

Tax Map ID #054.-02-03.0

NOTICE OF HEARING

PLEASE TAKE NOTICE that pursuant to Section 148-10 of the Zoning Law of the Town of Skaneateles of 2020 and Section 267-b Town Law of the State of New York, the Zoning Board of Appeals of the Town of Skaneateles will hold a Public Hearing on the Application of David C. Marks.

The proposal is for shoreline improvements, including relocated replacement shoreline stairs in a conforming location, construction of a new deck, and modifications to concrete area at the shoreline.

The involved Sections of the Skaneateles Town Code are Section 148-4-2-C.1.b.H. RF District Requirements, and Section 148-7-1-K.3.b.iii. Onshore Structures Dimensional Limits.

In the RF District, the maximum lot coverage is 20% of the lot area, whereas the proposed site plan reflects an increase in the nonconforming total lot coverage over the allowed 20%.

Maximum cumulative onshore structures for a lot with less than 100 feet of lake frontage is 400 square feet, whereas the site plan reflects a proposed deck, relocated replacement shoreline stairs, and modifications to the concrete at the shoreline, increasing the nonconforming onshore structures over the allowed 400 square feet.

The property in question is located at **1261 Oak Bluff** in the Town of Skaneateles, New York, and bears Tax Map ID #054.-02-03.0.

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, April 7, 2026, at 7:10 p.m.*** at the Town Hall, 24 Jordan Street, or electronically. At that time, or for a period of time thereafter, all persons will be heard or have an opportunity to provide written comment on this application.

Denise Rhoads, Chair
Zoning Board of Appeals
Town of Skaneateles

Dated: March 11, 2026

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

February 19, 2026

Revised March 12, 2026

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

Re: David Marks – Site Plan Review and Variance
1261 Oak Bluff
Tax ID# 054.-02-03.0

NARRATIVE

The property at 1261 Oak Bluff is 22,314 SF, 100 FT wide with 93.9 Lin FT of shoreline. It has two small seasonal cottages, deck, patios and a gravel parking area on it along with 612 SF of on-shore structures. The Oak Bluff shared driveway is also on the property that accounts for 3.4% of the ISC. The cottages are served by an onsite septic system and draws water from the lake. The lakeshore has a steep slope and seawall with a shed, combination of concrete and paver areas and steps along the north property line that are narrow, slippery and unsafe. The ISC is 19.5% and TSC is 22.3%. The property is in the RF zoning district and Skaneateles Lake Watershed.

This application is to add a 16' x 10' deck at the top of the bank and replace the unsafe steps with wood steps that comply with the 20 ft required side yard setback. **The north patio will be removed.** The ISC will remain unchanged, the TSC will increase to 22.5% and onshore structures to 785 SF.

An area variance is required for an increase of 0.3% in TSC to **22.5%** and the increase in onshore structures to 785 SF for the deck and code compliant stairs. Site plan review is required for work within 200 ft of the lake.

The disturbance of land will be minimal with the removal of about 50 SF of paver steps along the north property line and hand digging 10 holes for deck posts. No heavy equipment is required for this project. Native ground cover will be planted in the area disturbed from the removal of the paver steps.

CONSTRUCTION SEQUENCE

- 1) Mark septic leach field to prevent construction traffic or staging over this area.
- 2) Hand dig the post holes for the deck and new stairs.
- 3) Construct the deck and steps.
- 4) Remove the paver steps.
- 5) Place top soil and mulch over the disturbed area and plant native ground cover. Water during dry periods.

(315) 685-8144

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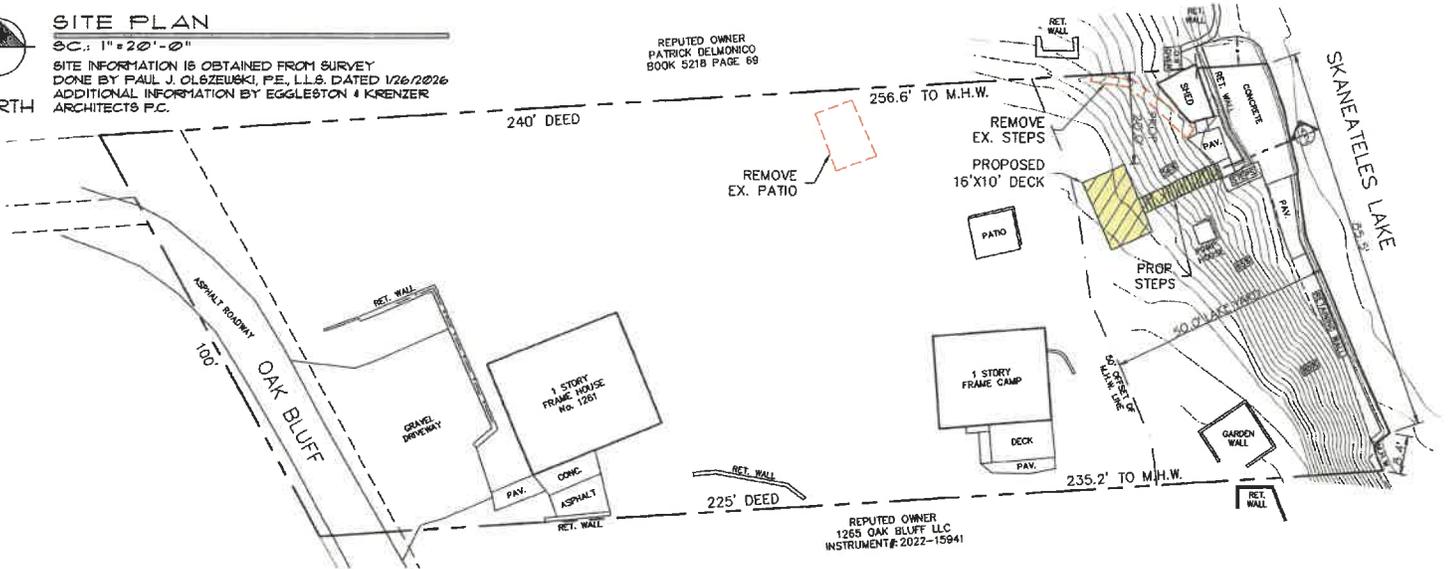
SITE PLAN

SC: 1" = 20'-0"

SITE INFORMATION IS OBTAINED FROM SURVEY
 DONE BY PAUL J. OLSZEWSKI, P.E., L.L.S. DATED 12/6/2026
 ADDITIONAL INFORMATION BY EGGLESTON & KRENZER
 ARCHITECTS P.C.

REPUTED OWNER
 PATRICK DELMONICO
 BOOK 5218 PAGE 69

REPUTED OWNER
 1265 OAK BLUFF LLC
 INSTRUMENT#: 2022-15941



LOT AREA		22,314 SF	
IMPERMEABLE COVERAGE			
	EXIST.	PROPOSED	
HOUSE/GARAGE	1,295 SF	1,295 SF	
CONCRETE	393 SF	391 SF	
GRAVEL DRIVE	1,171 SF	1,171 SF	
ASPHALT	80 SF	80 SF	
CAMP	499 SF	499 SF	
SHED	88 SF	88 SF	
SHARED DRIVE	803 SF	803 SF	
PUMP HOUSE	11 SF	11 SF	
TOTAL	4,352 SF	4,350 SF	
% IMPERMEABLE	19.5 %	19.5 %	

TOTAL COVERAGE		
	EXIST.	PROPOSED
PAVERS	200 SF	200 SF
PATIOS	205 SF	89 SF
DECK	139 SF	299 SF
STEPS	71 SF	86 SF
PERMEABLE	615 SF	674 SF
IMPERMEABLE	4,352 SF	4,350 SF
TOTAL	4,967 SF	5,024 SF
% TSC	22.3 %	22.5 %

LAKE FRONT STRUCTURES 400 SF ALLOWED		
	EXIST.	PROPOSED
PUMP HOUSE	17 SF	17 SF
STEPS	71 SF	86 SF
PAVERS	115 SF	115 SF
SHED	88 SF	88 SF
CONCRETE	321 SF	319 SF
DECK	---	160 SF
TOTAL	612 SF	705 SF



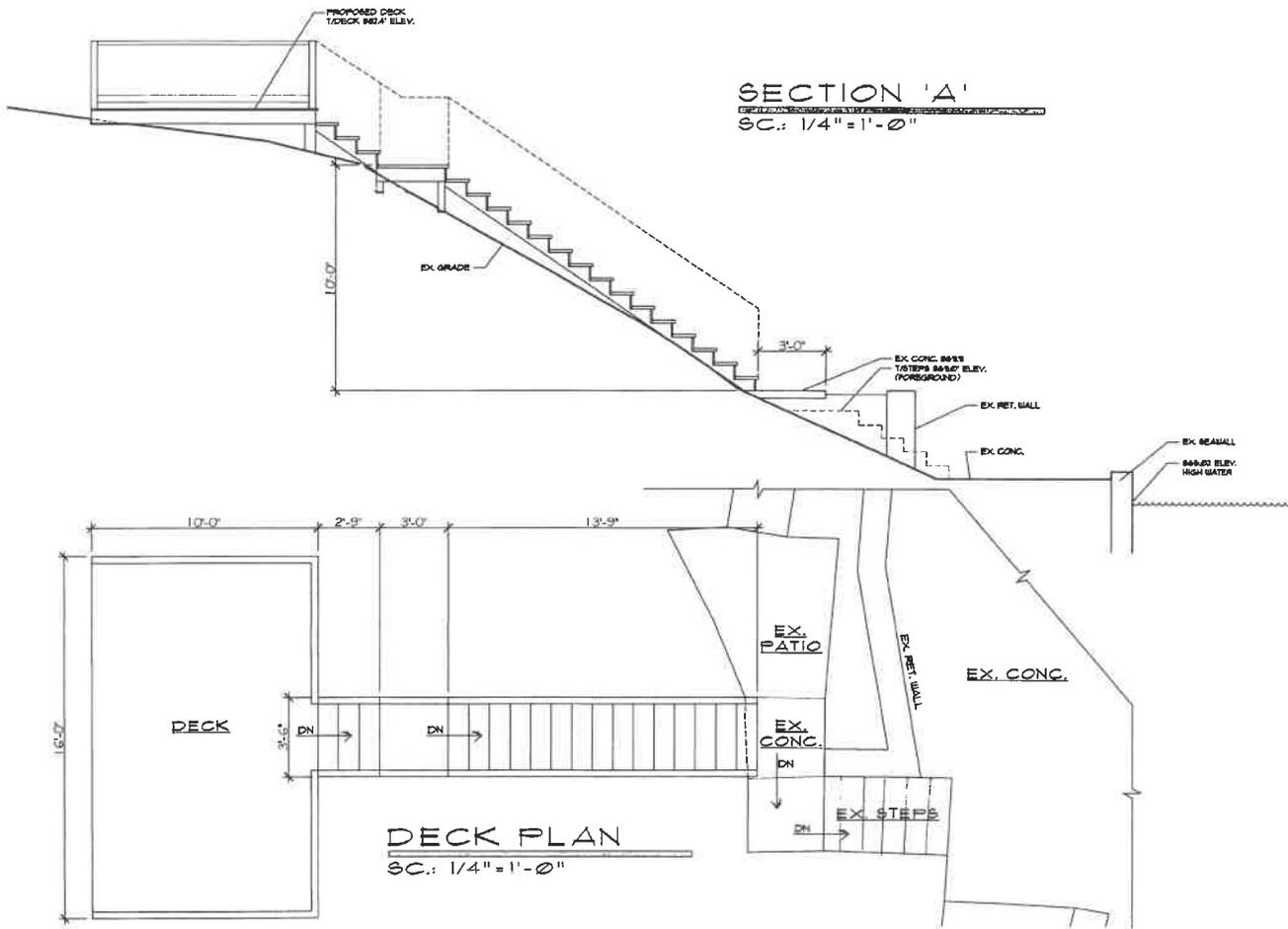
NOTE:
 SHARED DRIVEWAY MAKES UP 5.4% OF ISC THAT CANNOT BE
 REMOVED. IT CREATES THE NON-COMFORMITY OF TSC.

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

SITE PLAN
 DAVID & KRISTEN MARKS
 1261 OAK BLUFF
 TN. OF SKANEATELES, NY

PROJ: 26030

DATE:
 19 FEB 2026
 12 MAR 2026
1 OF 2



SHORELINE DECK
 DAVID & KRISTEN MARKS
 126 J. OAK BLUFF
 TN. OF SKANEATELES, NY

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