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

June 20, 2024

Town of Skaneateles Planning Board and ZBA
24 Jordan Street
Skaneateles, NY 13152

Re: James Ranalli- Boat Canopy
Special Permit and Variance
1808 West Lake Road Tax Map # 062.-01-09.2

NARRATIVE

The property at 1808 West Lake Road is 2.9 acres, has 202.1 ft of lake frontage and has 212.8 ft road frontage on West Lake Road in the RF District and Skaneateles Lake watershed. It has a single-family dwelling with attached garage, porch, patio and pool with on-shore structures that include a shed, deck, gravel area and concrete boat ramp. It has an 8 ft wide x 97.3 ft long dock and concrete boat launch off shore. The on-shore structures total 1,025 SF and off-shore structures are 926 SF whereas 800 SF is allowed for each.

This application is to add 6 ft wide docks on permanent steel piles to create a 13 ft x 36 ft boat slip with a 15'-8" x 36'-8" canopy/boat hoist over it. The total off shore docks/boat launch will be 1,141 SF whereas 800 SF is allowed and the boat canopy will be 574 SF whereas 300 SF is allowed.

The perimeter envelope is 5,177 SF. The side yard setback from the property line projected from the center line of the Lake is over 160 ft on the north and 10.5 ft on the south. The level of the dock is 866.5' which will remain the same for the dock added for the boat slip. The lake bottom is 8 ft below the dock at the east end. The boat canopy will be 15 ft above the high-water level.

A floating silt curtain will be placed around the dock and boat canopy area during construction and will be removed after the lake water has cleared. Most of the work will be done from a barge.

Site Plan Review is required for the additional dock and Special Permit is required for the boat canopy and perimeter envelope greater than 4,000 SF. An area variance is required for the size of the boat canopy and off-shore dock.

CONSTRUCTION SEQUENCE

- 1) Install floating silt curtain and maintain during construction.
- 2) Install new steel piles and frame work for dock and boat canopy.
- 3) Install additional dock and boat canopy.
- 4) After lake water is clear, remove floating silt curtain.

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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.*

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 dwellings on large size lots, with long docks and boathouses or boat canopies. Because the water is shallow, this and the neighboring properties have existing docks in the range of 100 ft from shore. The off-shore dock and boat canopy will conform with the required side yard setback, height and water depth.

- 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. The lake is shallow and the existing dock needed to be 97 ft from the lake line to achieve 6.5 ft of water depth (3.5 ft during low water), making the existing off-shore structures greater than 800 SF. The boat is 32 feet long plus a swim platform and needs a boat slip that is 13 ft wide and 36 ft long. The resulting boat canopy needs to be 15'-8" x 36'-8" which is 574 SF

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

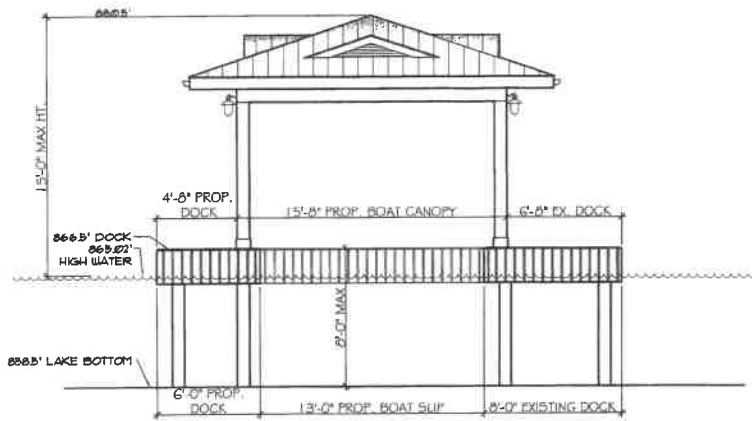
The requested variance is not substantial. While the off-shore dock and concrete boat launch are 1,141 SF or 314 SF larger than allowed, the proposed additional dock is only 215 SF larger than the current area. The excess area is due to the 97 ft length over the shallow lake bed. This is one of the first boat canopy applications of the amended shoreline regulations that set the maximum size of a boat canopy at 300 SF. The use of the regulation has not been in place long enough to understand the practical application of that area. The applicant has a larger boat that needs the larger boat canopy size. Compared to the lot size that exceeds a conforming size lot by 50%, the size of the off shore structures are not out of line and have been concentrated in one area.

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

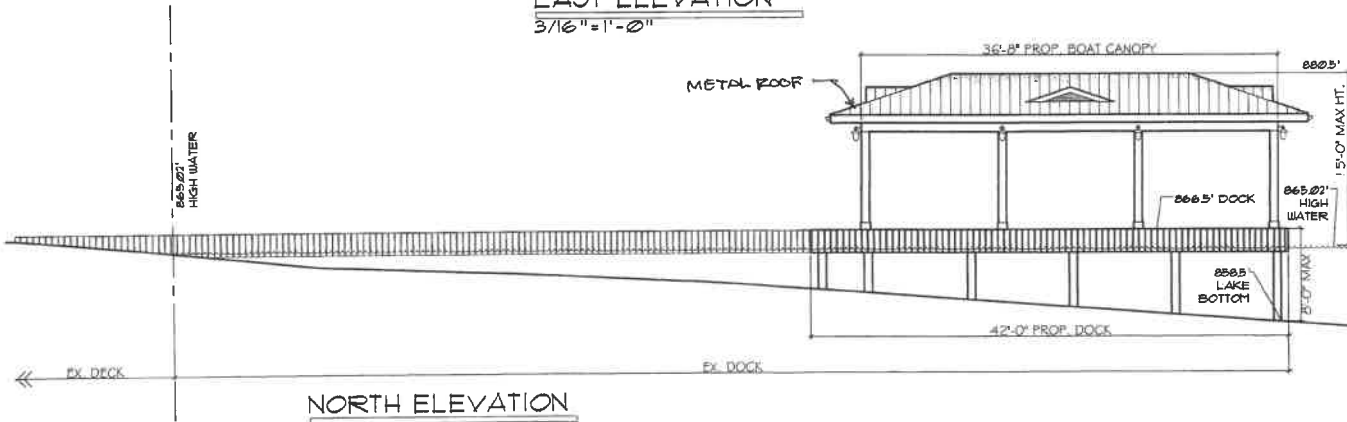
Granting the requested variances will not have an adverse effect on the physical or environmental conditions of the neighborhood. This is a larger lot on a shallow portion of the lake shore and needs the extra area to be functional similar to neighboring properties. Having a permanent boat canopy eliminates the twice a year disturbance of the lake bed putting in and pulling out a seasonal boat hoist and canopy during critical fish reproduction periods. The dock and canopy provide some shading of the lake that is desirable to some fish species.

- 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 existing off-shore structures became non-conforming with recent changes in the zoning law. The construction of the boat slip and canopy is a one-time disturbance of the lake bed and is not out of scale with the larger size lot or neighborhood.



EAST ELEVATION
 3/16" = 1'-0"



NORTH ELEVATION
 1/8" = 1'-0"

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