

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

April 1, 2022

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

Re: Jess and Shawna Hafner - Site Plan Review
2599 East Lake Road
Tax Map # 037.-01-23.0

NARRATIVE

The Hafner property is 71,494SF in lot area, has 173.2 ft of lake frontage and 166 ft of road frontage on East Lake Road in the RF District and Skaneateles Lake watershed. The property has a single family dwelling, detached garage, decks, sidewalks and shoreline structures that include dock, deck, stairs, retaining walls and a 945 SF boathouse. The ISC is 10.7% and TSC is 11.8%. The total shoreline structures are 1,839 SF. The property is served by an onsite septic system and draws water from the lake. Much of the lake yard has been turned into a wildflower meadow. The boathouse is in poor condition with a rotting floor and wall system. The shore line each side of the boathouse has experienced erosion from the wave action of the lake.

This application is to rebuild the boathouse in kind on the existing concrete foundation making the side walls 8 ft high whereas they are currently 6'4" high. The peak of the boat house will remain at the current height 15.73 ft above high water. The length of the boathouse will be reduced by 3 ft to allow appropriate access at the bottom of the stairs from the top of bank. The area of the boathouse will be reduced to 881 SF and the deck increased by the same amount.

The shoreline will receive a double layer or more of quarry rock retaining wall to protect the bottom of the bank. The wood retaining wall behind the boathouse will be replaced with quarry rock at the same time. Gabian rock will be placed at the base of the retaining wall. A floating silt curtain will be placed around the existing boathouse to catch any debris that may fall into the lake during its removal and reconstruction. Sediment logs will be placed below the retaining wall during construction. Much of the work will be done from a barge.

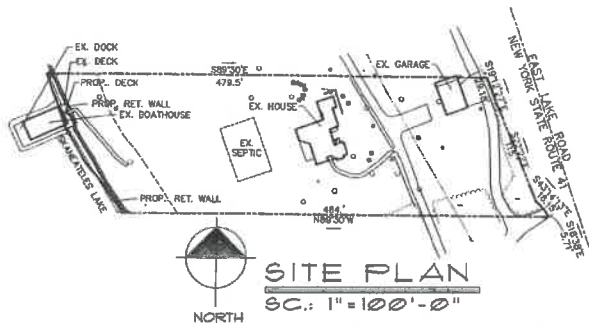
The total shoreline structures area and TSC will remain the same. The ISC will be reduced to 10.6%. This is not Redevelopment in that no new structure footprint is being added to the lot.

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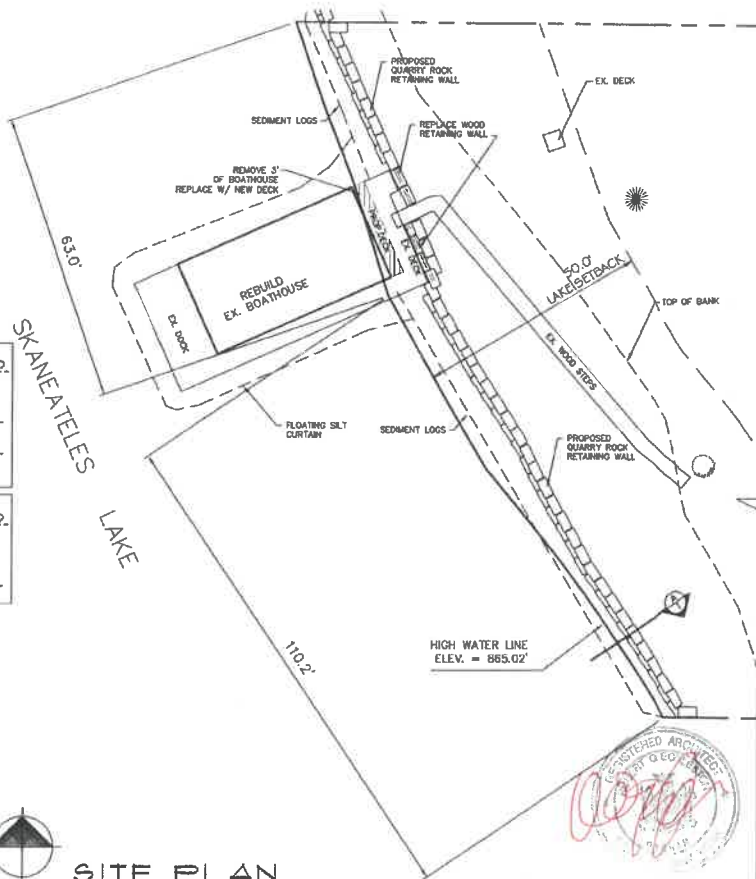
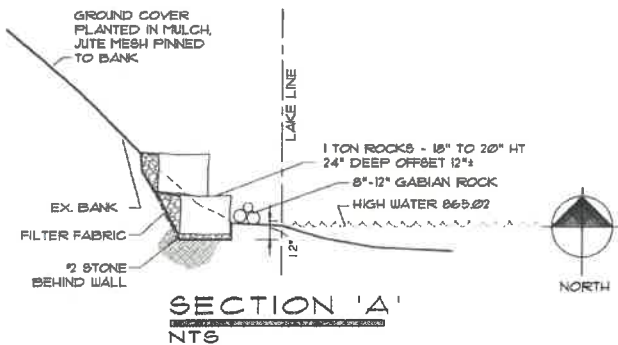
CONSTRUCTION SEQUENCE

- 1) Install floating silt curtain and sediment logs and maintain during construction
- 2) Remove wood components of the existing boathouse and dock.
- 3) Install new precast concrete floor system for boathouse over existing concrete foundation.
- 4) Rebuild the reduced size boathouse.
- 5) After lake water is clear, remove floating silt curtain.
- 6) During low lake levels, install new quarry rock retaining wall.
- 7) Backfill disturbed areas and plant steep slopes with filter fabric, topsoil and landscape plantings. Water during dry periods.
- 8) Remove sediment logs when site is stabilized.



LOT AREA 71494 SF TO ROADLINE	
SHORELINE 1132 LF	
IMPERMEABLE COVERAGE	
EXIST.	PROPOSED
HOUSE 1898 SF	1898 SF
PORCH 263 SF	263 SF
GARAGE 893 SF	893 SF
DRIVEWAY 4496 SF	4496 SF
BOATHOUSE 14 SF	13 SF
STEPS 23 SF	23 SF
TOTAL 7641 SF	7586 SF
% IMPERMEABLE 10.7 %	10.6 %

TOTAL COVERAGE	
EXIST.	PROPOSED
PAVERS 323 SF	323 SF
WOOD STEPS 314 SF	314 SF
DECK 142 SF	203 SF
PERMEABLE 779 SF	840 SF
IMPERMEABLE 7641 SF	7586 SF
TOTAL 8420 SF	8426 SF
% TSC 11.8 %	11.8 %
LAKE FRONT STRUCTURES	
EXIST.	PROPOSED
BOAT HOUSE 848 SF	881 SF
DOCK 438 SF	438 SF
WOOD STEPS 314 SF	314 SF
DECK 142 SF	206 SF
TOTAL 1839 SF	1839 SF



SITE PLAN
SC.: 1"=20'-0"

SITE INFORMATION IS OBTAINED FROM SURVEY DONE BY PAUL J. OLSZEWSKI, P.L.S., PLLC DATED 09/22/2021 ADDITIONAL INFORMATION BY EGGLESTON & KRENZER, ARCHITECTS PC

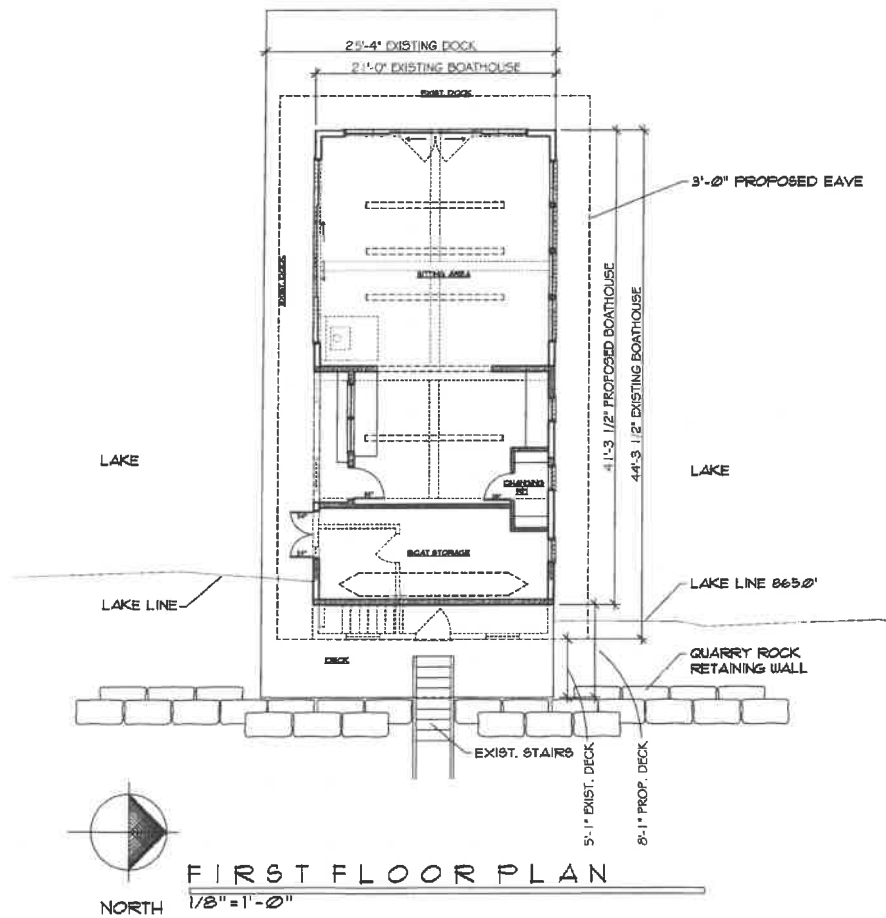
SITE PLAN
JESS & SHAWNA HAFNER
2599 EAST LAKE RD.
TN. OF SKANEATELES, NY

architect
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REMODEL BOATHOUSE

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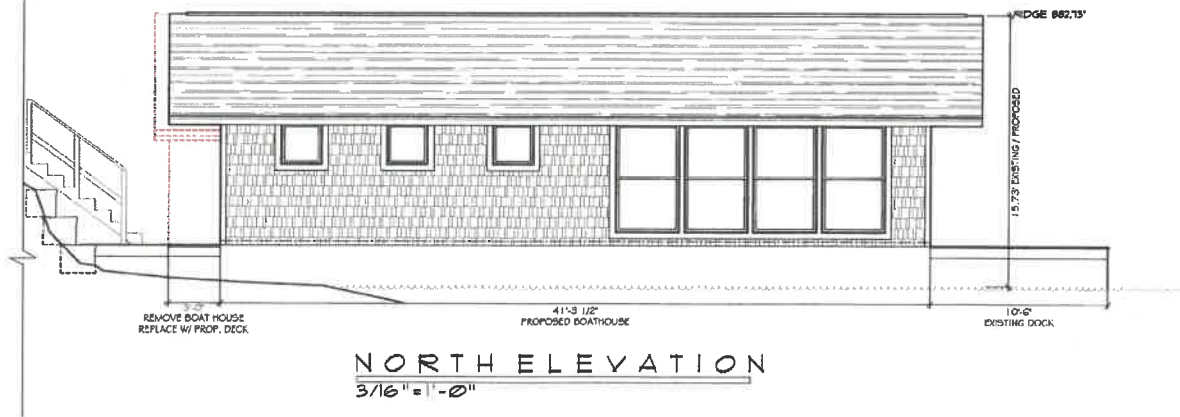
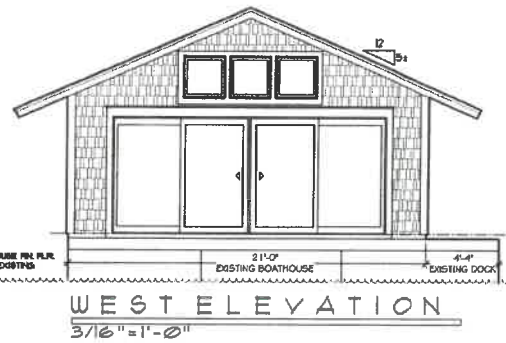
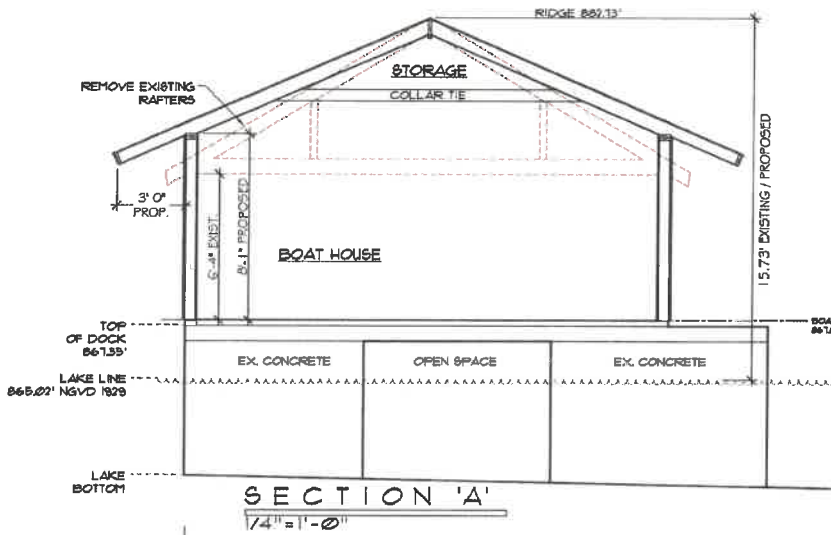
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