

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

**February 3, 2026 Revised**

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 repair the existing concrete dock and construct a **8 ft x 48 ft steel pile dock with an 8 ft x 16 ft extension at the end. The existing concrete dock has severe erosion at its sides and east end. Sheet piles will be driven around the perimeter and concrete filled behind. The existing height is only 865' elevation. Joists and decking will build up the height 16 inches to 866.4' elevation. The steel pile dock will be placed on the south side of the concrete dock so it is 10 ft off the extended property line. The end of the new dock extension will be 63 ft from the Lake Line. The top of this dock will be 867.0'. The east end will be 9 ft above the lake bottom. This work will be installed from a barge. The off-shore structures will increase to 684 SF of docks whereas 800 SF is allowed and 782 SF total structures whereas 1,000 SF is allowed. The ISC will remain at 5.6% and TSC will remain to 6.5%.**

**In that this is an off-shore dock installation, Site Plan Review is required. Sediment logs and floating silt curtains will be placed below the work areas to control any potential erosion.**

### **CONSTRUCTION SEQUENCE**

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

(315) 685-8144

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OFF-SHORE STRUCTURES 800 SF ALLOWED		
	EXIST.	PROPOSED
WOOD DECK	83 SF	83 SF
CONCRETE DOCK	174 SF	221 SF
STEPS	15 SF	15 SF
DOCK	15 SF	478 SF
TOTAL	272 SF	797 SF

<u>TOTAL COVERAGE</u>	
	<u>EXIST.</u>
PATIO/PAVERS	383 SF
DECK	469 SF
STEPS	62 SF
	<u>PERMEABLE</u>
	914 SF
	<u>IMPERMEABLE</u>
	5,625 SF
TOTAL	6,539 SF
% TSC	65 %

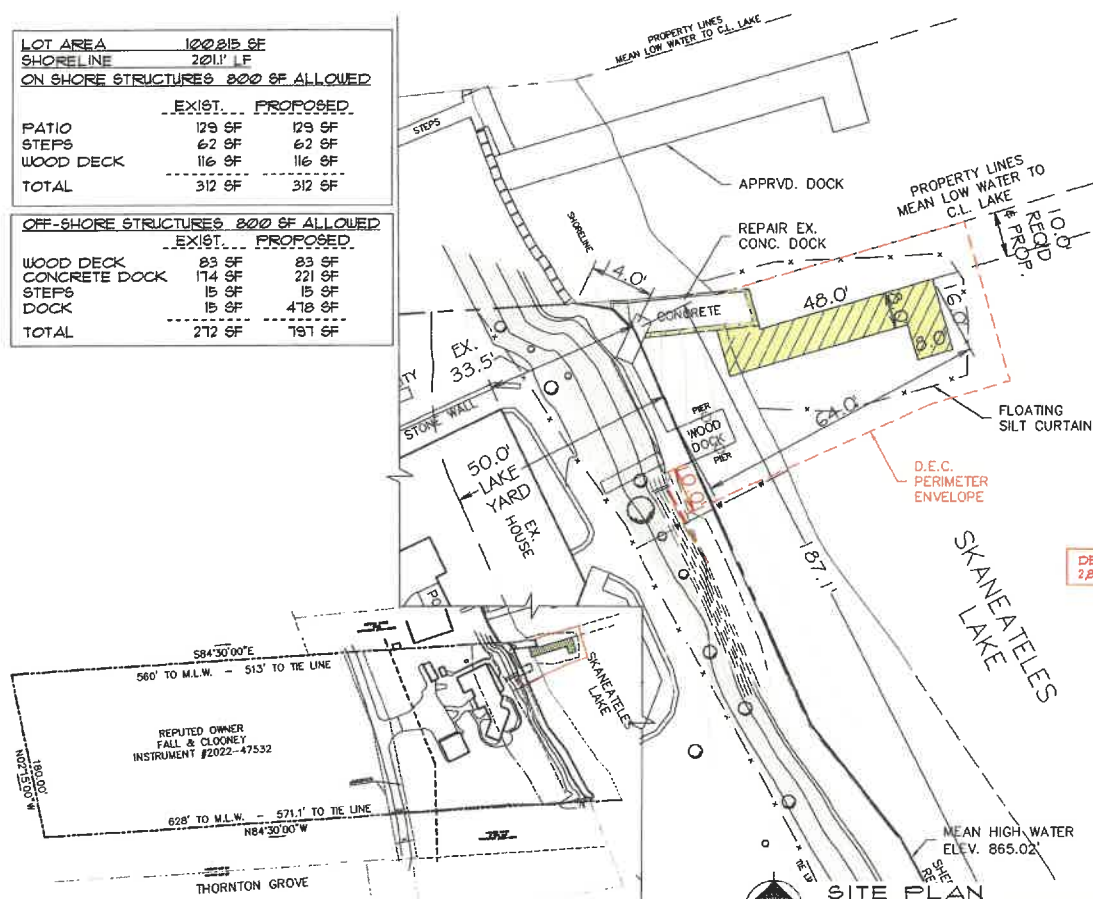
**SITE PLAN**  
PATRICK FALL & MARGARET CLOONEY  
2346 THORNTON GROVE N.  
T.N. OF SKANEATELES, NY

**a r c h i t e c t**  
EGGLESTON & KRENZER, ARCHITECTS P  
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PROJ: 25175

DATE:  
3 FEB 2026

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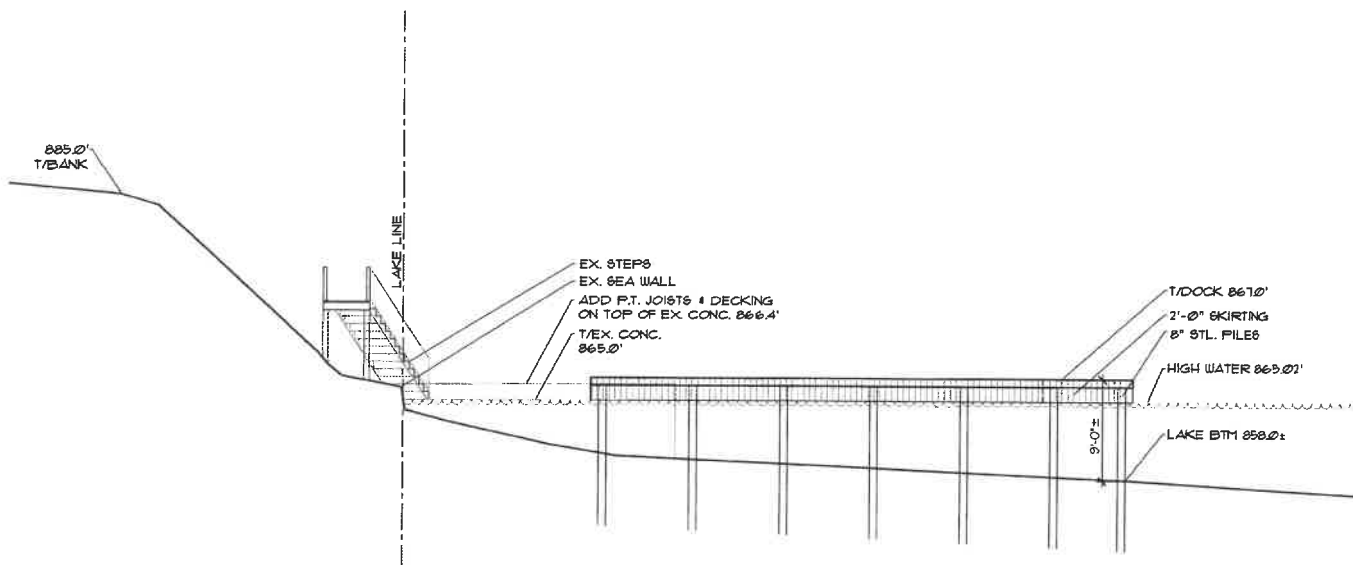
KEY PLAN  
SC: 1" = 100'-0"



# SITE PLAN

SC.: 1"=20'-0"  
SITE INFORMATION IS OBTAINED FROM SURVEY  
DONE BY PAUL J. OLZEWSKI, P.E., L.L.S. DATED 10/31/2025  
ADDITIONAL INFORMATION BY EGGLESTON & KRENZER  
ARCHITECTS P.C.





# SECTION 'A'

SC.: NTS

## NEW DOCK

PATRICK FALL & MARGARET CLOONEY  
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TN. OF SKANEATELES, NY

## architect

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