

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

June 1, 2022

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

Re: Michael and Anne Marie Fallon - Site Plan Review, Special Permit
2583 East Lake Road
Tax Map # 037.-01-25.1

NARRATIVE

The Fallon property is 71,194SF in lot area, has 152 ft of lake frontage and 160.8 ft of road frontage on East Lake Road in the RF District and Skaneateles Lake watershed. The property has a single-family dwelling, detached garage, patio, pool, hot tub, sidewalks and shoreline structures that includes stairs within the required side yard setback. After 2020, a partial tennis court was removed from the property. The ISC is 10.9% and TSC is 17.0%. The total shoreline structures are 79 SF. The property is served by an onsite septic system and draws water from the lake. The shoreline has a steep slope approximately 20 ft to 27 ft high. The stairway is in poor condition with one continuous flight, 20 ft high. The stairs do not meet building code.

This application is to remove the existing stairway and construct a 12 ft x 20 ft deck on top of the bank, a 12 ft x 20 ft dock on steel piles at the bottom of the bank and to build two flights of stairs between them with a 4 ft x 8 ft landing midway down the bank. The deck and stairs will be set on 6 x 6 PT posts and will have minimal disturbance of the ground. The new shore line structures will be set 20 ft off the south property line.

The dock will have a floating silt curtain placed around the work area during construction to control any potential turbidity of the water and will remain in place until the water is clear. Much of the work will be done from a barge. The onshore disturbance will be minimal with the posts for the deck and stair landing. When the existing stairs are removed the posts will be cut off at grade. Any disturbed areas will be seeded or planted with ground cover

The total shoreline structures area will be 592 SF, ISC will remain at 10.9 % and TSC will be 17.4 %. This is redevelopment in that the deck and stairs have created addition footprint. The ISC is higher than 10% because of the shared driveway that must be maintained. Also, the garage with driveway is over 100 feet from the house, so a parking area off the shared driveway provides reasonable access to the house. After 2020, the tennis was removed that decreased the ISC by 4,087 SF or 5.7%. The Fallons are prepared to make a contribution to the Town's Land and Development rights Acquisition Fund to compensate for the ISC above 10%. To achieve 10% ISC, the lot would need to be 77,780 SF which is 6,586 SF larger than the existing lot. At \$1.09 per SF, this will be a \$ 7,178.74 contribution to the Town's LDRA Fund.

(315) 685-8144

Member of the American Institute of Architects

CONSTRUCTION SEQUENCE

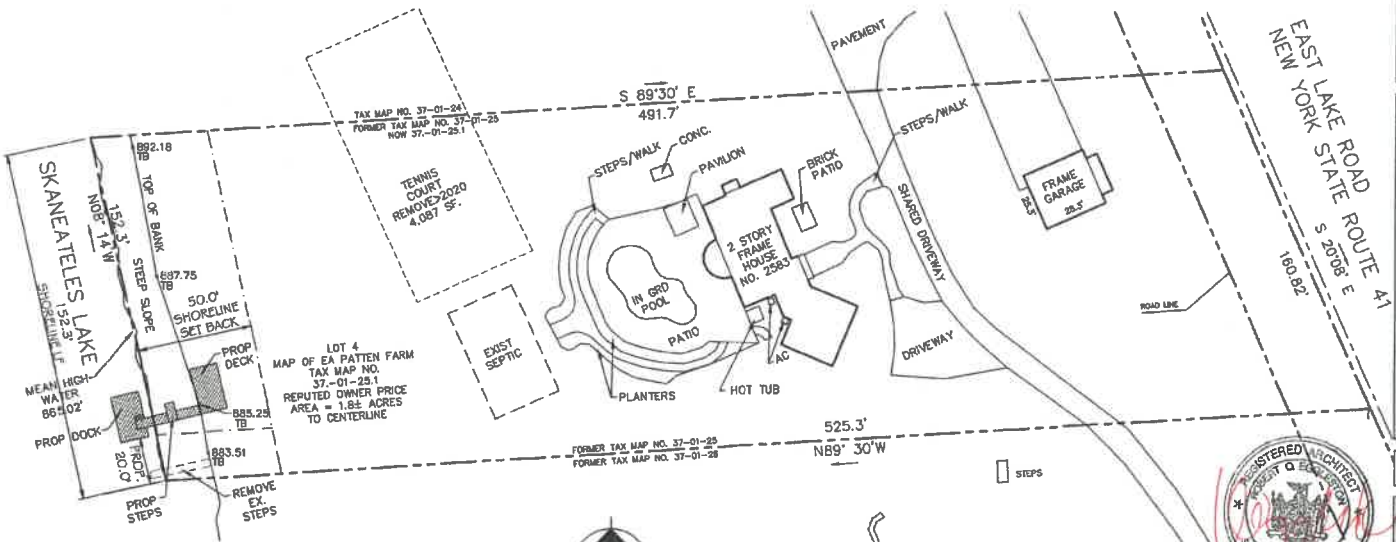
- 1) Install floating silt curtain and sediment logs and maintain during construction
- 2) Install steel piles and frame work for dock. Frame dock surface
- 3) Remove floating silt curtain after water is clear.
- 4) Install posts for deck at top of bank. Construct deck.
- 5) Install 4 posts for stair landing on steep bank.
- 6) Install stairway. Remove existing stairway.
- 7) Patch any disturbed areas and plant steep slopes with filter fabric, topsoil and landscape plantings. Water during dry periods.

LOT AREA	71,194 SF
SHORELINE	152.3 LF

IMPERMEABLE COVERAGE		
	EXIST.	PROPOSED
HOUSE	2,500 SF	2,500 SF
HOT TUB/ PAVILION	179 SF	179 SF
DRIVE	4,252 SF	4,252 SF
GARAGE	802 SF	802 SF
CONC.	45 SF	45 SF
A.C. (16 SF. EXEMPT)	0 SF	0 SF
TOTAL	7,778 SF	7,778 SF
% IMPERMEABLE	10.9 %	10.9 %

TOTAL COVERAGE		
	EXIST.	PROPOSED
POOL	760 SF	760 SF
PATIO	2,432 SF	2,432 SF
DECK	0 SF	240 SF
STEP/WALK	1,152 SF	1,181 SF
PERMEABLE	7,778 SF	7,778 SF
IMPERMEABLE	4,344 SF	4,619 SF
TOTAL	12,122 SF	12,397 SF
% TSC	17.0 %	17.4 %

LAKE FRONT STRUCTURES		
	EXIST.	PROPOSED
DECK	0 SF	240 SF
DOCK	0 SF	240 SF
STEPS	79 SF	112 SF
TOTAL	79 SF	592 SF



SITE INFORMATION IS OBTAINED FROM SURVEY DONE BY PAUL J. OLSZEWSKI, P.E., L.L.S. DATED 3/20/2020
 ADDITIONAL INFORMATION BY EGGLESTON & KRENZER ARCHITECTS P.C.



SITE PLAN
 SC.: 1" = 40'-0"



NEW DOCK & STEPS
 ANNE FALLON
 2583 EAST LAKE RD.
 TN. OF SKANEATELES, NY

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

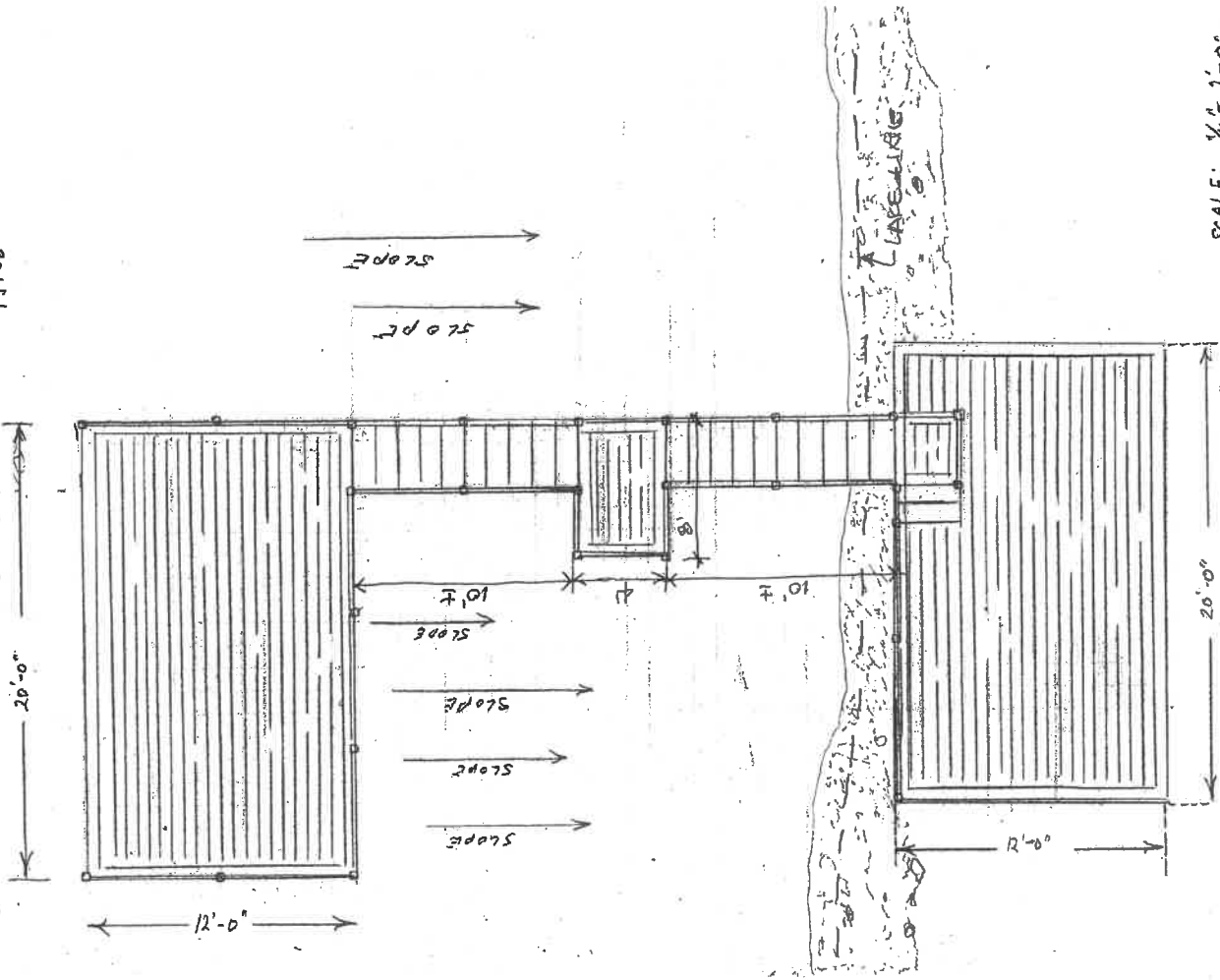
PROJ: 22103

DATE:
 10 JUN 2022

1 OF 1

"CONTRACTOR"
F. J. ESTLIANAUM
BARGE & CRANE SERVICE
2685 HOWETT HILL ROAD
MARCELLUS, NEW YORK
13108

"OWNER"
ANNE MARIE FALLON
2503 EAST LAKE RD
TOWN OF SPANGHELES, NY



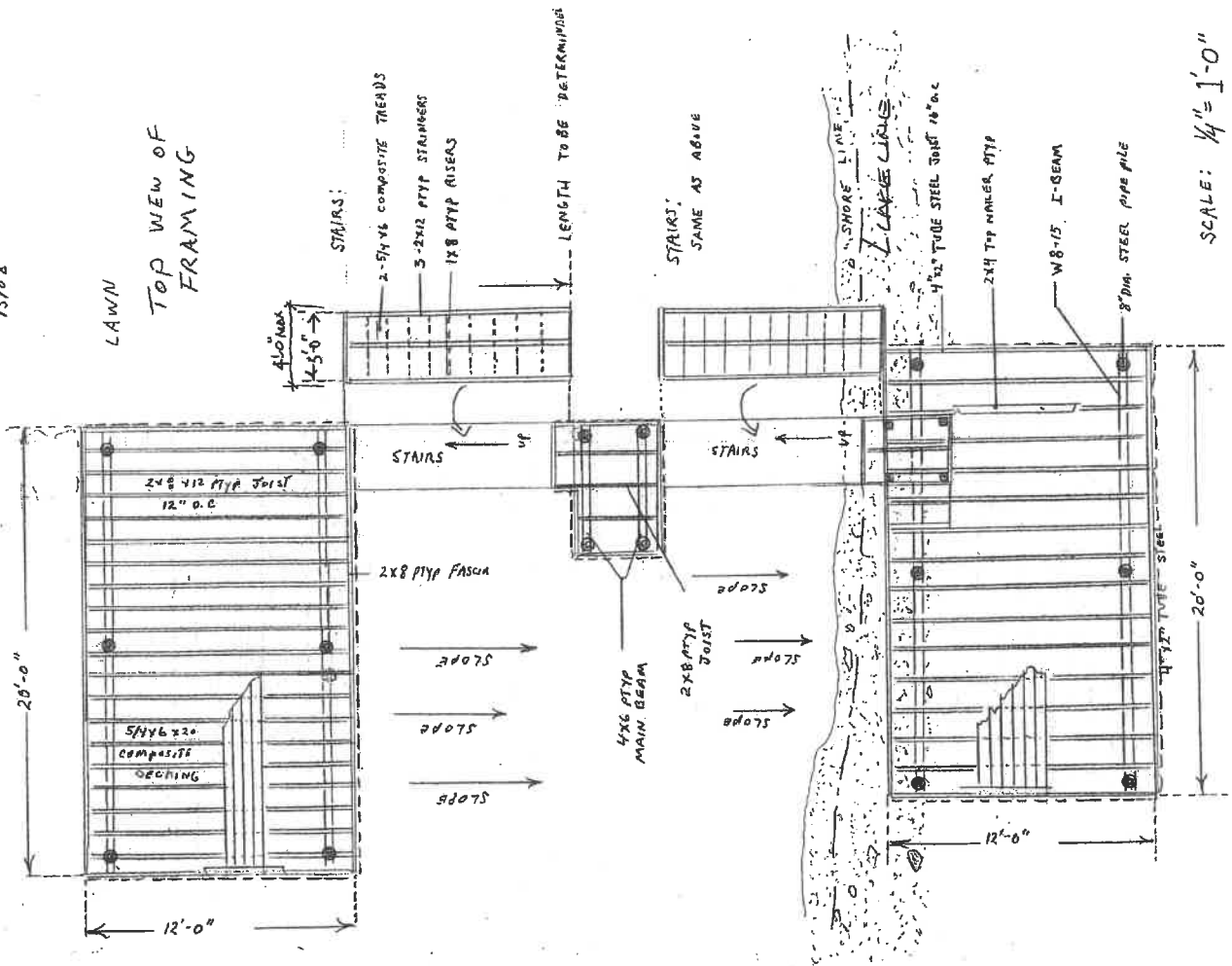
SCALE: 1/4" = 1'-0"

SKANBATELES LAKE

JUNE 1, 2022
DWG 1 OF 3

"OWNER"
 ANNE MARIE FALLON
 2585 EAST LAKE ROAD
 TH SKANEATELES, NY

"CONTRACTOR"
 F. J. ESTLINGBAUM
 BARGE & CRANE SERVICE
 2685 HOWLETT HILL ROAD
 MARCELLUS, NEW YORK
 13108



LAWN
 TOP VIEW OF
 FRAMING

STAIRS:

STAIRS:
 SAME AS ABOVE

LENGTH TO BE DETERMINED

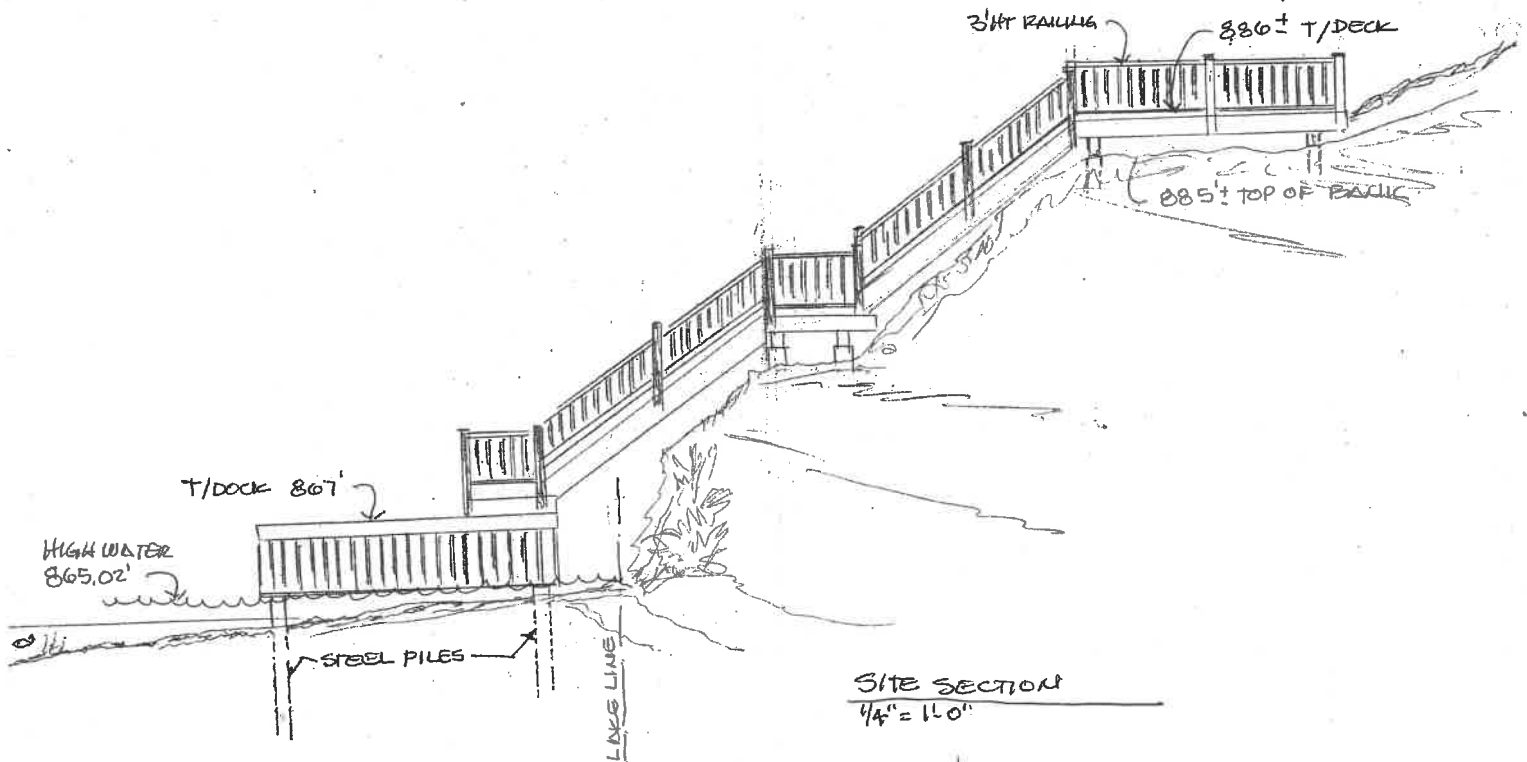
SCALE: 1/4" = 1'-0"



SKANEATELES LAKE

FRAMING PLAN

JUNE 1, 2022
 DWG 2 OF 3



SITE SECTION
 1/4" = 110"

MICHAEL & ANNE MANG FALOM
 2583 EAST LAKE ROAD
 TN SEANABOY, NY

F. J. ESTLIN BAUM
 1685 HOWLETT HILL RD
 MARCELLUS, NY 13108

JUNE 1, 2022
 DWG 3 OF 3