

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

September 22, 2025

Town of Skaneateles Zoning Board of Appeals  
24 Jordan Street  
Skaneateles, NY 13152

Re: Skaneateles Dogs/Beth Endres – Fence Area Variance  
1170 Heifer Road  
Tax Map # 061.-03-01.0

### NARRATIVE

The property at 1170 Heifer Road is 54,473 SF, has 360 ft of road frontage on Heifer Road and 198 ft on Route 38A and is in the RF District and the Owasco Lake Watershed. The property received a Special Permit to construct a 36 ft x 60 ft, two story building for a service business for Dog Daycare and Boarding in 3,362 SF and have a one-bedroom, accessory apartment that is 784 SF. Fenced in exercise areas was approved as well as a circle driveway with two parking spaces. The property will have a well, on-site septic system and bio swales for stormwater management. The business will have a 12 SF free standing sign and signage on the front of the building. The ISC will be 10.0% and TSC 10.4%

The fence surrounding the exercise yard that is overall 150 ft x 106 ft wants to be eight feet tall rather than the allowed six-foot height. The larger exercise yard will be further divided into two smaller areas with a 4 ft high fence. In that a variety of dogs will be using the exercise yard from time to time, larger dogs are known to jump a six-foot-tall fence. Furthermore, this will help keep wild animals out of the exercise yard. This dog care facility is located in a rural setting surrounded by field crops with no immediate residential neighbors. The fence will be a minimum 25 feet off any property line. Taller than six foot fences are allowed for specific uses such as tennis courts. The alternative would be a five-foot-high fence with an additional foot of fence angled back towards the exercise yard. This would take on a detention yard appearance.

### 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 property is a rural setting surrounded by farm fields without any nearby residence. The Dog Care service business has a barn aesthetic to it and the fence will be no closer than 25 ft to a property line.

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- 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. This is a dog care facility with a large outside exercise yard. Some larger dogs have been known to jump a six-foot-high fence. The eight-foot fence will assure the safe containment of the dogs and further prevent wild animals from entering the exercise yard. The alternative would be a 6 ft high detention style fence with an inward angular top portion.

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

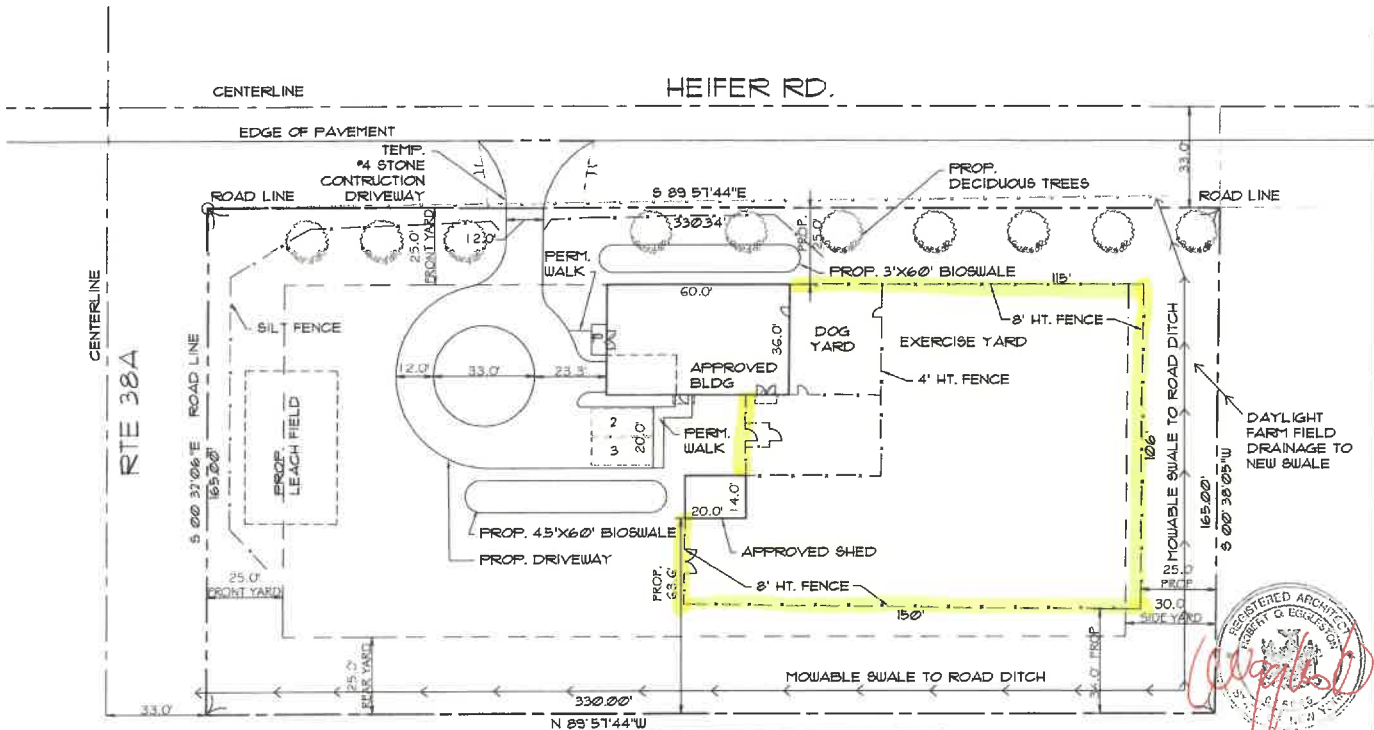
The requested variance is not substantial. While the eight foot fence would be 25% taller than the allowed 6 foot fence, it is in a rural setting adjacent to open farm fields. Fences taller than 6 feet are allowed for specific uses such as tennis courts.

- 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 property has been developed to conform with the 10% ISC, required building setbacks and has a new septic system and bio-swales for stormwater management. This is a rural setting without any neighboring residences.

- 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. Allowing the eight-foot-high fence will assure that the dogs are managed in a safe, controlled environment with a large yard to run and exercise.



## SITE PLAN

SC.: 1"=30'-0"

SITE INFORMATION IS OBTAINED FROM SURVEY  
DONE BY HEATHER WARREN, L.L.S. PLLC, DATED 6/02/2004  
ADDITIONAL INFORMATION BY EGGLESTON & KRENZER  
ARCHITECTS P.C.

LOT AREA 54,473 SF

### IMPERMEABLE COVERAGE

	EXIST.	APPROVED
BLDG.	2,160 SF	2,160 SF
PORCH	50 SF	50 SF
DRIVEWAY	2,980 SF	2,980 SF
SHED	280 SF	280 SF
TOTAL	5,470 SF	5,470 SF
% IMPERMEABLE	10.0 %	10.0 %

### TOTAL COVERAGE

	EXIST.	APPROVED
WALK	193 SF	193 SF
PERMEABLE	193 SF	193 SF
IMPERMEABLE	5,470 SF	5,470 SF
TOTAL	5,663 SF	5,663 SF
% TSC	10.4 %	10.4 %

## SITE PLAN

BETH ENDRES - SKANEATELES DOGS  
1170 HEIFER RD.  
TN. OF SKANEATELES, NY

architect

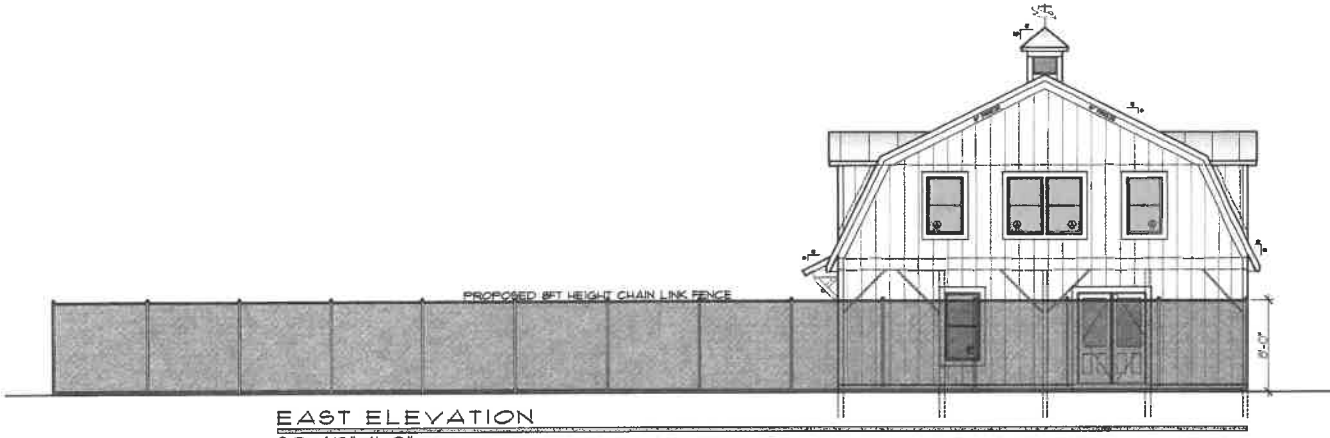
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PROJ: 23152

DATE:

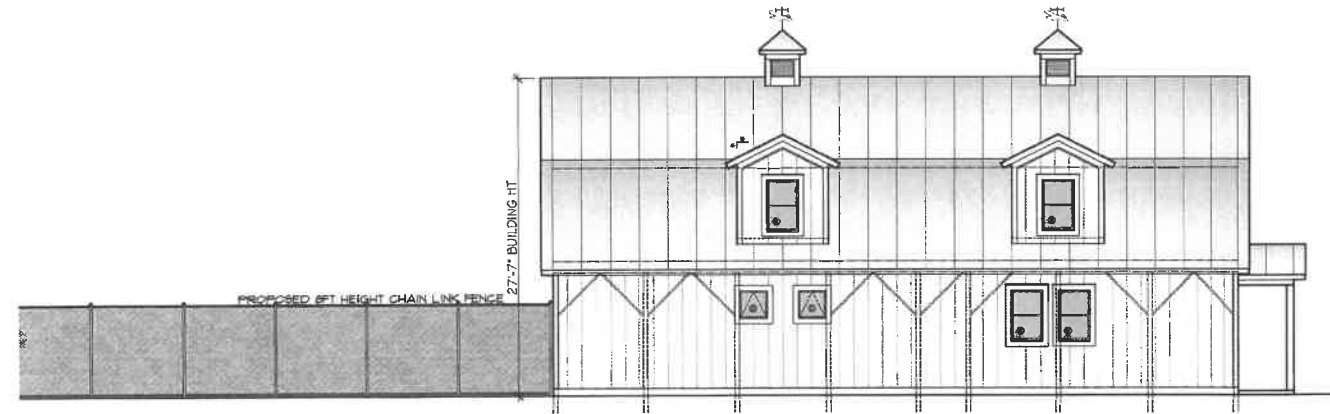
16 SEPT 2025

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EAST ELEVATION

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



NORTH ELEVATION

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

**FENCE**

BETH ENDRES - SKANEATELES DOGS  
1170 HEIFER ROAD  
TOWN OF SKANEATELES, NY

**architect**

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