

Tax Map ID #040.-01-15.1

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 Soggygrass Holdings, LLC.

The proposal is for shoreline improvements, including a new boathouse and permanent dock.

The involved Sections of the Skaneateles Town Code are Section 148-7-1-k.1.b.ii Onshore and Offshore Structures- Boathouses, and Section 148-7-1-k.4.c.iii.a. Permanent Offshore Structures- Maximum Cumulative Area.

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), whereas the site plan reflects a proposed boat house with a foundation area of more than 500 square feet.

The maximum combined coverage area for all permanent offshore structures such as docks, boat houses, and covered boat slips shall not exceed 1000 square feet, whereas the site plan with proposed improvements to offshore structures reflects a combined coverage area of more than 1000 square feet.

The property in question is located at **3205 East Lake Road** in the Town of Skaneateles, New York, and bears Tax Map ID #040.-01-15.1.

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, February 6, 2026, at 7:10 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: January 12, 2026

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:

Property Tax Map#

Owen Meghan Wing
033 - 02 - 04.0

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: _____

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: _____

3. Whether the requested area variance is substantial.

Applicant response: _____

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: _____

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: _____

↑ Please see attached typed responses

TURN OVER - for REQUIRED SUBMISSIONS

ZBA INSERT: 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.

We are fortunate to have large trees to the north and south of our property that provide privacy to the area of our proposed project, thus the view from our neighbors will not change. The area of the proposed project is not visible from the road and subsequently will not change the character of the neighborhood as perceived from the road.

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 main reason we are hoping to install a patio versus simply replacing our deck is to provide a place to sit and watch our children while they are in and around the pool, without being separated from them by a fence (as would be the setup if we were not able to install a patio, and had to keep just the deck). Installing a permeable patio would alleviate the need for a variance, however the loose stone and larger areas between the pavers not only have the potential to damage our pool filtration system (as the loose stone will inevitably end up in the pool), but pose a trip hazard for our young children as they play around the pool.

Removing some of the already existing impermeable surfaces on our property such as part of our driveway, or the paved area in the back of our property would also eliminate the need for a variance. However, the environmental implications of hiring diesel equipment to cut up our driveway, excavate the area and haul away the mess would likely be greater than increasing our impermeable area 1.2%. Additionally, removal of the paved area in the back of our property would leave our children without a safe paved area to play, as the slope of our driveway leading into the road doesn't allow for this.

3.) Whether the requested area variance is substantial.

The requested area variance is not substantial as we are requesting to increase the impermeable space on our property from 16.4% to 17.6%. A 1.2% increase, putting us just 2.6% over the allotted 15% for our lot.

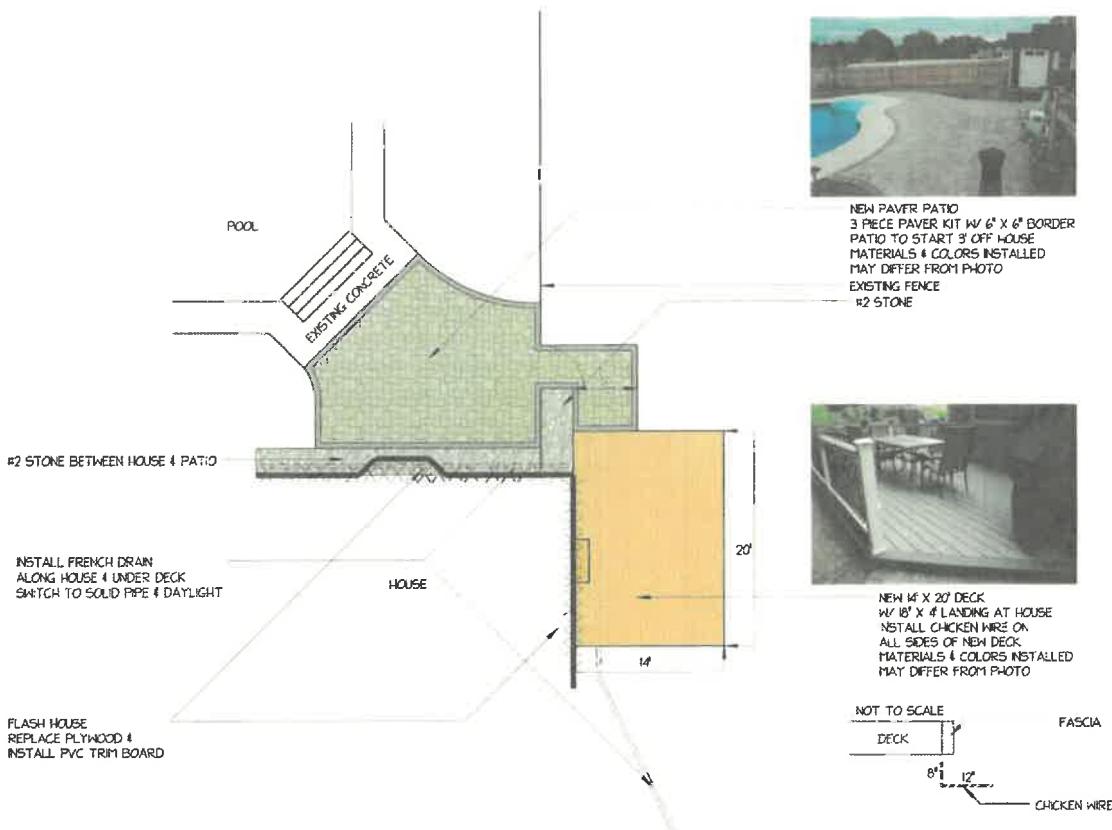
4.) Whether the proposed variance will have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district.

We acknowledge the concern that increasing the amount of impermeable space may slightly increase the amount of water runoff from our property. In an attempt to offset this potential drawback, we are committed to installing a flowering native meadow in the front of our property. By replacing the grass in the front of our property with native flowering plants, we will increase the permeability of that area, increasing the amount of water runoff absorbed into the ground. We have attached a "Meadow Implementation Plan" obtained from the organic land care professionals at Ecoscape Design that provides an in depth description of what this will entail and the benefits it will have on the surrounding ecosystems.

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.

ZBA INSERT: AREA Variance

Our lot was nonconforming to allotted impermeable space when we purchased it in 2017. However, we are electing to further increase the impermeable space on the lot by 1.2%. Rationale for this can be found in the attached letter.



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No. Date Revision

Client :
Wing Residence

Address :
3819 Sadler Rd
Skaneateles, NY 13152

Scale : 1' = 8'

Plan No. : L-001

Designer : H. Doud
Editor : Gasparini
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