

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: Emily & Jim Johnson Whitney Johnson
Property Tax Map#: 063-03-06.0

The applicant understands that: (please mark or check to acknowledge that you have read each)

[checked] 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.

[checked] 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: A desirable change will be produced with safe stairs for the water-front.

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: Due to the extreme and imminent material danger of the existing spiral staircase, no other method is suitable.

3. Whether the requested area variance is substantial.

Applicant response: The request is minimal, with a simple and safe staircase built to the water front.

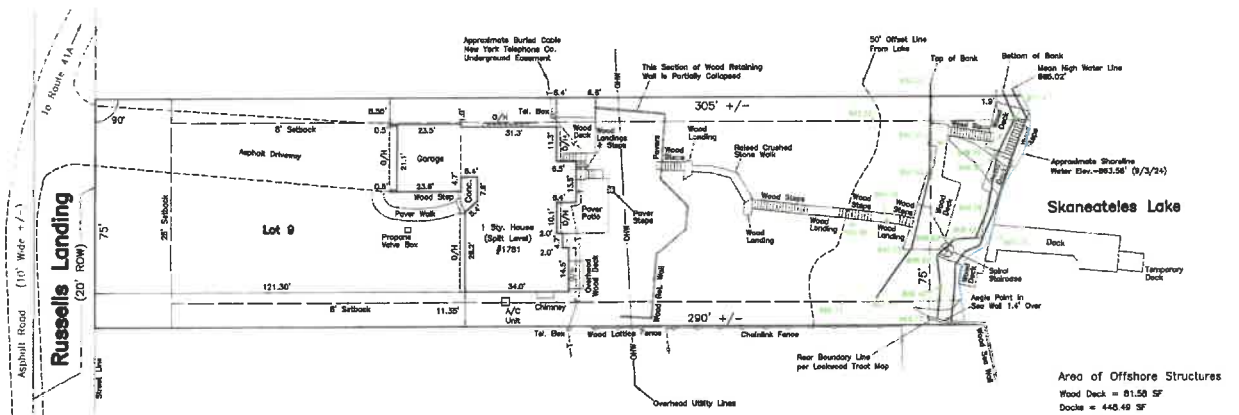
4. Whether the proposed variance will have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district.

Applicant response: There will be no adverse effect on the physical or environmental conditions in the neighborhood.

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: The request to build a staircase is in response to severe rock fall in 2025 that caused an unsafe existing spiral stair case. The answer to question #3 above was self-informed.

TURN OVER - for REQUIRED SUBMISSIONS



Current Coverages Within 50' of Shoreline

Permeable
 Wood Steps = 113.11 SF
 Wood Decks/Landings = 732.91 SF
 Total = 846.02 SF

Historical Coverages Within 50' of Shoreline
 (Scaled Approximately from Lehr Survey Map dated 8/22/08)

Permeable
 Wood Decks = 912.30 SF +/-
 (No steps are shown on Lehr map)

Total Lot Area = 22,213 SF (0.51 Ac. +/-)

Total Lot Coverage = 8,244 SF (28.1%)

Total Permeable Coverage = 1,325 SF (6.0%)

Total Impermeable Coverage = 4,919 SF (22.1%)

Permeable

Wood Steps = 229.18 SF
 Wood Decks/Landings = 1036.81 SF
 Crushed Stone Walk = 56.76 SF

Impermeable

House = 2,474.19 SF
 Driveway = 2,012.11 SF
 Power Poles = 236.83 SF
 Power Walks/Stairs = 158.93 SF
 Wood Ret. Wall = 45.70 SF
 Propane Valve Box/AC Unit = 9.25 SF

Area of Offshore Structures
 Wood Deck = 61.50 SF
 Docks = 446.49 SF

Lot 9 – Lewis D. Lockwood Subdivision
Part of Farm Lot 87
Town of Skaneateles, Onondaga Co., NY

Scale 1" = 30'

September 3, 2024



D. W. HANNIG L.S., P.C.

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In my professional opinion, and based on my observations and/or scope of service, I hereby certify this map was made from an actual survey on 9/3/24 and this map is correct.

This certification is void unless signed in RED Ink.

David William Hannig
 DAVID WILLIAM HANNIG, P.L.L.C. - N.Y.S. LIC. NO. 47411

