

**EGGLESTON & KRENZER ARCHITECTS, PC**

The Trolley Bldg  
1391 East Genesee Street  
Skaneateles, New York 13152

November 12, 2025

Town of Skaneateles Planning Board and ZBA  
24 Jordan Street  
Skaneateles, NY 13152

Re: Joyce Paddock-Heidi Ragusa Lot Line Relocation and Area Variance  
4352 & 4360 Vinegar Hill Road  
Tax ID# 023.-03-10.1 & 10.2

Joyce Paddock owns 4352 Vinegar Hill Road (Lot 1) which has 2.3 acres and 251 ft of frontage on Vinegar Hill Road. It is improved with a single-family dwelling with a 13.5 ft front yard setback, shed and 2,565 SF pole barn that is 153 ft off Vinegar Hill Road. The ISC and TSC is 10.5% whereas 10%/20% is allowed. The property is served by Town water and a septic system. The property is totally in the RR zoning district outside the Lake Watershed Overzone.

Heidi Ragusa owns 4360 Vinegar Hill Road (Lot 2) which is 2.3 acres and a flag lot with a 30 ft wide access easement across Lot 1 as well as electric and water easements. The property is improved with a single-family dwelling and accessory apartment. The ISC is 6.4% and TSC is 7.0%. The property is served by Town water and a septic system. The property is in both the RR and IRO zoning district and is outside the Lake Watershed Overzone.

The pole barn is no longer needed by Lot 1 and Lot 2 has been using the barn and desires to have in on that property. Rather than relocate the barn onto Lot 2, this application is to do a lot line relocation, modifying the property lines to include the barn on Lot 2 and maintain 2 acres on Lot 1. Lot 1 will have land in both the RR and IRO districts and the ISC will be reduced to a conforming 5.9% and TSC will be 6.1%.

The new Lot 2 will be 2.61 acres and remain in both the RR and IRO districts which allows it to have 12.4% ISC. The new ISC will be 10.7% and TSC will be 11.2%. The access, electric and water easement will remain the same but adjusted accordingly for the properties they are on. Now that the pole barn is on Lot 2, the front yard setback will be 30 ft whereas accessory structures greater than 600 SF in front of the primary structure are required to be twice the required setback or 120 ft in this case. If Lot 2 were on a private road it would be allowed a 30 ft front yard setback. An area variance is required for the newly established front yard for the pole barn. The barn is screened from Vinegar Hill Road with a row of evergreens and has access doors towards the south driveway, away from the front yard.

(315) 685-8144

*Member of the American Institute of Architects*

### AREA VARIANCE CRITERIA

The following criteria should be considered in reviewing 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 neighborhood is made up of various size lots and dwellings, many with large pole barns used for personal storage. No physical changes will result from this application other than the location of the property line and ownership of the barn. The barn remains over 150 ft from the road and is not visible from the street.

- 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 a method other than an area variance. While the existing barn location does not change the change in property line requires the barn's front yard setback to go from 13.5 ft to 120 ft, yet the barn is 153 ft off Vinegar Hill Road. To relocate a conforming lot line would result in an awkward property line to maintain two acres on Lot 1 or would create non-conforming road frontages. The other option would be for Lot 2 to build a redundant pole barn where Lot 1 has no use for the existing structure.

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

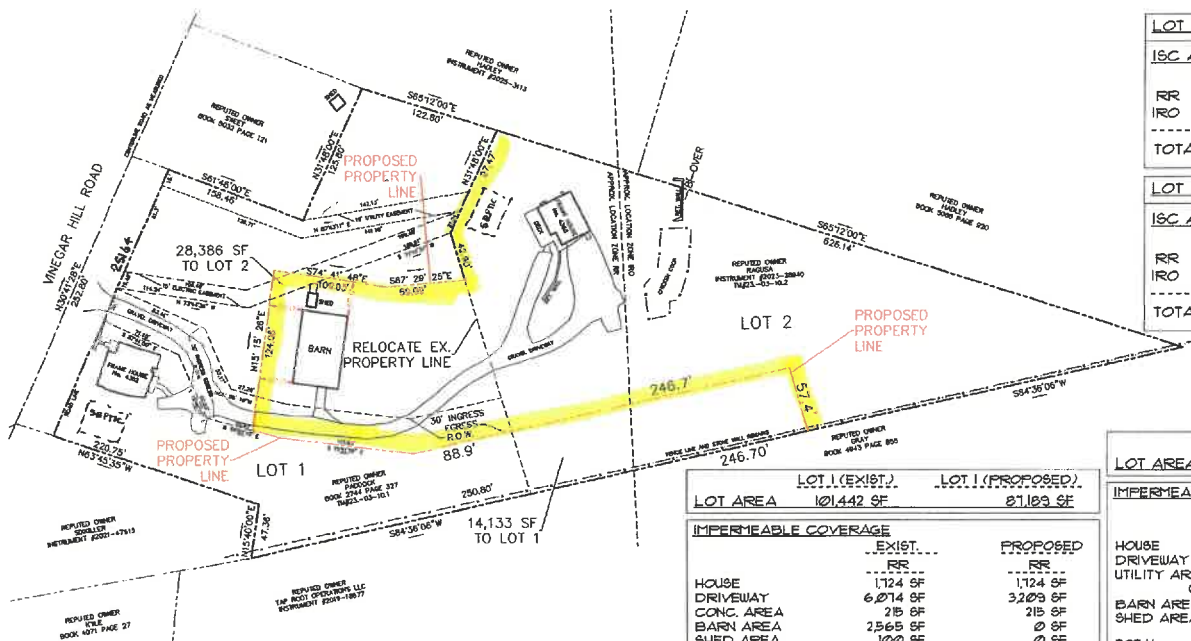
The requested variance is not substantial. While 30 feet vs 120 feet may be numerically substantial, Lot 2 is a flag lot and the existing barn remains 153 feet off Vinegar Hill Road, which has been over 10 times the required setback of 13.5 ft when the barn is on Lot 1. The only change is the ownership of the barn. An area variance would not be required if Lot 2 were on a private road.

- 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. No physical changes will occur with this lot line relocation other than the property line location. Lot 1 will now have a conforming ISC of 5.9% and Lot 2 ISC will remain confirming at 10.5% whereas 12.4% is allowed. The barn will remain screened from Vinegar Hill Road.

- 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. By granting the area variance the existing pole barn will remain useful and not require that it be relocated or a redundant barn be built. No physical changes are required and the existing barn remains over 150 feet from Vinegar Hill Road and screened from sight. There will be no detrimental changes to the neighborhood.



# **SITE PLAN** SC.: 1"=80'-0"

SITE INFORMATION IS OBTAINED FROM SURVEY  
DONE BY PAUL J. OLSZEWSKI, P.E., L.L.S. DATED 08/25/2025  
ADDITIONAL INFORMATION BY EGGLESTON & KRENZER  
ARCHITECTS P.C.



## **architect**

EGGLESTON & KRENZER, ARCHITECTS PC  
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SKANEATELES, NY 13152  
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## **SKETCH PLAN**

JOYCE PADDOCK & HEIDI RAGUSA  
4352 & 4360 VINEGAR HILL RD.  
TN. OF SKANEATELES, NY

PROJ: 25217

DATE:

24 OCT 2025

1 OF 1

LOT 1	LOT AREA: 28,386 SF	2.0 ACRES
ISC ALLOWED		
RR	78,678 SF X 10% =	7,867 SF
IRO	8,503 SF X 15% =	1,275 SF
TOTAL	87,181 SF TOTAL	9,142 SF 10.5% ISC ALLOWED

LOT 2	LOT AREA: 14,133 SF	2.61 ACRES
ISC ALLOWED		
RR	58,291 SF X 10% =	5,829 SF
IRO	55,353 SF X 15% =	8,303 SF
TOTAL	113,650 SF TOTAL	14,132 SF 12.4% ISC ALLOWED

	LOT 1 (EXIST.)	LOT 1 (PROPOSED)
LOT AREA	101,442 SF	87,181 SF
IMPERMEABLE COVERAGE		
	EXIST.	PROPOSED
HOUSE	1,124 SF	1,124 SF
DRIVEWAY	6,074 SF	3,203 SF
CONC. AREA	215 SF	215 SF
BARN AREA	2,565 SF	0 SF
SHED AREA	100 SF	0 SF
TOTAL	10,078 SF	5,148 SF
ISC %	10.5 %	5.9 %
	EXIST.	PROPOSED
DECK/STEPS	135 SF	135 SF
PERMEABLE	135 SF	135 SF
IMPERMEABLE	10,078 SF	5,148 SF
TOTAL	10,213 SF	5,283 SF
% TSC	10.5 %	6.1 %

	LOT 2 (EXIST.)	LOT 2 (PROPOSED)
LOT AREA	99,396 SF	113,650 SF
IMPERMEABLE COVERAGE		
	EXIST.	PROPOSED
HOUSE	1,184 SF	1,184 SF
DRIVEWAY	5,128 SF	8,164 SF
UTILITY AREA (16 SF)	0 SF	151 SF
(EXEMPT)		
BARN AREA	0 SF	2,565 SF
SHED AREA	0 SF	100 SF
TOTAL	6,312 SF	12,164 SF
ISC %	6.4 %	10.7 %
	EXIST.	PROPOSED
DECK/STEPS	505 SF	505 SF
RET. WALLS (20 SF)	102 SF	102 SF
(EXEMPT)		
PERMEABLE	6,071 SF	6,071 SF
IMPERMEABLE	6,312 SF	12,164 SF
TOTAL	6,312 SF	12,771 SF
% TSC	7.0 %	11.2 %