

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

July 14, 2021 Revised
June 22, 2021

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

Re: Peter White and Mary Socci -
Area Variance and Special Permit/Site Plan Review

1737 Russells Landing
Tax Map# 063.-03-02.1

NARRATIVE

The White/Socci lots were recently merged making it 27,198 SF, 171.5 ft wide and having 176.5 lineal feet of shoreline. Over half of the lot has two level areas with about 60 ft of 40% slope and a 20 ft high, vegetated drop at the northeast end to the lake. The 2-bedroom house is 923 SF with a 265 SF porch and 219 SF deck. The property also has a 491 SF guest house and a 250 SF garage with 297 SF carport. The house is conforming as to all setbacks but the guest house, garage and carport are non-conforming. The shore line structures include a walkway and set of stairs with a dock beyond the Lake Line. The total living floor area is conforming at 8.2% but the building footprint is non-conforming at 8.2%. The ISC is 11.3% and TSC is 16.2%. The dwelling receives water from the lake and has an outdated septic system. The National Grid power lines bisect the property at the edge of the flat area and is too close to or over all the current structures.

This application is to remove all the buildings and rebuild a 2-bedroom dwelling with greater setbacks than the existing dwelling including the lake yard setback, but because it is new construction, the lake yard setback will be non-conforming at 64.4 ft. The garage will be attached to the 1-bedroom accessory dwelling and have conforming setbacks. The total living floor area will conform at 10% and the building footprint will be less non-conforming at 6.4%. A new septic system will be placed over 100 ft from the lake **and a well is proposed for this lot**. The driveway will be reduced to an area for two cars. The resulting ISC will be 8.4% and TSC 14.0%. The electric power line will be relocated to the southwest edge of the property to pass around the conforming structures.

In addition to the lake yard setback variance, a Special Permit is required to maintain the accessory dwelling and Site Plan Review for the disturbance within 200 ft of the lake. Sediment logs will be placed below the work area. In that the lot is partially on a steep slope over shale, a **two** bio swale have been designed to take the stormwater from the driveway and guest house/ garage and treat it before **double** under drains take the treated water to the bottom of the cliff. The house stormwater will use a combination of rain barrel/above-ground cistern collection for irrigation, with an overflow piped directly a **second bio swale with double underdrains directed to the bottom of the cliff** to minimize potential erosion of the steep sloped area beyond the structures. Design, materials and construction of both the house and guesthouse will follow best practices for sustainability, net-zero energy use and maintain immediate and long-term environmental impacts. Solar collectors will be a part of that effort.

(315) 685-8144

CONSTRUCTION SEQUENCE

1. Install sediment logs below work area, maintain during construction. Mark proposed septic area with a fence to protect from construction traffic and storage.
2. Install new bioswale and drain to bottom of cliff. Seed, mulch and water during dry periods.
3. Remove the existing dwelling and guest house. and excavate for new foundations. Remove excess material from the site.
4. Construct new foundation and back fill after first floor deck is in place. Tie in future roof drains to bioswale and drain.
5. After roof and fascia are complete, install roof gutters and tie into barrels and new storm drains.
6. Remove existing garage and carport. Install new leach field system.
7. After siding and trim are complete, block out final driveway and walkways. Finish grading, spread topsoil, seed and mulch over any disturbed areas. Water during dry periods.
8. After lawn is established, remove sediment logs.

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. Russells Landing is a series of small lots with both seasonal and year-round dwellings. Many of the lots have already improved the older, non-code compliant structures to less non-compliant dwellings that are 60 ft or closer to the Lake. This application will eliminate four variances and reduce the fifth. The proposed lake yard setback is greater than the existing dwelling (which was compliant.) Relocating the Power line will allow all the structures to comply with the minimum required power line setbacks for safety purposes.

- 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 can not be achieved by any method other than an area variance. The new septic system is required to be 100 ft from the lake yard. The area between the required 25 ft front yard and 100 ft lake yard setback is only 30 feet deep and is occupied by the garage and guest house. The dwelling itself will be over 60 ft from the lake line, further back than the existing dwelling which was compliant. An area variance would not be required if the existing dwelling was physically capable of being expanded in that the expansion would have been compliant or less non-compliant.

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

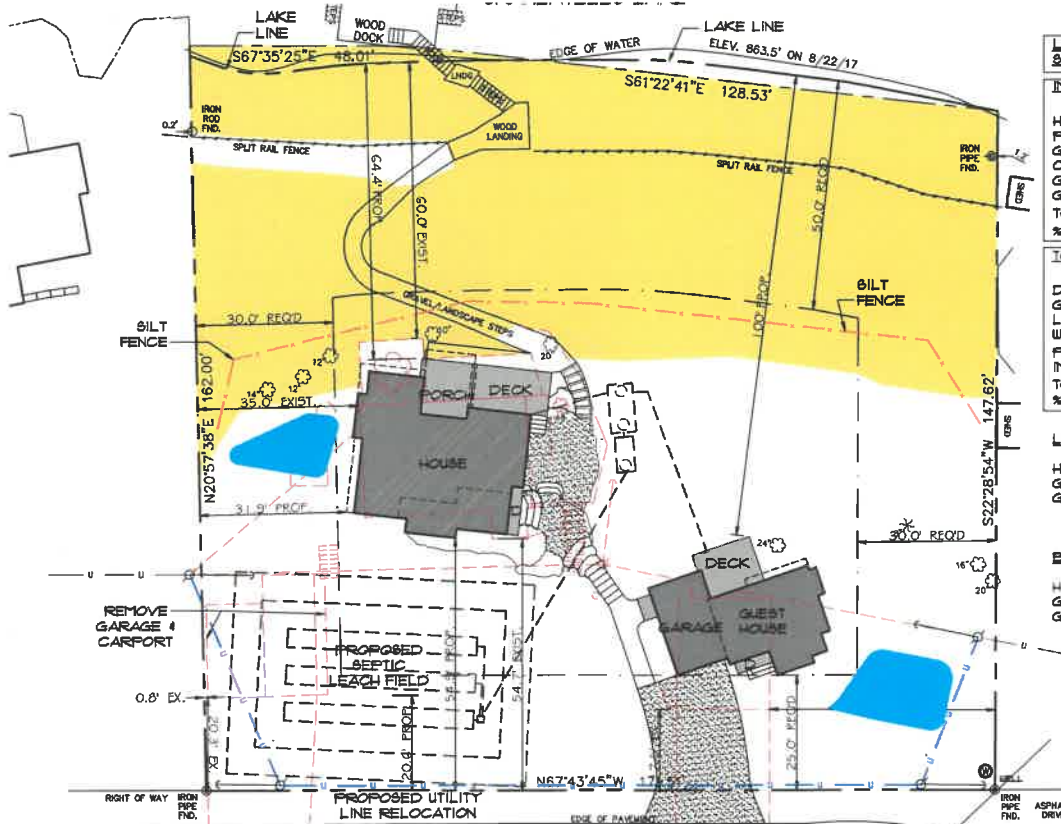
The requested variance is not substantial. While the lake yard setback could be seen as being 35.6% short of code minimum, it is actually 4.4% better than the existing dwelling that was compliant. As a result of this project, 4 area variances will be eliminated and a fifth variance reduced. The impermeable coverage will not only be reduced to be compliant, but will be 16% better than code maximum. The site improvements outweigh any presumed detriment of granting this variance.

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 lot ISC will be reduced 16% lower than a conforming 10 % ISC. Storm water will be collected and treated from the driveway and guest house over 100 feet from the lake with an underdrain that will safely transport the water to the base of the cliff. Stormwater from the house will be collected in rain barrels to be used for irrigating their vegetable garden and landscaping. Design, materials and construction of both structures will follow best practices for sustainability, net-zero energy use and a gentle environmental footprint. The immediate and long-term environmental impacts will be less than from the existing structures.

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.*

Only by virtue of making application, one can state that this is self created. This lot and cottage became non-conforming with changes in the zoning law over the years since it was created. The redevelopment of this lot will eliminate four non-conformities and reduce the fifth as well as improve the septic and storm water management on site. The alternative is to make extensive repairs to the existing dwelling that will not benefit the zoning or environmental conditions of the lot.



LOT AREA	21,198 SF
SHORELINE	176.9 LF

IMPERMEABLE COVERAGE		EXIST.	PROPOSED
HOUSE	932 SF	932 SF	932 SF
PORCHES	265 SF	126 SF	126 SF
GARAGE	250 SF	230 SF	230 SF
CARPOR	291 SF	0 SF	0 SF
GUEST HOUSE	491 SF	415 SF	415 SF
GRAVEL DRIVE	823 SF	518 SF	518 SF
TOTAL	3,060 SF	2,281 SF	2,281 SF
% IMPERMEABLE	13.3 %	8.4 %	

TOTAL COVERAGE		EXIST.	PROPOSED
DECK	219 SF	100 SF	100 SF
G.H. DECK	72 SF	144 SF	144 SF
LAKE STEPS	132 SF	132 SF	132 SF
WALKS/STEPS	1,349 SF	1,291 SF	1,291 SF
PERMEABLE	3,060 SF	1,501 SF	1,501 SF
IMPERMEABLE	3,060 SF	2,281 SF	2,281 SF
TOTAL	4,411 SF	3,868 SF	3,868 SF
% COVERAGE	16.2 %	14.2 %	

LIVING AREA		EXIST.	PROPOSED	10% ALLOWED
HOUSE/PORCH	1,197 SF	1,197 SF	1,330 SF	1,330 SF
GARAGE/CARPOR	541 SF	541 SF	230 SF	230 SF
GUEST HOUSE	491 SF	491 SF	552 SF	552 SF
PERCENT OF LOT	2,235 SF	2,235 SF	2,120 SF	10.0%

BUILDING FOOTPRINT		EXIST.	PROPOSED	
HOUSE/PORCH	1,197 SF	1,197 SF	1,224 SF	
GARAGE/CARPOR	541 SF	541 SF	230 SF	
GUEST HOUSE	491 SF	491 SF	384 SF	
PERCENT OF LOT	2,235 SF	2,235 SF	1,738 SF	6.4%

SITE PLAN
 MARY SOCCI & PETER WHITE
 1737 RUSSELLS LANDING
 TOWN OF SKANEATELES, NY

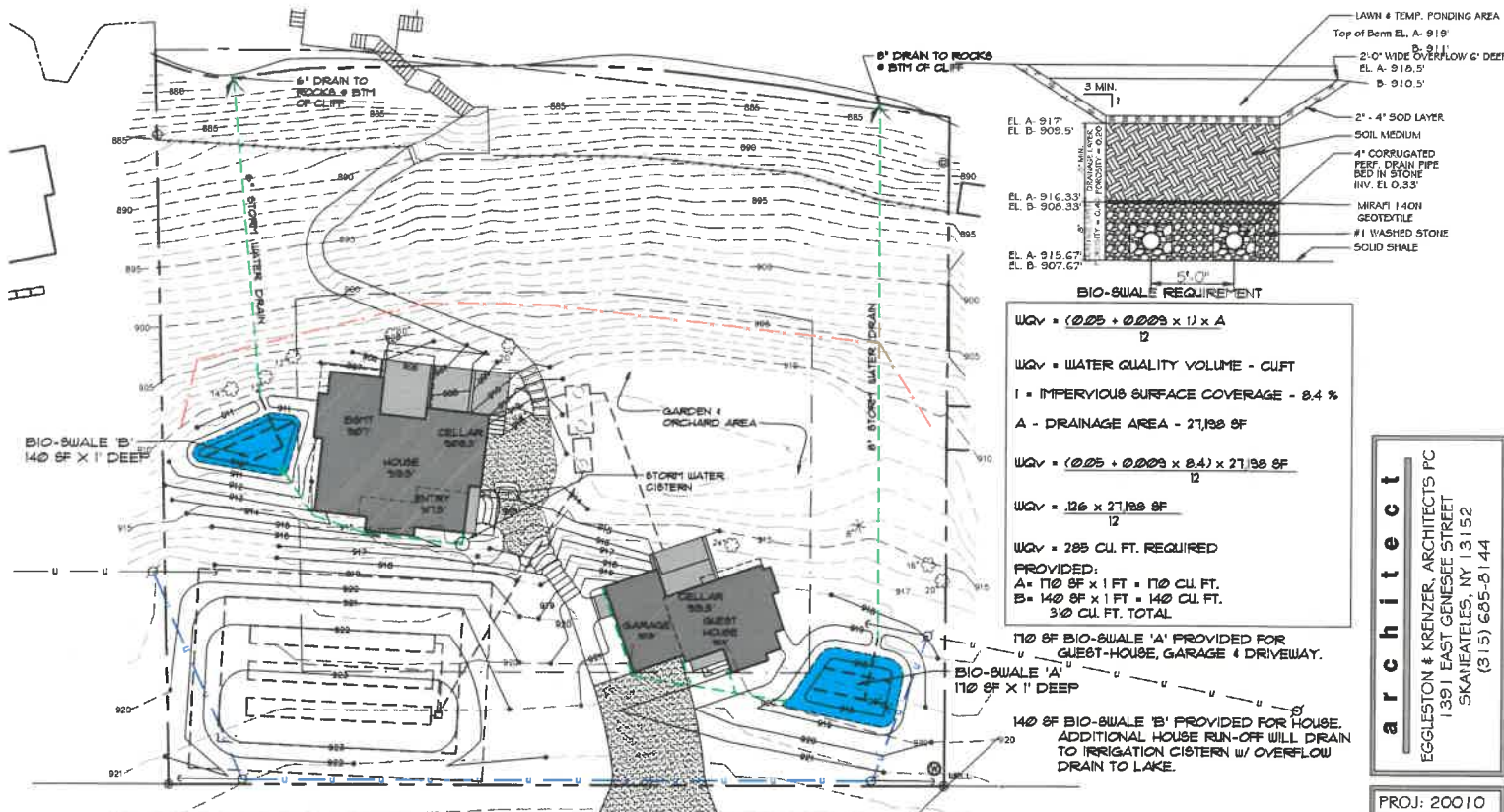
architect
 EGGLESTON & KRENZER, ARCHITECTS PC
 1391 EAST GENESSEE STREET
 SKANEATELES, NY 13152
 (315) 685-6144

PROJ: 20010

DATE:
 22 JUNE 2021
 7 JULY 2021
 14 JULY 2021



SITE PLAN RUSSELLS LANDING
 SC.: 1"=20'-0"
 SITE INFORMATION IS OBTAINED FROM SURVEY
 DONE BY CNT LAND SURVEYING DATED 11/18/2017
 ADDITIONAL INFORMATION BY ROBERT O. EGGLESTON



$WQV = \frac{(0.05 + 0.003 \times I) \times A}{12}$

WQV = WATER QUALITY VOLUME - CUFT

I = IMPERVIOUS SURFACE COVERAGE - 8.4 %

A = DRAINAGE AREA - 27,98 SF

$WQV = \frac{(0.05 + 0.003 \times 8.4) \times 27,98 \text{ SF}}{12}$

$WQV = .126 \times 27,98 \text{ SF}$

WQV = 285 CU. FT. REQUIRED

PROVIDED:

A = 110 SF x 1 FT = 110 CU. FT.

B = 140 SF x 1 FT = 140 CU. FT.

310 CU. FT. TOTAL

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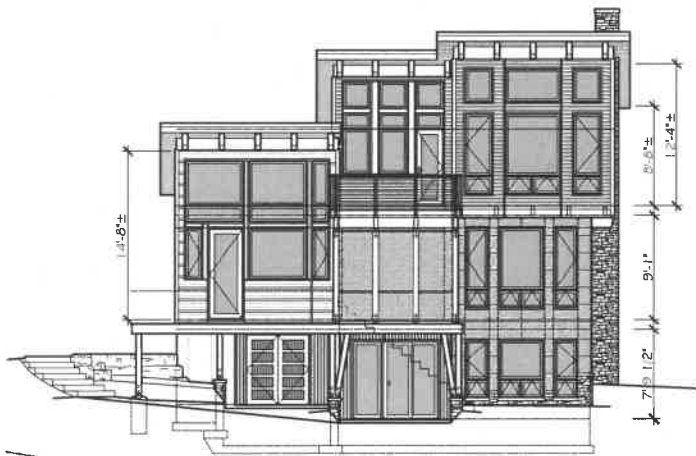
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GRADING PLAN
MARY SOCCI & PETER WHITE
1737 RUSSELLS LANDING
TOWN OF SKANEATELES, NY

GRADING PLAN
SC: 1"=20'-0"
SITE INFORMATION IS OBTAINED FROM SURVEY
DONE BY CNY LAND SURVEYING DATED 11/18/2017
ADDITIONAL INFORMATION BY ROBERT O. EGGLESTON

1a OF 6



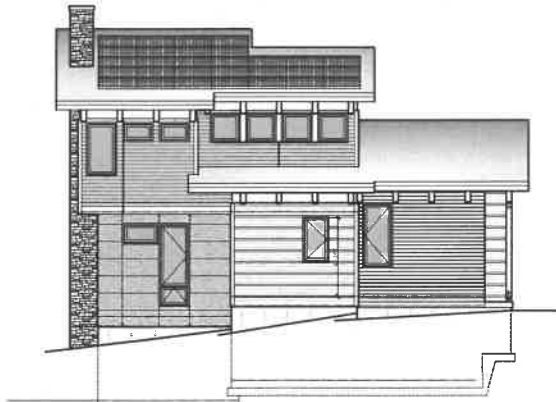
NORTH ELEVATION

SC.: 1/8" = 1'-0"



EAST ELEVATION

SC.: 1/8" = 1'-0"



SOUTH ELEVATION

SC.: 1/8" = 1'-0"



WEST ELEVATION

SC.: 1/8" = 1'-0"

NEW HOME

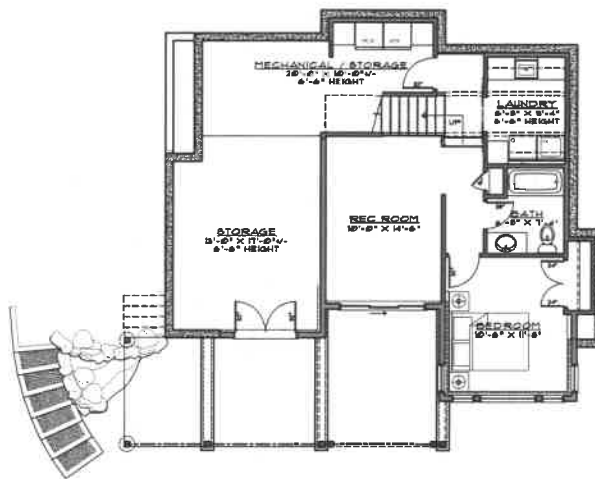
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architect

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BASEMENT PLAN

SC.: 1/8" = 1'-0"

	AREA
BASEMENT LIVING	408 SF
80%	326 SF
STORAGE/ MECHANICAL	507 SF

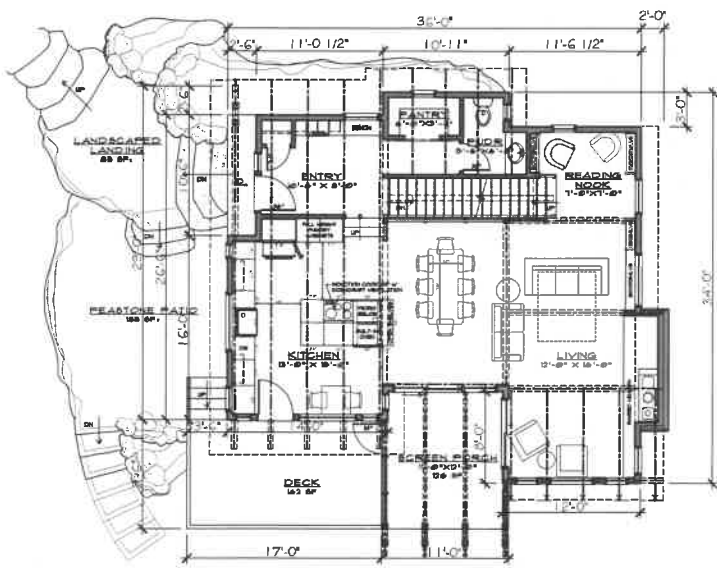
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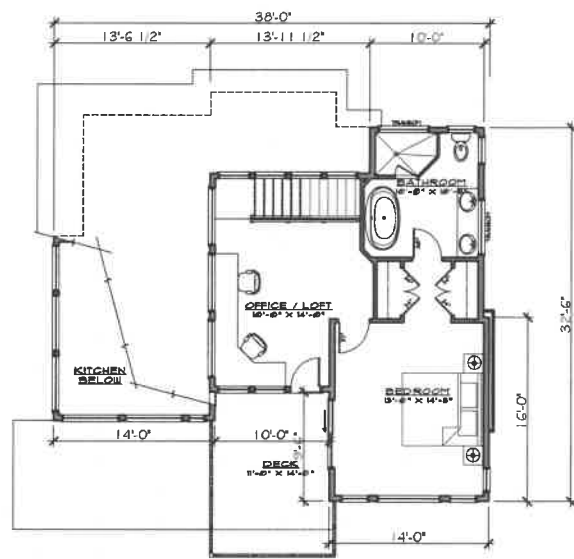
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FIRST FLOOR PLAN

SC.: 1/8" = 1'-0"



SECOND FLOOR PLAN

SC.: 1/8" = 1'-0"

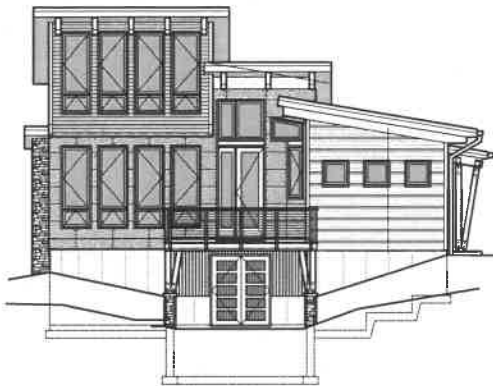
	EXISTING AREA	PROPOSED AREA
BASEMENT (80%)	-----	326 SF
1ST FLOOR	932 SF	998 SF
2ND FLOOR	-----	488 SF
PORCH	160 SF	126 SF
TOTAL	1,092 SF	1,938 SF
DECK	324 SF	188 SF
2ND FLR DECK	-----	147 SF
	324 SF	335 SF

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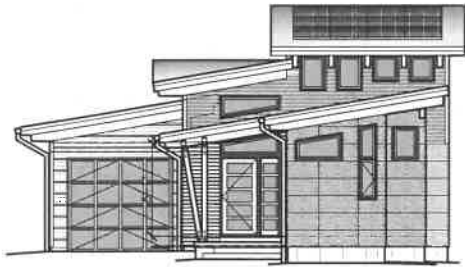
NORTH ELEVATION

SC.: 1/8"=1'-0"



EAST ELEVATION

SC.: 1/8"=1'-0"



SOUTH ELEVATION

SC.: 1/8"=1'-0"



WEST ELEVATION

SC.: 1/8"=1'-0"

GUEST HOUSE

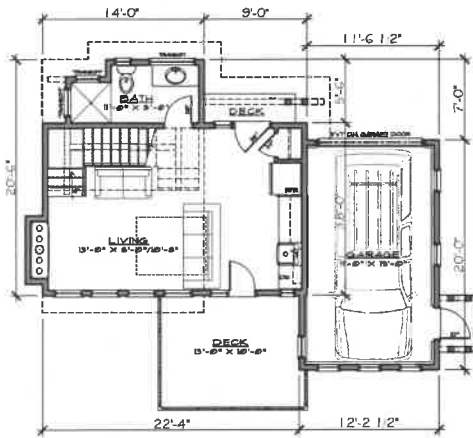
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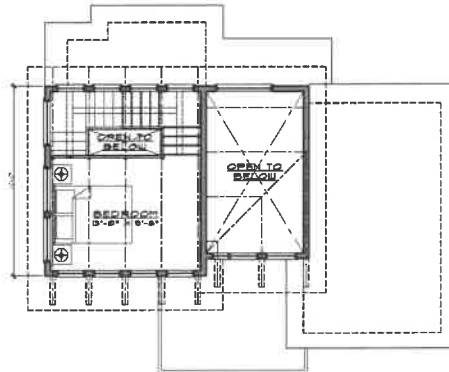
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1ST FLOOR PLAN

SC.: 1/8" = 1'-0"

	AREA
1ST FLOOR	384 SF
GARAGE	230 SF
2ND FLR LOFT	168 SF
DECK	144 SF



2ND FLOOR PLAN

SC.: 1/8" = 1'-0"

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