



OSWEGO COUNTY DEPARTMENT OF COMMUNITY
DEVELOPMENT, TOURISM AND PLANNING

Tim M. Stahl
Director

COUNTY BUILDING
46 EAST BRIDGE STREET
OSWEGO, NEW YORK 13126

TELEPHONE (315) 349-8292
FAX (315) 349-8279

6/23/2026

Town of New Haven Planning Board
Town of New Haven
4279 State Route 104,
Oswego, NY 13126

RE: 239 Review Referral Response #2026-93

Dear Mr. Schmidt:



The Oswego County Department of Community Development, Tourism and Planning has received your request for review pursuant to Article 12-B, Section 239-L, M and N of the New York State General Municipal Law regarding the below captioned application:

Applicant: The Village Le Melange, LLC

Project Description: Area variance approval to allow for the construction of a new 6' deep covered porch within the front yard setback.

Municipality: Town of New Haven

Location: 236 Butterfly Road Tax ID: 082.18-02-01

Jurisdiction: Municipal Boundary

Date Received: 6/22/2026

The Department has reviewed the above noted application and, based on the information submitted, recommends **No Significant Countywide or Intercommunity Impact** is expected for this project.

Should you have any questions, please do not hesitate to contact our office at (315) 349-8292.

Sincerely,

A handwritten signature in blue ink, appearing to read "Luke Mazzotta", written over a horizontal line.

Luke Mazzotta, Associate Planner

o/b/o

Tim Stahl, Director

Community Development, Tourism and Planning

cc: Hon. Patrick Twiss, Legislative District #13, file copy



Tim Stahl
Director

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239 REVIEW SUBMISSION FORM

Submitted to: Oswego County Department of Community
Development, Tourism, and Planning
46 East Bridge Street
Oswego, NY 13126

Submitted by:

Review Agency: Town of New Haven Planning Bd Contact Person/Title: Carl Schmidt, Attorney for Town

Return Address: 4279 State Route 104, Oswego, NY 13126

Contact Email: cschmidt@hancocklaw.com Contact Phone #: 315-565-4532

Date submitted: June 22, 2026 Public Hearing/ Meeting Date(s): July 15, 2026

Project Details:

Applicant: The Villas Le Melange, LLC Municipality: New Haven

Site Address: 236 Butterfly Road, Mexico, NY 13114 Voting District: 13

Tax Parcel Number(s): 082.18-02-01 Zoning District: n/a

Pursuant to §239-f, -l, -m & -n of General Municipal Law enclosed for review and recommendation from the Oswego County Department of Community Development, Tourism, and Planning is an application for (check all applicable):

- | | |
|---|--|
| ☐ Site Plan Review | ☐ Subdivision |
| ☐ Special Use Permit | ☐ Comprehensive Plan Adoption/Amendment |
| ☒ Area Variance | ☐ Zoning Law Adoption/ Amendment |
| ☐ Use Variance | ☐ Local Law Adoption/ Amendment |
| ☐ Rezoning | ☐ Other: _____ |

The application qualifies for review because the project tax map parcel is located within 500 feet of the following (check all applicable):

- ☒ Municipal Boundary*
- ☐ State/County Park or Other Recreation Area
- ☐ State/County Road
- ☐ State/County Drainageway/Watercourse
- ☐ Farm located in an Agricultural District
- ☐ State/County-owned land on which a public building/institution is located

The proposed action(s) can be classified under SEQRA as: ☒ Type II , ☐ Unlisted , ☐ Type I

**Pursuant to General Municipal Law §239-nn, the legislative body or reviewing board of a municipality shall give notice of a public hearing for a proposed Special Use Permit, Use Variance, Site Plan Review or Subdivision Review to the Clerk of an adjacent municipality at least 10 days prior to the public hearing when the subject property is located within 500 feet of the adjacent municipality.*

The Clerk(s) of n/a were notified on _____
(city/ town/ village) (date)

PROJECT-SPECIFIC QUESTIONS

In addition to the information required on page 1 of this form, please answer the following questions:

1. Describe public facilities available in the area to be affected:

Water: Public Water - Water District 6

Sewer: n/a

2. Will this action impact water or sewer facilities?

no

3. Describe any public services available in the area to be affected (jurisdiction or district):

Police: Oswego County Sheriff

Fire: New Haven Volunteer Fire Dept

Refuse: Oswego County Dept of Solid Waste

School: Mexico School District

Other:

4. Will this action impact services listed above? Describe:

no

5. Will traffic be affected/ generated by the action? Describe:

no

6. Is this action in compliance with the following?

Existing municipal plans: ☐ Yes ☐ No ☒ n/a

Local or State Subdivision Regulations: ☐ Yes ☐ No ☒ n/a

NYS Building & Fire Code: ☒ Yes ☐ No ☐ n/a

NYS Freshwater Wetlands Act: ☐ Yes ☐ No ☒ n/a

Federal Flood Insurance Program: ☐ Yes ☐ No ☒ n/a

Other Federal/State/County/Local laws: ☐ Yes ☐ No ☒ n/a

If the action is non-compliant, please describe: _____

7. Describe existing land use of areas to the north, south, east and west of the site/action:

North: Lake Ontario

South: Rural residential

East: Rural residential

West: Rural residential

8. Identify any State or County Facilities in the area (Roads, Parks, Buildings):

n/a

9. Identify any nearby water bodies, streams, wetlands, or flood-hazard zones in the area:

Lake Ontario

10. Describe any unique physical/ natural features or socio-economic conditions in the area:

n/a

ADDITIONAL DOCUMENTATION CHECKLIST

In addition to the information provided on pages 1-2, please submit the following documentation:

All Actions Require the Following:

- 239 Review Form (Page 1)
- Full statement as required by local law or ordinance (all application materials)
- Agricultural Data Statement, if applicable.
- EAF or EIS for State Environmental Quality Review (SEQR)

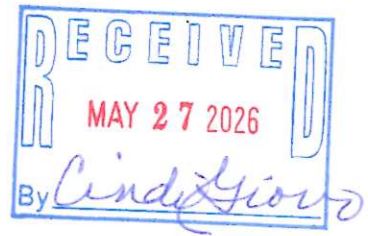
Proposed or Amending Zoning Ordinances or Local Laws:

- Report from Planning Board or Zoning Board, if applicable.
- Zoning map to be adopted with new law, or existing map illustrating areas to be affected.
- Zoning text: language of the proposed ordinance, law, or amendment.

Site Plan Reviews, Special Use Permits, Area Variances, Use Variances, and Subdivisions:

- Site Plan(s) showing:
 - Scale (suggested 1 inch: 20 feet if site <1 acre or appropriate scale for larger sites)
 - North arrow
 - Bulk table
 - Adjacent tax parcel information
 - Location of streets and highways
 - Location of natural features
 - Physical characteristics of the site
 - Existing/ proposed septic system and well
 - Layout plan showing buildings, parking, and utilities
 - Surface and subsurface drainage plan
 - Area map at 1:200' noting zoning in the area
 - Location map
- Floor plan(s), if available/ relevant

Town of New Haven
Application For Variance



Name of all owners: THE VILLAS LE MELANGE, LLC
REBECCA EWALD MANAGING MEMBER

Mailing address: [REDACTED]
[REDACTED]

Phone number: OWNER 315 345-4775

Property address: 2316 BUTTERFLY SHORES
[REDACTED]

Tax parcel number (located on tax bill): 082.18-02-01

Reason for variance: CONSTRUCT NEW 6' DEEP
COVERED PORCH WITHIN FRONT YARD
SETBACK

Will rejection of variance be a hardship? YES

Why? THE PORCH IS REQUIRED
TO ACCESS THE FRONT MAIN
ENTRANCE.

List all adjacent landowners: THE VILAS HEMELANKE, LLC
234 BUTTERFLY SHRS.

CHARLES TELLER 232 BUTTERFLY SHRS.

DENNIS KRISTINA GORDON 232 BUTTERFLY SHRS.
*Refer to Town of New Haven Application for Variance Instructions

Applicant Signature [Signature]

Date: 5-16-2026

Code Enforcement Office to complete this section

What law and section of law is variance being applied for: Section 5.69
Residential Setback Requirements

Does this applicant's Site Plan lie within a wetland or flood plain? (Refer to Site Plan Review Section 5.98 – Wetlands Map Overlay) Flood Zone AO Per FEMA map
No Wetlands

Date received from applicant by Code Enforcement Officer: 5/24/26

[Signature]
Code Enforcement Officer Signature

5/24/26
Date

Received by Planning Board: Date: May 27, 2026

Added to Agenda of June 17, 2026 Planning Board

617.20
Appendix B
Short Environmental Assessment Form

Instructions for Completing

Part 1 - Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 - Project and Sponsor Information																		
Name of Action or Project: NEW COVERED PORCH																		
Project Location (describe, and attach a location map): 2^{mi} BUTTERFLY CIRCLED TOWN OF NEW HAVEN, N.Y.																		
Brief Description of Proposed Action: CONSTRUCT NEW 6' DEEP COVERED PORCH FOR FRONT MAIN ENTRANCE TO EXISTING HOUSE																		
Name of Applicant or Sponsor: KEBECKE EYALD		Telephone: 315 345-4775 E-Mail:																
Address: 324A GREENLEAF DR.																		
City/PO: PHOENIX	State: NY	Zip Code: 13133																
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="text-align: center;">NO</td> <td style="text-align: center;">YES</td> </tr> <tr> <td style="text-align: center;">☒</td> <td style="text-align: center;">☐</td> </tr> </table>	NO	YES	☒	☐											
NO	YES																	
☒	☐																	
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval: TOWN VARIANCE BOARD			<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="text-align: center;">NO</td> <td style="text-align: center;">YES</td> </tr> <tr> <td style="text-align: center;">☐</td> <td style="text-align: center;">☒</td> </tr> </table>	NO	YES	☐	☒											
NO	YES																	
☐	☒																	
3.a. Total acreage of the site of the proposed action?		0.22 acres																
b. Total acreage to be physically disturbed?		acres																
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		0.20 acres 198 SF																
4. Check all land uses that occur on, adjoining and near the proposed action.																		
<table style="width: 100%;"> <tr> <td>☐ Urban</td> <td>☒ Rural (non-agriculture)</td> <td>☐ Industrial</td> <td>☐ Commercial</td> <td>☐ Residential (suburban)</td> </tr> <tr> <td>☐ Forest</td> <td>☐ Agriculture</td> <td>☒ Aquatic</td> <td colspan="2">☐ Other (specify): _____</td> </tr> <tr> <td>☐ Parkland</td> <td colspan="4"></td> </tr> </table>				☐ Urban	☒ Rural (non-agriculture)	☐ Industrial	☐ Commercial	☐ Residential (suburban)	☐ Forest	☐ Agriculture	☒ Aquatic	☐ Other (specify): _____		☐ Parkland				
☐ Urban	☒ Rural (non-agriculture)	☐ Industrial	☐ Commercial	☐ Residential (suburban)														
☐ Forest	☐ Agriculture	☒ Aquatic	☐ Other (specify): _____															
☐ Parkland																		

5. Is the proposed action, a. A permitted use under the zoning regulations?	NO ☐	YES ☒	N/A ☐
b. Consistent with the adopted comprehensive plan?	☐	☒	☐
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO ☐	YES ☒	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO ☒	YES ☐	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO ☒	YES ☐	
b. Are public transportation service(s) available at or near the site of the proposed action?	☒	☐	
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	☒	☐	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: <u>WILL MEET</u>	NO ☐	YES ☒	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: <u>DOES NOT REQUIRE WATER</u>	NO ☒	YES ☐	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: <u>NOT REQUIRED</u>	NO ☒	YES ☐	
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?	NO ☒	YES ☐	
b. Is the proposed action located in an archeological sensitive area?	☒	☐	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO ☐	YES ☒	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: <u>ADJACENT LAKE ONTARIO FOR 132</u>	☒	☐	
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: ☒ Shoreline ☐ Forest ☐ Agricultural/grasslands ☐ Early mid-successional ☐ Wetland ☐ Urban ☐ Suburban			
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO ☒	YES ☐	
16. Is the project site located in the 100 year flood plain? <u>ZONE 20</u>	NO ☐	YES ☒	
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? ☐ NO ☐ YES b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: ☐ NO ☐ YES	NO ☒	YES ☐	

18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____	NO	YES
	☒	☐
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____	NO	YES
	☒	☐
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____	NO	YES
	☒	☐
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor name: <u>REDFIELD ENVIRONMENTAL</u> Date: <u>5-10-2024</u> Signature: <u>[Signature]</u>		

Part 2 - Impact Assessment. The Lead Agency is responsible for the completion of Part 2. Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	☐	☐
2. Will the proposed action result in a change in the use or intensity of use of land?	☐	☐
3. Will the proposed action impair the character or quality of the existing community?	☐	☐
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	☐	☐
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	☐	☐
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	☐	☐
7. Will the proposed action impact existing:		
a. public / private water supplies?	☐	☐
b. public / private wastewater treatment utilities?	☐	☐
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	☐	☐
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	☐	☐

	No, or small impact may occur	Moderate to large impact may occur
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	☐	☐
11. Will the proposed action create a hazard to environmental resources or human health?	☐	☐

Part 3 - Determination of significance. The Lead Agency is responsible for the completion of Part 3. For every question in Part 2 that was answered "moderate to large impact may occur", or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

☐	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.
☐	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.
Name of Lead Agency Date	
Print or Type Name of Responsible Officer in Lead Agency Title of Responsible Officer	
Signature of Responsible Officer in Lead Agency Signature of Preparer (if different from Responsible Officer)	

PRINT