

**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: Chris and Jennifer Feeney - Site Plan Review and Special Permit

2707 East Lake Road

Tax Map # 037.-01-01.0

**NARRATIVE**

The Feeney property is 15,232SF in lot area, has 90.0 ft of lake frontage and 90 ft of road frontage on East Lake Road in the RF District and Skaneateles Lake watershed. The property has a single family dwelling, attached garage, decks, sidewalks, shoreline deck and retaining walls. The ISC is 24.1% and TSC is 36.4% where as 10% and 20% is required. The total shoreline structures are 1,382 SF. The shoreline deck is only 1 ft off the north and south property lines. The property is served by an onsite septic system and draws water from the lake. The wood deck is in poor condition and below the 100 year flood level.

This application is to install an 8 ft x 50 ft permanent dock on steel piles and reduce the existing shore line deck by 400 SF. The shore line deck and existing timber seawall will be raised about 1 ft so the new deck and dock will be at 867.0 ft (100 year flood level). The deck will be rebuilt with 15 ft side yard setbacks making it less non-conforming. The new dock will have the required 20 ft side yard setback.

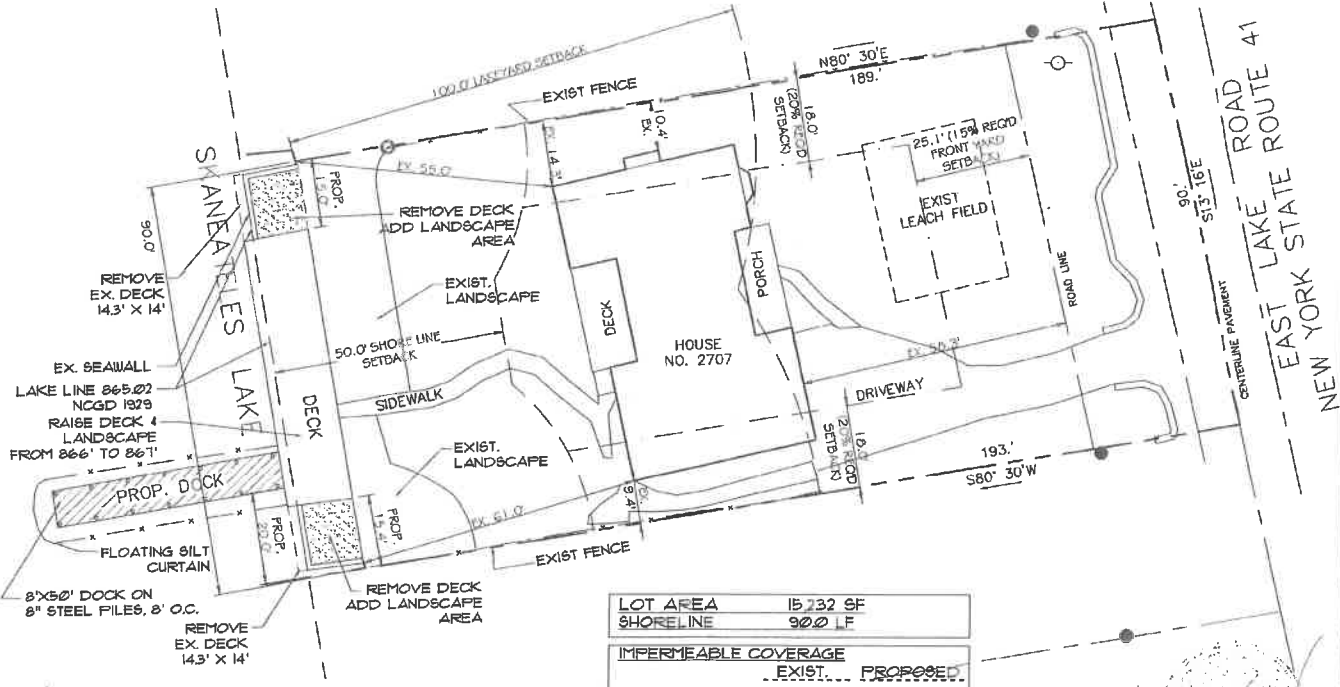
The total shoreline structures area will remain the same. The TSC will be reduced to 34.1%. This is not Redevelopment in that no new structure footprint is being added to the lot. Most of the work will be done from the lake via barge. A floating silt curtains will be placed around the new dock area to control any turbidity in the lake.

**CONSTRUCTION SEQUENCE**

- 1) Remove the existing wood deck.
- 2) Add two courses of timber to the existing seawall.
- 3) Rebuild the reduced size deck and fill new landscape area with filter fabric, topsoil and landscape plantings. Water during dry periods.
- 4) Install floating silt curtain around new dock area.
- 5) Install steel piles and frame dock area.
- 6) After lake water is clear, remove floating silt curtain.

(315) 685-8144

*Member of the American Institute of Architects*



**SITE PLAN**  
1" = 20'-0"

LOT AREA	15,732 SF
SHORELINE	900 LF

	IMPERMEABLE COVERAGE	
	EXIST.	PROPOSED
HOUSE/PORCH	2,569 SF	2,569 SF
DRIVEWAY	102 SF	102 SF
TOTAL	3,671 SF	3,671 SF
% IMPERMEABLE	24.1 %	24.1 %

	PERMEABLE COVERAGE	
	EXIST.	PROPOSED
DECK	253 SF	253 SF
SIDEWALK	558 SF	558 SF
LAKE DECK	1,057 SF	710 SF
PERMEABLE	1,868 SF	1,521 SF
TOTAL	5,539 SF	5,182 SF
% TSC	36.4 %	34.1 %

	LAKE FRONT STRUCTURES	
	EXIST.	PROPOSED
SIDEWALK	150 SF	150 SF
LAKE DECK	1,232 SF	832 SF
LAKE DOCK	0 SF	400 SF
TOTAL	1,382 SF	1,382 SF

SITE INFORMATION IS OBTAINED FROM SURVEY  
 DONE BY PAUL JAMES OLSZEWSKI, P.L.S., PLLC. DATED 7/20/2013  
 ADDITIONAL INFORMATION BY EGGLESTON & KRENZER  
 ARCHITECTS, P.C.

**SITE PLAN**  
 JENNIFER & CHRISTOPHER FEENEY  
 2707 E. LAKE RD.  
 TN. OF SKANEATELES, NY

**architect**  
 EGGLESTON & KRENZER, ARCHITECTS PC  
 1391 EAST GENESSEE STREET  
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 (315) 685-8144

PROJ: 22032

DATE:  
 1 MAR 2022

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