

EGGLESTON & KRENZER ARCHITECTS, PC

The Trolley Bldg
1391 East Genesee Street
Skaneateles, New York 13152

June 2, 2026

Town of Skaneateles Planning Board

24 Jordan Street
Skaneateles, NY 13152

Re: Robert and Sandra Dabenspeck – Site Plan Review

2436 Wave Way
Tax ID# 064.-02-42.0

NARRATIVE

The property at 2436 Wave Way is 37,577 SF, 100 FT wide with 109 Lin FT of shoreline. It has a seasonal cottage with porches, garage, shed, deck, concrete walks, driveway and 438 SF of on-shore structures including steps, decks and a boathouse. The property has 3.8% building footprint and 5.4% living space. The cottage is served by a newer onsite septic system and draws water from the lake. The lakeshore has a steep slope with seawall and off-shore dock and boathouse. The ISC is 15.4% and TSC is 16.1%. The property is in the RF zoning district and Skaneateles Lake Watershed.

This application is to rebuild the west porch and utility/bathroom to improve the entry, bathroom and will have a smaller porch. This will occupy the same building footprint and concrete sidewalk adjacent to it so no new impermeable surface will be created. The additional concrete sidewalks will be removed and replace with permeable walkways and a permeable patio that will be partially in the 50 ft shoreline setback area. The building foot print will increase to 4.1% and living space to 5.7%. The on-shore structures will increase to 532 SF. The ISC will reduce to 14.6% and TSC increase to 17.2%.

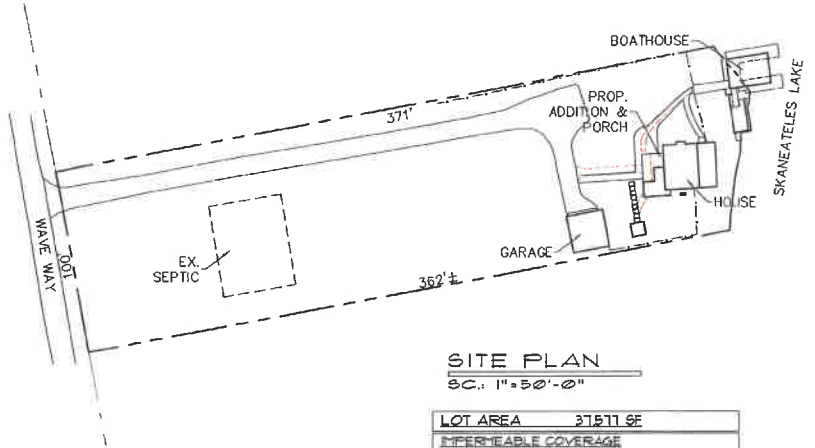
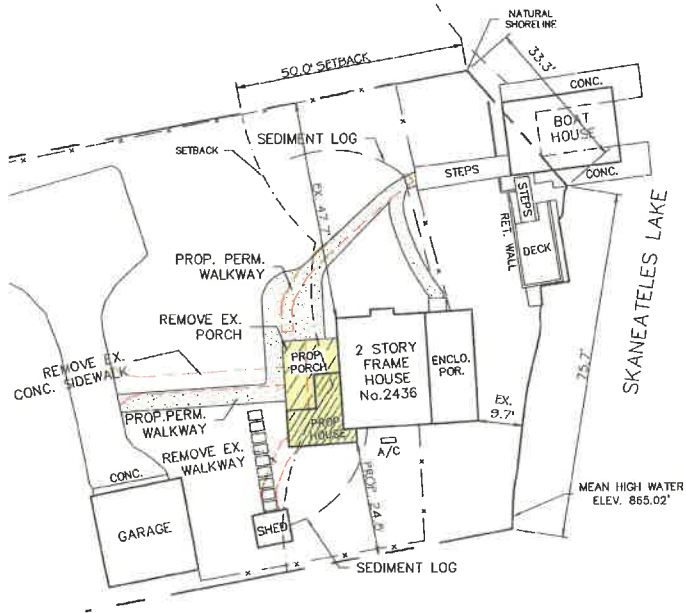
Site plan review is required for work within 200 ft of the lake and the additional on-shore structures. The disturbance of land will be minimal on a flat portion of the lot. Silt fence or sediment logs will be placed below the work area to minimize any erosion during construction. The existing roof gutters and downspouts are piped to the bottom of the steep bank.

CONSTRUCTION SEQUENCE

- 1) Mark septic leach field to prevent construction traffic or staging over this area.
- 2) Install silt fence/sediment logs below work area. Maintain during construction.
- 3) Remove exist porch and bathroom wing.
- 4) Excavate for new foundation, install foundation and backfill.
- 5) Frame addition and porch. After roof and fascia are complete, install roof gutters and tie into storm drains.
- 6) After siding and trim are complete, box out and install new walkways and patio. Finish grade, spread top soil, seed and mulch. Water during dry periods
- 7) After lawn is established, remove the silt fence/sediment logs. Patch lawn as required.

(315) 685-8144

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SITE PLAN
 SC: 1"=50'-0"

LOT AREA	31,511 SF
SHORELINE	129 LF
ON SHORE STRUCTURES 600 SF ALLOWED	
	..EXIST.. PROPOSED..
STEPS	142 SF 142 SF
WALKWAY/PATIO	126 SF 200 SF
DECK	115 SF 115 SF
BOATHOUSE	65 SF 65 SF
SHED	10 SF 10 SF
TOTAL	438 SF 532 SF

POTENTIAL LIVING SPACE 10% ALLOWED: 3,158 SF		
	EXISTING	PROPOSED
FIRST FLOOR	903 SF	1,013 SF
SECOND FLOOR	725 SF	725 SF
GARAGE	411 SF	411 SF
TOTAL	2,039 SF	2,149 SF
% LIVING SPACE	5.4 %	5.7 %

FOOTPRINT 6% ALLOWED: 2,254 SF		
	EXISTING	PROPOSED
HOUSE	903 SF	1,013 SF
BOATHOUSE	65 SF	65 SF
GARAGE	411 SF	411 SF
SHED	54 SF	54 SF
TOTAL	1,433 SF	1,543 SF
% FOOTPRINT	3.8 %	4.1 %

LOT AREA 31,511 SF		
IMPERMEABLE COVERAGE		
	EXISTING	PROPOSED
HOUSE/PORCH	903 SF	1,013 SF
BLACKTOP DRIVE	3,549 SF	3,549 SF
BOAT HOUSE	65 SF	65 SF
GARAGE	411 SF	411 SF
SHED	54 SF	54 SF
SIDEWALK	151 SF	0 SF
CONCRETE	241 SF	0 SF
AC (16 SF EXEMPT)	0 SF	0 SF
TOTAL	5,180 SF	5,492 SF
% IMPERMEABLE	15.4 %	14.6 %

TOTAL COVERAGE		
	EXISTING	PROPOSED
DECK	115 SF	115 SF
RET. WALL	30 SF	30 SF
SIDEWALK	0 SF	146 SF
WOOD STEPS	142 SF	142 SF
WALKWAY/PATIO	0 SF	548 SF
PERMEABLE	281 SF	981 SF
IMPERMEABLE	5,180 SF	5,492 SF
TOTAL	6,067 SF	6,473 SF
% T&C	16.1 %	17.2 %



PARTIAL SITE PLAN

SC: 1"=30'-0"
 SITE INFORMATION IS OBTAINED FROM SURVEY
 DONE BY PAUL J. OLSZEWSKI, P.E., L.L.B., DATED 8/25/2025
 ADDITIONAL INFORMATION BY EGGLESTON & KRENZER
 ARCHITECTS P.C.

architect

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 1391 EAST GENESEE STREET
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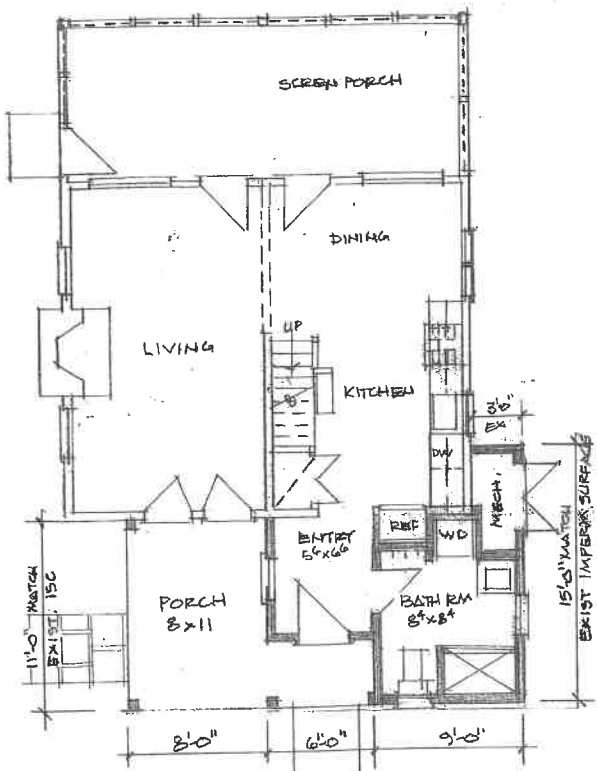
SITE PLAN

ROBERT & SANDRA DAUBENSPECK
 2436 WAVE WAY
 TN. OF SKANEATELES, NY

PROJ: 25174

DATE:
 2 JUNE 2026

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FIRST FLOOR PLAN
 $\frac{3}{16}'' = 1'-0''$



WEST ELEVATION
 $\frac{3}{16}'' = 1'-0''$



REBUILD ADDITION SOUTH ELEVATION
 $\frac{1}{8}'' = 1'-0''$

architect <small>ARCHITECTS</small>	ADDITION ROBERT & SANDRA DAUBENSPECK 2436 WAVE WAY TN. OF SKANEATELES, NY
	EGGLESTON & KRENZER, ARCHITECTS PC 1391 EAST GENESSEE STREET SKANEATELES, NY 13152 (315) 685-8144
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