

Tax Map ID #023.-03-10.1; 023.-03-10.2

**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 Heidi Ragusa and Joyce Paddock.

Proposed lot line adjustment for the existing barn to be located on Lot 2 (023.-03-10.2) instead of Lot 1 (023.-03-10.1).

The involved Section of the Skaneateles Town Code is Section 148-5-2-G.3 Accessory Structure Setback.

Any swimming pool, tennis court, or other accessory structure or use with a footprint greater than 600 square feet shall, if in front of the principal building, be set back at least twice the minimum front yard requirement. The minimum front yard requirement for a lot located in the RR District is 60 feet, whereas the proposed site plan reflects an existing barn located less than 60 feet from the proposed re-alignment of the lot line.

The properties in question are located at **4352 Vinegar Hill Road** in the Town of Skaneateles, New York, and bears Tax Map ID #023.-03-10.1 (Lot 1), and **4360 Vinegar Hill Road** in the Town of Skaneateles, New York, and bears Tax Map ID 023.-03-10.2 (Lot 2).

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, January 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: December 5, 2025

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**EGGLESTON & KRENZER ARCHITECTS, PC**

The Trolley Bldg

1391 East Genesee Street

Skaneateles, New York 13152

November 12, 2025

Town of Skaneateles Planning Board and ZBA

24 Jordan Street

Skaneateles, NY 13152

Re: Joyce Paddock-Heidi Ragusa Lot Line Relocation and Area Variance

4352 & 4360 Vinegar Hill Road

Tax ID# 023.-03-10.1 & 10.2

Joyce Paddock owns 4352 Vinegar Hill Road (Lot 1) which has 2.3 acres and 251 ft of frontage on Vinegar Hill Road. It is improved with a single-family dwelling with a 13.5 ft front yard setback, shed and 2,565 SF pole barn that is 153 ft off Vinegar Hill Road. The ISC and TSC is 10.5% whereas 10%/20% is allowed. The property is served by Town water and a septic system. The property is totally in the RR zoning district outside the Lake Watershed Overzone.

Heidi Ragusa owns 4360 Vinegar Hill Road (Lot 2) which is 2.3 acres and a flag lot with a 30 ft wide access easement across Lot 1 as well as electric and water easements. The property is improved with a single-family dwelling and accessory apartment. The ISC is 6.4% and TSC is 7.0%. The property is served by Town water and a septic system. The property is in both the RR and IRO zoning district and is outside the Lake Watershed Overzone.

The pole barn is no longer needed by Lot 1 and Lot 2 has been using the barn and desires to have in on that property. Rather than relocate the barn onto Lot 2, this application is to do a lot line relocation, modifying the property lines to include the barn on Lot 2 and maintain 2 acres on Lot 1. Lot 1 will have land in both the RR and IRO districts and the ISC will be reduced to a conforming 5.9% and TSC will be 6.1%.

The new Lot 2 will be 2.61 acres and remain in both the RR and IRO districts which allows it to have 12.4% ISC. The new ISC will be 10.7% and TSC will be 11.2%. The access, electric and water easement will remain the same but adjusted accordingly for the properties they are on. Now that the pole barn is on Lot 2, the front yard setback will be 30 ft whereas accessory structures greater than 600 SF in front of the primary structure are required to be twice the required setback or 120 ft in this case. If Lot 2 were on a private road it would be allowed a 30 ft front yard setback. An area variance is required for the newly established front yard for the pole barn. The barn is screened from Vinegar Hill Road with a row of evergreens and has access doors towards the south driveway, away from the front yard.

(315) 685-8144

*Member of the American Institute of Architects*

## AREA VARIANCE CRITERIA

The following criteria should be considered in reviewing 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. The neighborhood is made up of various size lots and dwellings, many with large pole barns used for personal storage. No physical changes will result from this application other than the location of the property line and ownership of the barn. The barn remains over 150 ft from the road and is not visible from the street.

- 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 a method other than an area variance. While the existing barn location does not change the change in property line requires the barn's front yard setback to go from 13.5 ft to 120 ft, yet the barn is 153 ft off Vinegar Hill Road. To relocate a conforming lot line would result in an awkward property line to maintain two acres on Lot 1 or would create non-conforming road frontages. The other option would be for Lot 2 to build a redundant pole barn where Lot 1 has no use for the existing structure.

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

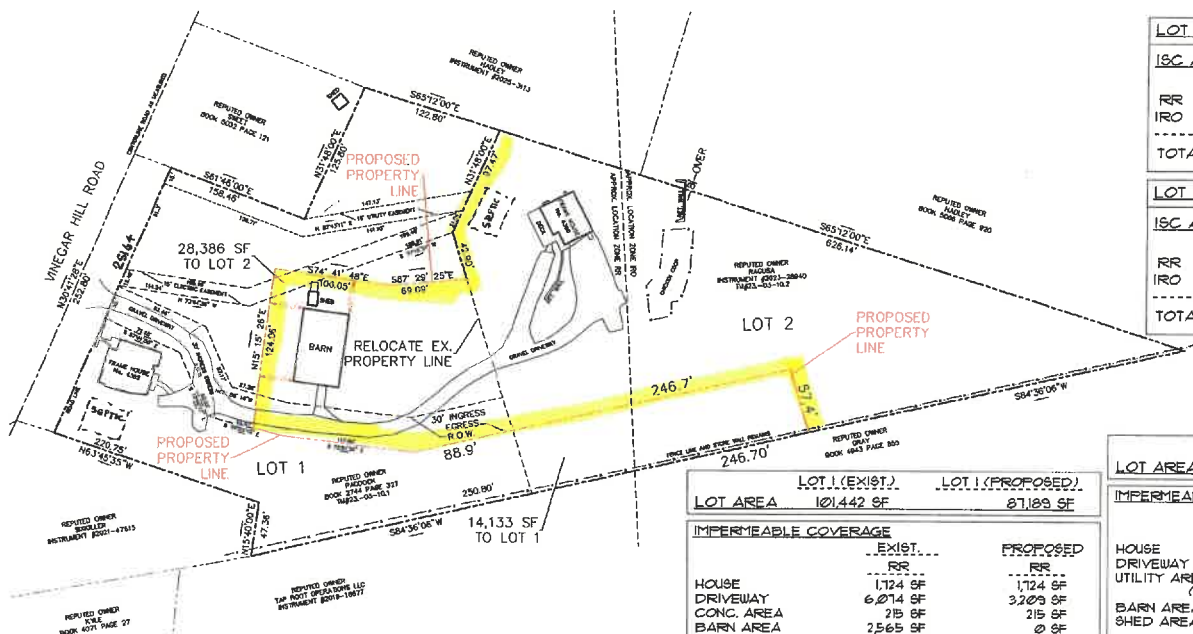
The requested variance is not substantial. While 30 feet vs 120 feet may be numerically substantial, Lot 2 is a flag lot and the existing barn remains 153 feet off Vinegar Hill Road, which has been over 10 times the required setback of 13.5 ft when the barn is on Lot 1. The only change is the ownership of the barn. An area variance would not be required if Lot 2 were on a private road.

- 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. No physical changes will occur with this lot line relocation other than the property line location. Lot 1 will now have a conforming ISC of 5.9% and Lot 2 ISC will remain confirming at 10.5% whereas 12.4% is allowed. The barn will remain screened from Vinegar Hill Road.

- 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. By granting the area variance the existing pole barn will remain useful and not require that it be relocated or a redundant barn be built. No physical changes are required and the existing barn remains over 150 feet from Vinegar Hill Road and screened from sight. There will be no detrimental changes to the neighborhood.



**SITE PLAN**  
 SC: 1"=80'-0"

SITE INFORMATION IS OBTAINED FROM SURVEY  
 DONE BY PAUL J. OLSZEWSKI, P.E., L.L.S. DATED 08/25/2025  
 ADDITIONAL INFORMATION BY EGGLESTON & KRENZER  
 ARCHITECTS P.C.



<b>LOT 1</b>	<b>LOT AREA: 87,189 SF</b>	<b>2.0 ACRES</b>
<b>ISC ALLOWED</b>		
RR	78,678 SF X 10% =	7,867 SF
IRO	8,503 SF X 15% =	1,275 SF
<b>TOTAL</b>	<b>87,181 SF</b>	<b>TOTAL 9,142 SF 10.5% ISC ALLOWED</b>

<b>LOT 2</b>	<b>LOT AREA: 113,650 SF</b>	<b>2.61 ACRES</b>
<b>ISC ALLOWED</b>		
RR	58,291 SF X 10% =	5,829 SF
IRO	55,353 SF X 15% =	8,303 SF
<b>TOTAL</b>	<b>113,650 SF</b>	<b>TOTAL 14,132 SF 12.4% ISC ALLOWED</b>

	<b>LOT 1 (EXIST.)</b>	<b>LOT 1 (PROPOSED)</b>
<b>LOT AREA</b>	<b>101,442 SF</b>	<b>87,189 SF</b>
<b>IMPERMEABLE COVERAGE</b>		
	<b>EXIST.</b>	<b>PROPOSED</b>
HOUSE	1,724 SF	1,724 SF
DRIVEWAY	6,074 SF	3,209 SF
CONC. AREA	215 SF	215 SF
BARN AREA	2,565 SF	0 SF
SHED AREA	100 SF	0 SF
<b>TOTAL</b>	<b>10,678 SF</b>	<b>5,148 SF</b>
<b>ISC %</b>	<b>10.5 %</b>	<b>5.9 %</b>
	<b>EXIST.</b>	<b>PROPOSED</b>
DECK/STEPS	135 SF	135 SF
PERMEABLE	10,813 SF	5,148 SF
<b>TOTAL</b>	<b>10,948 SF</b>	<b>5,283 SF</b>
<b>% TSC</b>	<b>10.5 %</b>	<b>6.1 %</b>

	<b>LOT 2 (EXIST.)</b>	<b>LOT 2 (PROPOSED)</b>
<b>LOT AREA</b>	<b>93,396 SF</b>	<b>113,650 SF</b>
<b>IMPERMEABLE COVERAGE</b>		
	<b>EXIST.</b>	<b>PROPOSED</b>
HOUSE	1,184 SF	1,184 SF
DRIVEWAY	5,128 SF	8,164 SF
UTILITY AREA (16 SF) (EXEMPT)	0 SF	151 SF
BARN AREA	0 SF	2,565 SF
SHED AREA	0 SF	100 SF
<b>TOTAL</b>	<b>6,312 SF</b>	<b>12,164 SF</b>
<b>ISC %</b>	<b>6.4 %</b>	<b>10.7 %</b>
	<b>EXIST.</b>	<b>PROPOSED</b>
DECK/STEPS	102 SF	102 SF
RET. WALLS (20 SF)	102 SF	102 SF
PERMEABLE (EXEMPT)	6,071 SF	6,071 SF
<b>IMPERMEABLE</b>	<b>6,312 SF</b>	<b>12,164 SF</b>
<b>TOTAL</b>	<b>6,515 SF</b>	<b>12,711 SF</b>
<b>% TSC</b>	<b>7.0 %</b>	<b>11.2 %</b>

**architect**

EGGLESTON & KRENZER, ARCHITECTS PC  
 1391 EAST GENESEE STREET  
 SKANEATELES, NY 13152  
 (315) 685-8144

**SKETCH PLAN**

JOYCE PADDOCK & HEIDI RAGUSA  
 4352 & 4360 VINEGAR HILL RD.  
 TN. OF SKANEATELES, NY

PROJ: 25217

DATE:  
 24 OCT 2025  
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