
EGGLESTON & KRENZER ARCHITECTS, PC

The Trolley Bldg

1391 East Genesee Street

Skaneateles, New York 13152

Town of Skaneateles ZBA
24 Jordan Street, Skaneateles, NY 13152

July 23, 2025

Re: Green Family Properties – Area Variance

Green Northern Properties	1190 Greenfield Lane	Tax ID# 053.-01-05.2
Illyssa Green	1194 Greenfield Lane	Tax ID# 053.-01-05.3
Tate Rose Green	(vacant-West Lake Road)	Tax ID# 053.-01-05.5
Banjo Home Farm LLC (partial)	2696 West Lake Road	Tax ID# 053.-01-05.1

NARRATIVE

The Green family owns three properties off Greenfield Lane that have a shared driveway on a 22 ft access easement over the Banjo Home Farm LLC property. **1190 Greenfield Lane** is 2.3 acres, 200 ft wide with 205 ft of lake frontage. It has a single family dwelling, attached garage, decks, shore line structures and a loop driveway. The ISC is 7.6% and TSC is 10.0%. **1194 Greenfield Lane** is 2.34 acres, 200 ft wide with 200 ft of lake frontage. It is improved with a single family dwelling, attached garage, decks, patios, shoreline structures and a circle driveway. The property has a 6 ft high metal estate style fence around the perimeter including within the lake yard 100 ft setback and an automated entry gate. **Tate Rose Green** owns the vacant lot that is 2.01 acres and 200 ft wide. She anticipates building a single family dwelling in the near future. The property is in the RF District and the Skaneateles Lake Watershed.

This application is to relocate and extend the 6 ft high metal estate fence to enclose the three Green family properties and the access easement. The automated gate will be relocated 40 ft off Greenfield Lane to accommodate vehicles that have stopped to open the gate. A package receptacle will be located at the gate for the three properties. The loop driveway at 1190 will be reduced to a single entry driveway off the shared driveway within the gated area. The ISC for 1190 Greenfield Lane will decrease to 6.6%.

In that there are four separate properties and fences are required to be 1 foot off a property line, an area variance is required in five locations to allow the fence to cross the property line without leaving a 2 foot wide gap. The existing fence on 1194 Greenfield Lane within 100 ft of the lake will remain at 6 ft tall and is not visible from adjacent properties due to the existing vegetation. The 6 ft high fence will continue onto 1190 Greenfield Lane adjacent to the top of bank and against the existing vegetation. This will require an area variance in that the code only allows for a 4 ft high fence within 100 ft of the lake. It will come as close as 29.1 feet from the lake. In that the fence will be adjacent to the existing vegetation it will not be visible from adjacent properties and will not block any lake views.

The continuous fence around the three properties will provide the current security that 1194 Greenfield Lane has while providing safety from the cliff and lake and the ability of the three family members to access freely between the three homes.

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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 various size lots. The 6 ft high estate fence has been located at 1194 Greenfield Lane for over 30 years and is being expanded to include the three family member properties. The fence within 100 ft of the lake will not block any lake view from the adjacent properties.

- 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. A two foot gap at the property line would defeat the purpose of the fence to enclose the family compound. While two of the three lots could be merged into one property the third home is disconnected by the access easement exclusive to these three properties. The common ownership of the three properties would create financial, ownership and estate challenges.

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

The requested variance is not substantial. Closing the two foot gap between properties is a small portion of the entire fence length, yet would defeat the purpose of the unified yards if denied. The extra 2 foot height of the open fence within the 100 ft lake yard would not impeded any view of the lake and will blend in with the existing vegetation, similar to 1194 Greenfield Lane.

- 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. The ISC is being reduced 1.0% on 1190 Greenfield Lane with the simplification of the driveway. The installation of the fence will have minimal disturbance of the ground. The 6 foot fence is allowed 100 ft back from the lake and the continuation within the lake yard setback will not diminish any view of the lake from neighboring properties. The fence can be easily modified in the future if the related family ownership should change.

- 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 extension of the estate fence to include the three family properties will provide the current security that 1194 Greenfield Lane has while providing safety from the cliff and lake and the ability of the three family members to access freely between the three homes. This will allow reasonable use of the property by the extended family.

