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

December 5, 2024

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

Re: Joseph McCaffrey  
Site Plan Review and Special Permit  
2957 East Lake Road  
Tax ID# 039.-01-22

### NARRATIVE

The McCaffrey property has 64,268 SF lot size, 18.13 FT road frontage and 248 LF of shoreline in the RF District and Skaneateles Lake watershed. A single-family dwelling, detached accessory buildings, decks, walks, steps and, shoreline structures are on the lot. The lot has a steep slope at the lake with two sets of stairs leading down to existing decks/docks. The south deck/dock is in need of repair. The ISC is 11.9% and TSC is 14.6%. There are 603 SF of on-shore lakefront structures and 437 SF of on-shore decks and steps. The shoreline between the two dock areas has been eroding.

This application is to replace the south shoreline stairs, retaining wall, deck and dock. The stairs will be set into the natural grade and be 4 ft wide. The existing 85 ft long dock is 4 to 6 ft wide and will now be 8 feet wide. The deck is 4 to 8 ft deep and will push back another 4 ft for a 13 ft length. A 12' x 16' gazebo 12 ft high and 8' x 10' shed 8 ft high will be added to the shoreline structures. The gazebo will provide afternoon shade on part of the deck. Double stacked, limestone boulders will be placed at the bottom of the bank to help provide erosion control.

To reduce the ISC, the gravel driveway at the house will be reduced to allow three parking spaces and a turn-around. The ISC will reduce to 11.1%, TSC to 13.6% and the on-shore structures will be 798 SF and off-shore docks 737 SF and 8 ft wide. The long dock/deck area is used to store small watercraft such as kayaks and wind sail boards both summer and winter as well as the boat hoist and swim raft in the winter.

Much of the work will be performed from a barge with minimal disturbance placing the limestone boulders and rebuilding the dock/deck areas. Silt fence or sediment logs will be placed below the work area or a floating silt curtain as necessary to control erosion. Site Plan Review is required for the work at the lake front.

A Special Permit is required for redevelopment in that the reduced ISC will be 11.1%. A 71,230 SF lot is required to make the required 10% ISC which is 6,962 SF greater than the current lot. At \$1.09/SF, a payment of \$7,588.58 will be made to the Town's LDRA Fund.

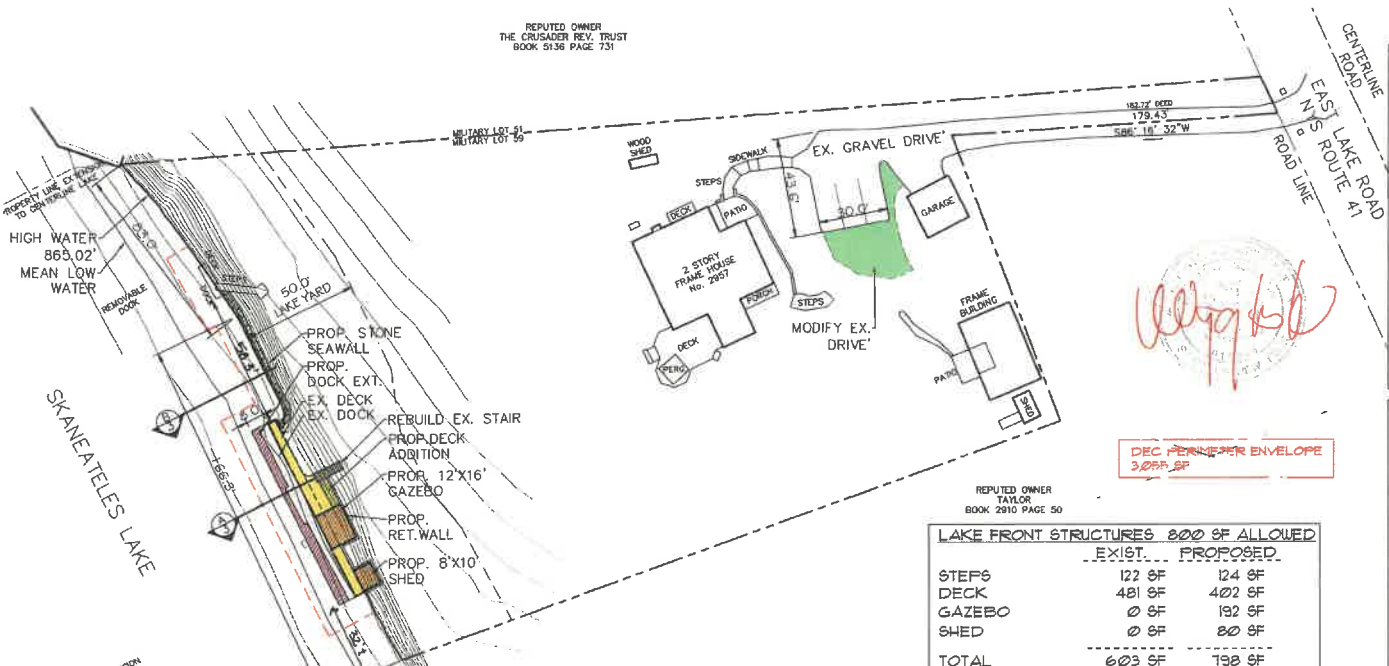
(315) 685-8144

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## CONSTRUCTION SEQUENCE

- 1) Place silt fence/floating silt curtain below work area and maintain during construction.
- 2) Mark and protect septic area from construction traffic and staging.
- 3) Remove existing deck/dock structure.
- 4) Drive 8" steel piles for new dock/deck structure.
- 5) Excavate for new retaining walls, build retaining walls and set limestone boulders at base of steep bank with filter fabric stone behind.
- 6) Construct deck, dock, gazebo, shed and steps. Remove floating silt curtain when water has cleared.
- 7) Remove excess gravel driveway.
- 8) Spread topsoil over disturbed areas, plant ground cover or seed and mulch. Water during dry periods.
- 9) After site is stabilized, remove silt fence.

REPUTED OWNER  
THE CRUSADER REV. TRUST  
BOOK 5136 PAGE 731



HIGH WATER  
865.02'  
MEAN LOW  
WATER

SKANEATELES LAKE

**SHORELINE REPAIR**  
JOE McCAFFREY  
2957 EAST LAKE RD.  
TN. OF SKANEATELES, NY

**architect**  
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DEC PERMEABLE ENVELOPE  
3,095 SF

REPUTED OWNER  
TAYLOR  
BOOK 2910 PAGE 50

LAKE FRONT STRUCTURES 800 SF ALLOWED		
	EXIST.	PROPOSED
STEPS	122 SF	124 SF
DECK	481 SF	402 SF
GAZEBO	0 SF	192 SF
SHED	0 SF	80 SF
TOTAL	603 SF	798 SF

OFF-SHORE STRUCTURES 800 SF ALLOWED		
	EXIST.	PROPOSED
DOCK	437 SF	137 SF
TOTAL	437 SF	137 SF

LOT AREA	64263 SF
SHORELINE	2493 LF

TOTAL COVERAGE		
	EXIST.	PROPOSED
DECKS	1,021 SF	884 SF
RET. WALL	62 SF	83 SF
SHED RAMP	40 SF	40 SF
STEPS	154 SF	157 SF
PATIOS	266 SF	266 SF
SIDEWALKS	172 SF	172 SF
PERMEABLE	1,715 SF	1,608 SF
IMPERMEABLE	7,664 SF	7,123 SF
TOTAL	9,379 SF	8,731 SF
% TSC	14.6 %	13.6 %

IMPERMEABLE COVERAGE		
	EXIST.	PROPOSED
HOUSE/PORCH	2,288 SF	2,288 SF
GRAVEL DRIVE	3,642 SF	2,829 SF
GARAGE	411 SF	411 SF
FRAME BLDG	882 SF	882 SF
SHEDS	146 SF	226 SF
PERGOLA/GAZEBO	87 SF	279 SF
STEPS	186 SF	186 SF
CONC. AREA	22 SF	22 SF
GENERATOR (166F EXEMPT.)	0	0 SF
TOTAL	7,664 SF	7,123 SF
% IMPERMEABLE	11.9 %	11.1 %



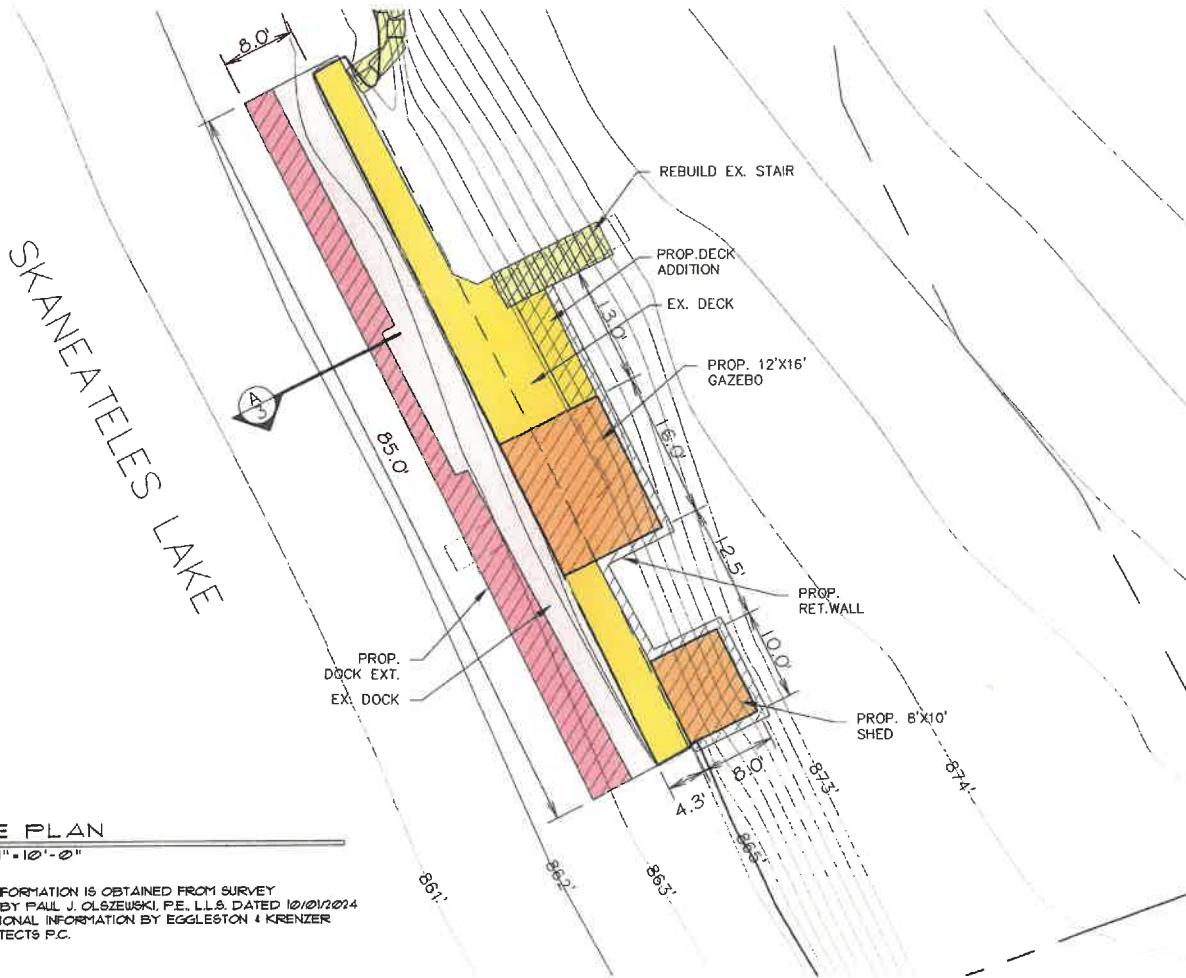
**SITE PLAN**  
S.C. 1" = 40'-0"

SITE INFORMATION IS OBTAINED FROM SURVEY  
DONE BY PAUL J. OLSZEWSKI, P.E., L.L.S. DATED 10/01/2024  
ADDITIONAL INFORMATION BY EGGLESTON & KRENZER  
ARCHITECTS P.C.

PROJ: 24116

DATE:  
6 DEC 2024

1 OF 3



SKANEATELES LAKE



**SITE PLAN**  
 SC.: 1" = 10'-0"

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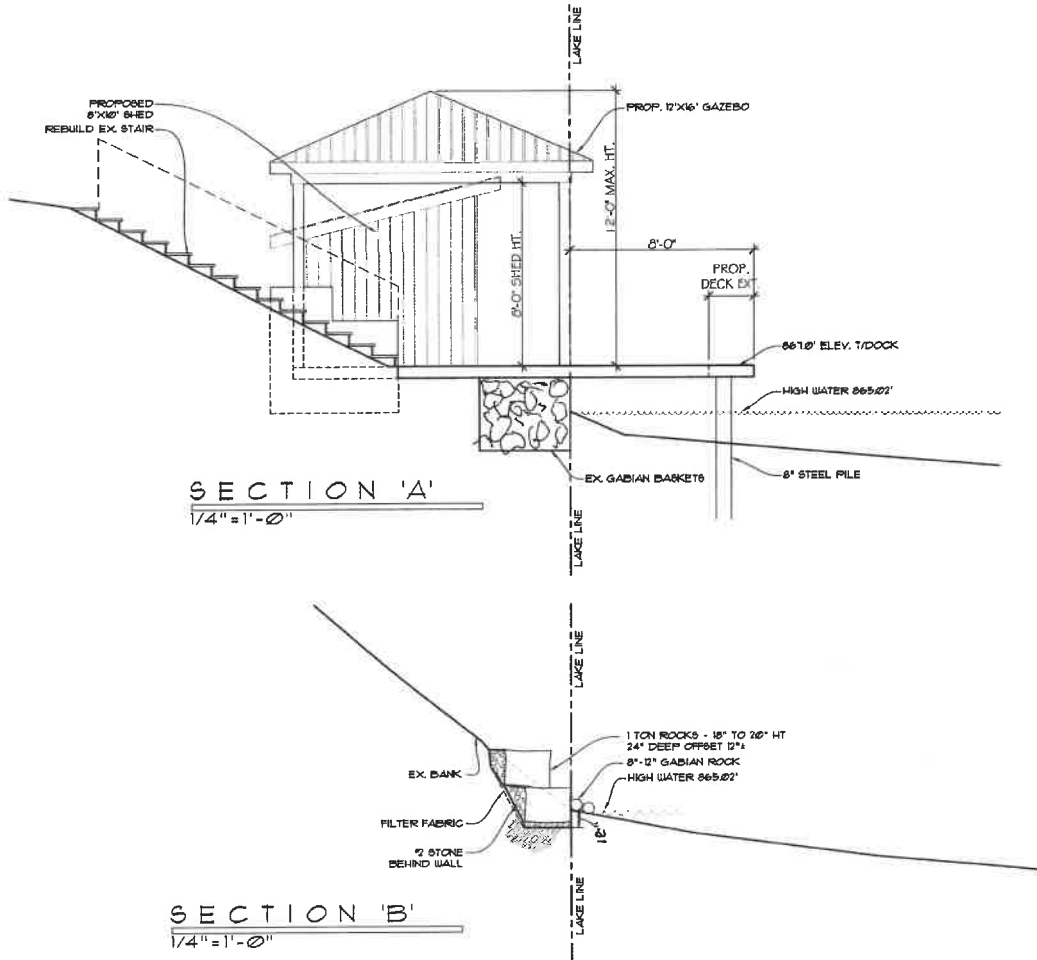
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