

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 Christina Ma, Esq.

The proposal is for shoreline improvements on a nonconforming lot.

The involved Sections of the Skaneateles Town Code are Section 148-8-9-A.1.a Existing Nonconforming Lots- Lot Size, Section 148-4-2-C.1.b.H. RF District Dimensional Requirements, and Section 148-7-1-K.3.b.ii. Maximum Onshore Structures.

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 redevelopment of a lot that is less than 20,000 square feet.

In the RF District, the maximum lot coverage is 20% of lot area, whereas the site plan with proposed shoreline improvements will further increase the nonconforming lot coverage.

The total combined square footage of all onshore structures on lots with between 100 feet and 200 feet of lake frontage is a maximum of 600 square feet, whereas the site plan indicates a proposed increase in onshore structures to greater than 600 square feet.

The property in question is located at **2847 East Lake Road** in the Town of Skaneateles, New York, and bears Tax Map ID #038.-01-09.0.

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, December 2, 2025, at 7:02 p.m.*** at the Town Hall, 24 Jordan Street, or electronically. 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: November 5, 2025

Town of Skaneateles Zoning Board of Appeals (ZBA)

INSERT: AREA Variance

(Pursuant to §148-10-10.E)

Contact Town Staff if you need assistance.

Applicant Name:

Christina Ma, Esq.

Property Tax Map#

038.-01-09.0

The applicant understands that:

(please mark or check to acknowledge that you have read each)

X

The area variances, if granted shall be the minimum variance necessary and adequate, while preserving and protecting the character of the neighborhood and the health, safety and welfare of the community.

X

The ZBA shall consider the benefit to the applicant if the variance is granted, as weighed against the detriment to the health, safety and welfare of the neighborhood or community. It shall consider that Skaneateles Lake is a public water supply and shall not grant any variance that, individually or in combination with other variances, may result in pollution of the lake from more intensive use of property, encroachment into required lake yards, additional surface water runoff or subsurface leaching of septic waste or any other factors.

The applicant **shall respond in writing** to the following required criteria. (use additional sheets if needed)

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.

Applicant response: The proposed actions along the shoreline are consistent with adjacent properties, will protect the property and will protect Skaneateles Lake from increase effects of erosion of exposed shale bedrock and siltation.

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.

Applicant response: Based on the limited size of the property, the property owner has made adjustments to minimize impermeable surface coverage and cannot remove any additional elements. Additionally, the proposed embankment stabilization measures will protect the property and Skaneateles Lake.

3. Whether the requested area variance is substantial.

Applicant response: The proposed area variance is not substantial and is only what is required to achieve the proposed site/embankment improvements.

4. Whether the proposed variance will have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district.

Applicant response: The proposed embankment and lower shoreline stabilization measures are consistent with adjacent properties.

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.

Applicant response: The existing condition is not self created and is improving a significantly deteriorated situation with the elevated deck, lower shoreline area and widespread erosion of the exposed shale bedrock embankment.

TURN OVER - for REQUIRED SUBMISSIONS

INSERT: AREA Variance
(Pursuant to §148-10-10.E)

SUBMISSION REQUIREMENTS

FILING FEE

 X \$200.⁰⁰ Amendment: \$100

ONE (1) original:

- X 1. Common Application Form – completed and signed
- X 2. ZBA AREA Variance insert – completed
- X 3. Narrative responses to review criteria or additional supporting documentation
- X 4. SEQR **Short** form – completed (Board may require completed Long Form or more information)
- 5. Photocopy of CEO Denial of Permit
- 6. Letter of authorization - if agent of property owner or applicant.
- 7. Photocopy of permits or correspondence from other agencies (see Referral Section below)
- X 8. If within LWOD - Written statement or photocopy of transmittal letter that a copy of this application has been submitted to the City of Syracuse Water Department or the City of Auburn. (per §148-7-1.E & F).

SEVEN (7) copies of:

- X 9. Current survey (per §148.10-1.D.1), with location map, stamped and signed by licensed land surveyor
- X 10. Site plan showing all existing and proposed conditions, signed and stamped by licensed design professional.

PLEASE NOTE: You may simultaneously apply for a Use or Area Variance in anticipation that your requested interpretation is denied. If so – **include** the Interpretation Insert with this submission.

REFERRALS AND CONTACTS WITH OTHER AGENCIES

The following agencies may have separate permit authority or be required to provide advisory review of applications before the Town. **You may be required by the Town to contact these agencies directly.**

Please indicate if you have contacted any of these agencies, the date of contact and the type of response (informal letter, permit issued, N/A - Not Applicable)

		<u>Contact Date</u>	<u>Response</u>
Highway Access:	Town Highway Dept.	N/A	
	Onondaga County DOT	N/A	
	NYS DOT	N/A	
Water Supply:	Town Water Dept.	N/A	
Sanitary Waste:	Onondaga Co Health Dept.	N/A	
Natural Resources:	City of Syracuse Water Dept.	09/30/2025	Under review
	NYS DEC	09/30/2025	Under review
	US Army Corp of Engineers	09/30/2025	Under review

PROCEDURE SUMMARY

1. Pre-application meeting/CEO Denial of Permit
2. Submittal Deadline (Two [2] weeks prior to ZBA meeting date)
3. Preliminary Zoning Board of Appeals review of application
 - a. Determine completeness
 - b. Request additional information or submissions
 - c. Schedule Site visit and formal review meeting date
 - d. Refer application to other agencies
4. Formal Zoning Board of Appeals Review
 - a. Public hearing
 - b. Receipt of referral recommendations
 - c. Final action and adoption of resolution

Contact Town Staff if you need assistance



TOWN OF SKANEATELES, ONONDAGA COUNTY, NEW YORK

[illegible]

DRAWING TITLE	NO.
EXISTING SITE PLAN	SP-1
PROPOSED SITE PLAN, LINDER AREA PAVING PLAN AND ELEVATIONS	SP-2
PROPOSED SWIRLING LAKE HALL SYSTEM SECTIONS	SP-3
PROPOSED SWIRLING LAKE HALL SYSTEM SECTIONS	SP-4
EXISTING AND PROPOSED LIFT STATIONING SITE PLANS	SP-5
PROPOSED DRAINAGE PLAN: SECTION AND DETAILS	SP-6
EROSION AND SEDIMENT CONTROL PLAN AND DETAILS	SP-7

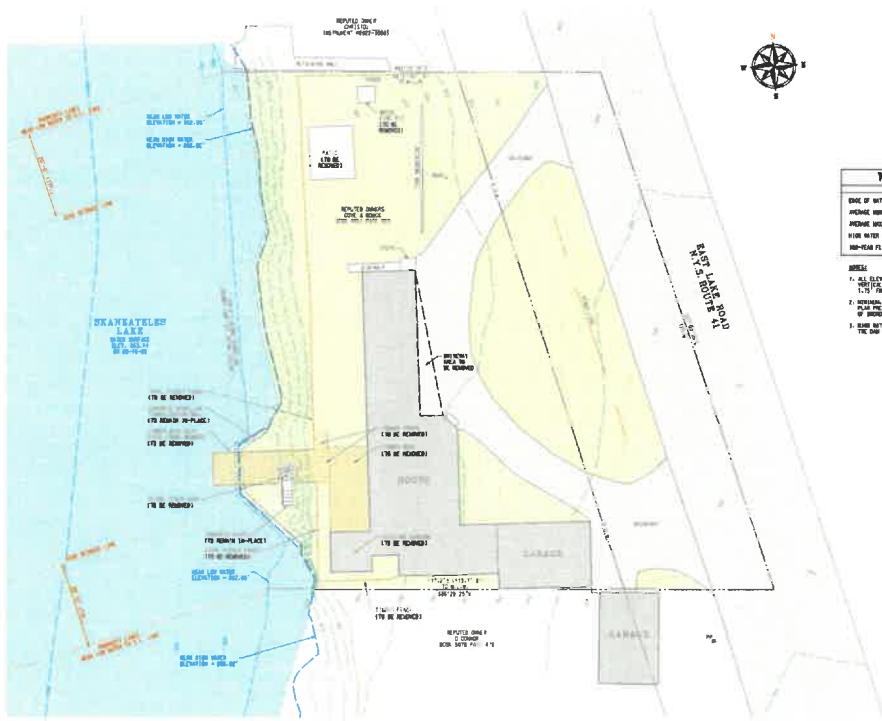
(PROJECT No. 2025009)
SEPTEMBER 2025

TOWN PLANNING BOARD
AND ZBA BOARD
USE AND APPROVAL ONLY

<p>REVISIONS</p> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/>	 <p>UDIG-NY <small>UNIVERSITY DEVELOPMENT INSTITUTE OF NEW YORK</small></p> 
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NOTE: NO ALTERATION PERMITTED HEREON EXCEPT AS PROVIDED UNDER SECTION 2909 SUBDIVISION 2 OF THE NEW YORK STATE EDUCATION LAW.





WATER ELEVATION TABLE	
DATE	ELEVATION
DATE OF WATER ELEVATION IN WARD 14, 2005	200.14
MEAN HIGH WATER ELEVATION	200.00
MEAN LOW WATER ELEVATION	199.50
MEAN WATER ELEVATION (LAKE LINE)	199.00
MEAN WATER ELEVATION	198.50

NOTES:
 1. ALL ELEVATIONS SHOWN ON SECTION PLANS ARE REFERENCED TO NATIONAL MEAN SEA LEVEL.
 2. THE DATE OF WATER ELEVATION IS TO BE DETERMINED BY THE CITY OF SPENCER, NEW YORK.
 3. THE DATE OF WATER ELEVATION IS TO BE DETERMINED BY THE CITY OF SPENCER, NEW YORK.
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 8. THE DATE OF WATER ELEVATION IS TO BE DETERMINED BY THE CITY OF SPENCER, NEW YORK.
 9. THE DATE OF WATER ELEVATION IS TO BE DETERMINED BY THE CITY OF SPENCER, NEW YORK.
 10. THE DATE OF WATER ELEVATION IS TO BE DETERMINED BY THE CITY OF SPENCER, NEW YORK.

KEY

- PROPERTY LINE
- BOUNDARY LINE
- REPORTED DRAINAGE
- REPORTED DAMS
- REPORTED WELLS
- LAKE BED ELEVATION
- MEAN WATER ELEVATION
- MEAN LOW WATER ELEVATION
- MEAN WATER ELEVATION (LAKE LINE)
- MEAN WATER ELEVATION

EXISTING SITE PLAN



BASE MAP REFERENCES

1. MAPS OF TOWNSHIP OF LAND - PART OF SECTION 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100.
2. LAND MAPS PREPARED BY THE STATE OF NEW YORK, DEPARTMENT OF ENVIRONMENTAL CONSERVATION, PLANNING AND DESIGN DIVISION, 1990.
3. LAND MAPS PREPARED BY THE STATE OF NEW YORK, DEPARTMENT OF ENVIRONMENTAL CONSERVATION, PLANNING AND DESIGN DIVISION, 1990.

TOWN PLANNING BOARD
 AND ZBA BOARD
 USE AND APPROVAL ONLY

TPK Engineering Associates, PC

SEAL OF THE TOWN OF SKANEATELES

PROJECT: SHORELINE STABILIZATION

OWNER: CHRISTINA, M.A. ESQ.

LOCATION: TOWN OF SKANEATELES, CHAMBERS COUNTY, NEW YORK

DATE: 08-15-2005

SCALE: 1" = 10'

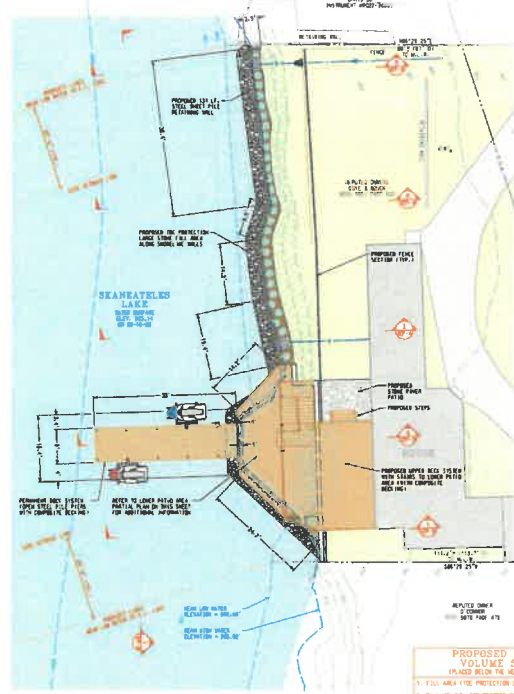
DATE: 08-15-2005

DESIGNED BY: [Signature]

CHECKED BY: [Signature]

APPROVED BY: [Signature]

SP-1



PROPOSED SITE PLAN

1" = 10' SCALE

NOTE: SEE ATTACHED

1. SURVEY OF THE PROPERTY OF THE TOWN OF DANVERS, MASSACHUSETTS, WAS CONDUCTED BY THE TOWN ENGINEER, JAMES M. KELLEY, IN 1998. THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE MASSACHUSETTS SURVEYING ACT OF 1998.
2. THE SURVEY WAS CONDUCTED BY THE TOWN ENGINEER, JAMES M. KELLEY, IN 1998. THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE MASSACHUSETTS SURVEYING ACT OF 1998.
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PROPOSED AREA AND VOLUME SUMMARY
(IN ACRES)
1. FILL AREA (FOR PROTECTION LANE) = 0.00 ACRES
2. FILL VOLUME (FOR PROTECTION LANE) = 0.00 C.Y.

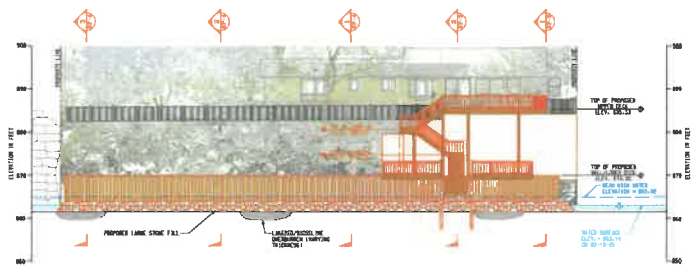
KEY

EXISTING	PROPOSED
PROPERTY LINE	SHORELINE WALL
RIGHT-OF-WAY LINE	SHORELINE WALL
NOTES	NOTES
TOPOGRAPHIC CONTOUR	SHORELINE WALL
METAL BOLLARD/POST LINE	SHORELINE WALL
PROPOSED FENCE LINE	SHORELINE WALL
POWER POLE	SHORELINE WALL



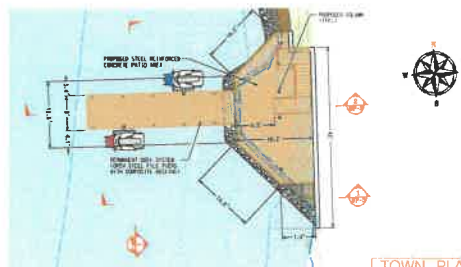
PROPOSED SHORELINE WALL SYSTEM ELEVATION

SCALE 1" = 10'



POINTCLOUD/PROPOSED ELEVATION OVERLAY

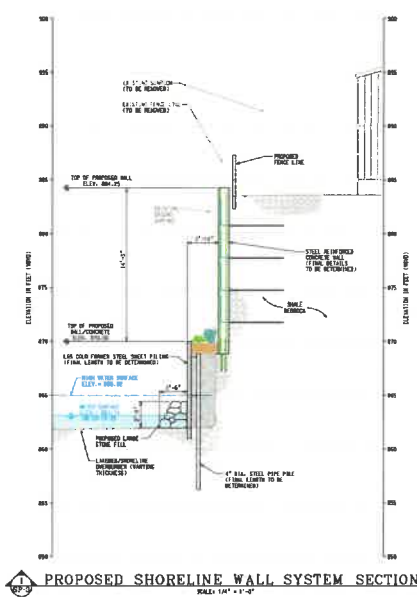
SCALE 1" = 10'



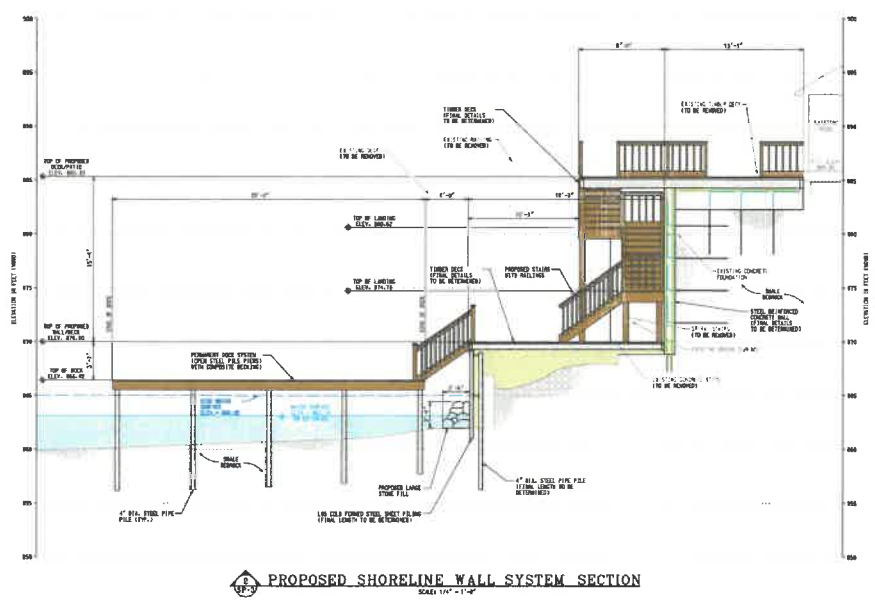
LOWER PATIO AREA PARTIAL PLAN

SCALE 1" = 10'

TOWN PLANNING BOARD
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1 PROPOSED SHORELINE WALL SYSTEM SECTION
SCALE 1/4" = 1'-0"



2 PROPOSED SHORELINE WALL SYSTEM SECTION
SCALE 1/4" = 1'-0"

TOWN PLANNING BOARD
AND ZBA BOARD
USE AND APPROVAL ONLY

TDK Engineering Associates, PC

2000 W. 10th Street, Suite 100, Okemaw, MI 48864

Phone: (517) 865-1234 Fax: (517) 865-1235

Christina M. Loe
Professional Engineer
No. 12345
Exp. 12/31/2025

SHORELINE STABILIZATION

CHRISTINA M. LOE

TOWN OF BARNABUS, OKEMAW COUNTY, MI

PROJECT NO. 2024001

DATE JUL 2024

SCALE 1/4" = 1'-0"

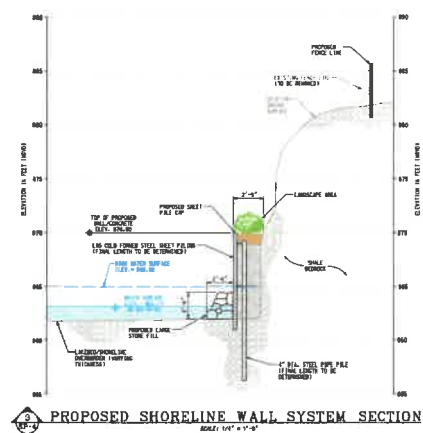
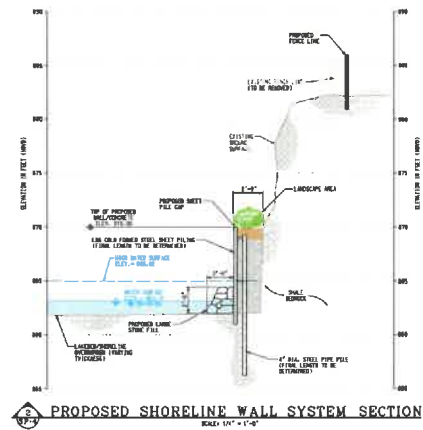
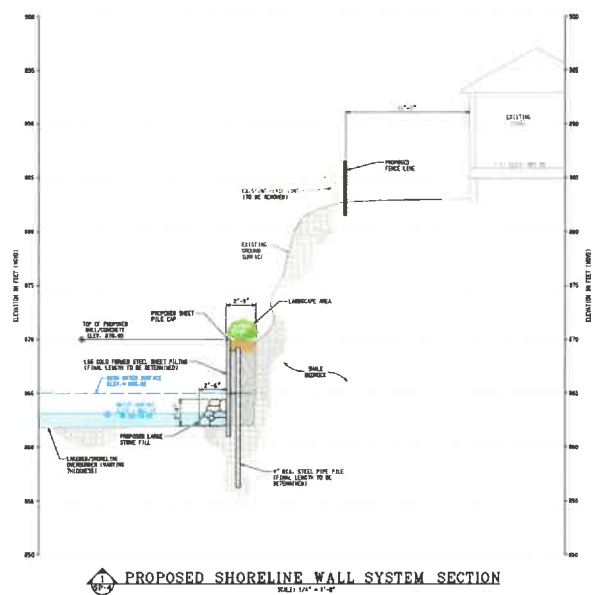
DATE 08/01/24

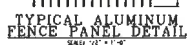
DESIGNED BY JTL

CHECKED BY JTL

PROPOSED SHORELINE WALL SYSTEM SECTIONS

SP-3

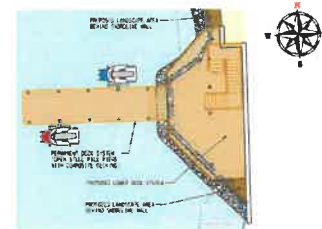


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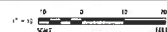
SHORELINE STRUCTURES SUMMARY TABLE			
STRUCTURE	EXISTING	PROPOSED	DIFFERENCE BETWEEN EXISTING & PROPOSED
BEACH SYSTEM	450 S.F.	150 S.F.	300 S.F.
WALKWAY	100 S.F.	100 S.F.	0 S.F.

WGL:

1. FOR LOT: BETWEEN 100 FT. AND 200 FT. OF THE FRONTAGE, THE TOTAL DRAINAGE AREA OF ALL SHORELINE STRUCTURES IS 600 S.F. (THE TOTAL DRAINAGE AREA OF ALL SHORELINE STRUCTURES IS 600 S.F.)
2. NO PERMANENT DOCK SHALL BE CONSTRUCTED OR PLACED IN A MANNER THAT WILL INTERFERE WITH NORMAL NAVIGATION OR ACCESS TO ANADROMY AND OF EXITS (THE TOTAL DRAINAGE AREA IS 600 S.F.)
3. NO SHORELINE STRUCTURE SHALL EXCEED 20 FT. ABOVE THE DUNE LINE (THE TOTAL DRAINAGE AREA IS 600 S.F.)



LOWER SHORELINE PARTIAL PLAN



TOWN PLANNING BOARD
AND ZBA BOARD
USE AND APPROVAL ONLY

