
EGGLESTON & KRENZER ARCHITECTS, PC

The Trolley Bldg
1391 East Genesee Street
Skaneateles, New York 13152

January 31, 2024

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

Re: Tracey Mills - Site Plan Review – Dock
2613 East Lake Road
Tax Map # 037-01-20.0

NARRATIVE

The property at 2613 East Lake Road is 12,265 SF, 75.3 ft of lake frontage and is 60 ft wide on a shared driveway in the RF District and Skaneateles Lake watershed. Last year, the applicant received a Special Permit to modify the existing 3 bedroom dwelling with 2,406 SF floor space and 1,602 SF building footprint including a small shed. The ISC was reduced to 34.9% and TSC to 39.9%. The house was raised to allow the cellar to be two feet above the 100-year flood level (867') to conform to FEMA requirements. Construction has started on that approved application.

This application is to build an 8 ft x 20 ft permanent steel pile dock adjacent to the lake line with an 8 ft x 64 ft extension into the lake, 75 ft from the Lake Line. The area of the dock is 672 SF and the perimeter envelope is 3,376 SF. The side yard setback from the property line projected from the center line of the Lake is 24.9 ft on the south and from the extended property line on the north, 16.4 ft. The level of the dock will be at 100-year flood level (867.0 ft). The lake bed at the west end of the dock is 6 ft below high-water level.

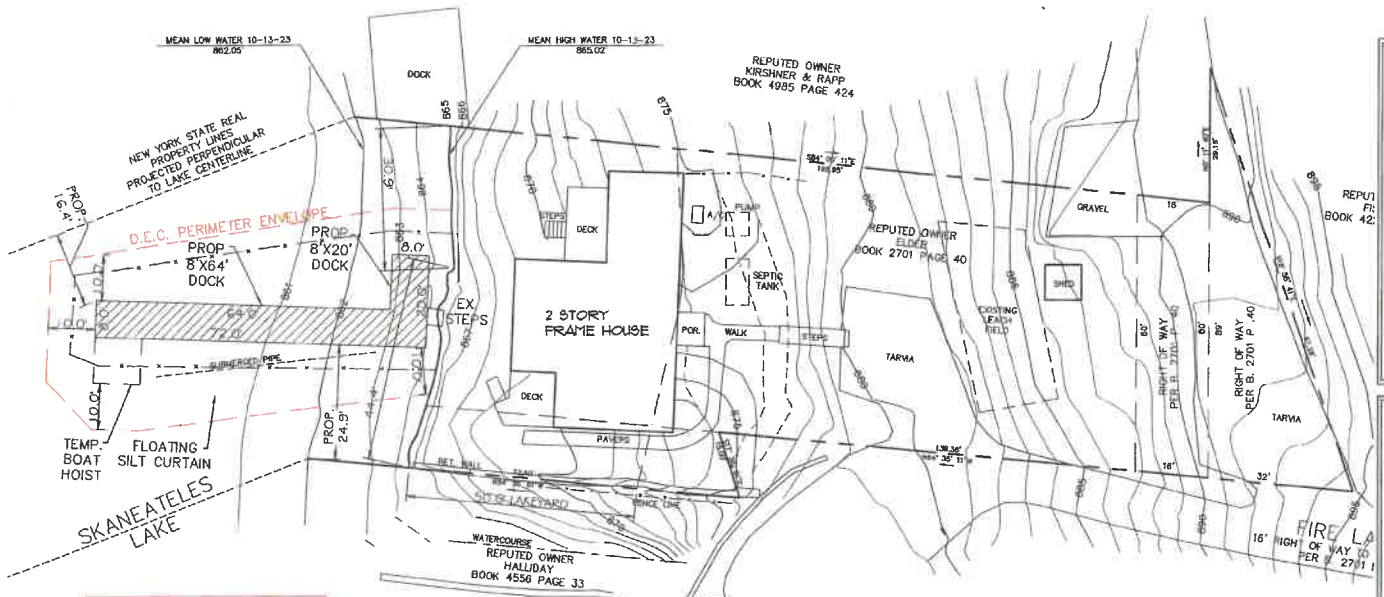
A floating silt curtain will be placed around the dock area during construction and will be removed after the lake water has cleared. All the work will be done from a barge.

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



D.E.C. PERIMETER ENVELOPE AREA: 3376 SF
 AREA OF DOCK: 672 SF.
 DISTANCE OFF LAKE LINE: 75'

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

SITE INFORMATION IS OBTAINED FROM SURVEY
 DONE BY PAUL JAMES OLSZEWSKI, P.L.S. PLLC DATED 01/31/2023
 NORTH ADDITIONAL INFORMATION BY EGGLESTON & KRENZER ARCHITECTS, PC

LOT AREA	12,465 SF
SHORELINE	79.3 LF

	IMPERMEABLE COVERAGE	
	EXIST.	APPROVED
HOUSE DRIVE	804 SF	804 SF
HOUSE / PORCH	1540 SF	1540 SF
NEIGHBORS ROW	1838 SF	1838 SF
CONCRETE	142 SF	---
RETAINING WALL	101 SF	101 SF
SHED	62 SF	62 SF
TOTAL	4,487 SF	4,345 SF
% IMPERMEABLE	36.0 %	34.3 %

	TOTAL COVERAGE	
	EXIST.	APPROVED
PAYER WALK	279 SF	223 SF
DECKS	348 SF	301 SF
STEPS	91 SF	91 SF
STONE RET. WALL	9 SF	9 SF
PERMEABLE	733 SF	630 SF
IMPERMEABLE	4,487 SF	4,345 SF
TOTAL	5,220 SF	4,975 SF
% TOTAL	41.9 %	39.9 %



SITE PLAN
 TRACEY MILLS
 2613 EAST LAKE ROAD
 TOWN OF SKANEATELES, NY

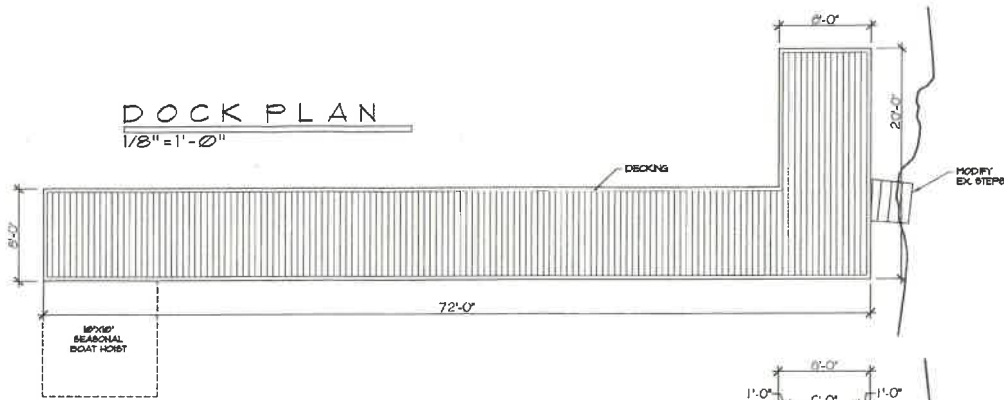
architect
 EGGLESTON & KRENZER, ARCHITECTS PC
 1391 EAST GENESSEE STREET
 SKANEATELES, NY 13152
 (315) 665-6144

PROJ: 23185

DATE:
 31 JAN 2024

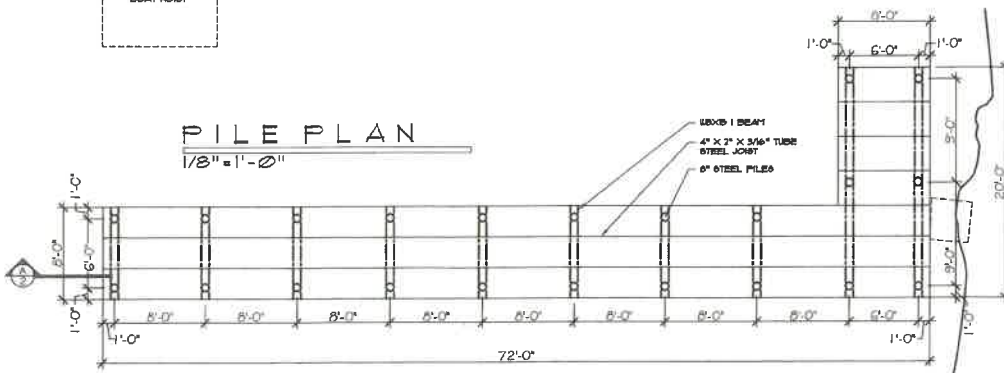
DOCK PLAN

1/8" = 1'-0"



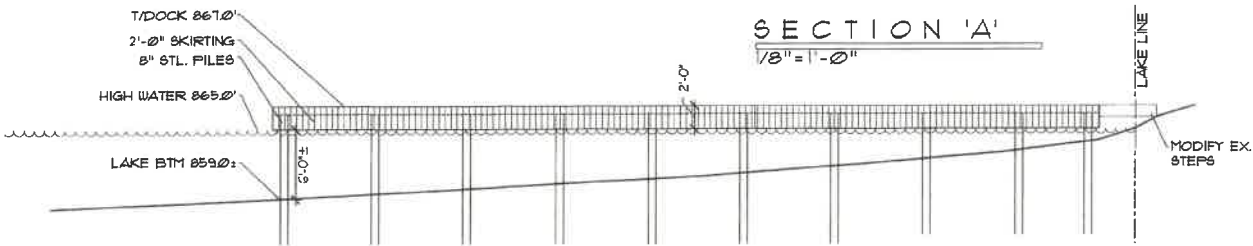
PILE PLAN

1/8" = 1'-0"



SECTION 'A'

1/8" = 1'-0"



DOCK PLAN

TRACY MILLS
2613 EAST LAKE ROAD
TOWN OF SKANEATELES, NY

architect

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

PROJ: 23185

DATE:
31 JAN 2024

2 OF 2