
EGGLESTON & KRENZER ARCHITECTS, PC

The Trolley Bldg

1391 East Genesee Street

Skaneateles, New York 13152

October 1, 2025

Town of Skaneateles Planning Board

24 Jordan Street

Skaneateles, NY 13152

RE: Matthew Iak and Jacqueline Jayson– Site Plan Review

3133 East Lake Road

Tax ID# 040.-01-31.0

NARRATIVE

The property at 3133 East Lake Road is 47,680 SF with 108.7 ft of lake front and 100.29 ft of road frontage on East Lake Road. It has a single-family dwelling house, detached garage with guest space, walkways, and shore line structures. A new septic system was installed for 5 bedrooms and Special Permit granted for maintaining 13.9% ISC. The TSC is 16.0% and on-shore structures are 275 SF. The property is in the RF zoning district and Skaneateles Lake watershed.

This application is to construct a 12 ft x 16 ft set of steps off the lakeside deck, modify the house deck for a 49 SF hot tub, add a 12' x 16' deck at the lakefront shed and construct an 8 ft wide permanent dock, 60 ft long with an 8 ft x 8 ft expanded area at the end. 49 SF of driveway will be removed to maintain the 13.9% ISC. The dock surface will be 9 ft above the lake bottom and the perimeter envelope will be 2,319 SF.

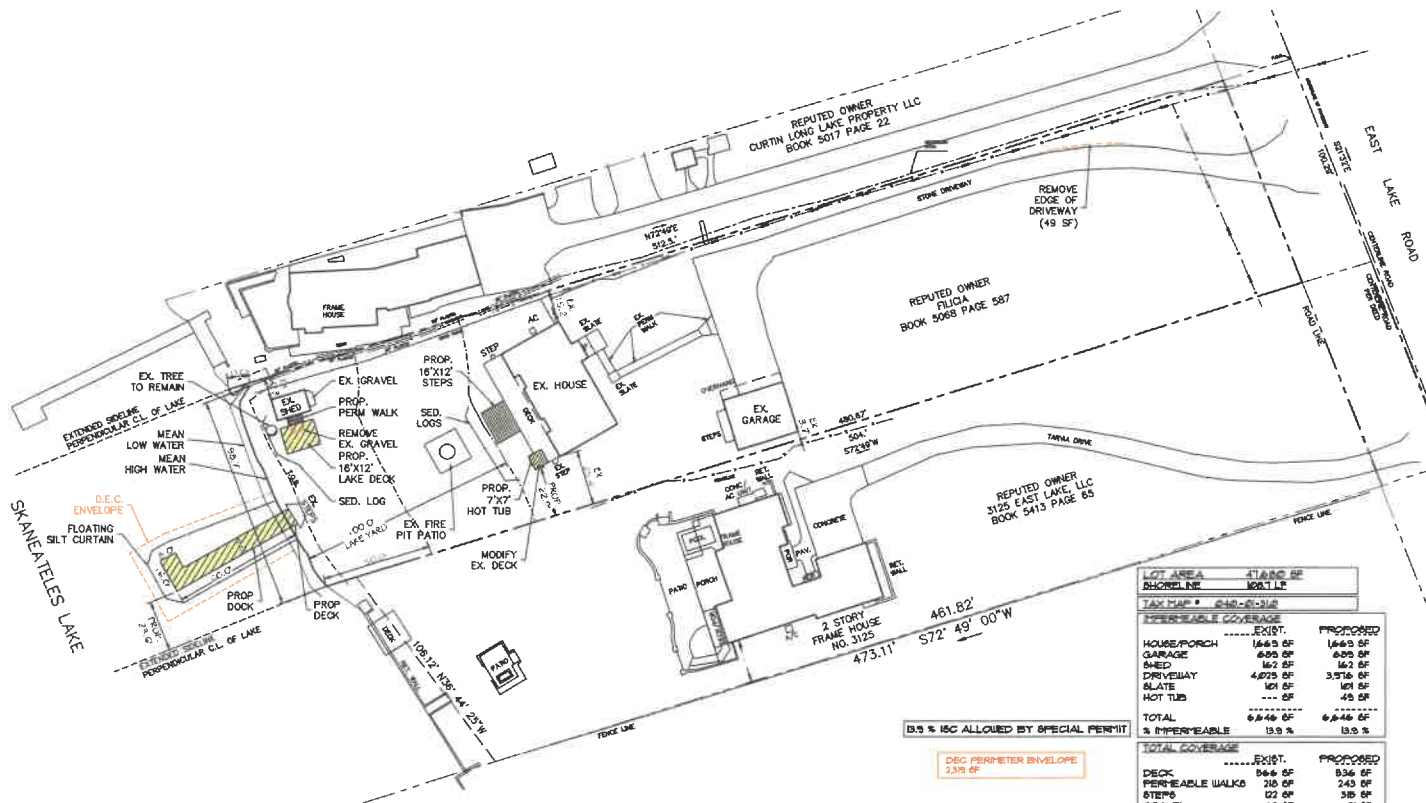
Site Plan approval is required in that more than 200 SF will be disturbed within 200 FT of the watercourse. Silt fence will be placed below the disturbed area to prevent potential erosion and a floating silt curtain placed in the lake for the dock construction that will be performed from a barge.

CONSTRUCTION SEQUENCE

- 1) Install silt fence/floating silt curtain below the work areas, maintain during construction.
- 2) Construct the deck, steps and make the deck modifications.
- 3) When complete, patch any disturbed lawn of planning areas.
- 4) After the site is stabilized, remove silt fence, patch lawn as required.
- 5) When the lake water is clear, remove the floating silt curtain.

(315) 685-8144

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SITE PLAN

SC, 1"=50'-0"

SITE INFORMATION IS OBTAINED FROM SURVEY
 DONE BY PAUL J. CLAYBURN, P.E., L.L.D., DATED 08/14/2025
 ADDITIONAL INFORMATION BY EGGLESTON & KRENZER
 ARCHITECTS P.C.

13.9 % ISC ALLOWED BY SPECIAL PERMIT

DEC PERIMETER ENVELOPE
 2375 SF

LOT AREA	STAGE OF
RECORDLINE	MOBILE
TAX MAP # 040-0-312	
PERMEABLE COVERAGE	
EXIST.	PROPOSED
HOUSE/PORCH	1645 SF
GARAGE	600 SF
WED	162 SF
DRIVEWAY	4,875 SF
SLATE	101 SF
HOT TUB	48 SF
TOTAL	6,646 SF
% IMPERMEABLE	13.9 %

LOT AREA	STAGE OF
RECORDLINE	MOBILE
TAX MAP # 040-0-312	
TOTAL COVERAGE	
EXIST.	PROPOSED
DECK	846 SF
PERMEABLE WALKS	243 SF
STEPS	122 SF
GRAVEL	62 SF
LAKE DECK	101 SF
FIRE PIT PATIO	240 SF
PERMEABLE	1500 SF
IMPERMEABLE	6,646 SF
TOTAL	7,644 SF
% TAC	16.0 %

LOT AREA	STAGE OF
RECORDLINE	MOBILE
TAX MAP # 040-0-312	
OFF-SHORE STRUCTURES 600 SF ALLOWED	
EXIST.	PROPOSED
STEPS	81 SF
DECK	243 SF
PERIM WALK	28 SF
GRAVEL	21 SF
WED	162 SF
TOTAL	480 SF

LOT AREA	STAGE OF
RECORDLINE	MOBILE
TAX MAP # 040-0-312	
OFF-SHORE STRUCTURES 600 SF ALLOWED	
EXIST.	PROPOSED
DOCK	84 SF
TOTAL	84 SF

LAKE FRONT STRUCTURES

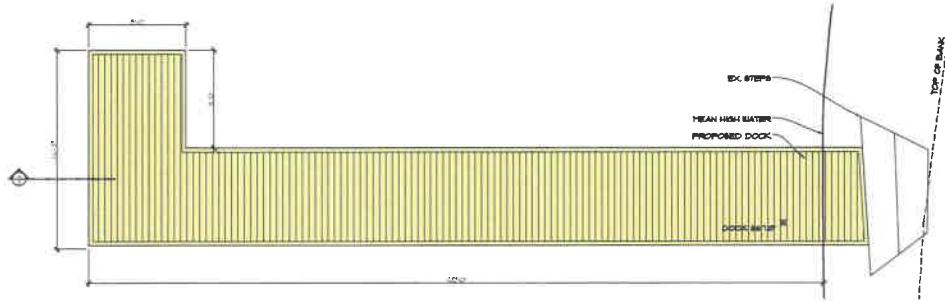
MATTHEW IAK & JACQUELINE JAYSON
 3133 E. LAKE RD.
 TN. OF SKANEATELES, NY

architect

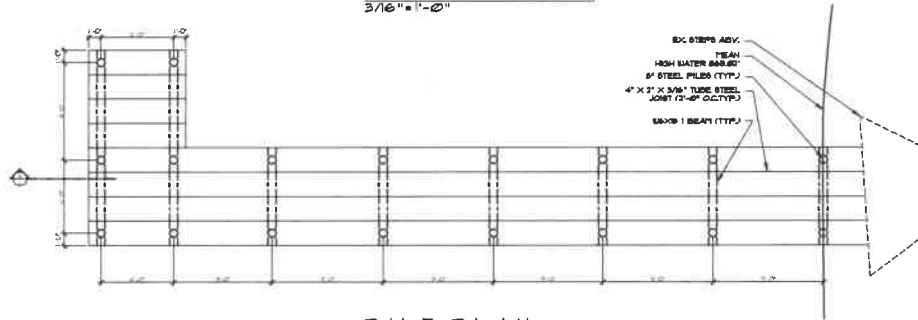
EGGLESTON & KRENZER, ARCHITECTS PC
 1391 EAST GENESEE STREET
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PROJ: 25211

DATE:
 1 OCT 2025



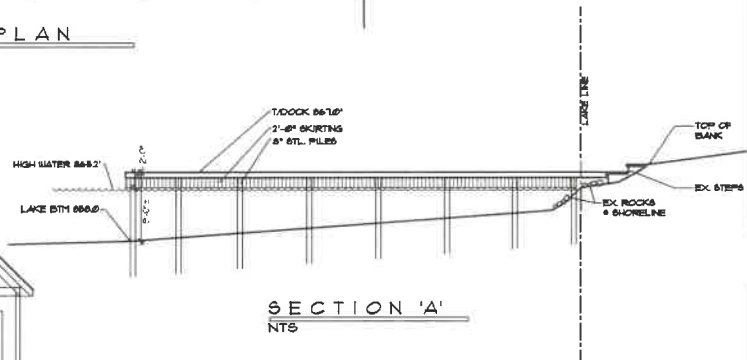
DOCK PLAN
3/16" = 1'-0"



PILE PLAN
3/16" = 1'-0"



WEST ELEVATION
3/16" = 1'-0"



SECTION 'A'
NTS

DOCK PLAN
MATTHEW JAK & JACQUELINE JAYSON
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TUL. OF SHANEGATELES, NY

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2 OCT 2025

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