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

October 2, 2025

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

Re: Patrick Fall and Louise Clooney - Special Permit
2346 Thornton Grove N. Tax Map # 056.-03-16.2

NARRATIVE

The property at 2346 Thornton Heights N is 100,815 SF of lot area, 200 ft of shoreline and has 200 ft of road frontage on Thornton Heights N, a private road, in the RF District and Skaneateles Lake watershed. The property has a single-family dwelling, detached garage, shed, deck, patio and shoreline structures on it. The shore line has a well vegetated, steep slope bank with a steel pile seawall at the lake. The 312 SF of on-shore structures are stairs to a deck and the 272 SF of off-shore structures are a concrete dock and second wood dock raised above the water about 10 feet. The ISC is 5.6% and TSC is 6.5%. The property has a septic system west of the private road and draws water from the lake.

This application is to construct a 5 ft x 50 ft off-shore deck behind the existing seawall with stairs to the existing deck and a 7 ft x 50 ft dock attached, over the lake. This will be supported by 8" steel piles in the lake and helical piles on land, installed from a barge. The total on-shore structures will be 481 SF whereas 800 SF is allowed and the off-shore structures will be 637 SF of docks whereas 800 SF is allowed. The ISC will remain at 5.6% and TSC will increase to 6.7%.

In that the ground will be disturbed within 200 ft of the Lake and the docks exceed 500 SF, Site Plan Review is required. Floating silt curtains will be placed below the work areas to control any potential erosion. The new dock will be 6 ft above the lake bottom and the perimeter envelope will be 1,990 SF. The existing steel pile seawall extends several feet into the lake bottom that prevents undermining by the wave action.

CONSTRUCTION SEQUENCE

- 1) Install floating silt curtain, maintain during construction.
- 2) Install the steel piles and helical piles from a barge.
- 3) Construct the deck and dock structure.
- 4) Install the stairs and railings.
- 5) Remove the floating silt curtain when the water is clear.
- 6) Replace any disturbed area on the bank with native species plants.

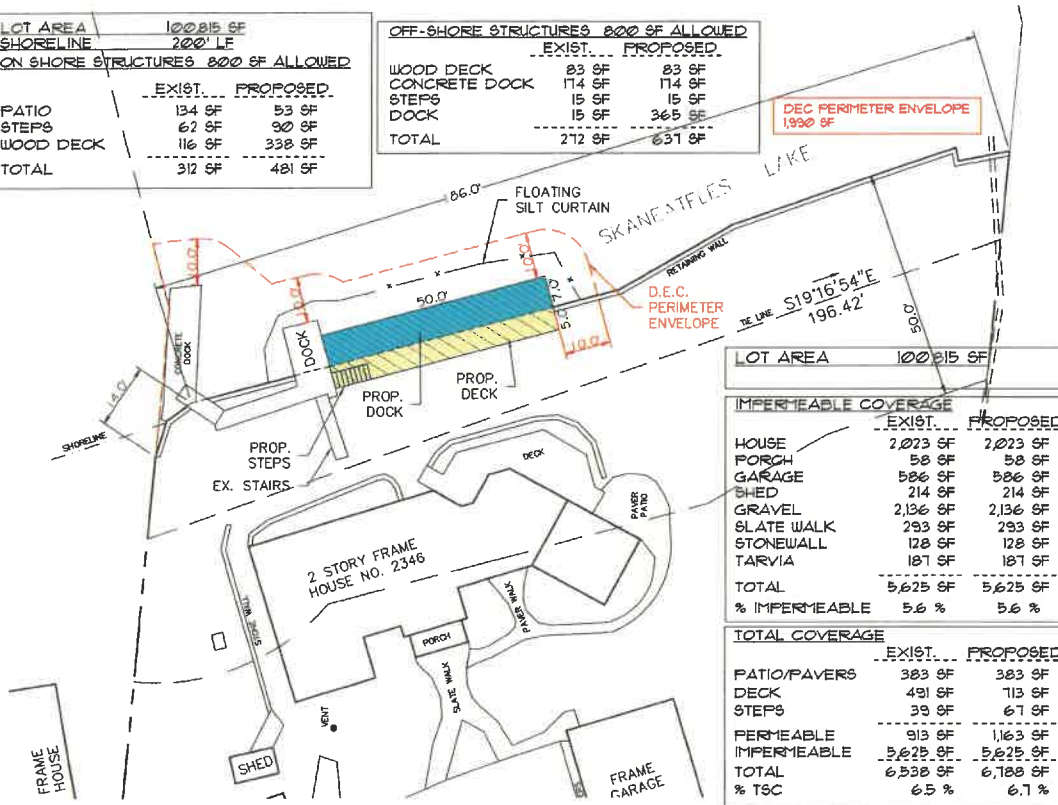
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LOT AREA	100815 SF
SHORELINE	200' LF
ON SHORE STRUCTURES	800 SF ALLOWED
	EXIST. PROPOSED
PATIO	134 SF 53 SF
STEPS	62 SF 90 SF
WOOD DECK	116 SF 338 SF
TOTAL	312 SF 481 SF

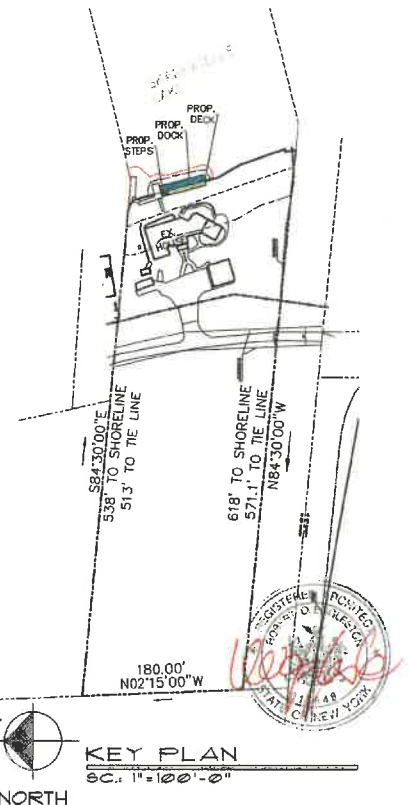
OFF-SHORE STRUCTURES	800 SF ALLOWED
	EXIST. PROPOSED
WOOD DECK	83 SF 83 SF
CONCRETE DOCK	174 SF 174 SF
STEPS	15 SF 15 SF
DOCK	15 SF 365 SF
TOTAL	272 SF 637 SF

DEC PERIMETER ENVELOPE
1,990 SF



LOT AREA	100815 SF
IMPERMEABLE COVERAGE	EXIST. PROPOSED
HOUSE	2,023 SF 2,023 SF
PORCH	58 SF 58 SF
GARAGE	586 SF 586 SF
SHED	214 SF 214 SF
GRAVEL	2,136 SF 2,136 SF
SLATE WALK	293 SF 293 SF
STONEWALL	128 SF 128 SF
TARVIA	187 SF 187 SF
TOTAL	5,625 SF 5,625 SF
% IMPERMEABLE	5.6 % 5.6 %

TOTAL COVERAGE	EXIST. PROPOSED
PATIO/PAVERS	383 SF 383 SF
DECK	491 SF 113 SF
STEPS	39 SF 67 SF
PERMEABLE	913 SF 1,163 SF
IMPERMEABLE	5,625 SF 5,625 SF
TOTAL	6,538 SF 6,788 SF
% TSC	6.5 % 6.7 %



SITE PLAN
SC. 1"=20'-0"

SITE INFORMATION IS OBTAINED FROM SURVEY
DONE BY PAUL J. OLSZEWSKI, P.E., L.L.S. DATED 11/16/2022
ADDITIONAL INFORMATION BY EGGLESTON & KRENZER
ARCHITECTS P.C.

architect

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SITE PLAN

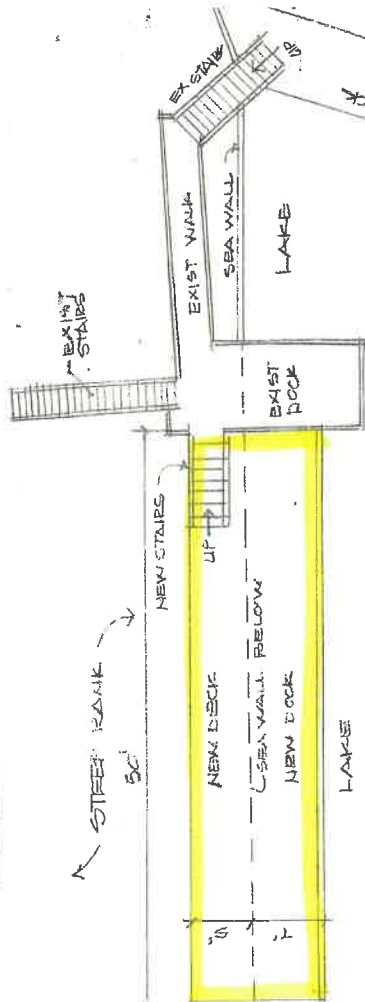
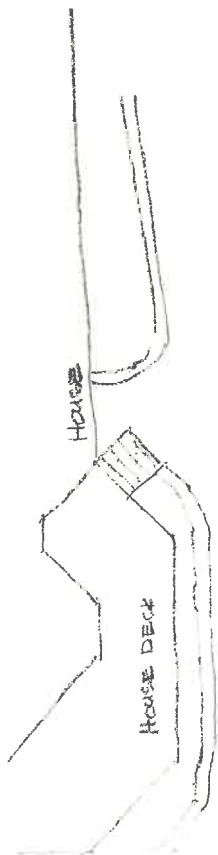
PATRICK FALL & MARGARET L. CLOONEY
2346 THORNTON GROVE N.
TN. OF SKANEATELES, NY

PROJ: 25175

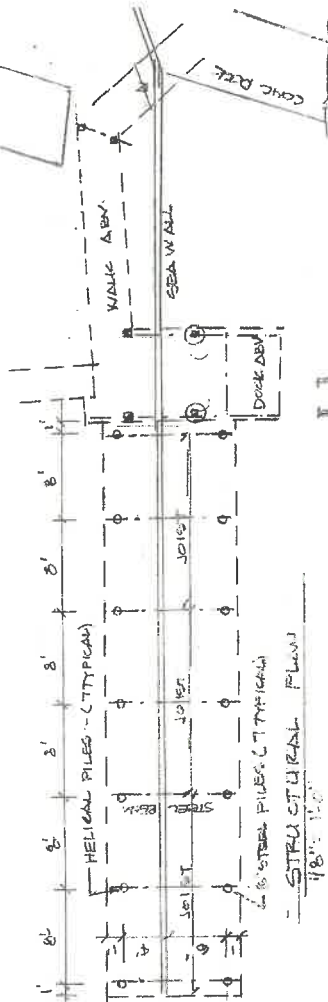
DATE:

30 JUL 2025
2 OCT 2025

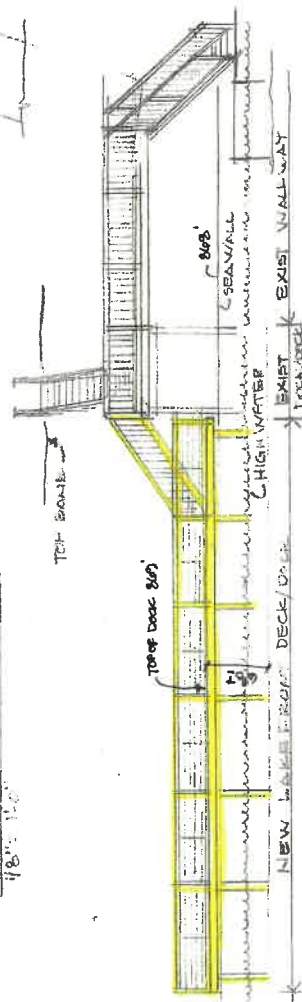
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LAKE FRONT PLAN
1/2" = 1'-0"



STRUCTURAL PLAN
1/8" = 1'-0"



LAKEFRONT DEVELOPMENT
PATRICK FALL & MARGARET L. LOONEY
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