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

April 1, 2022

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

Re: Jess and Shawna Hafner - Site Plan Review
2599 East Lake Road
Tax Map # 037.-01-23.0

NARRATIVE

The Hafner property is 71,494SF in lot area, has 173.2 ft of lake frontage and 166 ft of road frontage on East Lake Road in the RF District and Skaneateles Lake watershed. The property has a single family dwelling, detached garage, decks, sidewalks and shoreline structures that include dock, deck, stairs, retaining walls and a 945 SF boathouse. The ISC is 10.7% and TSC is 11.8%. The total shoreline structures are 1,839 SF. The property is served by an onsite septic system and draws water from the lake. Much of the lake yard has been turned into a wildflower meadow. The boathouse is in poor condition with a rotting floor and wall system. The shore line each side of the boathouse has experienced erosion from the wave action of the lake.

This application is to rebuild the boathouse in kind on the existing concrete foundation making the side walls 8 ft high whereas they are currently 6'4" high. The peak of the boat house will remain at the current height 15.73 ft above high water. The length of the boathouse will be reduced by 3 ft to allow appropriate access at the bottom of the stairs from the top of bank. The area of the boathouse will be reduced to 881 SF and the deck increased by the same amount.

The shoreline will receive a double layer or more of quarry rock retaining wall to protect the bottom of the bank. The wood retaining wall behind the boathouse will be replaced with quarry rock at the same time. Gabian rock will be placed at the base of the retaining wall. A floating silt curtain will be placed around the existing boathouse to catch any debris that may fall into the lake during its removal and reconstruction. Sediment logs will be placed below the retaining wall during construction. Much of the work will be done from a barge.

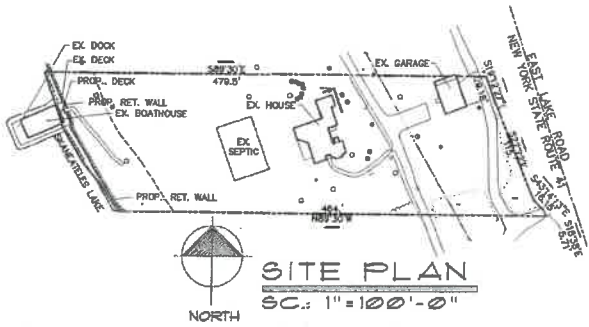
The total shoreline structures area and TSC will remain the same. The ISC will be reduced to 10.6%. This is not Redevelopment in that no new structure footprint is being added to the lot.

(315) 685-8144

Member of the American Institute of Architects

CONSTRUCTION SEQUENCE

- 1) Install floating silt curtain and sediment logs and maintain during construction
- 2) Remove wood components of the existing boathouse and dock.
- 3) Install new precast concrete floor system for boathouse over existing concrete foundation.
- 4) Rebuild the reduced size boathouse.
- 5) After lake water is clear, remove floating silt curtain.
- 6) During low lake levels, install new quarry rock retaining wall.
- 7) Backfill disturbed areas and plant steep slopes with filter fabric, topsoil and landscape plantings. Water during dry periods.
- 8) Remove sediment logs when site is stabilized.

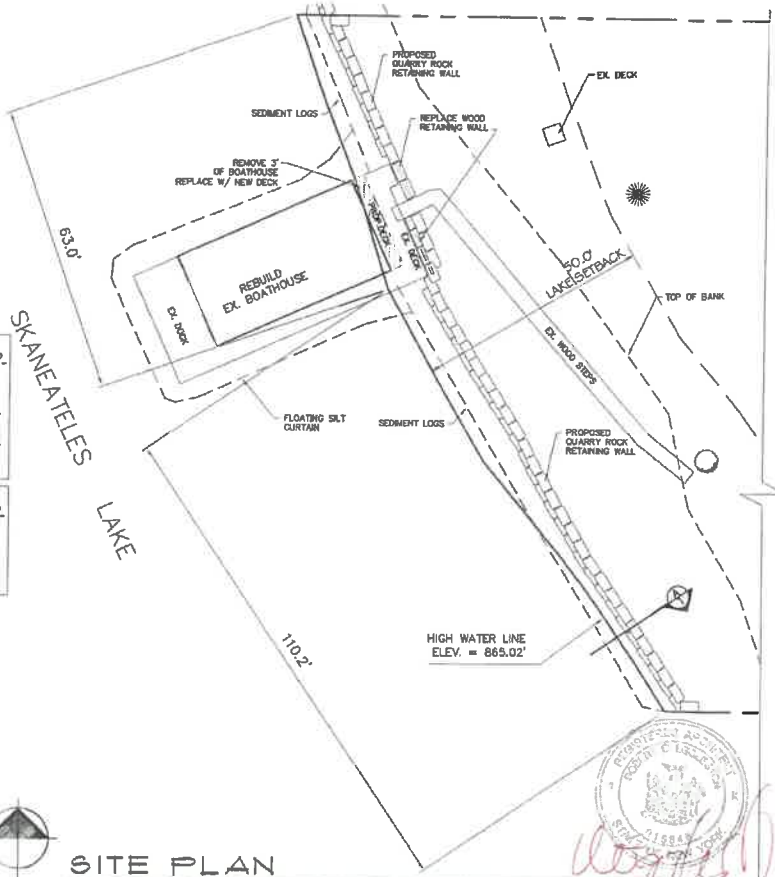


SITE PLAN
SC.: 1"=100'-0"

LOT AREA	71494 SF TO ROADLINE
SHORELINE	1132 LF
IMPERMEABLE COVERAGE	
EXIST.	PROPOSED.
HOUSE	1898 SF
PORCH	263 SF
GARAGE	893 SF
DRIVEWAY	4,436 SF
BOATHOUSE	14 SF
STEPS	23 SF
TOTAL	7647 SF
% IMPERMEABLE	10.7%

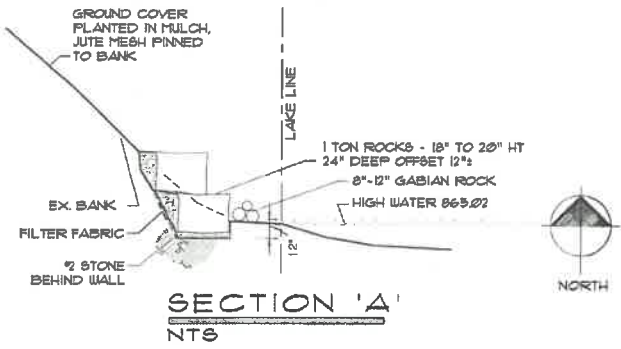
TOTAL COVERAGE	
EXIST.	PROPOSED.
PAVERS	323 SF
WOOD STEPS	314 SF
DECK	142 SF
PERMEABLE	779 SF
IMPERMEABLE	1,641 SF
TOTAL	2,420 SF
% T&C	11.8%

LAKE FRONT STRUCTURES	
EXIST.	PROPOSED.
BOAT HOUSE	945 SF
DOCK	438 SF
WOOD STEPS	314 SF
DECK	142 SF
TOTAL	1,839 SF



SITE PLAN
SC.: 1"=20'-0"

SITE INFORMATION IS OBTAINED FROM SURVEY DONE BY PAUL J. OLSZEWSKI, P.L.S., PLLC DATED 03/22/2021 ADDITIONAL INFORMATION BY EGGLESTON & KRENZER, ARCHITECTS PC



SECTION 'A'
NTS

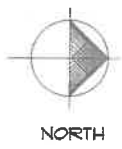
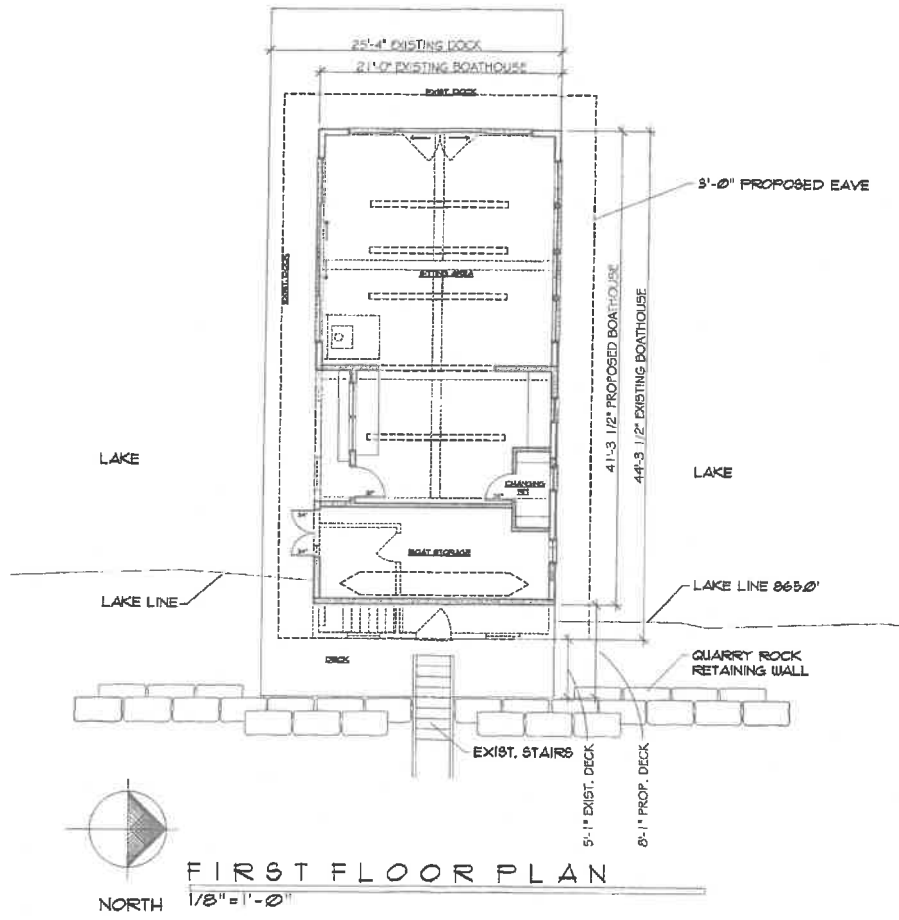
SITE PLAN
JESS & SHAWNA HAFNER
2599 EAST LAKE RD.
TN. OF SKANATELES, NY

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

PROJ: 22033

DATE:
5 MAY 2022

1 OF 3



FIRST FLOOR PLAN
 1/8" = 1'-0"

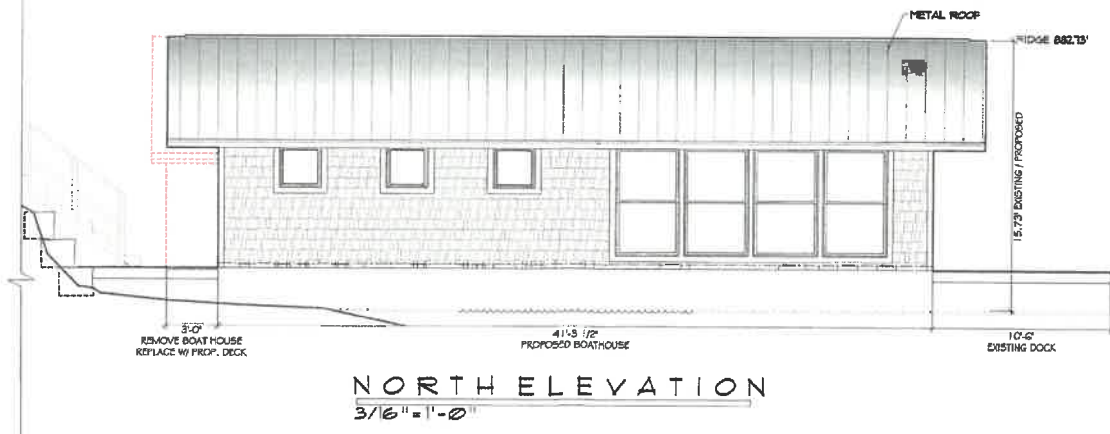
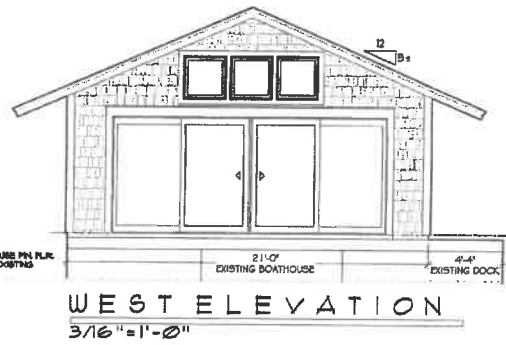
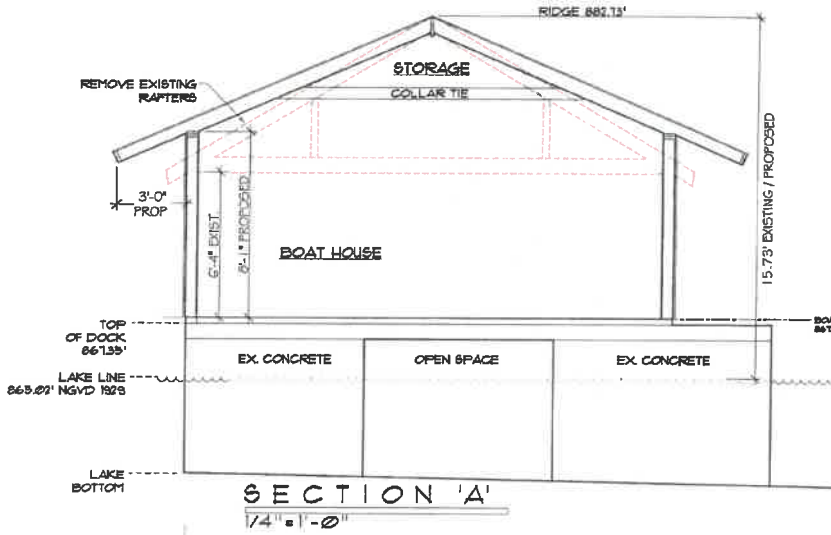
REMODEL BOATHOUSE
 JESS & SHAWNA HAFNER
 2599 EAST LAKE RD
 TN. OF SKANEATELES, NY

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

PROJ: 22033

DATE:
 5 MAY 2022

2 OF 3



REMODEL
 JESS & SHAWNA HAFNER
 2599 EAST LAKE RD
 TN. OF SKANEATELES, NY

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

PROJ: 22033

DATE:
 5 MAY 2022

3 OF 3