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

February 12, 2024

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

Re: Kevin and Kathy LaGrow – Site Plan Review and Variance
2510 Wave Way
Tax ID# 054.-04-03.0

NARRATIVE

The property at 2510 Wave Way is 31,563 SF, 100 FT wide with 105.2 Lin FT of shoreline. It has a 4-bedroom dwelling built in 1999 with attached garage, pool, patio and decks and an older boathouse. The house has 14.3% of the lot area as potential living space and as 7.9% building footprint. The property received an area variance in 1999 that included being allowed to have 17.9% ISC. The current ISC is 16.4% and TSC is 21.8%. There is a seasonal watercourse along the north property line. The property is in the RF zoning district and Skaneateles Lake Watershed.

This application is to add a roof over the first-floor deck making it a porch. The total building footprint will remain the same and the potential living space will increase to 15.2 % whereas 10% is allowed. The dwelling will remain 4 bedrooms. The ISC will remain at 16.4% which is below the approved 17.9% from 1999. The total surface coverage will remain at 21.8%.

An area variance is required for an increase of the potential living space of 0.9% to 15.2% for the deck turning into a porch. Site plan review is required for work/expansion within 200 ft of the lake.

This is a year-round home that is being set up to age in place. The existing first floor bedroom will remain the same size. The existing porch is on the lower level under the first-floor deck. Adding the roof over the first-floor deck will provide a porch on the main level. While a variance is required for increasing the potential living space, it is only a 0.9% increase. The ISC will remain under the approved amount.

There will be no physical disturbance of the site.

CONSTRUCTION SEQUENCE

- 1) Mark septic leach field to prevent construction traffic or staging over this area.
- 2) Construct porch roof over the existing deck.
- 3) After roofs and facias are complete, install roof gutters and tie down spouts into existing drainage system.
- 4) Repair and patch disturbed lawn if any. Spread top soil, seed or landscape and mulch. Water during dry periods.

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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 various size dwellings both year-round and seasonal. The proposed roof is over the existing impermeable deck and is minimal in size.

- 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 cannot be achieved by any method other than an area variance. The property was redeveloped prior to limitations on potential living space. The increase in living space is minimal and an open porch. All other aspects of the project are allowed without a variance. The scope of work has been substantially reduced from an earlier application.

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

The requested variance is not substantial. The potential living space, while 15.2% is only a 0.9% increase. This is due to reclassifying the patio as porch. The Total Surface Coverage and Impermeable Surface Coverage will not change.

- 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 remains less than the variance granted in 1999. The TSC does not change and there is no ground disturbance. The house remains four bedrooms. The septic leach field is 240 ft from the lake. Having been redeveloped in 1999, a multi-dwelling, derelict property was stabilized and has been maintained, eliminating past erosion issues. It now is a single family dwelling vs multiple dwellings.

- 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.*

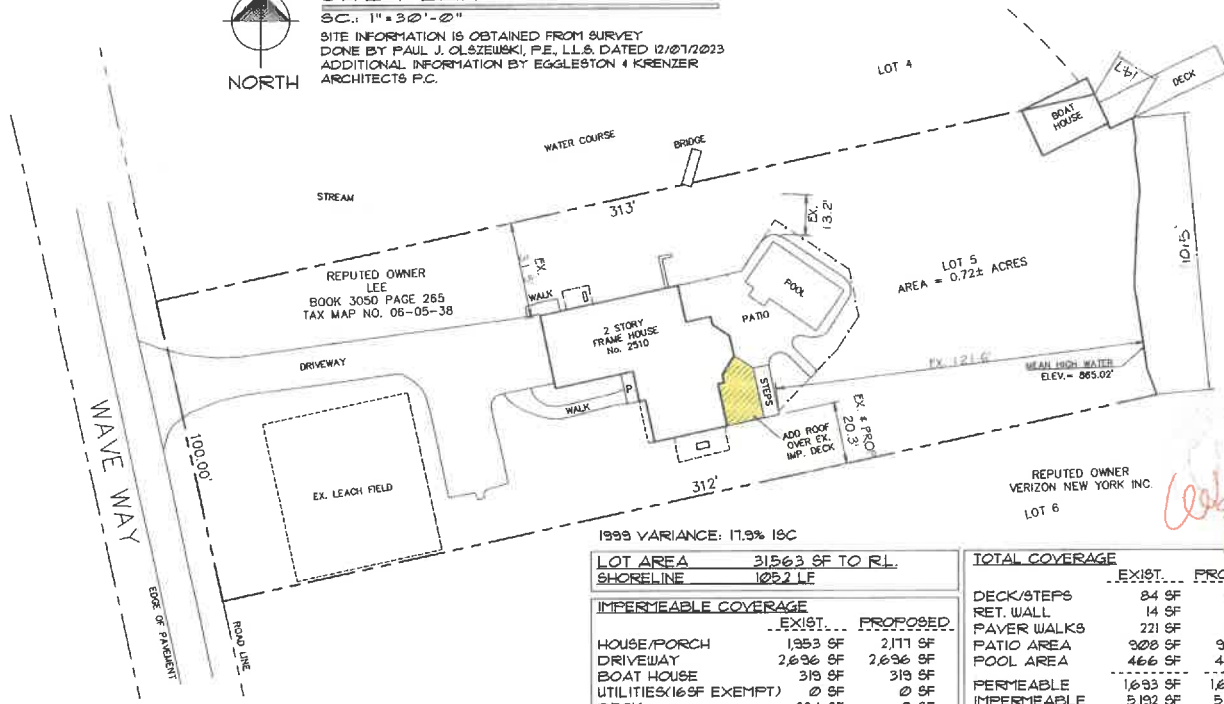
By virtue of making application, one can state that this is self-created. The potential living space has become non-conforming with changes in the zoning law since the house was built. The proposed porch roof over the existing impermeable deck is a minimal change to the structure and will allow the owners to continue to enjoy the house on one level as they age.



SITE PLAN

SC.: 1" = 30'-0"

SITE INFORMATION IS OBTAINED FROM SURVEY
 DONE BY PAUL J. OLSZEWSKI, P.E., L.L.S. DATED 12/07/2023
 ADDITIONAL INFORMATION BY EGGLESTON & KRENZER
 ARCHITECTS P.C.



1999 VARIANCE: 17.9% 16C

LOT AREA 31,863 SF TO RL.
 SHORELINE 1,082 LF

IMPERMEABLE COVERAGE		EXIST.	PROPOSED
HOUSE/PORCH	1,953 SF	2,171 SF	
DRIVEWAY	2,636 SF	2,636 SF	
BOAT HOUSE	319 SF	319 SF	
UTILITIES (16 SF EXEMPT)	0 SF	0 SF	
DECK	224 SF	0 SF	
TOTAL	5,192 SF	5,192 SF	
% IMPERMEABLE	16.4 %	16.4 %	

TOTAL COVERAGE		EXIST.	PROPOSED
DECK/STEPS	84 SF	84 SF	
RET. WALL	14 SF	14 SF	
PAVER WALKS	221 SF	221 SF	
PATIO AREA	308 SF	308 SF	
POOL AREA	466 SF	466 SF	
PERMEABLE	1,693 SF	1,693 SF	
IMPERMEABLE	5,192 SF	5,192 SF	
TOTAL	6,885 SF	6,885 SF	
% T&C	21.8 %	21.8 %	

POTENTIAL LIVING SPACE 12% ALLOWED		
	EXISTING	PROPOSED
HOUSE	1,289 SF	1,289 SF
1ST FLR	1,289 SF	1,289 SF
2ND FLR	1,289 SF	1,289 SF
BASEMENT 1289 X 8	1,031 SF	1,387 X 8 = 1,110 SF
PORCHES	40 SF	264 SF
B. PORCHES	224 SF	224 SF
GARAGE	624 SF	624 SF
TOTAL	4,497 SF	4,800 SF
% LIVING SPACE	14.3 %	15.2 %

FOOTPRINT 6% ALLOWED		
	EXISTING	ALLOWED
HOUSE/GARAGE/PORCH	1,953 SF	1,953 SF
DECK/PORCH	224 SF	224 SF
BOAT HOUSE	319 SF	319 SF
TOTAL	2,496 SF	2,496 SF
% FOOTPRINT	7.9 %	7.9 %

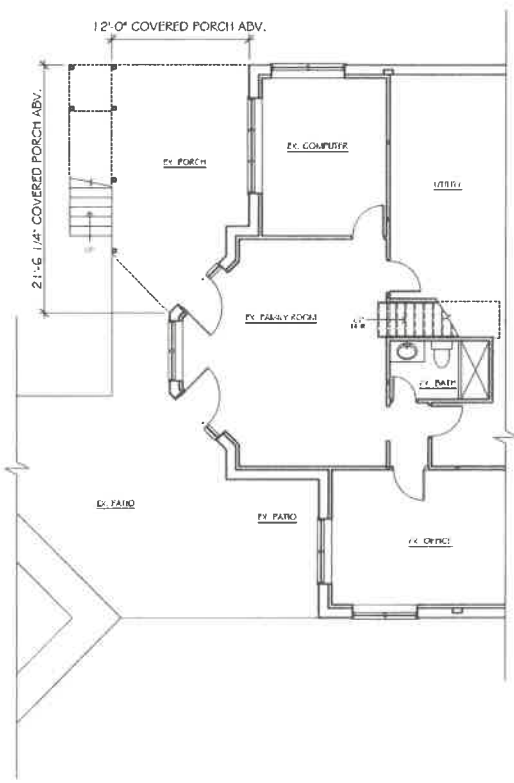
LAKE FRONT STRUCTURES 4.02% ALLOWED		EXIST.	PROPOSED
BOAT HOUSE	319 SF	319 SF	
TOTAL	319 SF	319 SF	

SITE PLAN
 KEVIN & KATHY LAGROW
 2510 WAVE WAY
 TN. OF SKANEATELES, NY

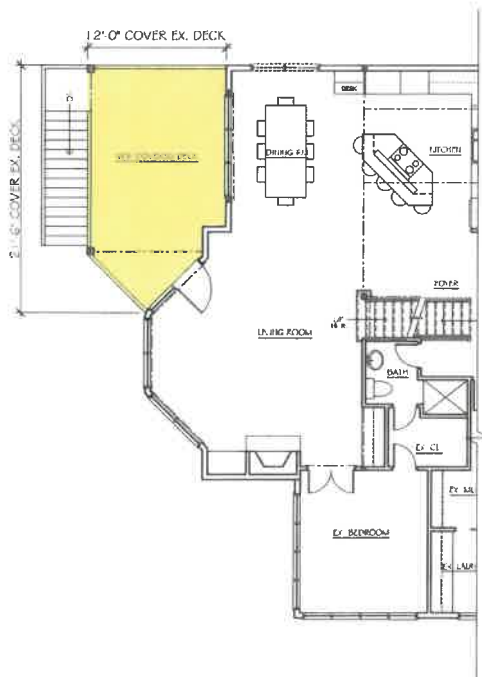
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PROJ: 23231

DATE:
 15 DEC 2023
 12 FEB 2024



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



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

ADDITION & DECK ROOF
 KEVIN LAGROW
 2510 WAVE WAY
 TN. OF SKANEATELES, NY

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2 OF 3



21'-6" PROPOSED ROOF
OVER EX. DECK

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



12'-0" PROPOSED
ROOF OVER
EX. DECK

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

ADDITION & DECK ROOF

KEVIN LAGROW
2510 WAVE WAY
TN. OF SKANEATELES, NY

a r c h i t e c t

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