

Tax Map ID 056.-03-15.0

NOTICE OF HEARING

PLEASE TAKE NOTICE that pursuant to Section 148-4, 148-5 148-6 148-7 148-8 and 148-10 of the Zoning Law of the Town of Skaneateles 2020 and Section 274-a and 274-b Town Law of the State of New York, the Planning Board of the Town of Skaneateles will hold a Public Hearing on the application of James and Theresa Reed for a Special Permit/Site Plan Review.

The application is for shoreline improvements including a permanent dock, stairs, deck, and to raise the existing seawall.

The property in question is located at 2338 Thornton Grove North in the Town of Skaneateles, New York and bears Tax Map ID 056.-03-15.0.

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 December 16, 2025 at 6:50 p.m.*** at the Town Offices, 24 Jordan Street, Skaneateles, New York or through zoom. At that time all people will be heard or have an opportunity to provide written comment on this application.

Donald Kasper, Chair
Planning Board -Town of Skaneateles

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: James and Theresa Reed – Site Plan Review and Special Permit
2338 Thornton Grove North Tax ID# 056.-03-15.0

NARRATIVE

The Reed property at 2338 Thornton Grove North is 41,604 SF, with 457 ft frontage on Thornton Grove Lane and 100.6 lin ft of shoreline. It has a single-family dwelling, deck and detached garage with an onshore firepit/patio, steps to the lakefront plus a 190 SF dock and rock seawall. The septic systems pumps to west of the house. The lakefront has a steep slope bank that is 14 feet above the lake line. The on-shore structures total 160 SF and offshore structures 249 SF whereas 800 SF is allowed. The total ISC is 11.2% and TSC is 15.7%. The property is in the RF District and the Skaneateles Lake Watershed.

This application is to add a 6.25 ft x 75 ft permanent dock with 8 ft x 9.75 ft expanded end that extends from the existing dock two feet lower at the 867 ft level. An 80 SF (14 ft x 5.7ft) shed, 8 feet tall will set on the edge of the existing dock with a 14 ft x 22 ft onshore deck extending from the top of bank to over the shed, clear spanning the steep slope bank. The existing rock seawall at the lake line is below the 100 year flood level. A second layer of limestone boulders will be laid on top of the existing boulders to help protect the bottom of bank from the wave action. The dock will extend 80 ft from the lake line where the lake bottom is 9 ft below the top of dock. The perimeter envelope will be 3,913 SF and the north side of the dock will be 10 feet off the extended north property line. The total off shore dock will be 796 SF with an additional 16 SF of steps into the lake on the south side of the existing dock. The total onshore structures will be 812 SF. The ISC will be reduced to maintain the existing 11.2% and the total surface coverage will be 16.5%.

Site plan review is required for development within 200 ft of the lake and the offshore dock. Special Permit is required for redevelopment on a lot with more than 10% ISC. The shoreline shed will add 80 SF of ISC that will be compensated by removing 80 SF of driveway. The owner is prepared to make a payment into the Town's Land and Development Rights Acquisition Fund for the balance of the land necessary to make the ISC 10%. The 4,648 SF ISC requires a 46,480 SF lot to be at 10% ISC. 4,876 SF of additional land and at \$1.09/SF would result in a payment of \$5,314.84 to the Town's LDRA Fund.

Sediment logs will be placed below the seawall area to control erosion during construction of the onshore structures and seawall enhancement. A floating silt curtain will be placed around the dock during the placement of piles and construction. The vegetation at the top of bank and on the steep slope will be enhanced with native species ground cover, perennials, and bushes. Stormwater has been managed with the original construction of the house.

CONSTRUCTION SEQUENCE

- 1) Install floating silt curtain and sediment logs and maintain during construction
- 2) Install new steel piles and frame work for dock and deck.
- 3) Install dock, deck and shed over the steep slope bank.
- 4) After lake water is clear, remove floating silt curtain.

(315) 685-8144

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REPUTED OWNER
FALL & CLOONEY
INST. #2022-47532

REPUTED OWNER
TUCKER
INST. #2025-14498
LOTS 2 & 3

SKANEATELES LAKE

KEY PLAN
SC: 1"=100'-0"

DEC PERIMETER ENVELOPE
5,913 SF

ON SHORE STRUCTURES 6,602 SF ALLOWED	
DECK (SHORELINE)	330 SF
STEPS	86 SF
FIRE PIT	66 SF
SHED	5 SF (INCL) 5 SF
TOTAL	487 SF

OFF-SHORE STRUCTURES 1000 SF ALLOWED	
DOCK (EX)	249 SF
DOCK (PROP)	547 SF
STEPS (PROP)	16 SF
TOTAL	812 SF

IMPERFEABLE COVERAGE	
HOUSE	2,044 SF
GARAGE	957 SF
DRIVEWAY	1,535 SF
BILCO	27 SF
WET LAID STEPS	34 SF
CONCRETE	51 SF
SHED	5 SF
TOTAL	4,648 SF
% IMPERFEABLE	112 %

TOTAL COVERAGE	
DECK/STEPS/DOCK	693 SF
DRY LAID RET. WALL	330 SF
DRY LAID STEPS	142 SF
DRY LAID PAVING	636 SF
STONE SLAB WALK	78 SF
AC UNITS/VEN	21-16 x 5 SF
BAY FIREPLACE	11 SF
DECK	330 SF
PERMEABLE	1,908 SF
IMPERFEABLE	4,648 SF
TOTAL	6,543 SF
% TSC	16.5 %



a r c h i t e c t

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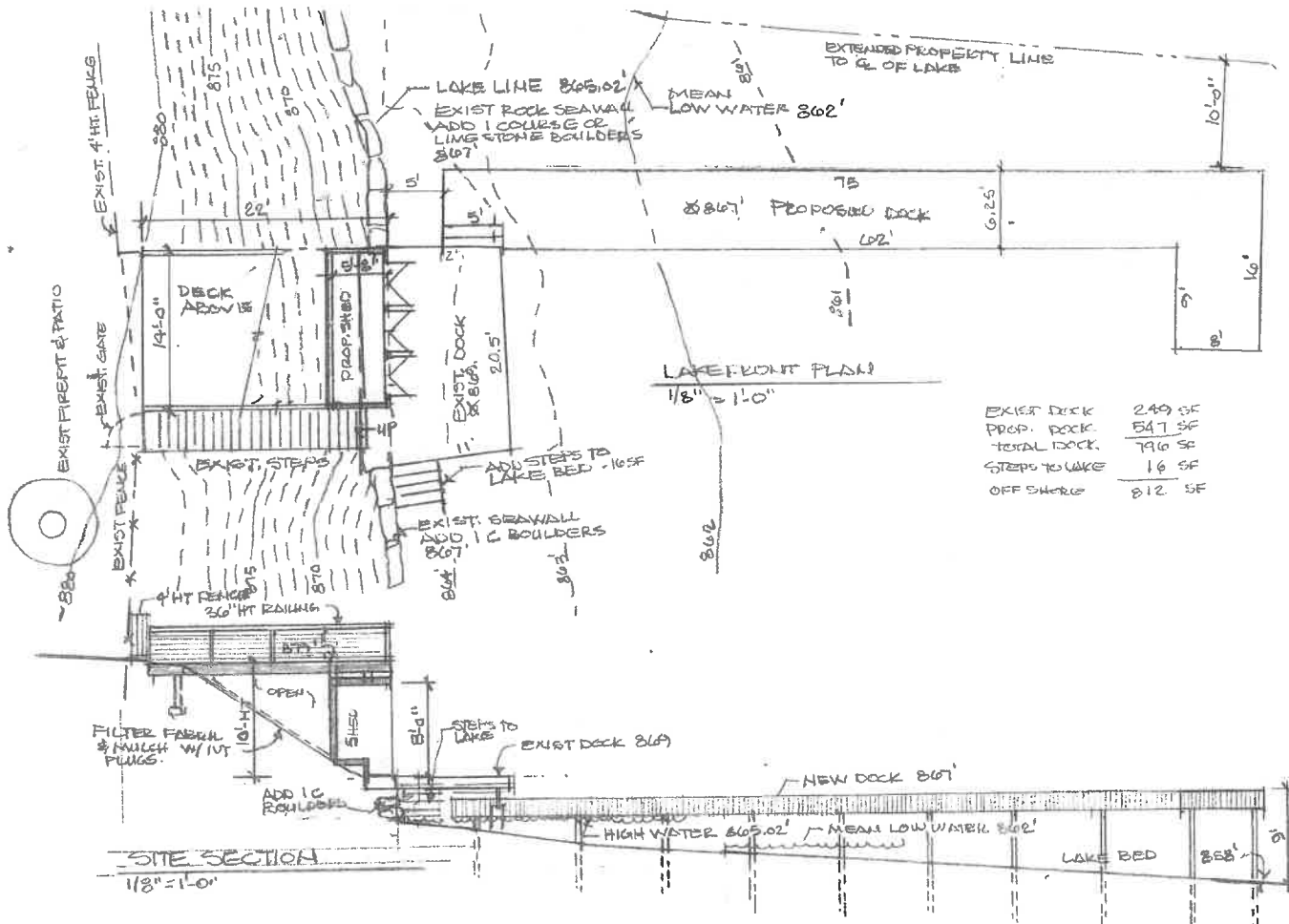
JIM & THERESA REED
2338 THORNTON GROVE
TN. OF SKANEATELES,NY

DEC PERIMETER ENVELOPE
3,913 SF

LOT AREA		41,684 SF
SHORELINE		1,020.1 LF
ON SHORE STRUCTURES, 6,800 SF ALLOWED		
		EXIST. PROPOSED
DECK (SHORELINE)	35 SF	530 SF
STEPS	-- SF	86 SF
FIRE PIT	66 SF	66 SF
SHED	-- SF	(INCL.) SF
TOTAL	101 SF	482 SF
OFF-SHORE STRUCTURES, 1,000 SF ALLOWED		
		EXIST. PROPOSED
DOCK (EXO)	248 SF	249 SF
DOCK (PROP.)	-- SF	54 SF
STEPS (PROP.)	-- SF	16 SF
TOTAL	248 SF	319 SF
IMPERFEABLE COVERAGE		
		EXIST. PROPOSED
HOUSE	2,044 SF	2,044 SF
GARAGE	95 SF	95 SF
DRIVEWAY	1,355 SF	1,425 SF
BILCO	21 SF	21 SF
WET Laid STEPS	34 SF	34 SF
CONCRETE	51 SF	51 SF
SHED	-- SF	60 SF
TOTAL	4,640 SF	4,640 SF
% IMPERFEABLE	112 %	112 %
TOTAL COVERAGE		
		EXIST. PROPOSED
DECK/STEPS/DOCK	693 SF	693 SF
DRY Laid RET. WALL	330 SF	330 SF
DRY Laid STEPS	142 SF	142 SF
DRY Laid PAVING	63 SF	63 SF
STONE SLAB WALL	18 SF	18 SF
AC UNITS/GAS	21-16, 5 SF	5 SF
BAY FIREPLACE	11 SF	11 SF
DECK	-- SF	330 SF
PERFEABLE	2,288 SF	2,278 SF
IMPERFEABLE	4,640 SF	4,640 SF
TOTAL	6,543 SF	6,918 SF
% TSC	51.7 %	16.5 %

PROJ: 25238

DATE:
7 NOV 2025



SITE PLAN

JIM & THERESA REED
2330 THORNTON GROVE
TN. OF SKANEATELES, NY

architect

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

PROJ: 23152

DATE:
7 NOV 2025

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