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

December 5, 2024

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

Re: John and Mandy Scott
Site Plan Review
1423 Thornton Heights
Tax ID# 057.-01-28

NARRATIVE

The existing property has 8,522 SF lot size, 50 FT wide and 58 LF of shoreline in the RF District and Skaneateles Lake watershed. A two bedroom seasonal cottage, boat house, lake patio, stairs and walkway are on the lot. The lot has a steep slope at the lake where the stairs are unsafe and not code compliant. The bank is collapsing against the back of the boathouse. The gravel patio behind the seawall washes out every winter. A variance and special permit were granted for the property in 2013 when the cottage was redeveloped. A new septic system was place at the west end of the property in 2014. The ISC is 14.6% and TSC is 24.4%. There are 882 SF of on-shore lakefront structures.

This application is to replace the shore line stairs with code compliant stairs in the same location and rebuild the boat house with a concrete west wall that will serve as a retaining wall against the steep bank. Limestone boulders will be placed at the bottom of the bank to help provide erosion control. This retaining wall will be behind the lake line. The patio behind the seawall will receive deck boards to prevent the wave action from washing it out every winter. The ISC will remain at 14.6%, TSC at 24.4% and the on-shore structures will reduce to 880 SF.

The new stairs will be supported by posts set in the steep slope and with the shallower pitch of the stairs more space under the stairs will allow for better vegetative ground cover. Much of the work will be performed from a barge with minimal disturbance placing the limestone boulders at the base of the steep slope. Silt fence will be placed below the work area.

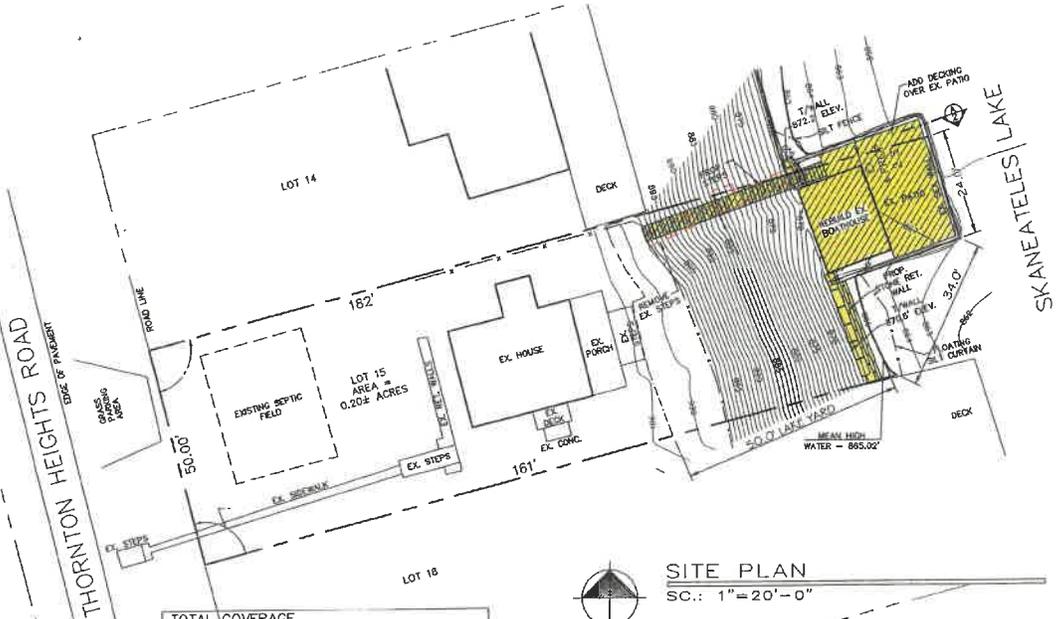
During the 2013 Special Permit application, the lot was 8,644 SF before erosion at the lake front reduced the lot size 122 SF. A special permit was granted for 13.7% (1,180 SF) ISC. The lot currently has 69 SF additional ISC surface coverage due to an 18 SF concrete landing and stone steps that are larger than 3 ft wide. 69 SF of additional coverage would require 690 SF of land to correct this overage. At \$1.09/SF, a payment of \$752.10 can be made to the Town's LDRA Fund if necessary.

(315) 685-8144

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CONSTRUCTION SEQUENCE

- 1) Place silt fence and maintain during construction.
- 2) Mark and protect septic area from construction traffic and staging.
- 3) Remove existing boathouse structure.
- 4) Make alterations to the cottage, add posts for new porch and frame porch.
- 5) Excavate, form and place concrete for new boathouse foundation and retaining wall. Concrete will be pumped from Thornton Heights Road.
- 6) Place Limestone boulders at base of steep bank with filter fabric stone behind.
- 7) Construct new stairs and patio decking.
- 8) Spread topsoil over disturbed areas, plant ground cover and mulch. Water during dry periods.
- 9) After site is stabilized, remove silt fence.



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

SITE INFORMATION IS OBTAINED FROM SURVEY
 DONE BY PAUL J. OLSZEWSKI, P.E., L.L.S. DATED 06/28/2024
 ADDITIONAL INFORMATION BY EGGLESTON & KRENZER ARCHITECTS
 P.C.



LOT AREA	8,522 SF	
SHORELINE	58.0 LF	
IMPERMEABLE COVERAGE		
	EXIST.	PROPOSED
HOUSE/PORCH	870 SF	870 SF
BOATHOUSE	308 SF	308 SF
STEPS	53 SF	53 SF
CONC. AREA	18 SF	18 SF
TOTAL	1,249 SF	1,249 SF
% IMPERMEABLE	14.6 %	14.6 %
13.7% ISC APPROVED (2013)	1,180 SF	
LOT AREA: 8,644 SF (2013)		

TOTAL COVERAGE		
	EXIST.	PROPOSED
PATIO/SEAWALL	474 SF	427 SF
STEPS	169 SF	214 SF
RET. WALLS	68 SF	68 SF
DECK	35 SF	35 SF
SIDEWALK	83 SF	83 SF
PERMEABLE	829 SF	827 SF
IMPERMEABLE	1,249 SF	1,249 SF
TOTAL	2,078 SF	2,076 SF
% TSC	24.4 %	24.4 %
22.7% APPROVED 2013	1,966 SF	

LAKE FRONT STRUCTURES		
	EXIST.	PROPOSED
BOAT HOUSE	308 SF	308 SF
PATIO/SEAWALL	474 SF	427 SF
STEPS	100 SF	145 SF
TOTAL	882 SF	880 SF

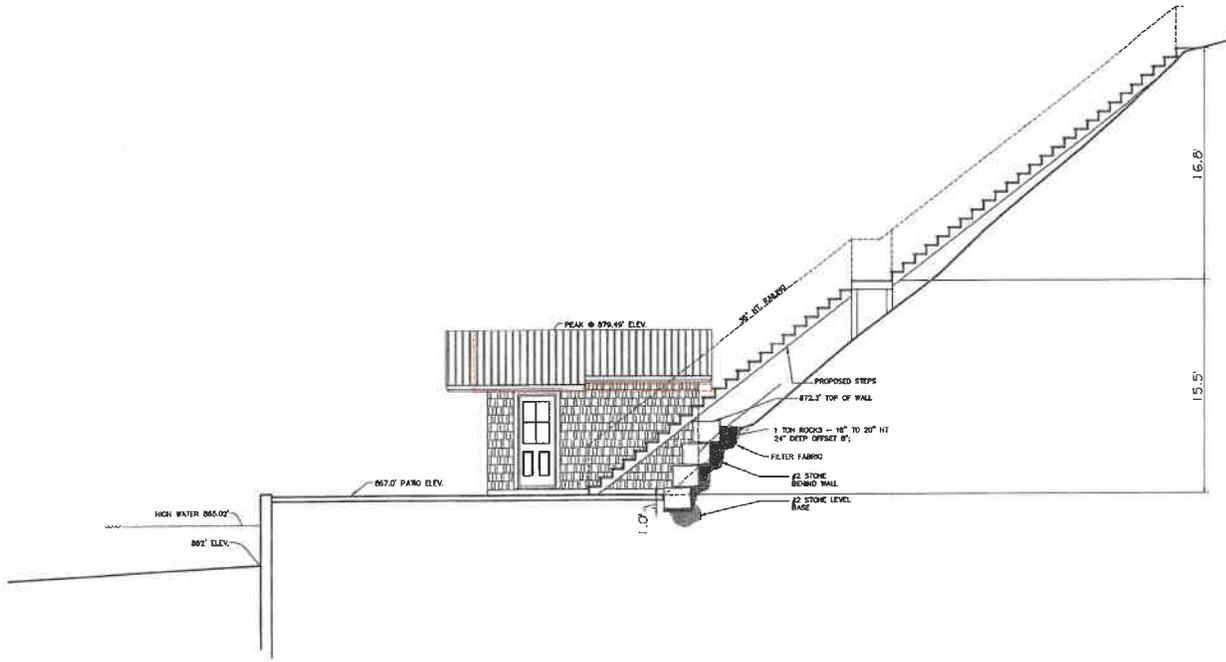
SITE PLAN
 JOHN & MANDY SCOTT
 1423 THORNTON HEIGHTS RD.
 TN. OF SKANEATELES, NY

architect
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DATE:
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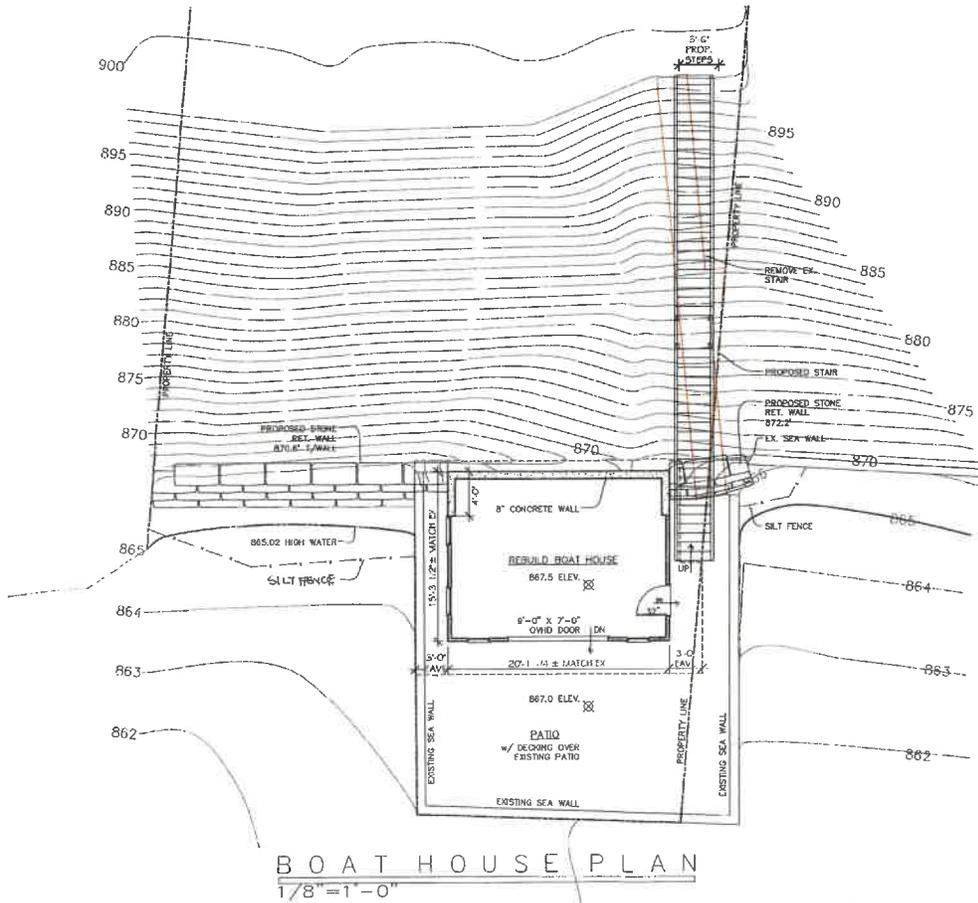
SECTION 'A'
NTS

SITE PLAN
 NAME
 ADDRESS
 TN

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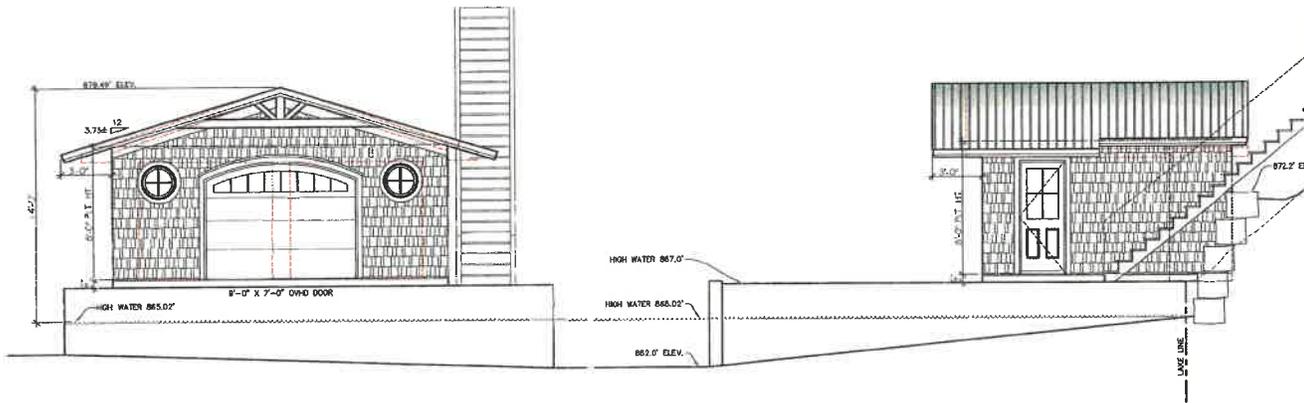
REBUILD BOATHOUSE
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EAST ELEVATION
1/8" = 1'-0"

NORTH ELEVATION
1/8" = 1'-0"



SOUTH ELEVATION
1/8" = 1'-0"

REBUILD BOAT HOUSE
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