Town of Skaneateles Zoning Board of Appeals (ZBA)
INSERT: AREA Variance
(Pursuant to §148-10-10.E)

Contact Town Staff if you need assistance.

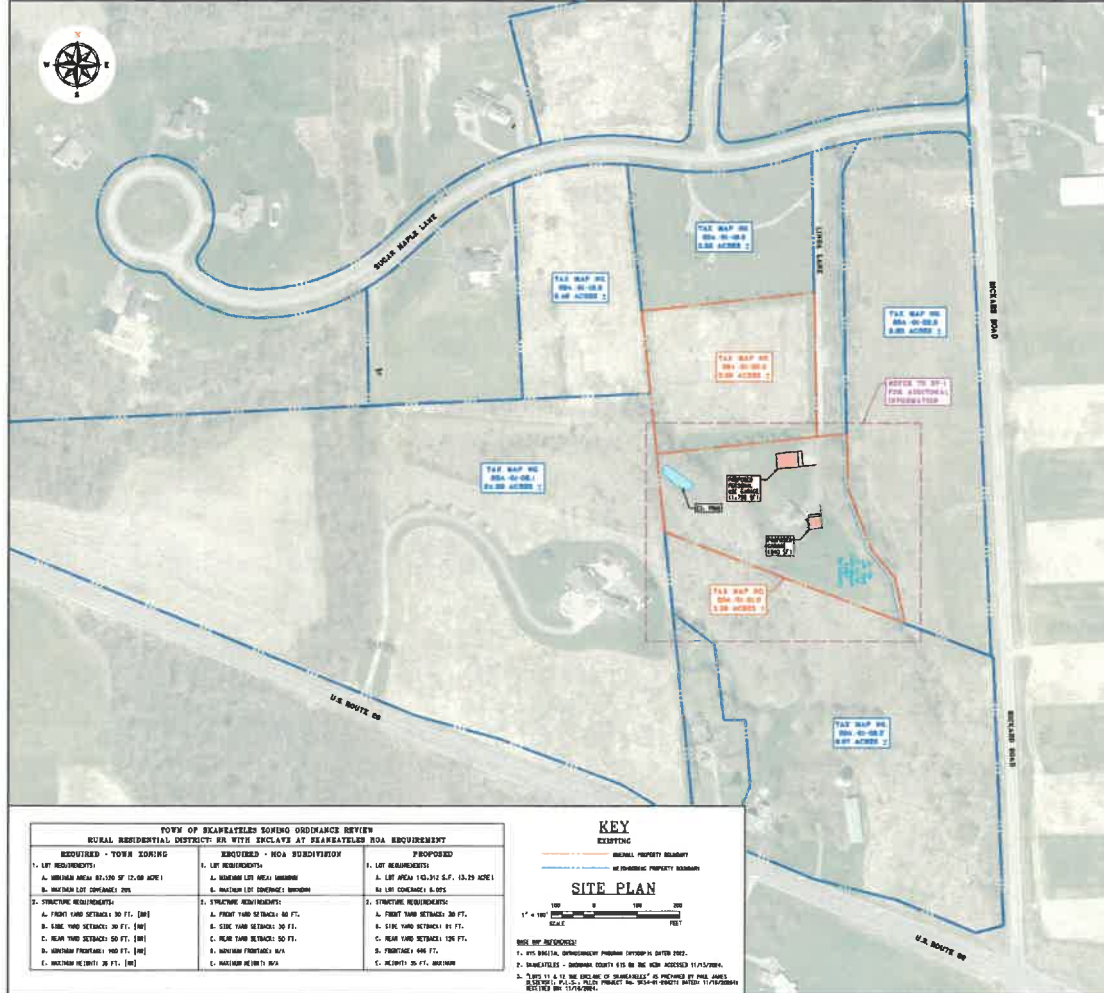**Applicant Name:** Jared Tracy

Property Tax Map# 034.-01-21.0

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: The proposed project will not produce an undesirable change in the character of the neighborhood or create a detriment to nearby properties. The proposed building locations is consistent with the underlying town zoning. The design of the garages and breezeway are keeping with the architectural style and scale of the existing residence. The northern garage will be for personal use only, ensuring minimal impact on traffic and noise. Additionally, the structures will comply with all applicable building codes.

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: The benefit sought by the applicant cannot be achieved by any feasible method other than an area variance. Due to the size and configuration of the property, the proposed garages are necessary to accommodate the applicant's personal use needs. The proposed design is the most practical and reasonable solution while still maintaining the integrity of the property and surrounding area.

3. Whether the requested area variance is substantial.
   Applicant response: The requested area variance is not substantial. While the proposed garages do not meet the HOA's setback requirements, it is a reasonable extension of the property's existing use and does not significantly deviate from the character of similar structures in the neighborhood. The proposed building locations is consistent with the underlying town zoning. Additionally, the project will not result in any significant visual or environmental impact.

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: The proposed variance will not have any adverse effect or impact on the physical or environmental conditions in the neighborhood or district. The design and placement of the garage have been considered to minimize any disruption to the surrounding area, and the locations are generally consistent with the zoning of the town. The project will not affect drainage patterns, traffic flow, or other environmental factors.

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 alleged difficulty is not entirely self-created. The need for the area variance arises from the limitations of the HOA's setback restrictions, when up until recently have not been finally disputed for the personal use garage. However, the proposed garages are within the town's residential zoning limits.

TURN OVER - for REQUIRED SUBMISSIONS

LOCATION MAP

SITE PLAN

KEY
EXISTING

TOWN OF SKANEATELES ZONING ORDINANCE REVIEW
RURAL RESIDENTIAL DISTRICT: RR WITH ENCLAVE AT SKANEATELES HOA REQUIREMENT

TRACY PROPERTY
MATTIE & JARED TRACY
1880 SUGAR MAPLE LANE SKANEATELES NEW YORK 13152

OVERALL
SITE PLAN

OP-1

PRELIMINARY
NOT FOR
CONSTRUCTION

TDK
Engineering
Associates, PC

SITE PLAN

SP-1