

Tax Map ID#041.-01-38.0

NOTICE OF HEARING

PLEASE TAKE NOTICE that pursuant to Section 148-4, 148-5 148-6 148-7 148-8 and 148-10 of the Zoning Law of the Town of Skaneateles 2020 and Section 274-a and 274-b Town Law of the State of New York, the Planning Board of the Town of Skaneateles will hold a Public Hearing on the application of Chedy Hampson for a Special Permit/Site Plan Review.

The application is for the modification of the front yard parking area, construction of Onshore structures including gazebo with underground storage, retaining walls and grading, Offshore improvements include relocation of existing dock, construction of a permanent dock with covered boat slip.

The property in question is located at 3333 East Lake Road in the Town of Skaneateles, New York and bears Tax Map ID#041.-01-38.0.

A copy of the application is available for inspection at the Town Hall, 24 Jordan Street, Skaneateles, New York.

SAID HEARING will be held on *Tuesday November 19, 2024 at 6:30 p.m.* at the Town Offices, 24 Jordan Street, Skaneateles, New York or electronically as required by local and/or Executive Orders applicable to COVID 19. At that time all people will be heard or have an opportunity to provide written comment on this application.

Donald Kasper, Chair
Planning Board -Town of Skaneateles
Dated: November 6, 2024

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.

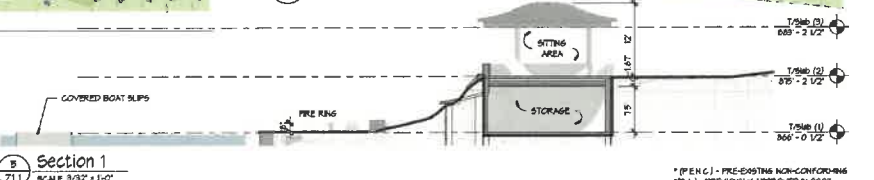
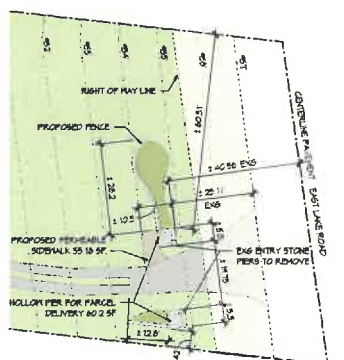
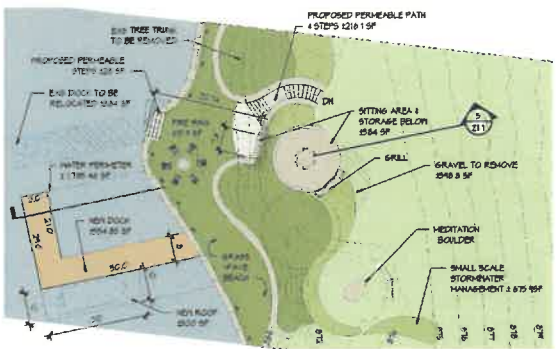
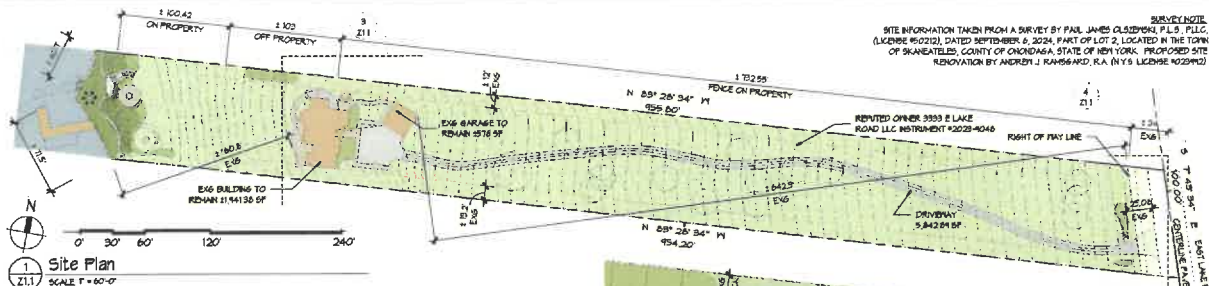
At the street side of the home, the owner would like to modify the existing parking area layout and adjacent permeable paver walkways. The work also involves the replacement of the existing stone piers at the road line with (2) larger pier monuments and (2) low landscaping walls.

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

	RF DISTRICT					
	REQD./ALLOWED	2001 APPROVAL	EXISTING	PROPOSED	DIFFERENCE	REQD. VARIANCE
HANSEN LOT SIZE	8100 SF	19500 SF	19500 SF	19500 SF	-	-
HANSEN LOT FRONTAGE (STATE ROAD)	300'	250'	200'	150'	-	-
HANSEN LAKE FRONTAGE	200'	112.2'	112.2'	112.2'	-	187.8' (P.A.)
HANSEN FRONT YARD SETBACK (STATE ROAD)	75'	842.3'	842.3'	842.3'	-	-
HANSEN SIDE YARD SETBACK (NORTH)	30'	112'	112'	112'	-	118.0' (P.A.)
HANSEN SIDE YARD SETBACK (SOUTH)	30'	118.3'	118.3'	118.3'	-	118.0' (P.A.)
HANSEN LAKE YARD SETBACK	100'	1160.8'	1160.8'	1160.8'	-	-
HANSEN LOT COVERAGE	50% LOT AREA 40500 SF	47% 40895 SF	40786 10,070.86 SF	11137% 10,048.53 SF	-	-
HANSEN IMPERMEABLE SURFACE COVERAGE	10% LOT AREA 8100 SF	8.6% 8,051.56 SF	19.36% 8,761.01 SF	16.60% 8,948.07 SF	-	-
HANSEN BUILDING FOOTPRINT	12,000 SF	12,410 SF	12,571.4 SF	12,571.4 SF	-	-
HANSEN BUILDING HEIGHT	35'	139.3'	189.3'	139.3'	-	-
HANSEN OFFSHORE STRUCTURE (100'-200')	800 SF	-	-	1,999,600 SF	-	-
HANSEN OFFSHORE STRUCTURE	1,000 SF	138 SF	184'	1,854,609 SF	-	-
HANSEN AREA IN WATER PERIMETER	4,000 SF	138 SF	184'	1,178,464 SF	-	-
HANSEN OFFSHORE STRUCTURE HEIGHT	12'	-	-	1.12'	-	-

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

RAMSGARD
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HAMPSON
RENOVATION
333 EAST LAKE
SUNNYVALE, NEW YORK

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

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REVISIONS
DESCRIPTION DATE

Zoning

PROJ# 1469

DRAWN BY HW

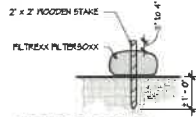
SCALE As Indicated

DATE 04/22/2024

Z1.1

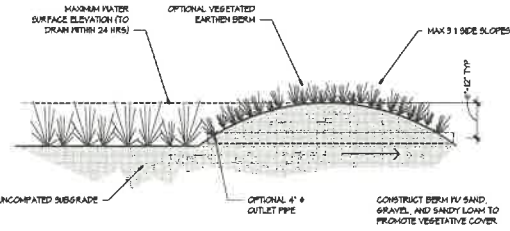
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CONSTRUCTION SEQUENCE
 THE CONSTRUCTION SEQUENCE WILL BE AS FOLLOWS:
 1. STAKE OUT WORK AREA AND ACCESSORY STRUCTURES, ALLOW FOR WORKING AREA PER BUILDERS/BUILDING INSPECTOR.
 2. INSTALL SILT SOCKS IMMEDIATELY DOWNHILL OF WORKING AREAS AND SOIL STORAGE AREAS.
 3. UNDERTAKE ROUGH 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 DISPOSE RAINWATER AS SHEET ACTION ON GRADE.
 8. CONTINUALLY REPAIR, RE-EVALUATE, AND RESET UPON 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 SOCKS
 1. SILT SOCKS TO BE FABRICATED TO PROTECT FROM EROSION OF EXPOSED SOIL. THE TYPE OF 2" WOODEN STAKE TO BE USED SHALL BE DETERMINED BY THE ARCHITECT.
 2. WHEN TWO SECTIONS OF SILT SOCKS ADJACENT TO EACH OTHER, THEY SHALL BE OVERLAPPED BY 20%.
 3. MAINTENANCE SHALL BE PERFORMED AS NEEDED. MATERIAL REMOVED FROM SILT SOCKS TO BE REUSED.

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



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



RAMSGARD

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HAMPSON
 SITE RENOVATION
 1333 EAST LAKE
 SHANNON, NEW YORK

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REVISIONS

DESCRIPTION DATE

#	DESCRIPTION	DATE

Zoning

PROJECT 2409

DRAWN BY MW

SCALE 1/2" = 1'-0"

DATE 09/02/2014

Z1.2