



March 22, 2024

Donahoe Group
4503 NW Townline Rd, Marcellus, NY 13108

To: Town of Skaneateles, NY
Re: 2125 Lakeview Lane
Town of Skaneateles, NY

PROJECT NARRATIVE

This proposal is for the improvement of an existing lot, part of a previously approved subdivision. The Town has identified a 'watercourse' feature which, with its top of bank, occupies the length of the South side-yard (and adjacent lot's North side-yard).

Given the requirement of 100' of separation between the top of bank and any building, great effort has been taken to create a building design as well as the supporting residential wastewater treatment system as far for the top of bank as this lot will provide for. The result of this creates a minimum proposed distance of 65.5'. Therefore, we are appealing to the Town for relief from this strict requirement. Otherwise, this proposed design will meet all of the additional zoning requirements for the improvement of a lot between 20,000 and 87,120 square feet.

As this proposal is for a single-family home on a vacant lot of similar size to all of the other properties within this subdivision the; this project will not produce an undesirable change in the character of the neighborhood.

Given the size of the lot, the compliant area of improvement (for a building & residential wastewater treatment system) is 0' to less than 14' at its widest; there are no other feasible methods to gain the benefits that granting relief will produce.

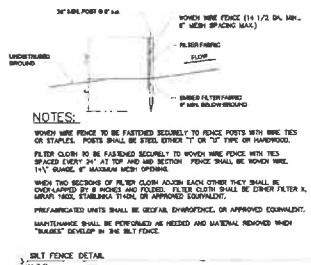
Given the existing non-compliant coverage and that this proposed building, while being three 'stories', does not exceed the allowable building height, these are not substantial variance requests.

As the proposed building is being improved as many of the camps have, or are in the process of, and that this camp's position does not block the water's view from neighboring camps; and that these improvements will provide for upgraded wastewater treatment, this proposed variance will have no adverse effect or impact on the physical or environmental conditions of the adjacent properties.

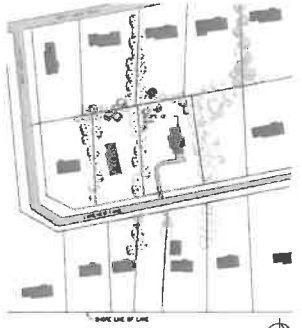
Given that we are seeking to reduce the requirement of 100' to 65' (or less, as the top of bank has and will continue to change), this variance request may be considered substantial.

Given the physical and aesthetic impact of this proposal is similar to the other physical & aesthetic neighborhood and district features, and that; many other homes, active farm fields and NYS Route 41A are within 100' and drain directly into watercourse; this proposed variance does not provide an adverse effect or impact on the physical or environmental conditions in the neighborhood or district.

This subdivision was proposed and approved for the construction of single-family homes. That has been the value and intended Use of this Lot. Given the updated and changed Zoning Code Rules & Regulations have created this difficulty in what had been a compliant and buildable lot, this condition has not been self-created.



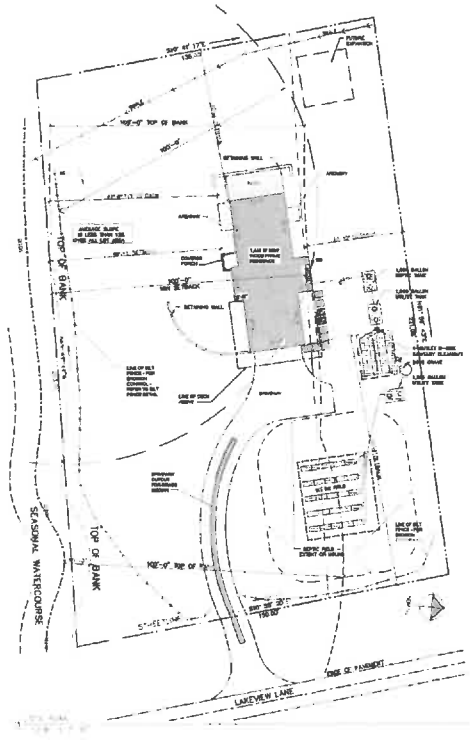
NOTES:
WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES. POSTS SHALL BE SPACED EITHER 7' OR 12' TYP. OF HARDWOOD.
FILTER CLOTH TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 36" AT TOP AND 48" SECTION. FENCE SHALL BE WOVEN WIRE, 1 1/2" GAUGE, 6" MAXIMUM MESH OPENING.
WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED 24" & WOVEN AND FASTENED. FILTER CLOTH SHALL BE EITHER FILTER X, BRUSH, TACK, STABILIZATION, OR APPROVED EQUIVALENT.
PREPARED UNITS SHALL BE DESIGNED, DIMENSIONED, OR APPROVED EQUIVALENT.
MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "RAZORS" DEVELOP IN THE 36" FENCE.
36" FENCE DETAIL
N.T.S.



NEIGHBORHOOD PLAN N.T.S.
1" = 100'-0"

DISTRICT REGULATIONS RF - TAX MAP NO. 057-03-10.0

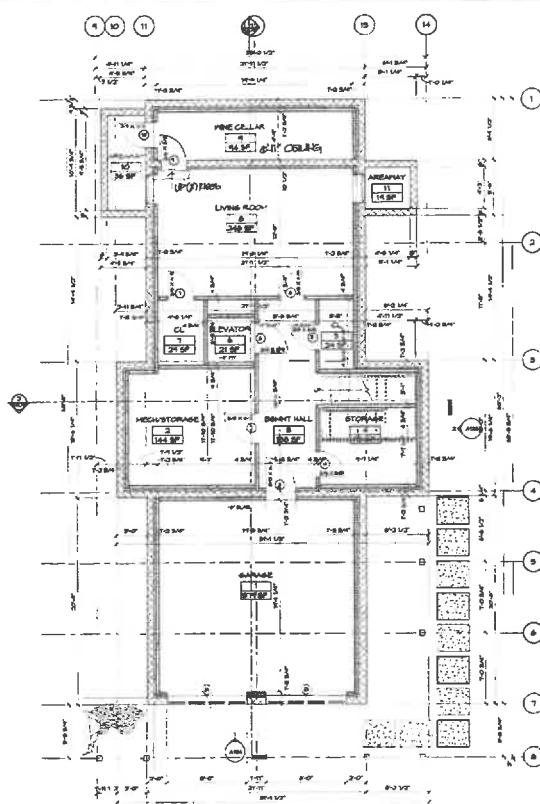
USE	EXISTING	PROPOSED	PROHIBITED/ALLOWED
	ONE FAMILY DETACHED DWELLINGS	ONE FAMILY DETACHED DWELLINGS	PERMITTED
MINIMUM LOT SIZE	21,610 S.F. / .4872 Ac.	21,610 S.F. / .4872 Ac.	21,610 S.F. / .48 Ac.
MINIMUM ROAD FRONTAGE	150 FT	150 FT	100 FT
MINIMUM LAKE FRONTAGE IF APPLICABLE	N/A	N/A	200 FT
MINIMUM FRONT YARD PRIVATE ROAD	N/A	26.75 FT	30 FT
MINIMUM REAR YARD	N/A	35'-10"	50 FT
MINIMUM REAR YARD	N/A	35'-4"	50 FT
MINIMUM LAKE YARD	N/A	N/A	100 FT
LOT COVERAGE MAXIMUM	0%	11.15%	20% (8,382 SF)
IMPERIAL SURFACE DECKS NOT INCL. UNDER PORCH OR OVER DRIVE/ALLEYWAY	0 SF	3,131 SF	300 SF
DECKS NOT INCL. UNDER PORCH OR OVER DRIVE/ALLEYWAY	0 SF	35 SF	55 SF
BIKEWALK NOT INCL. UNDER DECK	0 SF	100 SF	100 SF
PATIO	0 SF	215 SF	215 SF
TOTAL	0 SF	3,415 SF	3,415 SF
MAXIMUM IMPERMEABLE SURFACE COVERAGE	0%	15.04%	15%
NONRESIDENTIAL PORCH	0 SF	1,448 SF	0 SF MAX. (1,381 SF)
DRIVEWAY	0 SF	1,481 SF	1,481 SF
RETAINING WALLS	0 SF	150 SF	150 SF
IMPERIAL TOTAL	0 SF	3,151 SF	3,151 SF
MAX. BUILDING FOOTPRINT	N/A	1,448 SF	0% MAX. (1,381 SF)
MAX. FLOOR SPACE	N/A	3,147 SF	10% MAX. (3,151 SF)
MAX. BUILDING HT.	N/A	25'	35' MAX.



PREPARED BY DONAHOE GROUP

SITE INFORMATION IS OBTAINED FROM SURVEY DONE BY PAUL G. COLVINER, P.L.A., PLLC - DATED 8/17/09. ADDITIONAL INFORMATION BY GUY A. DONAHOE.





FLOOR PLAN - BASEMENT - REV
 1/4" = 1'-0"

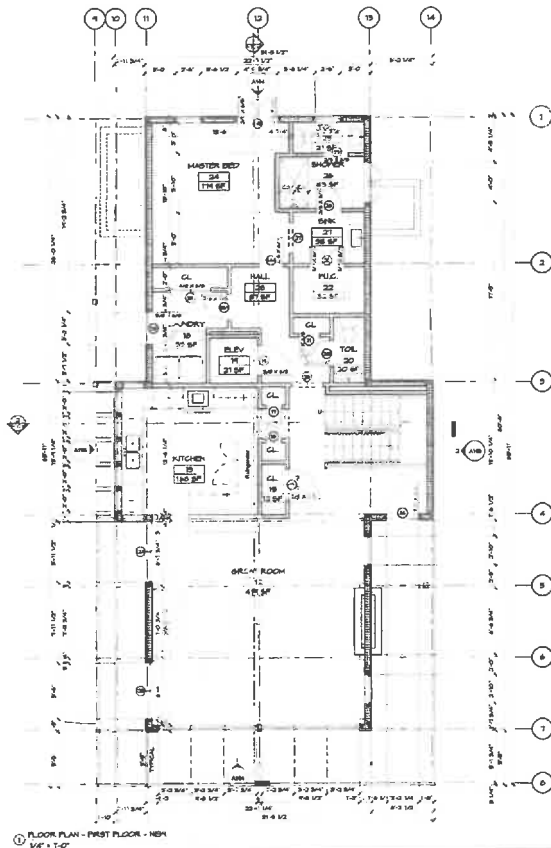
LAKE
 ARCHITECTURAL
 FLOOR

2000 West Lake Road
 Highlands, CO 80430
 P: 303.440.8800
 F: 303.440.8801
 www.lakearchitect.com

BASEMENT PLAN
 LAFRANCE RESIDENCE
 SUSAN & WAYNE LAFRANCE
 2222 LAFRANCE LANE

Project Number: 1100
 Date: 11/20/2008
 Project Name: LAFRANCE RESIDENCE

A100
 SHEET NO.



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

LAKE
ARCHITECTURAL
CORPORATION

1000 West 12th Street
Portland, Oregon 97204
503.255.1234
WWW.LAKEARCHITECT.COM

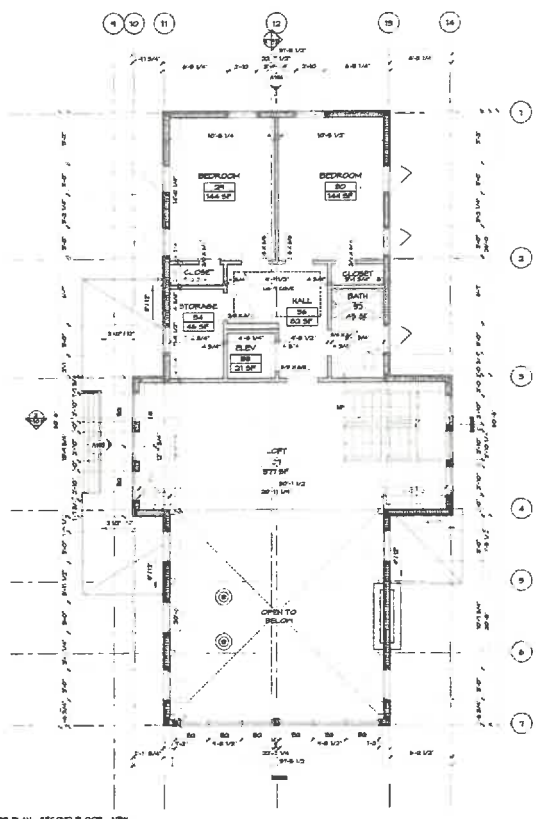
FIRST FLOOR PLAN
LAFRANCE RESIDENCE
SUSAN & WAYNE LAFRANCE
2328 LAKEVIEW LANE

Revision Schedule

NO.	DATE	DESCRIPTION	BY

Project Number: A101
Date: 10/1/11
Scale: 1/8" = 1'-0"

DATE PLOTTED: 10/1/11 10:10 AM



FLOOR PLAN - SECOND FLOOR - NW
 1/4" = 1'-0"

LAKE
 ARCHITECTURAL
 2000 2ND ST SW
 SEASIDE, WA 98148
 TEL: 206.465.0000
 WWW.LAKEARCHITECT.COM

NOT FOR CONSTRUCTION

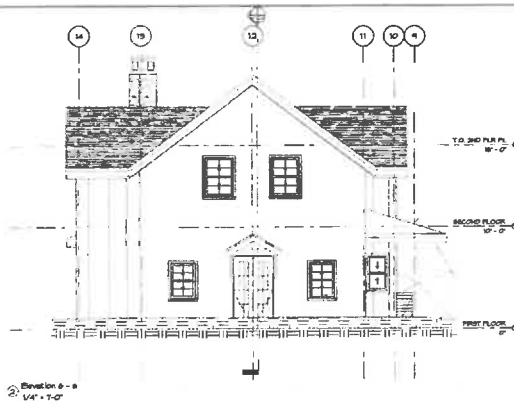
ARCHITECT SCALE

SECOND FLOOR PLAN
 LAFRANCE RESIDENCE
 SUSAN & WAYNE LAFRANCE
 208 LAKESIDE LANE

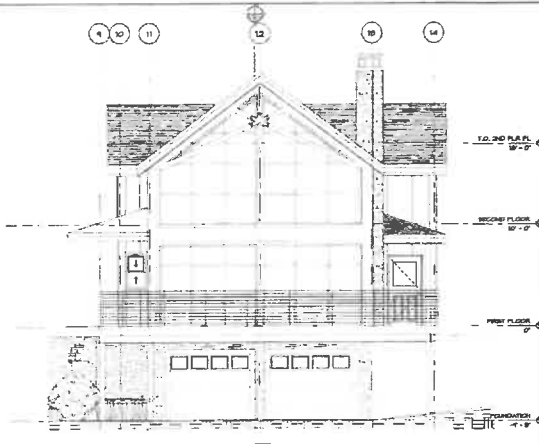
REVISION SYMBOLS
 DATE DESCRIPTION BY

PROJECT INFORMATION
 PROJECT NO. A102
 SHEET NO. 2 OF 2
 DATE 10/15/17
 DRAWN BY JTC
 CHECKED BY JTC
 SCALE 1/4" = 1'-0"

A102
 10/15/17



② Elevation 2 - a
1/4" = 1'-0"



③ Elevation 3 - a
1/4" = 1'-0"

LAKE
ARCHITECTURAL

2001 West Lake Road
Westport, NY 10988
Tel: 845.366.1100
www.lakearchitectural.com

NO. 202 ADDRESS

Address / City

SECOND FLOOR

FIRST FLOOR

TO 2ND FLOOR

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ELEVATIONS

LAFRANCE RESIDENCE

SUSAN & WAYNE LAFRANCE
3105 LAKEVIEW LANE

NO.	DATE	DESCRIPTION	BY

NOT TO SCALE
THIS DRAWING IS FOR INFORMATION ONLY
IT IS NOT TO BE USED FOR CONSTRUCTION
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CONSENT OF LAKE ARCHITECTURAL
LAKE ARCHITECTURAL IS NOT RESPONSIBLE FOR
ANY ERRORS OR OMISSIONS IN THIS DRAWING
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OR FROM ANY OTHER CAUSE

PROJECT NAME	PROJECT

DATE: 2004-07-02

DRAWN BY: JAC

CHECKED BY: JAC

SCALE: 1/4" = 1'-0"

NO. 202 ADDRESS

Address / City

SECOND FLOOR

FIRST FLOOR

TO 2ND FLOOR

TO 2ND FLOOR

TO 2ND FLOOR

TO 2ND FLOOR

TO 2ND FLOOR

TO 2ND FLOOR

A104

1/4" = 1'-0"

NO. 202 ADDRESS

Address / City

SECOND FLOOR

FIRST FLOOR

TO 2ND FLOOR

TO 2ND FLOOR

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TO 2ND FLOOR

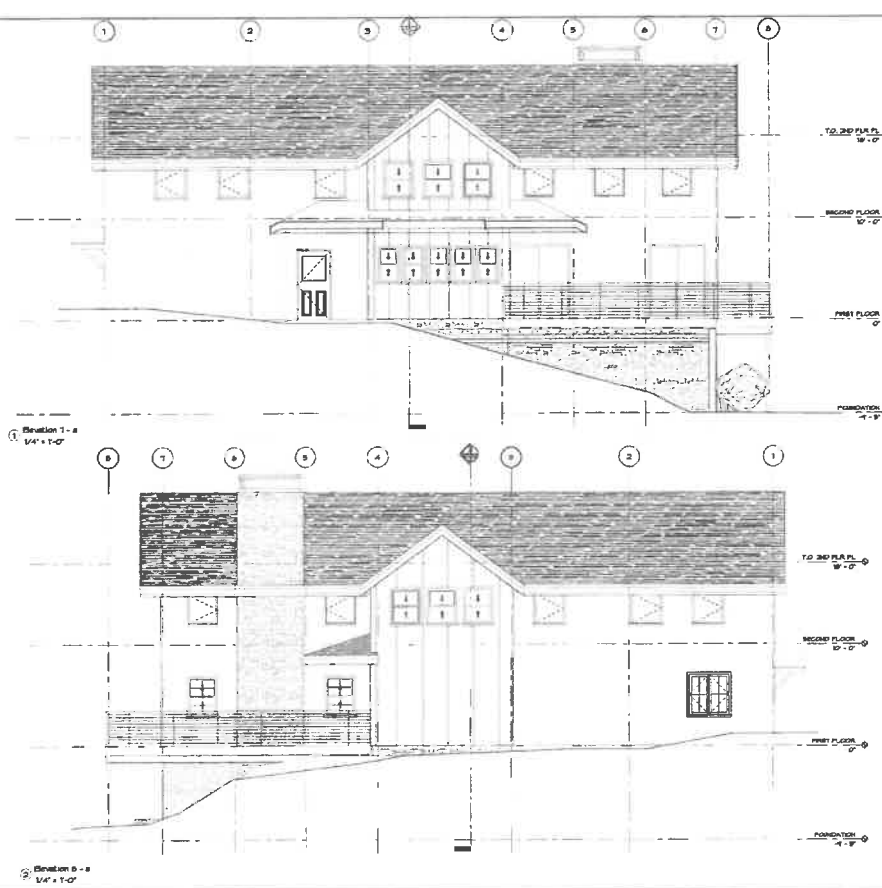
TO 2ND FLOOR

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LAKE
ARCHITECTURE

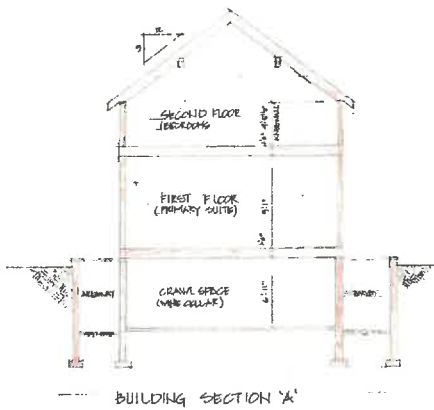
200 West 1st Street
P.O. Box 1000
Lakewood, CO 80401
Tel: 303.733.1100
Fax: 303.733.1101
www.lakearch.com

ELEVATIONS
LAFRANCE RESIDENCE
SUSAN & WAYNE LAFRANCE
200 LAFRANCE LANE

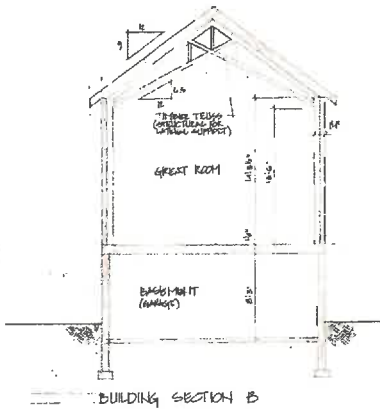
Project Name: Project
Date: 10/20/10
Drawn By: JLP
Checked By: JLP

Revised Schedule
Rev. Date Description

A105



BUILDING SECTION A




BUILDING SECTION B

BASEMENT (LOGS/STAIR)	1035 SF
FIRST FLOOR	1446 SF
SECOND FLOOR	664 SF
TOTAL	2145 SF

FLOOR SPACE CALCULATION
DIAGRAM FOR:

LAFRANCE RESIDENCE
2125 LAWVIEW LANE, SHANKSBURY, NY
MARCH 22, 2024

PREPARED BY:

 Dunbar Group
4823 17th Terrace SE
Issaquah, WA 98027
PROJ. NO. 2024

