

**Tax Map ID 040.-01-15.1**

**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 Soggygrass Holdings LLC for a Special Permit/Site Plan Review.

The application is for the replacement of the boathouse with a larger boathouse and for a permanent dock.

The property in question is located at 3205 East Lake Road in the Town of Skaneateles, New York and bears Tax Map ID 040.-01-15.1.

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, February 17, 2026 at 6:30 p.m.* at the Town Offices, 24 Jordan Street, Skaneateles, New York or through zoom. 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

**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  
Soggygrass Holdings, LLC

Applicant Name: \_\_\_\_\_  
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**

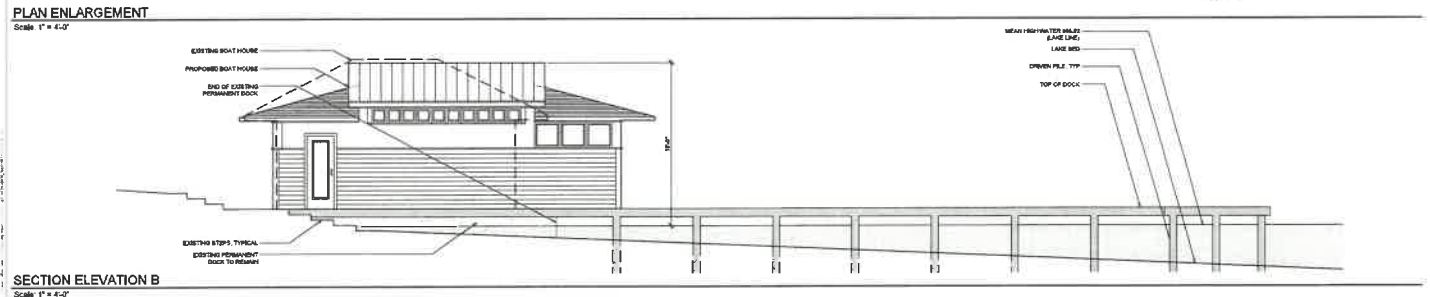
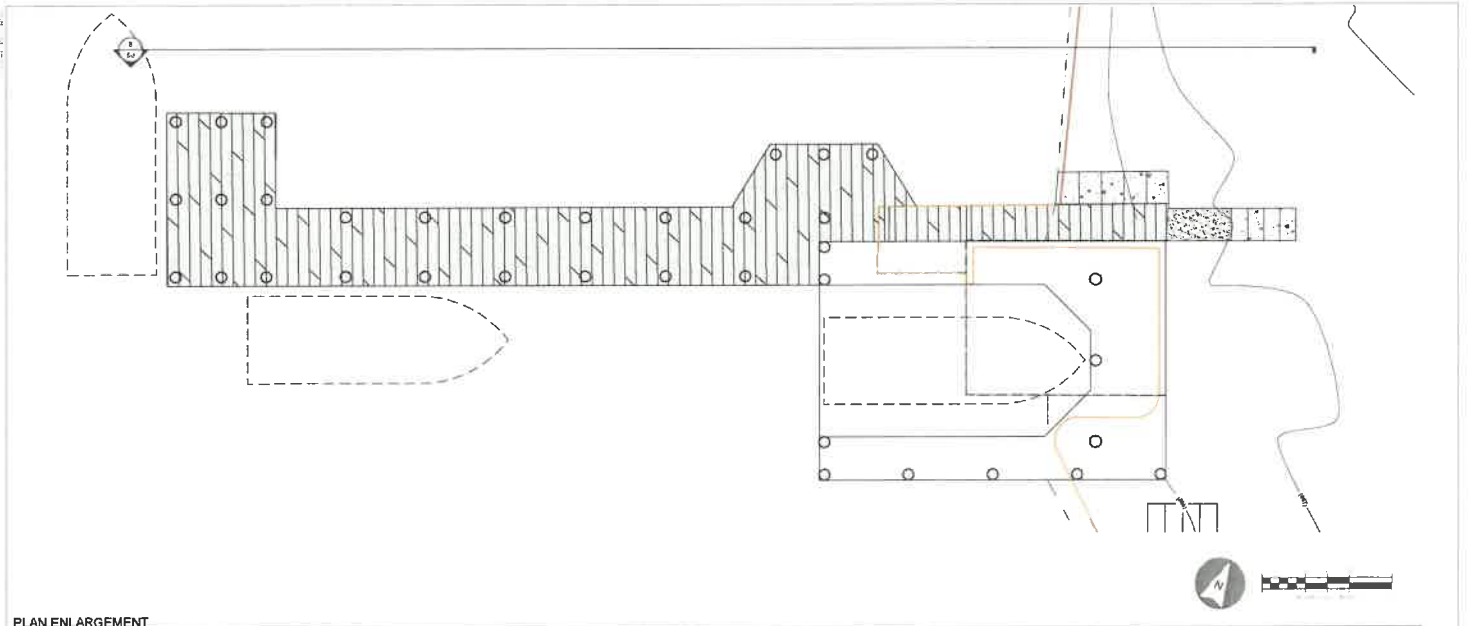
The applicant shall submit a narrative written report responding to the criteria below. (see § 148-10-5-B)

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**







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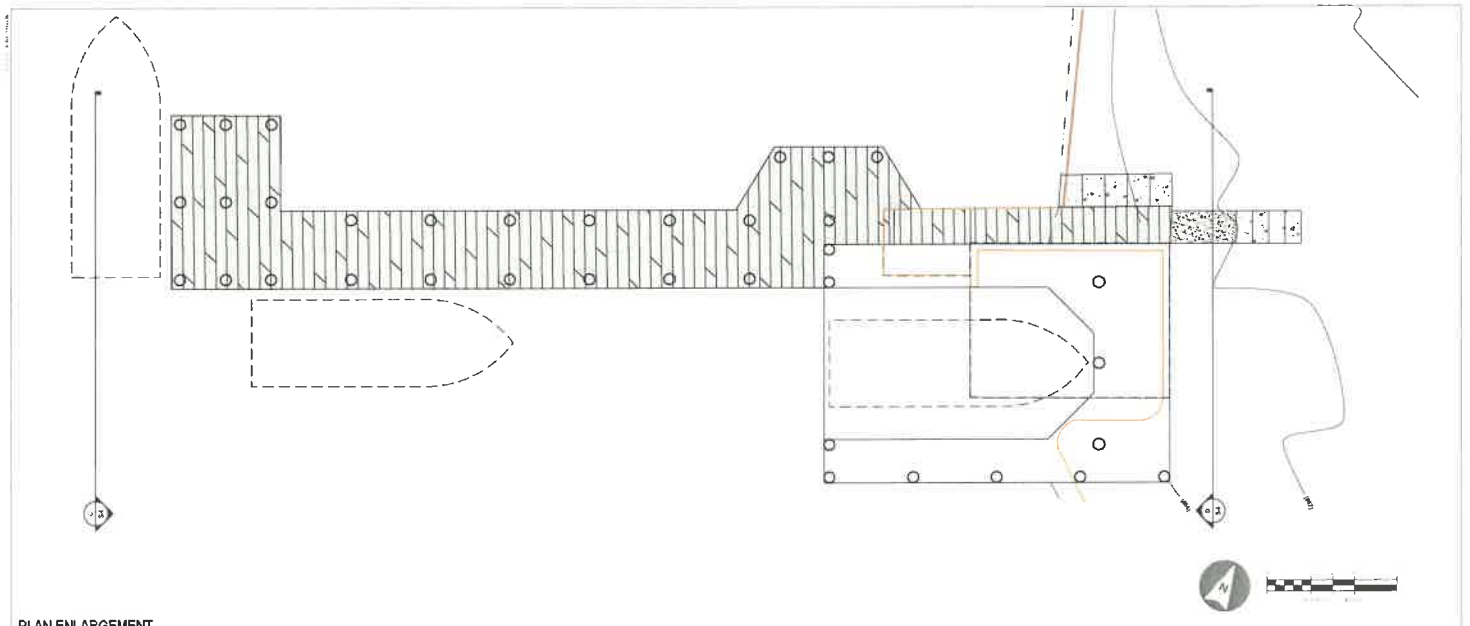
Environmental  
Design & Research,  
P 315.471.0688

3205 EAST LAKE ROAD  
BENTONVILLE, ARKANSAS 72715  
ROADWAY HOLDINGS, LLC  
PLAN & SECTION ELEVATION B

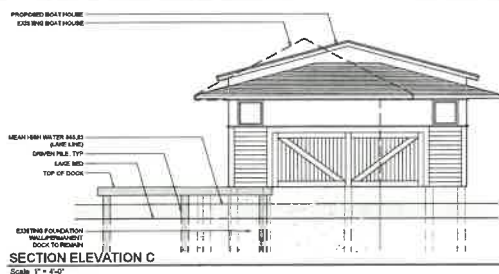
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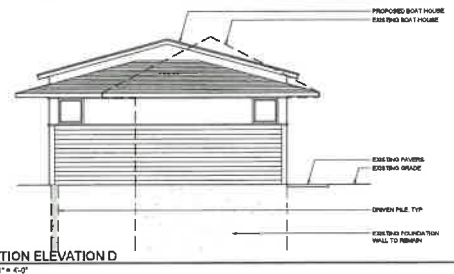
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**PLAN ENLARGEMENT**  
Scale 1" = 4'-0"



**SECTION ELEVATION C**  
Scale 1" = 4'-0"



**SECTION ELEVATION D**  
Scale 1" = 4'-0"

NOTES:  
1. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.  
2. THE PROPOSED BOAT HOUSE SHALL BE CONSTRUCTED OF ALUMINUM.  
3. THE PROPOSED BOAT HOUSE SHALL BE DESIGNED TO WITHSTAND A WIND SPEED OF 100 MPH.  
4. THE PROPOSED BOAT HOUSE SHALL BE DESIGNED TO WITHSTAND A WAVE HEIGHT OF 10 FEET.  
5. THE PROPOSED BOAT HOUSE SHALL BE DESIGNED TO WITHSTAND A CURRENT OF 10 KNOTS.  
6. THE PROPOSED BOAT HOUSE SHALL BE DESIGNED TO WITHSTAND A TIDE RANGE OF 10 FEET.  
7. THE PROPOSED BOAT HOUSE SHALL BE DESIGNED TO WITHSTAND A SEISMIC SHAKE OF 0.2g.  
8. THE PROPOSED BOAT HOUSE SHALL BE DESIGNED TO WITHSTAND A COLLISION WITH A 10,000 LB. BOAT.  
9. THE PROPOSED BOAT HOUSE SHALL BE DESIGNED TO WITHSTAND A COLLISION WITH A 10,000 LB. BOAT.  
10. THE PROPOSED BOAT HOUSE SHALL BE DESIGNED TO WITHSTAND A COLLISION WITH A 10,000 LB. BOAT.

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**3205 EAST LAKE ROAD**

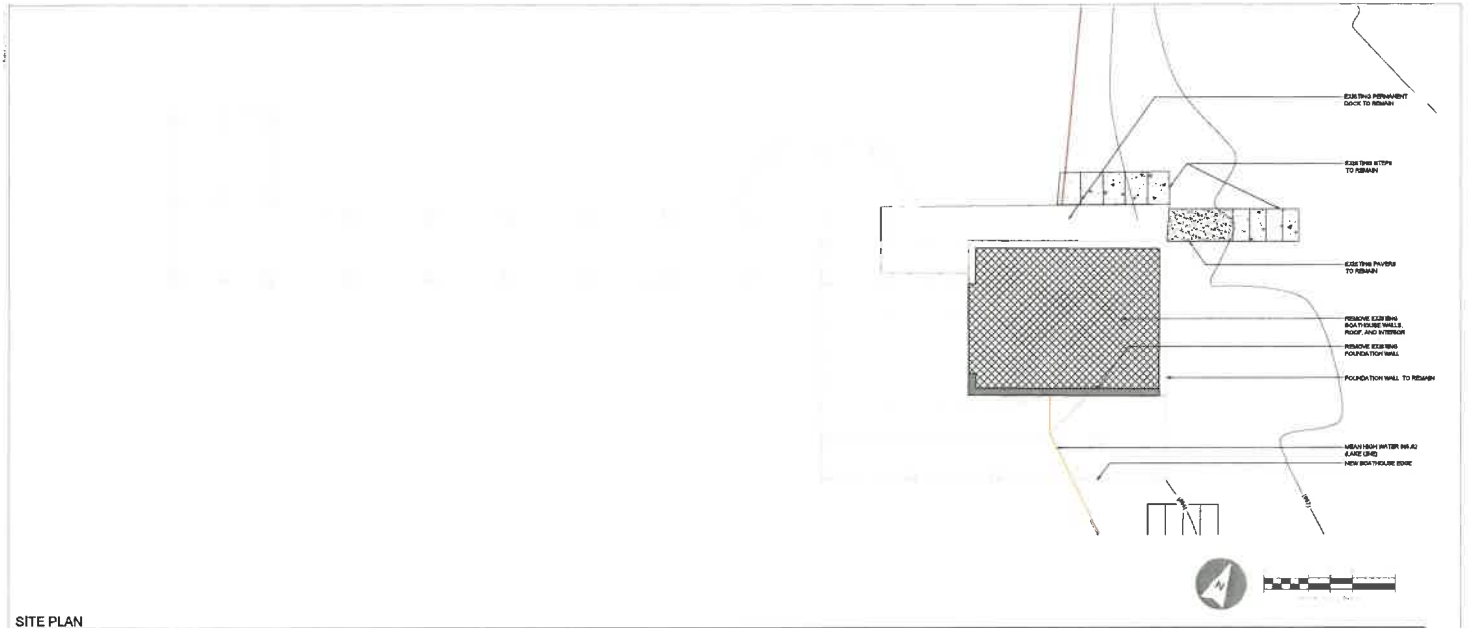
3205 EAST LAKE ROAD, SEASIDE, CA 92138

BOATHOUSE PROJECT, LLC

PLAN & SECTION ELEVATION C & D

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**S-4**



**SITE PLAN**  
Scale: N.T.S.

3205 East Lake Road  
Demolition Plan  
The information contained herein is for the use of the client only. It is not to be distributed, copied, or used for any other purpose without the written consent of EDR. EDR is not responsible for any errors or omissions in this plan. The client is responsible for the accuracy of the information provided.

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### 3205 EAST LAKE ROAD

3205 EAST LAKE ROAD, HANNAH HILL, NEW YORK 12112

DEMOLITION PLAN

DEMOLITION PLAN

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