
EGGLESTON & KRENZER ARCHITECTS, PC

The Trolley Bldg

1391 East Genesee Street

Skaneateles, New York 13152

October 24, 2025

Town of Skaneateles ZBA

24 Jordan Street

Skaneateles, NY 13152

Re: Fox Run Subdivision –Variance

Fox Run Crossing and County Line Road – Lots 17-22

Tax ID# 018-02-45.0 & 46.0; 018-05-03.0, 04.0, 05.0 & 06.0

NARRATIVE

The Fox Run Subdivision is a 23 acre parcel on County Line Road that anticipates 33 half-acre building lots in three phases that will ultimately have a dedicated Town road, Town water, stormwater drainage facilities and conventional septic systems. Sidewalk easements have been established along County Line Road and to the adjacent Lader Lane development. Phase One has been approved with 14 building lots, a stormwater facility and Fox Run Crossing road with three flag lots on a shared driveway. Building envelopes have been established using the Hamlet density schedule and are allowed 70% TSC and 60% ISC. The development is in the Hamlet district, outside the lake watershed served by the Mottville Fire District.

During the subdivision approval, the Planning Board talked about including alternative housing types such as two-family dwellings and multifamily options as encouraged in the Comprehensive Plan for the Hamlet Districts. The flag lots and County Line Road lots were identified as appropriate areas for this type of housing. This fits in with the owner's desire for smaller, reasonably priced homes. While single family dwellings and two-family dwellings require ½ acre per dwelling unit by right, multi-family is allowed four dwelling units per acre. One option is to merge two lots for a four-unit town house. Recent changes in the NYS building code require a residential sprinkler system in town houses as well as multi-family structures, adding cost to the construction. The alternative to that is building two two-family dwellings on a double lot.

This application is to request that six lots that back up to County Line Road or are flag lots be allowed to have a two-family dwelling on each lot, without the need to merge the lots. This will yield the same density of housing units as merging lots but will be a more appropriate scale to the single-family dwellings on the interior lots. The owner intends to maintain these lots and provide reasonable rentals to fill this void in the current housing market. It also allows the opportunity for young families to purchase a two-family dwelling and rent the other half to keep the property affordable for themselves. This would not be realistic if it was a multi-family townhouse or apartment building.

Chris Graham respectfully requests that a variance be granted to allow him to jumpstart this development with building six two-family dwellings on lots 17 – 22 off Fox Run Crossing. As such, Site Plan Review will be obtained for each lot as it is developed.

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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.*

Granting the requested variances will not change the character of the neighborhood or be a detriment to nearby properties. This is a multi-phased 33 lot subdivision in the Hamlet District that is encouraged to provide for alternative housing options. Phillips Street has similar size lots and a variety of housing types and Lader lane has townhouse condos. Two-family and multi-family units are appropriate backed up to County Line Road and on the flag lots. The two-family dwellings will blend better with the single-family dwellings on the interior lots as this neighborhood is developed.

- 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. The same density could be accomplished by merging two lots into one acre lots and having 4-family townhouses or apartments, but would contrast with the interior single-family dwellings. Residential sprinklers are now required for townhouses as well as apartment building which adds cost to housing intended to be reasonably priced.

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

The requested variance is not substantial. The same dwelling unit density is maintained as if the lots were merged for multi-family units. The two-family dwellings will be a better scale for the adjacent single-family dwellings. The Comprehensive Plan encourages different housing options and reasonable priced homes in the Hamlet District.

- 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 stormwater facility has been designed for the higher density hamlet development and is already in place. The septic designs for 2 two or three-bedroom units are similar to a 4 to 6-bedroom home and have been pre-approved by the Health Department. The property supports conventional systems.

- 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 Comprehensive Plan encourages higher density and mixed housing types in the Hamlet Districts. The ultimate 33 lot subdivision offers an opportunity to create a mix neighborhood with reasonable priced housing for both homeowners and renters.



