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

September 5, 2024

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

Re: Tyler and Ben Cherington - Site Plan Review – Dock
1838 West Lake Road
Tax Map # 062-01-06.0

NARRATIVE

The property at 1838 West Lake Road has 38,001 SF, 90.12 frontage on West Lake Road and 90.7 ft of lake frontage in the RF District and Skaneateles Lake watershed. It is improved with a single family dwelling, deck, patio, driveway and a seawall with small landing. The property has a watercourse that enters the lake in the SE corner of the lot. The ISC is 18.8% and TSC to 23.7%. The onshore structures are 61 SF where 400 SF is allowed.

This application is to build a 6 ft x 100 ft permanent steel pile dock into the lake with an 8 ft x 14 ft 'Ell' at the end and a 6 ft x 14' platform. The 100 ft length is necessary to reach a 9 ft depth that allows 4 ft of water during low lake levels. The area of the dock and platform is 799 SF and the perimeter envelope is 3,742 SF. The platform is necessary to store the seasonal boat hoist on during the off season.

The side yard setback from the property line projected from the center line of the Lake is 10 ft on the north and from the extended property line on the south, 34 ft. The level of the dock will be at 100-year flood level (867.0 ft). The lake bed at the east end of the dock is 9 ft below top of dock.

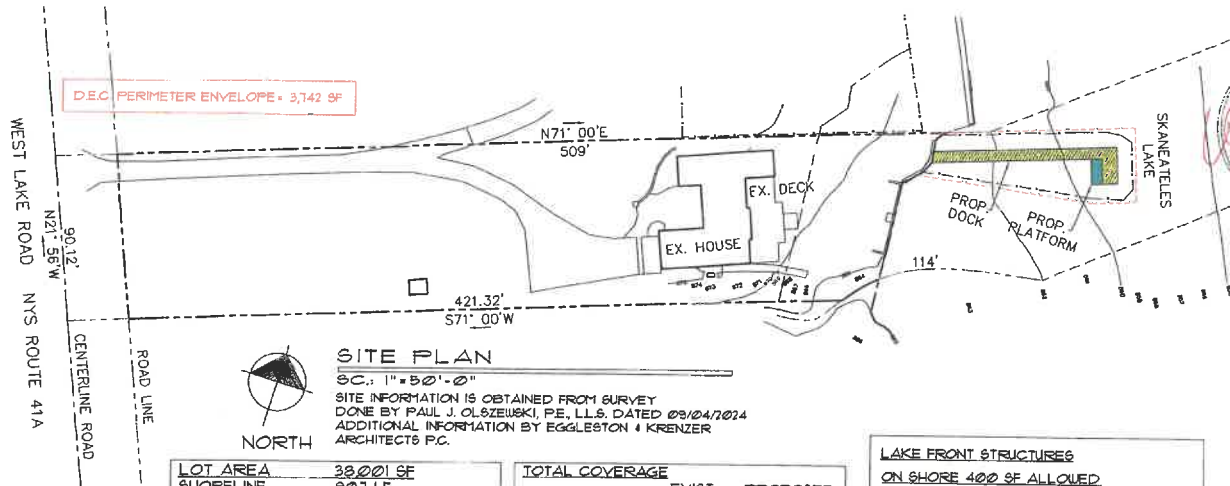
A floating silt curtain will be placed around the dock area during construction and will be removed after the lake water has cleared. All the work will be done from a barge.

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



SITE PLAN
 S.C.: 1"=50'-0"
 SITE INFORMATION IS OBTAINED FROM SURVEY
 DONE BY PAUL J. OLSEWICKI, PE, L.L.S., DATED 09/24/2024
 ADDITIONAL INFORMATION BY EGGLESTON & KRENZER
 ARCHITECTS P.C.

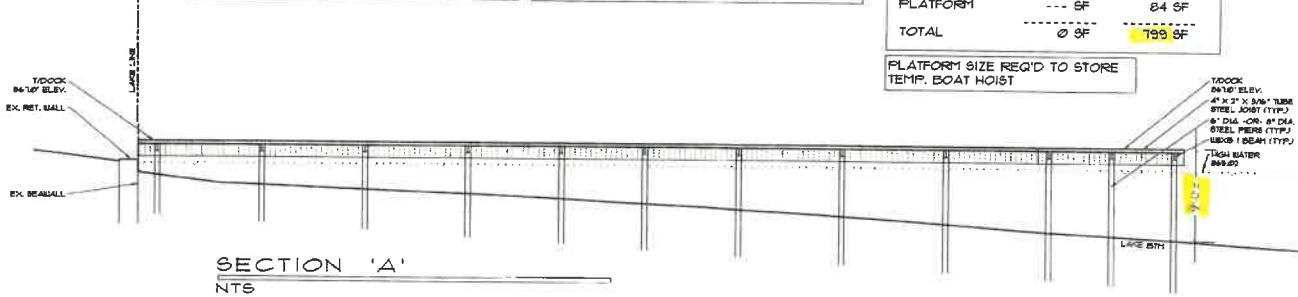
LOT AREA	39,001 SF	
SHORELINE	307 LF	
IMPERMEABLE COVERAGE		
	EXIST.	PROPOSED
HOUSE	2,451 SF	2,457 SF
DRIVEWAY	4,614 SF	4,614 SF
SHED	81 SF	81 SF
TOTAL	7,152 SF	7,152 SF
% IMPERMEABLE	18.3 %	18.3 %

TOTAL COVERAGE		
	EXIST.	PROPOSED
SIDEWALK	824 SF	824 SF
DECK	847 SF	847 SF
STEPS	190 SF	190 SF
LANDING	15 SF	15 SF
PERMEABLE	1,876 SF	1,876 SF
IMPERMEABLE	7,152 SF	7,152 SF
TOTAL	9,028 SF	9,028 SF
% TSC	23.1 %	23.1 %

LAKE FRONT STRUCTURES		
ON SHORE 400 SF ALLOWED		
	EXIST.	PROPOSED
STEPS	46 SF	46 SF
LANDING	15 SF	15 SF
TOTAL	61 SF	61 SF

OFF SHORE 1000 SF ALLOWED		
	EXIST.	PROPOSED
DOCK	0 SF	715 SF
PLATFORM	0 SF	84 SF
TOTAL	0 SF	799 SF

PLATFORM SIZE REQ'D TO STORE
TEMP. BOAT HOIST



SECTION 'A'
NTS



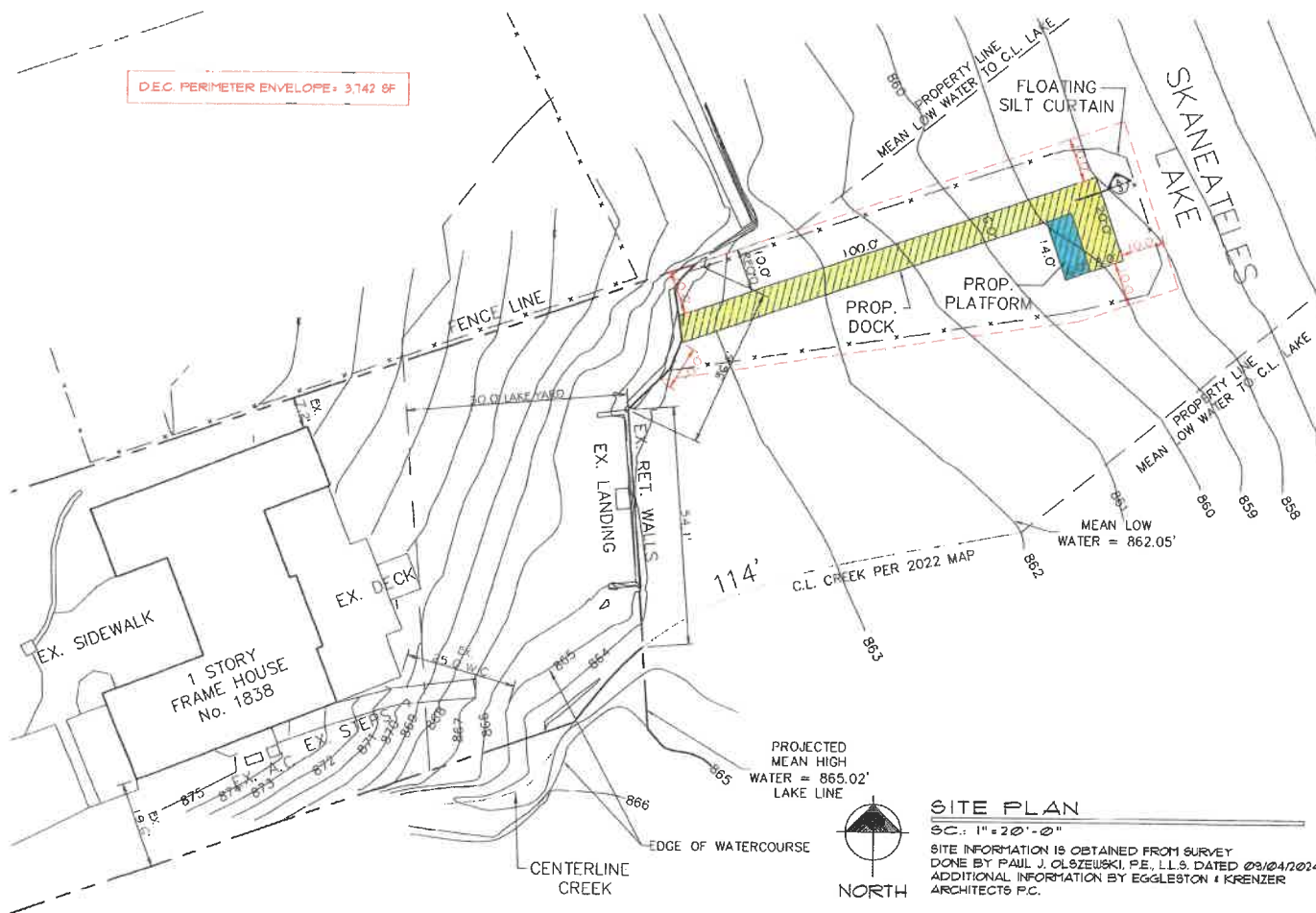
SITE PLAN
 BEN & TYLER CHERINGTON
 10338 WEST LAKE ROAD
 TN., OF SKANEATELES, NY

architect
 EGGLESTON & KRENZER, ARCHITECTS PC
 1391 EAST GENESEE STREET
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PROJ: 24207

DATE:
5 SEP 2024

D.E.C. PERIMETER ENVELOPE = 3,742 SF



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SITE PLAN

SC.: 1" = 20'-0"

SITE INFORMATION IS OBTAINED FROM SURVEY
 DONE BY PAUL J. OLSZEWSKI, P.E., L.L.S. DATED 09/04/2024
 ADDITIONAL INFORMATION BY EGGLESTON & KRENZER
 ARCHITECTS P.C.



