

**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:

Property Tax Map#

Oliver Meghan Wing  
033.-02-04.0

**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)

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: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

3. Whether the requested area variance is substantial.

Applicant response: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

↑ Please see attached typed responses

**TURN OVER** - for REQUIRED SUBMISSIONS

## INSERT: AREA Variance

(Pursuant to §148-10-10.E)

### SUBMISSION REQUIREMENTS

#### FILING FEE

\_\_\_\_\_ \$200.<sup>00</sup>      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> |
|---------------------------|------------------------------|---------------------|-----------------|
| <b>Highway Access:</b>    | Town Highway Dept.           | _____               | _____           |
|                           | Onondaga County DOT          | _____               | _____           |
|                           | NYS DOT                      | _____               | _____           |
| <b>Water Supply:</b>      | Town Water Dept.             | _____               | _____           |
| <b>Sanitary Waste:</b>    | Onondaga Co Health Dept.     | _____               | _____           |
| <b>Natural Resources:</b> | City of Syracuse Water Dept. | _____               | _____           |
|                           | 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

## **ZBA INSERT: 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.**

We are fortunate to have large trees to the north and south of our property that provide privacy to the area of our proposed project, thus the view from our neighbors will not change. The area of the proposed project is not visible from the road and subsequently will not change the character of the neighborhood as perceived from the road.

**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 main reason we are hoping to install a patio versus simply replacing our deck is to provide a place to sit and watch our children while they are in and around the pool, without being separated from them by a fence (as would be the setup if we were not able to install a patio, and had to keep just the deck). Installing a permeable patio would alleviate the need for a variance, however the loose stone and larger areas between the pavers not only have the potential to damage our pool filtration system (as the loose stone will inevitably end up in the pool), but pose a trip hazard for our young children as they play around the pool.

Removing some of the already existing impermeable surfaces on our property such as part of our driveway, or the paved area in the back of our property would also eliminate the need for a variance. However, the environmental implications of hiring diesel equipment to cut up our driveway, excavate the area and haul away the mess would likely be greater than increasing our impermeable area 1.2%. Additionally, removal of the paved area in the back of our property would leave our children without a safe paved area to play, as the slope of our driveway leading into the road doesn't allow for this.

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

The requested area variance is not substantial as we are requesting to increase the impermeable space on our property from 16.4% to 17.6%. A 1.2% increase, putting us just 2.6% over the allotted 15% for our lot.

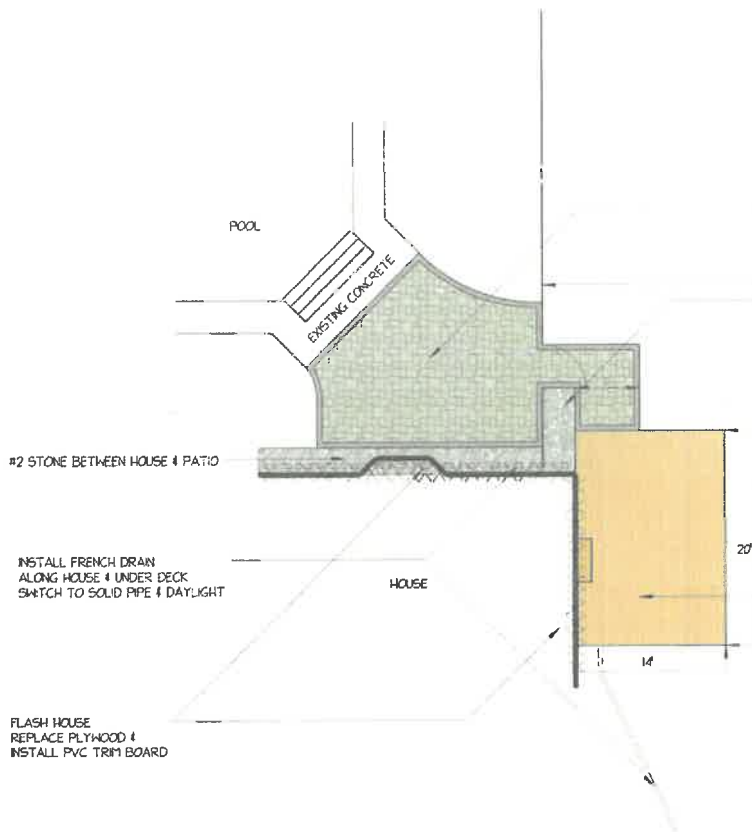
**4.) Whether the proposed variance will have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district.**

We acknowledge the concern that increasing the amount of impermeable space may slightly increase the amount of water runoff from our property. In an attempt to offset this potential drawback, we are committed to installing a flowering native meadow in the front of our property. By replacing the grass in the front of our property with native flowering plants, we will increase the permeability of that area, increasing the amount of water runoff absorbed into the ground. We have attached a "Meadow Implementation Plan" obtained from the organic land care professionals at Ecoscape Design that provides an in depth description of what this will entail and the benefits it will have on the surrounding ecosystems.

**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.**

**ZBA INSERT: AREA Variance**

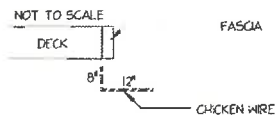
Our lot was nonconforming to allotted impermeable space when we purchased it in 2017. However, we are electing to further increase the impermeable space on the lot by 1.2%. Rationale for this can be found in the attached letter.




NEW PAVER PATIO  
3 PIECE PAVER KIT W/ 6" X 6" BORDER  
PATIO TO START 3' OFF HOUSE  
MATERIALS & COLORS INSTALLED  
MAY DIFFER FROM PHOTO  
EXISTING FENCE  
#2 STONE



NEW 14' X 20' DECK  
W/ 10' X 4' LANDING AT HOUSE  
INSTALL CHICKEN WIRE ON  
ALL SIDES OF NEW DECK  
MATERIALS & COLORS INSTALLED  
MAY DIFFER FROM PHOTO





**GASPARINI**

LANDSCAPE DESIGN & INSTALLATION

Landscape Designs are for on-site use only. Designs must be returned within 30 days. Reproduction, alteration, distribution, or any other use without written permission is prohibited. Purchase of design available by request.

| No. | Date | Revision |
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Client :  
**Wing Residence**

Address :  
3819 Sodler Rd  
Skaneateles, NY 13152

Scale : 1" = 8'

Plan No. : L-001

Designer : H. Doud  
Editor : Gasparini  
Date : 09/15/2025