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

April 16, 2024 Revised
March 1, 2024

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

Re: Fritz Estlinbaum- Shoreline Development
Site Plan Review
2180 West Lake Road Tax Map # 053.-0-09

NARRATIVE

The property at 2180 West Lake Road is 139,038 SF, 205.1 ft of lake frontage and is 200.2 ft wide on West Lake Road in the RF District and Skaneateles Lake watershed. It has a single family dwelling with detached garage, decks and stairs and bridge down to a 192 SF deck/dock at the shoreline. The ISC is 8.8% and TSC to 10.8%. The on-shore structures total 440 SF and off-shore structure is 75 SF where 800 SF is allowed for each. The majority of the area within 50 ft of the Lake is steep slope greater than 30%. A steep slope ravine and watercourse cuts through the north portion of the property.

This application is to re-build the shoreline deck/dock and provide some steep bank stabilization. A 6 ft and 8 ft wide permanent steel pile dock that is 708 SF will extend 63.7 ft from the lake line. The east end will have an additional 28 SF platform and the shore line dock will have an additional 62 SF platform and 146 SF deck over land. This will connect to the existing steps and bridge that provides access to the shoreline from the top of bank. The lakebed at the east end of the dock is 6 ft below high water (**8 ft total height**) and will have two temporary boat/watercraft hoists. The total off-shore improvements ar798 SF and the total on-shore improvements 146 SF for a total Lakefront structures of 490 SF.

Options were reviewed for the placement of the deck/dock and projected dock into the lake as it related to the close proximity of the watercourse. The new dock structure will be on steel piles with the free flow of water under it. The sides of the watercourse and shore line are being armored with rock and ground cover. The flow of walking to the dock from the bridge and not across the deck area is better use of the space.

The perimeter envelope is 3,844 SF. The side yard setback from the property line projected from the center line of the Lake is 33.4 ft on the north and over 115 ft on the south. The level of the dock will be at 100-year flood level (867.0 ft).

A floating silt curtain will be placed around the dock area during construction and will be removed after the lake water has cleared. Most of the work will be done from a barge. Large rocks, **200 to 500 lbs**, will be placed along the shoreline under the dock for protection of the

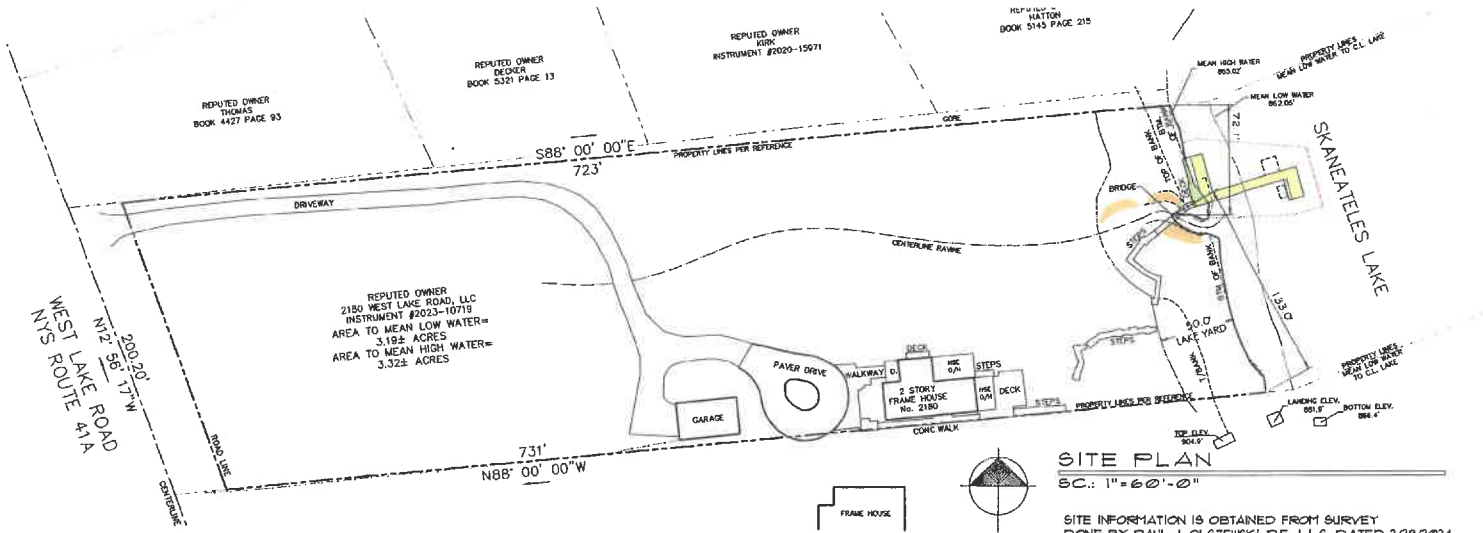
(315) 685-8144

base of the bank. Two areas just west of the bridge have signs of erosion from the watercourse and large rocks will be placed at the base of that steep bank over filter fabric and jute mesh will be pinned to the steep slope with mulch and ivy ground cover to stabilize the bank. **This will extend to east of the bridge. An area on the south bank will also receive jute mesh and ground cover to help stabilize the bank.**

Site Plan Review for the shoreline structures and bank stabilization is required.

CONSTRUCTION SEQUENCE

- 1) Install floating silt curtain and sediment logs and maintain during construction.
- 2) Remove existing dock/deck structure.
- 3) Place rocks along shoreline and watercourse bank over filter fabric.
- 4) Install new steel piles and frame work for dock, deck and platform.
- 5) Install dock, deck and platform surface decking.
- 6) Plant ground cover on steep slope with mulch and jute mesh.
- 7) After lake water is clear, remove floating silt curtain.



SITE PLAN
 SC.: 1"=60'-0"

SITE INFORMATION IS OBTAINED FROM SURVEY
 DONE BY PAUL J. OLSZEWSKI, P.E., L.L.S., DATED 2/28/2024
 ADDITIONAL INFORMATION BY EGGLESTON & KRENZER
 ARCHITECTS P.C.



LOT AREA	139,038 SF
SHORELINE	205.1 LF

	IMPERMEABLE COVERAGE	
	EXIST.	PROPOSED
HOUSE	1,711 SF	1,711 SF
GARAGE	974 SF	974 SF
DRIVE	9,294 SF	9,294 SF
CONC. WALK	268 SF	268 SF
TOTAL	12,247 SF	12,247 SF
% IMPERMEABLE	8.8 %	8.8 %

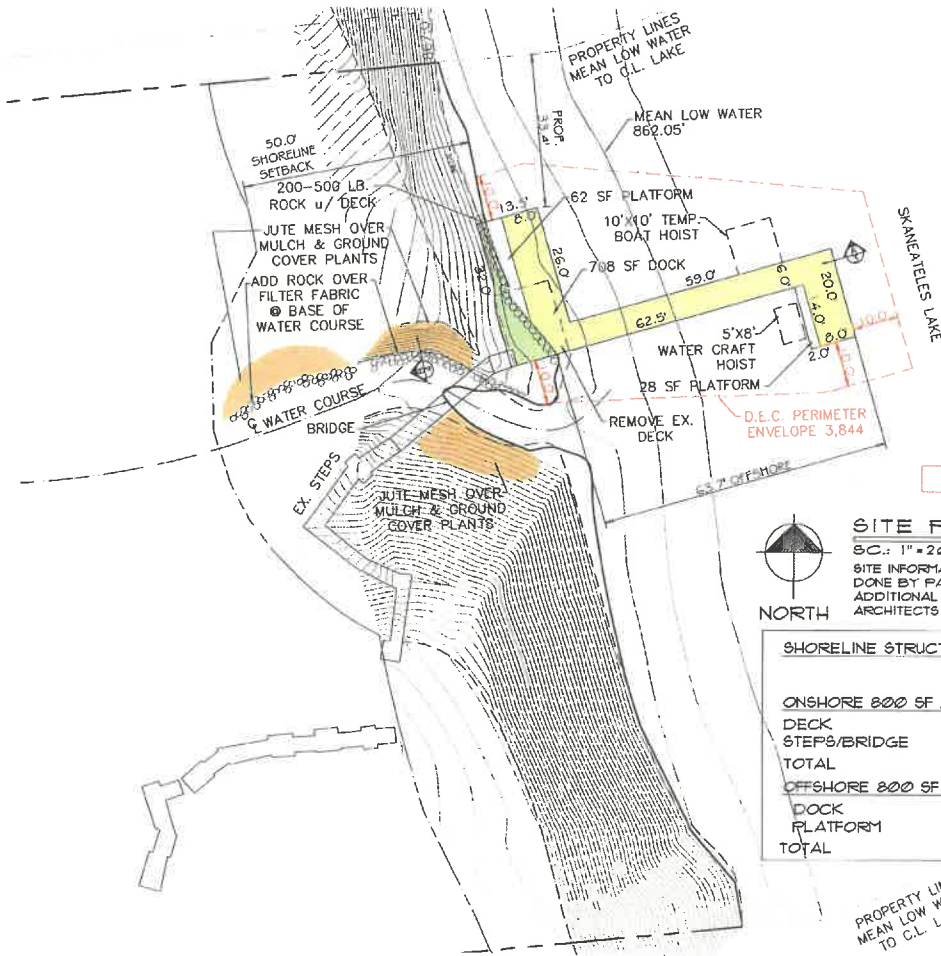
	TOTAL COVERAGE	
	EXIST.	PROPOSED
WALKWAY	172 SF	172 SF
DECK	1,152 SF	1,152 SF
STEPS	825 SF	825 SF
PERMEABLE	2,149 SF	2,195 SF
IMPERMEABLE	12,247 SF	12,247 SF
TOTAL	14,996 SF	15,042 SF
% TSC	10.8 %	10.8 %

architect
 EGGLESTON & KRENZER, ARCHITECTS PC
 1391 EAST GRINSEFF STREET
 SKANEATELES, NY 13152
 (315) 685-8144

SITE PLAN
 ? 180 WEST LAKE RD. LLC.
 2180 WEST LAKE RD.
 TN. OF SKANEATELES, NY

PROJ.: 24043

DATE:
 MAR 2024
 16 APR 2024
1 OF 4



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SITE PLAN

SC: 1" = 20'-0"
 SITE INFORMATION IS OBTAINED FROM SURVEY
 DONE BY PAUL J. OLSZEWSKI, P.E., L.L.B., DATED 2/28/2024
 ADDITIONAL INFORMATION BY EGGLESTON & KRENZER
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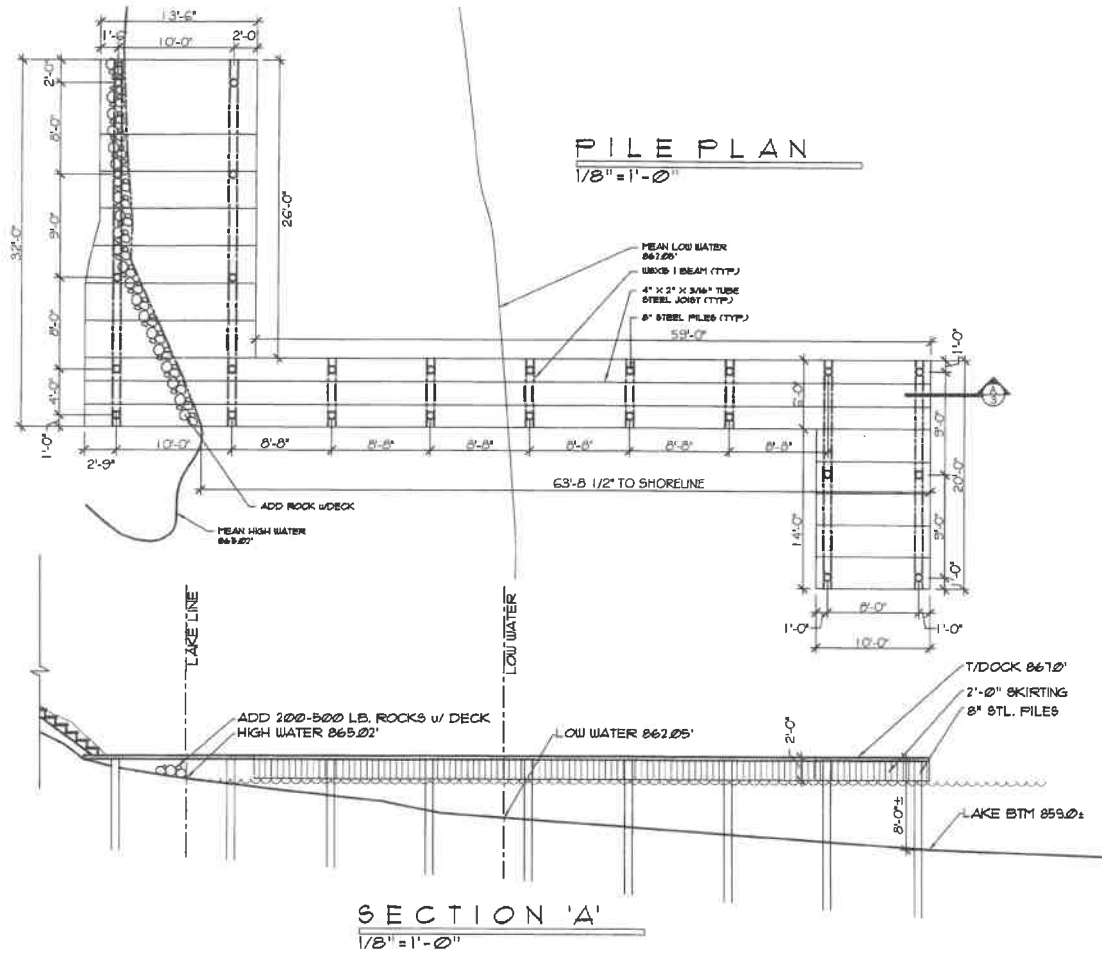
SHORELINE STRUCTURES		
	EXIST.	PROPOSED
ONSHORE 800 SF ALLOWED		
DECK	96 SF	146 SF
STEPS/BRIDGE	344 SF	344 SF
TOTAL	440 SF	490 SF
OFFSHORE 800 SF ALLOWED		
DOCK	96 SF	708 SF
PLATFORM	28 SF	90 SF
TOTAL	124 SF	798 SF

SITE PLAN
 2180 WEST LAKE RD LLC.
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architect
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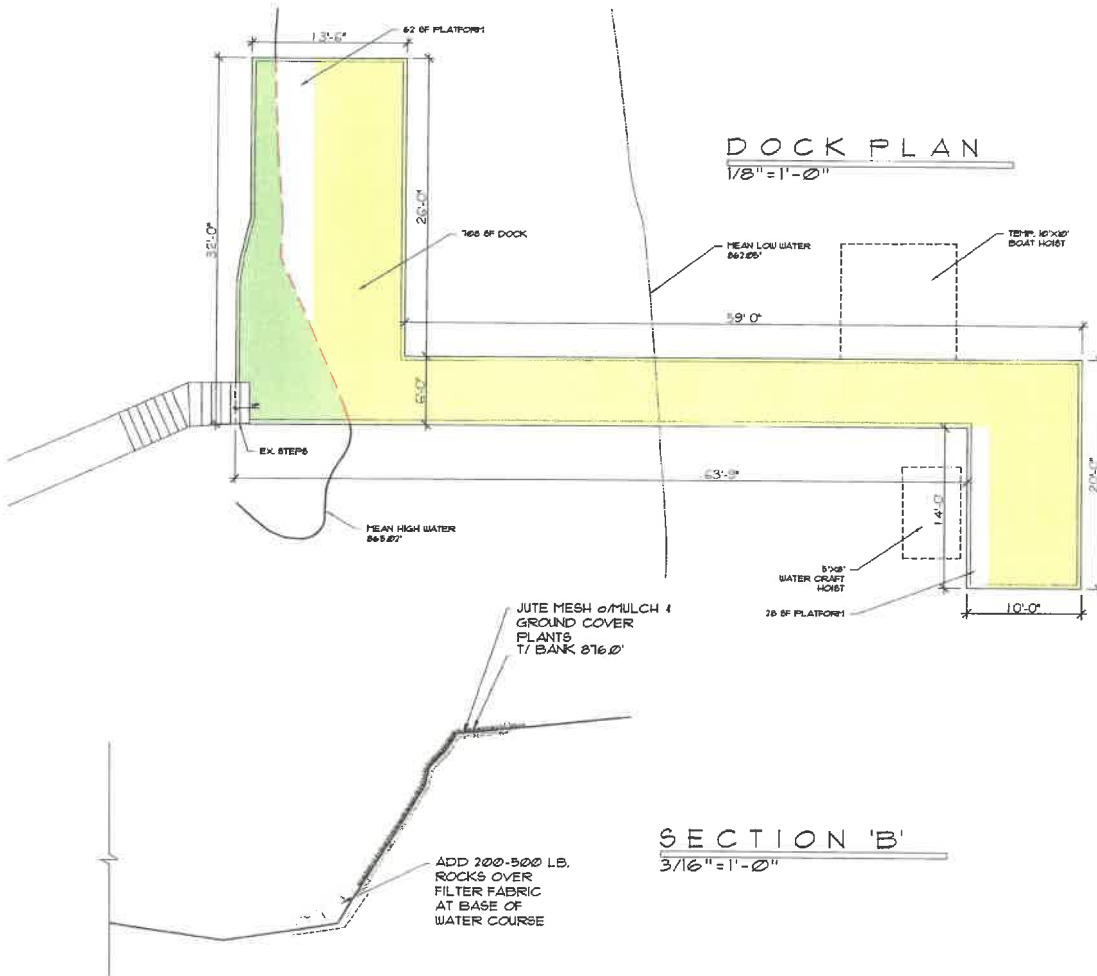
PILE PLAN & SECTION
2180 WEST LAKE RD. LLC.
2180 WEST LAKE RD.
TN. OF SKANEATELES, NY

architect
EGGLESTON & KRENZER, ARCHITECTS PC
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(315) 685-8144

PROJ: 23185

DATE:
1 MAR 2024
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3 OF 4



DOCK PLAN
1/8" = 1'-0"

SECTION 'B'
3/16" = 1'-0"

DOCK PLAN & SECTION

2180 WEST LAKE RD. LLC.
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architect

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