

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

February 16, 2021

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

Re: Anthony and Kelly Scalzo
Site Plan Review, Area Variance
2803 East Lake Road,
Tax Map # 038.-01-18.0

NARRATIVE

The property at 2803 East Lake Road is 28,968 SF, has 95.4 ft road frontage, 93.9 ft of shore line and is located in the RF District and in the Skaneateles Lake watershed. The actual lot width is 92.5 ft. The shore line was improved with a seawall, steps and 'Guesthouse'/boat storage that add up to 1,205 SF whereas 400 SF is allowed. The ISC was 29.5 % and Open Space 69.6% (TSI 30.4%).

A Site Plan/Special Permit was approved to make alterations to the dwelling and 'guesthouse'/boat storage building. The room over the boat storage lower level was removed and replaced with a deck. Part of the main guest house was converted into a porch leaving just one open room and the bathroom in what is now a cabana. The total shore line structures was reduced from 1,205 SF to 937 SF. There was a reduction in building footprint and minimal change of grade at the lakeside bank.

The house was approved to be remodeled and have a second floor added to it and made less non-conforming. The building footprint was reduced to 12.3% and the potential living space was reduced to 14.1 %. The ISC was reduced to 20.8 % by Special Permit (and payment into the Town's LDRA Fund) and the Open Space increased to 70%.

Two bio-swales are being added to take the existing storm water and treat it before it enters the lake. Currently storm drains flush the untreated storm water from the parking area and roofs into the lake. That drain and roof gutters will be directed to the bio-swale then the treated water from the under-drain will be safely directed towards the lake to prevent erosion of the steep slope bank. A new septic system has been designed and installed for the house and cabana. Silt fence will be installed below the work areas for erosion control.

This application is to relocate the garage from within the required front yard to the west end of the existing driveway so it is closer to the house. It will now align with the north neighbor's garage and be less non-conforming as to north side yard setback and conform to the front yard setback. By placing the garage 10 ft off the north property line, the remaining 45 ft of driveway allows reasonable room to back out and head up the driveway. The bio swale between the driveway and house is relocated to the south side of the sidewalk to not interfere with the new garage placement.

(315) 685-8144

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The concrete seawall is in poor condition and will be replaced in kind using a steel sheet piling system reinforced with 8" steel posts, 8 ft oc. This will be backfilled with #2 stone and filter fabric. The slope steps down to the lake will be replaced in kind as well. A concrete walkable portion of the seawall in front of the former boathouse will be removed reducing the Shoreline structures down to 883 SF. This work will be done during low lake levels with silt curtains placed between the lake and the work area to prevent any erosion into the lake.

This project requires Site Plan Review for work within 200 ft of the lake and an Area Variance for the north side garage setback.

CONSTRUCTION SEQUENCE

(In addition to current Construction Sequence for work in progress)

- 1) Install silt fence, maintain during construction.
- 2) Mark septic system to prevent construction traffic and staging over it.
- 3) Excavate for garage foundation. Construct foundation.
- 4) Back fill and rough grade around foundation.
- 5) After garage is framed and roof and eave trim are finished, install roof gutters and direct towards current Bio Swale.
- 6) After siding is complete, install sidewalks and block out final driveway, finish grade.
- 7) After house has roof, trim and siding complete, install the bio-swale and tie into to existing storm drainage system. Spread top soil, seed and straw jute mesh.
- 8) Patch disturbed areas with topsoil, seed, plant landscape and mulch. Water during dry periods.
- 9) After lawn is established, remove silt fence, patch disturbed areas.

SEAWALL

1. During low lake levels, install silt fence or floating silt curtain below work area. Maintain during construction.
2. Remove concrete seawall.
3. Drive steel posts, install C channels and drive sheet piles into the lake bed.
4. Install filter fabric on bank behind wall and fill with #2 stone behind sheet piling.
5. Install stone steps to lake
6. Cap with filter fabric and #1 stone at top of seawall.
7. Spread top soil and mulch on bank using jute mesh on steep slope areas. Plant native species bushes and ground cover to top of bank.
8. Place 12" rocks at base of seawall and remove silt fence.

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.*

An undesirable change will not be produced in the character of the neighborhood nor a detriment to nearby properties will be created by the granting of the area variance. The new garage will be less non-conforming and no longer within the required front yard. It will be closer to the house similar to other homes in the neighborhood.

- 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 some method, feasible for the applicant to pursue, other than an area variance. Maintaining the required 18.6 ft side yard setback would make the driveway tighter for pulling out of the garage and maneuvering on site. The placement of the garage utilizes the exiting lower driveway

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

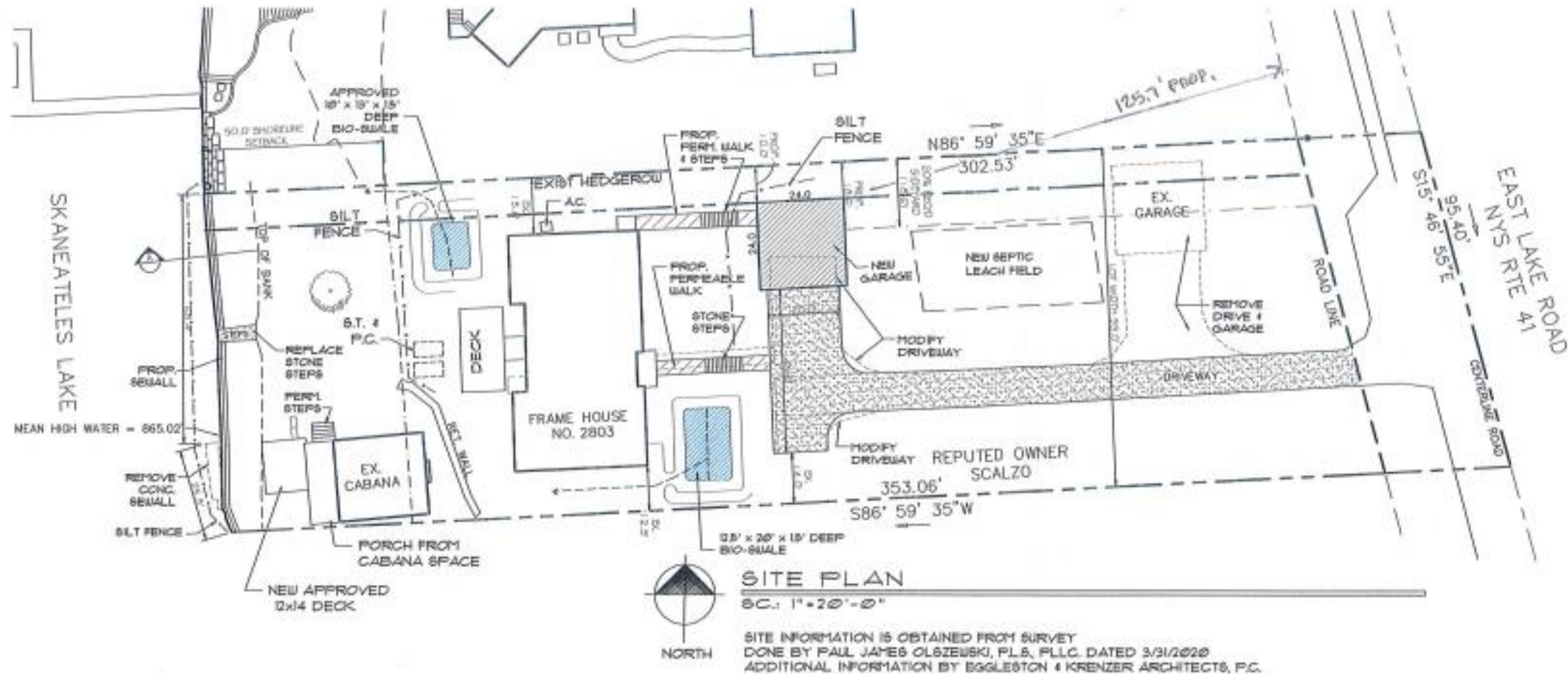
The requested area variance is not substantial. While the variance is requesting a 45.95 reduction in the required side yard, the proposed garage will be a 110% improvement over the existing garage side yard setback. The existing garage non-conforming front yard setback will be eliminated.

- 4) *Whether the proposed variance will have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district.*

There will not be an adverse effect or impact on the physical or environmental conditions of the neighborhood or district. The ISC will remain the same and the new garage will be closer to the bio swale for stormwater management. The location of the garage is more in keeping with newer homes in the neighborhood.

- 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.*

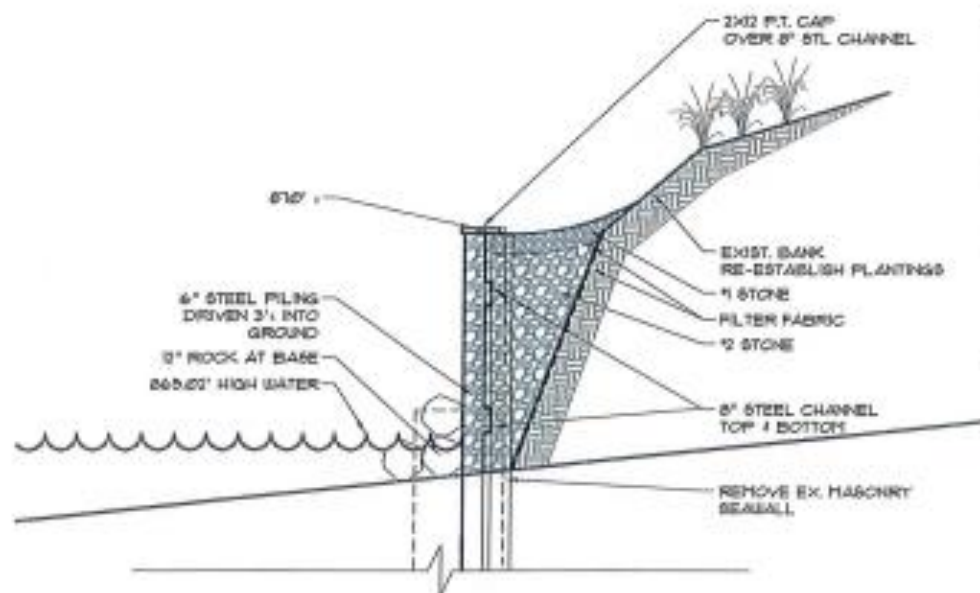
While it can be stated that any application is self-created, the placement of the garage will be closer to the house and is more appropriate for the owners to 'age in place.' The new garage will be less non-conforming and will enhance the property and neighborhood.



SITE PLAN

SC: 1" = 20' - 0"

SITE INFORMATION IS OBTAINED FROM SURVEY
 DONE BY PAUL JAMES OLSEWSKI, P.L.S., F.L.L.C. DATED 3/31/2020
 ADDITIONAL INFORMATION BY EGGLESTON & KRENZER ARCHITECTS, P.C.



SEAWALL DETAIL 'A'

NTS

BUILDING FOOTPRINT			
	6% ALLOWED	APPROVED	REVISED
EXISTING	1,758 SF	2,224 SF	2,224 SF
HOUSE/PORCH	2,208 SF	2,224 SF	2,224 SF
GARAGE	604 SF	604 SF	616 SF
SHED	88 SF	0 SF	0 SF
CABANA	1,083 SF	740 SF	740 SF
TOTAL	3,988 SF	3,568 SF	3,540 SF
	13.1%	12.3%	12.1%

POTENTIAL LIVING AREA			
	10% ALLOWED	APPROVED	REVISED
EXISTING	2,891 SF	1,405 SF	1,405 SF
CABANA / PORCH	1,405 SF	1,405 SF	1,405 SF
HOUSE	2,718 SF	2,130 SF	2,130 SF
GARAGE	604 SF	604 SF	616 SF
TOTAL	4,181 SF	4,014 SF	4,046 SF
	14.8%	14.1%	14.0%

LOT AREA			
EXISTING	28,968 SF		
SHORELINE			
EXISTING	93.9 LF		
IMPERMEABLE COVERAGE 10% MAX			
	EXISTING	APPROVED	REVISED
HOUSE / PORCH	2,208 SF	2,302 SF	2,302 SF
GARAGE	604 SF	604 SF	616 SF
DRIVEWAY	3,440 SF	2,321 SF	2,309 SF
STEPS	179 SF	40 SF	80 SF
SHED	88 SF	0 SF	0 SF
CABANA	1,083 SF	740 SF	740 SF
CONCRETE AREA	405 SF	0 SF	0 SF
SIDEWALK	237 SF	0 SF	0 SF
PATIO	182 SF	0 SF	0 SF
SEA WALL	16 SF	0 SF	0 SF
TOTAL	8,554 SF	6,011 SF	6,011 SF
% IMPERMEABLE	29.5%	20.8%	20.8%
PERMEABLE COVERAGE 80% MIN			
	EXISTING	APPROVED	REVISED
SIDEWALK/STEPS	164 SF	231 SF	210 SF
RETAINING WALL	18 SF	18 SF	18 SF
DECK	0 SF	469 SF	469 SF
PERMEABLE	282 SF	818 SF	791 SF
IMPERMEABLE	8,554 SF	5,811 SF	5,811 SF
TOTAL	8,836 SF	6,030 SF	6,014 SF
% TSC	30.4%	23.6%	23.5%
LAKE FRONT STRUCTURES 400 SF ALLOWED			
	EXIST.	APPROVED	REVISED
CABANA	913 SF	630 SF	630 SF
DECK	0 SF	168 SF	168 SF
SEAWALL	16 SF	54 SF	0 SF
STEPS	100 SF	71 SF	71 SF
RETAINING WALLS	0 SF	0 SF	0 SF
TOTAL	1,029 SF	923 SF	869 SF

SITE PLAN: REVISED
 TONY & KELLY SCALZO
 2805 EAST LAKE ROAD
 TOWN OF SKANEATELES, NY

architect
 EGGLESTON & KRENZER, ARCHITECTS PC
 1391 EAST GENESEE STREET
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 (315) 255-0144

PROJ: 20005

DATE:
 30 JUNE 2020
 11 AUG 2020
 6 OCT 2020
 16 FEB 2022

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