

Tax Map ID #037.-01-36.0

NOTICE OF HEARING

PLEASE TAKE NOTICE that pursuant to Section 148-10 of the Zoning Law of the Town of Skaneateles of 2020 and Section 267-b Town Law of the State of New York, the Zoning Board of Appeals of the Town of Skaneateles will hold a Public Hearing on the Application of Paul & Meredith Torrisi.

The proposal is to remove an existing porch and patio and construct a new deck attached to the west side of the dwelling.

The involved Sections of the Skaneateles Town Code are Section 148-8-9-A.1.a Existing Nonconforming Lots- Lot Size; and Section 148-8-8A.1.b Nonconforming Lake Frontage.

The minimum lot area required for development of a nonconforming lot located in the LWOD is 20,000 square feet, whereas the site plan reflects proposed attached deck to the existing dwelling located on a lot with a total lot area of less than 20,000 square feet.

The minimum lake frontage for a nonconforming lot is 75 feet, whereas the proposed lot has less than 75 feet of lake frontage.

The property in question is located at **2521 East Lake Road** in the Town of Skaneateles, New York, and bears Tax Map ID #037.-01-36.0.

A Copy of the application is available for inspection at the Town Hall, 24 Jordan Street, Skaneateles, New York.

Said Hearing will be held on **Tuesday, November 12, 2024, at 7:02 pm** at the Town Hall, 24 Jordan Street, or electronically as required by local and/or Executive Orders applicable to COVID-19. At that time, or for a period of time thereafter, all persons will be heard or have an opportunity to provide written comment on this application.

Denise Rhoads, Chair
Zoning Board of Appeals
Town of Skaneateles

Dated: October 10, 2024

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.*

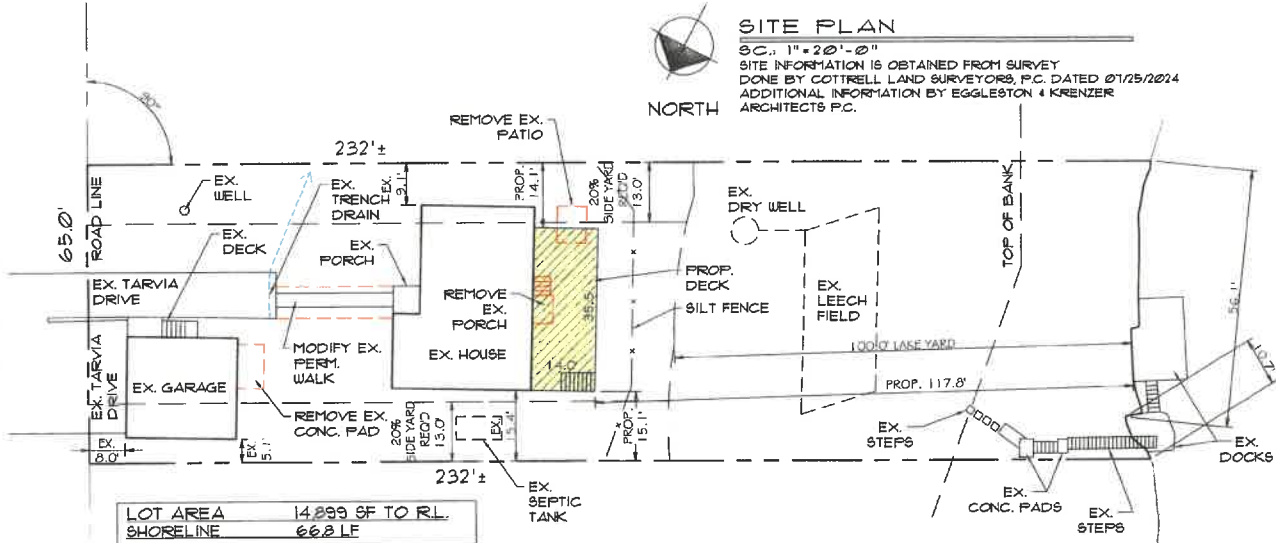
By virtue of making application, one can state that this is self-created. The lot and dwelling have become non-conforming with changes in the zoning law over the years. The redevelopment of this property by adding a deck that conforms with required setbacks and TSC will add the benefit of reducing the 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

SCALE: 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 R.L.
SHORELINE	662 LF

	IMPERMEABLE COVERAGE	
	EXIST.	PROPOSED
HOUSE	1,078 SF	1,078 SF
GARAGE	521 SF	521 SF
PORCH	78 SF	35 SF
TARVIA DRIVE	601 SF	601 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	PROPOSED
HOUSE	1,078 SF	1,078 SF
1ST FLR	1,078 SF	1,078 SF
BASEMENT 1,078 X 8 =	862 SF	862 SF
PORCH	78 SF	35 SF
GARAGE	521 SF	521 SF
TOTAL	2,545 SF	2,507 SF
% LIVING SPACE	17.1 %	16.8 %

	FOOTPRINT 6% ALLOWED	
	EXISTING	ALLOWED
HOUSE	1,078 SF	1,078 SF
PORCH	78 SF	35 SF
GARAGE	521 SF	521 SF
TOTAL	1,683 SF	1,640 SF
% FOOTPRINT	11.3 %	11.0 %



SITE PLAN

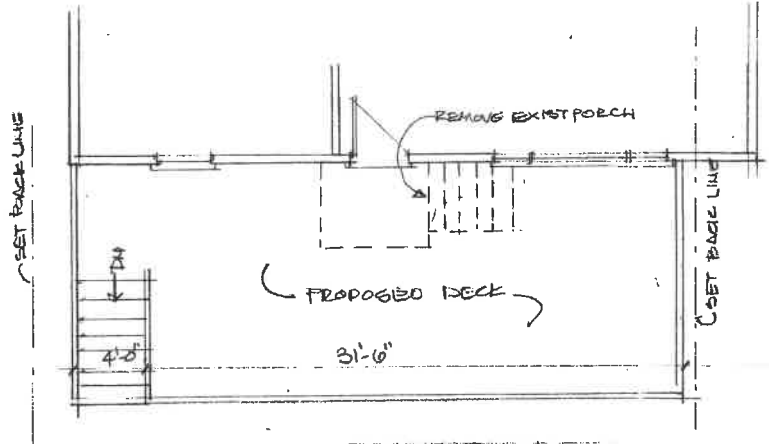
PAUL & MEREDITH TORRISI
 2521 EAST LAKE ROAD
 TN. OF SKANEATELES, NY

architect

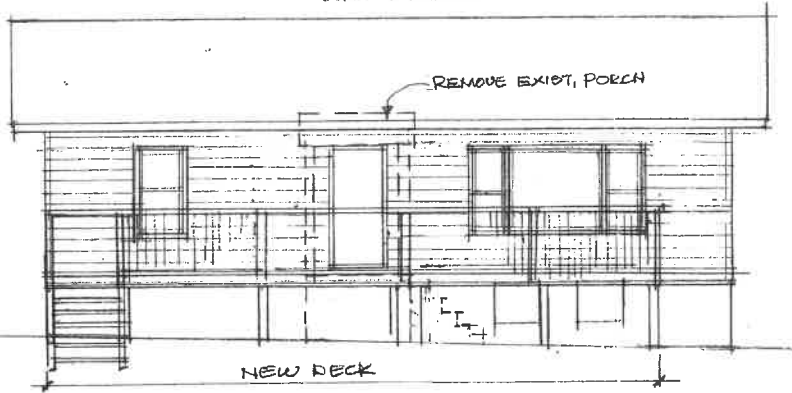
EGGLESTON & KRENZER, ARCHITECTS P.C.
 1391 EAST GENESEE STREET
 SKANEATELES, NY 13152
 (315) 665-8144

PROJ: 24238

DATE:
 27 SEP 2024



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



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

PROP. ARCHITECT
 PAUL & MEREDITH TORRISI
 2521 EAST LAKE ROAD
 TN. OF SKANEATELES, NY

architect
 EGGLESTON & KRENZER, ARCHITECTS PC
 1391 EAST GENESEE STREET
 SKANEATELES, NY 13152
 (315) 665-0144

PROJ: 24238

DATE:
 27 SEP 2024

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