

**Tax Map ID#040.-01-31.0**

**NOTICE OF HEARING**

**PLEASE TAKE NOTICE** that pursuant to Section 148-9, 148-12, 148-13, 148-14, 148-15, 148-16, 148-18, 148-20, 148-21, 148-29, and 148-36 of the Zoning Law of the Town of Skaneateles 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 Thom Filicia for a Special Permit/Site Plan Review.

The applicant proposes modifications to the existing single-family dwelling, including expansion of the dwelling over deck and walkway, and removal of some driveway area.

The property in question is located at 3133 East Lake Road in the Town of Skaneateles, New York and bears Tax Map ID#040.-01-31.0.

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, May 18, 2021 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 persons will be heard or have an opportunity to provide written comment on this application.

Donald Kasper, Chair  
Planning Board -Town of Skaneateles  
Dated: May 5, 2021

**ROBERT O. EGGLESTON, ARCHITECT**  
The Trolley Bldg  
1391 East Genesee Street  
Skaneateles, New York 13152  
May 28, 2015

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

RE: Thom Filicia -- Site Plan Review - 3133 East Lake Road  
Tax ID# 040.-01-31.0

#### **NARRATIVE**

Thom Filicia received variances, special permit and site plan review in 2009 for the redevelopment of his property at 3133 East Lake Road. The work for his house, walkways, boathouse and impermeable coverage reduction has been completed. Also, the new septic system has been installed for 5 bedrooms and the site stabilized. The modifications to the garage had a building permit granted October 2010 and has expired. The current garage is 3.7 FT off the south side yard and 67.8 FT off the north watercourse. A special permit was granted to allow 14.0% ISC.

This application is to remove and reconstruct the garage on the same footprint making it less nonconforming. The south side yard setback will be improved to 5 FT and the watercourse setback improved to 69.0 FT. The ISC is 13.9%. The garage will have 2 guest bedrooms added to the second floor similar to the original approved design. The house has 3 bedrooms and the septic system was designed for 5 bedrooms total. Reconstruction of the garage is a net increase of 262 SF floor space and 1,789 CF of volume and is allowed per section 148-12c.

Site Plan approval is required in that more than 200 SF will be disturbed within 200 FT of the watercourse. Silt fence will be placed below the disturbed area to prevent potential erosion.

#### **CONSTRUCTION SEQUENCE**

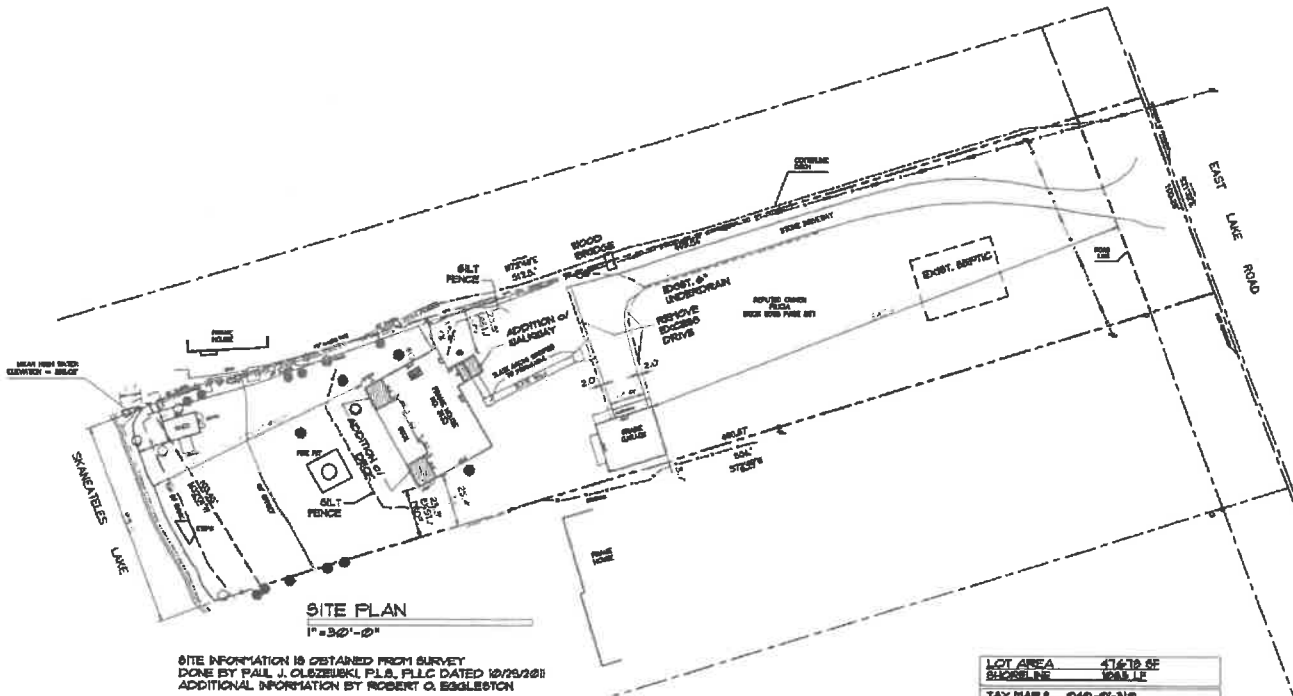
The construction of the house deck steps requires no special erosion control in that it only requires several posts placed in the ground. The total area of the steps is 239 SF and is over 100 FT from the lake.

#### **GARAGE RENOVATION:**

- 1) Install silt fence west of garage, maintain during construction.
- 2) Remove existing garage.
- 3) Construct new garage foundation.
- 4) Install wood steps.
- 5) When roofing, siding and trim is complete, finish grading, add topsoil, seed and mulch. Water during dry periods.
- 6) After lawn is established, remove silt fence, patch lawn as required.

15044  
(315) 685-8144

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SITE INFORMATION IS OBTAINED FROM SURVEY  
 DONE BY PAUL J. CLOSZEWSKI, P.L.S., F.L.C. DATED 10/29/2011  
 ADDITIONAL INFORMATION BY ROBERT O. EGGLESTON

U.S. & I.R.C. ALLOWED BY SPECIAL PERMIT

LOT AREA	414.10 SF	
SUBDIVISION	2003 L.P.	
TAX MAP	046-R-312	
PERMISSIBLE COVERAGE		
	EXIST.	PROPOSED
HOUSE/PORCH	1843 SF	1516 SF
GARAGE	430 SF	430 SF
BOATHOUSE	162 SF	162 SF
DRIVEWAY	4013 SF	3,871 SF
PATIO/PLATE	101 SF	0 SF
TOTAL	6,849 SF	6,849 SF
% PERMISSIBLE	15.3 %	15.3 %
DECK SPACE		
	EXIST.	PROPOSED
DECK	564 SF	384 SF
PERMISSIBLE WALKS	210 SF	210 SF
WOOD STEPS	230 SF	230 SF
PERMISSIBLE PAD	51 SF	53 SF
RISE PIT PATIO	248 SF	248 SF
PERMISSIBLE	1322 SF	1365 SF
PERMISSIBLE	6,849 SF	6,849 SF
TOTAL	13,671 SF	13,671 SF
% T.B.C.	16.1 %	16.1 %
LAKE FRONT STRUCTURES - AREA OF ALLOWED		
	EXIST.	PROPOSED
BOATHOUSE	162 SF	162 SF
LAKE STEPS	51 SF	51 SF
GRAVEL WALKS	62 SF	62 SF
TOTAL	275 SF	275 SF

**SITE PLAN:**  
 THOM FLCA  
 3133 EAST LAKE ROAD  
 TOWN OF SHAWNEES, NEW YORK

**architect**  
 EGGLESTON & KENDRICK, ARCHITECTS P.C.  
 1751 ROUTE 90 WEST  
 SHAWNEES, NY 13152  
 (518) 425-9144

PROJ. 21061

DATE:  
 31 MAR 2021