

Tax Map ID #055.-03-14.4

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 Wilson & Elizabeth Patton.

The proposal is to replace an existing shed with a larger one in the same location with a required side yard variance.

The involved Sections of the Skaneateles Town Code are Section 148-4-2-C.1.b.E RF District Regulations - Residential Side Yard Setback.

The minimum side yard setback for a residential lot is 30 feet for residential and accessory structures, whereas the submitted site plan reflects a shed located less than 30 feet from the property line.

The property in question is located at **1225 Hencoop Road** in the Town of Skaneateles, New York, and bears Tax Map ID #055.-03-14.4.

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, July 2, 2024, at 7:02 pm** at the Town Hall, 24 Jordan Street, or electronically as required by local and/or Executive Orders applicable to COVID-19. 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: June 13, 2024

Town of Skaneateles Zoning Board of Appeals (ZBA)

INSERT: AREA Variance

(Pursuant to §148-10-10.E)

Contact Town Staff if you need

Applicant Name: assistance. Elizabeth & Wilson Patton

Property Tax Map# 055.-03-14.4

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: Approving this variance would not change the character of the neighborhood or be a detriment to nearby properties. If approved, this shed would not be visible from the road and would be used for storage of gardening tools and bicycles. It would not impact traffic, noise, or light in the area.

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: We investigated all other locations on the property to see if they were suitable for the shed instead of the proposed location. We believe the proposed location is best for the following reasons:
- Our lot is primarily wooded. We appreciate the natural character of the wooded lot and would like to preserve it as much as possible. The proposed location has only 4 small trees, which are all elms. These are dying trees which unfortunately need to be taken down anyway. Other locations have hickory, cherry, poplar, spruce, and sugar maples - healthy trees that we do not want to take down.
- There are small vernal pools and seasonal water paths that run throughout our property, and the property itself has uneven elevation. Placing the shed in the proposed location would enable us to leave the slope and water paths as they exist naturally.
- Placing the shed at other locations on the property would also require the creation of some sort of roadway, which would cause even more disruption to the wooded nature of the lot. In the proposed location we can utilize the existing driveway.
- In the attached PDF we're including a screenshot of the tax map that shows the location of our propane tank, well, septic tank, and leach field. These utilities cover the majority of the land that is already cleared, which is why none of them are suitable for a shed (except for directly in front of the house - an option we don't want to explore).

3. Whether the requested area variance is substantial.

Applicant response: We are requesting a minor variance. This shed would not require a variance if we had enough space to place it 30' from our property line. However, we don't have sufficient space and are therefore requesting permission to install it 5-10' from the property line instead.

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: No. We are requesting this variance to enable us to have the least possible impact on the physical and environmental aspects of the neighborhood (please see answers to #2).

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: We do not believe it to be self-created. We care about managing our forest and garden and keeping our property tidy. Due to the climate in Skaneateles, we can best maintain the tools to do so by keeping them in a shed, and we have done our best to find the least invasive location for this shed.

TURN OVER - for REQUIRED SUBMISSIONS

INSERT: AREA Variance
(Pursuant to §148-10-10.E)

SUBMISSION REQUIREMENTS

FILING FEE

_____ \$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.	_____	_____
	NYS DEC	_____	_____
	US Army Corp of Engineers	_____	_____

PROCEDURE SUMMARY

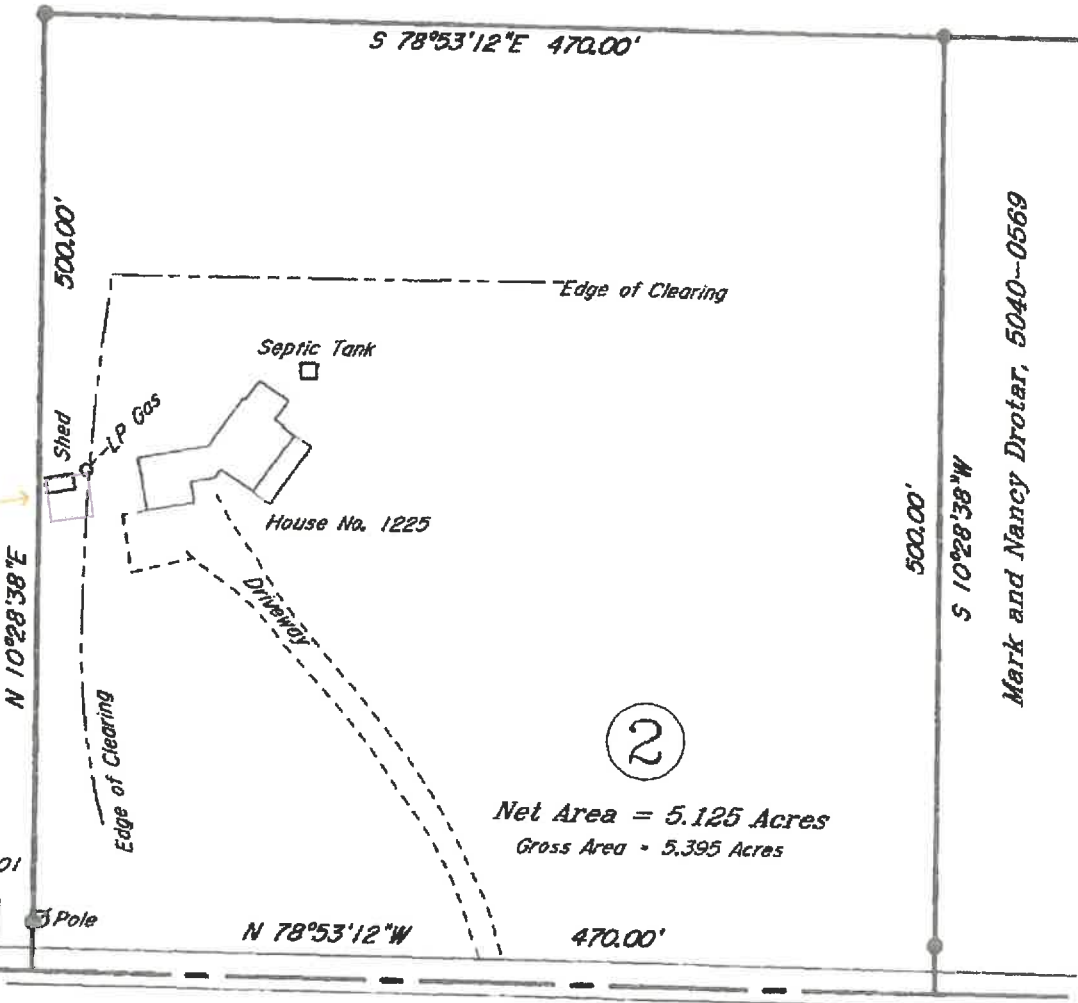
1. Pre-application meeting/CEO Denial of Permit
2. Submittal Deadline (Two [2] weeks prior to ZBA meeting date)
3. Preliminary Zoning Board of Appeals review of application
 - a. Determine completeness
 - b. Request additional information or submissions
 - c. Schedule Site visit and formal review meeting 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

North Per Filed Map No

PROPOSED LOCATION FOR NEW SHED TO SCALE (OVERLAID ON OLD SHED)
MINIMUM SETBACK: 5'
MAXIMUM SETBACK: 10'

James Nocek, Tax Map No. 55.00-3-13.2



Mark and Nancy Drotar, 5040-0569

Net Area = 5.125 Acres
Gross Area = 5.395 Acres

Hencoop Road

Site plan

BACKYARD OUTFITTERS, INC
FRANKLIN, TN

GENERAL NOTES:

1. STRUCTURE HAS BEEN DESIGNED IN ACCORDANCE WITH THE 2020 BUILDING CODE OF NEW YORK STATE (BCNYS).
2. ALL MATERIALS AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE ABOVE CODES AT THE TIME OF MANUFACTURE.
3. DRAWINGS SHALL NOT BE SCALED FOR DIMENSIONS.
4. STRUCTURES ARE CLASSIFIED AS "MINOR STORAGE FACILITIES" (RISK CATEGORY I) PER BCNYS TABLE 1604.5 AND SHOULD NOT BE USED FOR HUMAN HABITATION.
5. SIDING FASTENERS SHALL NOT BE INSTALLED IN PANEL SIDING GROOVES IN THE FIELD OF THE PANEL OR WHEN THE SIDING GROOVES OCCUR AT CUT EDGES OF THE SIDING PANEL.
6. STRUCTURES SHOULD HAVE 15 YEAR RATED FIBERGLASS ASPHALT SHINGLES OR 29 GA METAL ROOFING OVER WOOD SHEATHING.
7. WOOD FRAMING SHALL COMPLY WITH THE ANSI/APA "NATIONAL DESIGN SPECIFICATION (NDS) FOR WOOD CONSTRUCTION", 2018.
8. ALL ROOF DECKING IS TO BE 3/4" OSB.
9. ALL SIDING IS TO BE 3/8" TREATED T&E PLYWOOD OR 3/4" LP SMART PANEL SIDING.
10. ALL FLOOR JOISTS ARE TO BE PRESSURE TREATED SYP #2 OR BETTER.
11. ALL UN-TREATED WOOD FRAMING IS TO BE SPF #2 OR BETTER.
12. ALL EXTERIOR NAILS ARE TO BE ZINC COATED.

13. ALL FLOOR DECKING IS TO BE 3/4" OR 1" PLYWOOD.
14. ALL SKIDS ARE TO BE 4x6 PRESSURE TREATED RATED FOR GROUND CONTACT.
15. SECTIONS AND DETAILS SHOWN ARE INTENDED TO BE TYPICAL AND SHALL APPLY AT ALL SIMILAR LOCATIONS UNLESS NOTED OTHERWISE.
16. BACKYARD OUTFITTERS IS NOT RESPONSIBLE FOR THE PREPARATION OF THE PROPOSED SITE OR DETERMINATION OF THE SITE'S SUITABILITY TO SUPPORT THE PROPOSED STRUCTURE. IT IS THE PROPERTY OWNER'S RESPONSIBILITY TO DETERMINE IF SITE CONDITIONS ARE SUITABLE TO SUPPORT THE STRUCTURE.
17. SKIDS SHALL BE CONTINUOUSLY SUPPORTED ON A LEVEL PAD PROVIDED BY OTHERS.
18. LVL BEAMS: MANUFACTURE AND INSTALL IN ACCORDANCE WITH WRITTEN SPECIFICATIONS BY LOUISIANA PACIFIC, OR EQUIVALENT. MINIMUM DESIGN STRESSES ARE TO BE:
Fb = 2600 PSI
Fv = 285 PSI
E = 2000 KSI

DESIGN CRITERIA:

1. RISK CATEGORY I
2. FLOOR LIVE LOAD, 50 PSF
3. SNOW LOADS ARE BASED ON THE FOLLOWING:
GROUND SNOW LOAD, Pg = 60 PSF
FLAT ROOF SNOW LOAD, Ft = 40 PSF
EXPOSURE FACTOR, Ce = 1.0
IMPORTANCE FACTOR, I = 0.8
THERMAL FACTOR, Ct = 1.2
5. WIND LOADS ARE BASED ON THE FOLLOWING:
Vult = 115 MPH
RISK CATEGORY I
EXPOSURE CATEGORY B
INTERNAL PRESSURE COEFFICIENT, GCPI = ±0.18
COMPONENTS & CLADDING:
ROOF-ZONE 1 = 10.0, -13.1 PSF
ROOF-ZONE 2 = 10.0, -22.7 PSF
ROOF-ZONE 3 = 10.0, -23.6 PSF
WALL-ZONE 4 = 14.3, -15.5 PSF
WALL-ZONE 5 = 14.3, -19.9 PSF

NOTE: C&C WIND PRESSURES SHOWN ARE FOR A 10 SQUARE FOOT EFFECTIVE AREA (Ae) AND MAY BE REDUCED FOR LARGER AREAS AS ALLOWED BY CODE.

ITEMS BY OTHERS:

- THE FOLLOWING ITEMS ARE TO BE SUPPLIED AND INSTALLED BY OTHERS. THESE ITEMS MAY BE SUBJECT TO LOCAL JURISDICTION APPROVAL. BACKYARD OUTFITTERS IS NOT RESPONSIBLE FOR THESE ITEMS.
1. THE COMPLETE FOUNDATION AND TIE-DOWN SYSTEM
 2. RAMPS, STAIRS, AND GENERAL ACCESS
 3. ELECTRICAL SERVICE HOOKUP



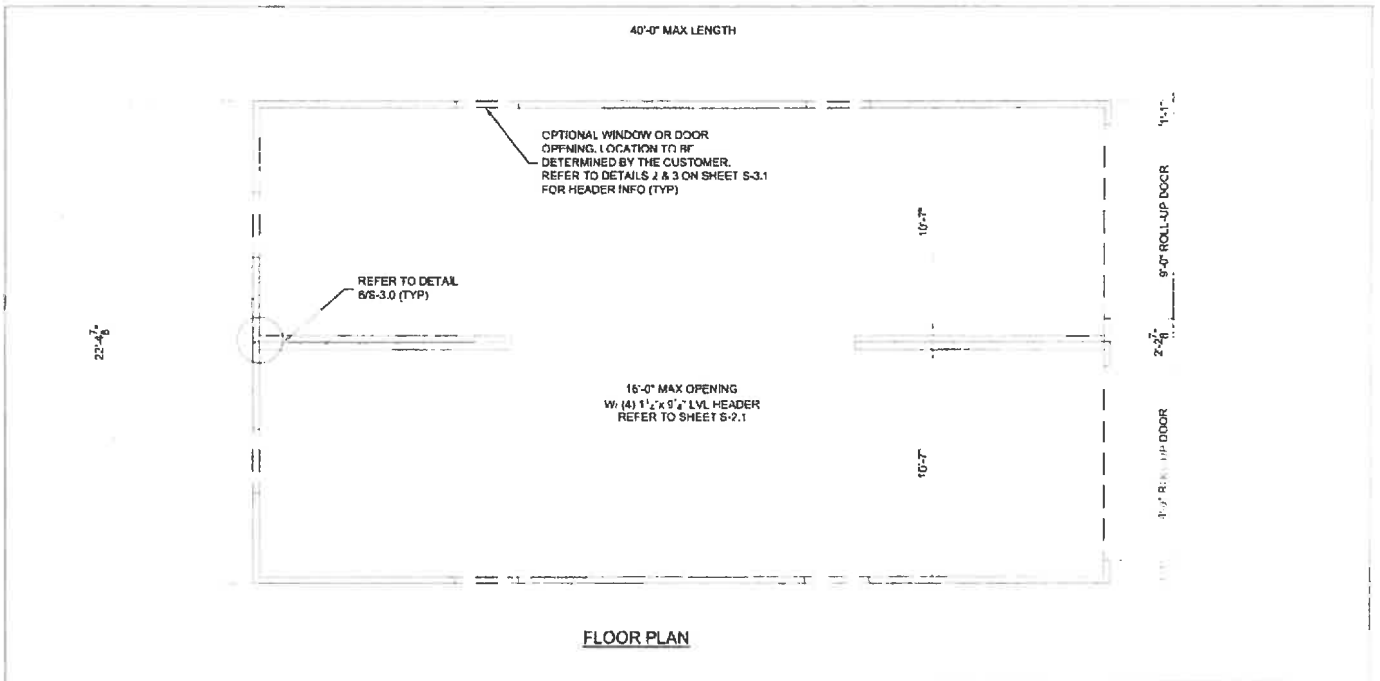
DOUBLE WIDE SHED--NEW YORK--SNOW=60PSF--2020 BCNYS

IT IS A VIOLATION OF NEW YORK STATE LAW FOR ANY PERSON UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED ENGINEER TO ALTER THESE DRAWINGS IN ANY WAY. IF ANY PART OF THESE DRAWINGS ARE ALTERED, THE ALTERING ENGINEER SHALL AFFIX THEIR SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY THEIR SIGNATURE, DATE OF ALTERATION AND A SPECIFIC DESCRIPTION OF THE ALTERATION.



PROJECT NO:	
DATE:	09-26-2022
DRAWN BY:	KLN
CHECKED BY:	KLN
REVISION:	

SHEET NUMBER	S-0
SCALE:	NDNE



DOUBLE WIDE SHED--NEW YORK--SNOW=60PSF--2020 BCNYS

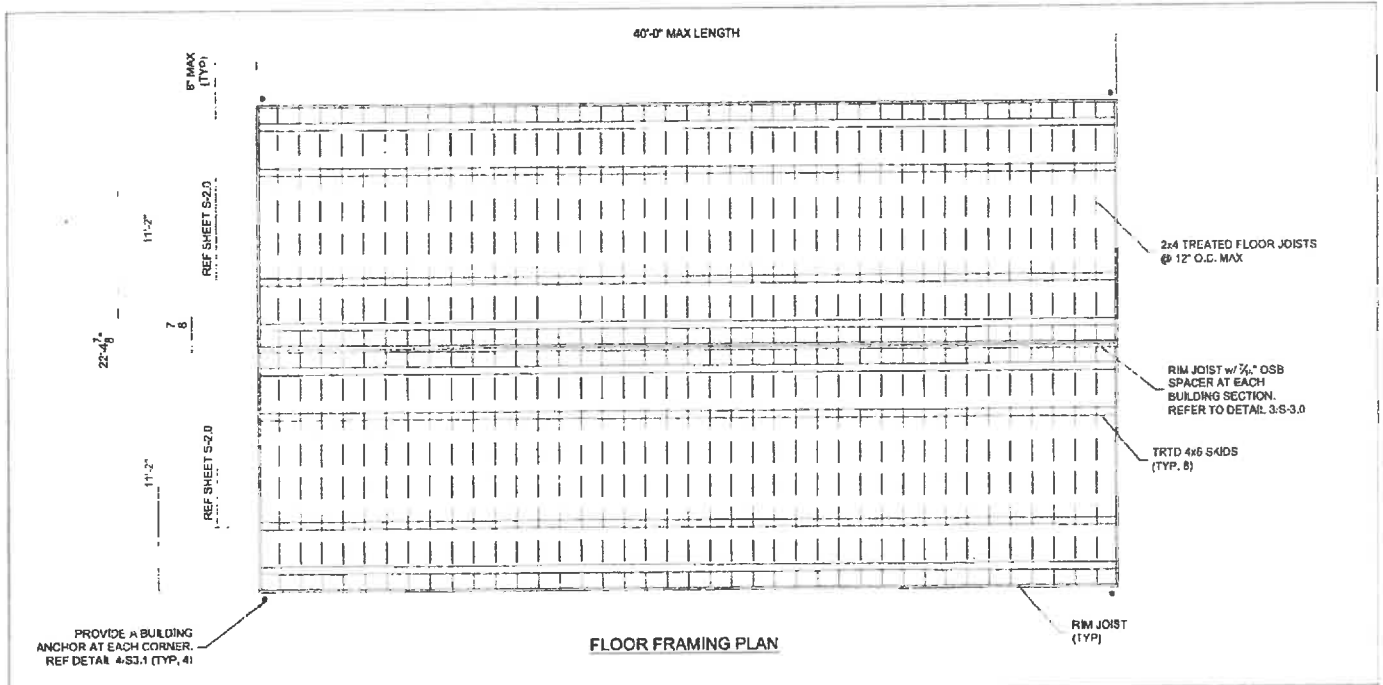


IT IS A VIOLATION OF NEW YORK STATE LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED ENGINEER, TO SIGN THESE DRAWINGS IN ANY WAY, IF ANY PART OF THESE DRAWINGS ARE ALTERED, THE ALTERING ENGINEER SHALL AFFIX THEIR SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY THEIR SIGNATURE, DATE OF ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION.



PROJECT NO:	
DATE:	09-28-2022
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SHEET NUMBER	S-10
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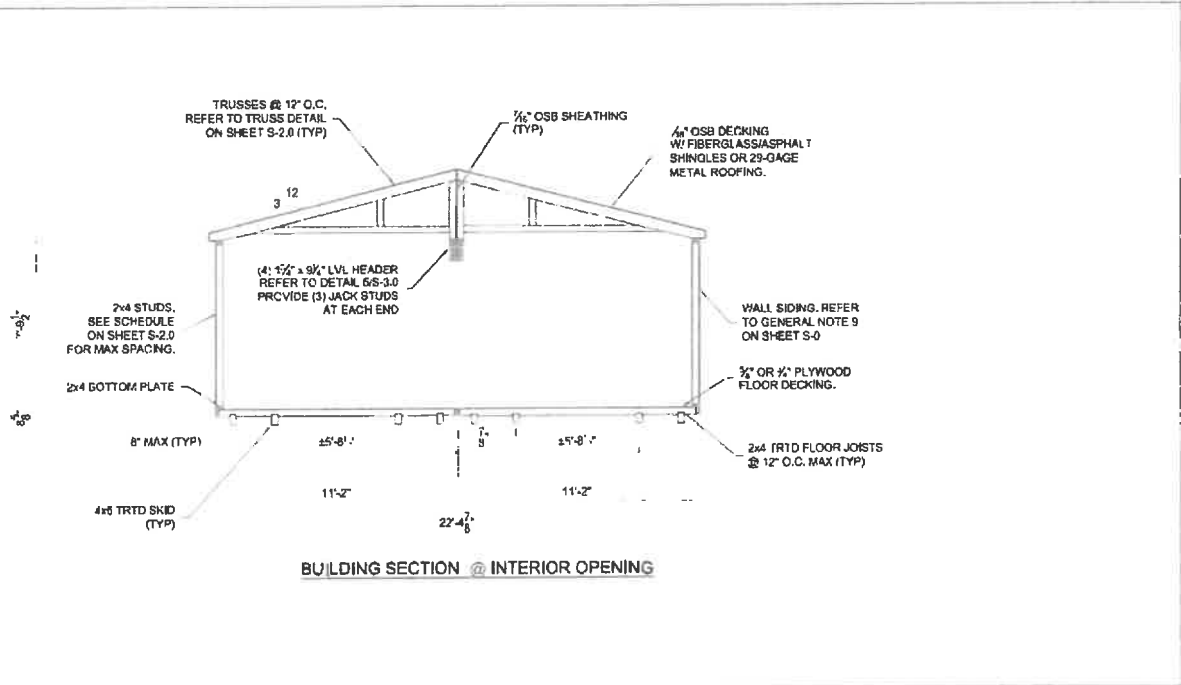
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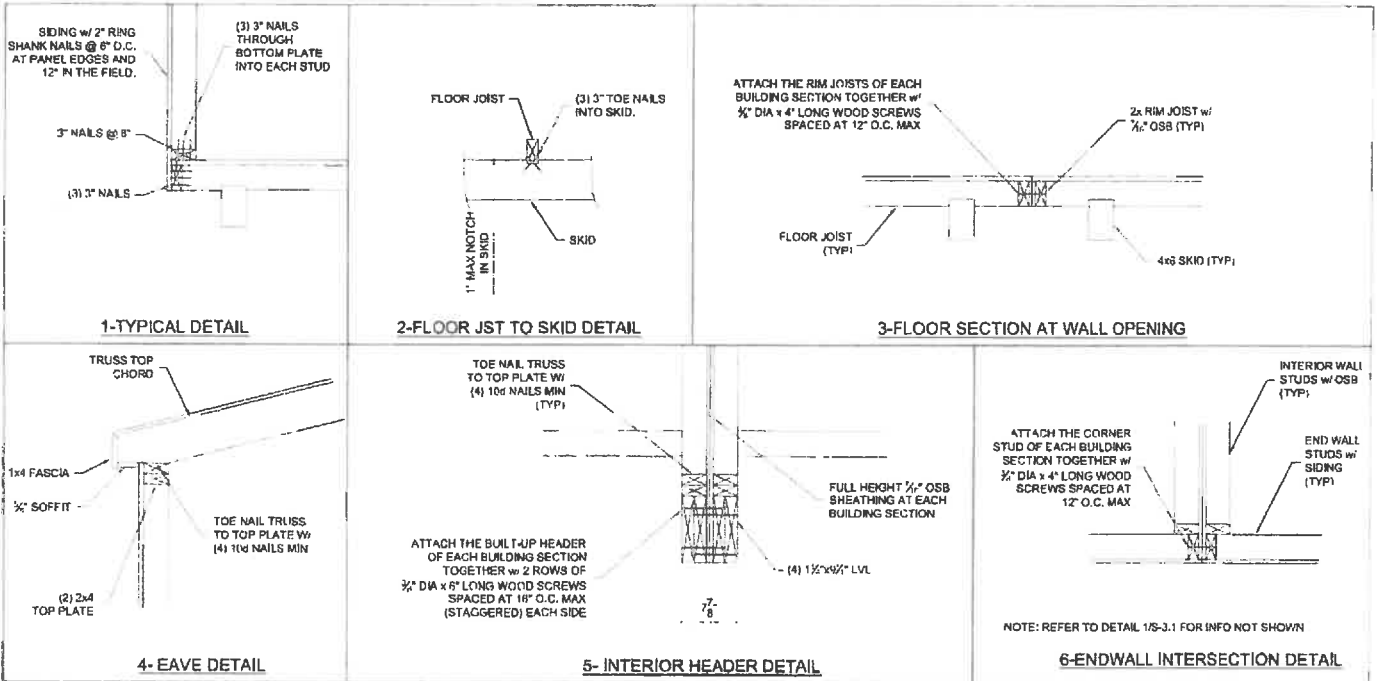
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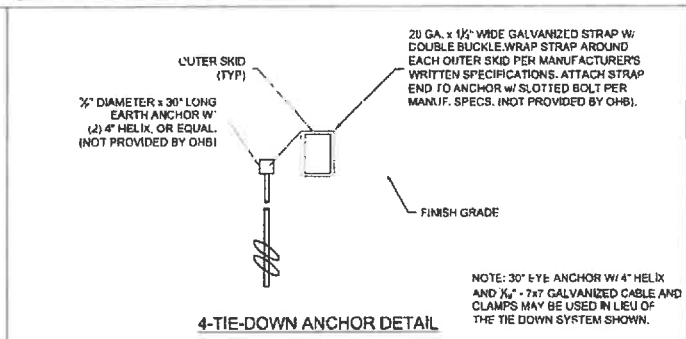
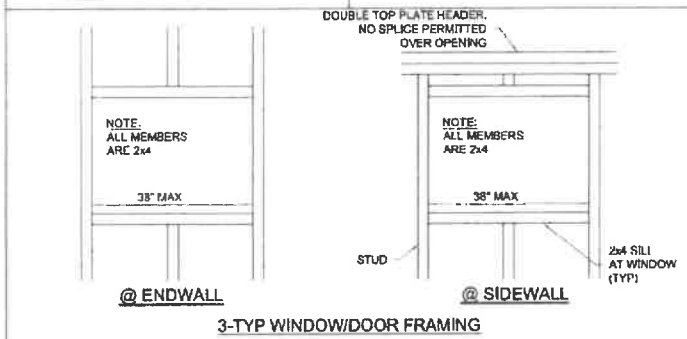
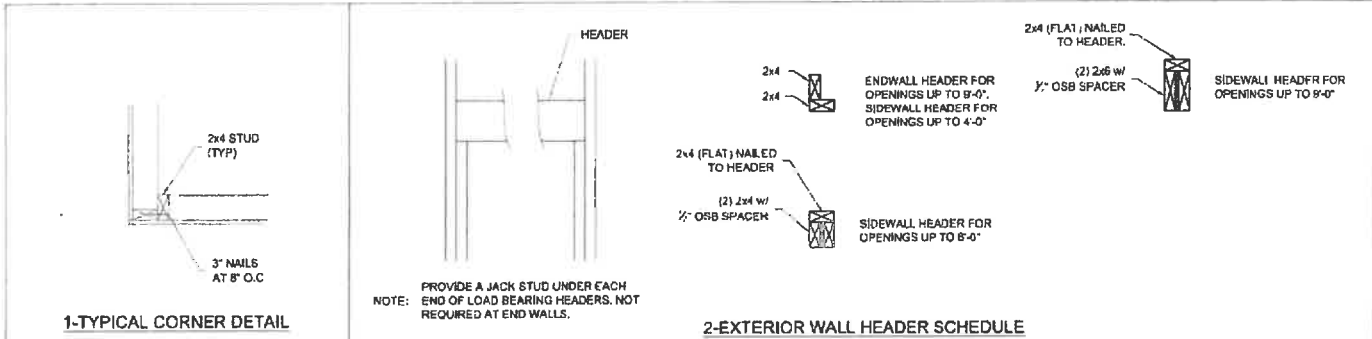
DOUBLE WIDE SHED--NEW YORK--SNOW=60PSF--2020 BCNYS

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PROJECT NO:	
DATE:	09-26-2022
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REVISION:	

SHEET NUMBER	S-30
SCALE:	1"=1'-0"



STATE OF NEW YORK
KEVIN L. NOLAN
LICENSED PROFESSIONAL ENGINEER
093469
9-26-22

DOUBLE WIDE SHED--NEW YORK--SNOW=60PSF--2020 BCNYS

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PROJECT NO: _____

DATE: 09-28-2022

DRAWN BY: KLN

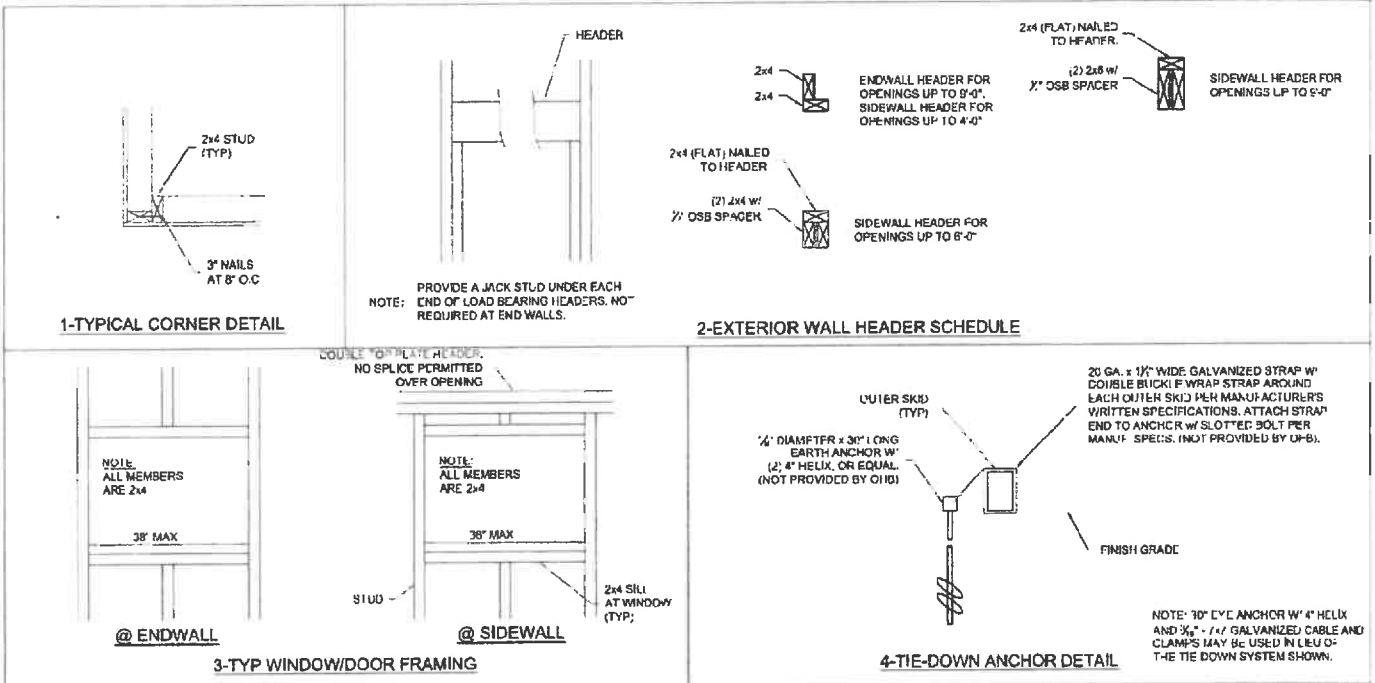
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S-31

SCALE: 1"=1'-0"



DOUBLE WIDE SHED--NEW YORK--SNOW=60PSF--2020 BCNYS

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PROJECT NO:	
DATE:	09-28-2022
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REVISION:	

SHEET NUMBER	S-31
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