
Town of Skaneateles
Local Law B of the Year 2021
A Local Law Amending
Chapter 148 of the Code of the Town of Skaneateles

Section 1. Authority

This local law is enacted pursuant to the provisions of the New York Town Law and the New York Municipal Home Rule Law.

Section 2. Proposed Amendments to Code

§ 148-10-10. Appeals and Variances

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E. Area variances.

1. The Zoning Board of Appeals shall have the power, upon an appeal from a decision or determination of the Codes Enforcement Officer, to grant area variances from the area or dimensional requirements.
2. In making its determination, the Zoning Board of Appeals shall take into consideration 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 of such grant. The Zoning Board of Appeals shall take account of the fact that Skaneateles Lake is a public water supply. In making its determination, the Board shall also consider:
 - a. 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.
 - b. Whether the benefit sought by the applicant can be achieved by some method, feasible for the applicant to pursue, other than an area variance.
 - c. Whether the requested area variance is substantial.

- d. Whether the proposed variance will have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district.
 - e. 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.
3. The Zoning Board of Appeals, in the granting of area variances, shall grant the minimum variance that it deems necessary and adequate, while preserving and protecting the character of the neighborhood and the health, safety and welfare of the community.

Section 3. Effective Date

This Local Law shall take effect when filed with the Secretary of State.