

April 1, 2025

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

Cc City of Syracuse Water Authority, Daniel Pajak, File

From Andrew Ramsgard, Ramsgard

Project Pajak Residence

Project No. 0835



Dear Town of Skaneateles Planning Board

Daniel Pajak would like to make improvements to his property, which currently contains a single residence and three existing barn structures. The proposed work involves the construction of approximately 600SF of deck and a 607 SF building addition connecting seamlessly two existing barns. The materials used will be standing metal seam roof, white board and batten walls and local natural stone. Additionally, a new greenhouse will be constructed within the existing footprint of the northern barn.

The owner would like to modify the existing barn, the work involves the replacement of the existing roof to a standing metal seam roof, white board and batten walls, provide new windows, new doors, dormers and a cupola.

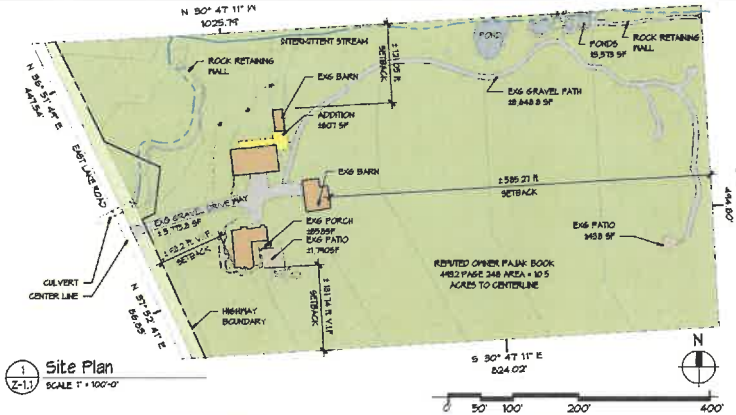
The request is consistent with the purposes of the land use district in which it is located and with all applicable provisions of this chapter. The proposed modifications to the property are allowable per the Town of Skaneateles Zoning Ordinance and are consistent with the Comprehensive Plan & character 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. Existing trees will remain in place to maintain the character of the property. Existing intermittent stream in property will not be impacted and proposed building will adhere to the required setback guidelines.

Thank you for your consideration.

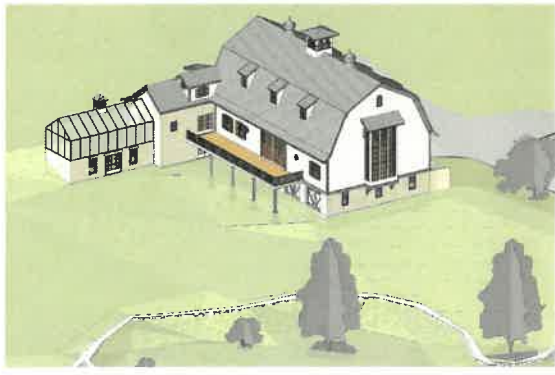
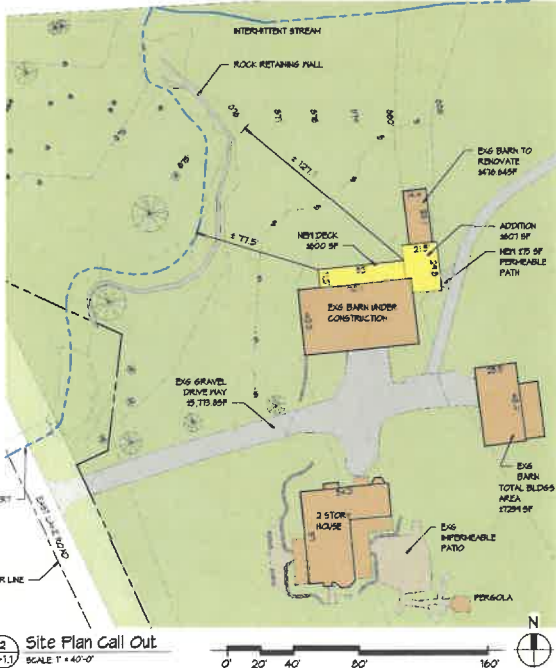
Andrew Ramsgard, Architect



REVEY NOTE
SITE INFORMATION TAKEN FROM A SURVEY BY PAUL J. OLSZINSKI, P.L.S., PL.L.C. (LICENSE #00912) DATED JANUARY 5, 2022. PART OF LOT 51 IS LOCATED IN THE TOWN OF SEANATONN, COUNTY OF ORANGETA, STATE OF NEW YORK. PROPOSED ADDITION BY ANDREW J. RAMSGARD, R.A. (LICENSE #02962).



Existing View



Proposed

DENSITY CONTROL SCHEDULE

	RF DISTRICT				
	REG'D./ALLOWED	EXISTING	PROPOSED	DIFFERENCE	REG'D. VARIANCE
HINNAM LOT AREA	87,130 SF	447,500SF	447,500SF	-	-
HINNAM LOT FRONTAGE (STATE ROAD)	300'	454 FT	454 FT	-	-
HINNAM LAKE FRONTAGE	200'	-	-	-	-
HINNAM FRONT YARD SETBACK (STATE ROAD)	75'	145.2'	145.2'	-	-
HINNAM REAR YARD SETBACK (NORTH)	30'	121.05'	121.05'	-	-
HINNAM SIDE YARD SETBACK (SOUTH)	30'	131.74'	131.74'	-	-
HINNAM REAR YARD SETBACK (STATE ROAD)	50'	150.27'	150.27'	-	-
HINNAM LAKE YARD SETBACK	100'	140'	140'	-	-
HINNAM LOT COVERAGE	20% LOT AREA 17,426.0 SF	16.05% 21,082.0 SF	16.32% 20,669.0 SF	10.26% 1,207SF	-
MAX IMPERMEABLE SURFACE COVERAGE	10% LOT AREA 8,713.0 SF	15.92% 20,704.0 SF	15.54% 20,510.0 SF	10.26% 1,207SF	-
MAXIMUM BUILDING FOOTPRINT	12,000 SF	11,294 SF	18,448 SF	11,207 SF	-
MAXIMUM BUILDING HEIGHT	30'	45'	22'	-	-

* 148- 3-2 HEIGHT EXCEPTIONS

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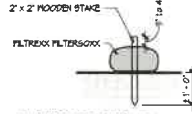
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REVISIONS

#	DESCRIPTION	DATE

Zoning
PROJ# #33
DRAWN BY NY
SCALE As indicated
DATE 3/4/23

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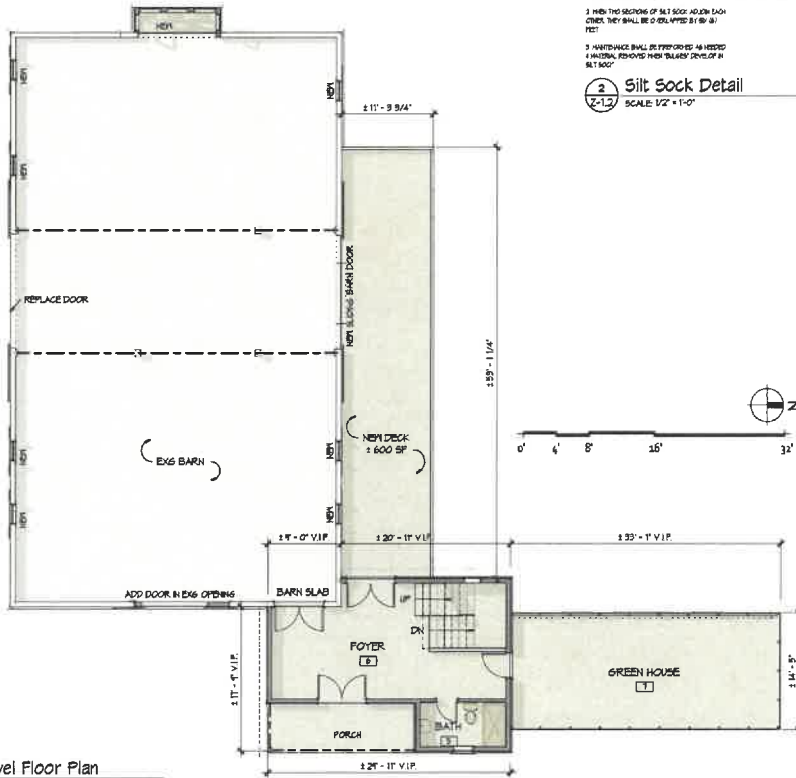
STANDARD SYMBOL SECTION VIEW

CONSTRUCTION NOTES FOR FABRICATING SILT SOCK

- 1 SILT SOCK TO BE PAINTED BEFORE TO FENCE CODES. STEEL STRAP 1" OF POSTS IN PRESET OR STAPLES 1" TYPE OR 2" WIDENESS
- 2 END TWO SECTIONS OF SILT SOCK. ADD ONE EACH END. THEY SHALL BE OBTAINED BY ALL FEET
- 3 WAINSCOTE SHALL BE REPAIRED AS NEEDED A MINIMUM FINISHED FLOOR FINISH OF 18" FINISHED

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

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



1 Entry Level Floor Plan
 SCALE: 1/8" = 1'-0"

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PAAK
 BARN ADDITION & RENOVATION
 3896 East Lake Road, Steinmetzville, NY

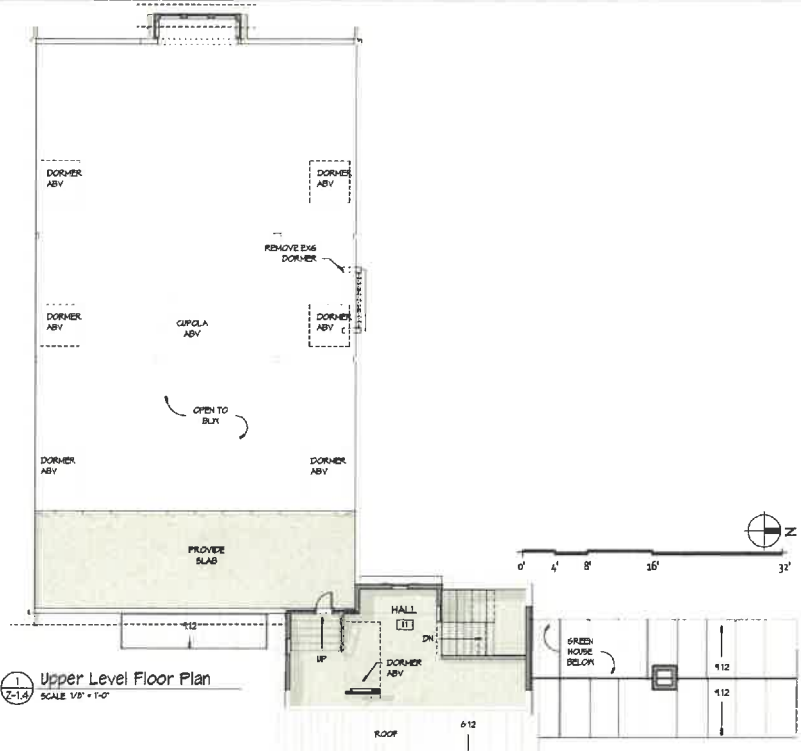
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REVISIONS

#	DESCRIPTION	DATE

Zoning:

PROJ: #435
 DRAWN BY: RW
 SCALE: As indicated
 DATE: 9/14/15



1 Upper Level Floor Plan
SCALE: 1/8" = 1'-0"



2 East Exterior Elevation
SCALE: 1/8" = 1'-0"

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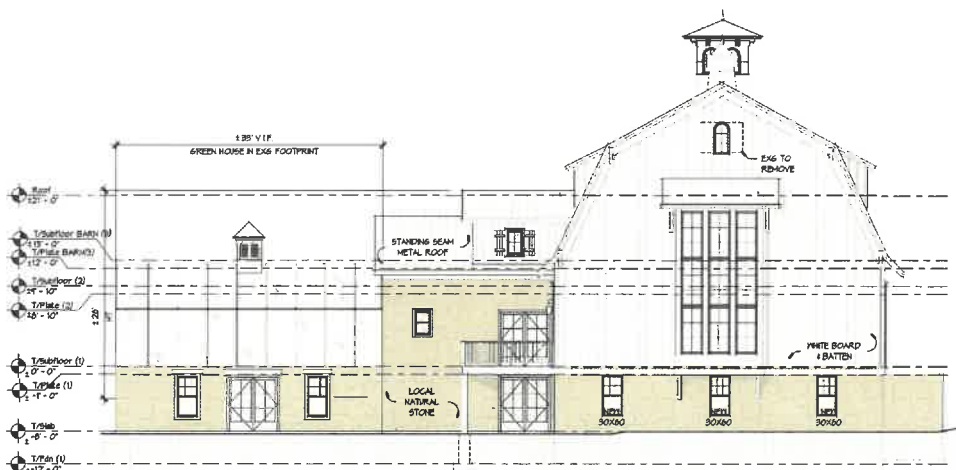
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REVISIONS

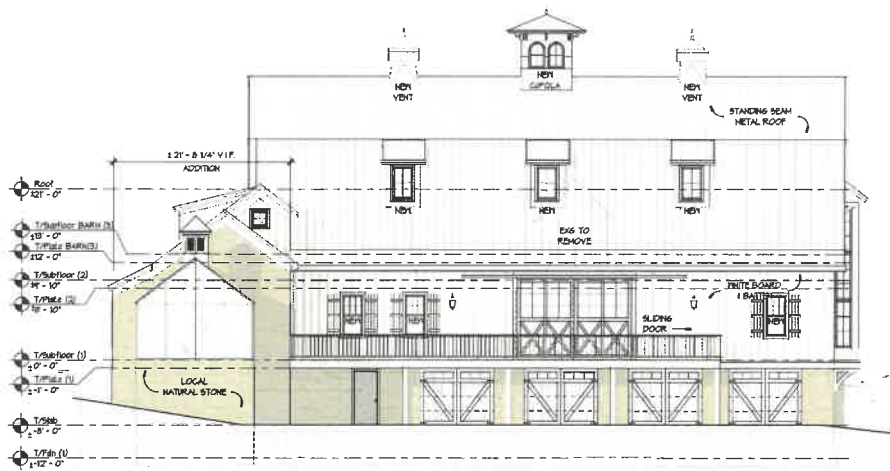
#	DESCRIPTION	DATE

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 SCALE: 1/8" = 1'-0"
 DATE: 3/28/25

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1 West Exterior Elevation
SCALE 1/8" = 1'-0"



2 North Exterior Elevation
SCALE 1/8" = 1'-0"

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REVISIONS

#	DESCRIPTION	DATE

Zoning
 PROJ.# 231
 DRAWN BY NY
 SCALE 1/8" = 1'-0"
 DATE 3/27/2015

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