

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)

- ☒ 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)

- 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.
- 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.
- 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.
- 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.
- 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

TOWN OF SKANEATELES, ONONDAGA COUNTY, NEW YORK

1. THE PROJECT SITE IS LOCATED AT 1001 EAST 144TH AVENUE, MANHATTAN, NEW YORK.
2. ALL CONTRACTS, MATERIALS AND EQUIPMENT SHALL BE IN COMPLIANCE WITH THE FOLLOWING:
3. - NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION (DEC)
4. - INTERNATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA)
5. - RULES OF SEWERAGES
6. - NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION
7. - THE UNITED STATES ARMY CORPS OF ENGINEERS
8. - THE CITY OF STROUGHER BOND PAPERS
9. - ORDINANCE OF NEW YORK STATE
10. - THE CITY OF STROUGHER BOND PAPERS
11. CONTRACTOR SHALL NOTIFY ALL NECESSARY PARTIES BEFORE ANY APPLICATION.
12. THE CONTRACTOR SHALL PROTECT NEIGHBORING BUILDINGS PLANT AND EQUIPMENT FROM DAMAGE AND SHALL BE RESPONSIBLE FOR ANY DAMAGE TO NEIGHBORING BUILDINGS PLANT AND EQUIPMENT.
13. CONTRACTOR SHALL MAINTAIN ALL NEIGHBORING BUILDINGS PLANT AND EQUIPMENT IN COMPLIANCE WITH ALL APPLICABLE REGULATIONS AND STANDARDS.
14. CONTRACTOR SHALL PROVIDE ALL NEIGHBORING BUILDINGS PLANT AND EQUIPMENT WITH ALL NECESSARY PROTECTION AND SHALL BE RESPONSIBLE FOR ANY DAMAGE TO NEIGHBORING BUILDINGS PLANT AND EQUIPMENT.
15. PRIOR TO INITIATING CONSTRUCTION, THE CONTRACTOR SHALL FILE WITH THE CITY OF STROUGHER BOND PAPERS ALL NECESSARY PERMITS AND SHALL BE RESPONSIBLE FOR ANY DAMAGE TO NEIGHBORING BUILDINGS PLANT AND EQUIPMENT.
16. CONTRACTOR SHALL MAINTAIN ALL NEIGHBORING BUILDINGS PLANT AND EQUIPMENT IN COMPLIANCE WITH ALL APPLICABLE REGULATIONS AND STANDARDS.
17. CONTRACTOR SHALL MAINTAIN ALL NEIGHBORING BUILDINGS PLANT AND EQUIPMENT IN COMPLIANCE WITH ALL APPLICABLE REGULATIONS AND STANDARDS.
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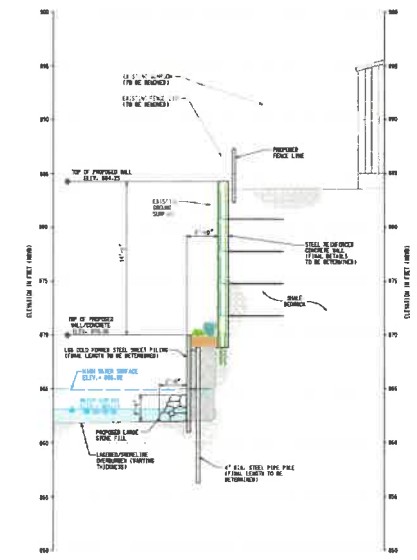


SHORELINE STABILIZATION

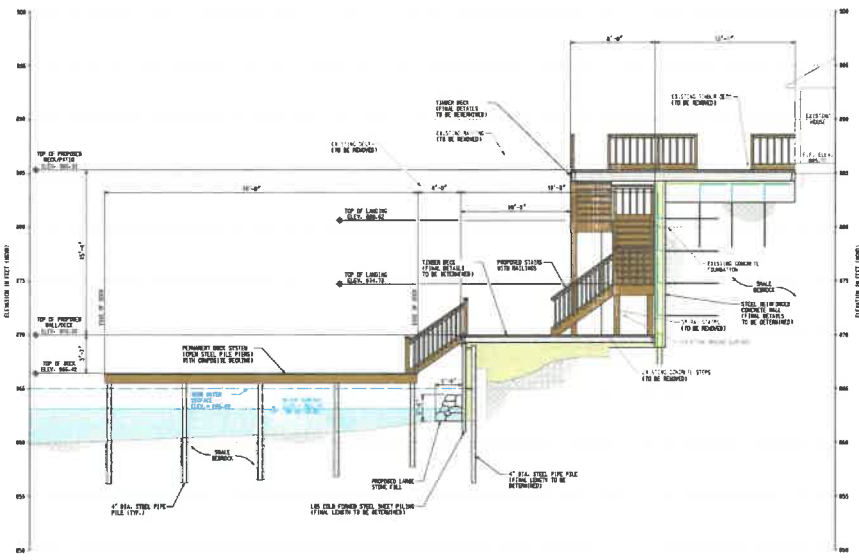
TOWN PLANNING BOARD
AND ZBA BOARD
USE AND APPROVAL ONLY

[illegible]





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



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

TOWN PLANNING BOARD
AND ZBA BOARD
USE AND APPROVAL ONLY

TDK Engineering Associates, PC

200 North 10th Street, Suite 200, Tampa, FL 33602
Phone: (813) 288-1111 Fax: (813) 288-1112

DATE: _____

BY: _____

FOR: _____

SHORELINE STABILIZATION

PROJECT NO. _____

SHEET NO. _____

DATE: _____

BY: _____

FOR: _____

PROPOSED SHORELINE WALL SYSTEM SECTIONS

PROJECT NO. _____

SHEET NO. _____

DATE: _____

BY: _____

FOR: _____

SP-3

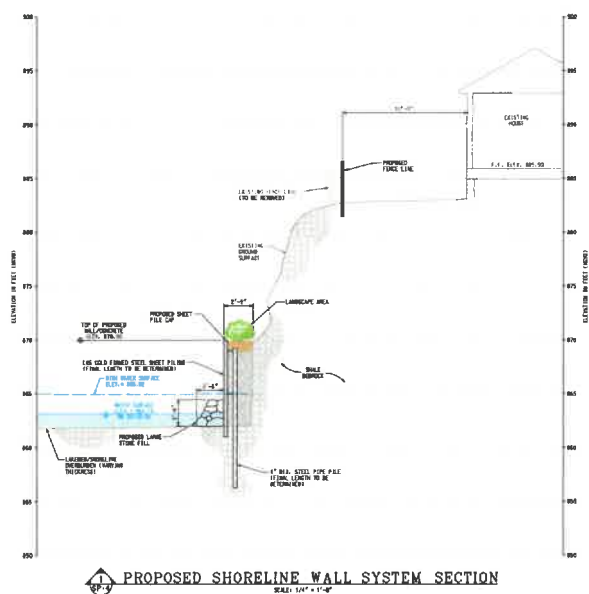
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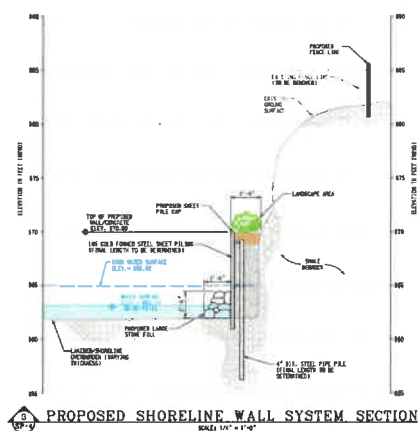
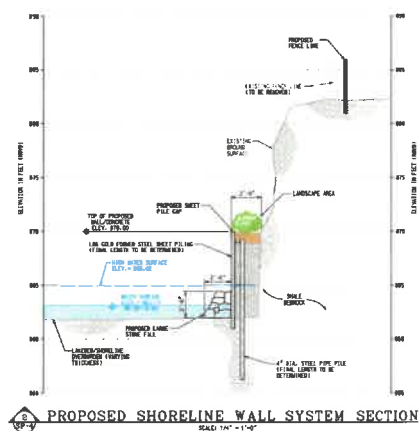
DATE: _____

BY: _____

FOR: _____



TOWN PLANNING BOARD
AND ZBA BOARD
USE AND APPROVAL ONLY





• **NOI:**

1. LOT AREA CALCULATED TO THE LINE & THE ELEVATION OF 867.02 LESS C&G LANE, ROAD, & RYS ROULE 411 (PART OF MAP 2 AND 9.7.21).

WCS:

1. FOR LOT 10; BETWEEN 100 FT. AND 200 FT. OF LAKE FRONTAGE, THE "REAL" CHOWNEN AREA OF ALL SHORELINE STRUCTURES IS 500 S.F. THE TOWN OF SAGINAW'S 2005 REVISED ZONING (AR).
2. NO PERMANENT BUILDING SHALL BE CONSTRUCTED SO AS TO EXCEED 100 FT. FROM THE "ALL THE LINE" TOWN OF SAGINAW'S 2005 REVISED ZONING (AR).
3. NO ROCK OR MARINE EQUIPMENT SHALL BE CONSTRUCTED OR PLACED ON A MARINE AREA TO FULLY INTERFERE WITH BOATING, WHICH TYPE OF ACCESS TO LAUNDRY AND OR OTHER TYPE TOWN OF SAGINAW'S 2005 REVISED ZONING (AR).
4. NO SHORELINE STRUCTURE SHALL EXCEED 12 FT. ABOVE LAKE LINE THE TOWN OF SAGINAW'S 2005 REVISED ZONING (AR).



TOWN PLANNING BOARD
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