

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

February 24, 2023

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

Re: Dave and Lyn Curtin- Site Plan Review and Area Variance  
3137 East Lake Road  
Tax Map # 040.-01-30.0

### NARRATIVE

The Curtin property is 22,432 SF in lot area, has 51.6 ft of lake frontage and 44.5 ft of road frontage on East Lake Road in the RF District and Skaneateles Lake watershed. The property has a single family dwelling, shed, patio, sidewalks and shoreline deck. The ISC is 33.3% and TSC is 44.4%. The only shoreline structures are a deck and steps for a total area of 193 SF with 10.4 ft and 12.8 ft side yard setbacks. The property is served by an onsite septic system and draws water from the lake.

This application is to build a 6 ft x 90 ft permanent steel pile dock with a 6 ft x 12 ft extension at the end that can accommodate a temporary boat hoist. The dock area is 612 SF and total shoreline structures are 805 SF whereas 400 SF is allowed. The side yard setback from the property line projected from the center line of the Lake is 20.0 ft on the south and from the extended property line on the north, 27.1 ft. The level of the dock will be at 100 year flood level. The west end of the dock is 4 ft below high water level.

A floating silt curtain will be placed around the dock area during construction and will be removed after the lake water has cleared. Much of the work will be done from a barge.

The total ISC and TSC will remain the same. This is not Redevelopment in that no new structure footprint is being added to the lot. An area variance is required for the area of shoreline structures for a lot with less than 100 ft of lakefront. Site Plan review is also required.

### CONSTRUCTION SEQUENCE

- 1) Install floating silt curtain and sediment logs and maintain during construction
- 2) Install new steel piles and frame work for dock.
- 3) Install dock and side wall surfaces.
- 4) After lake water is clear, remove floating silt curtain.

(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 has both permanent and temporary docks that need to be longer to reach 4 ft of water depth. The temporary docks clutter the shoreline during the off season, especially on the narrower lots. The permanent dock will look better year-round.

- 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. Limiting this property to 400 SF would require half the length of the necessary dock to remain temporary to reach the 4 ft depth in the lake.

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

The requested variance is not substantial. The area of the permanent dock is similar to the area of the temporary dock, but will be 6 ft wide making the dock more stable and easier to pass by another person on a dock that needs to be 90 feet long. The end is 12 ft x 12 ft to structurally stabilize the end of the dock and give more room for people disembarking from a boat. This is a common arrangement with temporary docks as well. With the recent inclusion of shoreline structure over the water in the zoning law, the allowed area of shore line structures is being reevaluated.

- 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. Placing 13 temporary sections of docks in and out of the lake each year disturbs the lake bottom during a NYS DEC 'no work' period, disrupting the aquatic life reproductive cycle. The permanent dock only disturbs the lake once.

- 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.*

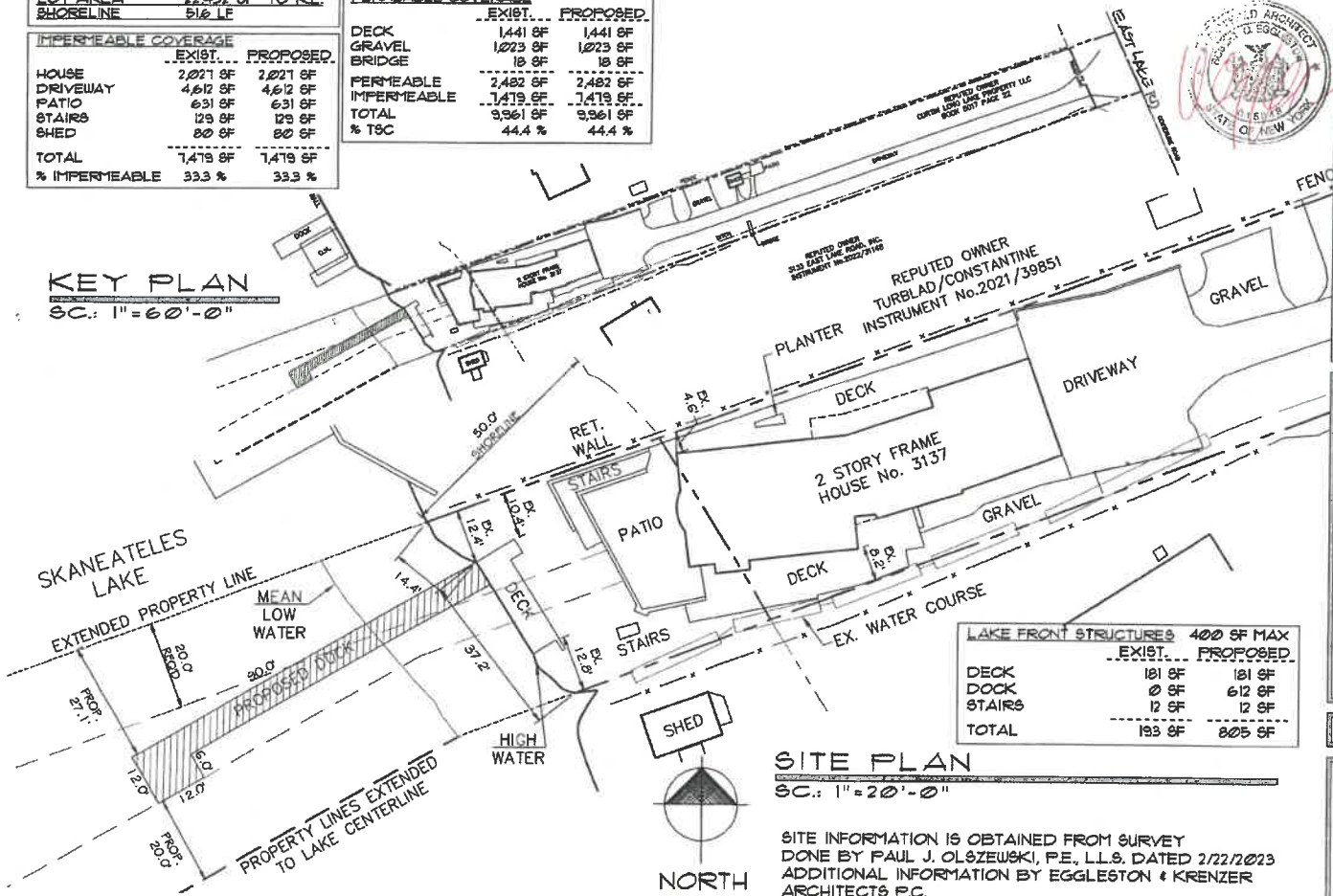
By virtue of making application, one can state that this is self-created. The permanent dock will be less disturbance to the lake bottom and warn boater of the shallow conditions further from shore. The permanent dock will look good all year long and be more stable to use, especially when it needs to be longer than most dock.

LOT AREA	27,432 SF TO RL	
SHORELINE	516 LF	
<b>IMPERMEABLE COVERAGE</b>		
	EXIST.	PROPOSED
HOUSE	2,021 SF	2,021 SF
DRIVEWAY	4,612 SF	4,612 SF
PATIO	631 SF	631 SF
STAIRS	129 SF	129 SF
SHED	80 SF	80 SF
TOTAL	7,479 SF	7,479 SF
% IMPERMEABLE	33.3 %	33.3 %

<b>PERMEABLE COVERAGE</b>		
	EXIST.	PROPOSED
DECK	1,441 SF	1,441 SF
GRAVEL	1,023 SF	1,023 SF
BRIDGE	18 SF	18 SF
PERMEABLE	2,482 SF	2,482 SF
IMPERMEABLE	7,479 SF	7,479 SF
TOTAL	9,961 SF	9,961 SF
% TSC	44.4 %	44.4 %

**KEY PLAN**

SC.: 1"=60'-0"



<b>LAKE FRONT STRUCTURES 400 SF MAX</b>		
	EXIST.	PROPOSED
DECK	181 SF	181 SF
DOCK	0 SF	612 SF
STAIRS	12 SF	12 SF
TOTAL	193 SF	805 SF

**SITE PLAN**

SC.: 1"=20'-0"

SITE INFORMATION IS OBTAINED FROM SURVEY DONE BY PAUL J. OLSZEWSKI, P.E., L.L.S. DATED 2/22/2023. ADDITIONAL INFORMATION BY EGGLESTON & KRENZER ARCHITECTS P.C.



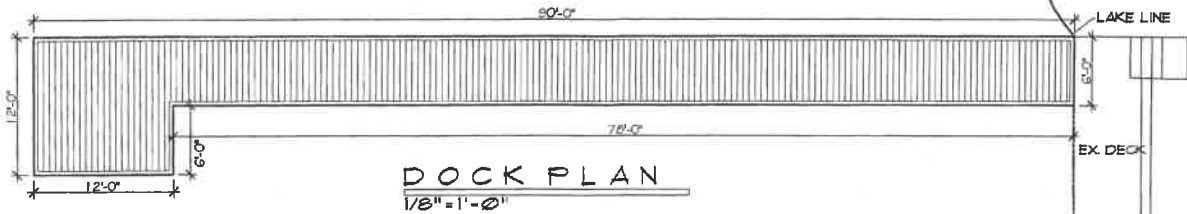
**SITE PLAN**  
 DAVID & LYNN CURTIN  
 3137 EAST LAKE RD  
 TN. OF SKANEATELES, NY

**architect**  
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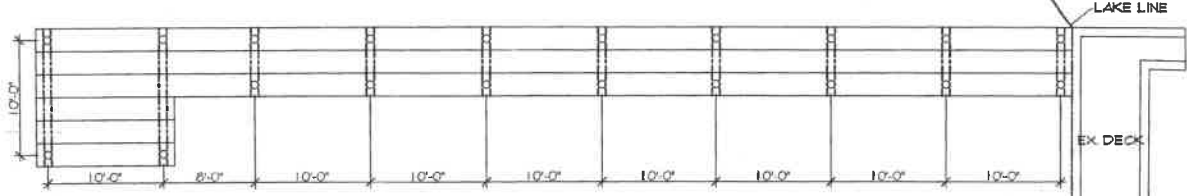
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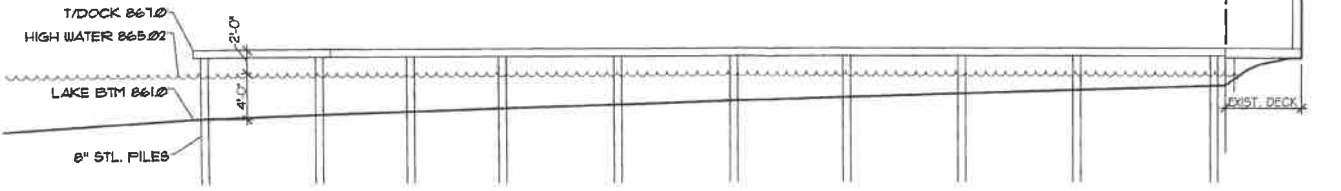
**1 OF 2**



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



**PILE PLAN**  
1/8" = 1'-0"



**SECTION 'A'**  
1/8" = 1'-0"

**NEW DOCK**  
DAVID & LYNN CURTIN  
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