
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

November 7, 2025

Re: Robert and Cathie Jamieson, Site Plan Review
2671 East Lake Road Tax Map # 037.-01-09.0

NARRATIVE

The Jamieson property is a 22,136 SF lot with 139.9 lineal feet of lakefront and 124.6 ft of frontage on East Lake Road and is developed with a single family dwelling, deck, patio and an onshore boathouse, with deck and stairs down to an off shore dock. The existing septic leach field is located on the east side of the house. It has a 13 FT high bank at the shoreline that is as steep as 100% and has suffered severe erosion. Three mature trees are remaining on the bank. Several stormwater drains terminate at the top of the bank. This lot is located in the RF District in the Skaneateles Lake watershed. Wave action has been eating away at the base of the steep bank and stormwater has caused portions of the central bank to collapse into the lake. The Jamiesons have added a planting strip at the top of the bank to help manage the stormwater off the lawn. Onshore structures total 657 SF and offshore structures are 489 SF.

This application is to place stacked limestone boulders above the lake line to provide erosion control and restore the steep bank with a two-tier retaining wall. A planting bed will be incorporated mid-way between the stepped retaining walls and the wall will work around the remaining mature trees to stabilize their root system. A French drain will be added at the top of the bank between the lawn and existing planting bed that will tie into the existing stormwater drains that will be extended behind the new retaining walls to spill out on the lower-level boulders.

Sediment logs will be placed on the shoreline during construction. Materials will be brought to the site by barge. Native species shrubs, perennials and ground cover will be planted in the new planting beds and on the remaining bank using jute mesh on sloped areas exceeding 30%.

CONSTRUCTION SEQUENCE

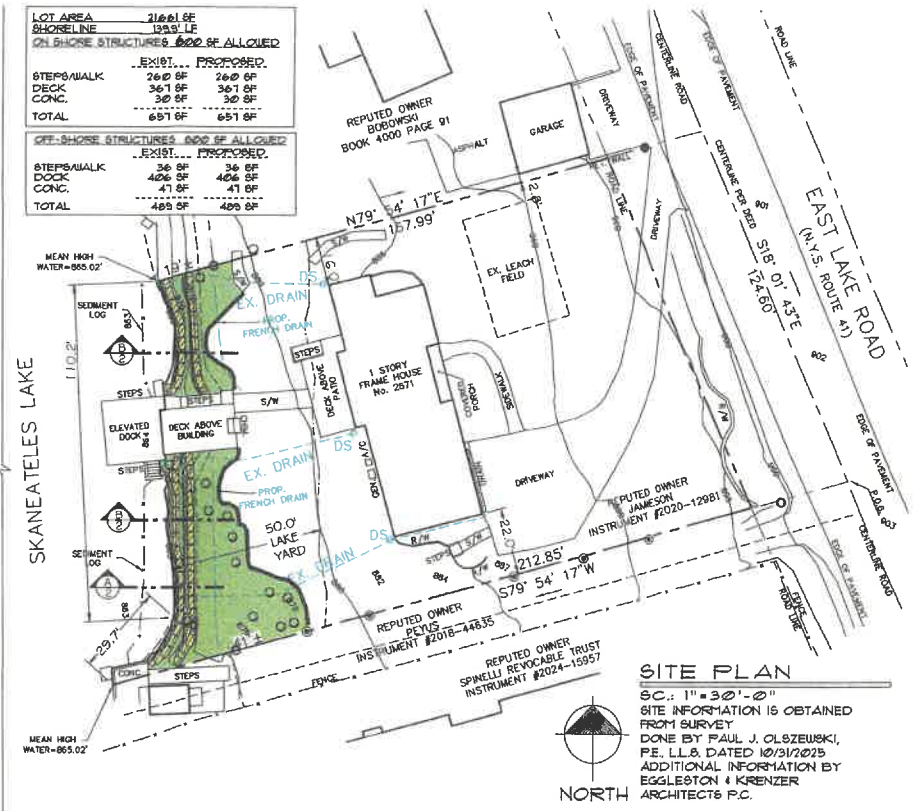
- 1) Place sediment logs at bottom of bank on dry lake bottom during low water levels in the fall/winter. Maintain during construction.
- 2) Place large rocks at base of the steep bank above the lake line each side of the boathouse/dock structure. The first course will be set 12 inches into the lakebed/bank.
- 3) Place filter fabric and No 2 stone over the bank behind the boulders. Extend the storm drains behind the wall to spill out on the lowest course of rocks.
- 4) Continue additional tiers of walls and fill behind.
- 5) Install french drain at top of bank. Tie into the existing storm drains behind the new walls.
- 6) After the retaining walls is in place and site stabilized, remove the sediment logs.
- 7) In spring place native plants and groundcover in planting areas. Use jute mesh over mulch, pinned, on slopes over 30%.

(315) 685-8144

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R/WALL DETAIL
SC.: 1"=10'-0"



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SITE PLAN
ROBERT & CATHERINE JAMIESON
2671 EAST LAKE RD
TN. OF SKANEATELES, NY

SITE PLAN
SC.: 1"=30'-0"
SITE INFORMATION IS OBTAINED FROM SURVEY DONE BY PAUL J. OLSZEWSKI, P.E. L.L.B. DATED 10/31/2025. ADDITIONAL INFORMATION BY EGGLESTON & KRENZER ARCHITECTS P.C.
PROJ.: 25250
DATE: 7 NOV 2025
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R/W WALL DETAIL
SC: 1"=10'-0"

architect

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SITE PLAN

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SECTION 'B'

RET. WALL SECTIONS
ROBERT & CATHERINE JAMIESON
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a r c h i t e c t
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