

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

May 1, 2024

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

Re: Brian and Diana Abbott – Site Plan Review
3374 East Lakee Road
Tax Map # 034.-04-28.0

NARRATIVE

The property at 3374 East Road is 24.2 acres , has 170 ft of frontage on East Lake Road and is located in the RF District and in the Skaneateles Lake watershed. The property has a single family dwelling, detached garage, patio, pool, driveway and on-site septic systems. The property has a water course/flood plain that bisects the property 1,200+ feet from the house. Federal wetlands are located at the far east ed of the property 2,400+ feet from the house. The ISC and TSC are less than 1.0 %. The property is within 1,500 SF of Skaneateles Lake.

This application is for two small additions to the house totaling 166 SF of first floor living space and 65 SF of porch. A 50 SF second floor addition is also being built. The house remains three bedrooms. The areas for the additions are on flat ground adjacent to the existing house.

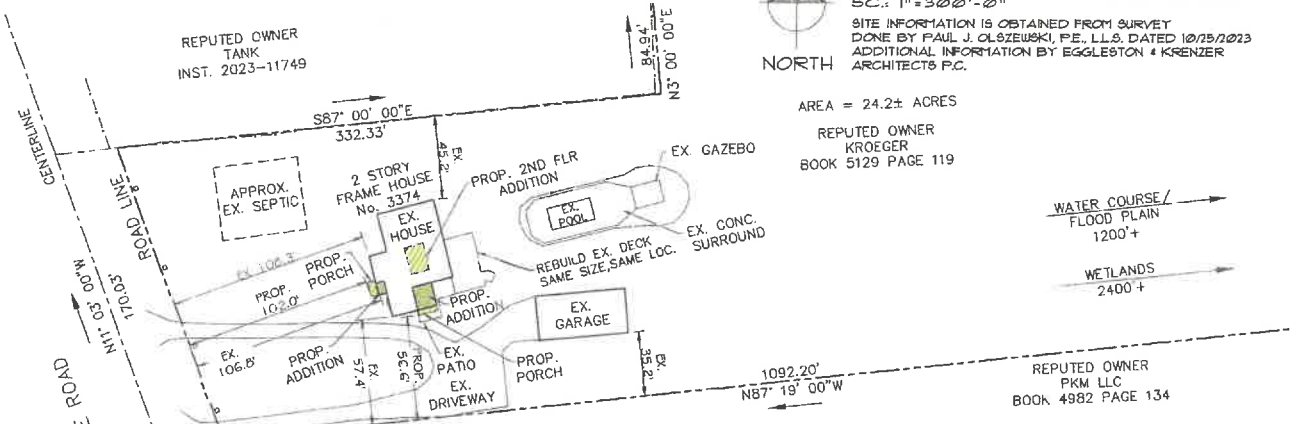
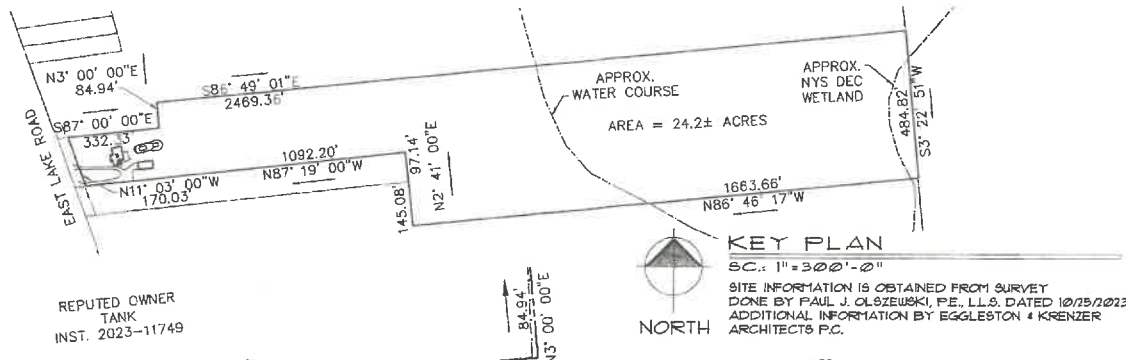
A Site Plan Review is required in that the building footprint exceeds 2,500 SF and the property is within 1,500 feet of Skaneateles Lake. Due to the small area of disturbance on the flat area of the property, silt fence should not be required during construction.

CONSTRUCTION SEQUENCE

- 1) Mark the septic leach field area to prevent construction traffic or staging.
- 2) Excavate for the house foundation.
- 3) After foundation is complete and first floor deck on, backfill and rough grade.
- 4) After roof and eaves are complete install roof gutters and down spouts. Direct water away from disturbed areas.
- 5) After siding and trim are complete final grade for any disturbed areas around the building and driveway. Spread topsoil, seed, and mulch. Water during dry periods.

(315) 685-8144

Member of the American Institute of Architects



LOT AREA 1048,409 SF TO RL

| IMPERMEABLE COVERAGE | | EXIST. | PROPOSED |
|----------------------|----------|----------|----------|
| HOUSE | 1,780 SF | 1,780 SF | |
| ADDITION | --- | 67 SF | 171 SF |
| PORCH | --- | 67 SF | 67 SF |
| PATIO | 344 SF | 170 SF | |
| GAZEBO | 187 SF | 187 SF | |
| GARAGE | 1171 SF | 1171 SF | |
| DRIVEWAY | 4,513 SF | 4,513 SF | |
| CONC. SURROUND | 1,029 SF | 1,029 SF | |
| TOTAL | 9,234 SF | 9,230 SF | 9,234 SF |
| | 0.8 | 0.8 | |

TOTAL COVERAGE

| | EXIST. | PROPOSED |
|-------------|----------|----------|
| POOL | 288 SF | 288 SF |
| DECK | 539 SF | 539 SF |
| PERMEABLE | 827 SF | 827 SF |
| IMPERMEABLE | 9,234 SF | 9,234 SF |
| TOTAL | 9,861 SF | 9,861 SF |
| | 0.9 | 0.9 |

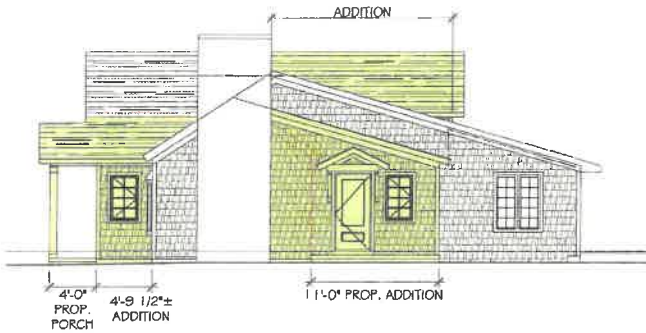


SITE PLAN
 BRIAN + DIANA ABBOTT
 3374 E. LAKE RD
 TN. OF SKANEATELES, NY

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

PROJ: 24004

DATE:
 3 MAY 2024



SOUTH ELEVATION
 1/8" = 1'-0"



EAST ELEVATION
 1/8" = 1'-0"



WEST ELEVATION
 3/16" = 1'-0"

ADDITION
 BRIAN & DIANA ABBOTT
 3374 E. LAKE RD.
 TN. OF SKANEATELES, NY

architect
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 SKANEATELES, NY 13152
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PROJ: 24002

DATE:
 3 MAY 2024

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