



February 23, 2026

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

RE: Marshall Variances Requested

§ 148-7-1. Lake Watershed Overlay District Variance requested:

K. 1. b. ii).The foundation area of a boathouse shall not exceed 500 square feet and shall have at least 10% of the foundation (boat house footprint) on land (at or above the Lake Line Elevation). The height of any part of a boathouse shall not be greater than 16 feet above the Lake Line. No living quarters shall be allowed in a boathouse. No boathouse shall be used for any purpose other than storage.

Requesting a 140 square foot variance from the required 500 square feet maximum footprint area of a boathouse.

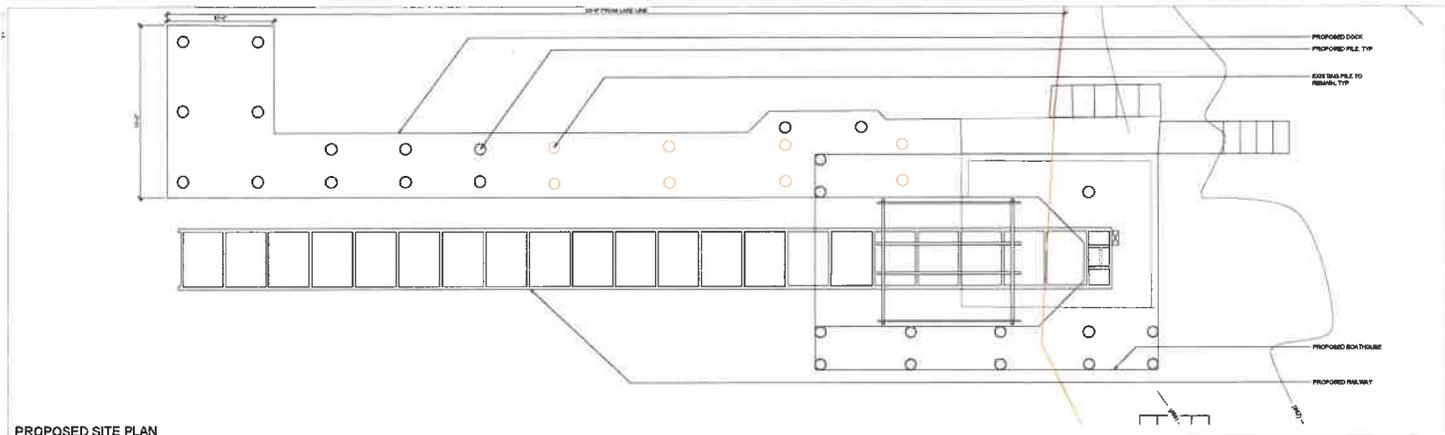
Please state below all reasons to support your appeal or application:

1) Narrative response requesting a 140 square foot variance from the required 500 square feet maximum footprint area of a boathouse.

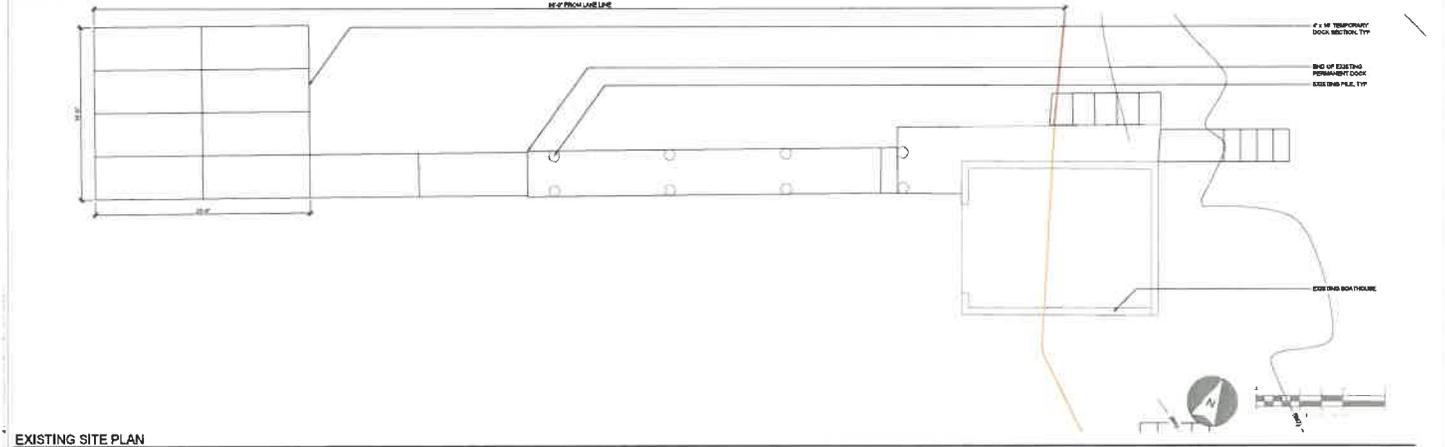
- a) The proposed boathouse will not produce an undesirable change in the character of the neighborhood, nor will it be a detriment to neighboring properties or impair the use or enjoyment of nearby properties. A boathouse already exists at this location, along with a seasonal covered hoist. The proposed enlarged boathouse footprint eliminates the need for the covered hoist, replaces the boathouse with a similarly modest, well-detailed building that is compatible with the architectural character of the principal residence and compatible in size with the waterfront development to the south of the property. The adjacent waterfront development to the south of the property includes a seawall, patio and gazebo. Views from this area will remain mostly unchanged, as they currently overlook the existing boathouse and permanent dock. The proposed dock will improve neighboring views by eliminating the temporary covered hoist that is placed in the view during the boating season. The proposal is substantially similar to existing conditions, however, allows for the boat and lake-related items to be stored inside during boating season as well as elimination of hoist storage on land in the winter months also improving wintertime views. At approximately 20 feet in width by 32 feet in depth, the 640 square foot boathouse will occupy less than eight percent (8%) of the property's total lake frontage of 280 linear feet, thereby preserving open views to and from the lake. The proposal does not intensify use of the property or increase lake activity beyond what currently exists.
- b) The benefit sought by the applicant cannot be achieved through any feasible alternative without the requested area variance. Alternative designs and layouts were evaluated such as maintaining the existing boat house structure as a storage building and building a new boat port in deeper water but would have resulted in equal or greater variance impacts as well as compromising lake views. A functional boathouse needs to be larger than the existing boathouse to accommodate the applicant's powerboat. A boathouse must provide adequate width and depth to safely accommodate a vessel, allow interior access walkways, and include storage necessary for safe operation. The proposed boathouse dimensions of 20 feet by 32 feet (640 square foot) are proposed to accommodate the minimum clearance necessary for safe and functional use with a marine railway system inside the proposed boathouse. This configuration permits safe movement around the vessel, secure boat storage, and storage of essential boating/lake-related equipment.
- c) The variance can be understood as substantial as the proposed boathouse exceeds the maximum square footage permitted by code, however the request should be evaluated in

the context of the size of lot frontage, the size and dimensions of current watercraft and the depth of lake adjacent to this property. A boathouse has historically been a landmark feature at this lakefront location. Although the proposed calculated area exceeds the limit, at least 40% of the structure is located on shore, and it does not extend significantly into the lake. The property contains a generous 280 linear feet of lake frontage for this proposed boathouse. By comparison, under town regulations, two separate adjacent lots, each with between 100 and 200 square feet of frontage would each be permitted to construct a boathouse of up to 500 square feet. In that scenario, a total of 1,000 square feet of boathouse development could be allowed within the same linear feet of frontage contained in this property. Granting this variance for a single boathouse on this undivided lot would therefore result in less overall development than what is permitted for separate adjacent lots, making the request reasonable and consistent with the intent of the code. The proposed boathouse does not alter the essential character of the shoreline and is consistent in scale and appearance with existing surrounding development. It is noted that since the original ZBA submission of drawings dated 12/1/25, the applicant has minimized the proposal to the extent possible for the functional use of the boathouse, thereby reducing the overall proposed boathouse square footage request to 640 sf from 704 sf as well as eliminating the need for a variance for the 1,000-square-foot maximum offshore structure allowance.

- d) The proposed variance will not result in adverse physical or environmental impacts. Construction will be conducted in accordance with best management practices, including the installation of a turbidity curtain to control sediment and protect water quality during construction. The contractor selected is highly experienced in this type of construction. All work will be done during work hours regulated by the town ordinance. Much of the work will be performed from a barge therefore no onshore disturbance will occur. The boathouse will be supported by driven piles to minimize disturbance of the lakebed, and existing environmentally friendly shoreline vegetative conditions will be preserved. With these safeguards in place, the project is not expected to result in negative environmental effects.
- e) While the alleged difficulty is self-created, the request is associated with the applicant's desire to replace an undersized boathouse that is part of property they purchased. The need for the variance is significantly influenced by site-specific conditions, including shallow water conditions and the location and size of the existing boathouse that renders it unusable for a standard size powerboat that they currently own.



PROPOSED SITE PLAN
 Scale: N.T.S.



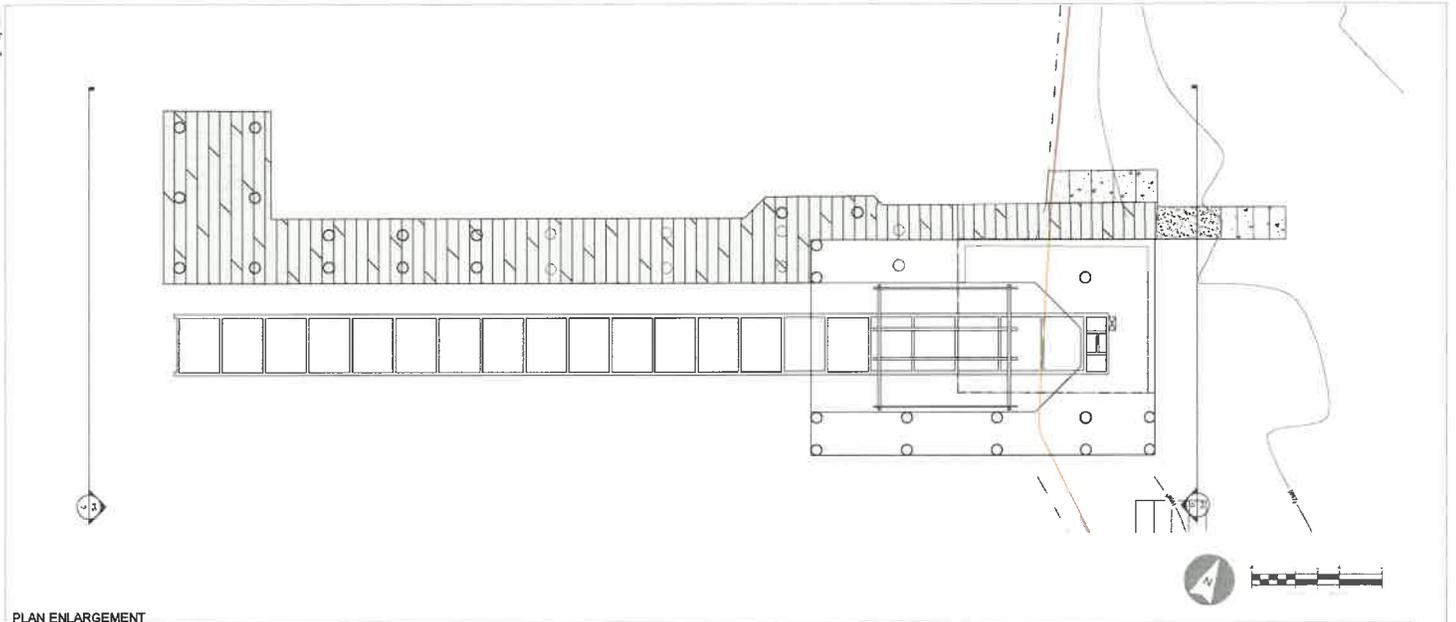
EXISTING SITE PLAN
 Scale: N.T.S.

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EDR Environmental Design & Research, a better environment P 315 471 0688

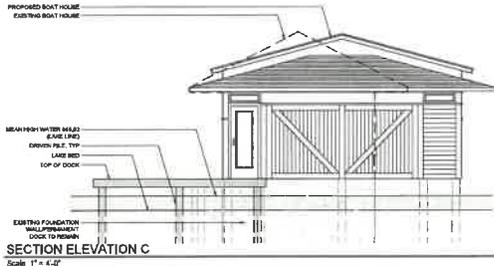
3205 EAST LAKE ROAD
 471 3205 EAST LAKE ROAD, WEAHATON, NEW YORK 13153
 BOHANNAN HOLDINGS, LLC
 EXISTING AND PROPOSED SITE PLAN COMPARISON

NO.	DATE	DESCRIPTION	BY	CHKD
1	01/24/2018	ISSUED FOR PERMIT	J. ASB	J. ASB
2	01/24/2018	ISSUED FOR PERMIT	J. ASB	J. ASB



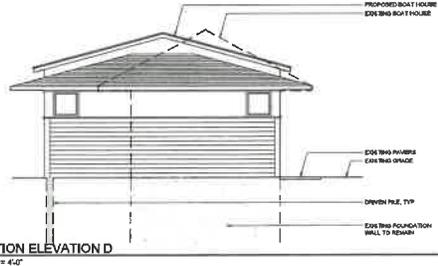
PLAN ENLARGEMENT

Scale 1" = 4'-0"



SECTION ELEVATION C

Scale 1" = 4'-0"



SECTION ELEVATION D

Scale 1" = 4'-0"

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Contractors should refer to the project manual for a complete list of requirements and specifications.
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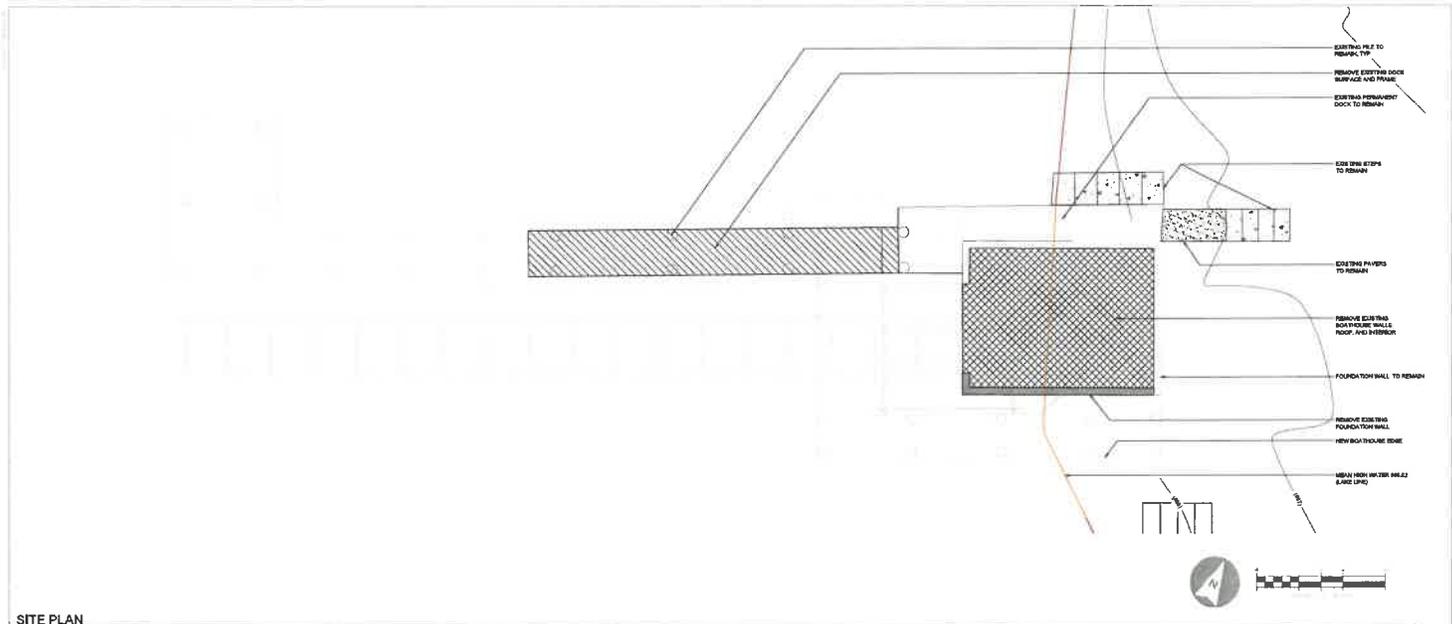
EDR Environmental Design & Research,
a better environment P. 315.471.0688

3205 EAST LAKE ROAD

3205 EAST LAKE ROAD, SEASCALE, NEW YORK 11975

BOATWALK RESTORATION, LLC
PLAN & SECTION ELEVATION C & D

NO.	DATE	BY	CHKD	APP'D	DESCRIPTION
1	02/28/18	JL	JL	JL	PERMANENT E. DRAW
2	03/08/18	JL	JL	JL	REVISED PER COMMENTS
3	03/08/18	JL	JL	JL	REVISED PER COMMENTS
4	03/08/18	JL	JL	JL	REVISED PER COMMENTS
5	03/08/18	JL	JL	JL	REVISED PER COMMENTS
6	03/08/18	JL	JL	JL	REVISED PER COMMENTS
7	03/08/18	JL	JL	JL	REVISED PER COMMENTS
8	03/08/18	JL	JL	JL	REVISED PER COMMENTS
9	03/08/18	JL	JL	JL	REVISED PER COMMENTS
10	03/08/18	JL	JL	JL	REVISED PER COMMENTS



SITE PLAN
Scale: N.T.S.

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 Environmental Design & Research, Inc.
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 Dallas, Texas 75243
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EDR
 a better environment

Environmental Design & Research,
 P. 315.471.0688

3205 EAST LAKE ROAD, DEMOLITION PLAN

3205 EAST LAKE ROAD, DEMOLITION PLAN
 10/15/2014
 DEMOLITION PLAN

NO.	DESCRIPTION	DATE	BY	CHKD BY	APP'D BY
1	PREPARED	10/15/2014	J. J. JOHNSON	J. J. JOHNSON	J. J. JOHNSON
2	REVISED	10/15/2014	J. J. JOHNSON	J. J. JOHNSON	J. J. JOHNSON