

October 1, 2024

To Town of Skaneateles
Planning Board
24 Jordan St
Skaneateles, NY 13152

Cc City of Syracuse Water Authority, Chedy Hampson, File

From Adrienne Drumm, Ramsgard

Project Hampson Residence

Project No. 2409



Dear Town of Skaneateles Planning Board

Chedy Hampson would like to make improvements to his property, both at the lakefront and road side of his home. At the lakefront, the work involves the removal of the existing gravel fire pit area and the construction of a new shoreline storage structure recessed into the existing bank. The structure is proposed to have a small covered seating area above, and will involve construction of necessary retaining walls to stabilize the adjacent banks. The work also proposes shoreline stabilization measures, with a low boulder retaining wall along mean high water, and a new permanent dock with a covered boat slip.

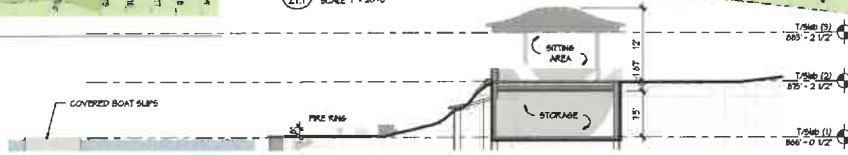
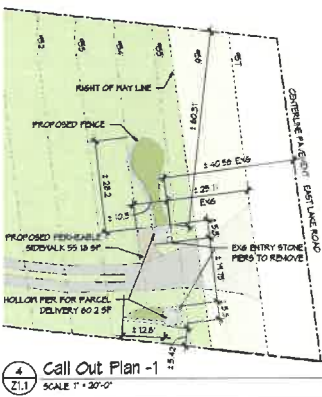
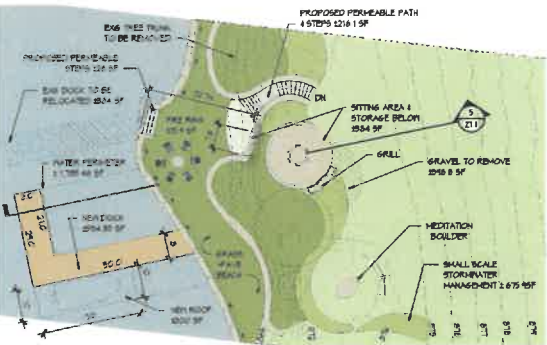
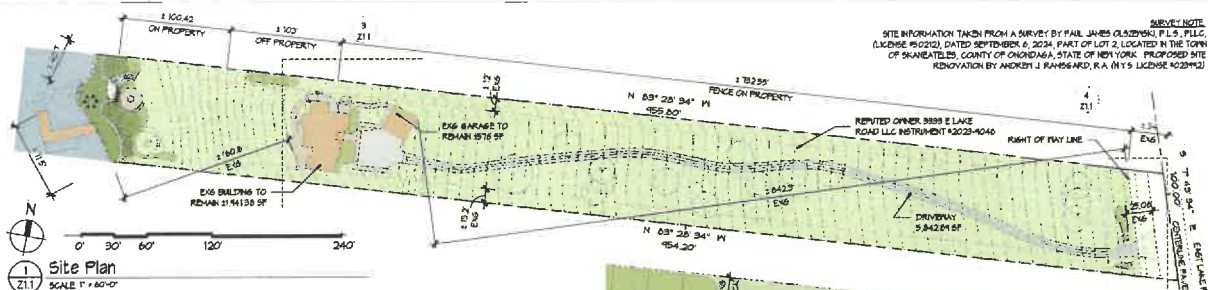
At the street side of the home, the owner would like to modify the existing parking area layout and adjacent permeable paver walkways. The work also involves the replacement of the existing stone piers at the road line with (2) larger pier monuments and (2) low landscaping walls.

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. 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. No variances are required for the proposed work.

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. Plantings will be provided to provide buffers as necessary, as well as stabilize grade and assist in Small-Scale Stormwater Management practices in the lake yard. Existing trees will remain in place where possible to maintain the character of the property. The proposed parking area will be modified to be brought into compliance with this section, improving usability and allowing better circulation for both vehicles and pedestrians on the property.

Sincerely,
Adrienne Drumm
Ramsgard



DENSITY CONTROL SCHEDULE

	REQ'D / ALLOWED	2001 APPROVAL	EXISTING	PROPOSED	DIFFERENCE	REQ'D. VARIANCE
MINIMUM LOT SIZE	81,120 SF	193,840 SF	193,840 SF	193,840 SF	-	-
MINIMUM LOT FRONTAGE (STATE ROAD)	300'	1900'	1900'	1900'	-	-
MINIMUM LAKE FRONTAGE	300'	1112.2'	1112.2'	112.2'	-	181.8' (P.A.)
MINIMUM FRONT YARD SETBACK (STATE ROAD)	75'	842.3'	842.3'	842.3'	-	-
MINIMUM SIDE YARD SETBACK (NORTH)	30'	112'	112'	112'	-	118.0' (P.A.)
MINIMUM SIDE YARD SETBACK (SOUTH)	30'	113.3'	113.3'	113.3'	-	118.0' (P.A.)
MINIMUM LAKE YARD SETBACK	100'	1150.0'	1160.0'	1160.0'	-	-
MAXIMUM LOT COVERAGE	20% LOT AREA = 16,224 SF	4.7% 9,098.55 SF	10.75% 10,072.86 SF	11.97% 10,641.93 SF	-	-
MAXIMUM IMPERMEABLE SURFACE COVERAGE	10% LOT AREA = 8,112 SF	8.0% 8,097.86 SF	11.58% 8,783.01 SF	21.60% 8,954.01 SF	-	-
MAXIMUM BUILDING FOOTPRINT	12,000 SF	12,450 SF	12,517.4 SF	12,517.4 SF	-	-
MAXIMUM BUILDING HEIGHT	35'	133.0'	133.0'	133.0'	-	-
MAXIMUM ONSHORE STRUCTURE (100'-200')	600 SF	-	-	2,394,105 SF	-	-
MAXIMUM OFFSHORE STRUCTURE	1,000 SF	136 SF	136 SF	1,854,855 SF	-	-
MAXIMUM AREA IN WATER PERMETER	4,000 SF	136 SF	136 SF	11,785.46 SF	-	-
MAXIMUM ONSHORE STRUCTURE HEIGHT	12'	-	-	12'	-	-

* (P.E.C.) - PRE-EXISTING NON-COMPLYING
*(P.A.) - PREVIOUSLY APPROVED IN 2001

RAMSGARD
architects - planners - designers
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315-685-0263
ramsgard.com



HAMPSON
SITE RENOVATION
313 EAST LAKE
Skaneateles, New York

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

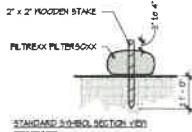
#	DESCRIPTION	DATE

Zoning
PREP
DRAWN BY
SCALE
DATE

Z1.1

CONSTRUCTION SEQUENCE

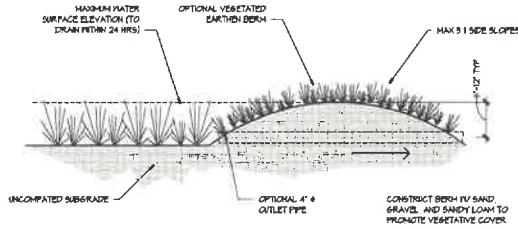
- THE CONSTRUCTION SEQUENCE WILL BE AS FOLLOWS:
- 1 STAKE OUT WORK AREA AND ACCESSORY STRUCTURES. ALLOW FOR WORKING AREA PER BUILDING DEPARTMENT PERMITTER.
 - 2 INSTALL SILT SOCKS IMMEDIATELY DOWNHILL OF WORKING AREAS AND SOIL STORAGE AREAS.
 - 3 INCORPORATE ROOM EXCAVATIONS AND INSTALL FOUNDATIONS.
 - 4 PROTECT INTERIOR OF STRUCTURE FROM WEATHER CONDITIONS AS REQUIRED DURING CONSTRUCTION.
 - 5 ROUGH GRADE WORKING AREAS.
 - 6 CONSTRUCT BUILDING AS REQUIRED.
 - 7 PROVIDE DOWNSPOUTS TO DISPENSE RAINWATER. AS SHEET ACTION ON GRADE.
 - 8 CONTINUALLY REPAIR, RE-SEAL, AND RESEED WHEN WORKING AREAS ARE DISTURBED.
 - 9 INSTALL TOPSOIL, FINE GRADE, AND STABILIZE. COMPLETE LANDSCAPING.
 - 10 CLEANUP SEDIMENT AT SILT SOCKS. STABILIZE AND REMOVE SILT SOCKS.



CONSTRUCTION NOTES FOR FABRICATING SILT SOCK

- 1 SILT SOCK TO BE FABRICATED FROM 12\"/>
- 2 WHEN THE WEAVING OF SILT SOCK ACROSS END OVER TOP SHALL BE DEVELOPED BY 8\"/>
- 3 MAINTENANCE SHALL BE PERFORMED AS NEEDED. MATERIAL REMOVED FROM TAILERS DEVELOP IN SILT SOCK.

1 Silt Sock Detail
SCALE: 1/2" = 1'-0"



2 TYP Small Scale Stormwater Management
SCALE: 1/2" = 1'-0"



EXISTING ONSHORE



PROPOSED ONSHORE



EXISTING PAVED DRIVE



PROPOSED ONSHORE

RAMSGARD

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315.685.0263 | ramsrgard.com



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SITE RENOVATION
3115 EAST LAKE
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REVISIONS	#	DESCRIPTION	DATE

Zoning
PROJ# 1199
DRAWN BY: NY-
SCALE: 1/2" = 1'-0"
DATE: 10/2/2024

Z1.2

10/2/2024 1:06:48 PM