

Sam LaLonde II

52 West Shore Oaks Dr. Oswego

New Haven Planning Board

Site Plan Review Variance Request

January 2024

52 West Shore Oaks Dr Highlights

- Existing Seasonal Camp
- Being used as a year-round primary residence
- Red line Depicts my East Property Line



Neighbor to the West of 52 Randy Burrows

- Within 5 feet of my Property
- Red Line depicts Property Line
- Their Fence in the distance is on my property



Neighbor to the West of 52 Randy Burrows

- Boat Launches to Lake
- West Side of Houses
- Trend along this neighborhood



Neighbor to the East Dave Blasiak

- House is situated on extreme east side of property
- 125 foot wide lot overall
- Not interested in selling or subdividing
- Large open yard between houses.



Neighbor to the East Dave Blasiak

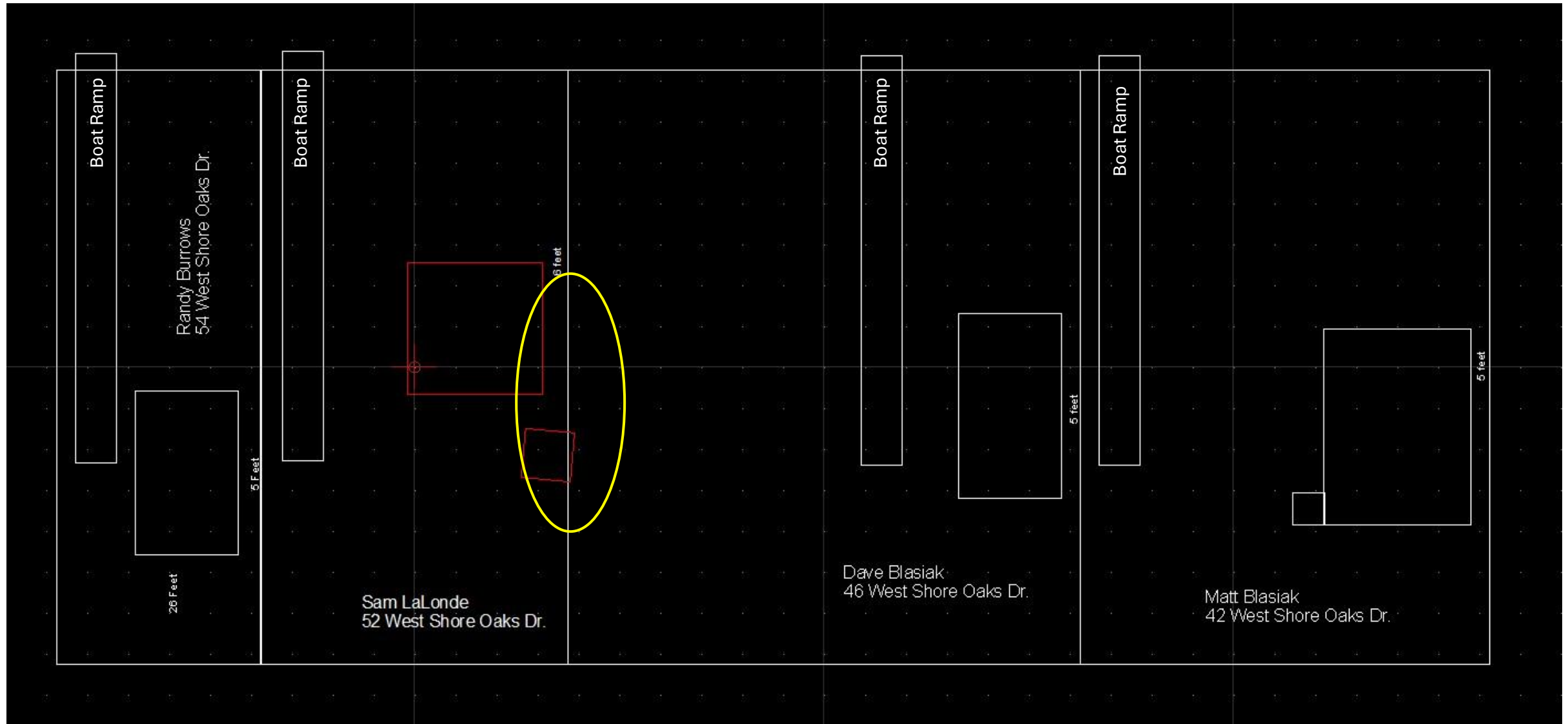
- House is 5 feet from their next neighbors Line



2nd Neighbor to the East Matt Blasiak

- 5 Feet from property line
- Boat Launch on west side of house





Current lot arrangements. Red Depicts current House that exists. Yellow oval is area of concern. Requesting 5 foot set back.

My Existing Shed

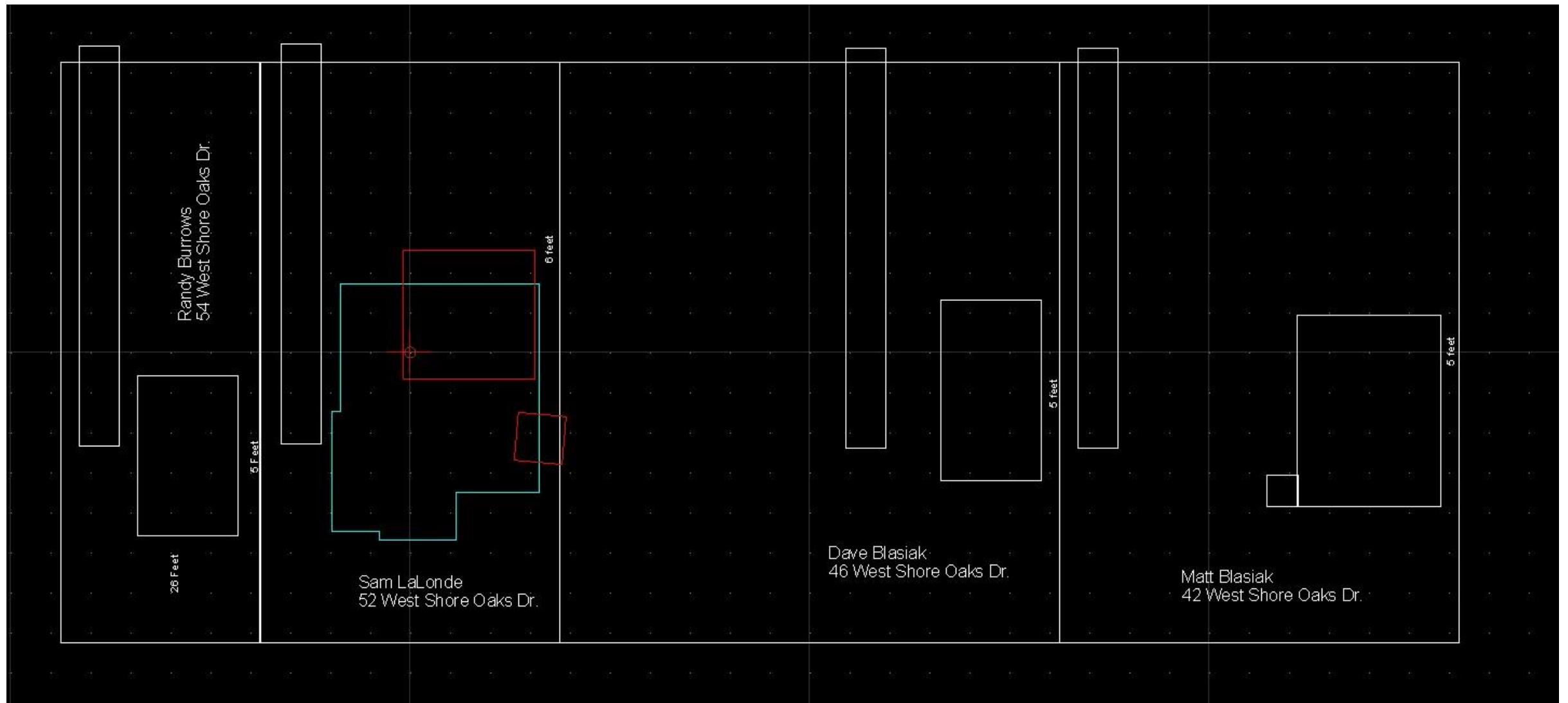


Property Line

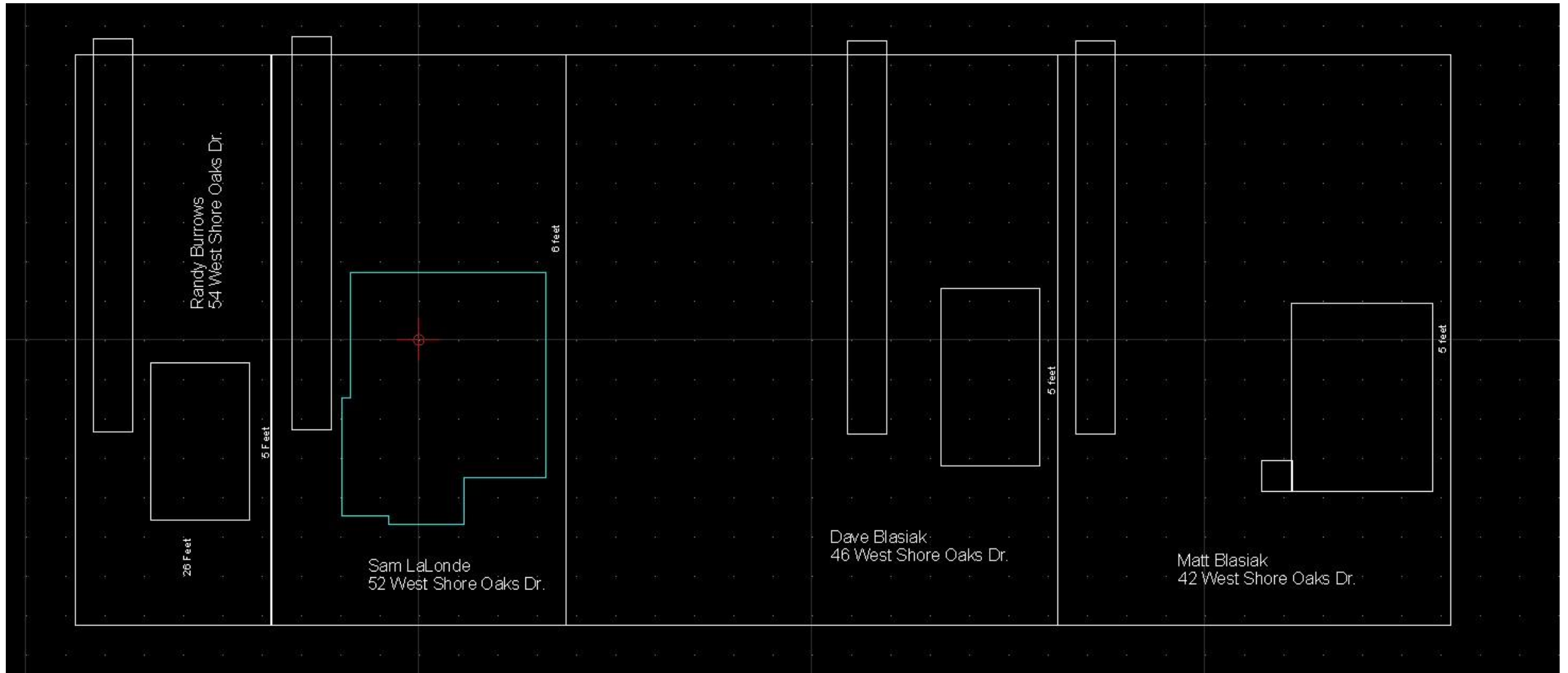


**Neighbor to East
Dave Blasiak**





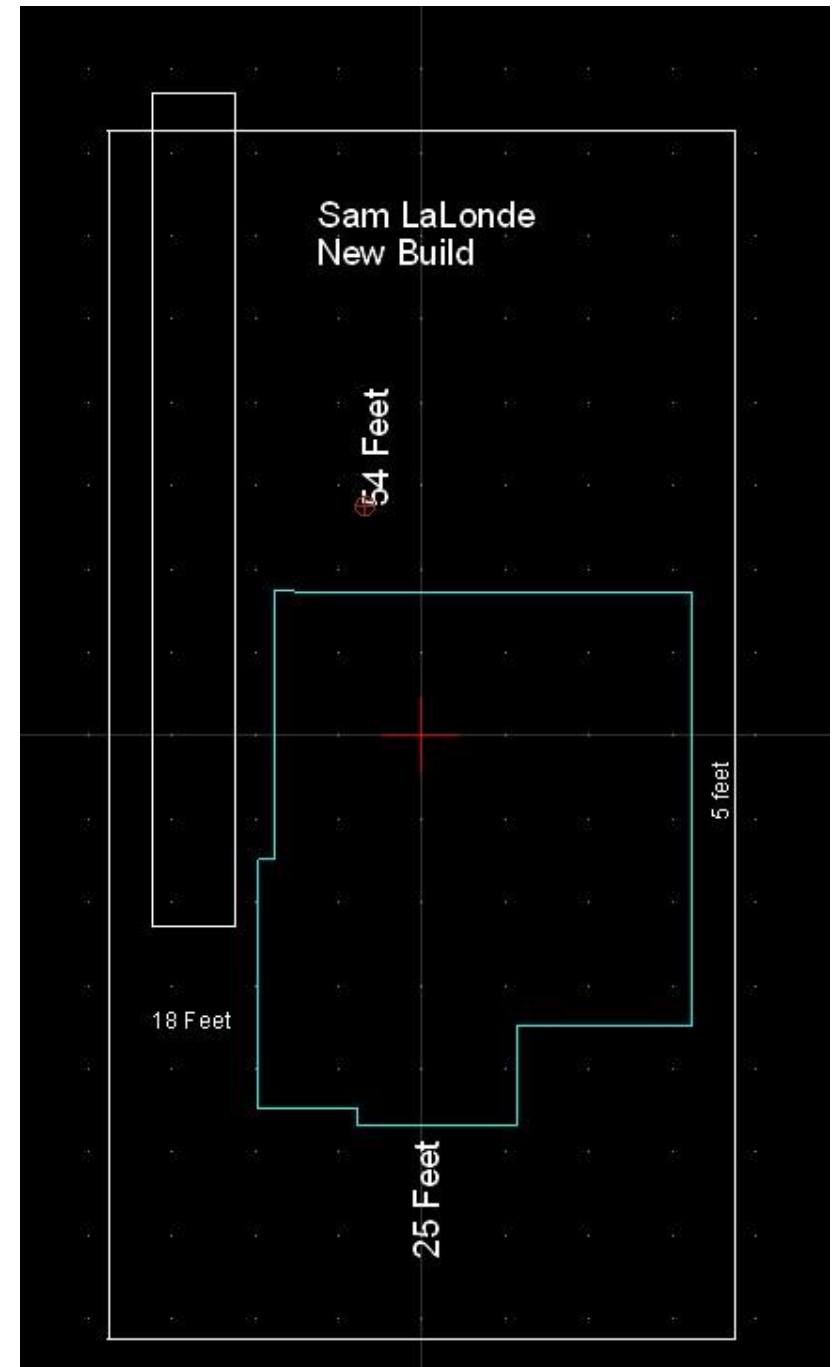
Proposed New Building with the existing building



Proposed New Building

New Building with Proposed Setbacks

1. Lot Width 75 Feet
2. Rear (Lake Side) Setback 54 Feet
3. Front (Road Side) Setback 25 Feet
4. West side Setback 18 Feet
5. East side Setback 5 Feet



Request #1 does not require action under:

- SECTION 5.62
 - *RESIDENTIAL LOTS OF RECORD A one-family dwelling may be built upon any lot, regardless of whether such lot conforms with lot area, building front line or lot depth minimums required by this local law, under the following conditions:*
 - Conditions include that the property size was established prior to the local law and that the property will support water and sewer considerations.

My property conforms with these conditions so no width or area variance is required.

Variance Request #2

From SECTION 4.40

- A. 100 foot building setback from Class I wetlands and the major waterways located in the Town of New Haven, such as Lake Ontario, with 50 feet of this setback area maintained as a vegetative buffer.*

I am requesting a reduction to 50 feet from building to Lake Ontario and offer my current structure is located closer than the proposed structure to Lake Ontario.

Variance Requirement for #3, #4 and #5

- *SECTION 5.69 - RESIDENTIAL SETBACK REQUIREMENTS*
- *No structure on a residential property, excluding subdivisions, constructed after the effective date of this ordinance, shall be located less than fifty (50) feet from the edge of a private or public road within the Town of New Haven. A minimum of twenty (20) feet shall be maintained between all structures and side and rear property lines on a residential property.*

This the basis for my variance request

Variance Request #3, #4 and #5

- SECTION 5.61 –

A. The Planning Board may reduce residential lot area minimums and building line minimums required by this local law upon finding that such a smaller lot is:

- 1. Compatible with existing development on adjacent lots;*
- 2. Adequate to support individual water supply and sewage disposal systems; or*
- 3. Served by public water and sewage disposal systems.*

This empowers the Board to reduce setback requirements as requested in #3, #4, and #5. I am requesting a variance as above.

SECTION 5.61 – (B) Does not apply

1. No **lot width or area** shall be reduced to less than fifty percent those required by the district regulations.

This specifically applies to Lot Width and area, Not setback requirements. Lot “Width and Area” is not subject to a variance in my situation under Section 5.62.

Variance Requests in General

- *SECTION 1.80 - WAIVER/VARIANCE When, in the opinion of the Planning Board, undue individual hardship may result from strict compliance with these regulations, the Planning Board may modify or waive these regulations so that substantial justice may be done and the public interest secured.*

In addition to the reasons above, the planning board can consider my variance requests under 1.80. Given the arrangement of my neighbors and the lack of use of my boat ramp with strict enforcement. I believe strict enforcement would be would create undue hardship and not be in the public interest.

Respectfully Request by:

Sam LaLonde II

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