

Town of Skaneateles Planning Board
INSERT: MINOR Site Plan Review

(Pursuant to §148 -10-5, 6, 8 & 9)

Contact Town Staff if you need assistance

Applicant Name: 3406 WLR LLC
 Property Tax Map# 049.-02-04.1

PROJECT CLASSIFICATION

Project is: New project: X
 Amendment: Minor Site Plan Review X

PROJECT DESCRIPTION (attach additional sheets if needed)

1. Describe the proposal:
Renovate the existing boathouse and construct a greenhouse housing a water closet. Proposal also includes amendments to the 6/16/20 Site Plan Approval, to include re-alignment of the service drive to preserve existing trees, maintaining existing asphalt to accommodate pull off parking on the drive, reduction of a portion of porch on the principal dwelling, addition of a site retaining wall between the principal dwelling and barn & elimination of the previously approved antique greenhouse.

2. Describe existing conditions on the property:
3406 West Lake Street is 5.5 acres and has 333 FT of lake frontage. An existing principal dwelling is under renovation and a new barn/accessory dwelling is under construction. A u-shaped driveway enters from West Lake Street on the north of the property and exits to the on the south of the property to West Lake Street. The property is served by public water, sewer, electric/communication, and gas. The village sewer easement crosses the property between the principal dwelling and Skaneateles Lake. There is an existing boat house in disrepair at the lake's edge. There is a significant amount of mature vegetation on site to be preserved.

3. Describe proposed physical or operational changes to the property:
Renovate the existing boathouse and replace flat roof with a pitched roof, renovate/repair surrounding area above the lake line, construct a greenhouse on the lake side of property, reduce of a portion of porch square footage on the principal dwelling, and add of a site retaining wall between the principal dwelling& barn.

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

TURN OVER - for REQUIRED SUBMISSIONS

