

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					
FARMING & FOREST (FF) DISTRICT					
	REG'D./ALLOWED	EXISTING	PROPOSED	DIFFERENCE	REG'D. VARIANCE
MINIMUM LOT SIZE	5,000 SF	44,270 SF	-	-	-
MINIMUM FRONT YARD SETBACK - STATE ROAD	50 FT	-	-	-	-
MINIMUM FRONT YARD SETBACK - STATE ROAD	75 FT	44.25 FT P.F.S.G.	44.25 FT P.F.S.G.	-	44.25 FT P.F.S.G.
MINIMUM SIDE YARD SETBACK	5 FT	44.50 FT	44.50 FT	-	44.50 FT
MINIMUM SIDE YARD SETBACK	80 FT	44.25 FT	44.25 FT	-	44.25 FT
MINIMUM REAR YARD SETBACK - 10%*	50 FT	44.25 FT	44.25 FT	-	44.25 FT
MINIMUM REAR YARD SETBACK - LAKE	100 FT	44.25 FT	44.25 FT	-	44.25 FT
MINIMUM LOT COVERAGE	30%	44.25% P.F.S.G.	44.25% P.F.S.G.	-	44.25% P.F.S.G.
MINIMUM IMPERVIOUS SURFACE COVERAGE	10%	44.25% P.F.S.G.	44.25% P.F.S.G.	-	44.25% P.F.S.G.
MINIMUM BUILDING FOOTPRINT	8%	44.25% P.F.S.G.	44.25% P.F.S.G.	-	44.25% P.F.S.G.
MINIMUM BUILDING FLOOR SPACE	10%	44.25% P.F.S.G.	44.25% P.F.S.G.	-	44.25% P.F.S.G.
MINIMUM BUILDING HEIGHT	35 FT	44.25 FT	44.25 FT	-	44.25 FT

* P.F.S.G. = PERCENT FLOOR SPACE GROUND COVER

IMPERVIOUS SURFACE CALCS	
EXISTING IMPERVIOUS SURFACE	44,270 SF
PROPOSED IMPERVIOUS SURFACE	44,270 SF
DIFFERENCE	0 SF

FLOOR SPACE CALCULATIONS	
EXISTING FLOOR SPACE	44,270 SF
PROPOSED FLOOR SPACE	44,270 SF
DIFFERENCE	0 SF

LOT COVERAGE CALCULATIONS	
EXISTING LOT COVERAGE	44.25%
PROPOSED LOT COVERAGE	44.25%
DIFFERENCE	0%

FOOTPRINT CALCULATIONS	
EXISTING FOOTPRINT	44,270 SF
PROPOSED FOOTPRINT	44,270 SF
DIFFERENCE	0 SF



1 Property Location



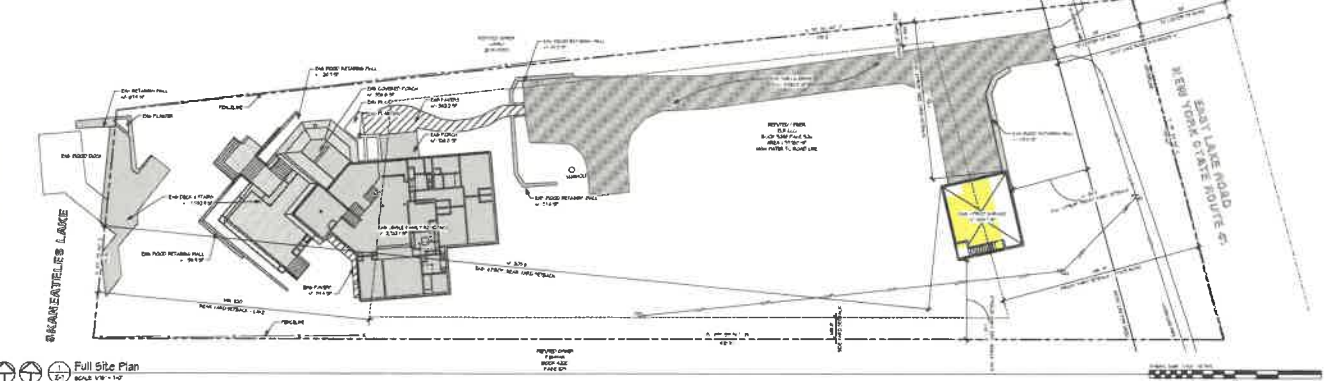
2 Existing Conditions



3 Proposed Northwest Elevation



4 Section A



5 Full Site Plan

ZONING SUBMISSION 4.3.24

NO PORTION OF THIS PLAN SHALL BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.	DATE: 04-03-24	SCALE: AS SHOWN
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Zoning Site Plan

Z-1

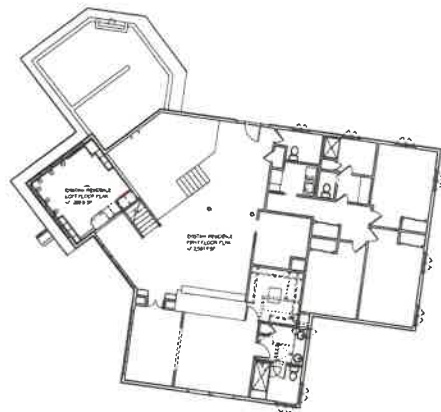
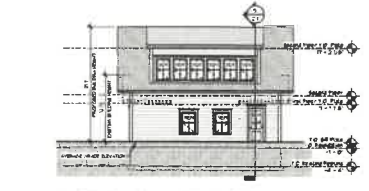
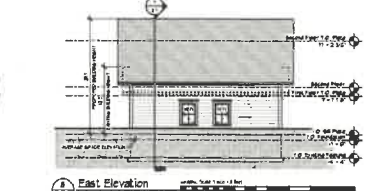
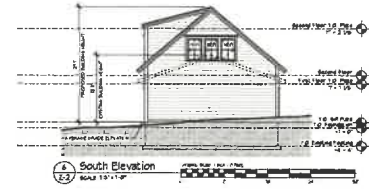
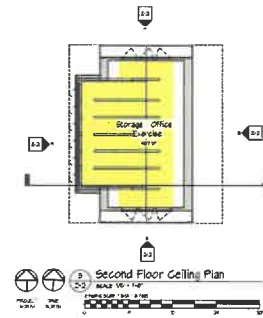
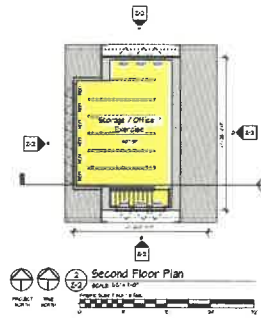
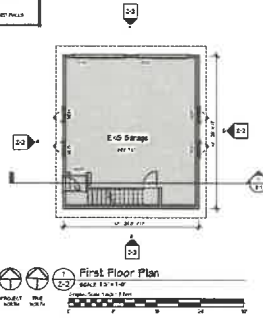
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PROJECT TYPE
 for
Joe & Marcia Zappia
 2624 East Lake Rd
 Skaneateles, NY 13152

NO.	DATE	DESCRIPTION



██████████	PAVING PATTERNS
██████████	PROPOSED PATTERNS
██████████	EXISTING PATTERNS



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PROJECT TYPE
for
Joe & Marcia Zappia
2608 Elm Lake Rd.
Skaneateles, NY 13152

Revisions	Date

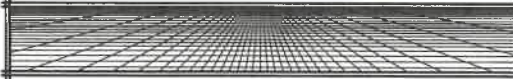
ZONING SUBMISSION 4.3.24

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Zoning - Floor Plans & Elevations

Z-2





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Joe & Marcia Zappia
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Existing
Images

Z-3



