

April 1, 2025

To Town of Skaneateles  
Planning Board  
24 Jordan St  
Skaneateles, NY 13152  
Cc City of Syracuse Water Authority, Erica Boltz, File  
From Andrew Ramsgard, Ramsgard  
Project Sedberry Residence  
Project No. 2114

Dear Town of Skaneateles Planning Board

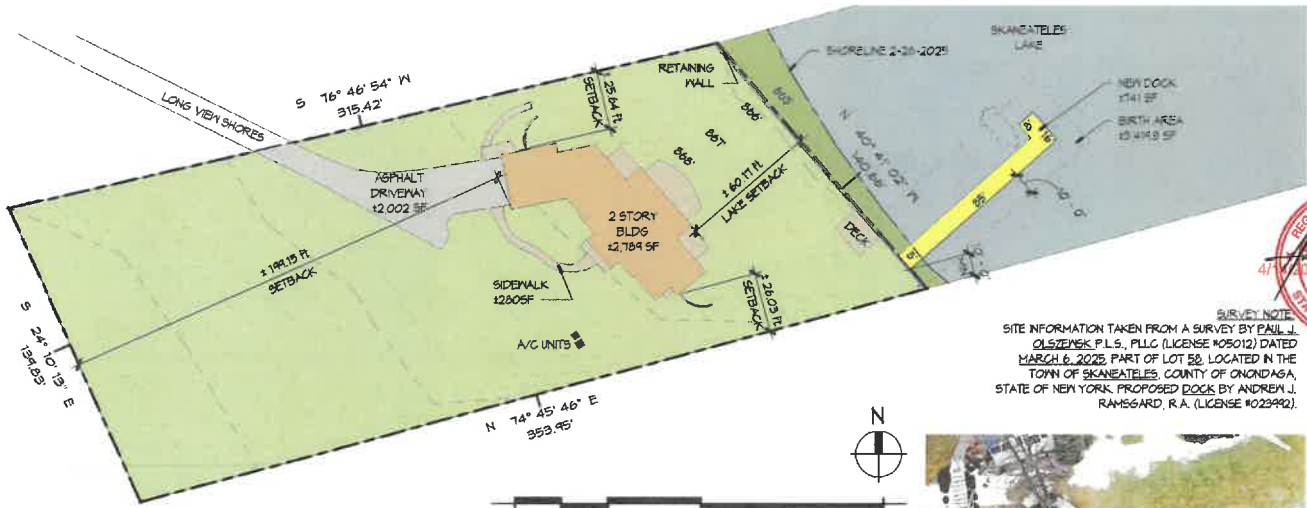
The applicant requests to build a dock in Skaneateles Lake, of approximately 741 SF, 8 feet wide, 85 feet projection from the lake line and a platform of 16 feet total width, meeting current zoning regulations. The proposed work is consistent with the criteria set forth in §148-10-6 of the Town Zoning Ordinance. Additionally, it does not affect onshore structure or previously approved property setbacks.

Thank you for your consideration.

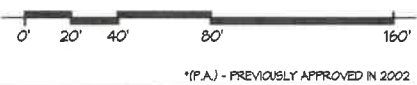


ARCHITECT

Andrew Ramsgard, Architect



1 Site Plan  
Z1.1 SCALE: 1" = 40'-0"



SURVEY NOTE  
SITE INFORMATION TAKEN FROM A SURVEY BY PAUL J. OLSZENSKI P.L.S., PLLC (LICENSE #05012) DATED MARCH 6, 2023, PART OF LOT 50, LOCATED IN THE TOWN OF SKANEATELES, COUNTY OF ONONDAGA, STATE OF NEW YORK. PROPOSED DOCK BY ANDREW J. RAMSGARD, R.A. (LICENSE #029492).



RAMSGARD  
a+c+scale - dorrer + das chefs  
111 E Genesee St., Skaneateles, NY 13152  
315.885.0083 | ramsgard.com



EXS LOCATION

DENSITY CONTROL SCHEDULE					
RF DISTRICT					
	REQ'D./ALLOWED	EXISTING	PROPOSED	DIFFERENCE	REQ'D. VARIANCE
MINIMUM LOT AREA	87,120 SF	\$44,128SF (P.A.)	\$44,128SF (P.A.)	-	-
MINIMUM LOT FRONTAGE (STATE ROAD)	300'	\$139.83 (P.A.)	\$139.83 (P.A.)	-	-
MINIMUM LAKE FRONTAGE	200'	\$140.66 (P.A.)	\$140.66 (P.A.)	-	-
MINIMUM FRONT YARD SETBACK	75'	\$199.15'	\$199.15'	-	-
MIN. SIDE YARD SETBACK (NORTH - TOWN ROAD)	60'	\$25.64' (P.A.)	\$25.64' (P.A.)	-	-
MINIMUM SIDE YARD SETBACK (SOUTH)	30'	\$26.03' (P.A.)	\$26.03' (P.A.)	-	-
MINIMUM LAKE YARD SETBACK	100'	\$60.1T	\$60.1T	-	-
MAXIMUM LOT COVERAGE	20% LOT AREA 8,825.6 SF	\$13.35% 5,884 SF	\$13.35% 5,884 SF	-	-
MAX. IMPERMEABLE SURFACE COVERAGE	10% LOT AREA 4,412 SF	\$13.35% 5,884 SF (P.A.)	\$13.35% 5,884 SF (P.A.)	-	-
MAXIMUM BUILDING FOOTPRINT	12,000 SF	\$2,784SF	\$2,784SF	-	-
MAXIMUM ONSHORE STRUCTURE (LESS 100')	400 SF	\$188.2 SF	\$188.2 SF	-	-
MAXIMUM OFFSHORE STRUCTURE	1,000 SF	-	\$741 SF	\$741 SF	-
MAXIMUM AREA IN WATER PERIMETER	4,000 SF	-	\$741 SF	\$741 SF	-
MAXIMUM BUILDING HEIGHT	35'	\$25'	-	-	Z1.1

ERIC PITMAN RESIDENCE  
NEW DOCK  
135 Longview Shores,  
Skaneateles, NY

THE CONTRACTOR SHALL VERIFY THE EXISTING CONDITIONS OF THE SITE AND REPORT ANY DISCREPANCIES TO THE ARCHITECT. THE ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

#### REVISIONS

NO.	REVISION	DATE
1	ISSUED FOR PERMIT	10/1/2023
2	ISSUED FOR PERMIT	10/1/2023
3	ISSUED FOR PERMIT	10/1/2023
4	ISSUED FOR PERMIT	10/1/2023
5	ISSUED FOR PERMIT	10/1/2023
6	ISSUED FOR PERMIT	10/1/2023
7	ISSUED FOR PERMIT	10/1/2023
8	ISSUED FOR PERMIT	10/1/2023
9	ISSUED FOR PERMIT	10/1/2023
10	ISSUED FOR PERMIT	10/1/2023

Z1.1

DATE: 10/1/2023