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

February 19, 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 ISC will remain unchanged, the TSC will increase to 23.0% and onshore structures to 785 SF.

An area variance is required for an increase of 0.3% in TSC to 23.0% 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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AREA VARIANCE CRITERIA

The following criteria should be considered in granting an area variance:

- 1) *Whether an undesirable change will be produced in the character of the neighborhood or a detriment to nearby properties will be created by the granting of the area variance.*

Granting the requested variances will not change the character of the neighborhood or be a detriment to nearby properties. The neighborhood is made up of various size dwellings both year-round and seasonal. The proposed deck and steps to the lake are typical along the lake.

- 2) *Whether the benefit sought by the applicant can be achieved by some method, feasible for the applicant to pursue, other than an area variance.*

The benefit sought by the applicant cannot be achieved by any method other than an area variance. The existing TSC is nonconforming due to the shared driveway on the property. The existing onshore structures are already nonconforming and can not be reduced to 400 SF without major removal of concrete surfaces that have stabilized the area behind the existing seawall. The new stairs are necessary for safe access to the lake.

- 3) *Whether the requested area variance is substantial.*

The requested variance is not substantial. The lakefront is only 6.1 ft short of 100 lin. ft. that would allow 600 SF of on-shore structures. The increase is only 173 SF. The TSC is nonconforming due to the 803 SF of the shared Oak Bluff driveway that is on the property and consumes 3.6% ISC and TSC.

- 4) *Whether the proposed variance will have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district.*

Granting the requested variances will not have an adverse effect on the physical or environmental conditions of the neighborhood. The ISC remains the same and is mostly away from the lake. Removing the 319 SF of concrete and 66 SF of pavers at the lake front to make the onshore structures conforming would create unnecessary disturbance at the lake.

- 5) *Whether the alleged difficulty was self-created, which shall be relevant to the decision of the Board but which shall not necessarily preclude the granting of the area variance.*

By virtue of making application, one can state that this is self-created. This is a seasonal cottage that will be owned by its third generation. The deck at the top of the bank and safe stairs to the lake will allow reasonable use of the property with minimal disturbance and no change in ISC.



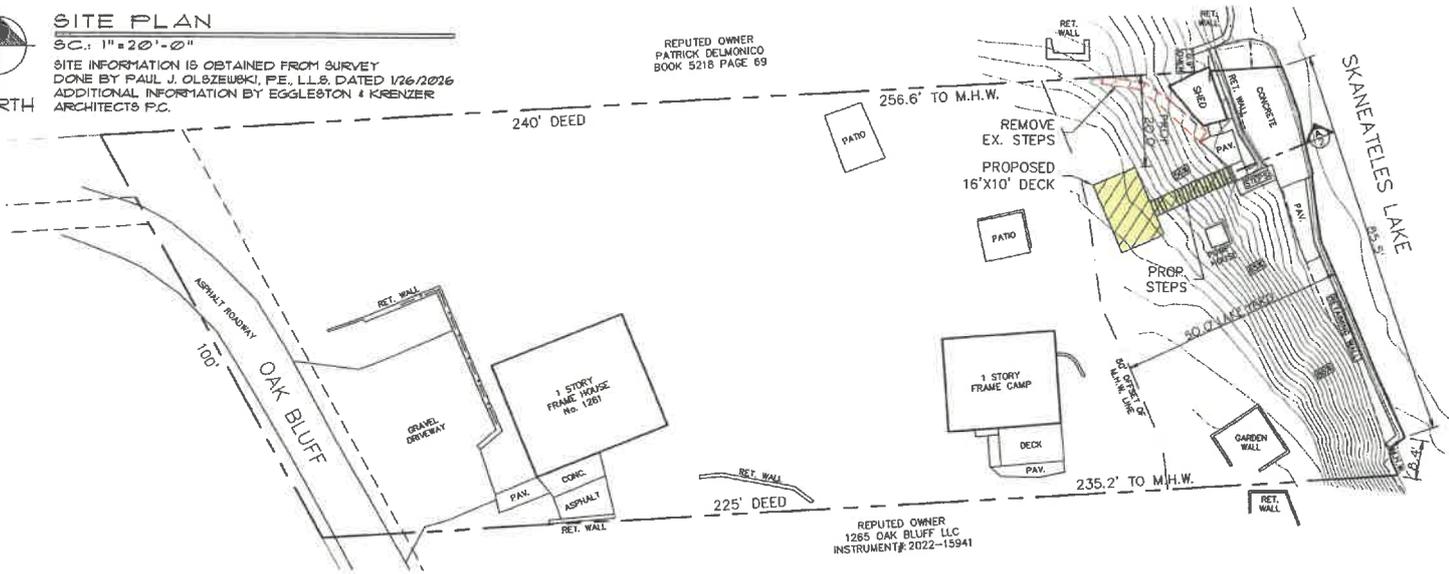
SITE PLAN

SC: 1"=20'-0"

SITE INFORMATION IS OBTAINED FROM SURVEY
 DONE BY PAUL J. OLSZEWSKI, P.E., L.L.S. DATED 1/26/2026
 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	1295 SF	1295 SF	
CONCRETE	393 SF	393 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	17 SF	17 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	205 SF	
DECK	199 SF	299 SF	
STEPS	71 SF	86 SF	
PERMEABLE	615 SF	790 SF	
IMPERMEABLE	4,352 SF	4,350 SF	
TOTAL	4,967 SF	5,140 SF	
% T&C	22.3 %	23.0 %	

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	785 SF	

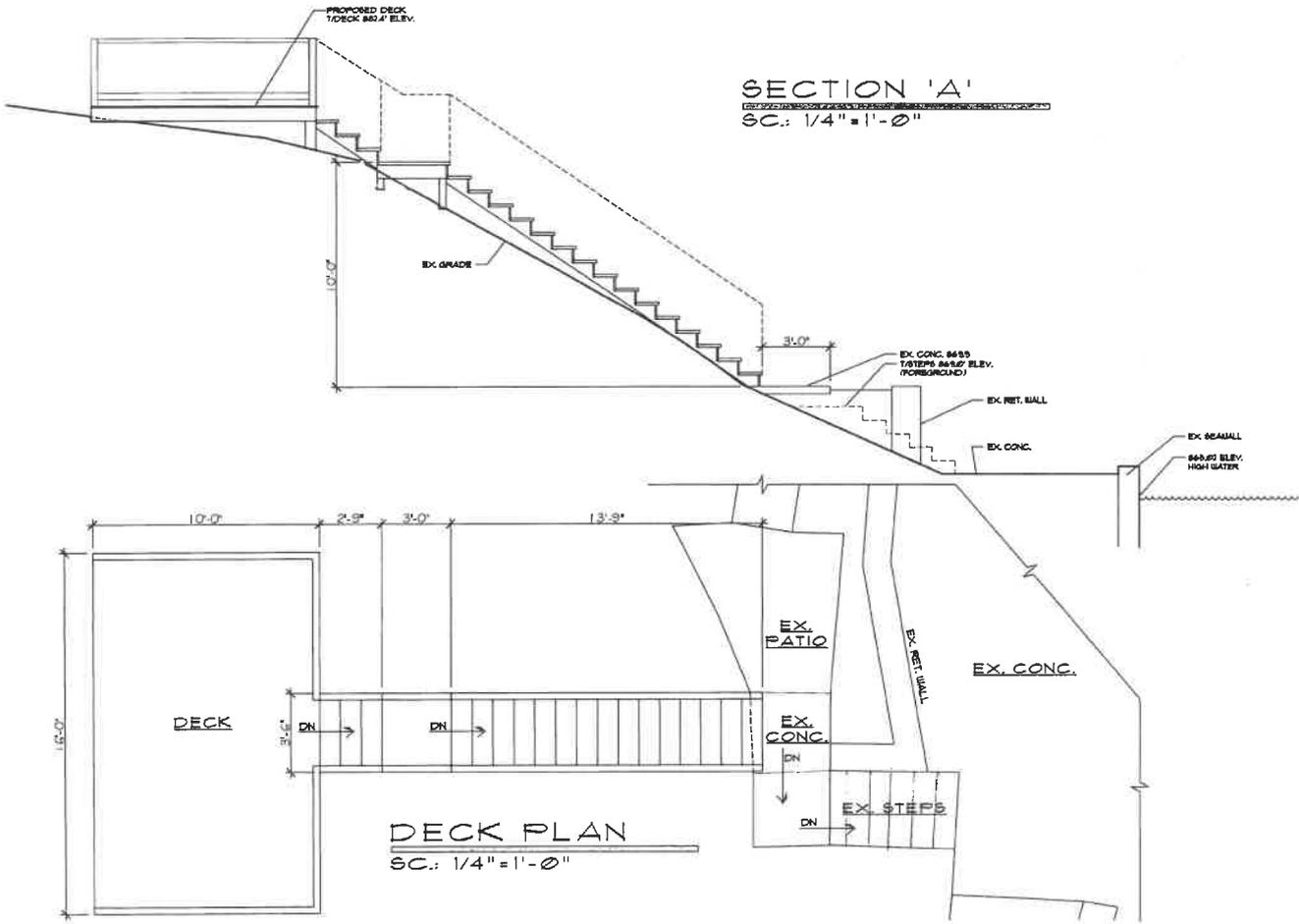


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SITE PLAN
 DAVID & KRISTEN MARKS
 1261 OAK BLUFF
 TN. OF SKANEATELES, NY

PROJ: 26030

DATE:
 19 FEB 2026
1 OF 2



SHORELINE DECK
 DAVID & KRISTEN MARKS
 1261 OAK BLUFF
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