

1391 East Genesee Street
Skaneateles, New York 13152

May 7, 2026

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

Re: Jeffrey Dominick – Site Plan Review
1892 West Lake Road Tax ID# 058.-01-22.0
NARRATIVE

The property at 1892 West Lake Road is 21,105 SF, 45 FT wide with 48.1 Lin FT of shoreline. It has a 3 bedroom dwelling built in the 1960's and renovated in 2025 with an approved detached garage that has yet to be built. A bio swale was added in 2025 as well as a rock seawall. The approved ISC is 20.4% and TSC is 23.6%. The property is in the RF zoning district and Skaneateles Lake Watershed.

This application is to construct an 8 ft wide x 80 ft long permanent dock which includes a 160 SF expansion area at the end. I will set on 8" steel piles and be 9 ft above the lake bed at the east end. The total offshore dock will be 720 SF. It will be placed in the center of the lot parallel to the south neighbor's dock. The perimeter envelope will be 2,959 Sf and exceed the required 10 ft setback to the extended property line perpendicular to the centerline of the lake. A floating silt curtain will be placed around the work area during construction to control any turbidity. The ISC will remain at 20.4%. The total surface coverage will remain at 23.6%.

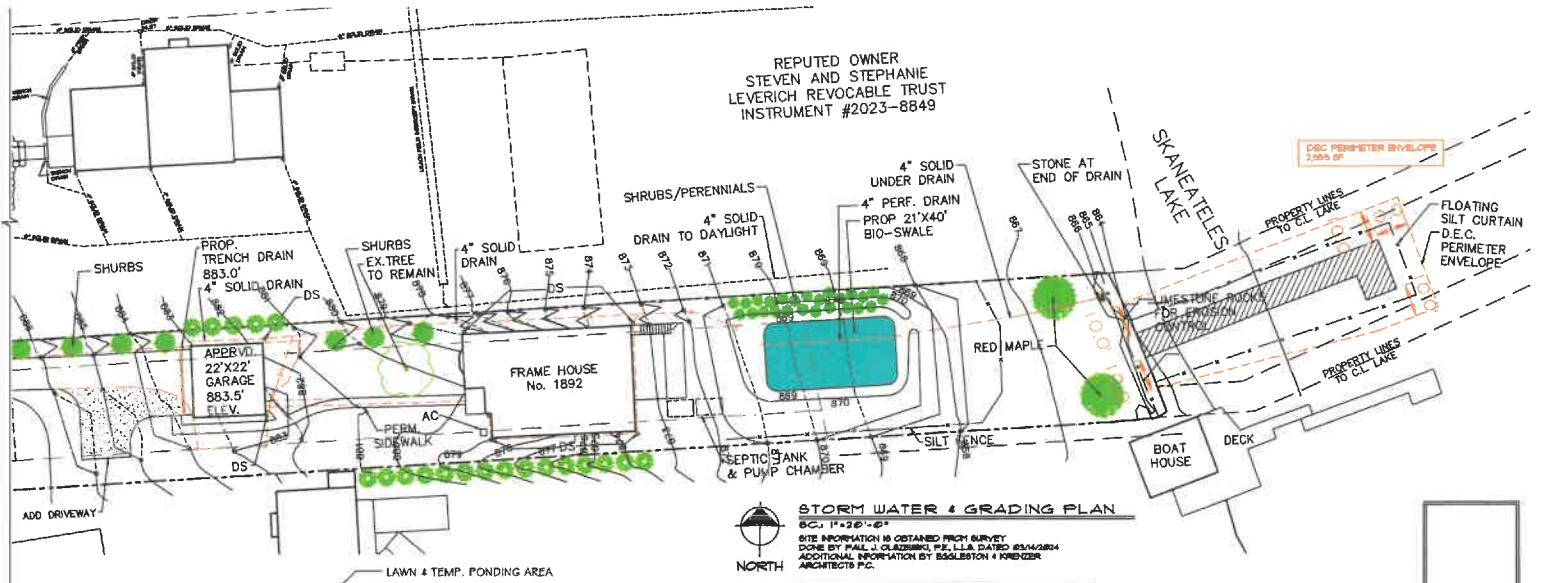
The existing bio-swale on the east side of the house will be regraded to be more subtle, making it 21 ft x 40 ft but only 6 inches deep with side slope closer to 1 ft in 10 ft. Sediment logs will be placed below the work area to mitigate any potential erosion during construction. Site plan review is required for disturbance within 200 ft of the lake and the permanent dock.

BIO SWALE CONSTRUCTION SEQUENCE

- 1) Install sediment logs and maintain during construction.
- 2) Modify the existing bio-swale and drain lines to house and garage area.
- 3) Spread top soil, seed or landscape and mulch. Water during dry periods.
- 4) Excavate for garage foundation, construct foundations, walls and roof.
- 5) Back fill around foundation. Install roof gutters and tie into bio-swale drainage system.
- 6) Box out final driveway and walkways, finish grading, spread topsoil, seed and mulch. Water during dry periods.
- 7) After lawn is established, remove sediment logs, patch disturbed areas of lawn.

DOCK CONSTRUCTION SEQUENCE

- 1) Install floating silt curtain and maintain during construction



REPUTED OWNER
STEVEN AND STEPHANIE
LEVERICH REVOCABLE TRUST
INSTRUMENT #2023-8849

STORM WATER & GRADING PLAN
S.C. 1"=20'-0"

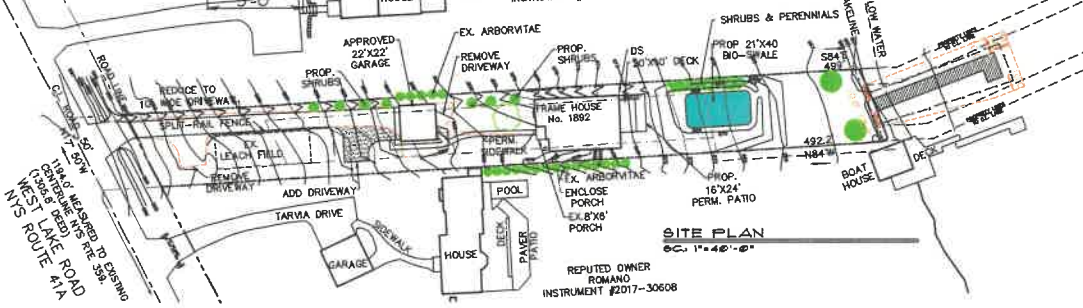
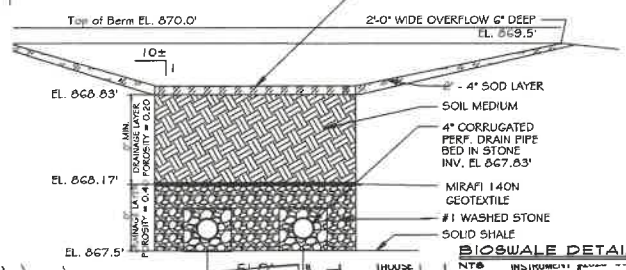
SITE INFORMATION IS OBTAINED FROM SURVEY
DONE BY PAUL J. OLIVIERO, P.E., L.L.S., DATED 08/04/2024
ADDITIONAL INFORMATION BY EGGLESTON & KENZER
ARCHITECTS P.C.



SHRUBS, PERENNIALS, AND TREES TO BE NATIVE SPECIES

BIO-SWALE REQUIREMENT

WQV = 1000 - 0.002 x U x A
WQV = WATER QUALITY VOLUME - CU FT
I = IMPERVIOUS SURFACE COVERAGE - 20.4 %
A = DRAINAGE AREA - 2100 SF
WQV = 1000 - 0.002 x 20.4 x 2100 SF
WQV = 423.84 x 1000 SF
WQV = 423.84 CU FT. REQUIRED
PROVIDED: 27' x 40' x 60" DEEP BIO-SWALE = 420 CU FT.



SITE PLAN
S.C. 1"=40'-0"

REPUTED OWNER
ROMANO
INSTRUMENT #2017-30608

OFF-SHORE STRUCTURES, IF ANY, ARE ALLOWED

STEPS	---	0 SF	
DOCK	---	0 SF	120 SF
TOTAL	---	0 SF	120 SF

LOT AREA	21100 SF
SHORELINE	483 LF

PERMEABLE COVERAGE		
EXISTING	APPROVED	
HOUSE	1678 SF	1882 SF
GARAGE	---	404 SF
PORCH	546 SF	48 SF
DRIVEWAY	324 SF	2100 SF
BI-SWALE	83 SF	0 SF
TOTAL	4801 SF	4384 SF
% IMPERVIOUS	22.7 %	20.4 %

TOTAL COVERAGE		
EXISTING	APPROVED	
PERGOLA	64 SF	0 SF
HL DECK/PATIO	---	300 SF
SIDEWALK	19 SF	280 SF
PERMEABLE	183 SF	830 SF
IMPERVIOUS	4801 SF	4384 SF
TOTAL	4984 SF	4984 SF
% TSC	23.6 %	23.6 %

architect

SITE PLAN
JEFF DOMINICK
2010 WEST LAKE RD.
SKANEATELES, NY

EGGLESTON & KENZER, ARCHITECTS P.C.
139 E. EAST GENESSEE STREET
SKANEATELES, NY 13152
(315) 685-6144

PROJ: 26111

DATE:
7 MAY 2026

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