
EGGLESTON & KRENZER ARCHITECTS, PC

The Trolley Bldg

1391 East Genesee Street

Skaneateles, New York 13152

January 9, 2025

Town of Skaneateles Planning Board and ZBA

24 Jordan Street

Skaneateles, NY 13152

Re: Michael and Renee Strangeway- Site Plan Review

2763 East Lake Road

Tax Map # 052.-01-09.3

NARRATIVE

The Strangeway property is 19,984 SF in lot area, has 65.7 ft of lake frontage and 60.33 ft of road frontage on East Lake Road in the RF District and Skaneateles Lake watershed. The property has a single family dwelling, accessory dwelling, shed, sidewalks and shoreline deck. The ISC is 17.5% and TSC is 22.5%. The only shoreline structures are a deck and steps for a total area of 153 SF. A 15 ft wide lake access easement is located on the south property line, The property is served by an onsite septic system and draws water from the lake.

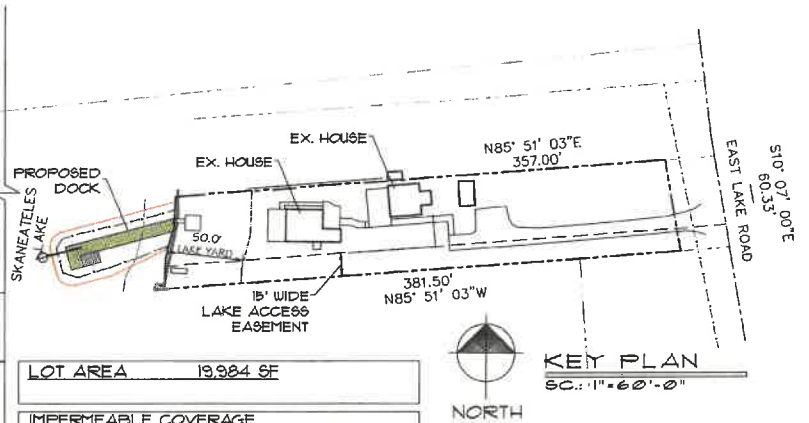
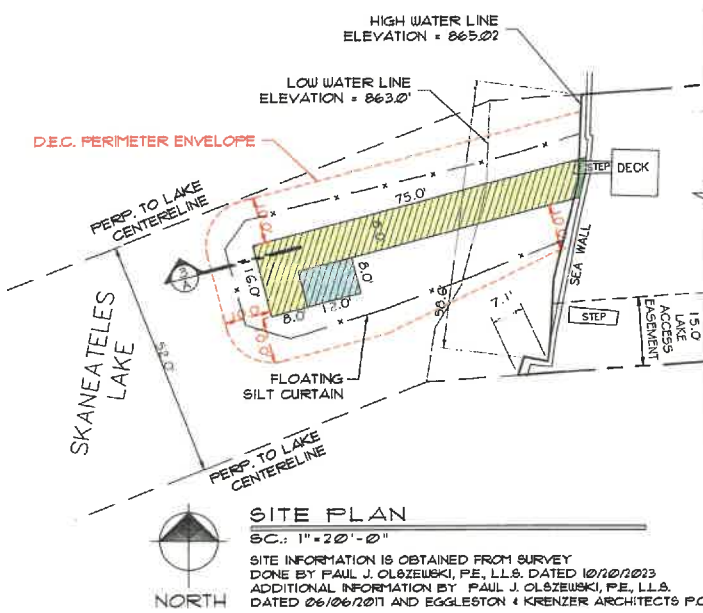
This application is to build an 8 ft x 75 ft permanent steel pile dock with a 8 ft x 12 ft platform at the end that can accommodate a temporary boat hoist for winter storage. The dock and platform area is 736 SF whereas 800 SF is allowed. The side yard setback from the property line projected from the center line of the Lake is 10.0 ft on the north and from the extended property line on the south, 23 ft. The level of the dock will be at 100 year flood level. The west end of the dock is 9 ft above the lake bed.

The new dock will abut the existing seawall and over the existing concrete steps into the lake. A floating silt curtain will be placed around the dock area during construction and will be removed after the lake water has cleared. Much of the work will be done from a barge. Site Plan review is required.

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



SITE PLAN

SC.: 1"=20'-0"
 SITE INFORMATION IS OBTAINED FROM SURVEY
 DONE BY PAUL J. OLSEWSKI, P.E., L.L.S., DATED 10/20/2023
 ADDITIONAL INFORMATION BY PAUL J. OLSEWSKI, P.E., L.L.S.
 DATED 06/06/2021 AND EGGLESTON & KRENZER ARCHITECTS P.C.

LOT AREA	19,984 SF
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IMPERMEABLE COVERAGE		EXIST.	PROPOSED
WEST CAMP/PORCH	890 SF	890 SF	890 SF
EAST CAMP/PORCH	476 SF	476 SF	476 SF
DRIVEWAY	2,068 SF	2,068 SF	2,068 SF
CONCRETE STEPS	65 SF	61 SF	61 SF
TOTAL	3,499 SF	3,495 SF	3,495 SF
% IMPERMEABLE	17.5 %	17.5 %	

TOTAL COVERAGE		EXIST.	PROPOSED
DECK	100 SF	110 SF	110 SF
SIDEWALKS	344 SF	344 SF	344 SF
PATIOS	551 SF	551 SF	551 SF
PERMEABLE IMPERMEABLE	995 SF	1005 SF	1005 SF
TOTAL	4,494 SF	4,500 SF	4,500 SF
% TSC	22.5 %	22.5 %	

LOT AREA	19,984 SF
SHORELINE	657' LF
ON SHORE STRUCTURES	400 SF ALLOWED
EXIST. PROPOSED	
STEPS	53 SF 49 SF
DECK	100 SF 110 SF
TOTAL	153 SF 159 SF

OFF-SHORE STRUCTURES	800 SF ALLOWED
EXIST. PROPOSED	
STEPS	3 SF 0 SF
DOCK	0 SF 640 SF
PLATFORM	0 SF 96 SF
TOTAL	3 SF 736 SF

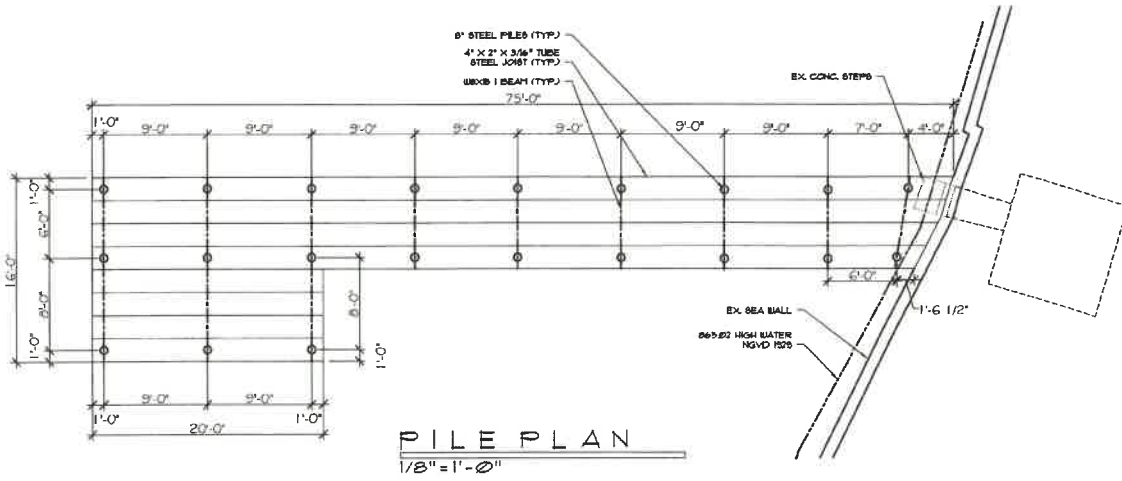
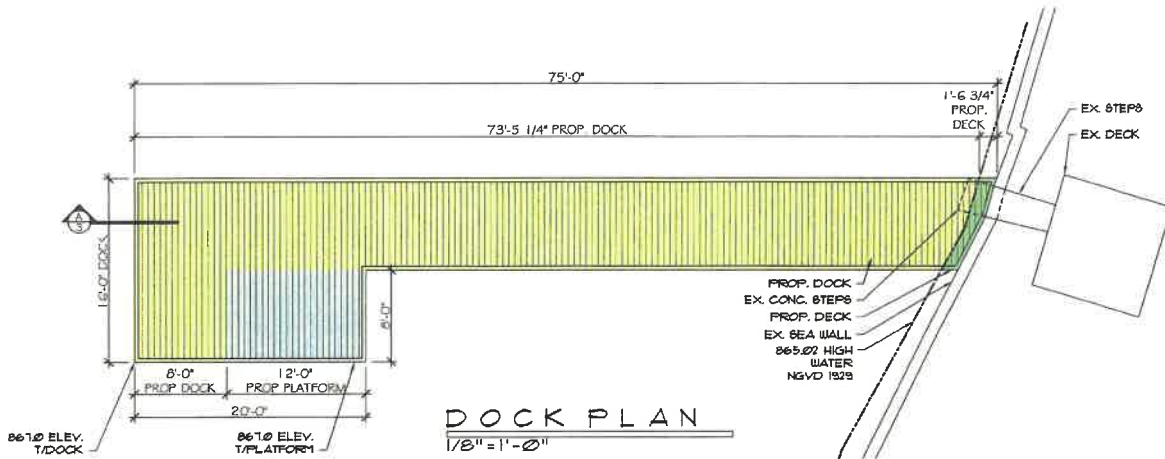
D.E.C. PERIMETER ENVELOPE
 2,669 SF

architect
 EGGLESTON & KRENZER, ARCHITECTS P.C.
 1391 EAST GENESEE STREET
 SKANEATELES, NY 13152
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SITE PLAN
 MICHAEL STRANGEWAY
 2763 EAST LAKE RD.
 TN. OF SKANEATELES, NY

PROJ: 24303
 DATE:
 9 JAN 2025
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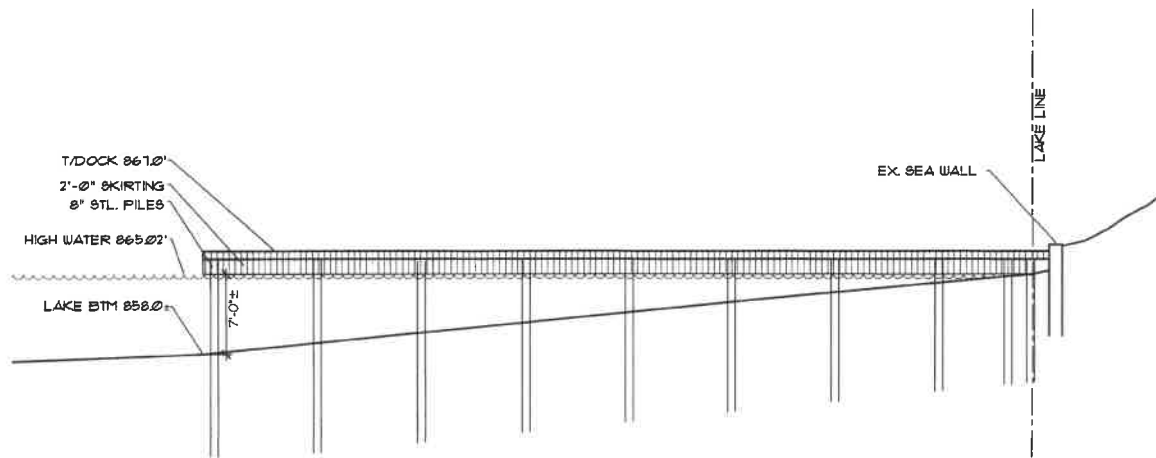
DOCK PLAN
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SECTION 'A'
1/8" = 1'-0"

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