

Tax Map ID#052.-01-06.0

NOTICE OF HEARING

PLEASE TAKE NOTICE that pursuant to Section 148-4, 148-5 148-6 148-7 148-8 and 148-10 of the Zoning Law of the Town of Skaneateles 2020 and Section 274-a and 274-b Town Law of the State of New York, the Planning Board of the Town of Skaneateles will hold a Public Hearing on the application of Michael Cregg for 2880 West Lake Road LLC for a Special Permit/Site Plan Review.

The application is to rebuild the existing boathouse and modify onshore shoreline structures. .

The property in question is located at 2880 West Lake Road in the Town of Skaneateles, New York and bears Tax Map ID#052.-01-06.0.

A copy of the application is available for inspection at the Town Hall, 24 Jordan Street, Skaneateles, New York.

SAID HEARING will be held on *Tuesday January 21, 2025 at 6:40 p.m.* at the Town Offices, 24 Jordan Street, Skaneateles, New York or electronically as required by local and/or Executive Orders applicable to COVID 19. At that time all people will be heard or have an opportunity to provide written comment on this application.

Donald Kasper, Chair
Planning Board -Town of Skaneateles
Dated: January 8, 2025

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

December 3, 2024

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

Re: Michael Cregg – Site Plan Review and Special Permit
2880 West Lake Road
Tax Map # 052.-01-06.0

NARRATIVE

The property at 2880 West Lake Road has 277,135 SF of lot area, 287.4 ft of shoreline and has 325 ft of frontage on a private driveway off West Lake Road, in the RF District and Skaneateles Lake watershed. The property has a single-family dwelling, detached garage, porches and shoreline structures including a boathouse. The shore line has a well vegetated, steep slope bank. The property has a septic system on it and draws water from the lake. Site Plan Review was granted earlier this year to enlarge the driveway/parking by the house. The current ISC is 8.6% and TSC is 9.1%, on-shore structures are 2,769 SF and 1,786 SF off-shore structures. The boathouse is 1,421 SF and has two boat slips, storage and a loggia with a permanent dock on each side. The timber cribbing supporting the docks and boathouse are in poor condition.

This application is to repair the existing docks and rebuild the boathouse. The applicant has four classic boats he would like to store inside using a track and pulley system to store a boat on each side, dry dock and two over the boat slips. The side walls will be raised to 10 ft height to accommodate the rigging and the main, center gable will be maintained at the same height.

The side wings will have flat roofs with a deck over the south wing that is handicap accessible to the top of bank with a series of ramps and bridge. The grading on the steep bank will be modified for the ramped walkway to a ramp and bridge over to the deck with a set of stairs for easy access to the bottom of the bank. A 1,687 SF driveway within the 50 ft lake setback zone will be reduced to two tire strips for a utility vehicle to use. As a result, the ISC will be reduced to 8.3%, TSC will be 9.1%, on-shore structures reduced to 2,447 SF and off-shore structures will remain 1,786 SF.

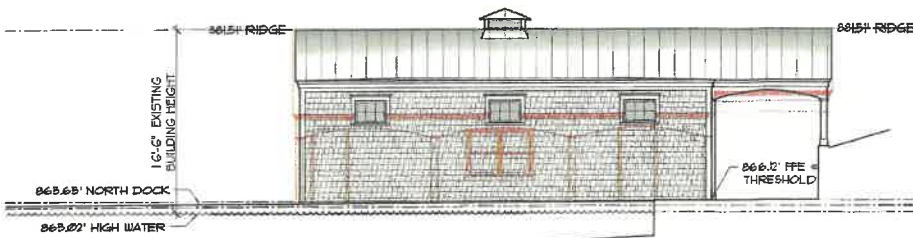
In that the ground will be disturbed within 200 ft of the Lake, Site Plan Review is required as well as a Special Permit for the reconstruction of the boat house. Silt curtains or sediment logs will be placed below the work areas on the steep bank to control any potential erosion and a floating silt curtain place in the lake around the boathouse and dock repairs.

(315) 685-8144

Member of the American Institute of Architects

CONSTRUCTION SEQUENCE

- 1) Install floating silt curtain around docks and boathouse, maintain during construction.
- 2) Remove existing boat house structure and repair dock with new sheet piling.
- 3) Drive steel piles for boat house structure. Rebuild boat house.
- 4) Remove floating silt curtain after water has cleared.
- 5) Place silt fence on steep bank, below work areas.
- 6) Modify grade for new ramped walkway and retaining wall. Construct remaining ramp and stairs. Remove excess driveway.
- 7) Spread topsoil, seed, landscaping plants and mulch. Water during dry periods.
- 8) After lawn is established, remove silt fence, patch disturbed areas.



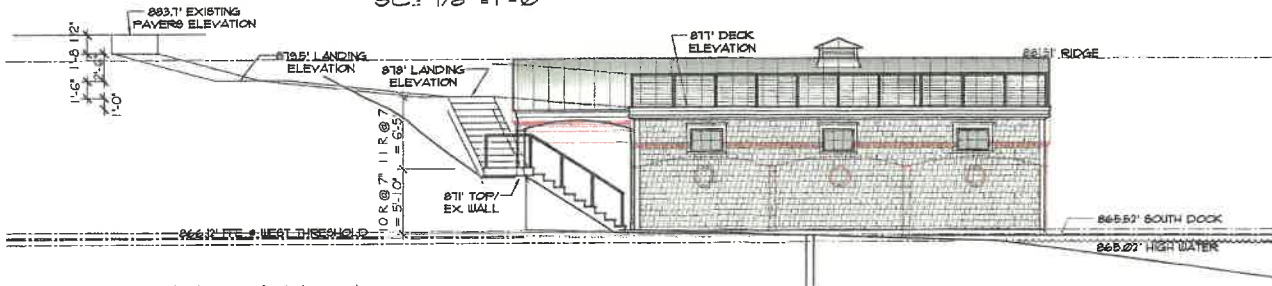
NORTH ELEVATION

SC.: 1/8" = 1'-0"



EAST ELEVATION

SC.: 1/8" = 1'-0"



SOUTH ELEVATION

SC.: 1/8" = 1'-0"

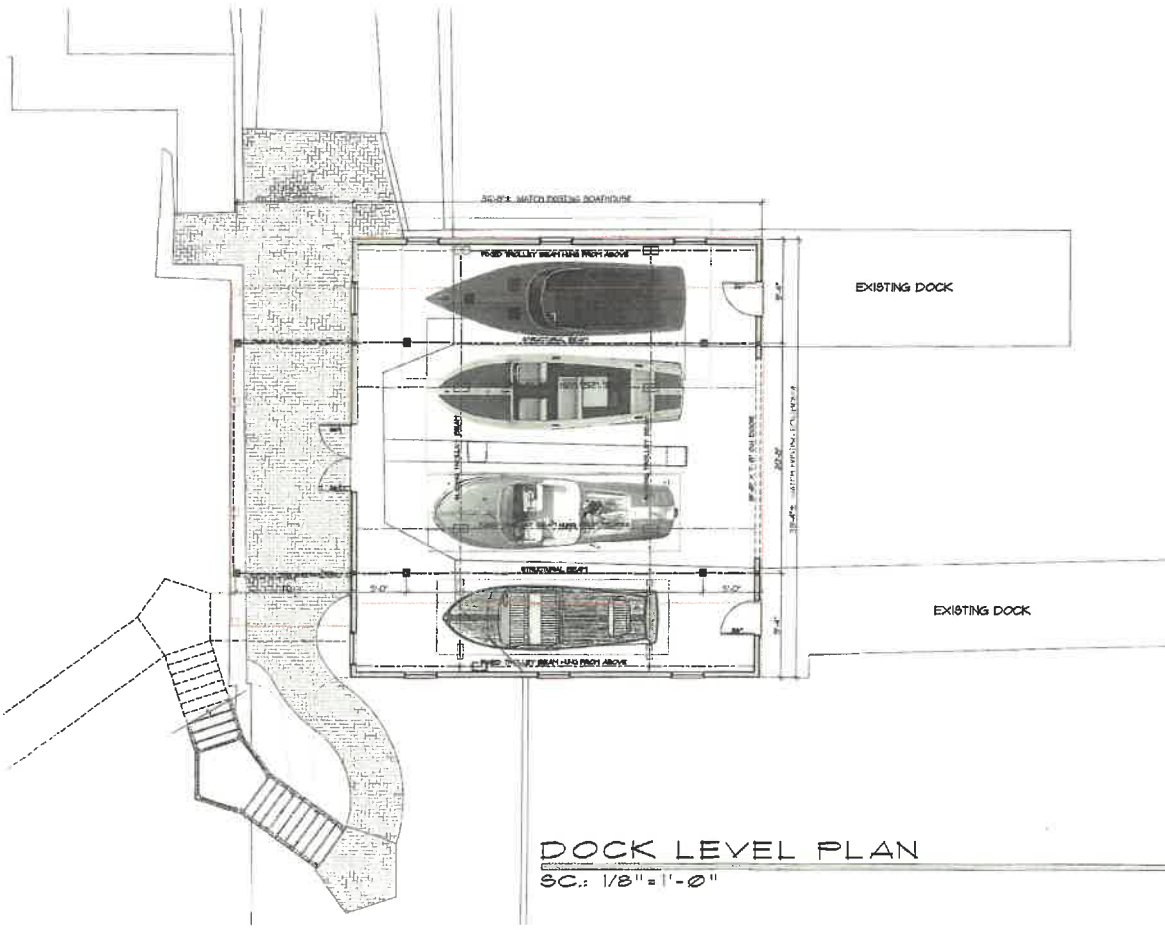
BOATHOUSE
 MICHAEL CREGG
 2850 WEST LAKE ROAD
 TOWN OF SKANEATELES, NY

architect
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PROJ: 24090

DATE:
 3 DEC 2024

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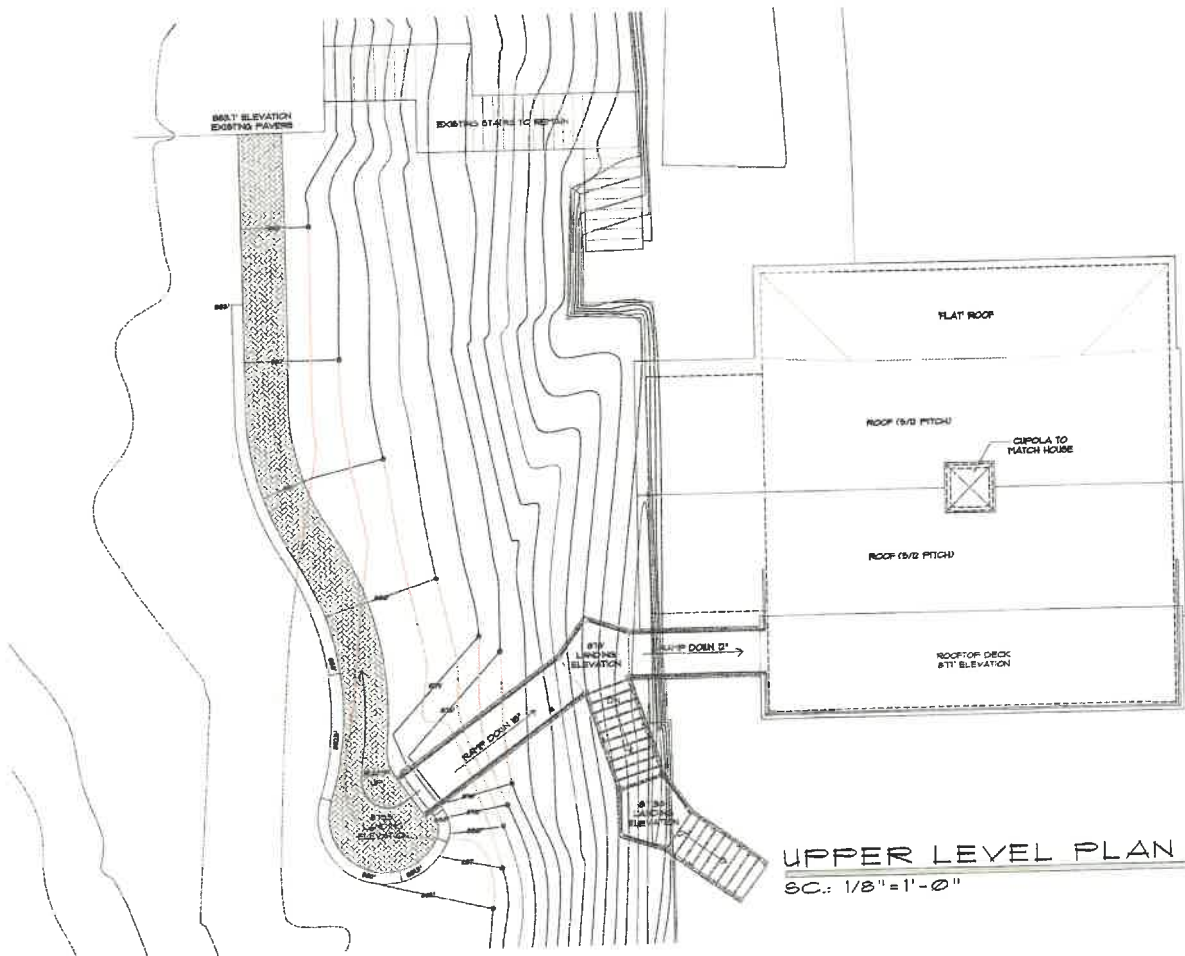
DOCK LEVEL PLAN
 SC.: 1/8" = 1'-0"

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UPPER LEVEL PLAN
 SC.: 1/8" = 1'-0"

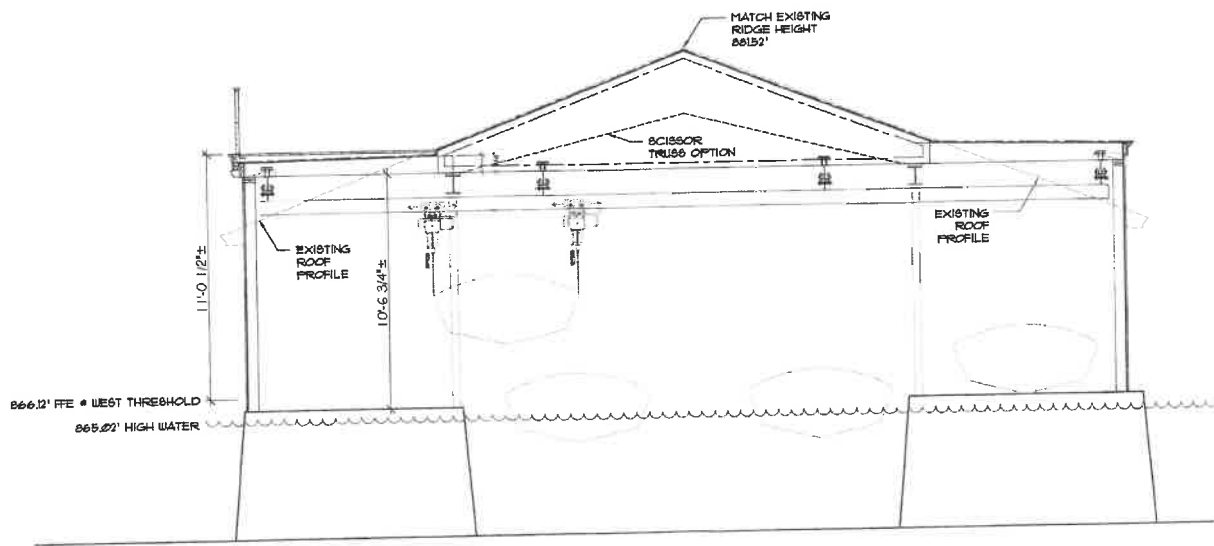
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BUILDING SECTION
 SC.: 1/4" = 1'-0"

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