

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.

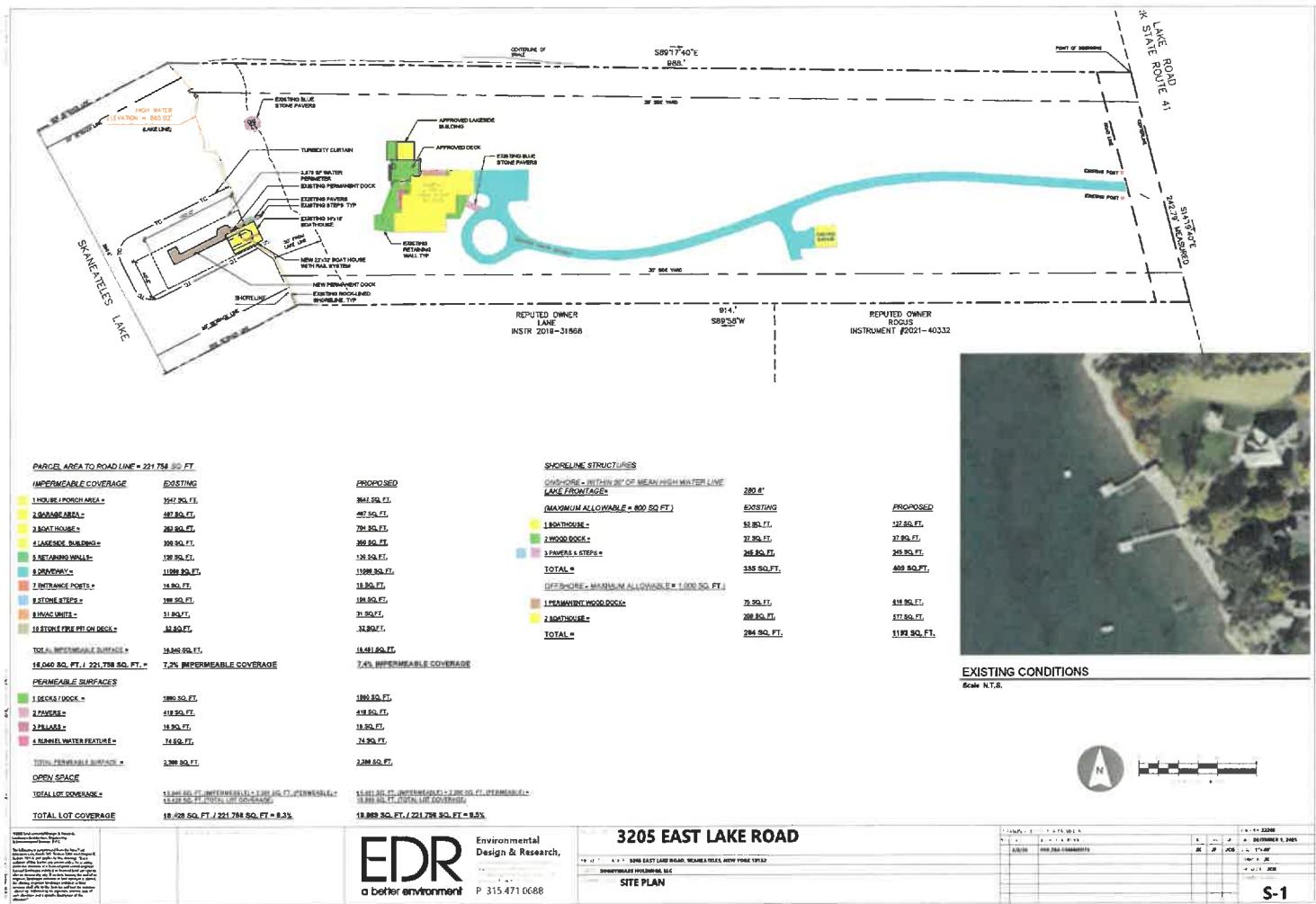
SITE PLAN REVIEW STANDARDS – see §148-10-6 and PROCEDURES §148-10-8 & 9

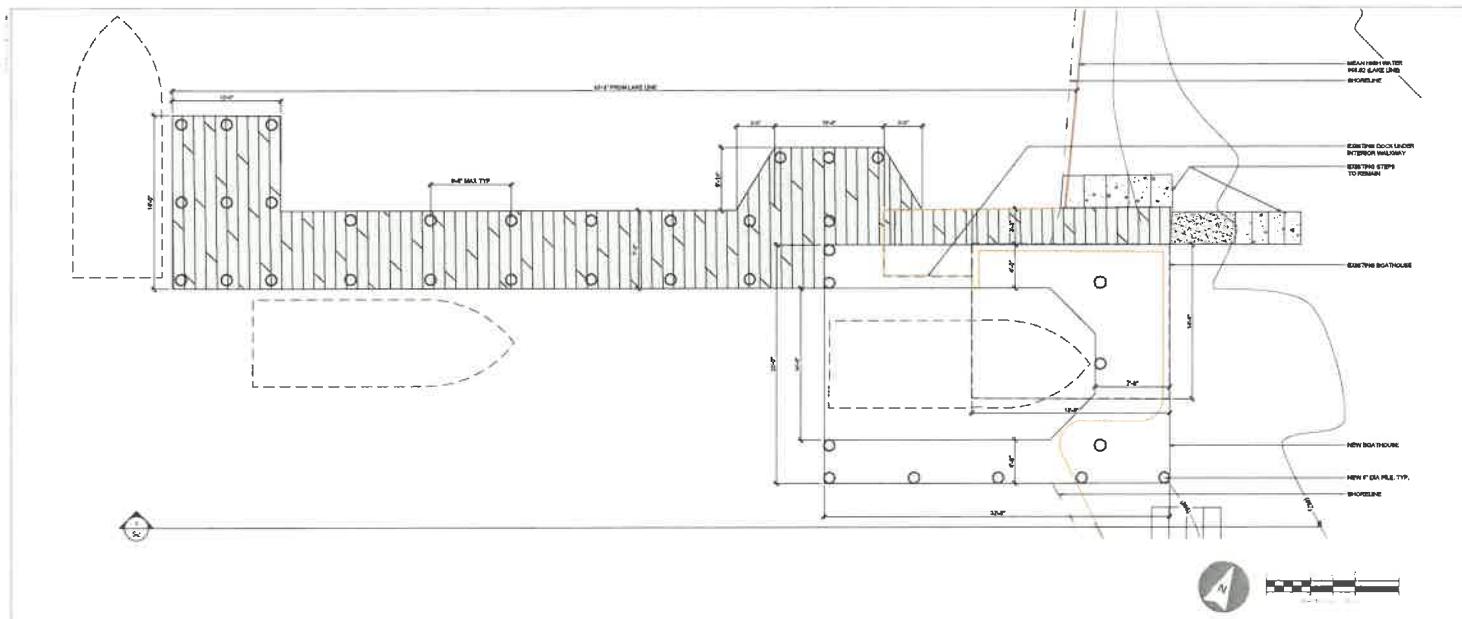
SPECIAL PERMIT REVIEW CRITERIA

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

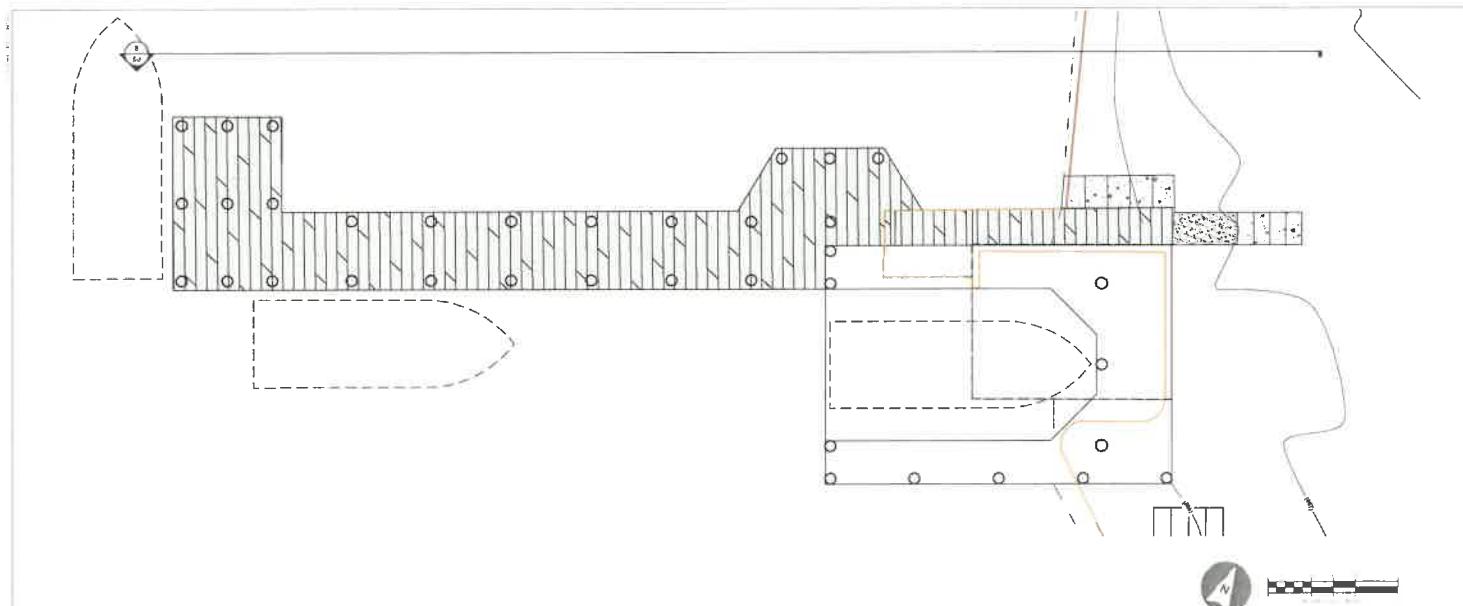




SITE PLAN ENLARGEMENT

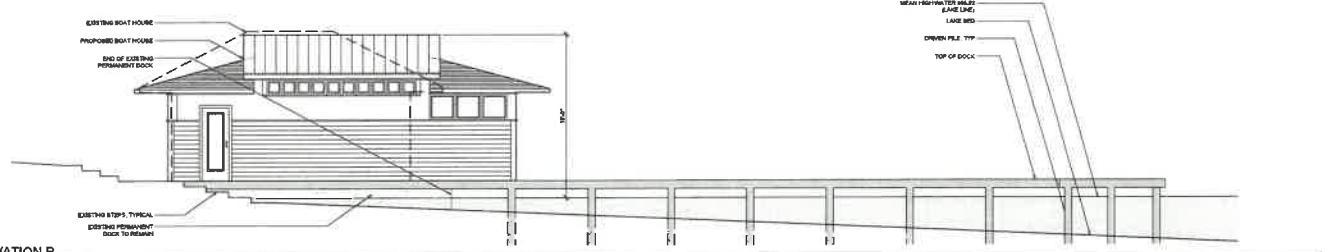
Scale 1" = 4'-0"





PLAN ENLARGEMENT

Scal. 1" = 4'-0"



SECTION ELEVATION B

Scale: 1" = 4'-0"

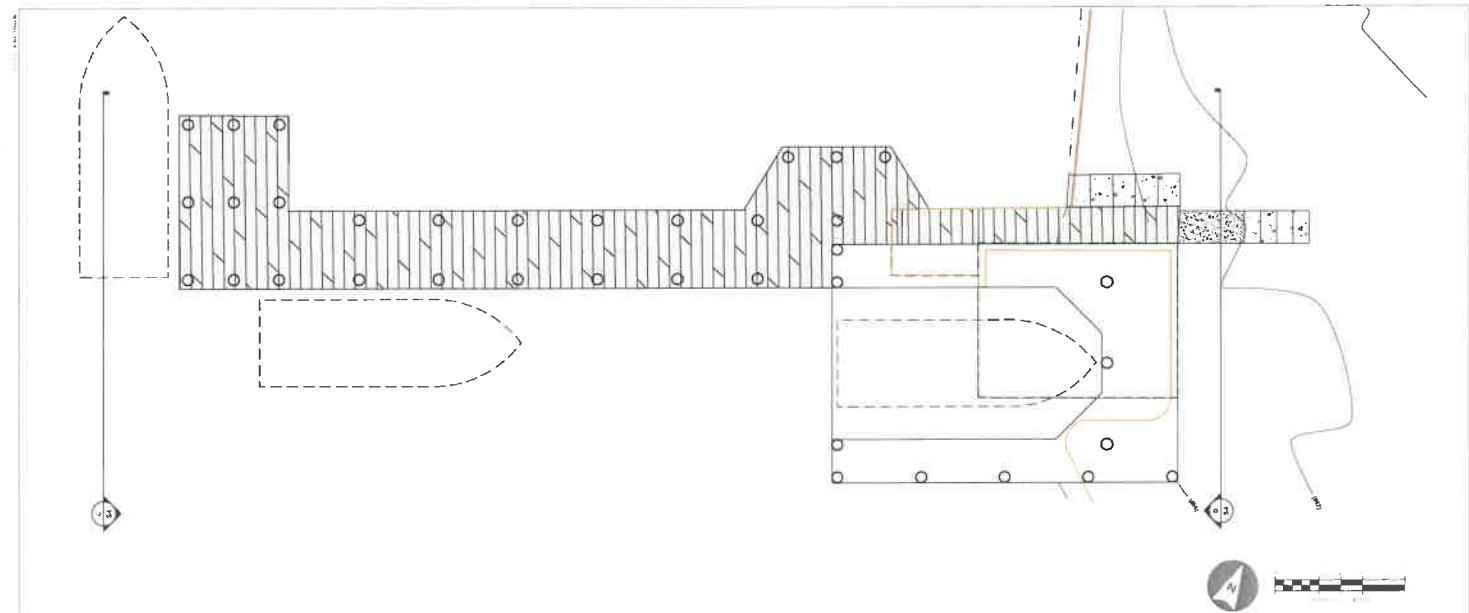


EDR
a better environment

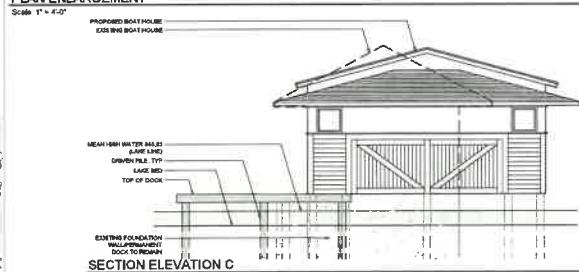
Environmental
Design & Research

3205 EAST LAKE ROAD

5-3



PLAN ENLARGEMENT



SECTION ELEVATION C



SECTION ELEVATION D



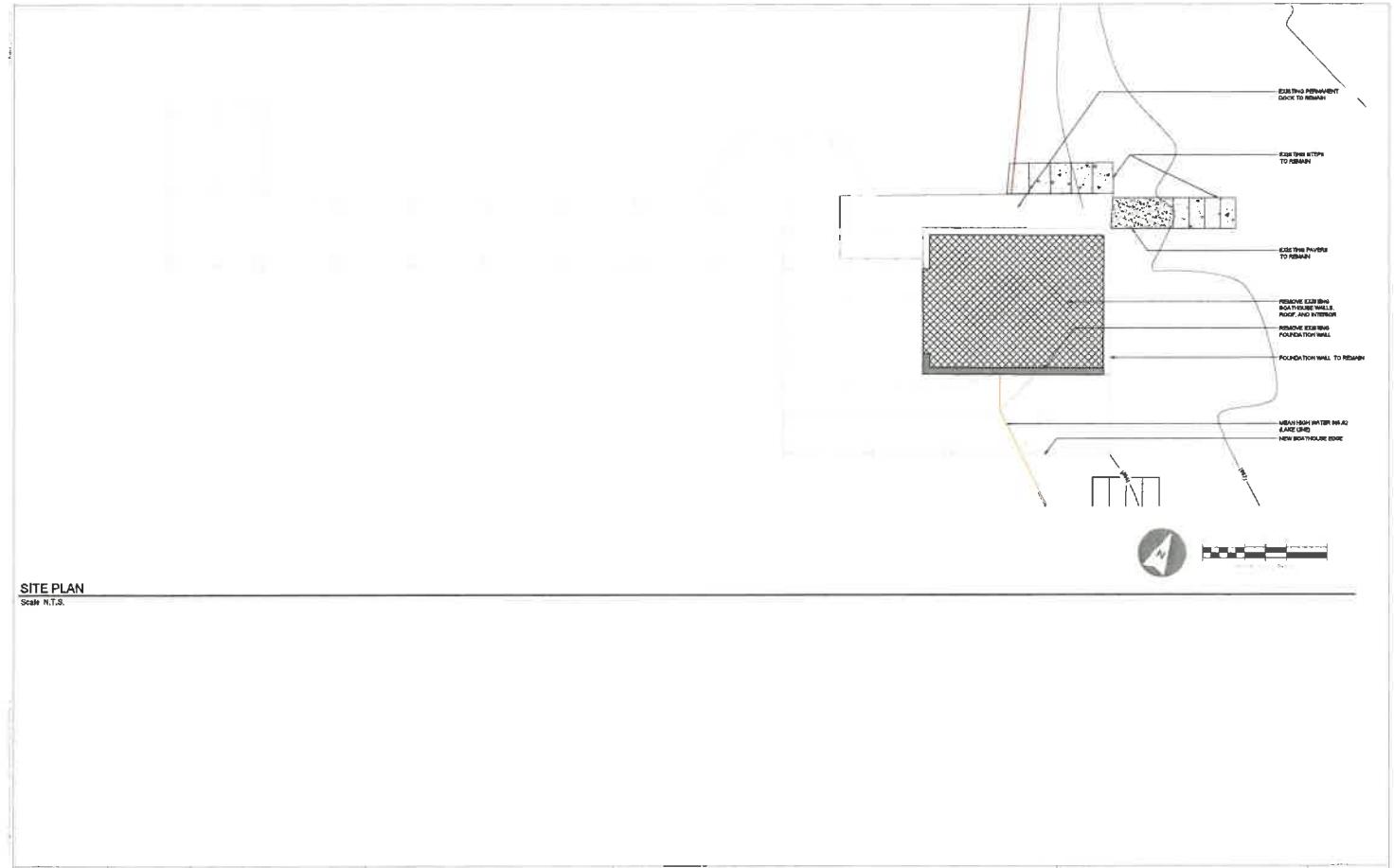
EDR
a better environment

Environmental
Design & Research,
P 315.471.0688

3205 EAST LAKE ROAD

PLAN & SECTION ELEVATION C & D

S-4



3205 EAST LAKE ROAD BROOKLYN, NEW YORK 11212 EDR Environmental Design & Research, Inc. DEMOLITION PLAN	3205 EAST LAKE ROAD BROOKLYN, NEW YORK 11212 EDR Environmental Design & Research, Inc. DEMOLITION PLAN
EDR a better environment	EDR a better environment

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