

Tax Map ID#039.-01-07.1

NOTICE OF HEARING

PLEASE TAKE NOTICE that pursuant to Section 148-4, 148-5 148-6 148-7 148-8 and 148-10 of the Zoning Law of the Town of Skaneateles 2020 and Section 274-a and 274-b Town Law of the State of New York, the Planning Board of the Town of Skaneateles will hold a Public Hearing on the application of David Bowser for a Special Permit/Site Plan Review.

The application is for the redevelopment of the lot with the construction of a kitchen addition and patio to the existing dwelling.

The property in question is located at 3065 East Lake Road in the Town of Skaneateles, New York and bears Tax Map ID#039.-01-07.1.

A copy of the application is available for inspection at the Town Hall, 24 Jordan Street, Skaneateles, New York.

SAID HEARING will be held on ***Tuesday December 17, 2024 at 6:40 p.m.*** at the Town Offices, 24 Jordan Street, Skaneateles, New York or electronically as required by local and/or Executive Orders applicable to COVID 19. At that time all people will be heard or have an opportunity to provide written comment on this application.

Donald Kasper, Chair
Planning Board -Town of Skaneateles
Dated: December 4, 2024

EGGLESTON & KRENZER ARCHITECTS, PC
The Trolley Bldg
1391 East Genesee Street
Skaneateles, New York 13152

Town of Skaneateles Planning Board
24 Jordan Street, Skaneateles, NY 13152

November 8, 2024

Re: David Bowser and Diane Devins, Special Permit and Site Plan Review
3065 East Lake Road Tax Map# 039.-01-07.1

NARRATIVE

The Bowser-Devins property is 68,294 SF with 185.4 ft wide lake frontage and has 38.66 lineal feet on East Lake Road. The property has a single family dwelling, detached garage with living space, a boathouse with accessory dwelling, tennis court and shore line structures. The driveway serves the main house with tire strips and parking area for the boathouse. A new septic system, was installed in 2011. The ISC is 13.3% and TSC is 20.5%. This property is in the RF District and LWOD.

The property was merged in 2021, combining 3059 East Lake Road (6,264 SF lot with 19.5% ISC) and 3065 East Lake Road (62,030 SF) that was redeveloped in 2011 and granted a Special Permit for 12.6% ISC. At that time, contribution was made to the LDRA Fund for conserving 16,128 SF of land.

This application is to construct a 145 SF addition on the house to enlarge the kitchen and a 193 SF patio that will be no more nonconforming than the existing house and with a lower roof line. An equal portion of gravel parking area will be removed as well as an equal area of walkway. The resulting ISC will remain at 13.3% and the TSC 20.5%.

Site Plan Review is required for disturbance greater than 200 SF within 1000 feet of the lake and an amended Special Permit is required for redevelopment where the ISC remains at the current 13.3%. Silt fence will be placed below the disturbed areas for erosion control.

A Special Permit was granted for the 3065 East Lake Road property for 12.6%, with a payment made to the Town's LDRA Fund to compensate for the shortage of 16,128 SF of land area. By virtue of the merger of the two lots, the ISC was increased to 13.3%. A 90,730 SF lot would be required to achieve 10% ISC which is 22,436 SF less than exists. A contribution for 16,128 SF of land has already been made to the LDRA Fund, leaving 6,308 SF. At \$1.09/ SF, a contribution will be made for \$6,875.72.

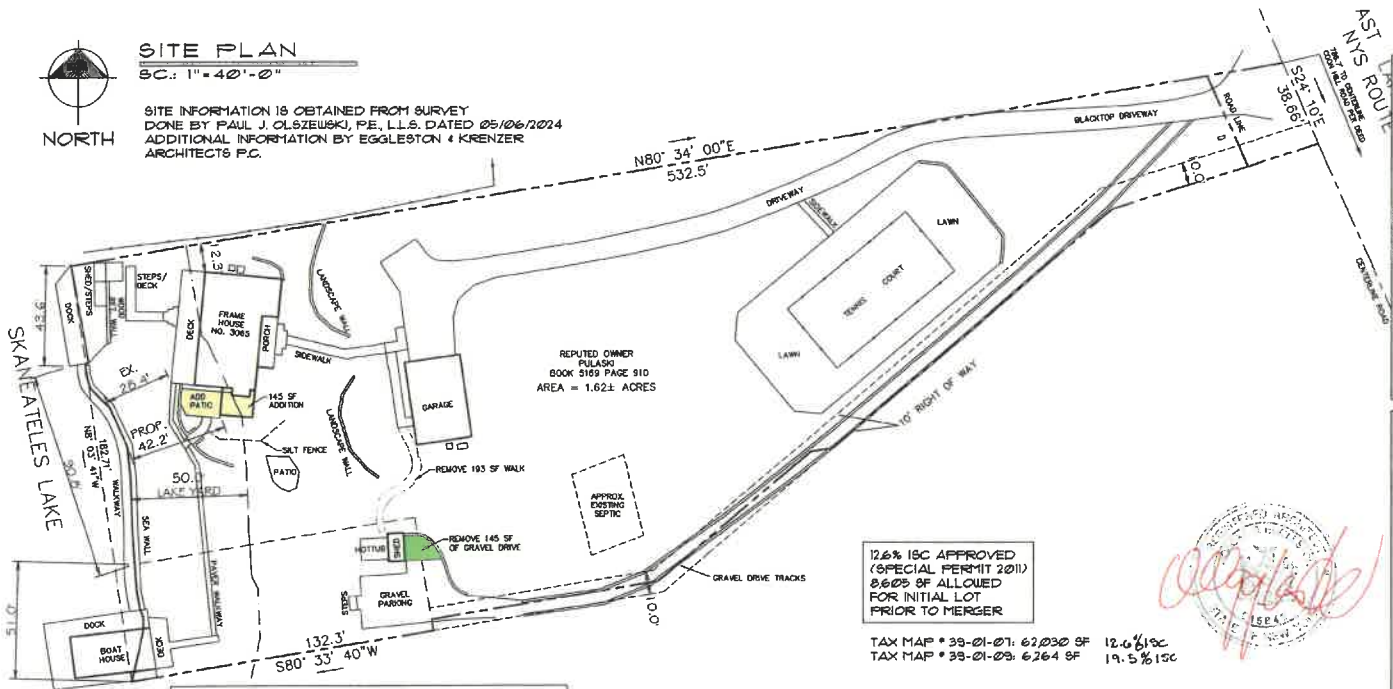
CONSTRUCTION SEQUENCE

1. Install sediment logs/silt fence below work area, maintain during construction.
2. Mark the existing septic area to prevent construction traffic and storage.
3. Excavate for the house addition, construct the foundation.
4. Rough grade around the completed foundation.
5. Frame the addition and install the patio.
6. After roof, siding and trim are complete, remove partial gravel parking area and walkway. Finish grading, spread topsoil, seed and mulch over any disturbed areas. Water during dry periods.
7. After lawn is established, remove sediment logs/silt fence.

(315) 685-8144

SC.: 1" = 40'-0"

SITE INFORMATION IS OBTAINED FROM SURVEY
DONE BY PAUL J. OLSZEWSKI, P.E., L.L.S. DATED 05/06/2024
ADDITIONAL INFORMATION BY EGGLESTON & KRENZER
ARCHITECTS P.C.



12.6% ISC APPROVED
(SPECIAL PERMIT 2011)
8.605 SF ALLOWED
FOR INITIAL LOT
PRIOR TO MERGER

TAX MAP * 39-01-07: 62030 SF 12.6% 15c
TAX MAP * 39-01-09: 6264 SF 19.5% 15c

LOT AREA	68,294 SF
SHORELINE	185.4 LF

<u>IMPERMEABLE COVERAGE</u>		8,608 SF ALLOWED
	<u>EXIST.</u>	<u>PROPOSED.</u>
HOUSE/PORCH	1,589 SF	1,734 SF
GARAGE	816 SF	816 SF
DRIVEWAY	4,430 SF	4,430 SF
GRAVEL DRIVE	1,275 SF	1,130 SF
SHED/STEPS	231 SF	231 SF
TIRE TRACKS	520 SF	520 SF
BOAT HOUSE	108 SF	108 SF
HOT TUB	29 SF	29 SF
A.C. (16SF EXEMPT)	15 SF	15 SF
TOTAL	9,073 SF	9,073 SF
% IMPERMEABLE	13.3 %	13.3 %

<u>TOTAL COVERAGE</u>		13659 SF ALLOWED
	<u>EXIST.</u>	<u>PROPOSED</u>
TENNIS COURT	2,224 SF	2,224 SF
WALK WAYS	850 SF	651 SF
PATIO	530 SF	783 SF
DECK	942 SF	942 SF
RET. WALLS	328 SF	328 SF
PERMEABLE	4,934 SF	4,934 SF
IMPERMEABLE	9,073 SF	9,073 SF
TOTAL	14,001 SF	14,001 SF
% TSC	205 %	205 %

LAKE FRONT STRUCTURES 600 SF ALLOWED		
	EXIST	PROPOSED
PATIO	375 SF	375 SF
STAIRS/SHED	151 SF	151 SF
DECK	285 SF	285 SF
WALKWAYS	426 SF	426 SF
BOATHOUSE	108 SF	108 SF
TOTAL	1,345 SF	1,345 SF

SITE PLAN

DAVE BOWSER & DIANE DEVINS
3065 EAST LAKE RD
TN. OF SKANEATELES, NY

architect

EGGLESTON & KRENZER, ARCHITECTS PC
1391 EAST GENESEE STREET
SKANEATELES, NY 13152
(315) 685-8144

PROJ: 24237

DATE:
8 NOV 2024

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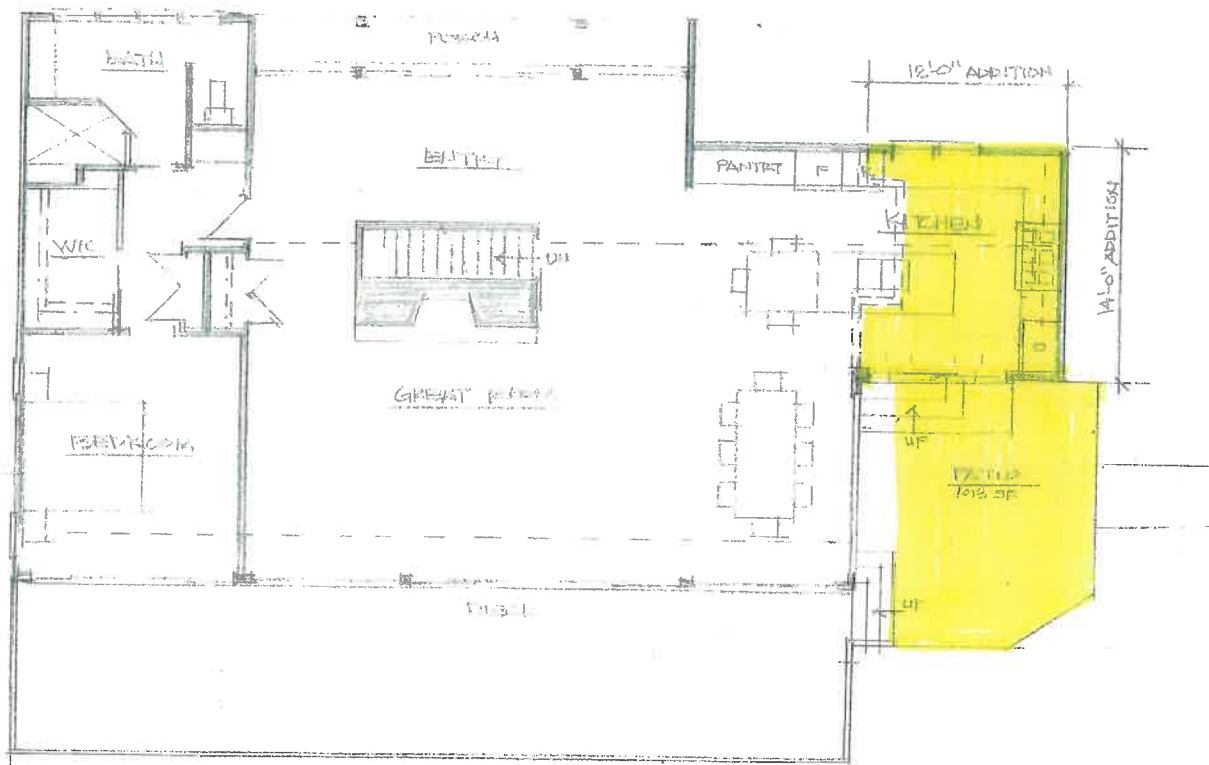
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FIRST FLOOR PLAN
 3/16" = 1'-0"

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