

October 27, 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 project site previously underwent site plan review and received approval in September 2025 for the relocation of the building. The applicant now respectfully requests to forgo the previously approved building permit in order to remain the existing location and build new permeable paths of stepping stone and the partial demolition of the existing driveway to realign it with the setback of the no-building zone, creating a clearer and more integrated site layout.

The proposed work also consists in the installation of a new boulder seawall to protect the shoreline from erosion. The seawall will be constructed of limestone boulders approximately 4 feet long, 2 feet wide, and 18–20 inches high stacked 2.5-3.5 courses above grade, carefully placed to reinforce the shoreline. Appropriate silt fencing and erosion control measures will be installed on land and in the water throughout construction, as required by regulatory standards.

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.

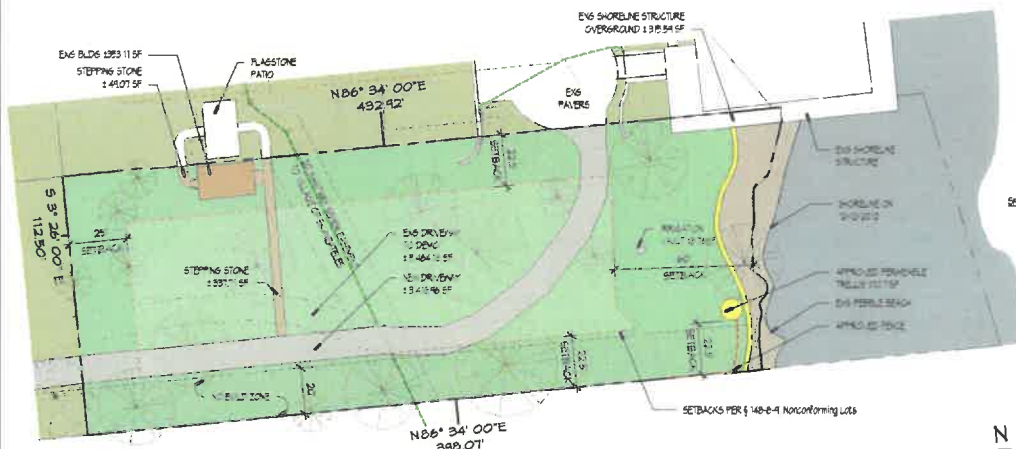
No excessive traffic, noise, dust, odors, glare, pollution or other nuisances will be created by the proposed property improvements, and work will be completed in a timely manner to avoid disruptions to the surrounding area.

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.



Andrew Ramsgard, Architect



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 #023992).

1 Site Plan - Town
 SCALE: 1" = 40'-0"



DENSITY CONTROL SCHEDULE
 RF DISTRICT-TOWN

	REGD/ALLOWED	EXISTING	PROPOSED	DIFFERENCE EXS VS PROPOSED	REGD VARIANCE
MINIMUM LOT SIZE (P.E.N.C. LOT)	20,000.0 SF	139,784.0 SF	139,784.0 SF	0	-
MINIMUM LOT WIDTH (P.E.N.C. LOT)	50'	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'	251.6'	120.5'	131.1'	-
MINIMUM SIDE YARD SETBACK, RIGHT (P.E.N.C. LOT)	22.50'	31.5'	175.5'	144.0'	-
MINIMUM SIDE YARD SETBACK, LEFT (P.E.N.C. LOT)	22.50'	146.7'	122.5'	124.2'	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)	60'	122.6'	160.0'	137.4'	0.0'
MAXIMUM LOT COVERAGE	20%	112.4%	115.5%	1.1%	-
MAXIMUM IMPERMEABLE COVERAGE	10%	112.4%	112.5%	0.2%	2.2% (P.E.N.C.)
MAXIMUM BUILDING FOOTPRINT	1,200.0 SF	1353.1 SF	1353.1 SF	0	-
MAXIMUM BUILDING HEIGHT	35'	125.0'	125.0'	0	-

* (P.E.N.C.) - PRE-EXISTING NON-CONFORMING.
 * (N.A.) - NON APPLICABLE

**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 SWALES 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 EXS. 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.

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NAPPI
 SITE PLAN - SUMMIT, ONONDAGA
 West Lake Street
 Skaneateles, New York

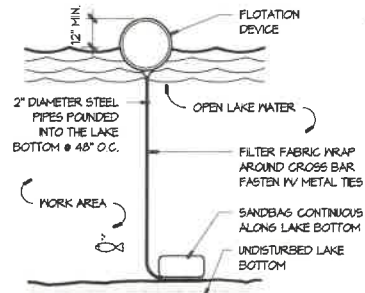
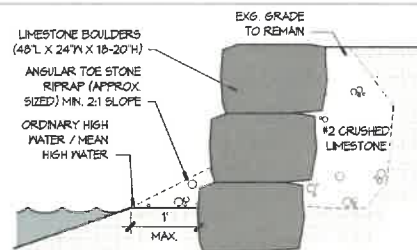
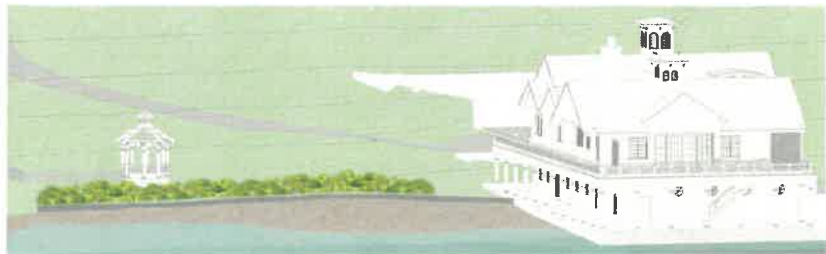
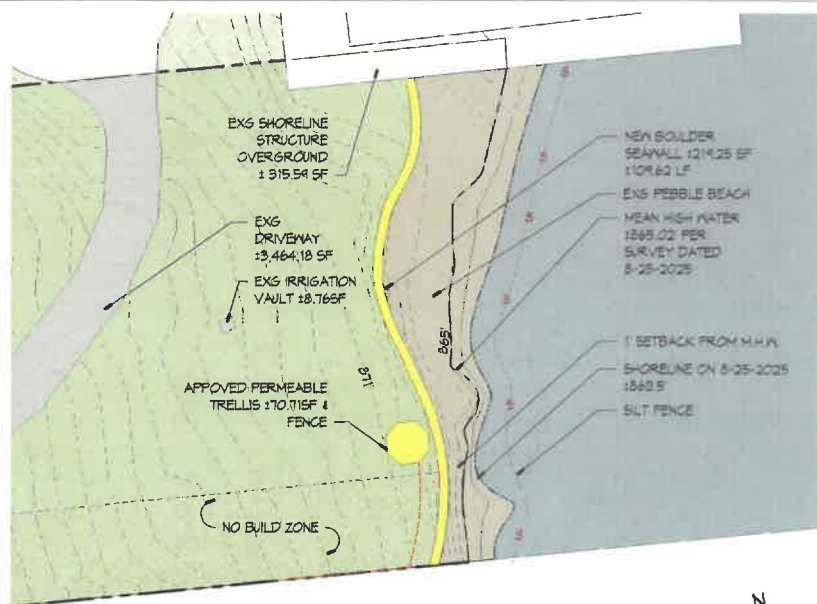
THE CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE NYS DEPARTMENT OF ENVIRONMENTAL CONSERVATION (DEC) REGULATIONS FOR EROSION CONTROL. THE CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE NYS DEPARTMENT OF ENVIRONMENTAL CONSERVATION (DEC) REGULATIONS FOR EROSION CONTROL. THE CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE NYS DEPARTMENT OF ENVIRONMENTAL CONSERVATION (DEC) REGULATIONS FOR EROSION CONTROL.

REVISIONS

NO.	REVISION	DATE

Z-1.1

DATE: 10/1/2024



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NAPPI
SITE PLAN • SEAWALL DESIGN
West Lake Street
Stamatoefes, New York

THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AT THE SITE AND PROMPTLY NOTIFY THE ARCHITECT IN WRITING OF ANY DISCREPANCIES.

C O P Y R I G H T
ALL DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF THE ARCHITECT AND SHALL BE USED ONLY FOR THE JOB OR PROJECT.

REVISIONS

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