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

August 6, 2024

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

Re: Kim Myers, Site Plan Review
3363 East Lake Road
Tax Map# 041.-01-28.0

NARRATIVE

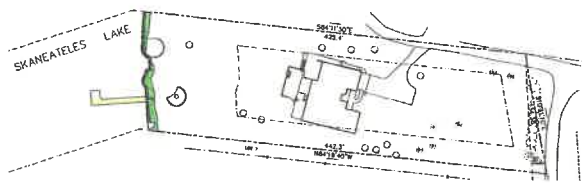
The Myers property is 56,504 SF, 123.5 ft wide on a private road and has 132.1 lineal feet of shoreline. The lot is improved with a single family dwelling, porches, patios and an onsite septic system. It is served by public water. A special permit was granted for the redevelopment of the property and then site plan review for shoreline structures of which part of the onshore improvements have been completed. Site drainage was addressed with a French drain at the east end of the property tied into the existing stormwater and roof drains to the lake. The ISC is 11.5% and TSC is 15.8% The approved on-shore structures are 582 SF. The property is in the RF zoning district and Skaneateles Lake watershed.

This application is to add a 462 SF permanent dock and platform that will extend 60 ft into the lake. The top of dock will be set at 867 ft and be 9 feet above the lakebed at the west end. It will be 30 ft off the south property line extended perpendicular from the centerline of the lake. The perimeter envelope will be 2,765 SF including the temporary boat hoist. The only additional shoreline structures will be a 17 SF stone walk to the dock. The dock work will be performed from a barge. The approved firepit with retaining wall and remediation of the stone and vegetative bank will be completed at the same time. Rocks along the shoreline will be placed during low water.

CONSTRUCTION SEQUENCE

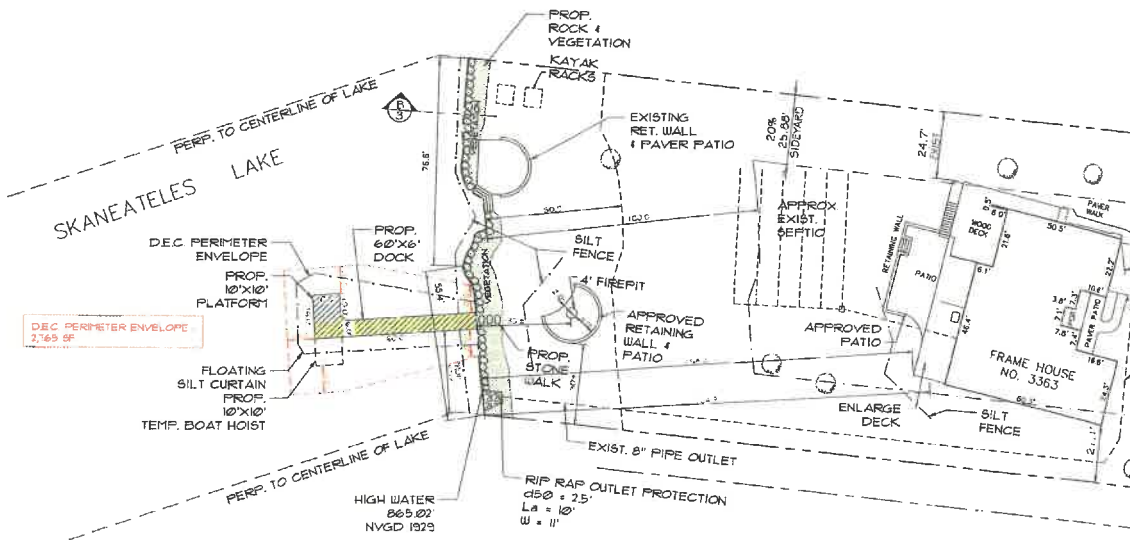
1. Install a silt fence/sediment logs below the work area, maintain during construction.
2. During low lake levels, install the boulder retaining wall along the shoreline and steps to the dock and patio.
3. Install floating silt curtain. Maintain during construction.
4. Install steel piles and dock framework from barge.
5. Complete dock decking. After water is clear, remove floating silt curtain.
6. Complete firepit, retaining wall and patio surface.
7. Spread topsoil, seed, mulch and plantings. Water during dry periods.
8. After lawn is established, remove silt fence/sediment logs.

(315) 685-8144



KEY PLAN

1"=60'-0"
SITE INFORMATION IS OBTAINED FROM SURVEY
DONE BY PAUL J. OLSZEWSKI, P.E., L.L.S. DATED 6/3/2021
ADDITIONAL INFORMATION BY EGGLESTON & KRENZER
ARCHITECTS, P.C.



SITE PLAN

1"=20'-0"
SITE INFORMATION IS OBTAINED FROM SURVEY
DONE BY PAUL J. OLSZEWSKI, P.E., L.L.S. DATED 6/3/2021
ADDITIONAL INFORMATION BY EGGLESTON & KRENZER
ARCHITECTS, P.C.



LOT AREA	56,504 SF
SHORELINE	13,212 LF
LOT WIDTH AT FRONT OF D.E.C. ENVELOPE	124 LF
IMPERMEABLE COVERAGE	
EXIST.	PROPOSED
HOUSE / PORCH	3,411 SF
STEPS	16 SF
COTTON DRIVEWAY	1,154 SF
TOTAL	6,581 SF
% IMPERMEABLE	11.6 %

TOTAL COVERAGE	
EXIST.	PROPOSED
PATIO	918 SF
DECK	3,738 SF
WALKWAY	92 SF
RET. WALL	49 SF
FIREPIT	13 SF
LAKEFRONT STEPS	34 SF
STONE WALK	51 SF
PERMEABLE	2,404 SF
IMPERMEABLE	4,506 SF
TOTAL	6,910 SF
% TSC	12.2 %

LAKE FRONT STRUCTURES	
ON SHORE - 5,000 SF ALLOWED	
EXIST./PROPOSED	PROPOSED
PATIO/PAVERS/STEPS	582 SF
STONE WALK	17 SF
TOTAL	599 SF
OFF SHORE - 500 SF ALLOWED	
DOCK	362 SF
PLATFORM	100 SF
TOTAL	462 SF

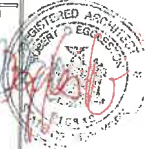
SITE PLAN:

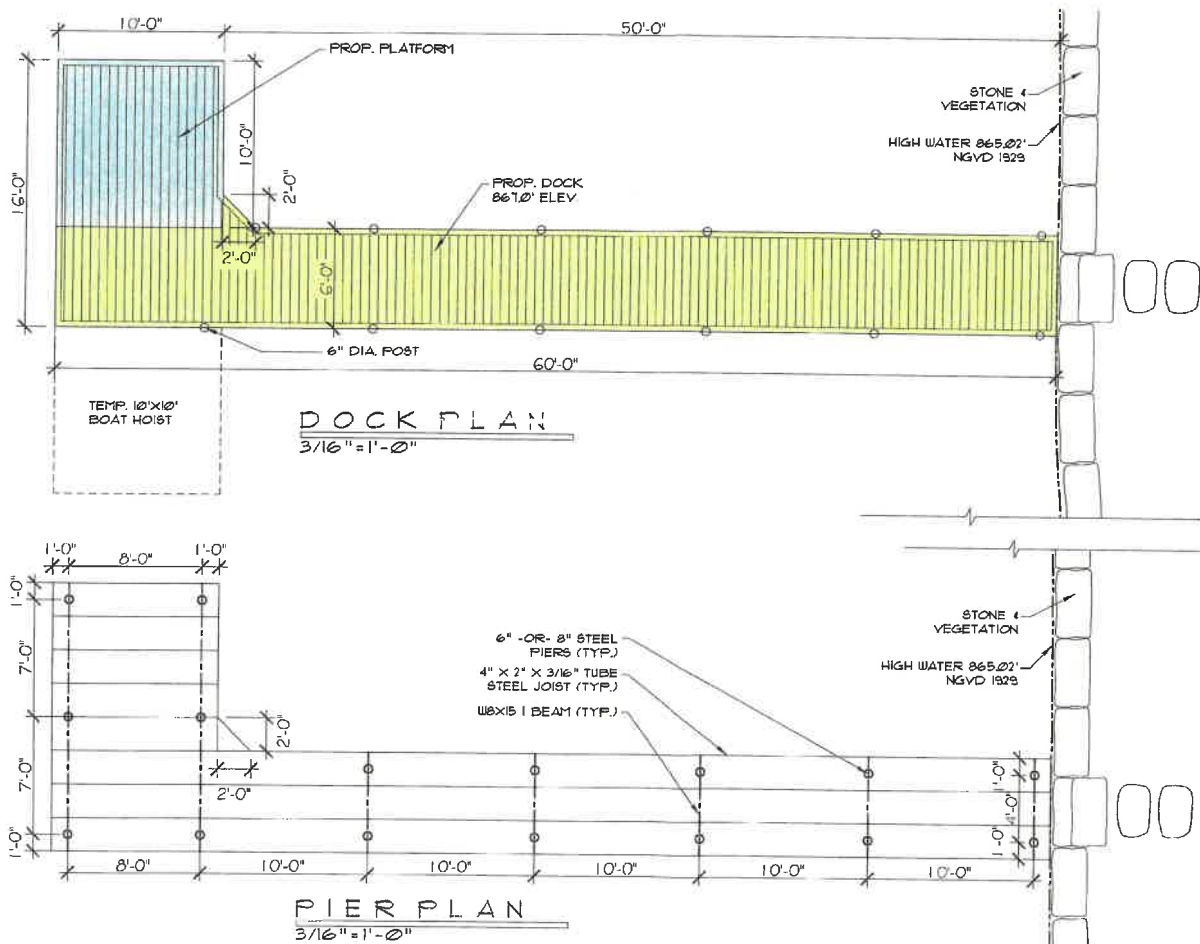
EGGLESTON & KRENZER, ARCHITECTS P.C.
1301 EAST CENTER STREET
SKANEATELES, NY 13152
(815) 858-9112

PROJ: 21161

DATE
1 AUG 2024

1 OF 3





SITE PLAN:

KIM MYERS
3363 EAST LAKE ROAD
SKANEATELES, NEW YORK

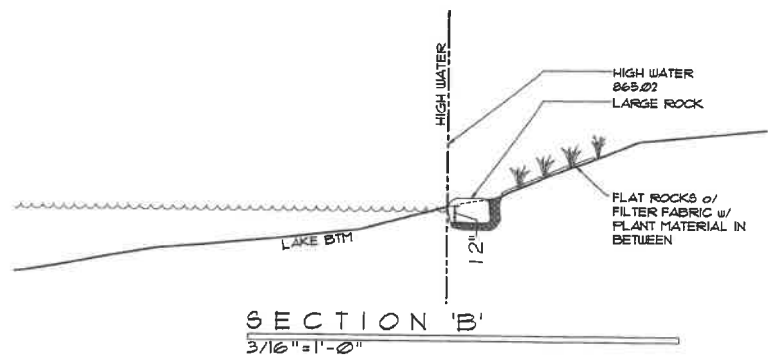
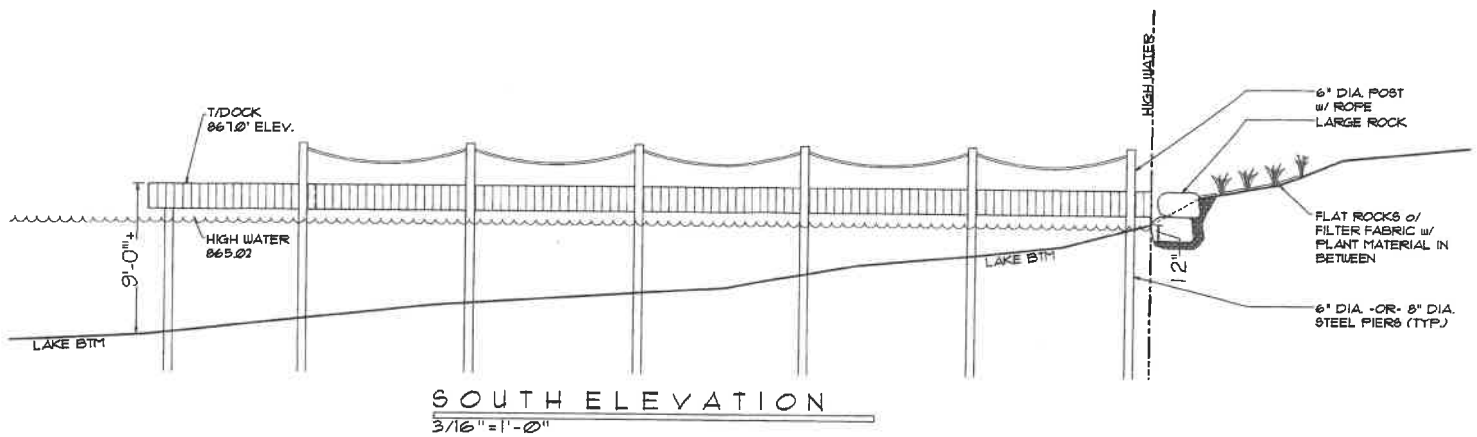
architect

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