

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: SUNN 1017 LLC
Property Tax Map# 018.-04-31.1 & 018.-04-29.1

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

- X 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.
- X 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: Existing and proposed vegetative screening and existing topography will prevent the residential character of the properties along Jordan Road and Vinegar Hill Road from experiencing any undesirable change.
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 project layout requires solar panel arrays in excess of the 25% maximum lot coverage in order to create the proposed off-site/community solar energy systems.
3. Whether the requested area variance is substantial.
Applicant response: Refer to attached narrative.
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: Existing and proposed vegetative screening and existing topography as well as proposed setbacks will prevent adverse physical impacts to the surrounding area. Environmental impacts will be mitigated through the SEQR process.
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: There is no self-created difficulty or hardship that this variance seeks to relieve.

TURN OVER - for REQUIRED SUBMISSIONS



SUNN 1017 LLC (Jordan Road Solar) Area Variance Attachment
December 3, 2024

Variance Narrative

In order to complete a viable solar project, individual parcels are required for each of the three solar projects to maintain each project no greater than 5MW. Refer to the table below which documents the variances (in bold text) being pursued for each of the proposed subdivision lots. The sought variances are not substantial and will not produce any undesirable changes to the surrounding area or to the environment. The required variances are as follows:

1. It is requested that the 100 FT Rear Minimum Setback be reduced to 20FT for proposed subdivision lots 1 and 2. The 100FT setback is only being encroached upon where sections of the solar farm are being divided internally. Because this encroachment is internal, it is not a burden on any surrounding property owners.
2. It is requested that the 25% Lot Coverage Maximum for Off-Site/Community Solar be increased to 45%. This increase is less than the Lot Coverage Maximums per the Town Zoning Code (IRO District) and is not substantial in comparison to the majority of the subject parcels that will remain open space. The solar use is considered to be a good use of this otherwise undevelopable land.

Subdivision Bulk Regulation Tables

Proposed Subdivision Lot 1

Regulation	Zoning Requirement (IRO District)	Solar Law Requirement	Proposed
Lot Size Minimum	2 Acres	10 Acres	59.3 Acres
Lot Frontage Minimum	300 FT	N/A	1,871 FT
Front Yard Minimum	60 FT	100 FT	100 FT
Side Yard Minimum	50 FT	100 FT	100 FT
Rear Yard Minimum	100 FT	100 FT	20 FT
Lot Coverage Maximum	50%	25%	31%
Impermeable Coverage Maximum	40%	Exempt	2%
Parking Location	Beside or Behind	N/A	N/A
Building Footprint Maximum	300,000 SQFT	N/A	N/A
Building Height Maximum	35 FT	15 FT	15 FT





Proposed Subdivision Lot 2

Regulation	Zoning Requirement (IRO District Unless Otherwise Specified)	Solar Law Requirement	Proposed
Lot Size Minimum	2 Acres	10 Acres	42.3 Acres
Lot Frontage Minimum	200 FT (RR)	N/A	225 FT
Front Yard Minimum	60 FT (RR)	100 FT	310 FT
Side Yard Minimum	60 FT (RR)	100 FT	115 FT
Rear Yard Minimum	100 FT	100 FT	20 FT
Lot Coverage Maximum	50%	25%	43%
Impermeable Coverage Maximum	40%	Exempt	1%
Parking Location	Beside or Behind	N/A	N/A
Building Footprint Maximum	300,000 SQFT	N/A	N/A
Building Height Maximum	35 FT	15 FT	15 FT

Proposed Subdivision Lot 3

Regulation	Zoning Requirement (IRO District Unless Otherwise Specified)	Solar Law Requirement	Proposed
Lot Size Minimum	2 Acres	10 Acres	15.8 Acres
Lot Frontage Minimum	200 FT (RR)	N/A	781 FT
Front Yard Minimum	60 FT (RR)	100 FT	100 FT
Side Yard Minimum	60 FT (RR)	100 FT	100 FT
Rear Yard Minimum	100 FT	100 FT	107 FT
Lot Coverage Maximum	50%	25%	41%
Impermeable Coverage Maximum	40%	Exempt	1%
Parking Location	Beside or Behind	N/A	N/A
Building Footprint Maximum	300,000 SQFT	N/A	N/A
Building Height Maximum	35 FT	15 FT	15 FT

