

# SPACE Architectural Studio, P.C.

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## Project Narrative

The Bitz Family

Project Location: 3145 East Lake Street, Skaneateles, N.Y. 13152

Tax Map No.: 040.-01-28.0

Town Zoning District: RF

SPACE Architectural Studio project #: 2024-49

Date: 09 August 2024

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The Bitz Family lives at 3145 East Lake Road, a property with over 100' of lake frontage. They currently have a temporary dock, a floating swim platform, and a boat mooring – offshore structures that total to +/- 313.1 sf. On July 15, 2024 the Space Architectural Studio team went out to the site via boat to measure the elevation of the water on that day. We found that the conditions of the lakeshore in that area are extremely shallow. From the data we obtained on that day, and the mean high and low water from USGS and the City of Syracuse, we were able to calculate the length of the dock that would grant us 10' below mean high water per § 148-7-1K(4)(c)(iii)(e) would be +/- 185.6'.

The Bitz family is asking to put in a modest permanent dock that would be 80' long and 4' wide with a 12' by 8' platform. The proposed dock would be +/- 416 sf, well under the 1,000 sf maximum coverage for offshore structures. This new permanent dock would replace the existing temporary dock and the floating swim platform. It would allow them reasonable use of their property given the shallow existing nature of the shoreline in that area of Skaneateles Lake.

A special permit is necessary for the water perimeter, which is proposed at +/- 7,373.4 sf. This area is due to the existing boat mooring's location which allows adequate water depth for boat docking. We believe this is a very reasonable request due to the existing conditions of the property and given the Bitz family's willingness to forgo the existing swim platform to keep the water perimeter under 8,000 sf.

We believe that this proposal complies with the thirteen points of the special permit review criteria. It does not change the use or the function of the property. The area of the proposed dock will be surrounded by a floating silt fence during construction to mitigate any adverse effects during the erection of the structure. The continued use of the lake front access will not have any changes or impacts on the surrounding area or town. The proposed dock is well under the square footage coverage maximum permitted for offshore structures and over 100' short than the dock would need to be to reach 10' depth from mean high water.

This project will have no greater overall impact on the site and its surroundings than would full development of uses of the property permitted by right. The request for the special permit for the +/- 7,373.4 sf is due to the shallow nature of the shoreline at this location of the lake. The existing boat mooring must be that far out to ensure adequate water depth for boat docking, thus increasing the size of the lake perimeter over 4,000 sf.

Thank you for considering our proposal.

