

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

March 1, 2022

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

Re: Sean Callahan and Kristin Dadey - Site Plan Review
4742 Amerman Road
Tax Map # 062-01-38.2 (and Niles 148-01-8.3)

NARRATIVE

The Callahan Dadey property is 87,242 +/- SF in lot area, has 340 ft of lake frontage and is accessed by a 30 ft R.O.W. off Amerman Road in the RF District and Skaneateles Lake watershed. The Callahan Dadey own a total of three lots (5 tax parcels) that cross the Town of Skaneateles and Town of Niles boundary for a total of 8 acres, the western most lot having a single-family dwelling. This lot is vacant with 150 SF of walkway and stair remnants where stairs to the lake use to be. An electric utility easement crosses the property and a seasonal watercourse is on the south east side of the lot. The TSC is 0.2% and shoreline structure is 150 SF whereas 800 SF is allowed. The shore line is a vertical cliff ranging from 20 to 30 feet high.

This application is to install 16 ft x 32 ft permanent dock on steel piles that will have an 8' x 16 ft stair tower adjacent to the cliff that will connect to the existing access location. The dock will be 97+ ft from the south east corner of the lot. The dock will be at the 867.0 ft elevation (100 year flood level) and the stair tower approximately 17.5 ft tall. The total shore line structures will be 712 SF. The walkway at the top of the cliff will be rebuilt as timber steps for safer access to the stair tower.

A floating silt curtains will be placed around the new dock area to control any turbidity in the lake during construction. Most of the work will be done from a barge in the lake. The size of the dock is designed to accommodate winter storage of the boat hoist and temporary dock sections

CONSTRUCTION SEQUENCE

- 1) Install floating silt curtain around new dock area.
- 2) Install steel piles and frame the new dock.
- 3) After lake water is clear, remove the floating silt curtain.
- 4) Construct the stair tower and connect the bridge to the top of the cliff.
- 5) Rebuild the walkway as timber and stone steps.

(315) 685-8144

Member of the American Institute of Architects

LOT AREA	27242 +/- SF
SHORELINE	340 +/- LF

IMPERMEABLE COVERAGE	EXIST.	PROPOSED
TOTAL	0 SF	0 SF
% IMPERMEABLE	0 %	0 %

PERMEABLE COVERAGE	EXIST.	PROPOSED
WALK	150 SF	150 SF
PERMEABLE	150 SF	150 SF
IMPERMEABLE	0 SF	0 SF
TOTAL	150 SF	150 SF
TOTAL COVERAGE	0.2 %	0.2 %

SHORELINE STRUCTURES 800 SF ALLOWED

WALKWAY / STEPS	150 SF
DOCK / STAIRS	512 SF
BRIDGE	50 SF
TOTAL	712 SF

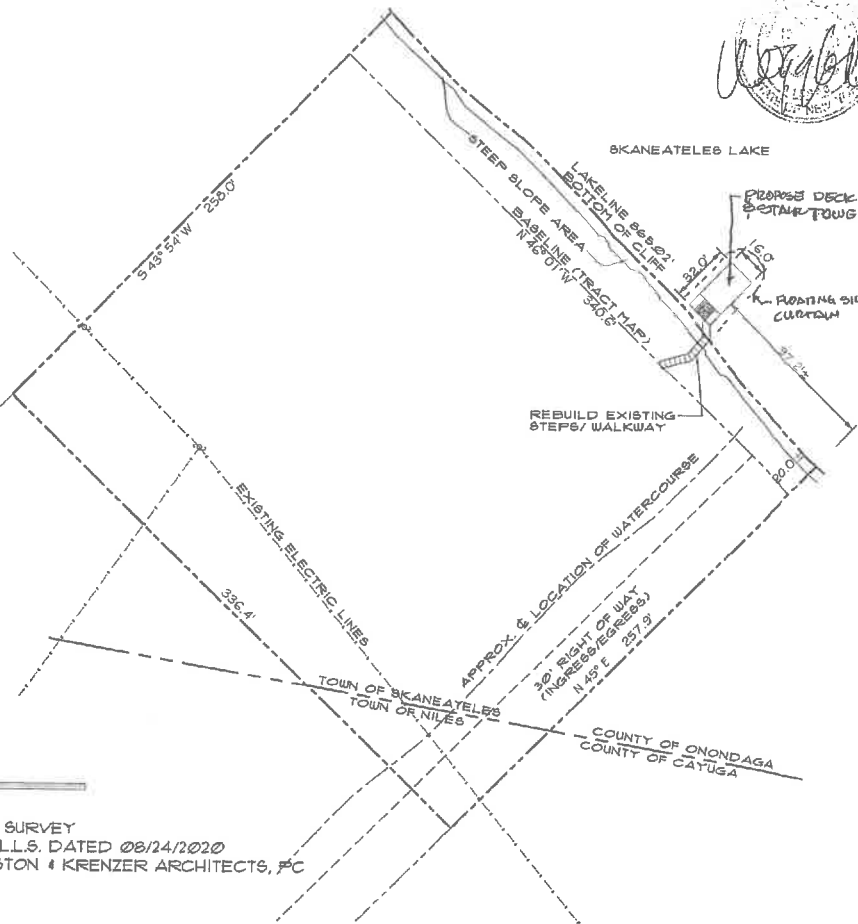


NORTH

SITE PLAN

SC.: 1" = 50' - 0"

SITE INFORMATION IS OBTAINED FROM SURVEY
 DONE BY HANS B. CHRISTOPHERSON, L.L.S. DATED 08/24/2020
 ADDITIONAL INFORMATION BY EGGLESTON & KRENZER ARCHITECTS, PC



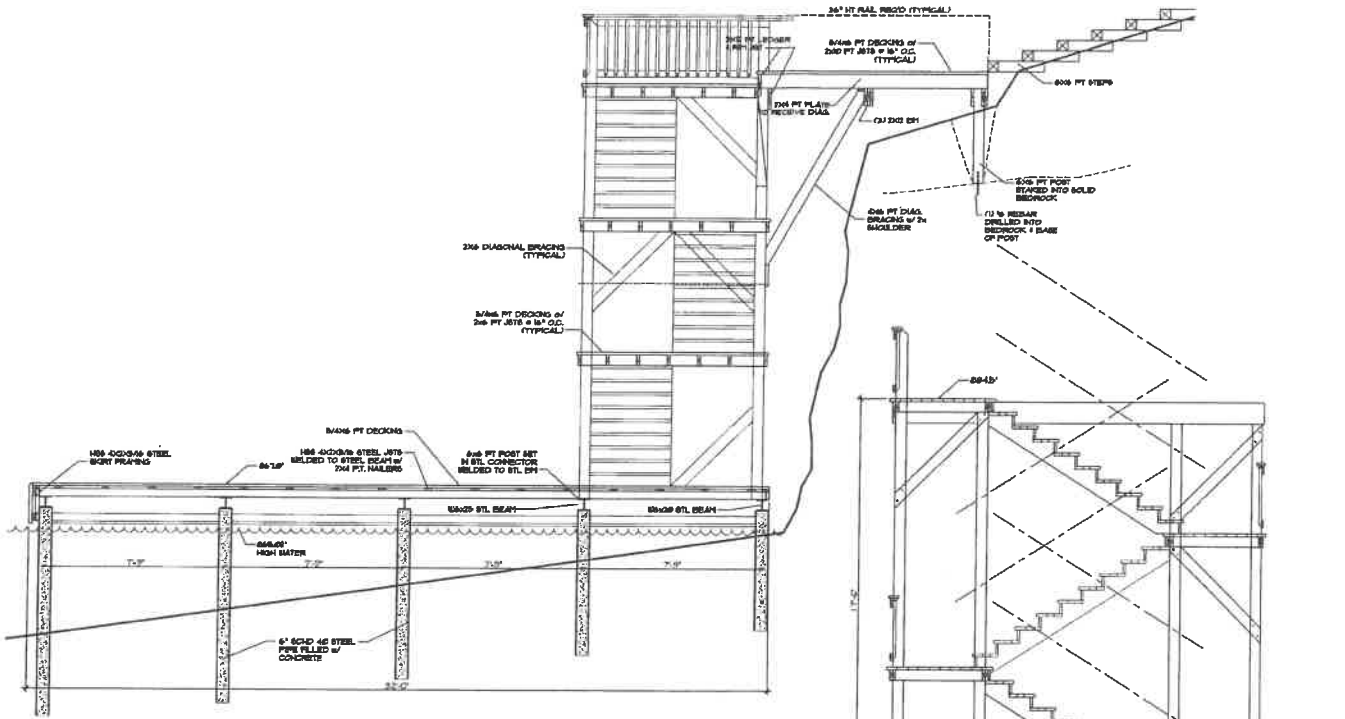
SITE PLAN
 SEAN CLAHAN & KRISTIN DADEY
 4742 AMERMAN LANE
 TOWN OF SKANEATELES, NY

architect
 EGGLESTON & KRENZER, ARCHITECTS PC
 139 I EAST GENESEE STREET
 SKANEATELES, NY 13152
 (315) 685-6144

PROJ: 22037

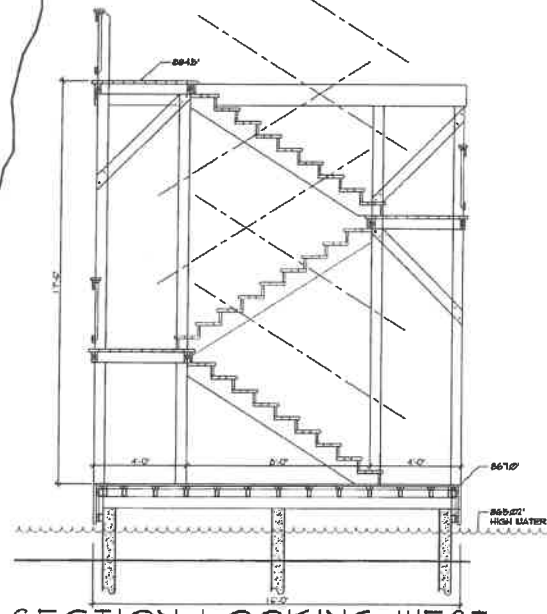
DATE:
 1 MARCH 2022

1 OF 2



SECTION LOOKING SOUTH

SC.: 1/4" = 1'-0"



SECTION LOOKING WEST

SC.: 1/4" = 1'-0"

STAIR TOWER
 SEAN CALLAHAN & KRISTEN DADEY
 4742 AMERMAN ROAD
 TOWN OF SKANEATELES, NY

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

PROJ: 22037

DATE:
 1 MARCH 2022