove the south porch, add a porch on the north side, with a patio on the northwest corner of the house. The walkway to the porch will be changed to a permeable walk with flag stones connecting the porch and patio. The driveway will be reduced in size by 50%. The resulting ISC will be reduced to 17.7% and the TSC to 20.9%. The building footprint will remain at 13.5% and potential living space 22.8%. The rear yard setback will increase to 19.4%.

Area variances are required for development on any lot with less than 20,000 SF within 1,000 ft of the Lake. Site Plan Review is required for disturbance greater than 200 SF within 1000 feet of the lake or 200 ft of a watercourse and a Special Permit is required for redevelopment where the reduction in ISC remains over 10%. The proposed redevelopment of the lot will reduce three nonconforming aspects of the property; rear yard setback, TSC and ISC.

To help mitigate the higher ISC, a Bio Swale has been sized and designed to collect and treat the stormwater before it leaves the site. It cannot be placed on the western downhill side of the lot in that it would interfere with the existing septic system. It is located in the flat area east of the house and will have the down spouts from the eastern half of the house directed to it. Also, the remaining driveway will be pitched to the east so stormwater is collected in a French drain that is directed to the bio swale. The bio swale under drain will release the treated water into the existing drainage ditch along the south side of the property where the current stormwater flows to. The west half of the house roof stormwater will sheet across the lawn to the north west and south east. Sit fence will be placed below the disturbed areas to control potential erosion. In that the ISC has not been reduced to 10%, payment will be made to the Town's LDRA Fund to compensate for the shortage of land area. A 32,570 SF lot would be required to achieve 10% ISC which is 14,514 SF less than exists. At \$1.09/ SF, a contribution will be made for \$15,820.26.

(315) 685-8144

CONSTRUCTION SEQUENCE

1. Install sediment logs/silt fence below work area, maintain during construction.
2. Mark the existing septic area to prevent construction traffic and storage.
3. Install the bio swale at the east end of the house. Direct the east roof downspouts to the bio swale. Spread topsoil, seed and line with straw mat to stabilize. Water during dry periods.
4. Remove the back porch and excavate for the new patio and porch foundations.
5. Frame the porch and roof alterations.
6. After roof and fascia are complete, install roof gutters and direct to bio swale or away from the disturbed areas.
7. After siding and trim are complete, block out final driveway and walkways. Finish grading, spread topsoil, seed and mulch over any disturbed areas. Water during dry periods.
8. 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 home will be no bigger than it is currently and the exterior alterations will improve its appearance.
- 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, an area variance is required for most improvements.
- 3) *Whether the requested area variance is substantial.*
The requested variance is not substantial. Three of the existing non-conformities will be reduced. No other variances are required for the new work.
- 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 lot ISC will be substantially reduced to 17.7% ISC and a contribution will be made to the town's LDRA Fund. A bio swale will be installed at the east end of the lot to control much of the site's stormwater .
- 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 size became non-conforming with changes in the zoning law over the years since the house was built in the 1960s. The redevelopment of this lot will reduce three non-conformities of the property. Storm water management and erosion control will improve as a result of this work.

BIO-SWALE REQUIREMENT

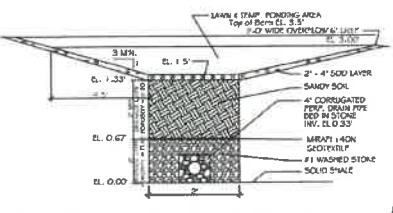
$WQV = \frac{(0.05 \times 0.05 \times 1) \times A}{12}$

WQV = WATER QUALITY VOLUME - CUFT
 1 = IMPERVIOUS SURFACE COVERAGE - 11.1 %
 A = DRAINAGE AREA - 18,056 SF

$WQV = \frac{(0.05 \times 0.05 \times 11.1 \times 18,056 \text{ SF})}{12}$

$WQV = 2,229 \times 18,056 \text{ SF}$

WQV = 34 CU. FT. REQUIRED
 PROVIDED: 21' x 10' x 15' DEEP BIOSWALE = 315 SF
 TOTAL SF: 315 SF

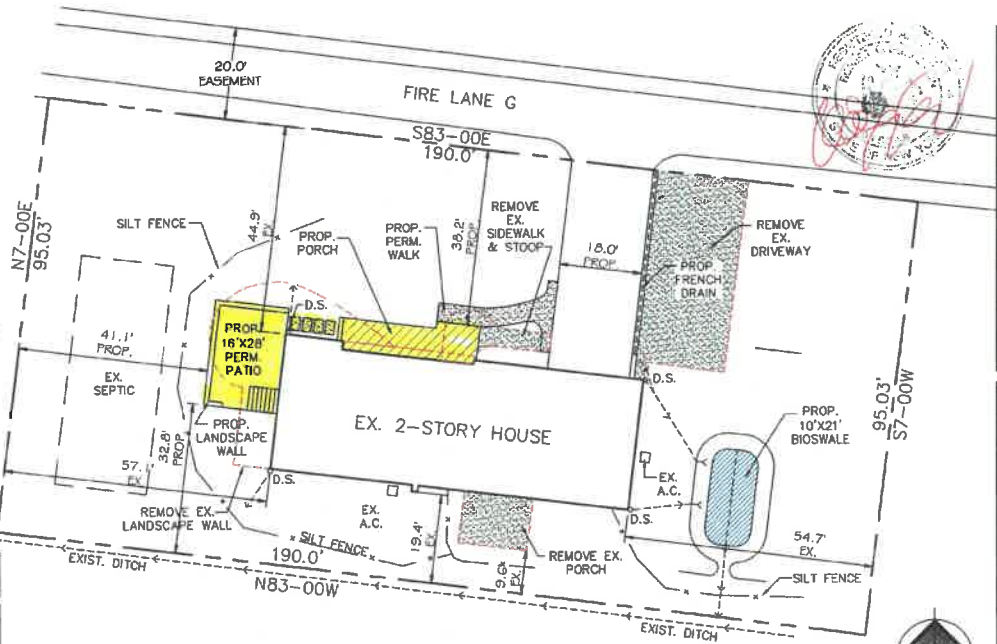


BIOSWALE DETAIL
NTS

LOT AREA TO ROAD LINE	18,056 SF
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	EXIST.	PROPOSED
HOUSE/GARAGE	2,272 SF	2,218 SF
DRIVEWAY	1,681 SF	822 SF
PORCH	168 SF	217 SF
BIDEWALK/STOOP	143 SF	0 SF
TOTAL	4,270 SF	3,257 SF
% IMPERMEABLE	23.6 %	11.1 %

	EXIST.	PROPOSED
PATIO/STEPS	---	368 SF
BIDEWALK	---	155 SF
PERMEABLE	0 SF	523 SF
IMPERMEABLE	4,270 SF	3,257 SF
TOTAL	4,270 SF	3,780 SF
%TSC	23.6 %	20.3 %



BUILDING FOOTPRINT	6% ALLOWED = 1,083 SF		
HOUSE/GARAGE	EXISTING 2,272 SF / PROPOSED 2,218 SF		
PORCH	EXISTING 168 SF / PROPOSED 217 SF	TOTAL	2,440 SF (13.5%) / 2,435 SF (13.5%)
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POTENTIAL LIVING AREA	10% ALLOWED = 1,806 SF		
BASEMENT (80%)	EXISTING 634 SF / PROPOSED 634 SF		
1ST FLOOR	EXISTING 2,272 SF / PROPOSED 2,218 SF		
2ND FLOOR	EXISTING 1,054 SF / PROPOSED 1,054 SF		
PORCH	EXISTING 168 SF / PROPOSED 217 SF	TOTAL	4,123 SF (22.8%) / 4,123 SF (22.8%)
TOTAL	4,123 SF (22.8%) / 4,123 SF (22.8%)		

SITE PLAN

"1" = 20'-0"
 SITE INFORMATION IS OBTAINED FROM SURVEY DONE BY COTTRELL LAND SURVEYORS, P.C., DATED 3/8/2022. ADDITIONAL INFORMATION BY EGGLESTON & KRENZER ARCHITECTS, P.C.

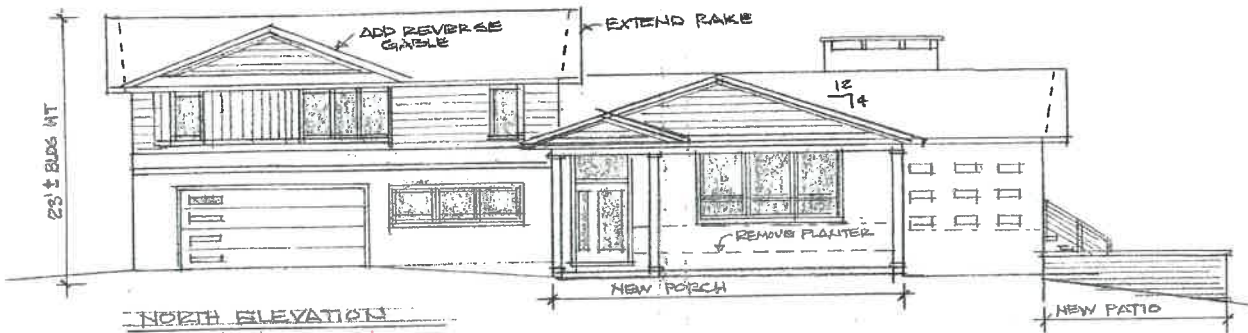


SITE PLAN
 ADAM GRAHAM
 3429A EAST LAKE ROAD
 TN. OF SKANEATELES, NY

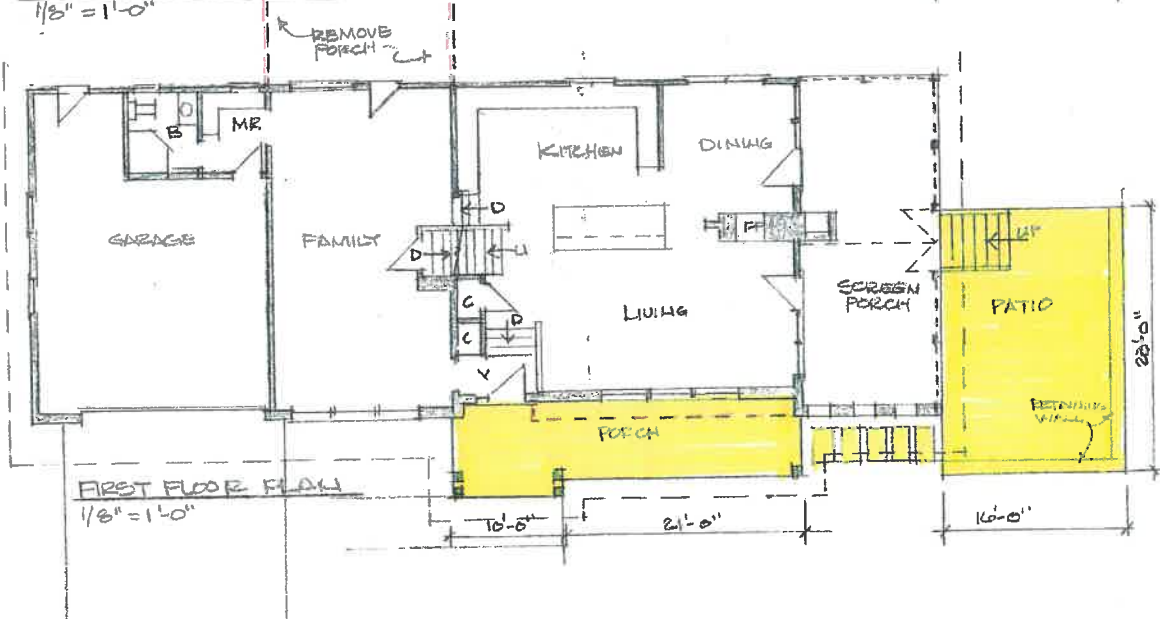
architect
 EGGLESTON & KRENZER, ARCHITECTS PC
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 SKANEATELES, NY 13152
 (315) 685-6144

PROJ: 22020

DATE:
 21 APR 2022



NORTH ELEVATION
1/8" = 1'-0"



FIRST FLOOR PLAN
1/8" = 1'-0"

ALTERATIONS/ADDITION
ADAM GRAHAM
3429A EAST LAKE ROAD
TN. OF SKANEATELES, NY

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2 OF 2