

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

February 19, 2026

Revised April 6, 2026

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

Re: David Marks – Site Plan Review and Variance  
1261 Oak Bluff  
Tax ID# 054.-02-03.0

### NARRATIVE

The property at 1261 Oak Bluff is 22,314 SF, 100 FT wide with 93.9 Lin FT of shoreline. It has two small seasonal cottages, deck, patios and a gravel parking area on it along with 612 SF of on-shore structures. The Oak Bluff shared driveway is also on the property that accounts for 3.4% of the ISC. The cottages are served by an onsite septic system and draws water from the lake. The lakeshore has a steep slope and seawall with a shed, combination of concrete and paver areas and steps along the north property line that are narrow, slippery and unsafe. The ISC is 19.5% and TSC is 22.3%. The property is in the RF zoning district and Skaneateles Lake Watershed.

This application is to add a 16' x 10' deck at the top of the bank and replace the unsafe steps with wood steps that comply with the 20 ft required side yard setback. **The north patio will be removed as well as the south deck and pavers on the east cottage.** The ISC will remain unchanged, the TSC will **decrease to 21.8%** and onshore structures increase to 785 SF.

An area variance is required for **only** the increase in onshore structures to 785 SF for the deck and code compliant stairs. Site plan review is required for work within 200 ft of the lake.

The disturbance of land will be minimal with the removal of about 50 SF of paver steps along the north property line and hand digging 10 holes for deck posts. No heavy equipment is required for this project. Native ground cover will be planted in the area disturbed from the removal of the paver steps.

### CONSTRUCTION SEQUENCE

- 1) Mark septic leach field to prevent construction traffic or staging over this area.
- 2) Hand dig the post holes for the deck and new stairs.
- 3) Construct the deck and steps.
- 4) Remove the paver steps, **north patio and south deck and pavers.**
- 5) Place top soil and mulch over the disturbed area and plant native ground cover. **Use geo-mesh on steep slope areas.** Water during dry periods.

(315) 685-8144

*Member of the American Institute of Architects*

## AREA VARIANCE CRITERIA

The following criteria should be considered in granting an area variance:

- 1) *Whether an undesirable change will be produced in the character of the neighborhood or a detriment to nearby properties will be created by the granting of the area variance.*

Granting the requested variances will not change the character of the neighborhood or be a detriment to nearby properties. The neighborhood is made up of various size dwellings both year-round and seasonal. The proposed deck and steps to the lake are typical along the lake **and allows visual oversight of the lower shoreline activities.**

- 2) *Whether the benefit sought by the applicant can be achieved by some method, feasible for the applicant to pursue, other than an area variance.*

The benefit sought by the applicant cannot be achieved by any method other than an area variance. The existing TSC is nonconforming due to the shared driveway on the property. The existing onshore structures are already nonconforming and can not be reduced to 400 SF without major removal of concrete surfaces that have stabilized the area behind the existing seawall. The new stairs are necessary for safe access to the lake.

- 3) *Whether the requested area variance is substantial.*

The requested variance is not substantial. The lakefront is only 6.1 ft short of 100 lin. ft. that would allow 600 SF of on-shore structures. The increase is only 173 SF. The TSC is nonconforming due to the 803 SF of the shared Oak Bluff driveway that is on the property and consumes 3.6% ISC and TSC. **Removing the north patio, south deck and pavers will decrease the TSC to be less nonconforming than the existing, eliminating one of the two requested variances.**

- 4) *Whether the proposed variance will have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district.*

Granting the requested variances will not have an adverse effect on the physical or environmental conditions of the neighborhood. The ISC remains the same and is mostly away from the lake. Removing the 319 SF of concrete and 66 SF of pavers at the lake front to make the onshore structures conforming would create unnecessary disturbance at the lake. **The additional reduction of permeable structures has eliminated the need for the second variance.**

- 5) *Whether the alleged difficulty was self-created, which shall be relevant to the decision of the Board but which shall not necessarily preclude the granting of the area variance.*

By virtue of making application, one can state that this is self-created. This is a seasonal cottage that will be owned by its third generation. The deck at the top of the bank and safe stairs to the lake will allow reasonable use of the property with minimal disturbance, no change in ISC **and a decrease in TSC.**



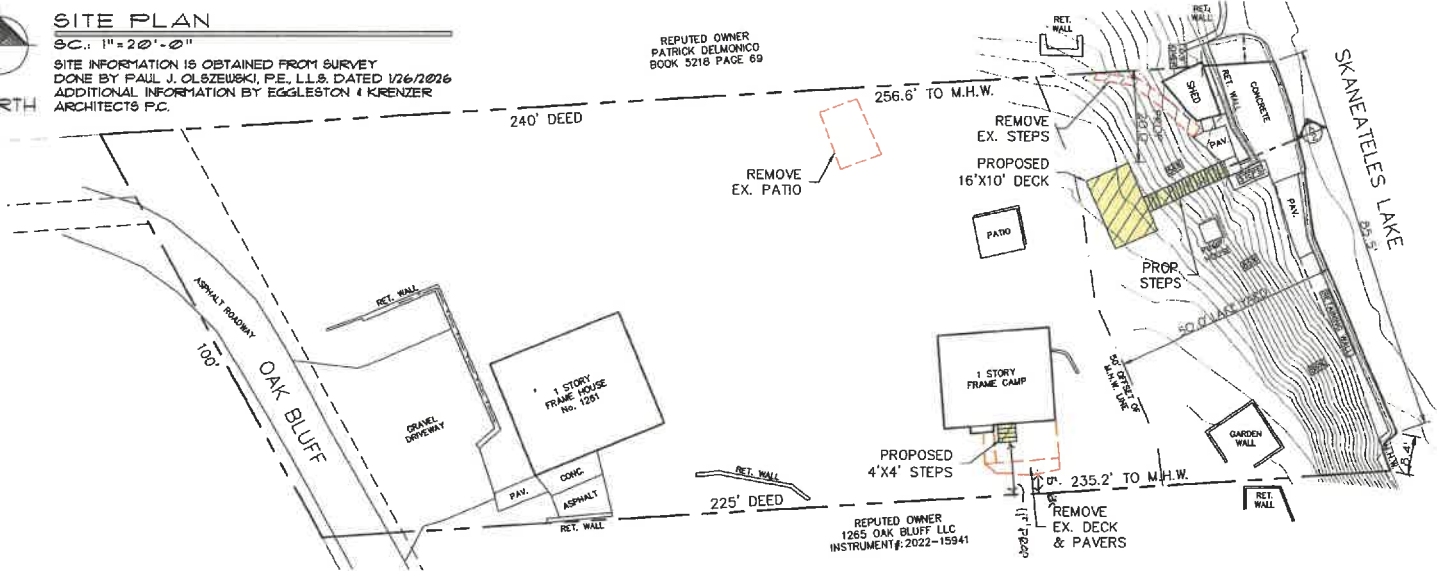
**SITE PLAN**

SC: 1" = 20' - 0"

SITE INFORMATION IS OBTAINED FROM SURVEY  
 DONE BY PAUL J. OLSEWICKI, P.E., L.L.B. DATED 1/26/2026  
 ADDITIONAL INFORMATION BY EGGLESTON & KRENZER  
 ARCHITECTS P.C.

REPUTED OWNER  
 PATRICK DELMONICO  
 BOOK 5218 PAGE 69

REPUTED OWNER  
 1265 OAK BLUFF LLC  
 INSTRUMENT#: 2022-15941



LOT AREA	22,314 SF	
IMPERMEABLE COVERAGE		
	EXIST.	PROPOSED
HOUSE/GARAGE	1,303 SF	1,303 SF
CONCRETE	393 SF	391 SF
GRAVEL DRIVE	1,171 SF	1,171 SF
ASPHALT	80 SF	80 SF
CAMP	499 SF	499 SF
SHED	88 SF	88 SF
SHARED DRIVE	803 SF	803 SF
PUMP HOUSE	11 SF	11 SF
<b>TOTAL</b>	<b>4,360 SF</b>	<b>4,358 SF</b>
% IMPERMEABLE	19.5 %	19.5 %

TOTAL COVERAGE		
	EXIST.	PROPOSED
PAVERS	200 SF	160 SF
PATIOS	205 SF	89 SF
DECK	139 SF	168 SF
STEPS	11 SF	100 SF
PERMEABLE	615 SF	511 SF
IMPERMEABLE	4,360 SF	4,358 SF
<b>TOTAL</b>	<b>4,975 SF</b>	<b>4,875 SF</b>
% T&C	22.3 %	21.8 %

LAKE FRONT STRUCTURES 400 SF ALLOWED		
	EXIST.	PROPOSED
PUMP HOUSE	11 SF	11 SF
STEPS	11 SF	86 SF
PAVERS	115 SF	115 SF
SHED	88 SF	88 SF
CONCRETE	321 SF	319 SF
DECK	---	160 SF
<b>TOTAL</b>	<b>612 SF</b>	<b>705 SF</b>



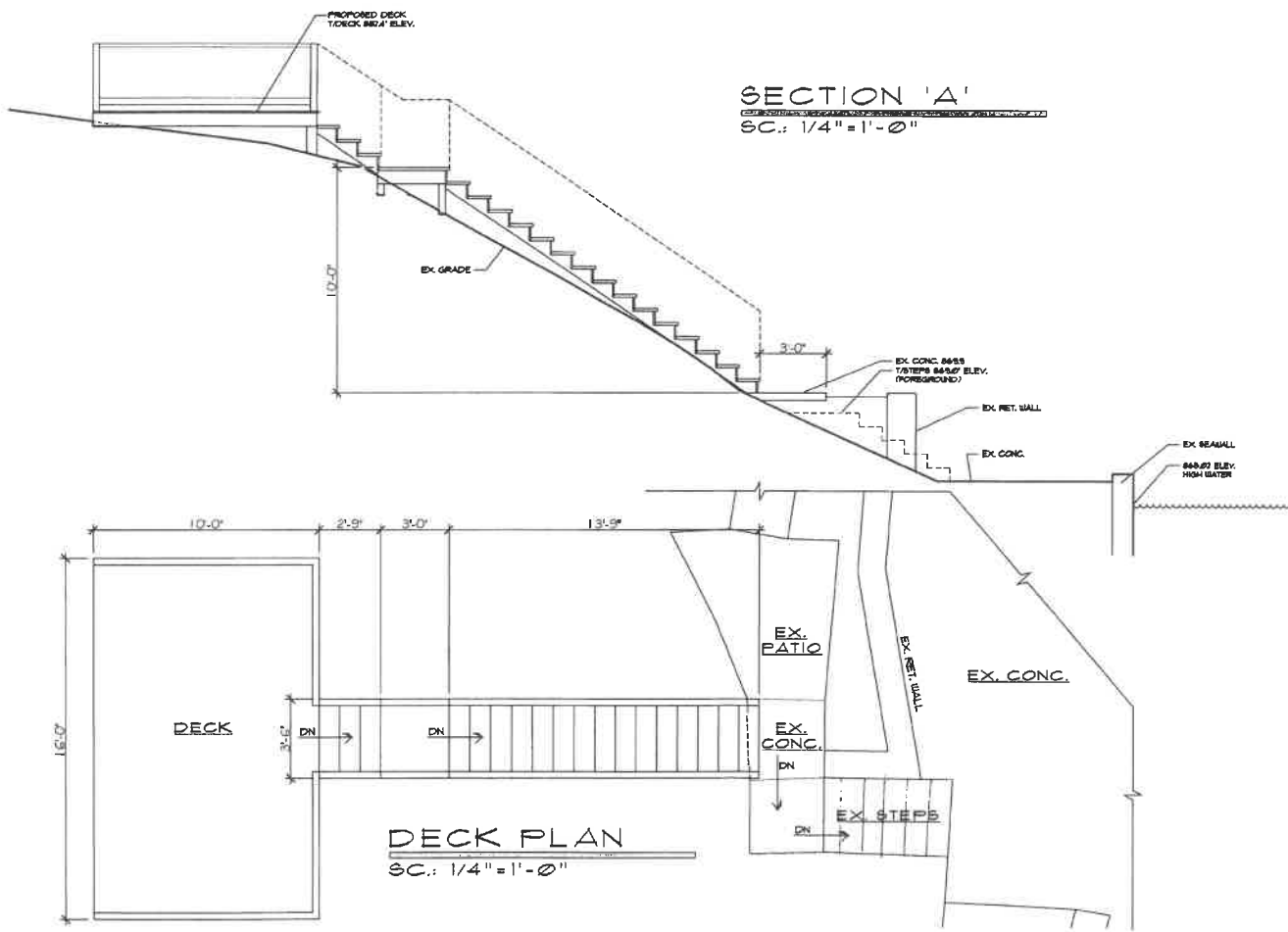
NOTE:  
 SHARED DRIVEWAY MAKES UP 5.4% OF 18C THAT CANNOT BE  
 REMOVED. IT CREATES THE NON-COMFORMITY OF T&C.

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**SITE PLAN**  
 DAVID & KRISTEN MARKS  
 1261 OAK BLUFF  
 TN. OF SKANEATELES, NY

PROJ: 26030

DATE:  
 19 FEB 2026  
 12 MAR 2026  
 6 APR 2026  
**1 OF 2**



**SHORELINE DECK**  
 DAVID & KRISTEN MARKS  
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