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

**September 21 2022 – revised**  
August 26, 2022

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

Re: Alison Miller, Review  
1409 Thornton Heights Tax Map# 057.-01-33.0

### **NARRATIVE**

The Miller property is 8,488 SF, 50 ft wide on a private road and has 65.6 lineal feet of shoreline. The majority of the lot has a moderate, less than 12% slope with a 25 ft height steep slope bank that extends down to the lake. The 565 SF dwelling has a 237 SF deck and is conforming as to setbacks. The shore line has a straight, continuous stairway, 106 SF shed and a 819 SF deck area behind a timber seawall. The deck is covered with a turf carpet to try to hold the gravel below from washing out annually. A new septic system was installed in 2019. The ISC is 9.9% and TSC is 25.1%. The shoreline structures are non-conform with 1,018 SF whereas 400 SF is allowed. The north side yard setback of the shed is 7.6 ft and south corner of the seawall and deck is 5.4 ft whereas 20 ft is required. The stairway is a straight flight that is narrow and steeper than code allows. This property is in the RF District and Skaneateles LWOD.

This application is to replace the existing stairs with code compliant stairs divided into 3 flights with two intermediate landings. The shore line deck will replace the turf mat with deck boards and be reduced by 260 SF but will maintain 6 ft of width on the south and east sides to protect the stone from wave action. The deck will be no more non-conforming than the existing. A 6 ft x 30 ft steel pile dock will be built off the east end of the seawall that will meet the required 20 ft setback from the property line projected from the centerline of the lake. Rock will be placed at the end of the existing drain pipe by the lakeshore. The resulting ISC will remain 9.9%, the TSC will reduce to 22.7% and the total shoreline structures will reduce to 1,000 SF. The proposed shoreline steps and new dock will meet the required 20 ft side yard setbacks. The proposed redevelopment of the lot will reduce two nonconforming aspects of the property; lakefront structure area and TSC.

### **CONSTRUCTION SEQUENCE**

1. Install floating silt curtain in the lake, maintain during construction.
2. Mark the existing septic area to prevent construction traffic and storage.
3. Install steel piles and construct dock from the barge.
4. Place rock at base of existing seawall and end of existing 6" drain pipe
5. Bring in materials for deck and stairs by barge. Resurface the deck
6. Remove the existing stairs as the new stairs are built.
7. Spread topsoil, mulch and plantings using a jute mesh for stabilizing the bank. Plant lawn and landscaping where the deck was reduced. Water during dry periods.

(315) 685-8144

LOT AREA 8,488 SF  
SHORELINE 218 + 438 = 656 LF

IMPERMEABLE COVERAGE		
	EXIST.	PROPOSED
CAMP	565 SF	565 SF
SHED	106 SF	106 SF
PARKING	172 SF	172 SF
TOTAL	843 SF	843 SF
% IMPERMEABLE	9.9 %	9.9 %

TOTAL COVERAGE		
	EXIST.	PROPOSED
GRAVEL AREA	20 SF	20 SF
STEPS	142 SF	203 SF
DECK	237 SF	237 SF
SIDEWALK	42 SF	42 SF
S.L. DECK	819 SF	559 SF
LANDSCAPE WALL	25 SF	25 SF
PERMEABLE	1,285 SF	1,086 SF
IMPERMEABLE	843 SF	843 SF
TOTAL	2,128 SF	1,929 SF
% TSC	25.1 %	22.7 %

LAKE FRONT STRUCTURES		
	EXIST.	PROPOSED
SHED	106 SF	106 SF
S.L. STEPS	93 SF	154 SF
S.L. DECK	819 SF	559 SF
DOCK	0 SF	181 SF
TOTAL	1,018 SF	1,000 SF



# **SITE PLAN**

ALLISON MILLER  
1409 THORNTON HEIGHTS  
TN. OF SKANEATELES, NY

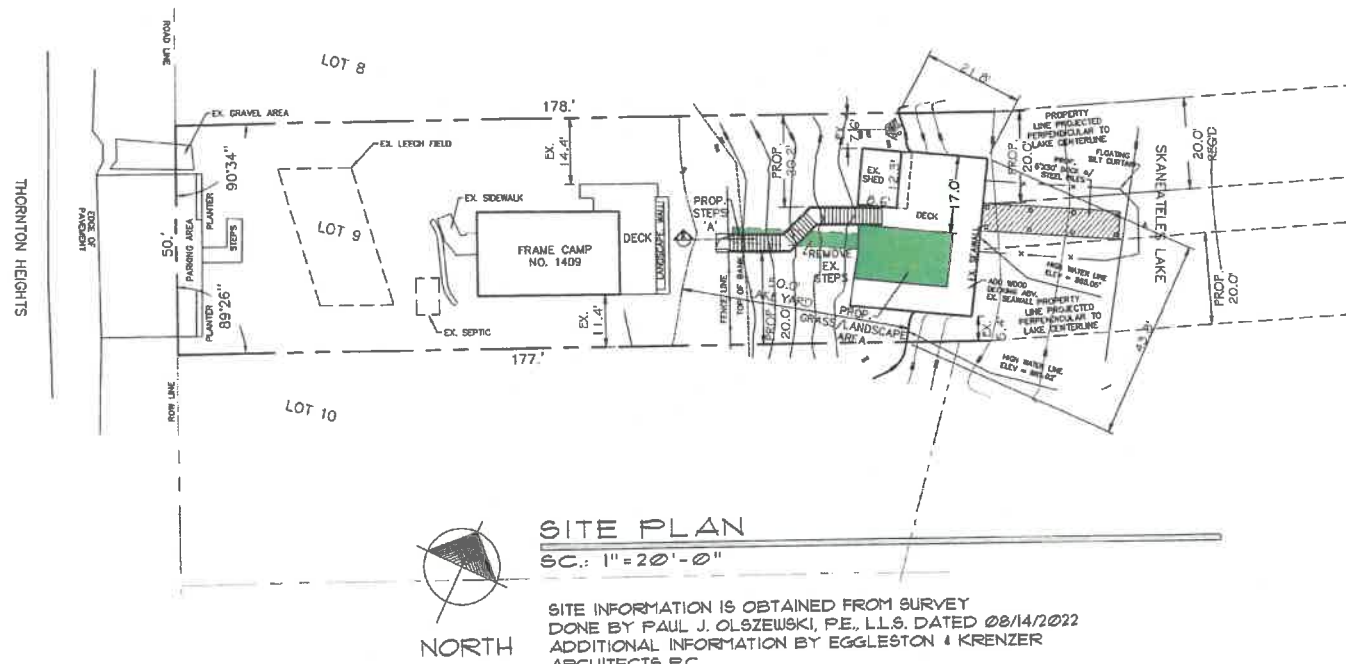
# **architect**

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SKANEATELES, NY 13152  
(315) 685-8144

PROJ: 22162

DATE:  
26 AUG 2022  
21 SEP 2022

1 OF 2



## **SITE PLAN**

SC.: 1"=20'-0"

SITE INFORMATION IS OBTAINED FROM SURVEY  
DONE BY PAUL J. OLSZEWSKI, P.E., L.L.S. DATED 08/14/2022  
ADDITIONAL INFORMATION BY EGGLESTON & KRENZER  
ARCHITECTS P.C.

