
EGGLESTON & KRENZER ARCHITECTS, PC

The Trolley Bldg

1391 East Genesee Street

Skaneateles, New York 13152

March 1, 2024

Town of Skaneateles Planning Board and ZBA

24 Jordan Street

Skaneateles, NY 13152

Re: Fritz Estlinbaum- Shoreline Development

Site Plan Review

2180 West Lake Road Tax Map # 053.-0-09

NARRATIVE

The property at 2180 West Lake Road is 139,038 SF, 205.1 ft of lake frontage and is 200.2 ft wide on West Lake Road in the RF District and Skaneateles Lake watershed. It has a single family dwelling with detached garage, decks and stairs and bridge down to a 192 SF deck/dock at the shoreline. The ISC is 8.8% and TSC to 10.8%. The on-shore structures total 440 SF and off-shore structure is 75 SF where 800 SF is allowed for each. The majority of the area within 50 ft of the Lake is steep slope greater than 30%. A steep slope ravine and watercourse cuts through the north portion of the property.

This application is to re-build the shoreline deck/dock and provide some steep bank stabilization. A 6 ft and 8 ft wide permanent steel pile dock that is 708 SF will extend 63.7 ft from the lake line. The east end will have an addition 28 SF platform and the shore line dock will have an additional 62 SF platform and 146 SF deck over land. This will connect to the existing steps and bridge that provides access to the shoreline from the top of bank. The lakebed at the east end of the dock is 6 ft below high water and will have two temporary boat/watercraft hoists. The total off-shore improvements are 798 SF and the total on-shore improvements 146 SF for a total Lakefront structures of 490 SF.

The perimeter envelope is 3,844 SF. The side yard setback from the property line projected from the center line of the Lake is 33.4 ft on the north and over 115 ft on the south. The level of the dock will be at 100-year flood level (867.0 ft).

A floating silt curtain will be placed around the dock area during construction and will be removed after the lake water has cleared. Most of the work will be done from a barge. Large rocks will be placed along the shoreline under the dock for protection of the base of the bank. An area just west of the bridge has signs of erosion from the watercourse and large rocks will be placed at the base of that steep bank over filter fabric and jute mesh will be pinned to the steep slope with mulch and ivy ground cover to stabilize the bank.

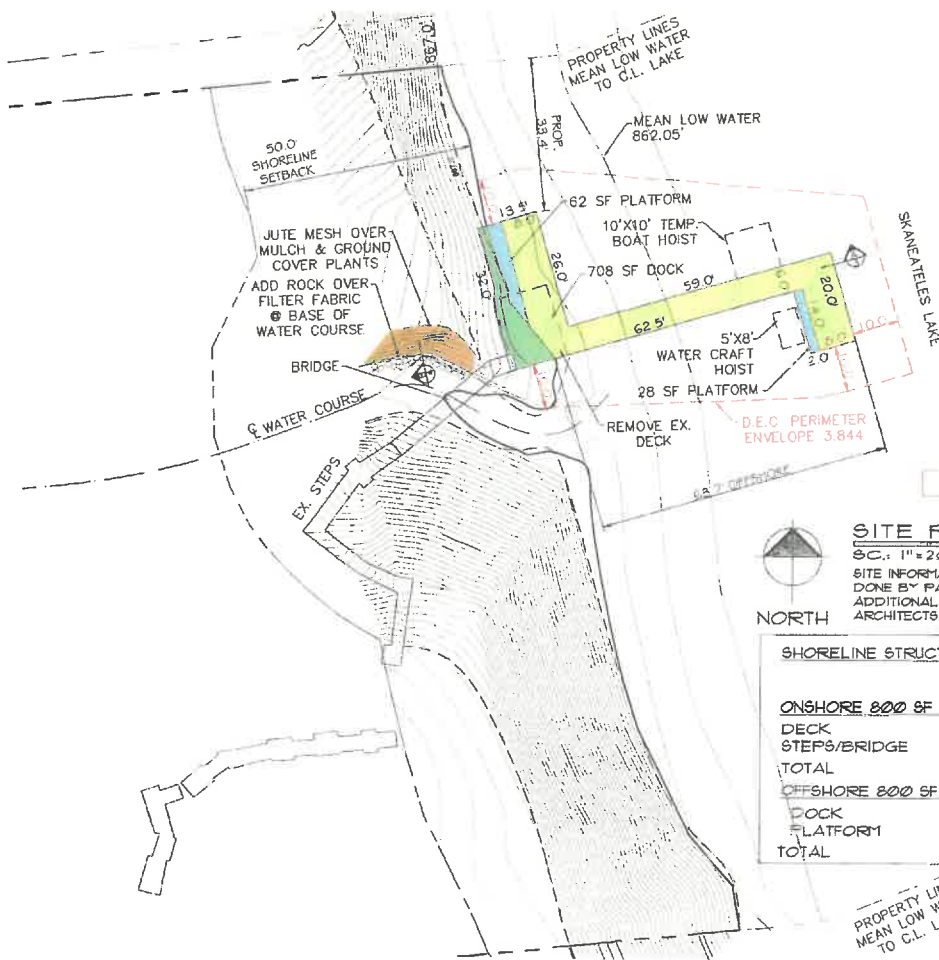
Site Plan Review for the shoreline structures and bank stabilization is required.

(315) 685-8144

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CONSTRUCTION SEQUENCE

- 1) Install floating silt curtain and sediment logs and maintain during construction.
- 2) Remove existing dock/deck structure.
- 3) Place rocks along shoreline and watercourse bank over filter fabric.
- 4) Install new steel piles and frame work for dock, deck and platform.
- 5) Install dock, deck and platform surface decking.
- 6) Plant ground cover on steep slope with mulch and jute mesh.
- 7) After lake water is clear, remove floating silt curtain.



SITE PLAN

8C, 1"=20'-0"

SITE INFORMATION IS OBTAINED FROM SURVEY
 DONE BY PAUL J. OLSZEWSKI, P.E., L.L.S. DATED 2/28/2024
 ADDITIONAL INFORMATION BY EGGLESTON & KRENZER
 ARCHITECTS P.C.

SHORELINE STRUCTURES

	EXIST.	PROPOSED
ONSHORE 800 SF ALLOWED		
DECK	96 SF	146 SF
STEPS/BRIDGE	344 SF	344 SF
TOTAL	440 SF	490 SF
OFFSHORE 800 SF ALLOWED		
DOCK	96 SF	108 SF
PLATFORM	15 SF	90 SF
TOTAL	111 SF	198 SF

PROPERTY LINES
 MEAN LOW WATER
 TO C.L. LAKE

SITE PLAN

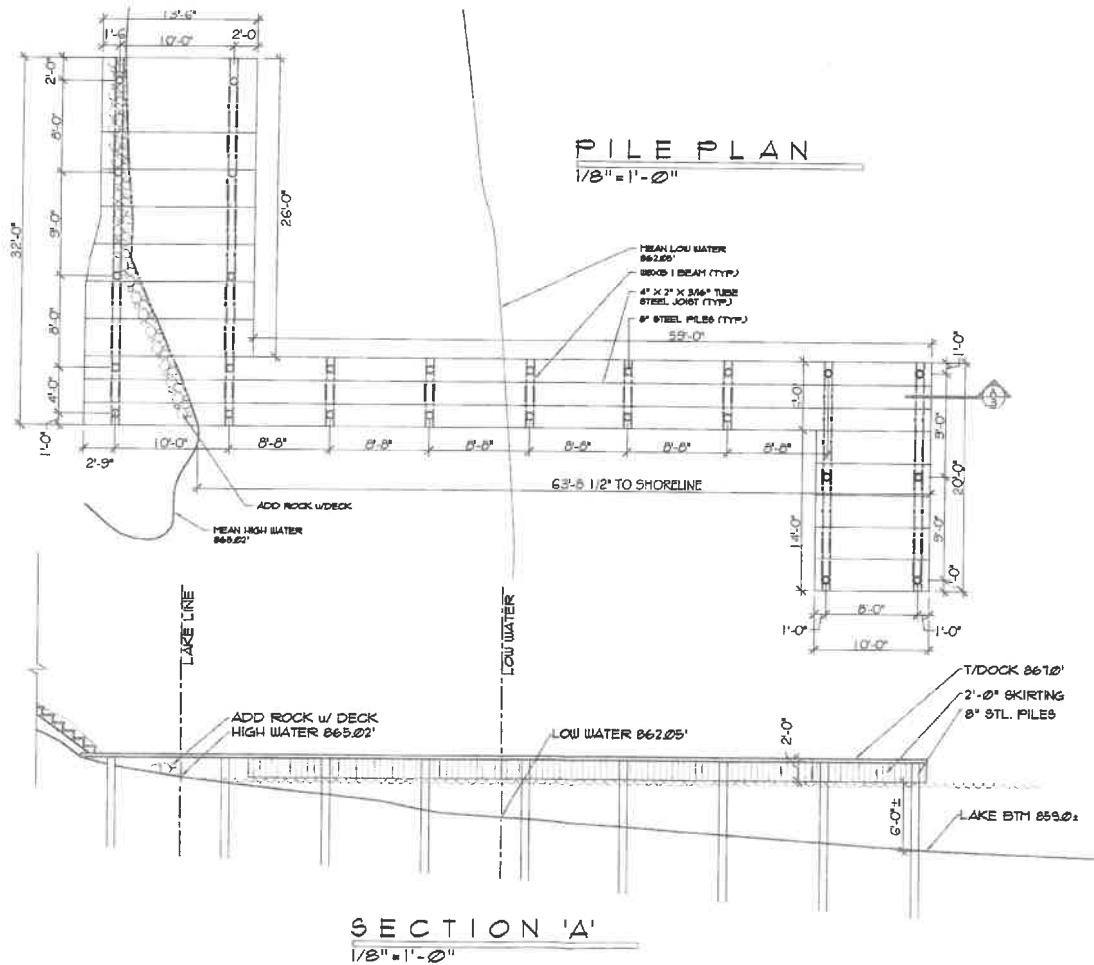
2180 WEST LAKE RD LLC.
 2180 WEST LAKE RD.
 TN. OF SKANEATELES, NY

architect

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PILE PLAN & SECTION

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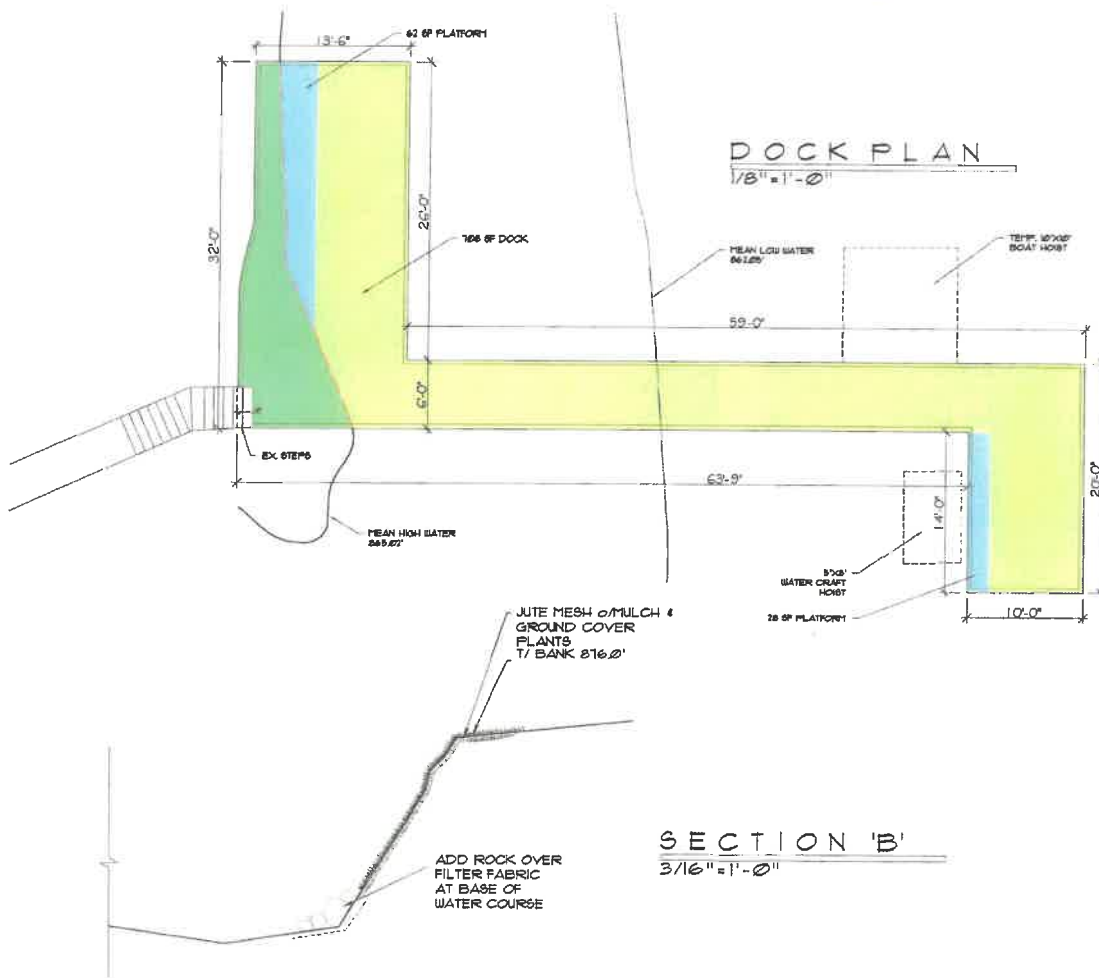
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DOCK PLAN & SECTION

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