

**Town of Skaneateles Zoning Board of Appeals (ZBA)  
Supporting Narrative for Area Variance Submission**

I, Jeffrey Reid, am submitting this area variance request on behalf of my parents, Bruce and Lorraine Reid, who reside at 3342 East Lake Road, Skaneateles, NY. The Reids are longtime residents of this area, having purchased this property in 1970. The request for an area variance is in regard to a permit to construct a two-car garage on their property.

Bruce and Lorraine Reid, age 85 and 84, are still living at home. As they age and develop increasing health issues, living without a garage on their property poses significant safety concerns. Inclement weather, including rain and heavy snowfall during the winter months, can hamper my parents' ability to readily access their car in the event of an emergency. This safety concern came into clear focus last winter when Bruce Reid fell and struck his head while attempting to shovel out his car after a snowstorm. Lorraine Reid is in poor health and, thus, depends on Bruce to provide her with transportation to obtain medical attention. The safety benefits that the proposed garage will provide my parents cannot be achieved by other methods.

It is our understanding that the lot my parents purchased over 50 years ago is not in compliance with the current zoning law, which stipulates 10 percent coverage of impermeable surfaces. The original house was also not built to the required 30-foot setback from the current property line. Therefore, we ask that the Town grant a variance to permit the building of a garage within eight feet of the southerly property line, which adjoins 70 acres of farmland.

The proposed building for which we are requesting a variance is a typical two-car garage occupying a 24' x 28' area with a height of 12'8" and a 4/12 roof pitch. This modest structure will not be a detriment to nearby properties, which include adjacent agricultural land, one residence located on the north side of the 3342 East Lake Rd. house, and additional lakefront homes located across the street. The proposed garage will not negatively change the character of the neighborhood. All of the surrounding residences have a garage on their property.

As can be confirmed by reviewing the enclosed site plan and conducting a site visit, the proposed garage location adjacent to the Reid's home is the most reasonable place to build this much-needed addition to their property. For the safety of Bruce and Lorraine Reid, I respectfully request that the Skaneateles Zoning Board of Appeals grant a variance to permit building a two-car garage on the proposed site.

Please also see the enclosed copy of the September 2020 letter sent to Robert Herrmann, Codes Enforcement Officer, which reiterates the rationale for my area variance request.

Sincerely,



Jeffrey J. Reid  
415.272.4043  
spidsgadder@yahoo.com

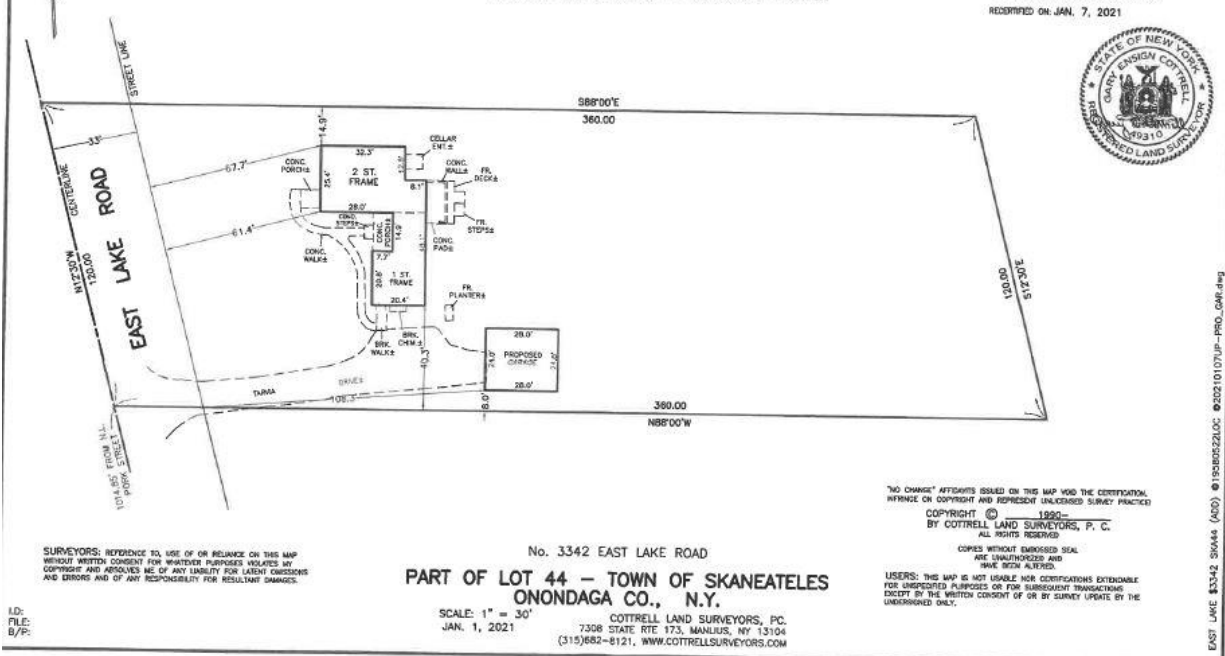
**SURFACE COVERAGES**

TOTAL LOT AREA = 37,864± SF (EXCL. HWY.)

EXISTING PERMEABLE SURFACES = 61± SF = 0.16%  
 EXISTING IMPERMEABLE SURFACES = 3905± SF = 10.31%  
 EXISTING LOT COVERAGE = 3966.8± SF = 10.47%  
 EXISTING LOT OPEN SPACE = 33,898± SF = 89.53%

PROPOSED CHANGE TO PERMEABLE SURFACES = 0± SF = 0.0%  
 PROPOSED CHANGE TO IMPERMEABLE SURFACES = +672± SF = +1.77%  
 PROPOSED LOT COVERAGE = 4638.8± SF = 12.25%  
 PROPOSED LOT OPEN SPACE = 33,226± SF = 87.75%

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No. 3342 EAST LAKE ROAD  
**PART OF LOT 44 - TOWN OF SKANEATELES**  
**ONONDAGA CO., N.Y.**

SCALE: 1" = 30'  
 JAN. 1, 2021  
 COTTRELL LAND SURVEYORS, P.C.  
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