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

December 3, 2024

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

Re: Michael Cregg – Site Plan Review and Special Permit
2880 West Lake Road
Tax Map # 052.-01-06.0

NARRATIVE

The property at 2880 West Lake Road has 277,135 SF of lot area, 287.4 ft of shoreline and has 325 ft of frontage on a private driveway off West Lake Road, in the RF District and Skaneateles Lake watershed. The property has a single-family dwelling, detached garage, porches and shoreline structures including a boathouse. The shore line has a well vegetated, steep slope bank. The property has a septic system on it and draws water from the lake. Site Plan Review was granted earlier this year to enlarge the driveway/parking by the house. The current ISC is 8.6% and TSC is 9.1%, on-shore structures are 2,769 SF and 1,786 SF off-shore structures. The boathouse is 1,421 SF and has two boat slips, storage and a loggia with a permanent dock on each side. The timber cribbing supporting the docks and boathouse are in poor condition.

This application is to repair the existing docks and rebuild the boathouse. The applicant has four classic boats he would like to store inside using a track and pulley system to store a boat on each side, dry dock and two over the boat slips. The side walls will be raised to 10 ft height to accommodate the rigging and the main, center gable will be maintained at the same height.

The side wings will have flat roofs with a deck over the south wing that is handicap accessible to the top of bank with a series of ramps and bridge. The grading on the steep bank will be modified for the ramped walkway to a ramp and bridge over to the deck with a set of stairs for easy access to the bottom of the bank. A 1,687 SF driveway within the 50 ft lake setback zone will be reduced to two tire strips for a utility vehicle to use. As a result, the ISC will be reduced to 8.3%, TSC will be 9.1%, on-shore structures reduced to 2,447 SF and off-shore structures will remain 1,786 SF.

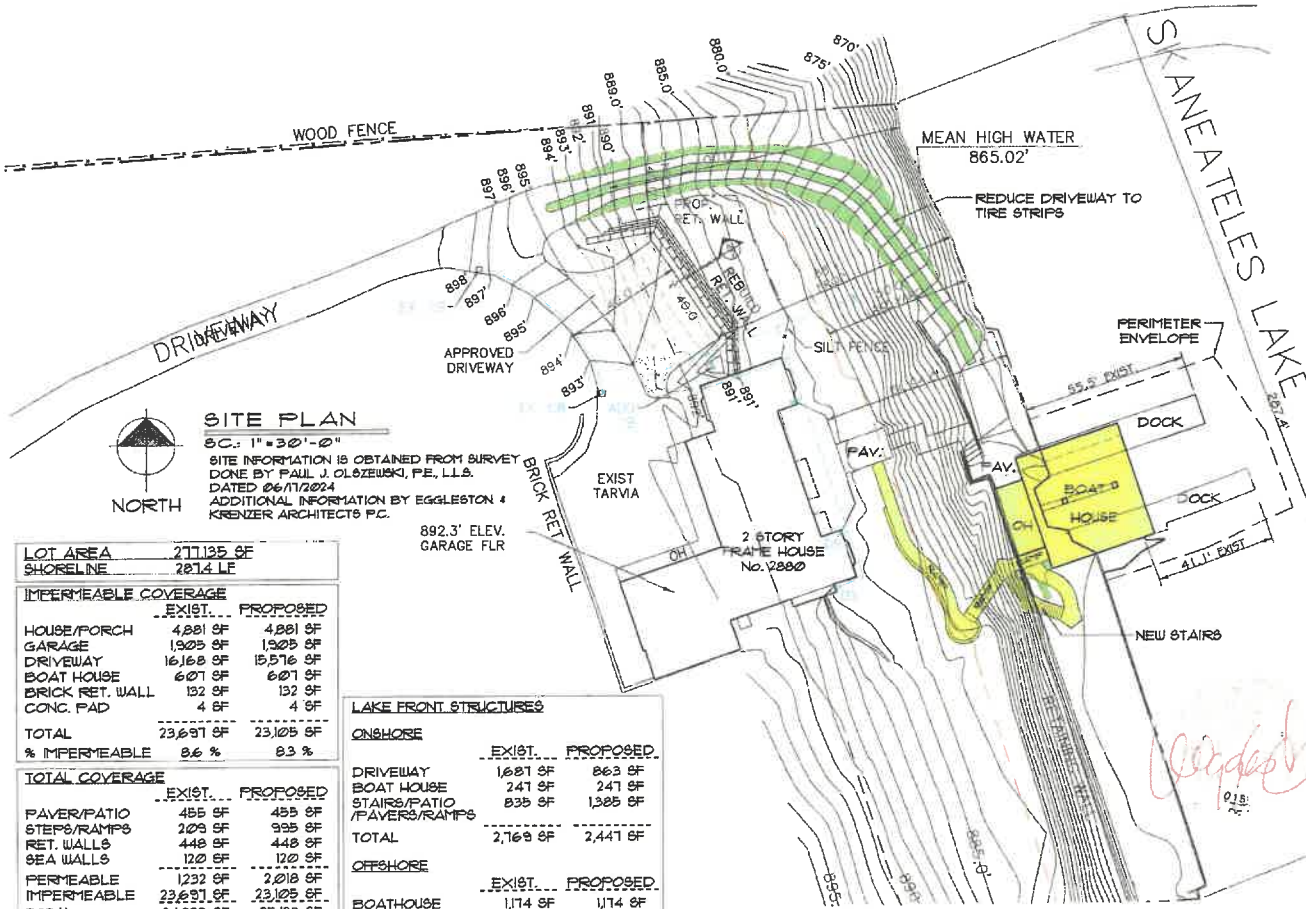
In that the ground will be disturbed within 200 ft of the Lake, Site Plan Review is required as well as a Special Permit for the reconstruction of the boat house. Silt curtains or sediment logs will be placed below the work areas on the steep bank to control any potential erosion and a floating silt curtain placed in the lake around the boathouse and dock repairs.

(315) 685-8144

Member of the American Institute of Architects

CONSTRUCTION SEQUENCE

- 1) Install floating silt curtain around docks and boathouse, maintain during construction.
- 2) Remove existing boat house structure and repair dock with new sheet piling.
- 3) Drive steel piles for boat house structure. Rebuild boat house.
- 4) Remove floating silt curtain after water has cleared.
- 5) Place silt fence on steep bank, below work areas.
- 6) Modify grade for new ramped walkway and retaining wall. Construct remaining ramp and stairs. Remove excess driveway.
- 7) Spread topsoil, seed, landscaping plants and mulch. Water during dry periods.
- 8) After lawn is established, remove silt fence, patch disturbed areas.



SITE PLAN
 S.C. 1" = 30'-0"
 SITE INFORMATION IS OBTAINED FROM SURVEY
 DONE BY PAUL J. OLSZEWSKI, P.E., L.L.S.
 DATED 06/17/2024
 ADDITIONAL INFORMATION BY EGGLESTON &
 KRENZER ARCHITECTS P.C.

LOT AREA	271,135 SF
SHORELINE	28,114 LF
IMPERMEABLE COVERAGE	
EXIST.	PROPOSED
HOUSE/PORCH	4,881 SF
GARAGE	1,325 SF
DRIVEWAY	16,168 SF
BOAT HOUSE	6,071 SF
BRICK RET. WALL	132 SF
CONC. PAD	4 SF
TOTAL	23,687 SF
% IMPERMEABLE	8.6 %
TOTAL COVERAGE	
EXIST.	PROPOSED
PAVER/PATIO	455 SF
STEPS/RAMPS	229 SF
RET. WALLS	448 SF
SEA WALLS	120 SF
PERMEABLE	1232 SF
IMPERMEABLE	23,687 SF
TOTAL	24,929 SF
% TSC	9.0 %

LAKE FRONT STRUCTURES			
ONSHORE			
	EXIST.	PROPOSED	
DRIVEWAY	16,881 SF	863 SF	
BOAT HOUSE	241 SF	241 SF	
STAIRS/PATIO	835 SF	1,385 SF	
TOTAL	2,769 SF	2,441 SF	
OFFSHORE			
	EXIST.	PROPOSED	
BOATHOUSE	1,174 SF	1,174 SF	
DOCKS	612 SF	612 SF	
TOTAL	1,786 SF	1,786 SF	

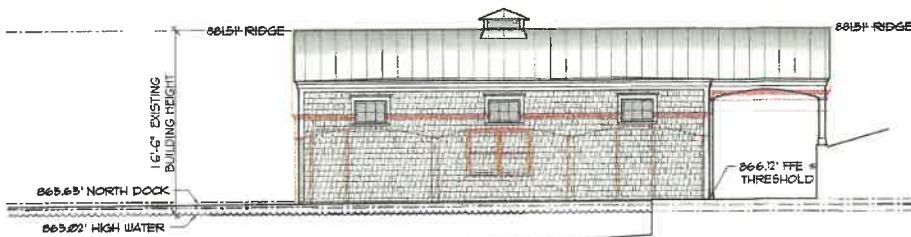
SITE PLAN
 MICHAEL CREGG
 2880 W. LAKE RD.
 TN. OF SKANEATELES, NY

architect
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PROJ: 24090

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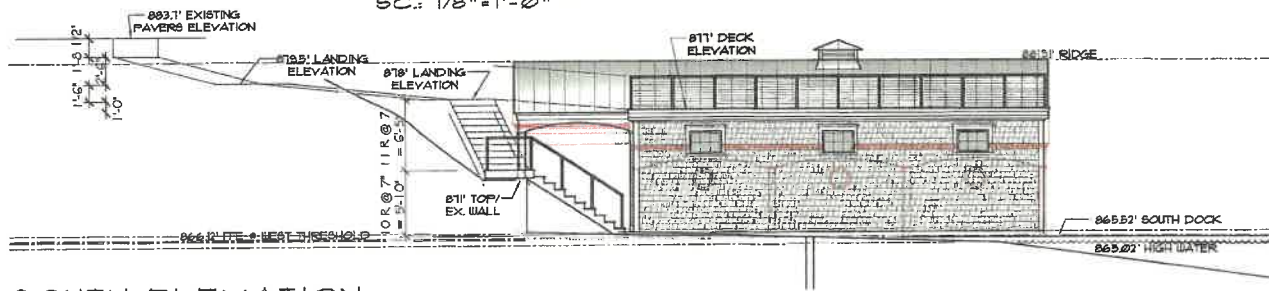
NORTH ELEVATION

SC.: 1/8" = 1'-0"



EAST ELEVATION

SC.: 1/8" = 1'-0"



SOUTH ELEVATION

SC.: 1/8" = 1'-0"

BOATHOUSE

MICHAEL CREGG
2880 WEST LAKE ROAD
TOWN OF SKANEATELES, NY

architect

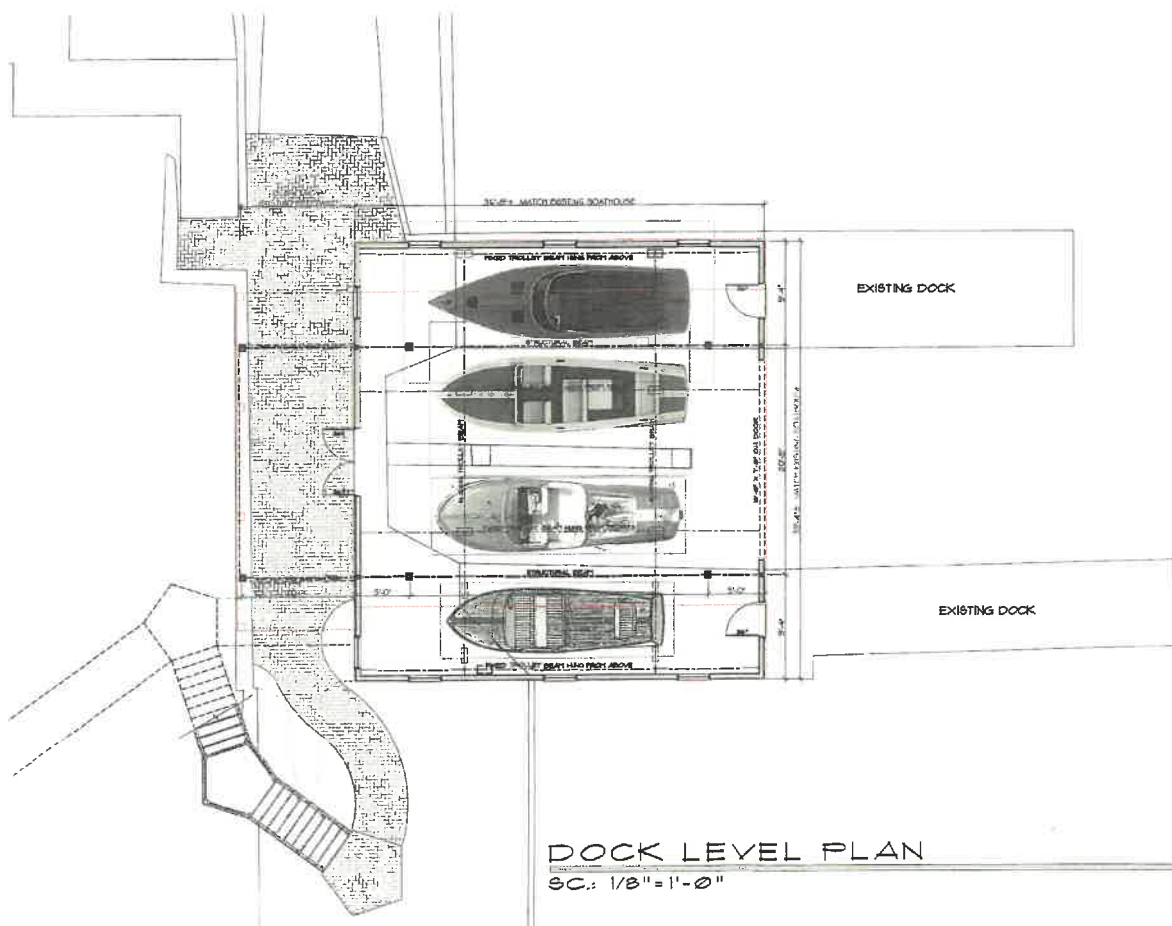
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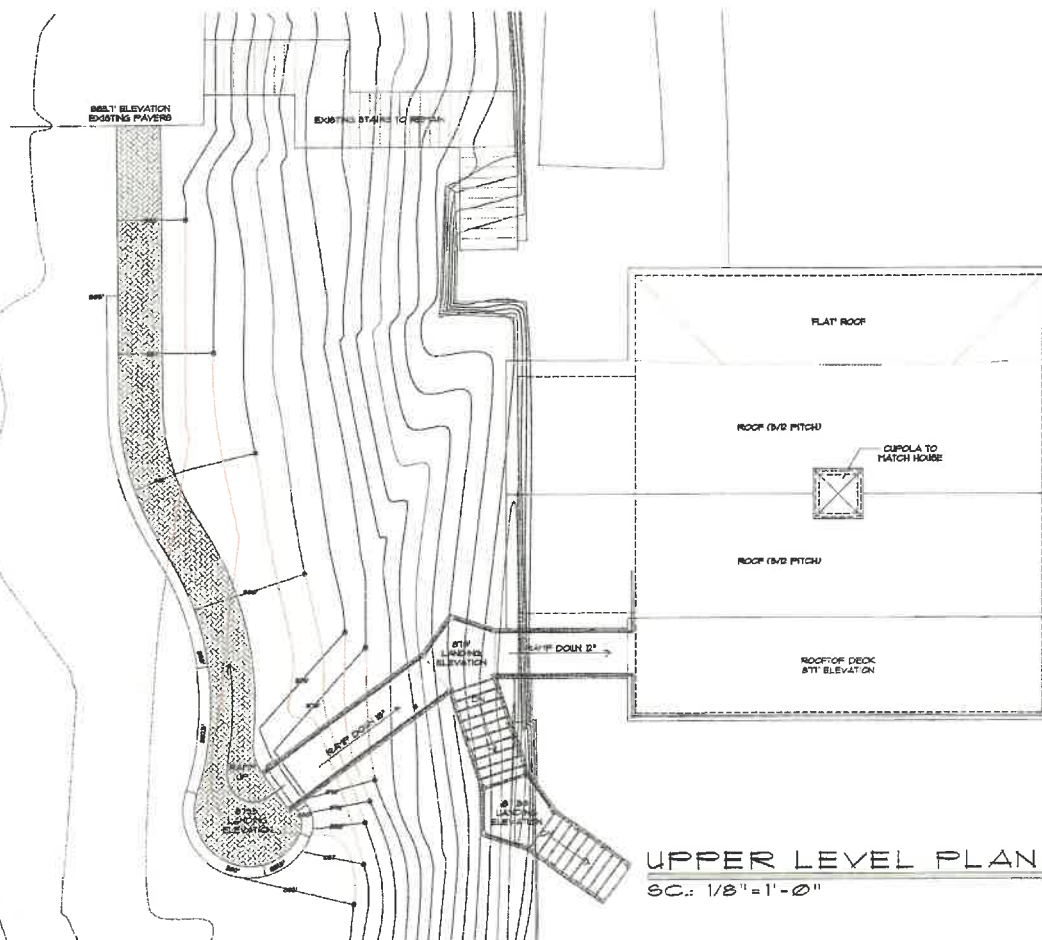
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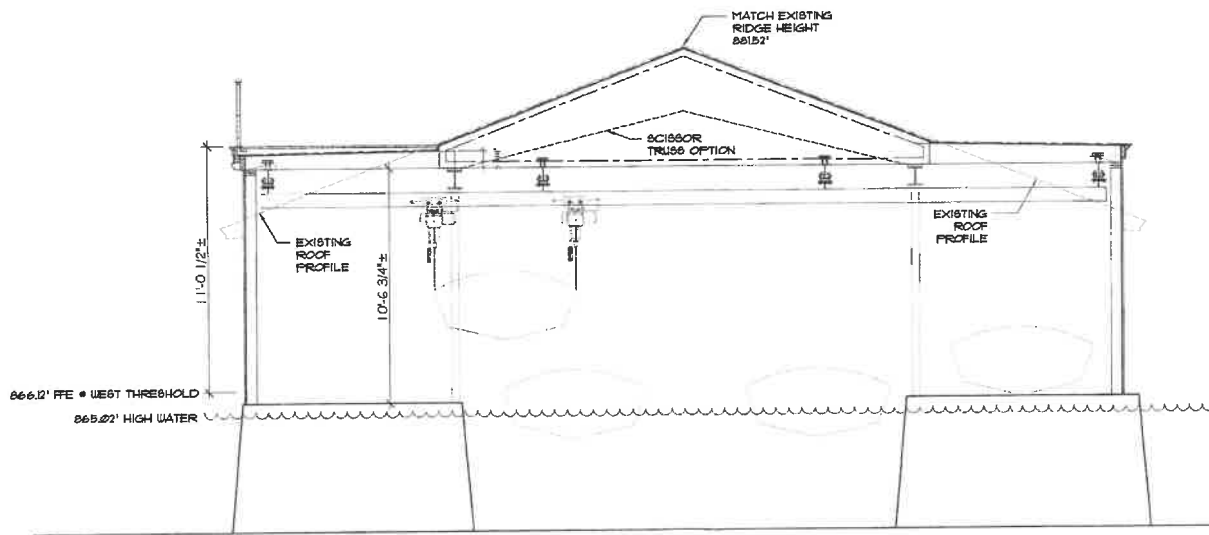
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BUILDING SECTION

SC.: 1/4" = 1' - 0"

BOATHOUSE

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