

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

May 3, 2023

Re: Patrick Delmonico - Site Plan Review and Special Permit Amendment
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.

Approval was granted 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.

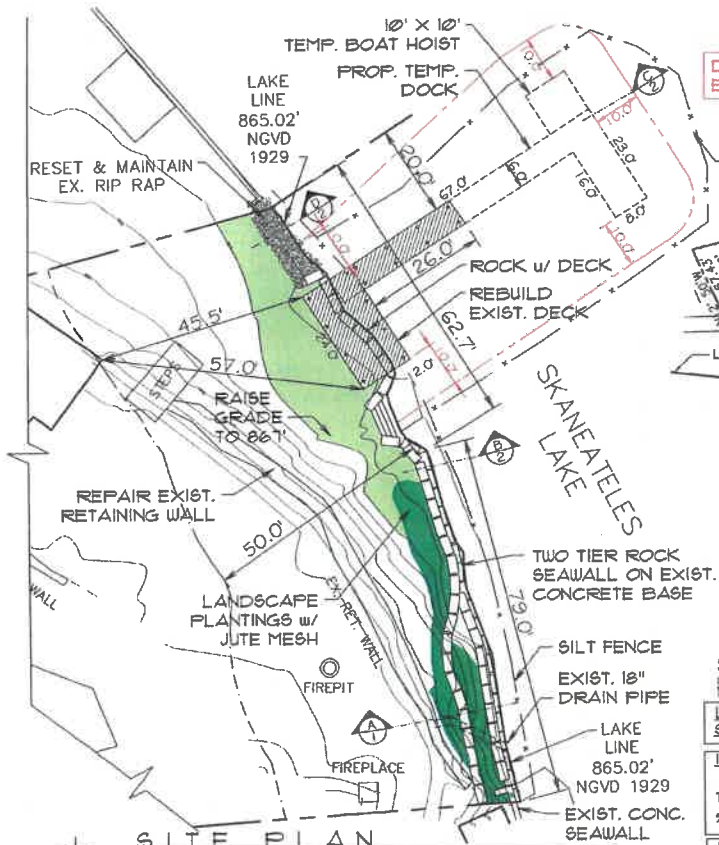
The amended application is to substitute the approved patio with a deck on piers that is partially on land and over water and a permanent dock that total 444 SF and extends out 26 ft beyond the 12 ft deck. It will be about 4 ft below high water. Temporary docks will be used to extend out to 8 ft of water depth. The total shoreline structures will be 598 SF.

CONSTRUCTION SEQUENCE

- 1) **2023** - 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) Add topsoil, plant landscape and mulch. Place sod in lawn area. Water during dry periods.
- 6) After lawn and landscaping is established, remove silt fence, patch disturbed areas.
- 7) **2024** - Place floating silt curtain in lake around work area. Maintain until water is clear
- 8) Drive piles for deck and dock, Construct deck and dock.
- 9) Remove floating silt curtain after water is clear.

(315) 685-8144

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SITE PLAN

1" = 20'-0"

SITE INFORMATION IS OBTAINED FROM
SURVEY DONE BY PAUL J. OLSZEWSKI,
P.E., L.L.S. DATED 1/21/2021
ADDITIONAL INFORMATION BY
EGGLESTON & KRENZER, ARCHITECTS

DEC PERIMETER
ENVELOPE 3,824 SF.

FLOATING
SILT CURTAIN

MEAS. N88° 05' 58" E
DEED N88° 01' 30" E
336'

GARAGE

FIRE LANE 25

DRIVEWAY

LAWN

EXIST. RETAINING WALL

MULCH & PLANTINGS

STACKED QUARRY ROCK RETAINING WALL

FILTER FABRIC

2" STONE

BEHIND WALL

STACKED QUARRY ROCK SEAWALL

861' TOP OF ROCK

MULCH

865.02' NGVD 1929

6"-12" ROCK AT BASE

EX. CONCRETE BASE

SILT FENCE

EXIST. 18" DRAIN PIPE

LAKE LINE

865.02' NGVD 1929

EXIST. CONC. SEAWALL

LAKE LINE

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LAKE LINE

865.02' NGVD 1929

EXIST. CONC. SEAWALL

SITE SECTION 'A'

N.T.S.

LOT AREA 37,101 SF
SHORELINE 141.7 LF

IMPERMEABLE COVERAGE

	EXIST.	APPROVED
TOTAL	6,846 SF	6,846 SF
% IMPERMEABLE	18.5 %	18.5 %

TOTAL COVERAGE

	EXIST.	APPROVED
TOTAL	8,234 SF	8,234 SF
% COVERAGE	22.2 %	22.2 %

LAKE FRONT STRUCTURES 600SF MAX

	EXIST.	APPROVED	REVISED
STEPS	131 SF	131 SF	131 SF
FIREPLACE	23 SF	23 SF	23 SF
DECK (LAND)	173 SF	173 SF	173 SF
DOCK (WATER)	---	---	271 SF
TOTAL	327 SF	327 SF	598 SF



SITE PLAN

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

architect

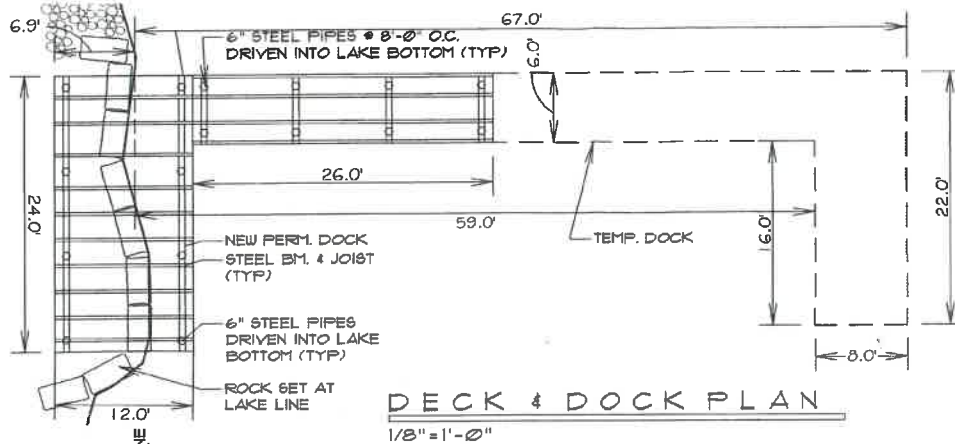
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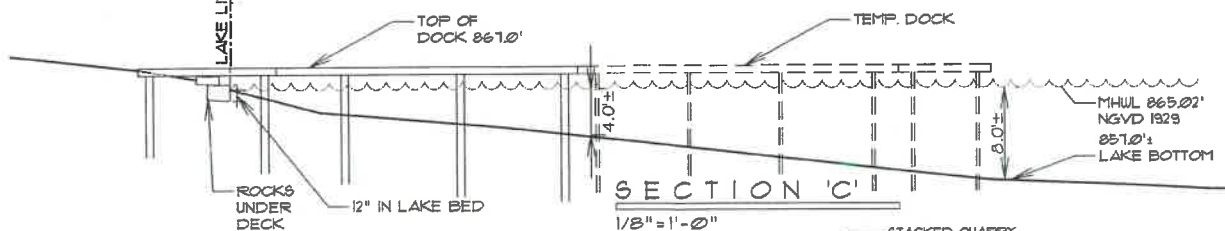
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3 MAY 2023

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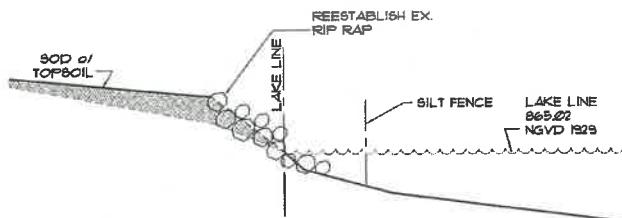
DECK & DOCK PLAN

1/8" = 1'-0"



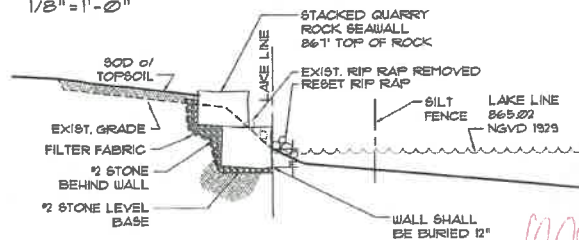
SECTION 'C'

1/8" = 1'-0"



SITE SECTION 'D'

N.T.S.



SITE SECTION 'B'

N.T.S.

DOCK PLAN

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