

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:

Christina Ma, Esq.

Property Tax Map#

038.-01-09.0

The applicant understands that:

(please mark or check to acknowledge that you have read each)

X

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.

X

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: The proposed actions along the shoreline are consistent with adjacent
properties, will protect the property and will protect Skaneateles Lake from
increase effects of erosion of exposed shale bedrock and siltation.

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: Based on the limited size of the property, the property owner has made adjustments to
minimize impermeable surface coverage and cannot remove any additional elements.
Additionally, the proposed embankment stabilization measures will protect the property and
Skaneateles Lake.

3. Whether the requested area variance is substantial.

Applicant response: The proposed area variance is not substantial and is only what is
required to achieve the proposed site/embankment improvements.

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: The proposed embankment and lower shoreline stabilization measures are
consistent with adjacent properties.

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: The existing condition is not self created and is improving a significantly deteriorated
situation with the elevated deck, lower shoreline area and widespread erosion of the
exposed shale bedrock embankment.

TURN OVER - for REQUIRED SUBMISSIONS

INSERT: AREA Variance
(Pursuant to §148-10-10.E)

SUBMISSION REQUIREMENTS

FILING FEE

 X \$200.⁰⁰ Amendment: _____ \$100

ONE (1) original:

- X 1. Common Application Form – completed and signed
- X 2. ZBA AREA Variance insert – completed
- X 3. Narrative responses to review criteria or additional supporting documentation
- X 4. SEQR Short form – completed (Board may require completed Long Form or more information)
- _____ 5. Photocopy of CEO Denial of Permit
- _____ 6. Letter of authorization - if agent of property owner or applicant.
- _____ 7. Photocopy of permits or correspondence from other agencies (see Referral Section below)
- X 8. If within LWOD - Written statement or photocopy of transmittal letter that a copy of this application has been submitted to the City of Syracuse Water Department or the City of Auburn. (per §148-7-1.E & F).

SEVEN (7) copies of:

- X 9. Current survey (per §148.10-1.D.1), with location map, stamped and signed by licensed land surveyor
- X 10. Site plan showing all existing and proposed conditions, signed and stamped by licensed design professional.

PLEASE NOTE: You may simultaneously apply for a Use or Area Variance in anticipation that your requested interpretation is denied. If so – include the Interpretation Insert with this submission.

REFERRALS AND CONTACTS WITH OTHER AGENCIES

The following agencies may have separate permit authority or be required to provide advisory review of applications before the Town. You may be required by the Town to contact these agencies directly.

Please indicate if you have contacted any of these agencies, the date of contact and the type of response (informal letter, permit issued, N/A - Not Applicable)

		<u>Contact Date</u>	<u>Response</u>
Highway Access:	Town Highway Dept.	N/A	_____
	Onondaga County DOT	N/A	_____
	NYS DOT	N/A	_____
Water Supply:	Town Water Dept.	N/A	_____
Sanitary Waste:	Onondaga Co Health Dept.	N/A	_____
Natural Resources:	City of Syracuse Water Dept.	09/30/2025	Under review
	NYS DEC	09/30/2025	Under review
	US Army Corp of Engineers	09/30/2025	Under review

PROCEDURE SUMMARY

1. Pre-application meeting/CEO Denial of Permit
2. Submittal Deadline (Two [2] weeks prior to ZBA meeting date)
3. Preliminary Zoning Board of Appeals review of application
 - a. Determine completeness
 - b. Request additional information or submissions
 - c. Schedule Site visit and formal review meeting date
 - d. Refer application to other agencies
4. Formal Zoning Board of Appeals Review
 - a. Public hearing
 - b. Receipt of referral recommendations
 - c. Final action and adoption of resolution

Contact Town Staff if you need assistance



BASE MAP REFERENCES:

1. SURVEY OF "PARCEL OF LAND - PART OF MILITARY LOT 99" AS PREPARED BY PAUL JAMES OLSENHEIM, P.L.S., PLAT PROJECT No. 0730-01-001 DATED MARCH 24, 2003.
2. LIDAR SCAN PERFORMED BY PAUL JAMES OLSENHEIM, P.L.S., PLAT ON MARCH 24, 2003.
3. LANE CONTIGUOUS PROVIDED BY GSA/STAGNAP, INC.

WATER ELEVATION TABLE	
DATE / TIME	ELEVATION
CRIME OF WATER ELEVATION ON MARCH 10, 2005	063.11
APPROXIMATE WINDWARD WATER ELEVATION	062.00
APPROXIMATE LEeward WATER ELEVATION	064.30
WIND WATER ELEVATION (LARGE LEAK)	066.00
100-YEAR FLOOD ELEVATION	067.00

1. ALL ELEVATIONS SHOWN ON DESIGN PLANS ARE REFERENCED TO NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD). TO CONVERT TO CITY OF SYRACUSE DATUM, SUBTRACT 1.7' FROM THE LISTED ELEVATION.
2. MINIMUM, MAXIMUM AND AVERAGE ELEVATIONS BASED ON A WATERED MANAGEMENT PLAN PREPARED BY THE CITY OF SYRACUSE AND THE CORNELL COOPERATIVE EXTENSION OF ONONDAGA COUNTY, DATED 1997.
3. HIGH WATER ELEVATION IS REGULATED BY THE CITY OF SYRACUSE WATER DEPARTMENT AT THE DAM LOCATED AT THE NORTH END OF THE LAKE.

EXISTING

- PROPERTY LINE
RIGHT-OF-WAY LINE
REPORTED OWNER
TOPOGRAPHIC CONTOUR
LARGE BED CONTOUR
METAL SHIELDING FENCE LINE
TEMPORARY FENCE LINE
POWER POLE

TOWN PLANNING BOARD
AND ZBA BOARD
USE AND APPROVAL ONLY



PROPOSED SHORELINE WALL SYSTEM SECTIONS

PROJECT: SP-3

DATE: 02-23-23

BY: SSC

DESIGNED BY: SSC

DRAWN BY: SSC

SHORELINE STABILIZATION

CHRISTINA WA. ESO.

TOWN OF SANGHATILE DOUGLASS COUNTY NEW YORK

APPROVED FOR CONSTRUCTION

DATE: _____

BY: _____

DESIGNED BY: _____

DRAWN BY: _____

APPROVED FOR CONSTRUCTION

DATE: _____

BY: _____

DESIGNED BY: _____

DRAWN BY: _____

APPROVED FOR CONSTRUCTION

DATE: _____

BY: _____

DESIGNED BY: _____

DRAWN BY: _____

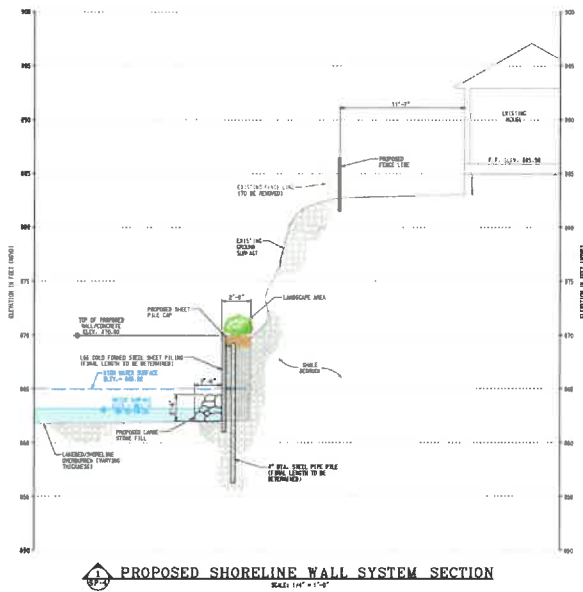
APPROVED FOR CONSTRUCTION

DATE: _____

BY: _____

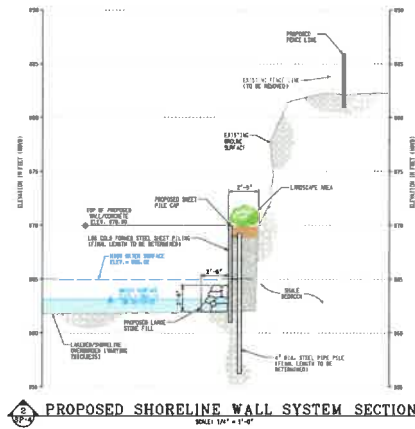
DESIGNED BY: _____

DRAWN BY: _____

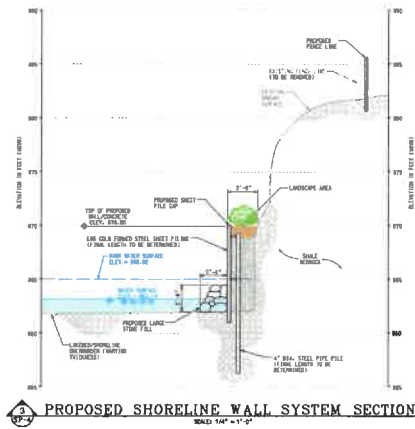


1 PROPOSED SHORELINE WALL SYSTEM SECTION
SCALE: 1/4" = 1'-0"

TOWN PLANNING BOARD
AND ZBA BOARD
USE AND APPROVAL ONLY



2 PROPOSED SHORELINE WALL SYSTEM SECTION
SCALE: 1/4" = 1'-0"



3 PROPOSED SHORELINE WALL SYSTEM SECTION
SCALE: 1/4" = 1'-0"

TPK Engineering Associates, PC

PROPOSED SHORELINE WALL SYSTEM SECTIONS

PROJECT NO. 2005000
DATE 05-20-20
DRAWN BY JET
CHECKED BY JET

SP-4

SHORELINE STABILIZATION
CHRISTINA MA. ESCO.
TOWN OF SEABOARD, COCHADO COUNTY, MISS. 39066

