

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

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

August 7, 2025

Re: Stephen and Susan Costalas
Site Plan Review and Special Permit
3143 East Lake Road Tax ID# 040.-01-29.0

NARRATIVE

The Costalas property has 102,355 SF lot area, 215.64 FT road frontage and 200 LF of shoreline in the RF District and Skaneateles Lake watershed. A single-family dwelling, patio, porches, steps and shoreline structures are on the lot. The lot has a steep slope area near the lake with a seawall, 675 SF of dock, a 584 SF boat canopy and boat ramp into the lake. The boat canopy and dock are in poor condition and not into deep enough water during low water periods. The ISC is 12.3% and TSC is 12.3%. There are 35 SF of on-shore lakefront structures and 1,375 SF of off-shore structures.

This application is to replace the boat canopy and dock, remove the boat ramp and replace with a grass ramp to a boulder edge, add an 80 SF shed, 288 SF gazebo with fireplace, 364 SF patio and modify the grades within the lake yard. Steps to the boat canopy and dock will be set into the grade as needed. The grass boat ramp will have geogrid in it to prevent it from eroding at the lake line. This 12% slope will continue up to the house for easy access to the lake. In that the boat canopy is in shallow water, a marine rail system will provide access to deeper water. The second boat slip area will accommodate smaller watercraft. The dock will be extended 80 feet into deeper water similar to the neighboring properties.

To reduce the ISC, the circle driveway at the house will be eliminated but allow for guest parking spaces and a turn-around. The ISC will reduce to 11.5%, TSC to 12.2% and the on-shore structures will be 788 SF. The off-shore dock will be 797 SF and 8 ft wide. The boat canopy will be reduced to 576 SF and be 16 ft above high water. The total off-shore structures will be reduced to 1,373 SF. The boat slip under the canopy will be enlarged to 22' x 23'. The perimeter envelope will be 3,565 SF.

The dock and boat canopy work will be performed from a barge. The lakefront work will use a temporary drive on the south side of the house. Silt fence or sediment logs will be placed below the work area or a floating silt curtain as necessary to control erosion. Site Plan Review is required for the work at the lake front. The steep slope areas and lakefront by the patio will be planted with native species ground cover, bushes and trees for a buffer to the lake.

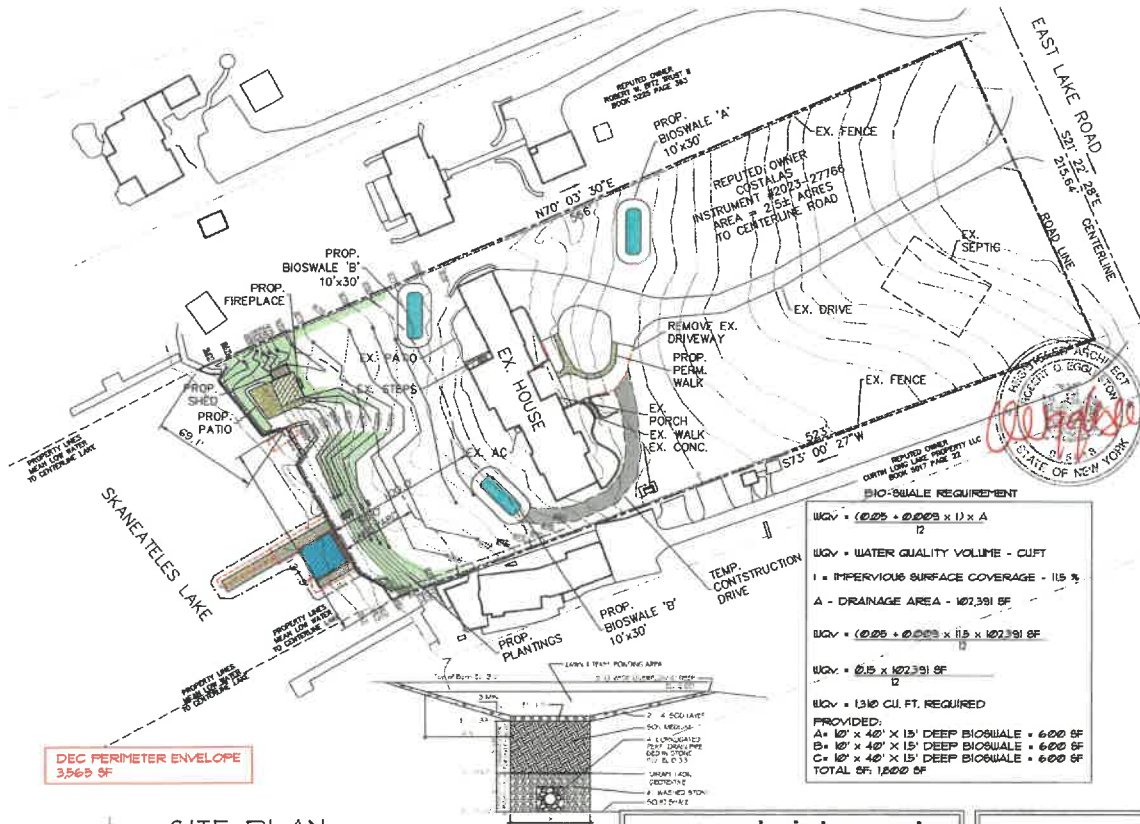
A Special Permit is required for the replacement of the boat canopy, change of grade in the lake yard and redevelopment in that the reduced ISC will be 11.5%. A 118,260 SF lot is required to make the required 10% ISC which is 15,869 SF greater than the current lot. At \$1.09/SF, a payment of \$17,297.21 will be made to the Town's LDRA Fund.

(315) 685-8144

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CONSTRUCTION SEQUENCE

- 1) Place silt fence/floating silt curtain below work area and maintain during construction.
- 2) Mark and protect septic area from construction traffic and staging.
- 3) Place temporary construction drive with run of crusher stone over geotextile fabric.
- 4) Remove existing dock and boat canopy structure.
- 5) Drive 8" steel piles for new dock/boat canopy structure.
- 6) Construct dock, boat canopy and set marine rail system.
- 7) Remove floating silt curtain when water has cleared.
- 8) Remove wood seawall and replace with rock boulders at lake line, set 12" into lake bed.
- 9) Modify grade in lake yard, set boulder retaining walls as required.
- 10) Construct shed and gazebo foundation and retaining walls. Backfill and rough grade.
- 11) Construct patio, gazebo, shed and steps.
- 12) Construct bio swales, and finish grading. Spread top soil, landscaping, seed and mulch. Water during dry periods.
- 13) Remove temporary gravel driveway and excess driveway. Patch disturbed areas.
- 14) After site is stabilized, remove silt fence.



DEC PERIMETER ENVELOPE
3,569 SF



SITE PLAN

SC: 1"=60'-0"

SITE INFORMATION IS OBTAINED FROM SURVEY
DONE BY PAUL J. OLSZEWSKI, P.E., L.L.S. DATED 07/29/2025
ADDITIONAL INFORMATION BY EGGLESTON & KRENZER
ARCHITECTS P.C.

architect

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SITE PLAN

STEPHEN & SUSAN COSTALAS
3143 E. LAKE RD.
TN. OF SKANEATELES, NY

PROJ: 24151

DATE:

7 AUG 2025

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LOT AREA 102,391 SF

IMPERMEABLE COVERAGE

	EXIST.	PROPOSED
HOUSE/GARAGE	4,611 SF	4,611 SF
PORCH	401 SF	401 SF
PATIO	461 SF	461 SF
DRIVE	6,935 SF	5,841 SF
STEPS	22 SF	44 SF
CONC.	10 SF	10 SF
AC (16SF EXEMPT)	0 SF	0 SF
GAZEBO	0 SF	280 SF
SHED	0 SF	80 SF
FIREPLACE	0 SF	12 SF
TOTAL	12,578 SF	11,826 SF
% IMPERMEABLE	12.3 %	11.5 %

TOTAL COVERAGE

	EXIST.	PROPOSED
RAMP	35 SF	0 SF
PATIO	0 SF	364 SF
WALK	0 SF	280 SF
PERMEABLE	35 SF	652 SF
IMPERMEABLE	12,578 SF	11,826 SF
TOTAL	12,613 SF	12,484 SF
% TSC	12.3 %	12.2 %

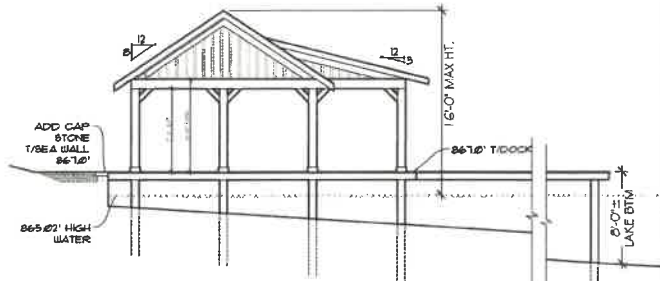
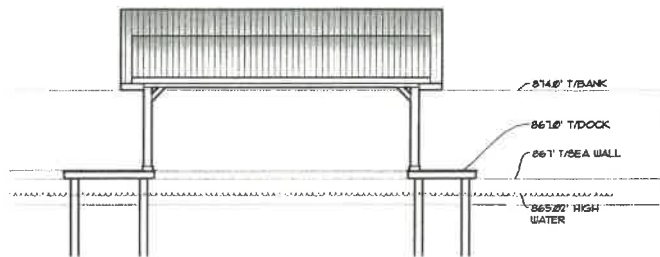
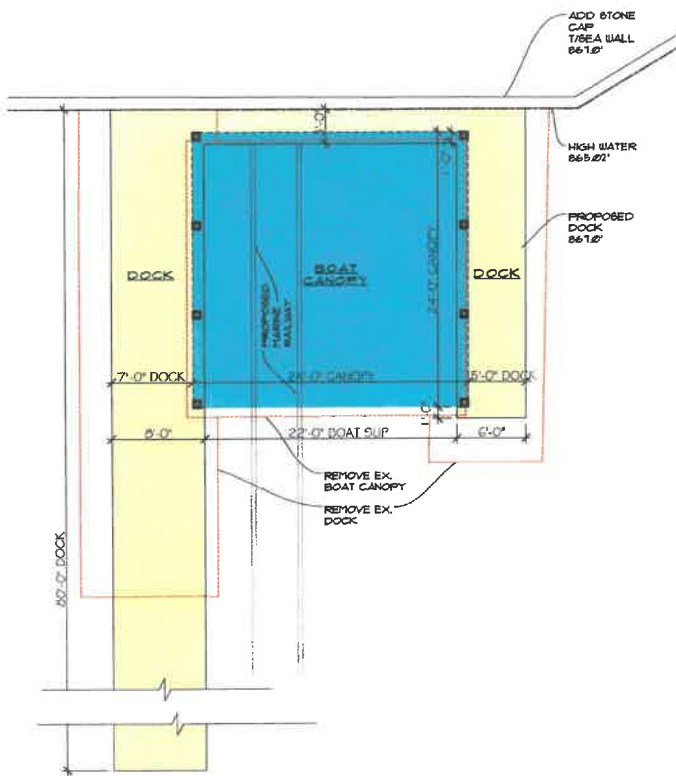
LOT AREA 102,391 SF
SHORELINE 2,000' LF
ON SHORE STRUCTURES 800 SF ALLOWED

	EXIST.	PROPOSED
GAZEBO	0 SF	280 SF
SHED	0 SF	80 SF
PATIO	0 SF	364 SF
FIREPLACE	0 SF	12 SF
STONE STEPS	0 SF	44 SF
RAMP	35 SF	0 SF
TOTAL	35 SF	780 SF

OFF-SHORE STRUCTURES 1,000 SF ALLOWED

	EXIST.	PROPOSED
BOAT CANOPY	584 SF	516 SF
DOCK	615 SF	191 SF
RAMP	116 SF	0 SF
TOTAL	1,315 SF	1,375 SF

BIO-SWALE REQUIREMENT
WQV = (0.05 + 0.005 x D x A)
12
WQV = WATER QUALITY VOLUME - CU FT
I = IMPERVIOUS SURFACE COVERAGE - 11.5 %
A = DRAINAGE AREA - 102,391 SF
WQV = (0.05 + 0.005 x 11.5 x 102,391 SF)
12
WQV = 0.15 x 102,391 SF
12
WQV = 1,310 CU. FT. REQUIRED
PROVIDED:
A = 10' x 40' x 15' DEEP BIOSWALE = 6,000 SF
B = 10' x 40' x 15' DEEP BIOSWALE = 6,000 SF
C = 10' x 40' x 15' DEEP BIOSWALE = 6,000 SF
TOTAL SF: 18,000 SF



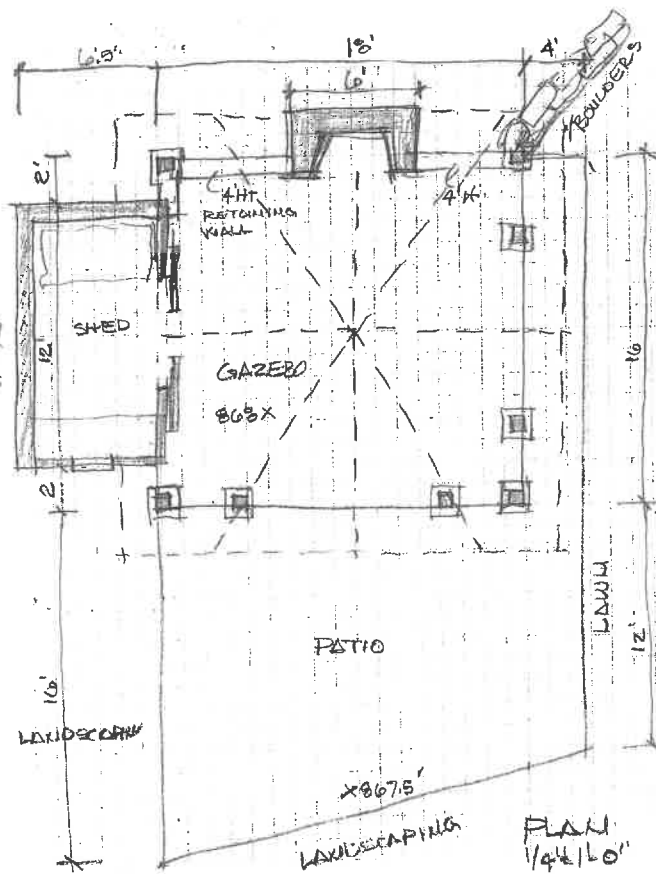
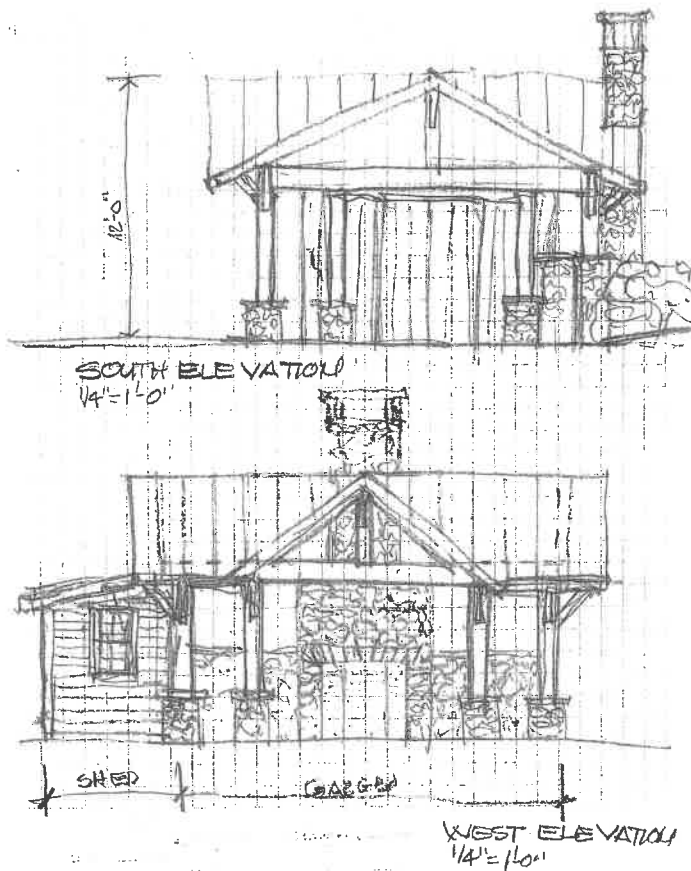
DOCK / BOAT CANOPY
 STEPHAN & SUSAN COSTALAS
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architect
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GAZEBO & SHED

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