

Tax Map ID #037.-01-27.1, 037.-01-28.1, 037.-01-25.1, 037.-01-24.0, 037.-01-23.1, 037.-01-22.1

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 Jess Hafner, also representing the owners of five (5) contiguous lots.

The proposal is a combined application to unify shoreline fences amongst six (6) contiguous properties, owned by five (5) separate entities.

The involved Sections of the Skaneateles Town Code are Section 148-5-2-H.2. Fence Property Line Setback.

Fences shall be set back a minimum of one (1) foot from the adjacent property line, with the exterior (good) side of the fence facing out, and with the wiring, structural elements or other components of the fencing not designated for presentation to the public facing toward the interior of the property. The site plan reflects a proposed fence less than one (1) foot from the property line running a span across the shoreline of six (6) properties.

The properties in question are located at **2559, 2579, 2583, 2591, 2599 & 2605 East Lake Road** in the Town of Skaneateles, New York, and bear Tax Map ID #037.-01-27.1, 037.-01-28.1, 037.-01-25.1, 037.-01-24.0, 037.-01-23.1, 037.-01-22.1.

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, November 4, 2025, 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: October 15, 2025

EGGLESTON & KRENZER ARCHITECTS, PC
The Trolley Bldg
1391 East Genesee Street
Skaneateles, New York 13152

September 25, 2025

Town of Skaneateles ZBA
24 Jordan Street
Skaneateles, NY 13152

Re: The Colony Properties – Area Variance

Paul N Leone and/or Kathleen Leone	2559 East Lake Road, Tax Map 037-01-27.1
	2579 East Lake Road, Tax Map 037-01-28.1
Russdee Paws LLC – Ann Fallon, member	2583 East Lake Road, Tax Map 037-01-25.1
David F Conley and/or Beth B Conley	2591 East Lake Road, Tax Map 037-01-24.0
Smalls Cottage LLC – Jess Hafner, member	2599 East Lake Road, Tax Map 037-01-23.1
Daniel J Fisher and/or Lori B Ruhlman	2605 West Lake Road, Tax Map 037-01-22.1

NARRATIVE

The Colony Properties consist of six properties improved with single family dwellings, detached garages, decks, patios, pools, sheds, shoreline structures and a shared driveway. The Fisher/Rhulman property has a 4 foot high metal estate fence and the Leone properties have partial split rail fences at the top of the bank/cliff. Each property has stairs down to the lake. The property is in the RF District and the Skaneateles Lake Watershed.

This application is to unify the fences at the top of the steep bank by adding a continuous Split Rail fence 36” high between the existing fences that will cross the individual property lines where as one foot is required on each side of the property line leaving a two foot wide gap. Each property owner may elect to have a gate at the top of their lake access stairs and may have a 2”x4” wire fence on the back side of the split rail for further safety.

The property owners now have small children or grandchildren visiting the property and they want to provide basic safety at the top of the steep bank for the children playing in the adjoining yards. Some of the lake front steep banks are more vegetated than others. The continuous fence will also prevent random balls or other play items from rolling over the bank. The continuous fence requires an area variance to be within one foot of the property line, but otherwise comply with the zoning requirements.

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.*

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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 year-round and seasonal dwellings on larger size lots with on open, unified lake yard lawns and wildflower meadows that slope towards a tall steep bank/cliff at the lake. A continuous fence will provided added safety between the properties at the top of the bank. This fence within 100 ft of the lake will not block any lake view from the adjacent properties.

- 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. A two-foot gap at the property line would defeat the purpose of the fence to provide reasonable safety at the top of the steep bank/cliff and will allow for the continuous open lake yard between the six properties.

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

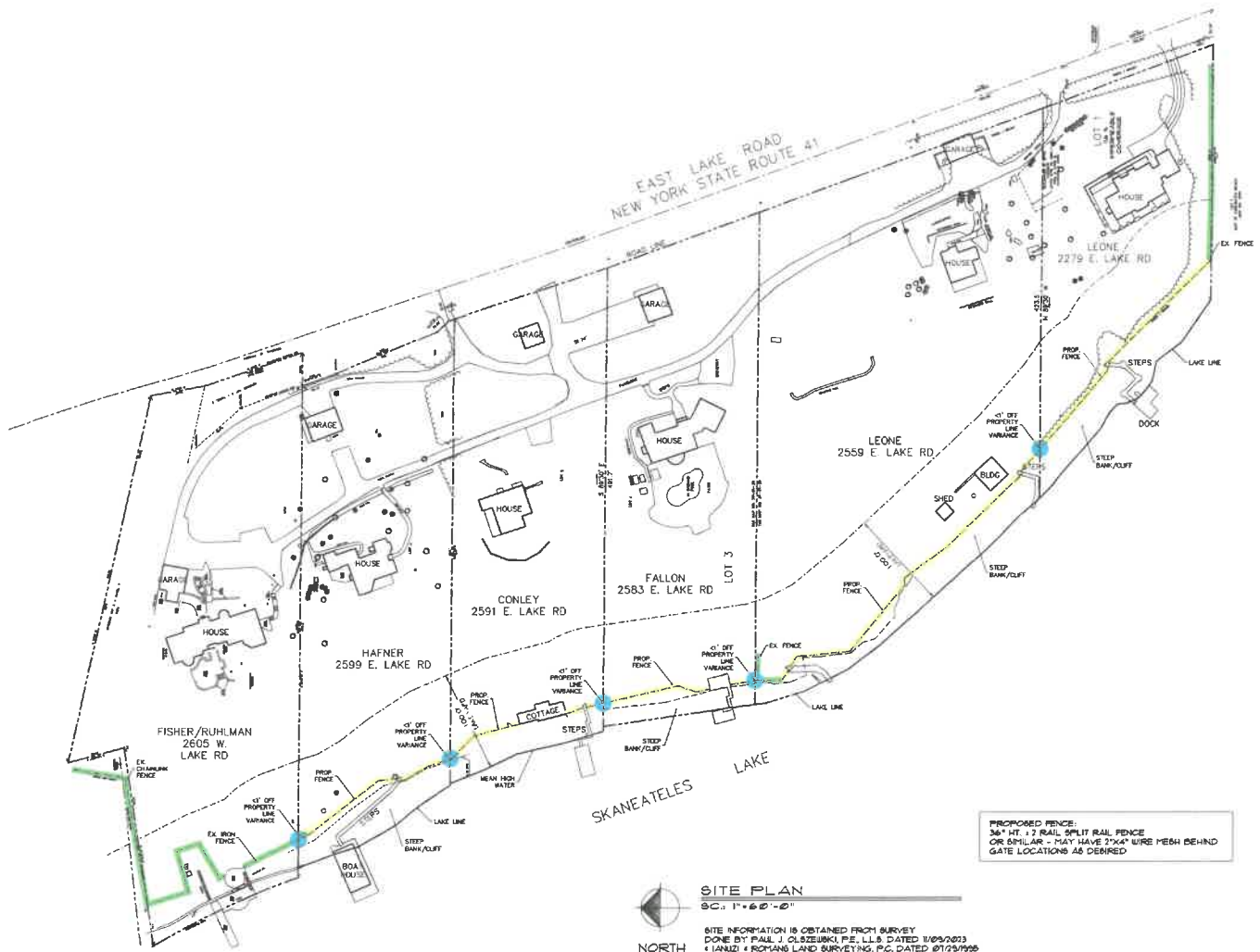
The requested variance is not substantial. Closing the two-foot gap between properties is a small portion of the entire fence length, yet would allow for the purpose of the unified yards and providing safety at the top of the steep bank/cliff.

- 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 ISC for the properties will not change. The installation of the fence will have minimal disturbance of the ground. The continuous fence at the top of the bank will allow the lake lawns to remain open to each other as they have since the dwellings were originally built.

- 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 continuous lake front fence will provide safety while keeping the adjoining yard open to each other as intended when the homes were first built.



PROPOSED FENCE
THE COLONY
2279-2605 EAST LAKE RD.
TN. OF SKANEATELES, NY

architect
EGGLESTON & KRENZER, ARCHITECTS P.C.
1391 EAST GENESEE STREET
SKANEATELES, NY 13152
(613) 855-6144

PROJ. 25220

DATE:
25 SEP 2025