

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

March 1, 2022

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

Re: Anne Scholl - Site Plan Review and Special Permit
2713 East Lake Road
Tax Map # 038.-01-36.0

NARRATIVE

The Scholl property is 11,872 SF in lot area, has 74.7 ft of lake frontage and 70 ft of road frontage on East Lake Road in the RF District and Skaneateles Lake watershed. The property has a single family dwelling, attached garage, patio, steps, shoreline deck and retaining walls. The ISC is 14.9% and TSC is 21.1% where as 10% and 20% is required. The total shoreline structures are 495 SF. The property is served by an onsite septic system and draws water from the lake. The wood deck is in poor condition and below the 100 year flood level. The retaining wall is in structural disrepair with a significant bow in it.

This application is to replace the timber retaining wall in kind, using steel piles to support the new timber, 8 ft o.c. The north set of stairs will be eliminated and the center steps replaced with permeable timber steps. The lake deck and lawn area will be brought up to 867.0 elevation, 100 year flood level, or about one foot of height. The deck will be rebuilt, same size. The plantings on the steep slopes will be re-established as required after the wall is completed.

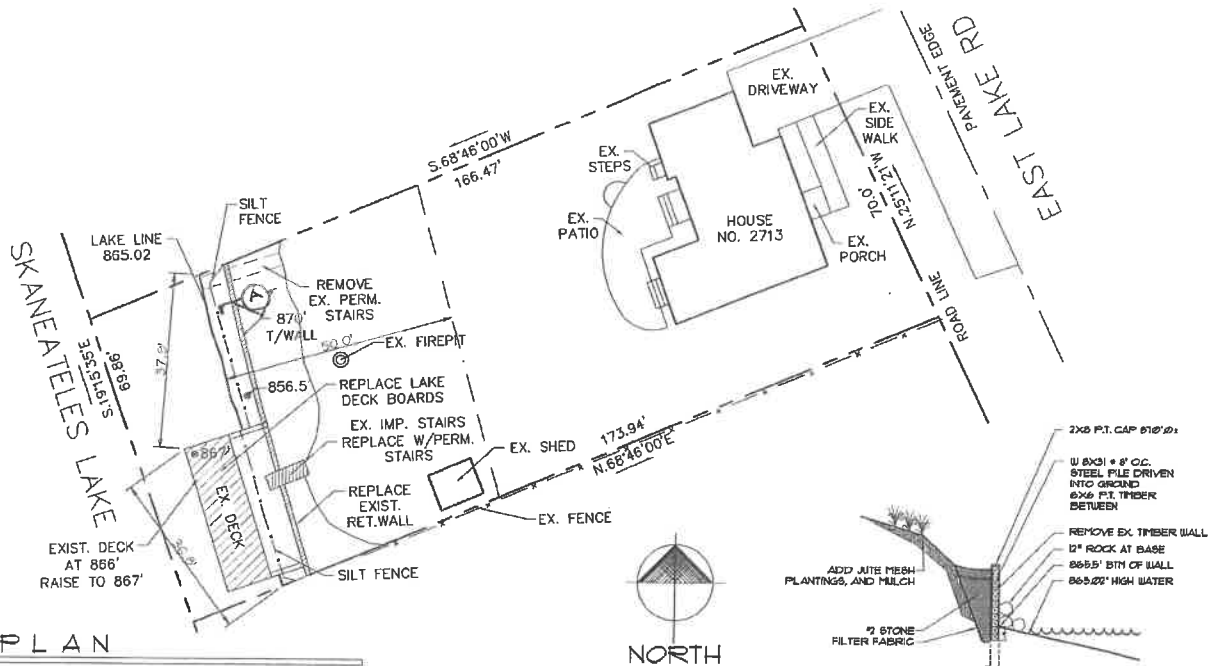
The total shoreline structures will be reduced to 444 SF. The ISC will be reduced to 14.6% and TSC to 20.6%. This is not Redevelopment in that no new structure footprint is being added. Most of the work will be done from the lake via barge during low lake levels. Silt curtains or sediment logs will be placed below the work areas to control any potential erosion.

CONSTRUCTION SEQUENCE

- 1) Install silt fence/sediment logs, maintain during construction.
- 2) Mark the septic leach field area to prevent construction traffic and staging from passing over it.
- 3) Remove the existing wood deck.
- 4) During low lake levels, remove the existing retaining wall and set new steel piles. Install new timber wall between piles for new retaining walls.
- 5) Place filter fabric and backfill with stone.
- 6) Add two courses of timber to deck seawall and rebuild deck.
- 7) Add topsoil, plant landscape and mulch. Place sod in lawn area. Water during dry periods.
- 8) After lawn and landscaping is established, remove silt fence, patch disturbed areas.

(315) 685-8144

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SITE PLAN

"=20'-0"

LOT AREA	11,872 SF
SHORELINE	74.7 LF
IMPERMEABLE COVERAGE	
EXIST.	PROPOSED
HOUSE/PORCH	1167 SF
DRIVEWAY	320 SF
SIDEWALK	86 SF
LAKE STAIRS	31 SF
STEPS	78 SF
SHED	81 SF
TOTAL	1,761 SF
% IMPERMEABLE	14.9 %

SITE INFORMATION IS OBTAINED FROM SURVEY
DONE BY JAMES J. MARREN, P.L.S., DATED
2/08/2002 ADDITIONAL INFORMATION BY
EGGLESTON & KRENZER ARCHITECTS, P.C.

PERMEABLE COVERAGE	
EXIST.	PROPOSED
FIRE PIT	8 SF
PATIO	356 SF
STAIRS	51 SF
LAKE DECK	324 SF
PERMEABLE	739 SF
IMPERMEABLE	1,161 SF
TOTAL	2,500 SF
% T&C	21.1 %

NORTH

SECTION 'A'

NTS

LAKE FRONT STRUCTURES

EXIST.	PROPOSED
FIRE PIT	8 SF
STAIRS	82 SF
LAKE DECK	324 SF
SHED	81 SF
TOTAL	495 SF

SITE PLAN

ANNE SCHOLL
2713 E. LAKE RD
TN. OF SKANEATELES, NY

architect

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PROJ: 22031

DATE:

1 MAR 2022

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