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

April 20, 2023

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

Re: Gary and Ginny Shanley- Site Plan Review and Area Variance
2969 East Lake Road
Tax Map # 039.-01-21.0

NARRATIVE

The Shanley property is 94,335 SF in lot area, has 210.4 ft of lake frontage and 224 ft of road frontage on East Lake Road in the RF District and Skaneateles Lake watershed. The property has a single-family dwelling, patio, sidewalks and shoreline boathouse/accessory apartment with patio, and steps. The ISC is 9.6% and TSC is 12.0%. The shoreline structures are a boathouse with accessory apartment above, deck, patio and steps for a total area of 1,443 SF with 39.7 ft south side yard setback. The property is served by an onsite septic system and draws water from a well.

This application is to build a 8 ft x 42 ft permanent steel pile dock with a 4 ft x 12 ft extension at the end that can accommodate a temporary boat hoist. The dock area is 384 SF and total shoreline structures will be 1,827 SF whereas 800 SF is allowed. The side yard setback from the property line projected from the center line of the Lake is 40.9 ft on the south and from the extended property line on the north, 155 ft. The level of the dock will be at 100 year flood level. The west end of the dock is 8 ft below high-water level.

A floating silt curtain will be placed around the dock area during construction and will be removed after the lake water has cleared. Much of the work will be done from a barge.

The total ISC and TSC will remain the same. The DEC Perimeter Envelope is 1,964 SF. An area variance is required for the area of shoreline structures for a lot with more than 200 ft of lakefront. Site Plan review is also required.

CONSTRUCTION SEQUENCE

- 1) Install floating silt curtain and maintain during construction
- 2) Install new steel piles and frame work for dock.
- 3) Install dock and side wall surfaces.
- 4) After lake water is clear, remove floating silt curtain.

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AREA VARIANCE CRITERIA

The following criteria should be considered in granting an area variance:

- 1) *Whether an undesirable change will be produced in the character of the neighborhood or a detriment to nearby properties will be created by the granting of the area variance.*

Granting the requested variances will not change the character of the neighborhood or be a detriment to nearby properties. The neighborhood has both permanent and temporary docks that need to reach 8 ft of water depth. Temporary docks tend to clutter the shoreline during the off season. The permanent dock will look better year-round.

- 2) *Whether the benefit sought by the applicant can be achieved by some method, feasible for the applicant to pursue, other than an area variance.*

The benefit sought by the applicant cannot be achieved by any method other than an area variance. The existing shoreline structures total 1,443 SF that was reduced from 1,648 SF when the property was redeveloped in 2010. Limiting this property to the current shoreline structures would require continued use of temporary docks to reach the 8 ft depth in the lake.

- 3) *Whether the requested area variance is substantial.*

The requested variance is not substantial. The area of the permanent dock is similar to the area of the temporary dock, but will be 8 ft wide making the dock more stable and easier to pass by another person on a dock. The end is 12 ft x 12 ft to structurally stabilize the end of the dock and give more room for people disembarking from a boat. This is a common arrangement with temporary docks as well. With the recent inclusion of shoreline structure over the water in the zoning law, the allowed area of shore line structures is being reevaluated. This proposed dock would be allowed by right or at most, just a Site Plan Review with the proposed zoning amendments.

- 4) *Whether the proposed variance will have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district.*

Granting the requested variances will not have an adverse effect on the physical or environmental conditions of the neighborhood. Placing temporary sections of docks in and out of the lake each year disturbs the lake bottom during a NYS DEC 'no work' period, disrupting the aquatic life reproductive cycle. The permanent dock only disturbs the lake once.

- 5) *Whether the alleged difficulty was self-created, which shall be relevant to the decision of the Board but which shall not necessarily preclude the granting of the area variance.*

By virtue of making application, one can state that this is self-created. The permanent dock will be less disturbance to the lake bottom and only need to be 42 ft from shore. The permanent dock will look good all year long and be more stable to use.

