



VILLAGE OF SKANEATELES
 26 Fennell St.
 Skaneateles, NY 13152
 315-685-2118

Acknowledgement of Determinations

Name of Applicant: _____

Address: _____

After the Code Enforcement Officer has made his determinations, but before the application is presented to the Planning Board or Zoning Board of Appeals, the applicant is required to sign a form that acknowledges the determinations of the Code Enforcement Officer and indicate whether there is agreement. If in agreement with the Code Enforcement Officer's determinations, the application may proceed to board review. If the applicant disagrees with the Code Enforcement Officer's determinations, the applicant may either withdraw the application or pursue an interpretation by the Zoning Board of Appeals before resubmitting the application.

The Code Enforcement Officer Has Determined the Application Does not Meet the Following Code Requirements:

Section 225-A5, Density Control Schedule for:

- _____ Front Yard Setback _____ Side Yard Setback, left _____ Side Yard Setback, Right
- _____ Rear Yard Setback _____ Percentage of Open Area _____ Both Side Yards Combined
- _____ Percentage of Structure width/lot width

Other Density Control Schedule _____

- _____ Section 225-69D, Non-conforming Buildings, Structures and Uses, Extension or Expansion
- _____ Section 225-14(d), Swimming Pools, 25 ft. distance to lot lines
- _____ Section 225-14C (5) (a/b), Accessory Buildings, distance to lot lines or structures
- _____ Section 225-A1-3, Permitted Use Chart _____
- _____ Other Sections of the Zoning Law _____

And/or Needs:

- _____ Certificate of Approval from the Historical Landmarks Preservation Commission, Section 225-25
- _____ Critical Impact Permit, per Section 225-52, form Board of Trustees
- _____ Special Use Permit from the Zoning Board of Appeals

I Agree with the Determinations of the Code Enforcement Officer

I Do Not Agree with the Determinations of the Code Enforcement Officer

SIGNED _____ DATE _____

Criteria to Variances to Code

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 by such grant. In making such determination the Board shall also consider and determine:

[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;

[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;

[3] Whether the requested area variance is substantial;

[4] Whether the proposed variance will have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district; and

[5] Whether the alleged difficulty was self-created, which consideration shall be relevant to the decision of the Zoning Board of Appeals but shall not necessarily preclude the granting of the area variance.

The Village can provide no assurance that variances will be approved. Approvals are gained only after careful deliberation, and there is a necessarily high hurdle for applicants. This is a function of the Village Code, which is meant as much for the preservation of the residential an historic character of the Village as it is to streamline residential construction.