

August 4, 2025

To Town of Skaneateles  
Planning Board  
24 Jordan St  
Skaneateles, NY 13152  
Cc City of Syracuse Water Authority, Chedy Hampson, File  
From Adrienne Drumm, Ramsgard  
Project Hampson Residence  
Project No. 2409

Dear Town of Skaneateles Planning Board

Chedy Hampson would like to amend his previously approved Minor Site Plan Review to include a small 2-story 164 sf addition to the existing residence on the property. This addition will house an expanded primary suite at the main level, with a covered patio space at the lower-level walk-out. The plans have also been amended to include a small concrete pad to house a new generator for the residence, located to the rear of the existing detached garage.

The request is consistent with the purposes of the land use district in which it is located and with all applicable provisions of this chapter. The proposed modifications to the property are allowable per the Town of Skaneateles Zoning Ordinance and are consistent with the Comprehensive Plan & character of the neighborhood. No variances are required for the proposed work.

No excessive traffic, noise, dust, odors, glare, pollution or other nuisances will be created by the proposed property improvements, and work will be completed in a timely manner to avoid disruptions to the surrounding area.

The proposed work is consistent with the criteria set forth in §148-10-6 of the Town Zoning Ordinance. Structures are planned in a manner consistent with the character of the neighborhood. Plantings will be provided to provide buffers as necessary, as well as stabilize grade and assist in Small-Scale Stormwater Management practices in the lake yard. Existing trees will remain in place where it is possible to maintain the character of the property.

Sincerely,

Adrienne Drumm-Foody  
Ramsgard & Drumm Architects

DENSITY CONTROL SCHEDULE						
TOWN OF SKANEATELES - RF DISTRICT						
	REQ'D./ALLOWED	2007 APPROVAL	EXISTING	PROPOSED	DIFFERENCE	REQ'D. VARIANCE
MINIMUM LOT SIZE	57,120 SF	±93,646 SF	±93,646 SF	±93,646 SF	-	-
MINIMUM LOT FRONTAGE (STATE ROAD)	300'	±100'	±100'	±100'	-	-
MINIMUM LAKE FRONTAGE	200'	±112.2'	±112.2'	112.2'	-	±17.8' (P.A.)
MINIMUM FRONT YARD SETBACK (STATE ROAD)	15'	±642.3'	±642.3'	±642.3'	-	-
MINIMUM SIDE YARD SETBACK (NORTH)	30'	±12'	±12'	±12'	-	±18.0' (P.A.)
MINIMUM SIDE YARD SETBACK (SOUTH)	30'	±13.3'	±13.3'	±13.3'	-	±16.1' (P.A.)
MINIMUM LAKE YARD SETBACK	100'	±160.8'	±160.8'	±160.8'	-	-
MAXIMUM LOT COVERAGE	20% LOT AREA 10,794.2 SF	9.7% 9,088.58 SF	±10.75% 10,072.66 SF	±11.43% 10,706.6 SF	±0.68%	-
MAXIMUM IMPERMEABLE SURFACE COVERAGE	10% LOT AREA 1,079.42 SF	8.6% 8,057.86 SF	±9.38% 8,743.01 SF	±9.93% 9,364.4 SF	±0.55%	-
MAXIMUM BUILDING FOOTPRINT	12,000 SF	±2,410 SF	±2,519 SF	±2,519 SF	-	-
MAXIMUM BUILDING HEIGHT	35'	±33.8'	±33.8'	±33.8'	-	-
MAXIMUM ONSHORE STRUCTURE (100'-200')	600 SF	-	-	±399.90 SF	±399.90 SF	-
MAXIMUM OFFSHORE STRUCTURE	1,000 SF	±36 SF	±384 SF	±630.15 SF	±246.15 SF	-
MAXIMUM AREA IN WATER PERIMETER	4,000 SF	±36 SF	±384 SF	±2,107.04 SF	±1,723.04 SF	-
MAXIMUM ONSHORE STRUCTURE HEIGHT	12'	-	-	±12'	±12'	-

\* (P.E.N.C.) - PRE-EXISTING NON-CONFORMING  
 \* (P.A.) - PREVIOUSLY APPROVED IN 2007



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**HAMPSON**  
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 1311 EAST LAKE  
 Skaneateles, New York

DESIGNER'S NOTE: THIS PLAN IS A PRELIMINARY DESIGN AND IS NOT TO BE USED FOR CONSTRUCTION. THE DESIGNER'S OFFICE IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS. THE DESIGNER'S OFFICE IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS. THE DESIGNER'S OFFICE IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS.

#### REVISIONS

NO.	REVISION	DATE
1	ISSUED FOR PERMIT	10/1/2020

DATE PLO: 10/1/2020  
 PLO: 10/1/2020  
 SCALE: 1" = 20'-0"

**Z-1**

REVISION: P. 10/1/2020

