

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

June 6, 2024

Re: Daniel and Jennifer Seidberg- Shoreline Restoration
Site Plan Review and Special Permit
2500 Lakefront Lane Tax Map # 054.-03-01.1

NARRATIVE

The Seidberg property is 17,536 SF, 91.6 ft of lake frontage and 91 ft frontage on Lakeview Lane in the RF District and Skaneateles Lake watershed. It has a single family dwelling with detached garage, porches, patio, sheds and stairs down to a 181 SF deck/dock at the shoreline. The ISC is 15.9% and TSC to 19.6%. The on-shore structures total 354 SF and off-shore structures are 258 SF where 400 SF and 800 SF are allowed respectfully. The half of the area within 50 ft of the Lake is steep slope greater than 30% that has severe erosion and undermined issues.

This application is to construct a seawall and two additional retaining walls to stabilize the bank, rebuild the stairs to the lake adding a 11' x 14.5' deck and rebuild the dock with a 100 SF platform at the Lake. The total off-shore improvements are 742 SF and the total on-shore improvements 400 SF. The ISC will remain 15.9%. The TSC will be 19.8%. This will allow for winter storage of the temporary dock sections and boat hoists.

The perimeter envelope is 2,005 SF. The side yard setback from the property line projected from the center line of the Lake is 15.6 ft on the north and 10 ft on the south. The level of the dock will be at 100-year flood level (867.0 ft) and no higher than 6 ft above the lake bed.

A floating silt curtain will be placed around the dock and work area during construction and will be removed after the lake water has cleared. Most of the work will be done from a barge. The tiers between the retaining walls will be landscaped with native species bushes, ground cover and trees.

Site Plan Review for the shoreline structures and bank stabilization is required and a Special Permit for the change of grade within 50 ft of the lake line.

CONSTRUCTION SEQUENCE

- 1) Install floating silt curtain and sediment logs and maintain during construction.
- 2) Remove existing dock/deck structure.
- 3) Construct tiered retaining walls utilizing the cut and fill of the existing bank
- 4) Install new steel piles and frame work for dock and platform.
- 5) Install dock, deck and platform surface decking. Construct stairs and fences.
- 6) Plant ground cover, bushes and trees surrounded by mulch.
- 7) After lake water is clear, remove floating silt curtain.

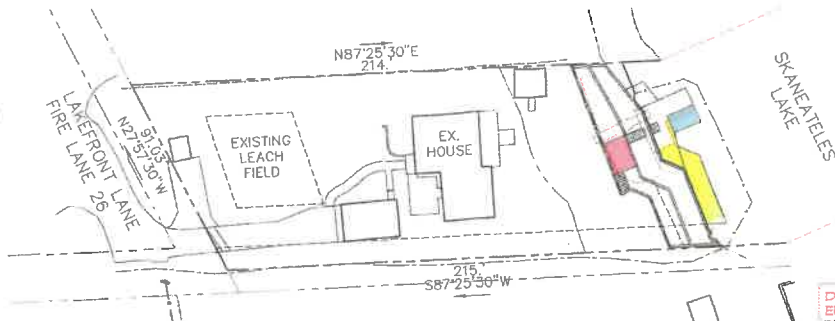
(315) 685-8144

Member of the American Institute of Architects



KEY PLAN

S.C.: 1"=40'-0"
SITE INFORMATION IS
OBTAINED FROM SURVEY
DONE BY PAUL J.
OLSZEWSKI, P.E., L.L.S.
DATED 03/15/2022
ADDITIONAL
INFORMATION BY
EGGLESTON & KRENZER
ARCHITECTS P.C.



DEC PERIMETER
ENVELOPE: 2,005 SF

LOT AREA	17536 SF	
SHORELINE	916 LF (423'+493')	
IMPERMEABLE COVERAGE		
	EXIST.	PROPOSED
HOUSE/PORCH	1422 SF	1422 SF
LAKESIDE BLDG.	173 SF	173 SF
SHED	80 SF	80 SF
GRAVEL DRIVE	115 SF	115 SF
GRAVEL STEPS	11 SF	11 SF
GARAGE	384 SF	384 SF
TOTAL	2789 SF	2789 SF
% IMPERMEABLE	15.9 %	15.9 %

TOTAL COVERAGE		
	EXIST.	PROPOSED
STEPS	135 SF	110 SF
DECKS	112 SF	103 SF
PAVER PATIO	214 SF	214 SF
PAVER WALK	180 SF	180 SF
PERMEABLE	641 SF	687 SF
IMPERMEABLE	2,789 SF	2,789 SF
TOTAL	3,430 SF	3,476 SF
% TSC	19.6 %	19.8 %

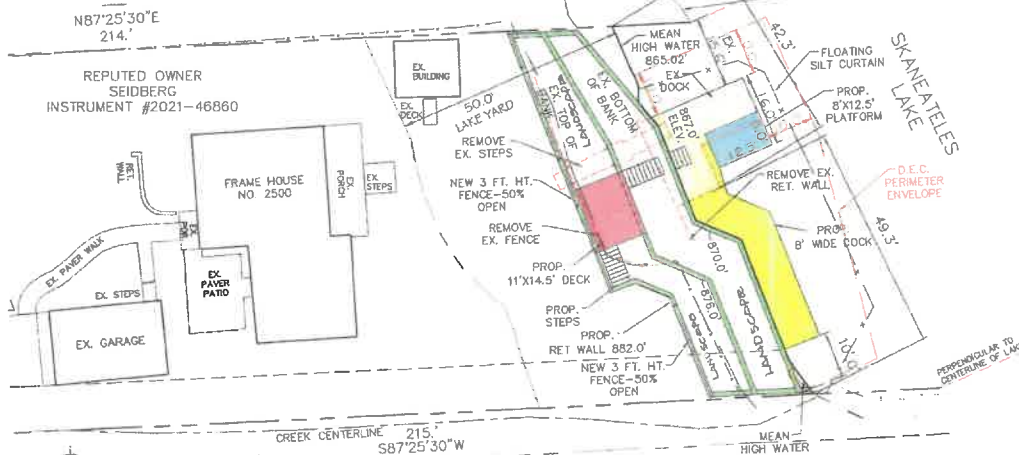
LAKE FRONT STRUCTURES		
ONSHORE		400 SF ALLOW
	EXIST.	PROPOSED
BUILDING	173 SF	173 SF
DECK	90 SF	161 SF
STEPS	91 SF	66 SF
TOTAL	354 SF	400 SF
OFFSHORE		800 SF ALLOW
	EXIST.	PROPOSED
DOCK	248 SF	642 SF
STEPS	10 SF	0 SF
PLATFORM	0 SF	100 SF
TOTAL	258 SF	742 SF

SPECIAL PERMIT GRANTED
ON 12-2028 FOR 16.1% ISC



SITE PLAN

S.C.: 1"=20'-0"
SITE INFORMATION IS OBTAINED FROM SURVEY
DONE BY PAUL J. OLSZEWSKI, P.E., L.L.S. DATED 03/15/2022
ADDITIONAL INFORMATION BY EGGLESTON & KRENZER
ARCHITECTS P.C.



SITE PLAN

EGGLESTON & KRENZER
2500 LAKEFRONT LANE
TN. OF SKANEATELES, NY

architect

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

PROJ.: 23152

DATE:
6 JUNE 2024

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