

Tax Map ID#054.-01-01.0

NOTICE OF HEARING

PLEASE TAKE NOTICE that pursuant to Section 148-9, 148-12, 148-13, 148-14, 148-15, 148-16, 148-18, 148-20, 148-21, 148-29, and 148-36 of the Zoning Law of the Town of Skaneateles 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 Patrick Delmonico for a Special Permit/Site Plan Review.

The applicant proposes modifications to the shoreline consisting of the construction of a rock retaining wall, modification of the northern retaining wall, and a permeable paver patio to replace the existing wood deck.

The property in question is located at 2556 West Lake Road in the Town of Skaneateles, New York and bears Tax Map ID#054.-01-01.0.

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, September 21, 2021 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 persons will be heard or have an opportunity to provide written comment on this application.

Donald Kasper, Chair
Planning Board -Town of Skaneateles
Dated: September 8, 2021

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

July 29, 2021

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

Re: Patrick Delmonico - Site Plan Review and Special Permit
2556 West Lake Road
Tax Map # 054.-01-01.0

NARRATIVE

The Delmonico property is 37,101 SF in lot area, has 141.7ft of lake frontage and has access to West Lake Road over a driveway easement in the RF District and Skaneateles Lake watershed. The property has a four-bedroom dwelling, detached garage, shed, steps, shoreline deck and retaining walls. The ISC is 18.5% and TSC is 22.2% where as 10% and 20% is required. The property is served by an onsite septic system and draws water from the lake. The south end of the shoreline has experienced erosion above a concrete base at the Lake Line and an 18" drain from the adjacent lane empties into the lake. The wood deck/dock is in poor condition and below the 100 year flood level.

This application is to construct a rock retaining wall along the lake line on top of the existing concrete base to help control erosion. It will have several courses of rock and at the south end and be split with native specie shrubs and groundcover between and above the wall. The north portion of the retaining wall will be brought up to 867.0 elevation, 100 year flood level and the grade will be brought up to that level and planted in sod. The wood dock will be removed and replaced with a permeable paver patio over the same footprint. In the near future a steel pile dock 6' x 40' will extend into the lake, replacing the dock along the shore. The total shoreline structures will be less than 600 SF including the future dock. The ISC will remain at 18.5% and TSC at 22.2%. This is not Redevelopment in that no new structure footprint is being added other than retaining walls for erosion control. Silt curtains or sediment logs will be placed below the work areas to control any potential erosion.

CONSTRUCTION SEQUENCE

- 1) Install silt fence/sediment logs, maintain during construction.
- 2) Mark the septic leach field area to prevent construction traffic and staging from passing over it.
- 3) Remove the existing wood deck/dock.
- 4) During low lake levels, excavate for new retaining walls. Set rocks with stone back fill/drains.
- 5) Install paver patio.
- 6) Add topsoil, plant landscape and mulch. Place sod in lawn area. Water during dry periods.
- 7) After lawn and landscaping is established, remove silt fence, patch disturbed areas.

(315) 685-8144

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LOT AREA 37,101 SF
SHORELINE 1417 LF

IMPERMEABLE COVERAGE		
	EXIST.	PROPOSED
HOUSE	1,109 SF	1,109 SF
SHED	70 SF	70 SF
GRAVEL	4,373 SF	4,373 SF
GARAGE	607 SF	607 SF
CONCRETE	8 SF	8 SF
FIREPLACE	23 SF	23 SF
RETAIN. WALLS	1 SF	1 SF
GRASS DRIVE	569 SF	569 SF
TOTAL	6,846 SF	6,846 SF
% IMPERMEABLE	18.5 %	18.5 %

TOTAL COVERAGE		
	EXIST.	PROPOSED
DECKS/PATIO	173 SF	173 SF
STEPS	208 SF	208 SF
RETAIN. WALLS	1,007 SF	1,007 SF
PERMEABLE	1,308 SF	1,308 SF
IMPERMEABLE	6,846 SF	6,846 SF
TOTAL	8,234 SF	8,234 SF
% COVERAGE	222 %	222 %

LAKE FRONT STRUCTURES		
	EXIST.	PROPOSED
STEPS	131 SF	131 SF
FIREPLACE	23 SF	23 SF
DECK/PATIO	173 SF	173 SF
TOTAL	327 SF	327 SF

SITE INFORMATION IS OBTAINED FROM
SURVEY DONE BY PAUL J. OLSZEWSKI,
P.E., L.L.S. DATED 1/27/2021
ADDITIONAL INFORMATION BY
EGGLESTON & KRENZER, ARCHITECTS

800' of
TOPSOIL
EXIST. GRADE
FILTER FABRIC
1/2 STONE
BEHIND WALL
1/2 STONE LEVEL
BASE
STACKED QUARRY
ROCK SEAWALL
86'1" TOP OF ROCK
LAKE LINE
HIGH WATER
865.02
SILT FENCE
WALL SHALL
BE BURIED 1'

SITE SECTION 'B'
N.T.S.

LAWN
EXIST. RETAINING WALL
MULCH &
PLANTINGS
STACKED QUARRY
ROCK SEAWALL
86'1" TOP OF ROCK
FILTER FABRIC
1/2 STONE
BEHIND WALL
HIGH WATER
865.02
SILT FENCE
6'-12" ROCK
AT BASE
EX. CONCRETE
BASE
SITE SECTION 'A'
N.T.S.

MEAS. N86° 05' 58"E
DEED N86° 01' 30"E
336'

REPUTED OWNER
DELMONICO
BOOK 5218 PAGE 69

SHED
FRAME HOUSE
REPAIR EXIST.
RETAINING WALL
RET. WALL
REPLACE WOOD DECK
w/ PAVEN
FATIO - 86'1"
RAISE
GRADE
TO 86'1"
50.0'
FUTURE 6"x48"
DOCK ON
STEEL PILES
REMOVE
DECK
SKANEATELES
LAKE
TWO TIER ROCK
SEAWALL ON EXIST.
CONCRETE BASE
SILT FENCE
EXIST. 18"
DRAIN PIPE
EXIST. CONC.
SEAWALL

MEAS. N82° 33' 15"W
DEED N82° 49' 02"W
365'

SITE PLAN
1"=30'-0"



SITE PLAN:

PAT DELMONICO
2556 WEST LAKE ROAD
TN OF SKANEATELES, NEW YORK

architect

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

PROJ: 21108

DATE:
29 JULY 2021

1 of 1