

August 28, 2025

To Town of Skaneateles
Planning Board
24 Jordan St
Skaneateles, NY 13152
Cc City of Syracuse Water Authority, Jacob Grubka, File
From Andrew Ramsgard, Ramsgard
Project Nappi
Project No. 2416

Dear Town of Skaneateles Planning Board

Skan Boathouse Property LLC would like to make improvements to its property, which currently contains a ±353SF building and a ±292sf shoreline structure overground. The proposed work involves the relocation of the existing building, and the construction of a new permeable trellis.

The request is consistent with the purpose 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. The lot was created prior to December 7, 2005 and complied with the area requirements at the time it was created, per § 148-8-9 no variance shall be required for its development.

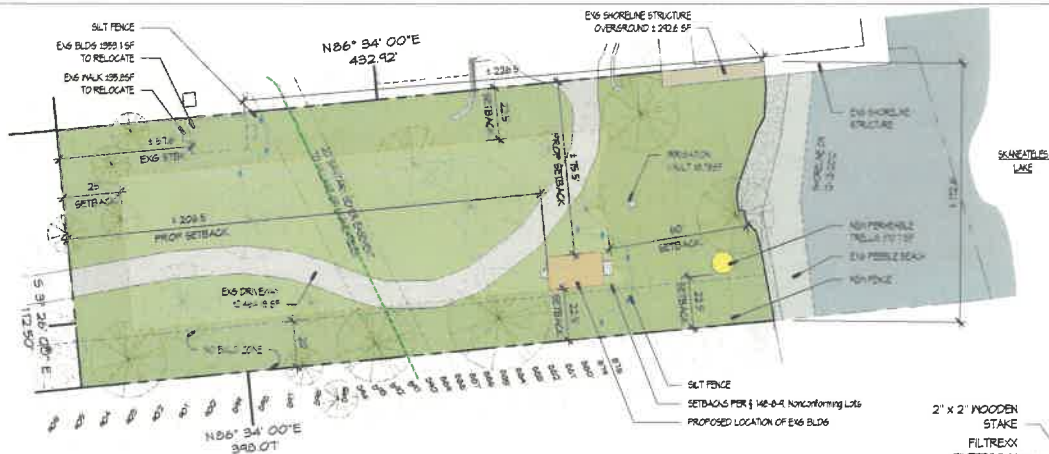
No excessive traffic, noise, dust, odors, glare, pollution or other nuisances will be created by the proposed property improvements, and work will be completed in a timely manner to avoid disruptions to the surrounding area.

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.

Thank you for your consideration.

A stylized, handwritten signature of Andrew Ramsgard in black ink. Below the signature, the word "ARCHITECT" is printed in a small, sans-serif font.

Andrew Ramsgard, Architect



RAMSGARD+DRUMM
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NAPPI
SITE PLAN REVIEW
West Lake Street
Skaneateles, New York

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REVISIONS		
NO.	REVISION	DATE

Z-1.1

08/20/2024 11:13 AM

CONSTRUCTION SEQUENCE FOR GRADING AND EROSION CONTROL

1. STAKE OUT WORK AREA AND ACCESSORY STRUCTURES, ALLOW FOR WORKING AREA PER BUILDERS/ BUILDING INSPECTOR.
2. INSTALL AND STABILIZE DIVERSION SNALES USING GRASS, FABRIC, SOD, ETC., AS NECESSARY AND IN CONSIDERATION OF WORKING AREA LIMITS.
3. INSTALL SILT FENCE IMMEDIATELY DOWNHILL OF WORKING AREA(S) AND SOIL STORAGE AREAS.
4. REMOVE AND DEMOLISH EXG. STRUCTURES (WALLS) AND PAVEMENT AS REQD.
5. UNDERTAKE ROUGH EXCAVATIONS AND INSTALL FOUNDATIONS.
6. ROUGH GRADE WORKING AREA AROUND HOUSE - MULCH AND SEED TEMPORARILY.
7. CONSTRUCT ADDITION TO HOUSE AND CONTINUALLY REPAIR, RE-MULCH, AND RE-SEED WHEN WORKING AREAS ARE DISTURBED.
8. INSTALL DRIVEWAY/ PARKING; TOPSOIL, FINE GRADE, AND STABILIZE; COMPLETE LANDSCAPING.
9. CLEANUP SEDIMENT AT SILT FENCES, STABILIZE, AND REMOVE SILT FENCE.

1 Site Plan.

Z-1.1

SCALE: 1" = 40'-0"

SURVEY NOTE:
SITE INFORMATION TAKEN FROM A SURVEY BY PAUL JAMES OLSZEWSKI, P.L.S., PLLC, (LICENSE # 50212), DATED AUGUST 12, 2024, PART OF MILITARY LOT 31, LOCATED IN THE TOWN OF SKANEATELES, COUNTY OF ONONDAGA, STATE OF NEW YORK. PROPOSED RENOVATION BY ANDREW J. RAMSGARD, R.A. (N.Y.S. LICENSE # 023942).



POSTS, STEEL, EITHER 1" OR 1 1/2" TYPE OR 2" HARDWOOD

STANDARD SYMBOL

CONSTRUCTION NOTES FOR FABRICATING SILT SOCK

1. SILT SOCK TO BE FASTENED SECURELY TO FENCE POSTS IN WIRE TIES OR STAPLES.
2. WHEN TWO SECTIONS OF SILT SOCK ADJOIN EACH OTHER, THEY SHALL BE OVERLAPPED BY SIX (6) FEET.
3. MAINTENANCE SHALL BE PERFORMED AS NEEDED (MATERIAL REMOVED WHEN "BULGES" DEVELOP IN SILT SOCK).

DENSITY CONTROL SCHEDULE RF DISTRICT-TOWN

	REQD./ALLOWED	EXISTING	PROPOSED	DIFFERENCE EXG VS PROPOSED	REQD. VARIANCE
MINIMUM LOT SIZE (P.E.N.C. LOT)	20,000.0 SF	133,784.0 SF	133,784.0 SF	0	-
MINIMUM LOT WIDTH (P.E.N.C. LOT)	30'	112.5'	112.5'	0	-
MINIMUM LAKE FRONTAGE (P.E.N.C. LOT)	75'	112.5'	112.5'	0	-
MINIMUM FRONT YARD SETBACK (P.E.N.C. LOT)	25'	157.5'	120.5'	143.0'	-
MINIMUM SIDE YARD SETBACK, RIGHT (P.E.N.C. LOT)	22.50'	11.5'	17.5'	174.0'	-
MINIMUM SIDE YARD SETBACK, LEFT (P.E.N.C. LOT)	22.50'	146.7'	122.3'	114.2'	0
MINIMUM REAR YARD SETBACK (P.E.N.C. LOT)	25'	N.A.	N.A.	N.A.	-
MINIMUM LAKE YARD SETBACK (P.E.N.C. LOT)	80'	1226.6'	180.0'	1046.6'	0.0
MAXIMUM LOT COVERAGE	20%	112.5%	112.5%	0.2%	-
MAXIMUM IMPERMEABLE COVERAGE	10%	112.5%	112.5%	0.0%	2.9% (P.E.N.C.)
MAXIMUM BUILDING FOOTPRINT	1,300.0 SF	1999.1 SF	1099.1 SF	0	-
MAXIMUM BUILDING HEIGHT	35'	125.0'	125.0'	0'	-

(P.E.N.C.) = PRE-EXISTING NON-CONFORMING.