

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

November 7, 2025 Revised
October 2, 2025

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

Re: Patrick Fall and Louise Clooney – Site Plan Review
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, 201.1 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 **10 ft x 48 ft on-shore** deck behind the existing seawall with stairs to the existing deck. This will be supported by helical piles on land, installed from a barge. The total on-shore structures will be **797 SF** whereas 800 SF is allowed and the off-shore structures will **remain 272 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, Site Plan Review is required. **Sediment logs** will be placed below the work areas to control any potential erosion. The new **deck** will be **6 ft** above the lake and a timber retaining wall will be placed to control erosion. An existing timber retaining wall further up the bank will be replaced at the same time using steel wide flange posts and rods above that support cable at the top of the posts. The existing steel pile seawall extends several feet into the lake bottom that prevents undermining by the wave action.

CONSTRUCTION SEQUENCE

- 1) Install sediment logs below work area, maintain during construction.
- 2) Install timber retaining walls and repair existing retaining wall on bank.
- 3) Install the helical piles for the new deck from a barge.
- 4) Construct the deck structure
- 5) Remove the sediment logs when the site is stabilized.
- 6) Install the stairs and railings.
- 7) Replace any disturbed area on the bank with native species plants.

(315) 685-8144

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LOT AREA 100.15 SF
SHORELINE 221.1' LE
ON SHORE STRUCTURES 800 SF ALLOWED

	EXIST.	PROPOSED
PATIO	123 SF	123 SF
STEPS	62 SF	72 SF
WOOD DECK	116 SF	536 SF
TOTAL	312 SF	731 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	15 SF
TOTAL	217 SF	217 SF

LOT AREA 100.15 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	181 SF	181 SF
TOTAL	5,625 SF	5,625 SF
% IMPERMEABLE	5.6 %	5.6 %

TOTAL COVERAGE

	EXIST.	PROPOSED
PATIO/PAVERS	383 SF	383 SF
DECK	469 SF	949 SF
STEPS	62 SF	72 SF
PERMEABLE	914 SF	1,404 SF
IMPERMEABLE	5,625 SF	5,625 SF
TOTAL	6,539 SF	7,029 SF
% TSC	6.5 %	1.0 %

SITE PLAN

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

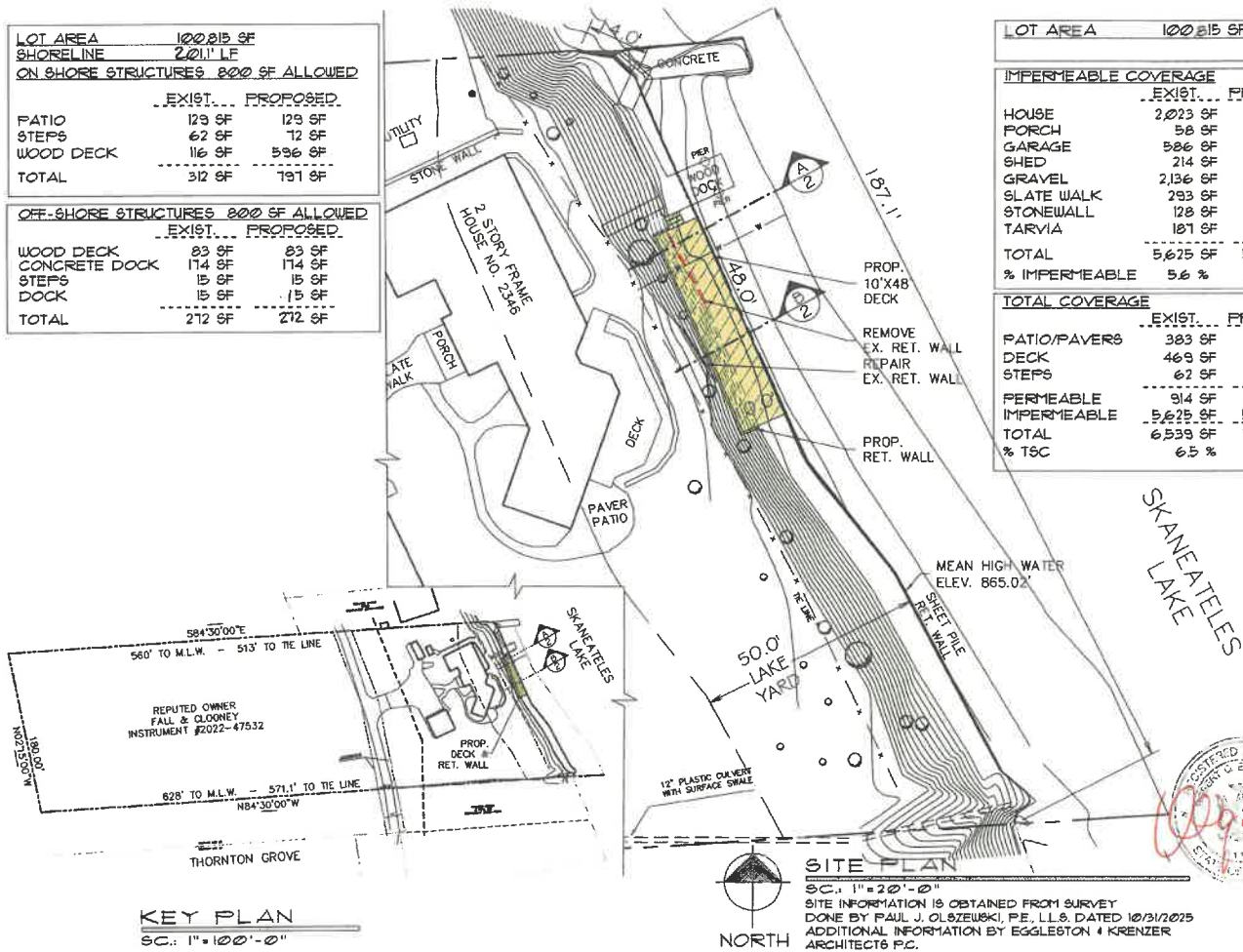
architect

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PROJ: 23152

DATE:
7 NOV 2025

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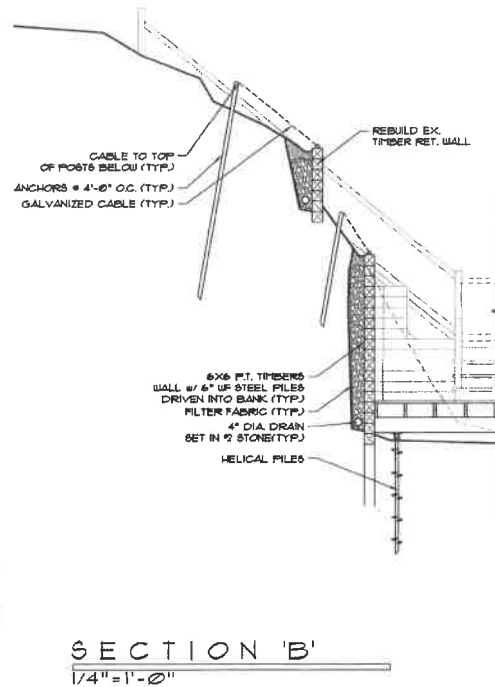
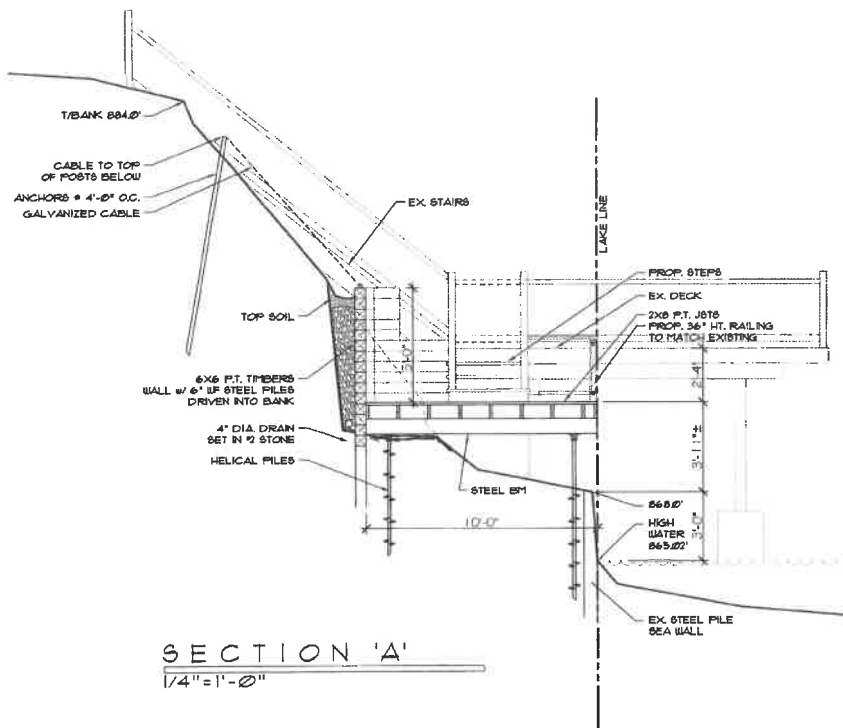


KEY PLAN
SC.: 1"=100'-0"

SITE PLAN

SC.: 1"=20'-0"

SITE INFORMATION IS OBTAINED FROM SURVEY
DONE BY PAUL J. OLSZEWSKI, P.E., L.L.S., DATED 10/31/2025
ADDITIONAL INFORMATION BY EGGLESTON & KRENZER
ARCHITECTS P.C.



DECK/RET.WALL
 FALL CLOONEY
 2346 THORNTON GROVE N.
 TN. OF SKANEATELES, NY

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