Town of Skaneateles Planning Board
INSERT: MINOR Special Permit/Site Plan Review
(Pursuant to §148 -10-5, 6, 8 & 9)
Contact Town Staff if you need assistance

Applicant Name: Soggygrass Holdings, LLC
Property Tax Map# 040-01-15.1

PROJECT CLASSIFICATION

Project is: New project: ☑ Amendment: ☐ Minor Site Plan Review ☑

PROJECT DESCRIPTION (attach additional sheets if needed)

1. Describe the proposal:

   The proposal is to construct a permanent dock and replaces small unusable boathouse with a larger boathouse with rail system.

2. Describe existing conditions on the property:

   The site contains 5.09 acres and 280.6 linear feet of lake frontage. A boathouse and dock occupy the shoreline. The boathouse, which includes a small slip beneath its solid floor, is used for storage rather than boat housing. The property also includes a permanent dock and a temporary dock used to reach deeper water during low-water conditions for the seasonal boat hoist.

3. Describe proposed physical or operational changes to the property:

   The proposed changes include adding more length to the existing permanent dock to allow for visiting boats to dock and a larger boat house capable of storing a boat utilizing a rail system.

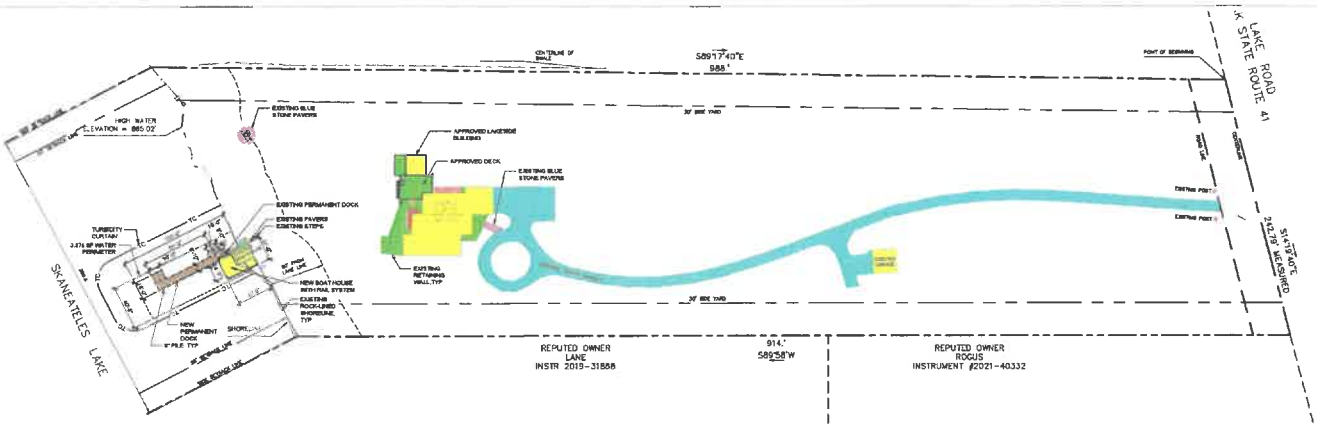
SITE PLAN REVIEW STANDARDS – see §148-10-6 and PROCEDURES §148-10-8 & 9

SPECIAL PERMIT REVIEW CRITERIA

The applicant shall **submit a narrative written report** responding to the criteria below. (see § 148-10-5-B)

1. That 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.
2. That the request will not adversely affect surrounding land uses by creating excessive traffic, noise, dust, odors, glare, pollution or other nuisances.
3. That the request is consistent with the Comprehensive Plan.
4. That all relevant site planning criteria in §148-10-6 are satisfied.

TURN OVER - for REQUIRED SUBMISSIONS



PARCEL AREA TO ROAD LINE = 221,758 SQ. FT.

IMPERMEABLE COVERAGE	*EXISTING*	*PROPOSED*
1 HOUSE / PORCH AREA =	3547 SQ. FT.	3547 SQ. FT.
2 GARAGE AREA =	487 SQ. FT.	487 SQ. FT.
3 BOAT HOUSE =	263 SQ. FT.	794 SQ. FT.
4 LAKESIDE BUILDING =	350 SQ. FT.	350 SQ. FT.
5 RETAINING WALLS=	130 SQ. FT.	130 SQ. FT.
6 DRIVEWAY =	11088 SQ. FT.	11088 SQ. FT.
7 ENTRANCE POSTS =	18 SQ. FT.	18 SQ. FT.
8 STONE STEPS =	196 SQ. FT.	196 SQ. FT.
9 HVAC UNITS =	31 SQ.FT.	31 SQ.FT.
10 STONE FIRE PIT ON DECK =	32 SQ. FT.	32 SQ.FT.
TOTAL IMPERMEABLE SURFACE =	16,040 SQ. FT.	16,491 SQ. FT.
16,040 SQ. FT. / 221,758 SQ. FT. =	7.2% IMPERMEABLE COVERAGE	7.4% IMPERMEABLE COVERAGE
PERMEABLE SURFACES		
1 DECKS / DOCK =	1880 SQ. FT.	1880 SQ. FT.
2 PAVERS =	418 SQ. FT.	418 SQ. FT.
3 PILLARS =	18 SQ. FT.	18 SQ. FT.
4 RUNNEL WATER FEATURE =	74 SQ. FT.	74 SQ. FT.
TOTAL PERMEABLE SURFACE =	2,388 SQ. FT.	2,388 SQ. FT.
OPEN SPACE		
TOTAL LOT COVERAGE =	16,040 SQ. FT. (IMPERMEABLE) + 2,388 SQ. FT. (PERMEABLE) = 18,428 SQ. FT. (TOTAL LOT COVERAGE)	16,491 SQ. FT. (IMPERMEABLE) + 2,388 SQ. FT. (PERMEABLE) = 18,880 SQ. FT. (TOTAL LOT COVERAGE)
TOTAL LOT COVERAGE	18,428 SQ. FT. / 221,758 SQ. FT = 8.3%	18,880 SQ. FT. / 221,758 SQ. FT = 8.5%

SHORELINE STRUCTURES

ONSHORE - WITHIN 50' OF MEAN HIGH WATER LINE LAKE FRONTAGE=	*280 6'*	
(MAXIMUM ALLOWABLE = 800 SQ.FT.)	*EXISTING*	*PROPOSED*
1 BOATHOUSE WALLS =	53 SQ. FT.	88 SQ.FT.
2 WOOD DOCK =	37 SQ. FT.	37 SQ. FT.
3 PAVERS & STEPS =	245 SQ. FT.	245 SQ. FT.
TOTAL =	335 SQ.FT.	372 SQ.FT.
OFFSHORE - MAXIMUM ALLOWABLE = 1,000 SQ. FT.)		
1 PERMANENT WOOD DOCK=	70 SQ. FT.	643 SQ. FT.
2 BOATHOUSE ROOF =	214 SQ. FT.	614 SQ. FT.
TOTAL =	284 SQ. FT.	1,257 SQ. FT.

EDR
a better environment
Environmental Design & Research,
P 315 471 0688

3205 EAST LAKE ROAD

3205 EAST LAKE ROAD, SKANEATELES, NEW YORK 13152

SONGSTRAM HOLDINGS, LLC

SITE PLAN

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