

Tax Map ID#053.-01-09.0

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 Francis and Lauren Kaduc for a Special Permit/Site Plan Review.

The application is for the construction of shoreline structures both onshore and offshore including steps, deck, boathouse, platforms, and permanent dock.

The property in question is located at 1250 Greenfield Lane in the Town of Skaneateles, New York and bears Tax Map ID#053.-01-09.0

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 April 23, 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: April 3, 2024

EGGLESTON & KRENZER ARCHITECTS, PC
The Trolley Bldg
1391 East Genesee Street
Skaneateles, New York 13152

April 16, 2024 Revised

February 12, 2024

Town of Skaneateles Planning Board
24 Jordan Street, Skaneateles, NY 13152

Re: Francis and Lauren Kaduc- Shoreline Development, Special Permit/Site Plan Review
1250 Greenfield Lane Tax Map # 053.-01-09

NARRATIVE

The property at 1250 Greenfield Ln is 18,491 SF, 150.3 ft of lake frontage and is 56.88 ft wide on a private road in the RF District and Skaneateles Lake watershed. It has a 2 bedroom dwelling with 651 SF floor space and 752 SF building footprint including a small shed. The ISC is 6.4% and TSC to 9.2%. The only shore line structure are timber steps that are 411 SF. The majority of the area within 50 ft of the Lake is steep slope greater than 30%.

This application is to build an 8 ft wide permanent steel pile dock that is 774 SF and extends 68 ft from the lake line. A set of stairs will connect the existing timber steps with the dock. A 10 ft x 16 ft boathouse with the peak of the roof 16 ft above high water will be at the north end of the dock with 20% of its footprint on land. A deck adjacent to the dock is 33 SF on-shore. The total on-shore improvements are 107 SF for a total Lakefront structures of 518 SF.

The perimeter envelope is 3,943 SF. The side yard setback from the property line projected from the center line of the Lake is over 65 ft on the south and over 45 ft on the north. The level of the dock will be at 100-year flood level (867.0 ft) and boathouse floor 867.5 ft. The lake bed at the west end of the dock is 7 ft below high-water level; **9 ft from top of dock to lakebed.**

The deck/dock and boathouse will occupy 48 lin ft of the 150.3 ft of shoreline. It has been suggested to turn the boathouse 90 degrees, saving 6 ft of occupied shore line. This would extend the boathouse 6 ft further from the shoreline which may be more intrusive and shade an area greater than 8 ft wide of the lake bottom.

A floating silt curtain will be placed around the dock area during construction and will be removed after the lake water has cleared. Selected tree limbs and small trees will be removed from the steep slope bank as required for the on-shore structures. Any roots will remain in place. **Large rocks, 200 to 500 lbs, will be placed along the lake line behind the piles to help stabilize the bottom of the bank from future wave action.** Most of the work will be done from a barge.

A Special Permit is required for the Boathouse and Site Plan Review for the Dock and Stairs. A Variance for the additional of on-shore structure on a lot less than 20,000 SF **has been granted.**

Questions have been raised if the 10 ft x 16 ft building is a boathouse or a storage building.

(315) 685-8144

BOATHOUSE — A permanent onshore structure that provides direct water or rail access for a boat to and from the water and used solely for the protection of boats from the weather and storage of boat supplies and equipment.

BOAT – Any vessel, floating craft, or personal watercraft (such as canoes, row boats, kayaks, sailboards); and other small boats or personal watercraft which utilizes a docking or mooring facility.

FOOTPRINT — Area of the ground or water surface covered by a structure, including the foundation and all areas enclosed by exterior walls and footings and covered by roofing.

Section 7-1 K.b. Special requirements for onshore and offshore structures.

i). No onshore structure other than a deck and/or stairs leading to an offshore dock shall be erected, constructed, or placed to extend offshore beyond the Lake Line, except as otherwise approved by the Planning Board.

ii). The foundation area of a boathouse shall not exceed 500 square feet and shall have at least 10% of the foundation (boat house footprint) on land (at or above the Lake Line Elevation). The height of any part of a boathouse shall not be greater than 16 feet above the Lake Line. No living quarters shall be allowed in a boathouse. No boathouse shall be used for any purpose other than storage.

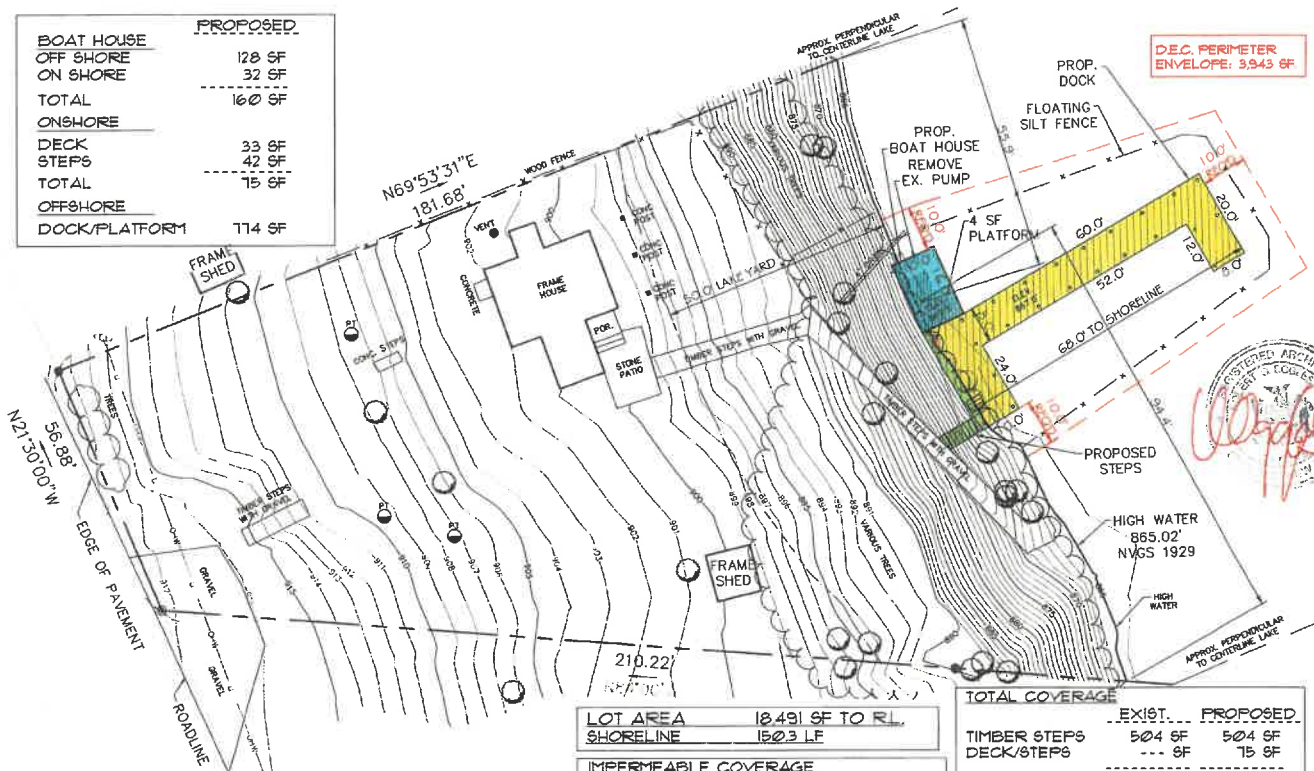
The proposed 10' x 16' structure will be used for the storage of canoes, kayaks, sailboards, life jackets, fishing gear and other water dependent supplies and equipment. Access doors are both on the dock side and lake side of the building for direct access to the lake. 20 % of the boathouse footprint will be over land. The roof will be 16 ft above the Lake Line.

Because of the steep slope, having the storage of boats and related equipment and supplies at any other location on the lot is impractical. This structure will keep the lake front better organized and less cluttered with alternative bunkers and cabinets setting on the dock. The limitation of an 80 SF storage shed, 8 feet high, will not accommodate the storage of watercrafts and equipment necessary at the shoreline. This is a better alternative than having to carve the boathouse into the steep bank as Mr Graham was required to do on the property to the south. Section 7-1 K.b.i) gives the discretion to the Planning Board to allow this structure as designed.

CONSTRUCTION SEQUENCE

- 1) Install floating silt curtain and sediment logs and maintain during construction
- 2) Install new steel piles and frame work for dock and boathouse.
- 3) **Place large rocks over filter fabric at Lake Line behind new steel piles.**
- 4) Install dock, boat house and stairway on the steep slope bank.
- 5) After lake water is clear, remove floating silt curtain.
- 6) **Continue planting of ivy ground cover on steep banks.**

PROPOSED	
BOAT HOUSE	
OFF SHORE	128 SF
ON SHORE	32 SF
TOTAL	160 SF
ONSHORE	
DECK	33 SF
STEPS	42 SF
TOTAL	75 SF
OFFSHORE	
DOCK/PLATFORM	714 SF



D.E.C. PERIMETER ENVELOPE: 3,943 SF



SITE PLAN
 FRANCIS & LAUREN KADUC
 1250 GREENFIELD LANE
 TN. OF SKANEATELES, NY

architect
 EGGLESTON & KRENZER, ARCHITECTS PC
 1391 EAST GENESSEE STREET
 SKANEATELES, NY 13152
 (315) 685-8144

PROJ: 23189

DATE:
 31 JAN 2024
 12 FEB 2024
 16 APR 2024
1 OF 3



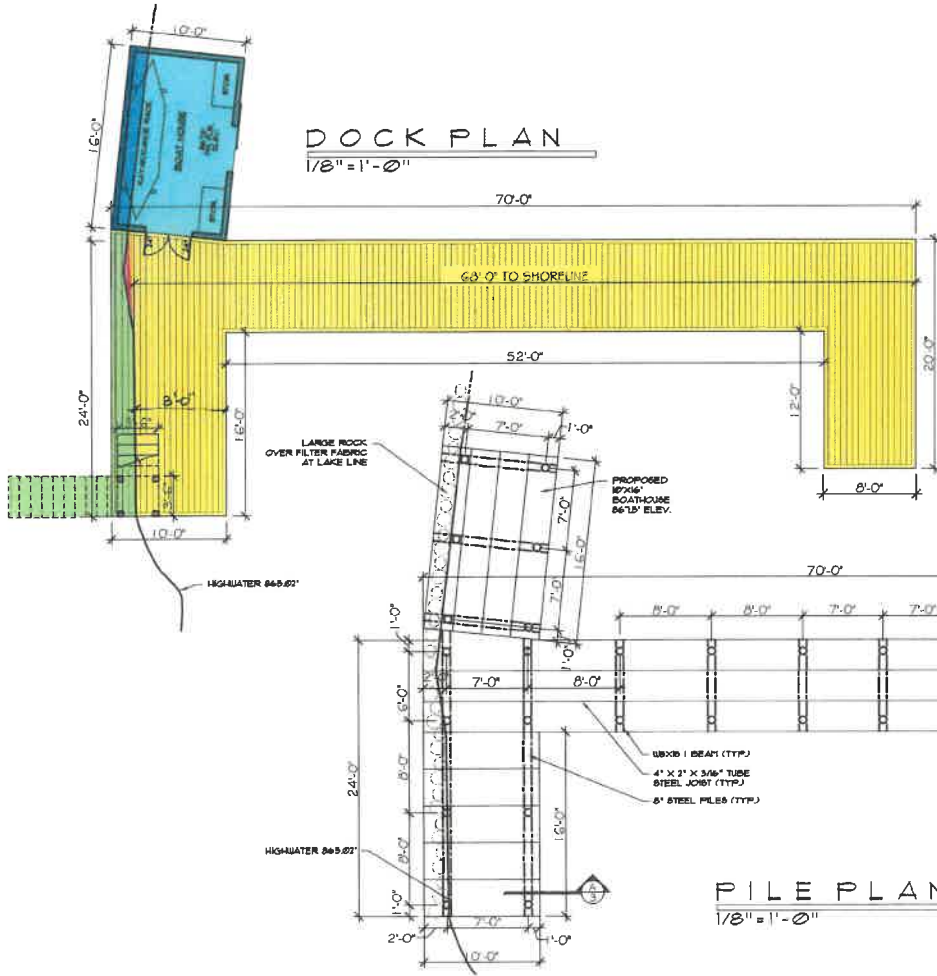
SITE PLAN
 S.C.: 1" = 20' - 0"

SITE INFORMATION IS OBTAINED FROM SURVEY
 DONE BY PAUL J. OLSZEWSKI, P.E., L.L.S., DATED 03/28/2006
 ADDITIONAL INFORMATION BY EGGLESTON & KRENZER
 ARCHITECTS P.C.

LOT AREA	18,491 SF TO R.L.	
SHORELINE	1523 LF	
IMPERMEABLE COVERAGE		
	EXIST.	PROPOSED
HOUSE	601 SF	601 SF
GRAVEL	264 SF	264 SF
FORCH	50 SF	50 SF
PATIO	147 SF	147 SF
CONC. STOOP/STEPS	26 SF	26 SF
SHED	101 SF	101 SF
BOAT HOUSE	---	32 SF
TOTAL	1,189 SF	1,221 SF
% IMPERMEABLE	6.4 %	6.6 %

TOTAL COVERAGE		
	EXIST.	PROPOSED
TIMBER STEPS	504 SF	504 SF
DECK/STEPS	---	75 SF
PERMEABLE	504 SF	579 SF
IMPERMEABLE	1,189 SF	1,221 SF
TOTAL	1,693 SF	1,800 SF
% TSC	9.2 %	9.7 %

LAKE FRONT STRUCTURES 600SF ALLOWED		
	EXIST.	PROPOSED
TIMBER STEPS	411 SF	411 SF
DECK/STEPS	---	75 SF
BOAT HOUSE	---	32 SF
TOTAL	411 SF	518 SF



DOCK PLAN
1/8" = 1'-0"

	PROPOSED
BOAT HOUSE	
OFF SHORE	128 SF
ON SHORE	32 SF
TOTAL	160 SF
ONSHORE	
DECK	33 SF
STEPS	42 SF
TOTAL	75 SF
OFFSHORE	
DOCK	110 SF
PLATFORM	4 SF
TOTAL	114 SF

PILE PLAN
1/8" = 1'-0"

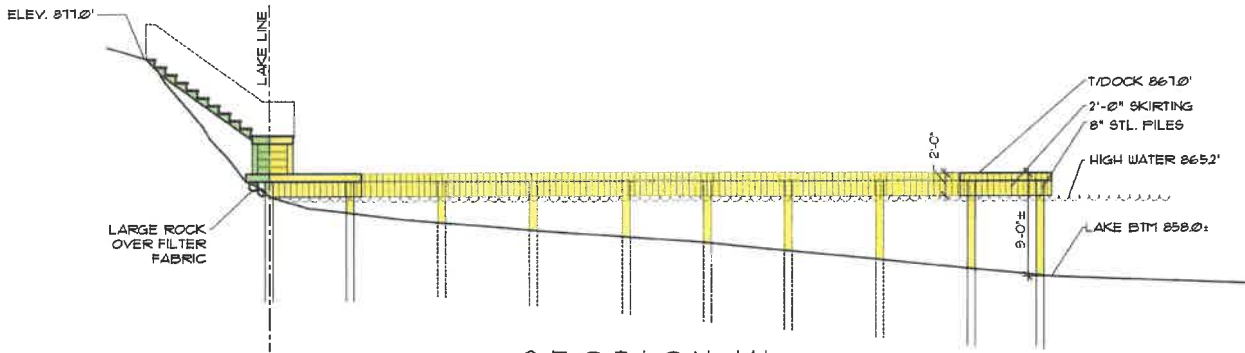
DOCK & BOAT HOUSE
FRANCIS & LAUREN KADUC
1250 GREENFIELD LANE
TN OF SKANEATELES, NY

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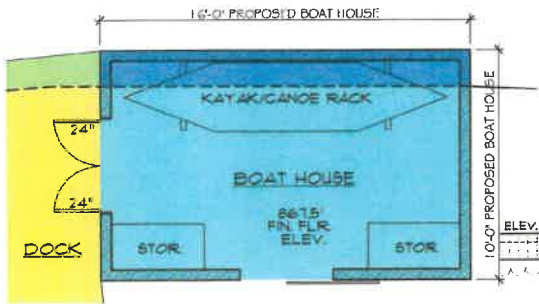
PROJ: 23185

DATE:
13 FEB 2024
16 APR 2024

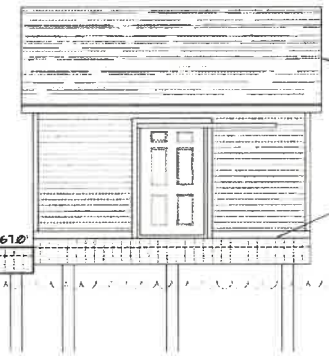
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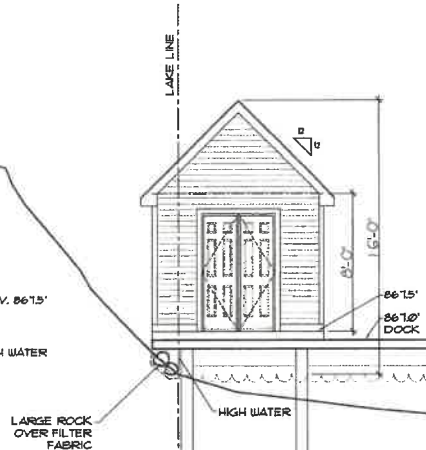
SECTION 'A'
1/8" = 1'-0"



BOAT HOUSE
1/4" = 1'-0" 128 SF/ OFF SHORE
32 SF/ ON SHORE
160 SF TOTAL



EAST ELEV.
3/16" = 1'-0"



SOUTH ELEV.
3/16" = 1'-0"

DOCK & BOAT HOUSE
FRANCIS & LAUREN KADUC
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3 OF 3