

Tax Map ID #037.-01-16.0

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 Joe & Marcia Zappia.

The proposal is to add a second-story addition to an existing one-story garage.

The involved Sections of the Skaneateles Town Code are Section 148-8-9-A.1.g.i.b Nonconforming Floorspace; and Section 148-8-4-B Nonconforming Height.

On nonconforming lots of less than 40,000 square feet on which any portion lies within 1000 feet of the lake line, the total floorspace shall not exceed 10.0% of the total lot area, whereas the proposed site plan shows a proposed building floorspace greater than 10.0% of the total lot area.

Nonconforming structures may be enlarged, extended or structures altered, where the enlargement or extension does not increase the degree of nonconformity. The height of a nonconforming structure that encroaches into the required front yard may not be increased within such front yard, whereas the site plan reflects an increase in height of the proposed two-story garage.

The property in question is located at **2629 East Lake Road** in the Town of Skaneateles, New York, and bears Tax Map ID #037.-01-16.0.

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, June 4, 2024, at 7:01 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: May 21, 2024

SPACE Architectural Studio, P.C.

3 Fennell Street, Suite #2, Skaneateles, N.Y. 13152
p: (315) 685-0540 | e: bill@spacearchstudio.com | www.spacearchstudio.com

Project Narrative

Joe and Marcia Zappia

Project Location: 2629 East Lake Rd, Skaneateles, N.Y. 13152

Tax Map No.: 037.-01-16.0

Village Zoning District: RF

SPACE Architectural Studio project #: 2024-10

Date: 26 February 2024

During the powerful windstorm that happened earlier this year in January a tree fell on their existing garage and severely damaged the roof framing members resulting in requiring a new roof for the whole structure. Rather than constructing a new roof to replace the damaged roof, the Zappias found it an opportunity to gain more storage space for their home by adding a second floor to their existing garage. They have modified the proposal since you last saw it by reorienting the roof and incorporating an interior stair for access to said created storage space.

Their existing single-story residence does not currently have adequate storage space due to the slope of their property resulting in a large portion of the basement being less than five feet tall. In addition to storage, the Zappias plan to use this space for an additional office/exercise space which would require electrical but no plumbing. This addition is living space while items in storage are out on the property, but the primary purpose is storage so there is no proposed plumbing or septic work to be done for this addition. We are proposing an interior stair to access the second-floor space, so there will be no site disturbance.

We believe that this proposal with a slightly increased roof pitch and no dormers on the roadside will have little to no effect on the character of the neighborhood. Additionally, due to the location of the existing garage this addition will not change or interfere with any adjacent properties' sight lines of the lake.

A large portion of the existing basement is unsuitable for proper storage space due to the slope of the property. The proposed additional storage space and seasonal space for office/exercise will require a floor space variance to accommodate these needs.

This addition proposes no change in the building footprint and impermeable surface coverage on the lot as the second-floor addition will follow the existing garage footprint. There is a requested area variance for the floor area (+/- 1.07%) because of this addition. The building floor space increases from +/- 10.03% existing to +/- 11.1% proposed which is a change of only +/- 1.07%.

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The requested variances are non-substantial and will not have an adverse effect on the adjoining properties or environmental conditions of the neighborhood. The change to the existing garage is small for this lot but will have a big impact on storage for the Zappias allowing them reasonable use of their property.

This difficulty is self-created with the desire for a second-floor addition however, the Zappias are not proposing as large of an addition as they did previously. They are giving up storage space on the first floor of the garage and the second floor of the garage with the proposed stairs to create access to the proposed storage space above instead of proposing an exterior access. Although, the new proposal gains 407 SF, due to the interior stairs only 350 SF is usable on the second floor and we lose 60 SF of storage space within the garage taking that to 580 SF.

Thank you for considering our proposal.

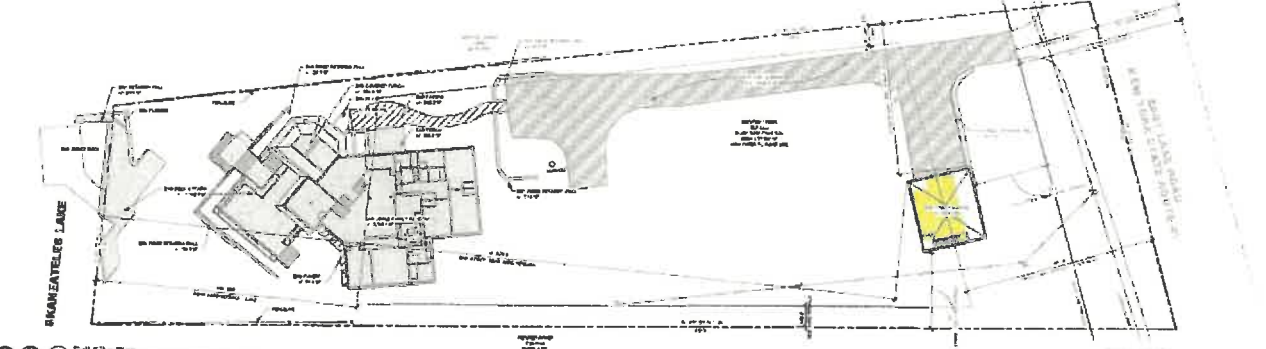
DENSITY CONTROL SCHEDULE PARKING & FOREST (RF) DISTRICT					
	REGD./ALLOWED	EXISTING	PROPOSED	DIFFERENCE	REGD. VARIANCE
MINIMUM LOT SIZE	5,000 SF	4,000 SF	4,000 SF	0	
MINIMUM FRONT YARD SETBACK - FRONT ROAD	15 FT	15 FT	15 FT	0	
MINIMUM SIDE YARD SETBACK	5 FT	5 FT	5 FT	0	
MINIMUM REAR YARD SETBACK - SIDE	5 FT	5 FT	5 FT	0	
MINIMUM REAR YARD SETBACK - REAR	5 FT	5 FT	5 FT	0	
MINIMUM FRONT PORCH DEPTH	5 FT	5 FT	5 FT	0	
MINIMUM BUILDING FLOOR SPACE	100 SF	100 SF	100 SF	0	
MINIMUM BUILDING HEIGHT	30 FT	30 FT	30 FT	0	

IMPERMEABLE SURFACE CALCULATIONS	
EXISTING	100 SF
PROPOSED	100 SF
DIFFERENCE	0 SF

FLOOR SPACE CALCULATIONS	
EXISTING	100 SF
PROPOSED	100 SF
DIFFERENCE	0 SF

LOT COVERAGE CALCULATIONS	
EXISTING	100 SF
PROPOSED	100 SF
DIFFERENCE	0 SF

FOOTPRINT CALCULATIONS	
EXISTING	100 SF
PROPOSED	100 SF
DIFFERENCE	0 SF



SPACE Architectural Studio, P.C.
 3 Fenwick Street, Suite #2 Skaneateles, N.Y. 13152
 Phone: (815) 855-0049 Email: info@spacearchstudio.com

PROJECT TYPE
 for
Joe & Marcia Zappala
 2401 Fenwick Lane #2
 Skaneateles, NY 13152

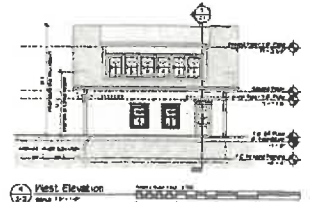
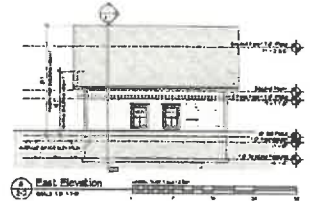
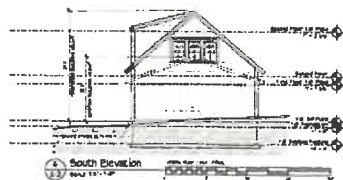
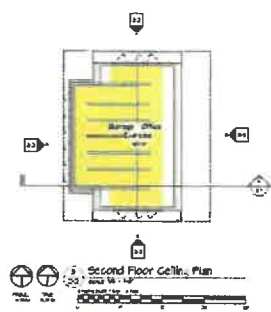
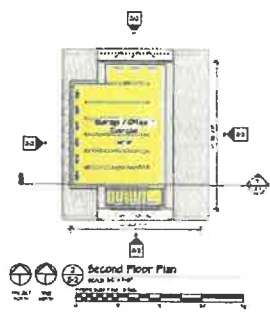
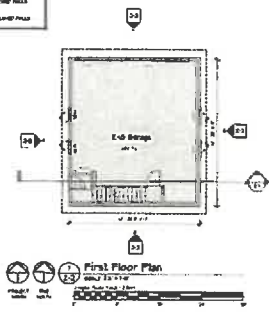


SEPPING SUBMISSION 4.9.24

Zoning Site Plan **Z-1**

Project Name: 2024-10
 Date: 04-08-24
 Author: [Name]
 Title: ARCHITECT

FLOOR FINISH	
[Symbol]	CONCRETE FLOOR
[Symbol]	HARDWOOD FLOOR
[Symbol]	CEMENT BOARD FLOOR



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PROJECT TYPE
for
Joe & Marcia Zappala
240 West Lake St.
Skaneateles, NY 13152

Revisions

ZONING SUBMISSION 4.3.21

ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.

Project Number	2024-10	Sheet	4-2
Date	04/08/24	Client	Joe & Marcia Zappala
Scale	AS SHOWN	Architect	SPACE ARCHITECTS

Zoning - Floor Plans & Elevations

Z-2





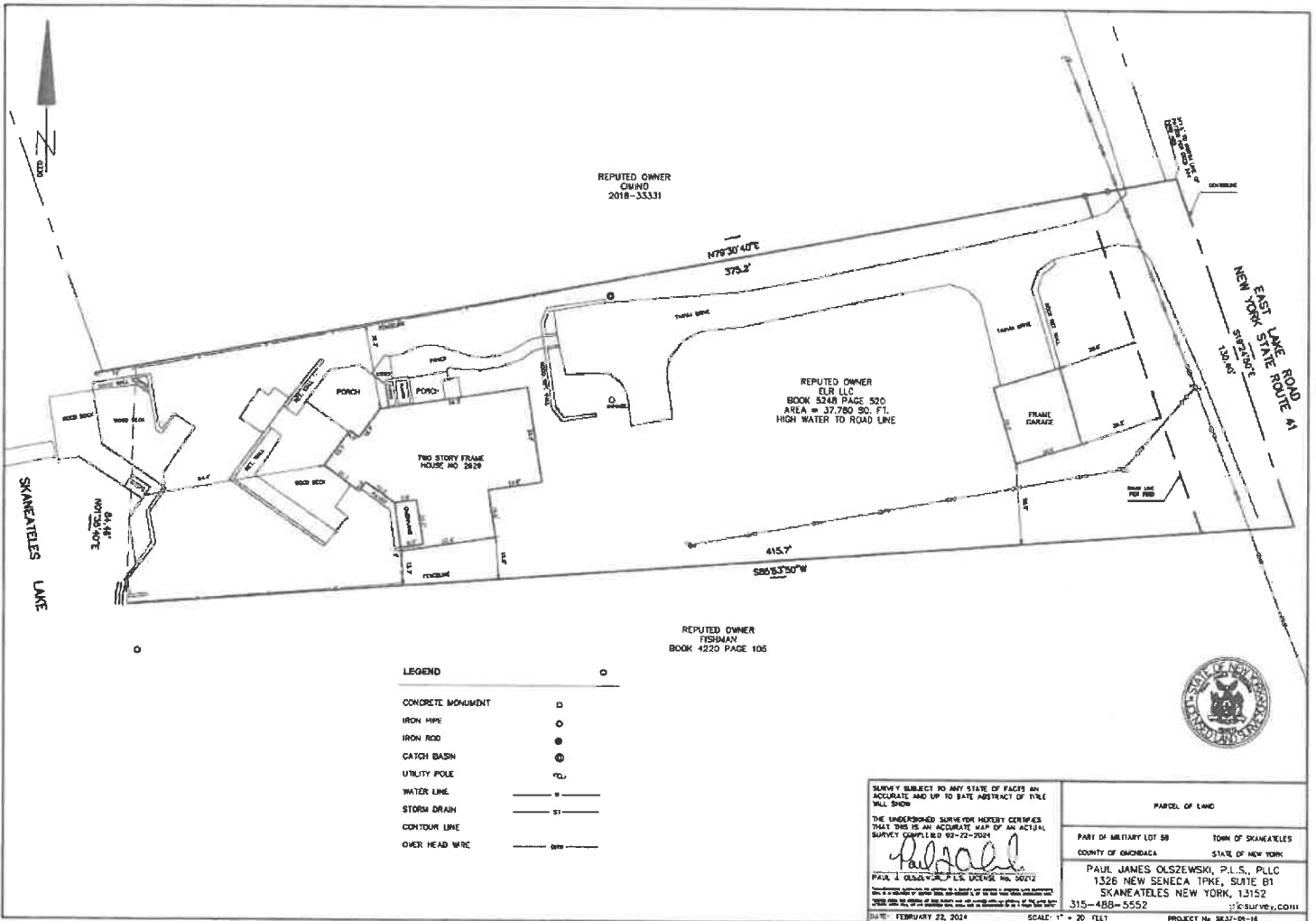
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Joe & Marcia Zappia
2629 East Lake Rd
Skaneateles NY 13152

Existing
Images

Z-3





REPUTED OWNER
OMINO
2018-33331

REPUTED OWNER
EUR LLC
BOOK 5248 PAGE 520
AREA = 37,790 SQ. FT.
HIGH WATER TO ROAD LINE

REPUTED OWNER
FISHMAN
BOOK 4223 PAGE 106

LEGEND	Symbol
CONCRETE MONUMENT	□
IRON PIPE	○
IRON ROD	●
CATCH BASIN	⊙
UTILITY POLE	⊕
WATER LINE	—
STORM DRAIN	—
CONTOUR LINE	—
OVER HEAD WIRE	—



SURVEY SUBJECT TO ANY STATE OF FACTS AN ACCURATE AND UP TO DATE ABSTRACT OF TITLE WILL SHOW

THE UNDERSIGNED SURVEYOR HEREBY CERTIFIES THAT THIS IS AN ACCURATE MAP OF AN ACTUAL SURVEY COMPLETED 02-22-2024

Paul J. Olszewski
PAUL J. OLSZEWSKI, P.L.S., LICENSE NO. 26072

DATE: FEBRUARY 22, 2024

PARCEL OF LAND	
PART OF MILITARY LOT 58	TOWN OF SKANEATELES
COUNTY OF CATTARAUGUS	STATE OF NEW YORK
PAUL JAMES OLSZEWSKI, P.L.S., PLLC 1326 NEW SENECA TPKE, SUITE B1 SKANEATELES NEW YORK, 13152	
315-488-5552	PROJECT No SK27-DN-16

SCALE: 1" = 20' FEET