

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

September 27, 2024

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

Re: Paul and Meredith Torrisi – Special Permit and Variance
2521 East Lake Road Tax ID# 037.-01-36.0

NARRATIVE

The property at 2521 East Lake is 14,889 SF, 65 ft wide with 66.8 lin ft of shoreline. It has a 2 bedroom dwelling, deck, patio, detached garage and stairs to the lakefront docks. The buildings have 17.1% of the lot area as potential living space and 11.3 % building footprint. The dwelling is non-conforming in that it is 9.5 feet from the north side property line whereas 13.0 ft is required. The house is over 120 ft from the lake. The ISC is 16.3% and TSC is 18.3%. The property is in the RF zoning district and Skaneateles Lake Watershed.

This application is to remove the west porch and patio and replace it with a 14' x 35.5' deck including a 4 ft wide stairs to grade. The deck side yard setback will exceed the required 13.0 ft setbacks. The deck will be 117.8 ft from the Lake. The total building footprint will decrease to 1,640 SF; 11.0% of the lot area the potential living space to 2,502 SF; 16.8% of the lot area. The ISC will decrease to 15.3% and the total surface coverage will conform at 20.0%

An area variance is required for developing on a lot with less than 75 ft of lake front and less than 20,000 SF of lot area. The proposed deck conforms to all required setbacks and coverage and the project will reduce the non-conforming building footprint, living floor area and ISC. Site plan review is required for disturbance and expansion within 200 ft of the lake. A Special Permit is required for redevelopment of a lot with greater than 10 % ISC.

Silt fence will be placed below the disturbed area to control erosion during construction. An existing trench drain catches stormwater at the end of the driveway. Roof gutters direct the water to the sides of the building. A bio-swale is not practical for this site in that the septic system is downhill from the house before a steep bank to the lake.

CONSTRUCTION SEQUENCE

- 1) Mark septic leach field to prevent construction traffic or staging over this area.
- 2) Install silt fence, maintain during construction.
- 3) Remove the existing west porch and patio
- 4) Drill holes for deck posts, construct posts and deck footings
- 5) Reduce size of brick walkway and remove concrete pad
- 6) Back fill around foundation, spread straw for erosion control during winter.
- 7) Spread top soil, seed and mulch over disturbed areas. Water during dry periods.
- 8) After lawn is established, remove silt fence, patch disturbed areas of lawn.

(315) 685-8144

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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 year-round and seasonal dwellings on various size lots. Most have reasonable outdoor living spaces. The deck is not visible from the road.

- 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. Because the lot has less than 75 ft of shoreline and is less than 20,000 SF of lot area, an area variance is required for most improvements. The deck meets all the required setbacks and will be 117 ft from the lake. Several existing non-conformities of the property will be reduced.

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

The requested variance is not substantial. While the lot is 5,101 SF under 20,000 SF and the shoreline is 8.2 ft under the 75 ft minimum, the proposed deck conforms to the required setbacks and TSC. The existing ISC, building footprint and living floor space will be made less non-conforming.

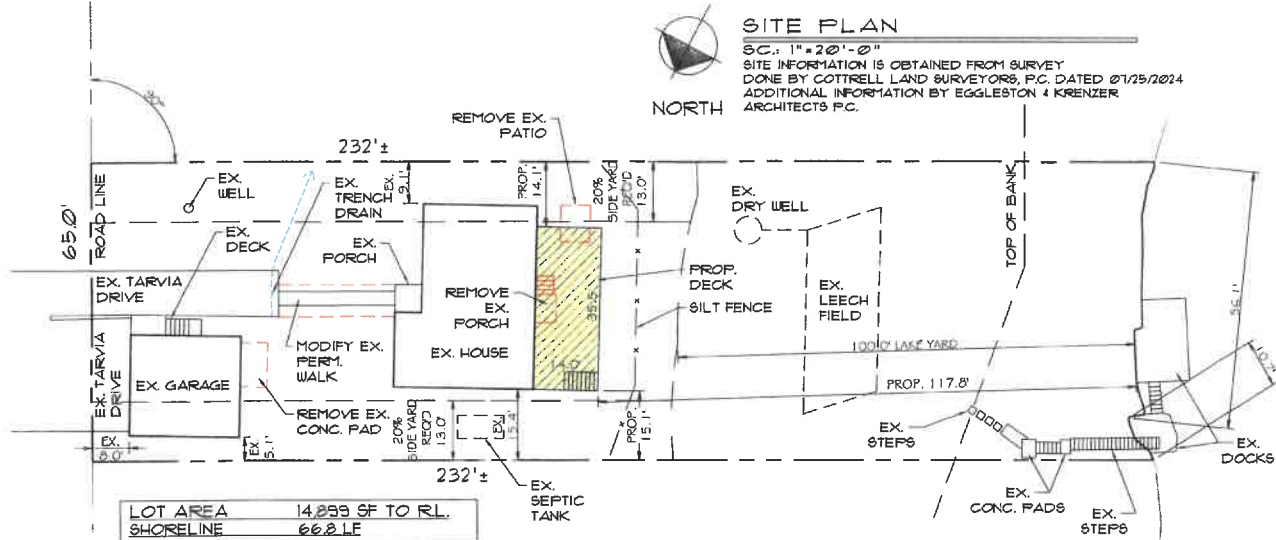
- 4) *Whether the proposed variance will have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district.*

Granting the requested variances will not have an adverse effect on the physical or environmental conditions of the neighborhood. The ISC is being reduced as much as practical and a Special Permit is being applied for that will make a payment into the Town's LDRA Fund. The deck is permeable and does not add any stormwater to the site. Silt fences will provide erosion control during construction.

- 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 property by adding a deck that conforms with required setbacks and TSC will add the benefit of reducing the ISC, building footprint and floor area. Granting the area variance will allow reasonable use of the outdoor space of the property.

EAST LAKE ROAD



SITE PLAN

SC.: 1" = 20'-0"
 SITE INFORMATION IS OBTAINED FROM SURVEY
 DONE BY COTTRELL LAND SURVEYORS, P.C. DATED 07/25/2024
 ADDITIONAL INFORMATION BY EGGLESTON & KRENZER
 ARCHITECTS P.C.

SKANEATELES LAKE

LOT AREA	14,899 SF TO RL.
SHORELINE	662 LF

	IMPERMEABLE COVERAGE	
	EXIST.	PROPOSED.
HOUSE	1,078 SF	1,078 SF
GARAGE	527 SF	527 SF
PORCH	78 SF	35 SF
TARVIA DRIVE	620 SF	620 SF
CONC. PADS	88 SF	32 SF
PATIO	51 SF	0 SF
TOTAL	2,423 SF	2,273 SF
% IMPERMEABLE	16.3 %	15.3 %

	TOTAL COVERAGE	
	EXIST.	PROPOSED.
DECK/STEPS	50 SF	558 SF
WALK	179 SF	76 SF
LAKE STEPS	72 SF	72 SF
PERMEABLE	301 SF	706 SF
IMPERMEABLE	2,423 SF	2,273 SF
TOTAL	2,724 SF	2,979 SF
% TSC	18.3 %	20.0 %

POTENTIAL LIVING SPACE 10% ALLOWED		
	EXISTING	
	EXISTING	PROPOSED.
HOUSE	1,078 SF	1,078 SF
1ST FLR	1,078 SF	1,078 SF
BASEMENT 10'78" X 8' =	862 SF	1,078 X 8' = 862 SF
PORCH	78 SF	35 SF
GARAGE	527 SF	527 SF
TOTAL	2,545 SF	2,502 SF
% LIVING SPACE	17.1 %	16.8 %

FOOTPRINT 6% ALLOWED		
	EXISTING	
	EXISTING	ALLOWED
HOUSE	1,078 SF	1,078 SF
PORCH	78 SF	35 SF
GARAGE	527 SF	527 SF
TOTAL	1,683 SF	1,640 SF
% FOOTPRINT	11.3 %	11.0 %



SITE PLAN

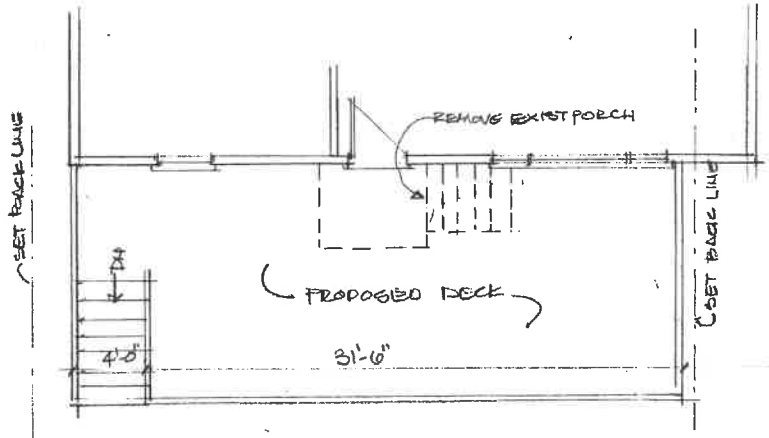
PAUL & MEREDITH TORRISI
 252 I EAST LAKE ROAD
 TN. OF SKANEATELES, NY

architect

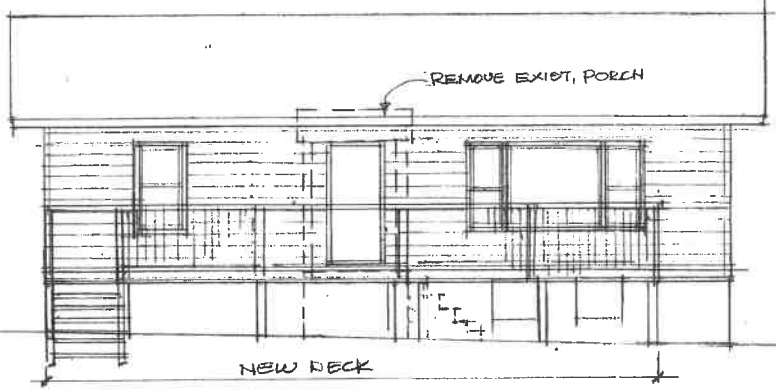
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PROJ: 24238

DATE:
 27 SEP 2024



FLOOR PLAN
 $\frac{3}{16}'' = 1'-0''$



WEST ELEVATION
 $\frac{3}{16}'' = 1'-0''$

PROP. DECK
 PAUL & MEREDITH TORRISI
 252 J EAST LAKE ROAD
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architect
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