

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: Chris & Laura Kinder
Property Tax Map# 041.-01-04.0

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 requested area variance is a pre-existing non-conforming condition on the property.

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 addition is located on the second floor - all existing coverages are the same. See sheet Z-2 for more information.

3. Whether the requested area variance is substantial.

Applicant response: No. The requested variance is due to a pre-existing condition. The addition will not make the area variance larger than it is today.

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: An on site small-scale stormwater management system of +/- 210 SF will be implemented on the site to improve drainage conditions/populate the property with local plant species. See sheet Z-1 for more information.

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: This was not self-created. The small size of the 0.32 acre lot is the reason for the requested variance.

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).

NINE (9) 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.**

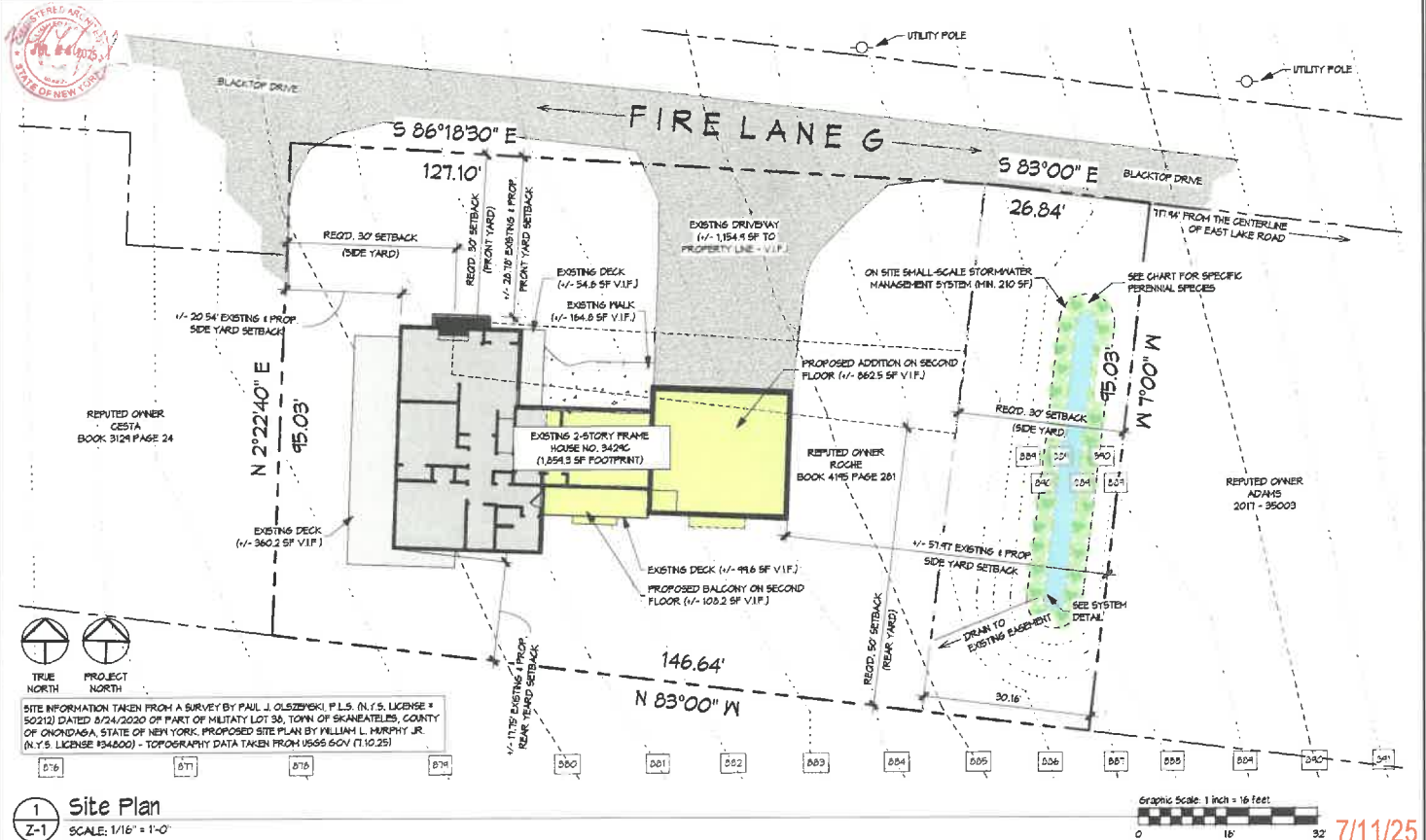
Please indicate if you have contacted any of these agencies, the date of contact and the type of response (informal letter, permit issued, N/A - Not Applicable)

		<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



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Chris & Laura Kinder
3244-G East Lake Road
Skaneateles, New York 13152

Site Plan

Z-1





DENSITY CONTROL SCHEDULE

RF - DISTRICT

* (P.E.N.C.) - PRE-EXISTING NON-CONFORMING.

	REQ'D./ALLOWED	EXISTING	PROPOSED	DIFFERENCE	REQ'D. VARIANCE
MINIMUM LOT SIZE	87,120 SF (2 ACRES)	13,832.6 SF (.32 ACRE)	13,832.6 SF (.32 ACRE)	-	-
MINIMUM LOT FRONTAGE	100.00'	+/- 153.9'	+/- 153.9'	-	-
MINIMUM FRONT YARD SETBACK, NORTH	30.00'	+/- 28.78'	+/- 28.78'	-	+/- 1.22' (P.E.N.C.)
MINIMUM SIDE YARD SETBACK, WEST	30.00'	+/- 20.54'	+/- 20.54'	-	+/- 9.46' (P.E.N.C.)
MINIMUM SIDE YARD SETBACK, EAST	30.00'	+/- 57.91'	+/- 57.91'	-	-
MINIMUM SIDE YARD SETBACK, TOTAL	60.00'	+/- 78.51'	+/- 78.51'	-	-
MINIMUM REAR YARD SETBACK, SOUTH	50.00'	+/- 17.75'	+/- 17.75'	-	+/- 32.25' (P.E.N.C.)
MAXIMUM LOT COVERAGE	20 %	+/- 26.70%	+/- 26.70%	-	+/- 6.70' (P.E.N.C.)
MAXIMUM IMPERMEABLE SURFACE COVERAGE	10 %	+/- 21.79%	+/- 21.79%	-	+/- 11.79' (P.E.N.C.)
PARKING LOCATION	BESIDE OR BEHIND BUILDING	FRONT	FRONT	-	(P.E.N.C.)
MAXIMUM BUILDING HEIGHT	35.00'	+/- 23.15'	+/- 23.31'	+/- 0.22'	-

EXISTING + PROPOSED COVERAGE CALCULATIONS

PARCEL AREA (TO PROPERTY LINE) = 13,832.6 SF

IMPERMEABLE SURFACES	PERMEABLE SURFACES	OPEN SPACE
EXISTING HOUSE: 1,054.3 SF	EXISTING DECK (WEST): 360.2 SF	TOTAL LOT COVERAGE =
EXISTING DRIVE (TO PROPERTY LINE): 1,154.9 SF	EXISTING DECK (SOUTH): 99.6 SF	3,014.2 (IMPERMEABLE) +
	EXISTING DECK (NORTHEAST): 54.6 SF	679.2 SF (LOT COVERAGE) = 3,693.4 SF
	EXISTING WALK: 164.0 SF	<u>3,693.4 SF / 13,832.6 SF</u>
TOTAL IMPERMEABLE SURFACE = 3,014.2 SF		<u>= 26.7% TOTAL COVERAGE</u>
<u>3,014.2 SF / 13,832.6 SF = 21.79% IMPERMEABLE COVERAGE</u>	TOTAL PERMEABLE SURFACE = 679.2 SF	

LOT SIZE (AC)	ISC (%)	SN FACILITY L (FT)	SN FACILITY W (FT)
0.25	10	5	15
0.50	10	8	25
1.00	10	10	30
1.50	10	13	40
2.00	10	15	45
0.25	15	6	18
0.50	15	10	30
1.00	15	12	37
1.50	15	15	45
2.00	15	17	52

NOTE:
INFORMATION TAKEN FROM GIS COMPANIES "SMALL SCALE STORMWATER MANAGEMENT GUIDELINES" TABLELOT SIZE FROM CHART: 0.25 ACRE
ISC FROM CHART = 10%
PROPOSED SN FACILITY = MIN 150 SF

MAXIMUM IN RF DISTRICT = 20%

EXISTING + PROPOSED LOT SIZE = 0.32 ACRE
EXISTING + PROPOSED ISC = +/- 21.79%

∴ ISC = 2(X) + 1.79%

PROPOSED SN FACILITY @ 0.25 ACRE = 2(75 SF) / 20% = 75 SF PER 1%

ADDITIONAL PERCENTAGE = 75 SF(1.79%) = 13.43 SF

MIN. SN FACILITY SF FOR 0.25 ACRE @ 21.79% = 150 SF + 13.43 SF = 163.43 SF

FOR 0.32 ACRE

0.25 = 0.32 25(X) 163.43(0.32)

163.43 = (X) → 25 → X(209.2 SF) SN FACILITY

7/11/25

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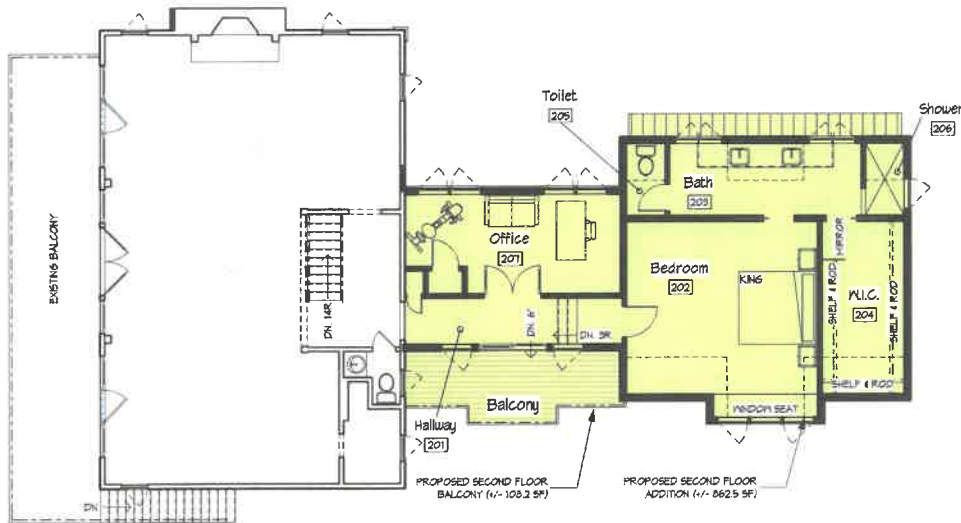
Chris & Laura Kinder

3249-C East Lake Road
Skaneateles, New York 13152

Schedules

Z-2



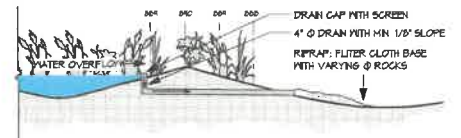


TRUE NORTH PROJECT NORTH
Zoning Second Floor Plan
SCALE: 1/8" = 1'-0"

Graphic Scale: 1 inch = 8 feet
0 8' 16'

PROPOSED PERENNIAL SPECIES			
IMAGE	NAME	BLOOM TIME	LIGHTING
	LUPINUS PERENNIS (WILD LUPINE)	EARLY	SUN/ PART SHADE
	GERANIUM MACULATUM (CRANE'S BILL GERANIUM)	EARLY	SUN/ PART SHADE
	THALICTRUM AQUILEGIFOLIUM (FOAM FLOWER)	EARLY	SUN/ PART SHADE
	ACHILLEA MILLEFOLIUM (COMMON YARROW)	MID	SUN
	DRYAS OCTOPETALA (PRINCE'S TURTLEHEAD)	MID	SUN
	PENSTEMON HIRUTUS (BEARDTONGUE)	MID	SUN/ PART SHADE
	CHELONE GLABRA (WHITE TURTLEHEAD)	LATE	SUN/ PART SHADE
	ASPERULA ALBIFLORA (WHITE SNAKEROOT)	LATE	SUN/ PART SHADE
	SYMPHYOTRICHUM PANICUM (PURPLE-STEMMED ASTER)	LATE	SUN

NOTE:
INFORMATION TAKEN FROM CORNELL
UNIVERSITY 'NATIVE PLANT LISTS'



Stormwater Management System Detail

7/11/25

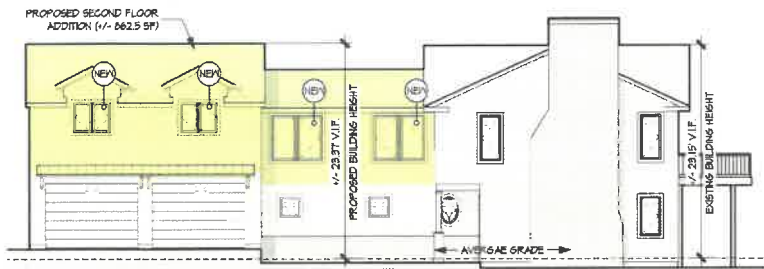
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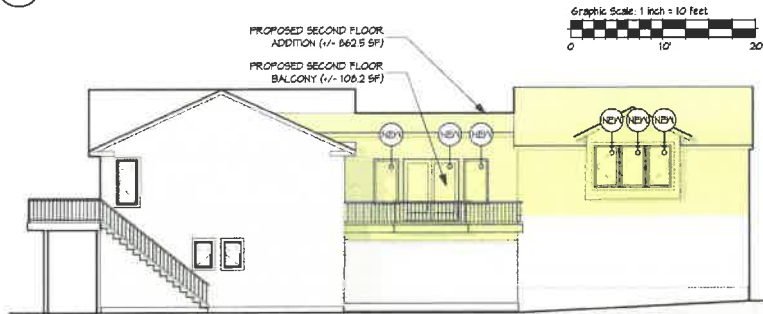
Second Floor Plan &
Details

Z-3





1 Zoning North Elevation
Z-4 SCALE: 1" = 10'-0"



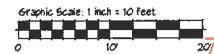
3 Zoning South Elevation
Z-4 SCALE: 1" = 10'-0"



2 Zoning East Elevation
Z-4 SCALE: 1" = 10'-0"



4 Zoning West Elevation
Z-4 SCALE: 1" = 10'-0"



27/11/25

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Building Elevations

Z-4

