
EGGLESTON & KRENZER ARCHITECTS, PC

The Trolley Bldg
1391 East Genesee Street
Skaneateles, New York 13152

November 7, 2024

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

Re: Curt and Susan Andersson, Site Plan Review
1770 Tamarack Cove Tax Map # 062.-01-24.1

NARRATIVE

This 36,168 SF lot with 136.6 lineal feet of lakefront and 309 ft of frontage on a private road is developed with a single family dwelling. It has a 21 FT high bank at the shoreline that is as steep as 100% and a 6 to 8 ft vertical shale cliff at the lakefront. The bank is heavily vegetated with bushes and vines. Stairs and a seawall are at the east corner of the property where a ravine and watercourse defines the south east side of the property. This lot is located in the RF District in the Skaneateles Lake watershed. Wave action has been eating away at the base of the shale cliff especially at the north end and stormwater has caused portion of the upper bank to collapse into the lake. ISC is 9.3% and TSC is 13.8%.

This application is to control the erosion by installing a series of timber walls that will create terraces for vegetation to get reestablished. Steel post will be drilled and driven into the bank, starting on top of the newly exposed rock about 6 to 8 feet above the lake line. This will support 4x6 P.T. timbers that will have rock fill behind it, filter fabric and at least 12 inches of topsoil. Steel anchors will be set into the top of bank at an angle and cable wire will run down the bank to secure the top of the steel posts at the second third and top walls from the base of the rod above. The three-tiered wall system will be put in place where erosion has occurred or is likely to occur. Any slope of the exposed soil that is greater than 30% and will have jute mesh pinned over the topsoil and mulch to secure the soil while the vegetation becomes established. This is similar to the technique of walls placed on the bank in Thornton Grove North over 30 years ago. A silt fence will be placed on the shoreline during construction. Materials will be brought to the site by barge or from on top.

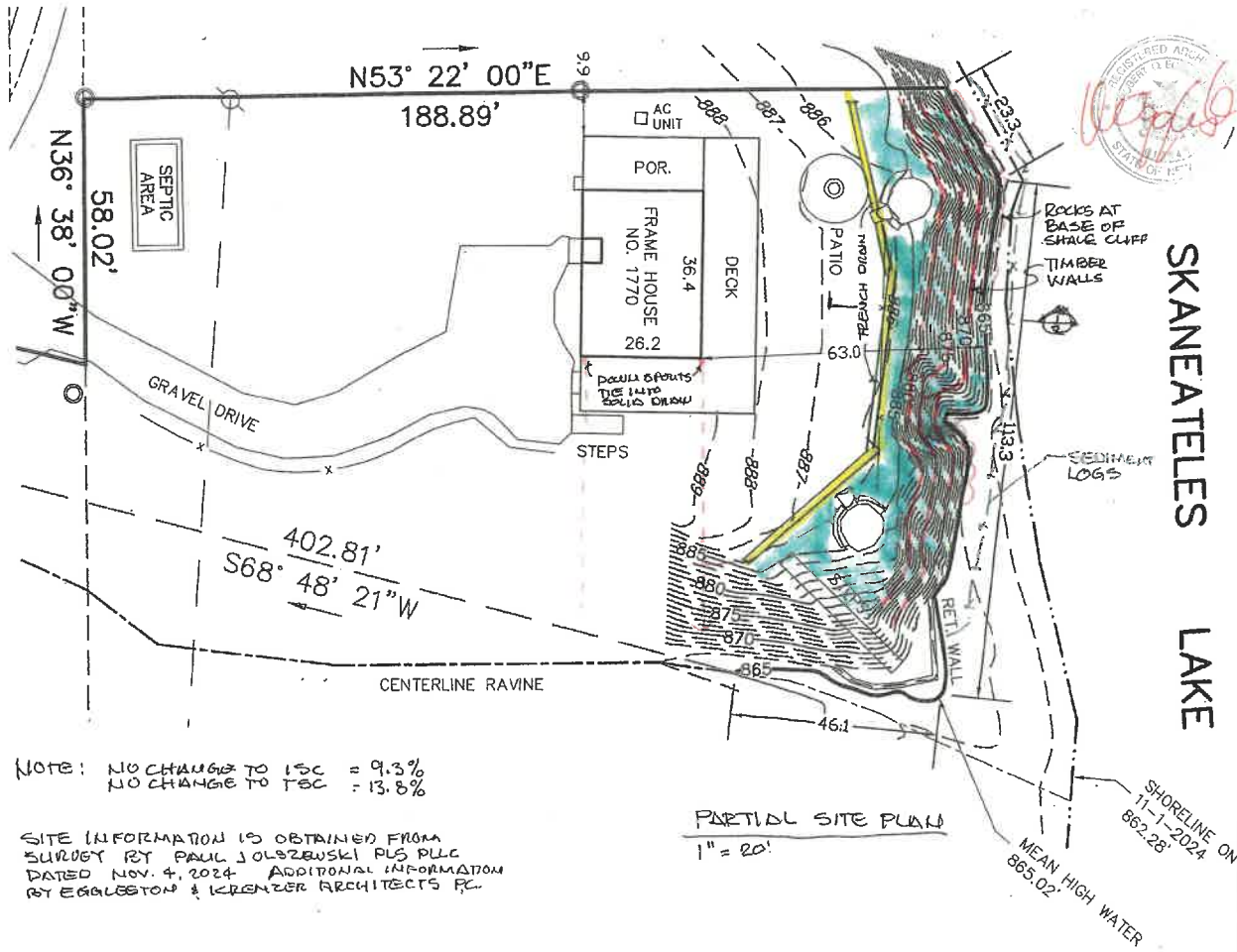
The French drain will be placed at the top of bank extending down 4 ft of the top of shale to catch any ground water that has been saturating the bank upper soil. The roof gutters will be drained to the bottom of the south ravine to control that stormwater from the steep bank.

(315) 685-8144

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CONSTRUCTION SEQUENCE

- 1) Place silt fence/sediment logs at bottom of bank on dry lake bottom during low water levels in the fall/winter. Maintain during construction.
- 2) Place large rocks at base of cliff where wave erosion has occurred.
- 3) Install first row steel posts at 4'oc and 4 x 6 timber wall. Place rock, filter fabric and topsoil behind wall.
- 4) Continue additional tiers of walls and fill behind. Place anchors at top of bank and secure tops of post with cable.
- 5) In spring place native plants and groundcover in planting areas. Use jute mesh over mulch, pinned, on slopes over 30%.
- 6) Install french drain at top of bank. Extend end of drain to bottom of ravine with splash rocks at base. Confirm house roof drains tie into drainage to bottom of ravine.
- 7) After completion of work, remove silt fence.



SKANEATELES LAKE

BANK STABILIZATION
 CURT & SUSAN ANDERSSON
 1770 TAMARACK COVE
 TOWN OF SKANEATELES, NY

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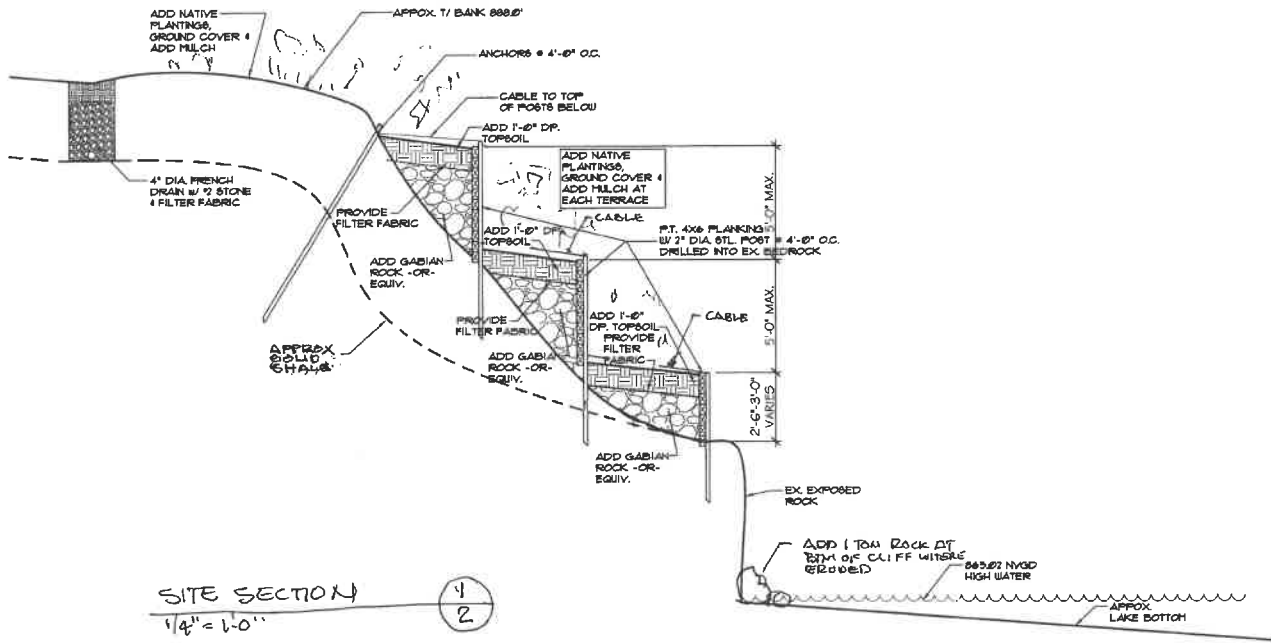
PROJ: 21050

DATE:
 7 NOV 2024

NOTE: NO CHANGE TO ISC = 9.3%
 NO CHANGE TO TSC = 13.8%

SITE INFORMATION IS OBTAINED FROM
 SURVEY BY PAUL JOLASZEWSKI PLS PLLC
 DATED NOV. 4, 2024. ADDITIONAL INFORMATION
 BY EGGLESTON & KRENZER ARCHITECTS PC.

PARTIAL SITE PLAN
 1" = 20'



SITE SECTION
1/4" = 1'-0"

1
2

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