

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

September 25, 2025

Town of Skaneateles ZBA
24 Jordan Street
Skaneateles, NY 13152

Re: The Colony Properties – Area Variance

Paul N Leone and/or Kathleen Leone	2559 East Lake Road, Tax Map 037-01-27.1
	2279 East Lake Road, Tax Map 037-01-28.1
Russdee Paws LLC – Ann Fallon, member	2583 East Lake Road, Tax Map 037-01-25.1
David F Conley and/or Beth B Conley	2591 East Lake Road, Tax Map 037-01-24.0
Smalls Cottage LLC – Jess Hafner, member	2599 East Lake Road, Tax Map 037-01-23.1
Daniel J Fisher and/or Lori B Ruhlman	2605 West Lake Road, Tax Map 037-01-23.1

NARRATIVE

The Colony Properties consist of six properties improved with single family dwellings, detached garages, decks, patios, pools, sheds, shoreline structures and a shared driveway. The Fisher/Ruhlman property has a 4 foot high metal estate fence and the Leone properties have partial split rail fences at the top of the bank/cliff. Each property has stairs down to the lake. The property is in the RF District and the Skaneateles Lake Watershed.

This application is to unify the fences at the top of the steep bank by adding a continuous Split Rail fence 36” high between the existing fences that will cross the individual property lines where as one foot is required on each side of the property line leaving a two foot wide gap. Each property owner may elect to have a gate at the top of their lake access stairs and may have a 2”x4” wire fence on the back side of the split rail for further safety.

The property owners now have small children or grandchildren visiting the property and they want to provide basic safety at the top of the steep bank for the children playing in the adjoining yards. Some of the lake front steep banks are more vegetated than others. The continuous fence will also prevent random balls or other play items from rolling over the bank. The continuous fence requires an area variance to be within one foot of the property line, but otherwise comply with the zoning requirements.

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.*

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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 year-round and seasonal dwellings on larger size lots with on open, unified lake yard lawns and wildflower meadows that slope towards a tall steep bank/cliff at the lake. A continuous fence will provided added safety between the properties at the top of the bank. This fence within 100 ft of the lake will not block any lake view from the adjacent properties.

- 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. A two-foot gap at the property line would defeat the purpose of the fence to provide reasonable safety at the top of the steep bank/cliff and will allow for the continuous open lake yard between the six properties.

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

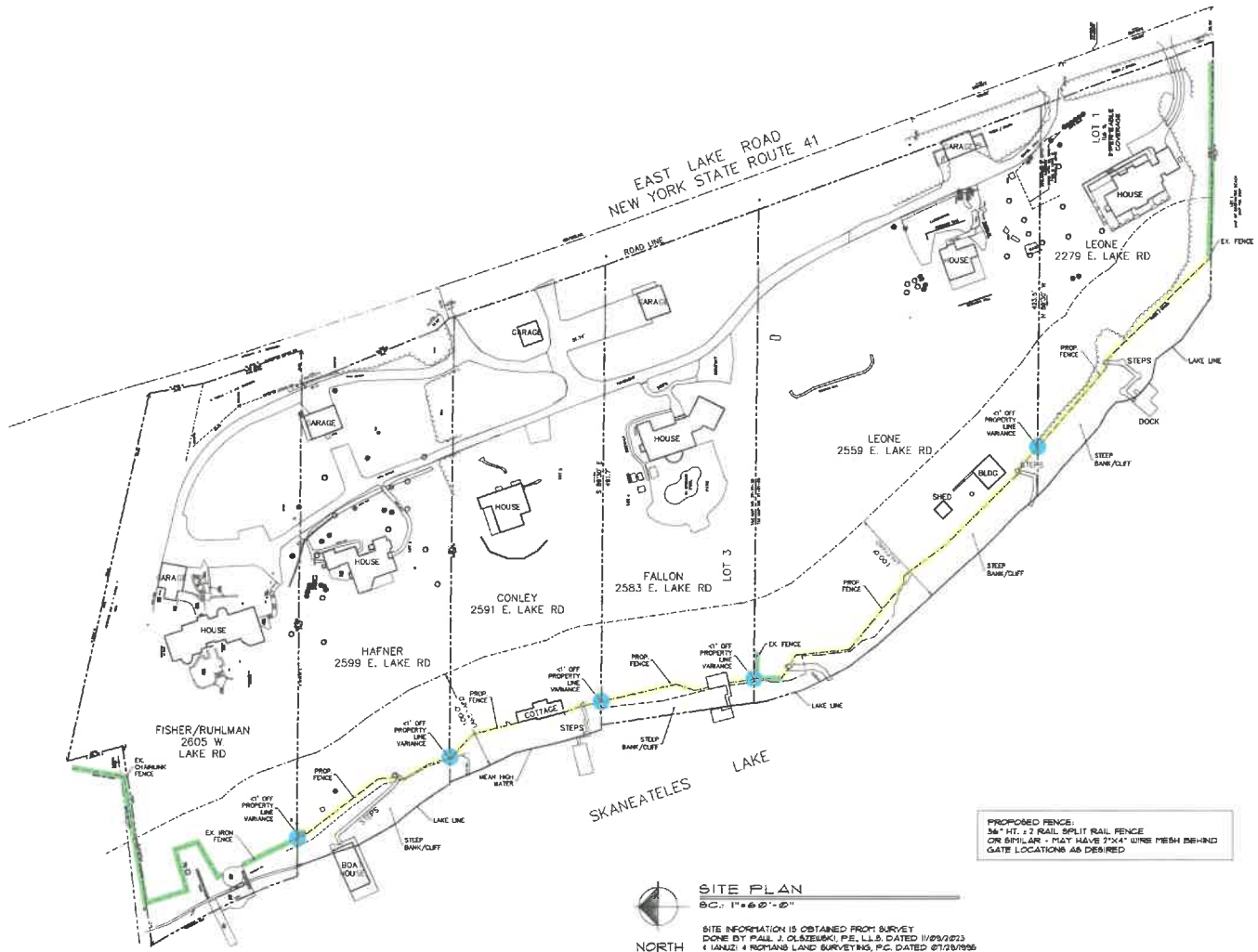
The requested variance is not substantial. Closing the two-foot gap between properties is a small portion of the entire fence length, yet would allow for the purpose of the unified yards and providing safety at the top of the steep bank/cliff.

- 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 ISC for the properties will not change. The installation of the fence will have minimal disturbance of the ground. The continuous fence at the top of the bank will allow the lake lawns to remain open to each other as they have since the dwellings were originally built.

- 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. The continuous lake front fence will provide safety while keeping the adjoining yard open to each other as intended when the homes were first built.



SITE PLAN
 S.C.: 1" = 60' - 0"

SITE INFORMATION IS OBTAINED FROM SURVEY
 DONE BY PAUL J. CIOSELSKI, P.E., L.L.S. DATED 11/29/2013
 & HANZ & NORMAN LAND SURVEYING, P.C. DATED 07/25/1996
 ADDITIONAL INFORMATION BY EGGLSTON & KRENZER
 ARCHITECTS P.C.

PROPOSED FENCE:
 36" HT. x 2 RAIL SPLIT RAIL FENCE
 OR SIMILAR - MAY HAVE 3"x4" WIRE MESH BEHIND
 GATE LOCATIONS AS DESIRED



PROPOSED FENCE
 THE COLONY
 2275-2405 EAST LAKE RD.
 TN. OF SKANEATELES, NY

architect
 EGGLSTON & KRENZER, ARCHITECTS P.C.
 139 W. EAST GENESEE STREET
 SKANEATELES, NY 13152
 (315) 485-8144

PROJ: 25220

DATE:
 25 SEP 2025

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