

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:

Soggygrass Holdings, LLC

Property Tax Map#

040.-01-15.1

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: See Attached

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: See Attached

3. Whether the requested area variance is substantial.

Applicant response: See Attached

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: See Attached

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: See Attached

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:

- ☒ 1. Common Application Form – completed and signed
- ☒ 2. ZBA AREA Variance insert – completed
- ☒ 3. Narrative responses to review criteria or additional supporting documentation
- ☒ 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)
- ☒ 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:

- ☒ 9. Current survey (per §148.10-1.D.1), with location map, stamped and signed by licensed land surveyor
- ☒ 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.		
	Onondaga County DOT		
	NYS DOT		
Water Supply:	Town Water Dept.		
Sanitary Waste:	Onondaga Co Health Dept.		
Natural Resources:	City of Syracuse Water Dept.	12/16/2025	pending
	NYS DEC		
	US Army Corp of Engineers		

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



December 22, 2025

Town of Skaneateles
Zoning Board of Appeals
24 Jordan St,
Skaneateles, NY 13152

RE: Marshall Variances Requested

§ 148-7-1. Lake Watershed Overlay District Variance requested:

K. 1. b. ii). 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). The height of any part of a boathouse shall not be greater than 16 feet above the Lake Line. No living quarters shall be allowed in a boathouse. No boathouse shall be used for any purpose other than storage.

Requesting a 204 square foot variance from the required 500 square feet maximum footprint area of a boathouse.

K. 4. c. iii). Permanent offshore structures – The maximum combined coverage for all permanent structures shall not exceed 1000 square feet.

Requesting a 257 square foot variance from the required 1000 square feet maximum allowed area for all offshore structures

Please state below all reasons to support your appeal or application:

1) Narrative response requesting a 204 square foot variance from the required 500 square feet maximum footprint area of a boathouse.

- a) The proposed boathouse will not produce an undesirable change in the character of the neighborhood, nor will it impair the use or enjoyment of nearby properties. A boathouse already exists at this location, and the proposed structure replaces it with a similarly modest, well-designed boathouse that is compatible with the architectural character of the principal residence and surrounding waterfront development. At approximately 22 feet in width by 32 feet in depth, the boathouse will occupy less than eight percent (8%) of the property's total lake frontage, thereby preserving open views to and from the lake and maintaining the existing visual rhythm of features on the shoreline. The proposal does not intensify use of the property or increase lake activity beyond what currently exists.
- b) The benefit sought by the applicant cannot be achieved through any feasible alternative without the requested area variance. A functional boathouse needs to be larger than the existing boathouse to accommodate a standard powerboat. A boathouse must provide adequate width and depth to safely accommodate a vessel, allow interior access walkways, and include minimal storage necessary for safe operation. The proposed boathouse dimensions of 22 feet by 32 feet is proposed to accommodate a standard 24-foot powerboat, while maintaining only the minimum clearance necessary for safe and functional use. This configuration permits safe movement around the vessel, secure mooring, and storage of essential boating equipment. Due to shallow water conditions, dock length is critical, particularly during periods of low water. Alternative designs and layouts were evaluated but would have resulted in equal or greater variance impacts. Accordingly, the proposed design represents the minimum variance necessary.
- c) While the proposed boathouse exceeds the maximum square footage permitted by code, the request should be evaluated in the context of the environment. The boathouse has historically existed and been a feature at this lakefront location. Although the proposed calculated area exceeds the limit, 40% of the structure is located on shore, and it does not extend significantly into the lake. The proposed boathouse does not alter the essential character of the shoreline and is consistent in scale and appearance with existing surrounding development.
- d) The proposed variance will not result in adverse physical or environmental impacts. Construction will be conducted in accordance with best management practices, including the installation of a turbidity curtain to control sediment and protect water quality during

construction. The boathouse will be supported by driven piles to minimize disturbance of the lakebed, and existing environmentally friendly shoreline conditions will be preserved. With these safeguards in place, the project is not expected to result in negative environmental effects.

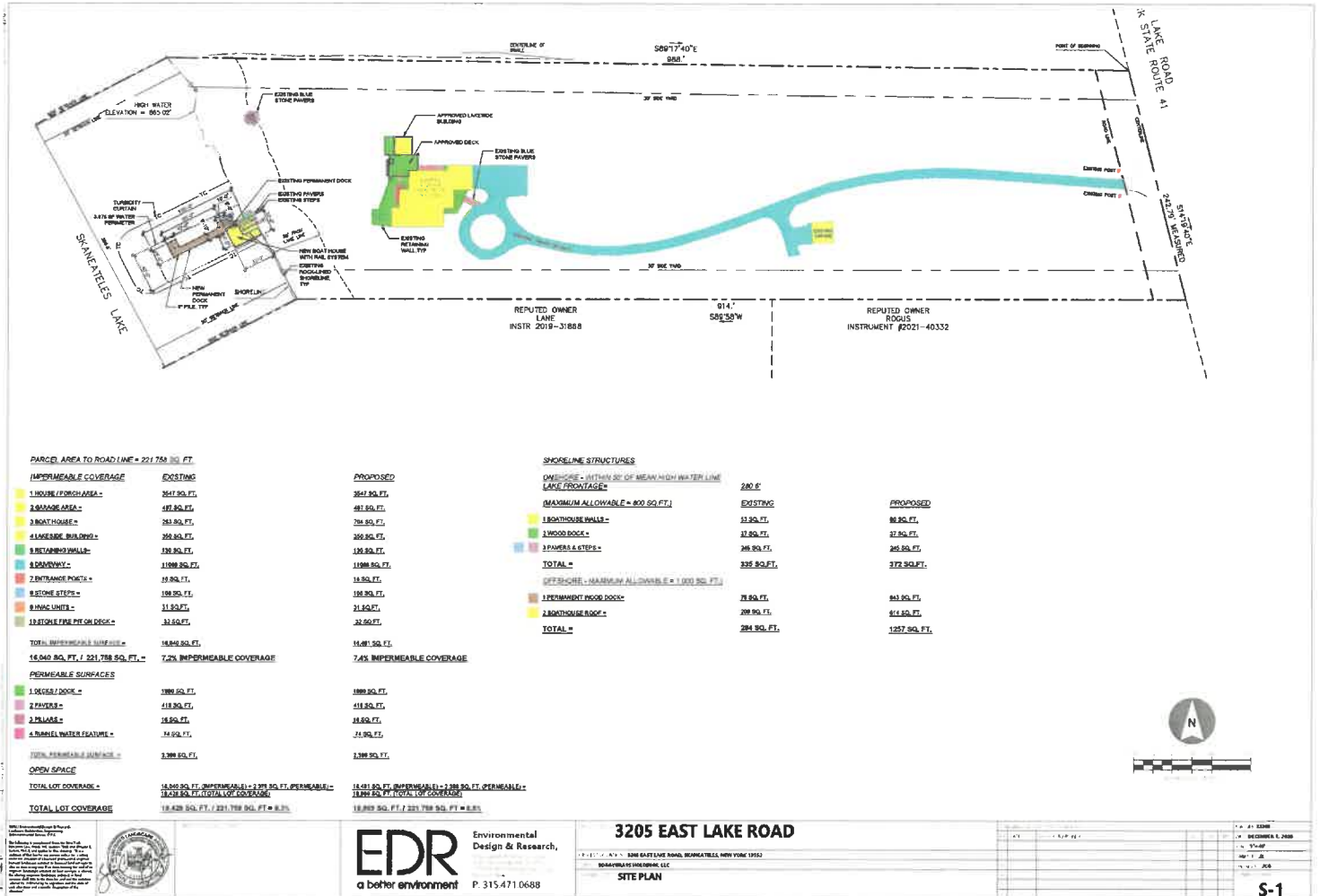
- e) While the request is associated with the applicant's desire to replace an undersized boathouse, the need for the variance is significantly influenced by site-specific conditions, including shallow water and the location and size of the existing boathouse that renders it unusable for a standard size powerboat.

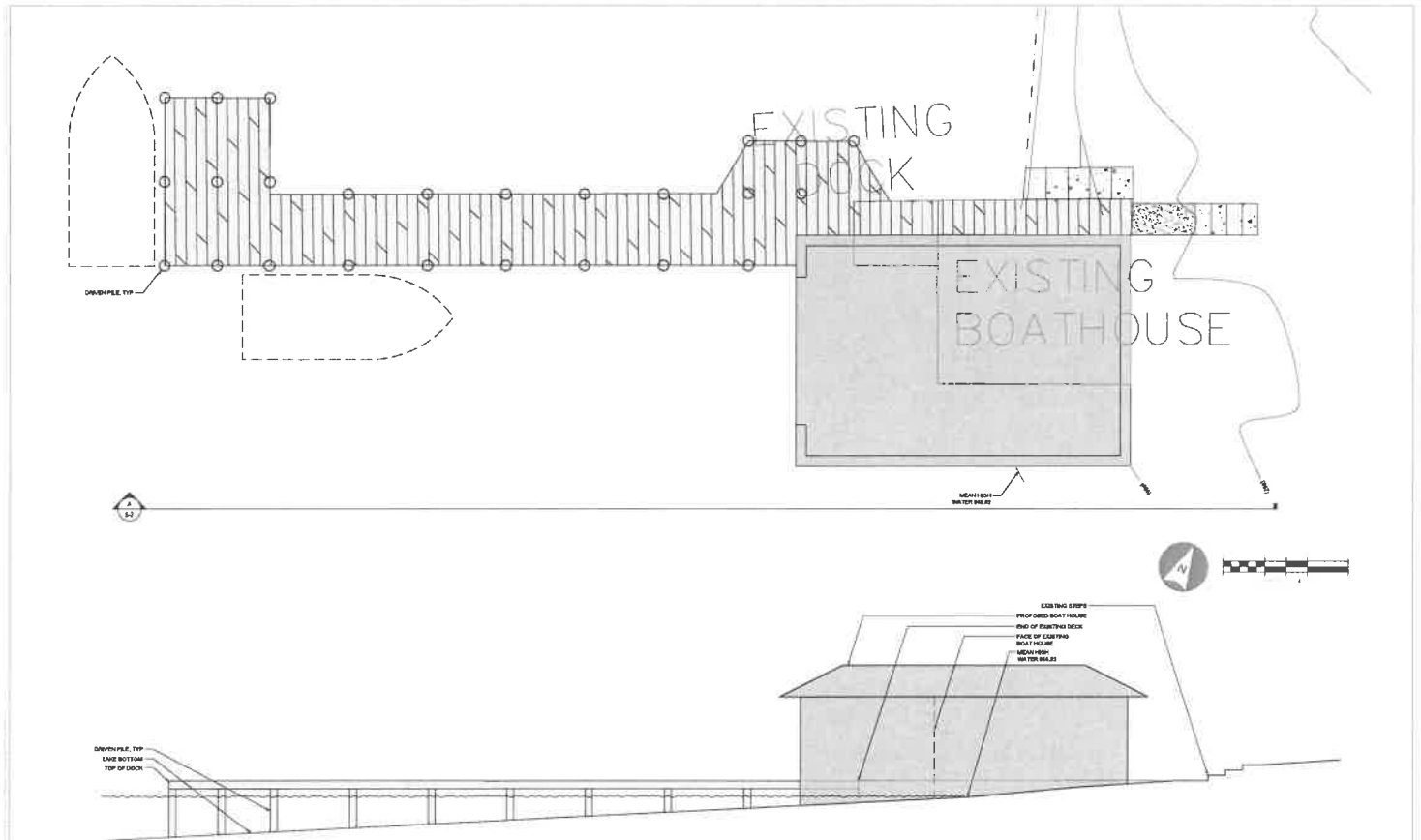
2) Narrative response requesting a 257 square foot variance from the required 1000 square feet maximum allowed area for all offshore structures

- a) The proposed dock and boathouse will not create an undesirable change in the character of the neighborhood nor result in a detriment to nearby properties. A boathouse already exists at this location, along with a seasonal covered hoist and a temporary dock. As a result, summer views of the shoreline and lake will remain substantially similar to existing conditions. The proposal consolidates and formalizes these existing seasonal and temporary facilities into permanent structures, improving organization and reducing the need for temporary on-land storage in the off-season months.
- b) The benefit sought by the applicant cannot be achieved through any feasible alternative without the requested area variance. The proposal is intended to provide a functional boathouse, a dock of sufficient length to accommodate shallow water conditions, and the replacement of a temporary dock to allow safe day-use docking for the applicant and occasional visitors. Due to shallow water conditions, dock length is critical, particularly during periods of low water. The dock width has been reduced to below the 8-foot maximum width allowance to minimize overall area. However, when combined, the boathouse and dock area exceed the permitted maximum, thereby necessitating the requested variance.
- c) While the requested variance could be considered numerically substantial when compared to the regulatory limit, it must be evaluated in the context of the existing conditions of the waterfront. The proposed offshore structures replace or formalize features that already exist in both permanent and seasonal forms. The proposal remains consistent with the scale and character of the existing waterfront and nearby waterfront neighbors.

- d)** The proposed variance will not result in adverse physical or environmental impacts. Construction will be conducted in accordance with best management practices, including the installation of a turbidity curtain to control sediment and protect water quality during construction. The boathouse and dock will be supported by driven piles to minimize disturbance of the lakebed, and existing environmentally friendly shoreline conditions will be preserved. With these safeguards in place, the project is not expected to result in negative environmental effects.

- e)** While the request is associated with the applicant's desire to replace an undersized boathouse and largely seasonal dock configuration with functional, permanent structures, the need for the variance is significantly influenced by site-specific conditions, including shallow water and the location and size of the existing boathouse.





PROPOSED CROSS SECTION A

Scale: N.T.S.

DRIVABLE TYP
LAKE BOTTOM
TOP OF DOCK

EDR Environmental
Design & Research,
a better environment P 315.471.0688

3205 EAST LAKE ROAD

NEW DRAFT LAYOUT: BOATHOUSE, DOCK, AND POND FILL

DESIGNED BY: EDR, LLC

SITE PLAN

DATE	11-11-15	BY	J. J. JONES
DATE	11-11-15	BY	J. J. JONES
DATE	11-11-15	BY	J. J. JONES
DATE	11-11-15	BY	J. J. JONES
DATE	11-11-15	BY	J. J. JONES
DATE	11-11-15	BY	J. J. JONES
DATE	11-11-15	BY	J. J. JONES
DATE	11-11-15	BY	J. J. JONES
DATE	11-11-15	BY	J. J. JONES
DATE	11-11-15	BY	J. J. JONES