

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

November 7, 2025

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

Re: Bradley and Elizabeth Tyler - Site Plan Review – Dock
2350 Thornton Grove North
Tax Map # 056-03-17.0

NARRATIVE

The Tyler property at 2350 Thornton Grove North has 9,006 SF, 45 ft frontage on Thornton Grove N and 52.1 ft of lake frontage in the RF District and Skaneateles Lake watershed. It is adjacent to a 31,000 SF vacant lot also owned by the Tylers. It is improved with a single-family cottage, shed, stairs to the lake and a new septic system. The onshore structures are 92 SF where 400 SF is allowed. The offshore structures include 60 SF of stairs to the lakebed. The bottom of the bank has some erosion from wave action. This lot is located in the RF District in the Skaneateles Lake watershed.

This application is to build an 8 ft x 80 ft permanent steel pile dock into the lake with an 8 ft x 8 ft expansion at the end. The 80 ft length is necessary to reach a 9 ft depth that allows 4 ft of water during low lake levels. The bottom of the existing stairs will be modified to tie into the new dock. The area of the dock and existing stairs is 758 SF and the perimeter envelope is 2,925 SF. Large, one-ton rocks will be placed at the bottom of the bank above the Lake Line to protect the bank from wave action.

The side yard setback from the property line projected from the center line of the Lake is 11 ft on the north and from the extended property line on the south, 25 ft. The level of the dock will be at 100-year flood level (867.0 ft). The lake bed at the east end of the dock is 9 ft below top of dock.

A floating silt curtain will be placed around the dock area during construction and will be removed after the lake water has cleared. Sediment logs will be placed on the lakebed below the bank when the rocks are put in place. All the work will be done from a barge.

CONSTRUCTION SEQUENCE

- 1) Install floating silt curtain and sediment logs and maintain during construction
- 2) Install new steel piles and frame work for dock.
- 3) Place the rocks at the bottom of the steep bank at the Lake Line.
- 4) Install dock and side wall surfaces.
- 5) After lake water is clear, remove floating silt curtain.

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