

Town of Skaneateles Zoning Board of Appeals (ZBA)

INSERT: AREA Variance

(Pursuant to §148-10-10.E)

Contact Town Staff if you need

Applicant Name: assistance. Elizabeth & Wilson Patton

Property Tax Map# 055.-03-14.4

The applicant understands that: (please mark or check to acknowledge that you have read each)

- ☒ 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.
- ☒ 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: Approving this variance would not change the character of the neighborhood or be a detriment to nearby properties. If approved, this shed would not be visible from the road and would be used for storage of gardening tools and bicycles. It would not impact traffic, noise, or light in the area.

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: We investigated all other locations on the property to see if they were suitable for the shed instead of the proposed location. We believe the proposed location is best for the following reasons:

- Our lot is primarily wooded. We appreciate the natural character of the wooded lot and would like to preserve it as much as possible. The proposed location has only 4 small trees, which are all elms. These are dying trees which unfortunately need to be taken down anyway. Other locations have hickory, cherry, poplar, spruce, and sugar maples - healthy trees that we do not want to take down.
- There are small vernal pools and seasonal water paths that run throughout our property, and the property itself has uneven elevation. Placing the shed in the proposed location would enable us to leave the slope and water paths as they exist naturally.
- Placing the shed at other locations on the property would also require the creation of some sort of roadway, which would cause even more disruption to the wooded nature of the lot. In the proposed location we can utilize the existing driveway.
- In the attached PDF we're including a screenshot of the tax map that shows the location of our propane tank, well, septic tank, and leach field. These utilities cover the majority of the land that is already cleared, which is why none of them are suitable for a shed (except for directly in front of the house - an option we don't want to explore).

3. Whether the requested area variance is substantial.

Applicant response: We are requesting a minor variance. This shed would not require a variance if we had enough space to place it 30' from our property line. However, we don't have sufficient space and are therefore requesting permission to install it 5-10' from the property line instead.

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: No. We are requesting this variance to enable us to have the least possible impact on the physical and environmental aspects of the neighborhood (please see answers to #2).

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: We do not believe it to be self-created. We care about managing our forest and garden and keeping our property tidy. Due to the climate in Skaneateles, we can best maintain the tools to do so by keeping them in a shed, and we have done our best to find the least invasive location for this shed.

TURN OVER - for REQUIRED SUBMISSIONS

Site Plan

North Per Filed Map No

PROPOSED
LOCATION FOR
NEW SHED TO
SCALE
(OVERLAID ON
OLD SHED)

MINIMUM
SETBACK: 5'
MAXIMUM
SETBACK: 10'

James Nocek, Tax Map No. 55.00-3-13.2

N 10°28'38"E

Shed

LP Gas

Septic Tank

House No. 1225

Driveway

Edge of Clearing

Edge of Clearing

2

Net Area = 5.125 Acres
Gross Area = 5.395 Acres

Utility Easement @ 5046-501

-212'-

POB

Pole

N 78°53'12"W

470.00'

500.00'

500.00'

S 10°28'38"W

Mark and Nancy Drotar, 5040-0569

S 78°53'12"E 470.00'

H e n c o o p R o a d