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

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

November 8, 2024

Re: David Bowser and Diane Devins, Special Permit and Site Plan Review
3065 East Lake Road Tax Map# 039.-01-07.1

NARRATIVE

The Bowser-Devins property is 68,294 SF with 185.4 ft wide lake frontage and has 38.66 lineal feet on East Lake Road. The property has a single family dwelling, detached garage with living space, a boathouse with accessory dwelling, tennis court and shore line structures. The driveway serves the main house with tire strips and parking area for the boathouse. A new septic system, was installed in 2011. The ISC is 13.3% and TSC is 20.5%. This property is in the RF District and LWOD.

The property was merged in 2021, combining 3059 East Lake Road (6,264 SF lot with 19.5% ISC) and 3065 East Lake Road (62,030 SF) that was redeveloped in 2011 and granted a Special Permit for 12.6% ISC. At that time, contribution was made to the LDRA Fund for conserving 16,128 SF of land.

This application is to construct a 145 SF addition on the house to enlarge the kitchen and a 193 SF patio that will be no more nonconforming than the existing house and with a lower roof line. An equal portion of gravel parking area will be removed as well as an equal area of walkway. The resulting ISC will remain at 13.3% and the TSC 20.5%.

Site Plan Review is required for disturbance greater than 200 SF within 1000 feet of the lake and an amended Special Permit is required for redevelopment where the ISC remains at the current 13.3%. Silt fence will be placed below the disturbed areas for erosion control.

A Special Permit was granted for the 3065 East Lake Road property for 12.6%, with a payment made to the Town's LDRA Fund to compensate for the shortage of 16,128 SF of land area. By virtue of the merger of the two lots, the ISC was increased to 13.3%. A 90,730 SF lot would be required to achieve 10% ISC which is 22,436 SF less than exists. A contribution for 16,128 SF of land has already been made to the LDRA Fund, leaving 6,308 SF. At \$1.09/ SF, a contribution will be made for \$6,875.72.

CONSTRUCTION SEQUENCE

1. Install sediment logs/silt fence below work area, maintain during construction.
2. Mark the existing septic area to prevent construction traffic and storage.
3. Excavate for the house addition, construct the foundation.
4. Rough grade around the completed foundation.
5. Frame the addition and install the patio.
6. After roof, siding and trim are complete, remove partial gravel parking area and walkway. Finish grading, spread topsoil, seed and mulch over any disturbed areas. Water during dry periods.
7. After lawn is established, remove sediment logs/silt fence.

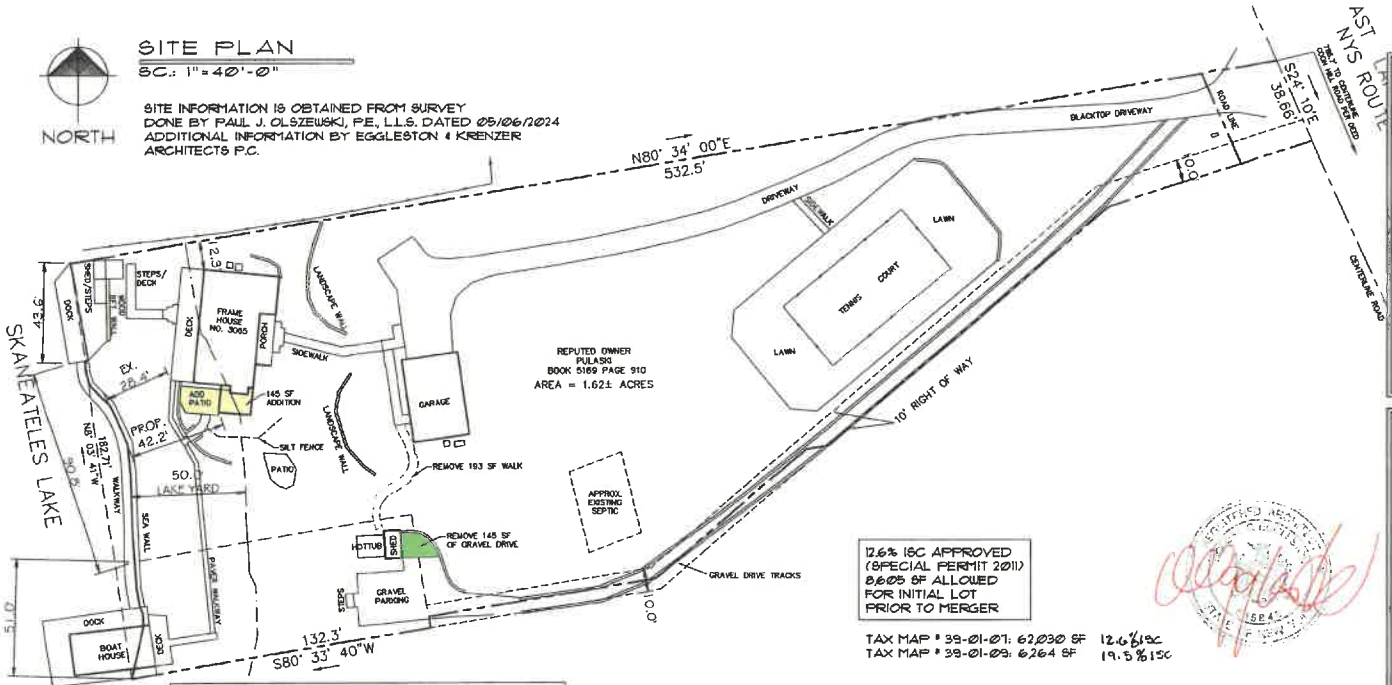
(315) 685-8144



SITE PLAN

SC.: 1" = 40'-0"

SITE INFORMATION IS OBTAINED FROM SURVEY
 DONE BY PAUL J. OLSZEWSKI, PE, L.L.S. DATED 05/06/2024
 ADDITIONAL INFORMATION BY EGGLESTON & KRENZER
 ARCHITECTS P.C.



12.6% IGC APPROVED (SPECIAL PERMIT 2011)
 8605 SF ALLOWED FOR INITIAL LOT PRIOR TO MERGER

TAX MAP # 39-01-01: 62030 SF 12.6% IGC
 TAX MAP # 39-01-09: 6264 SF 19.5% IGC



LOT AREA	68,294 SF
SHORELINE	105.4 LF

	IMPERMEABLE COVERAGE 8605 SF ALLOWED	
	EXIST.	PROPOSED.
HOUSE/PORCH	1,589 SF	1,734 SF
GARAGE	876 SF	876 SF
DRIVEWAY	4,430 SF	4,430 SF
GRAVEL DRIVE	1,275 SF	1,130 SF
SHED/STEPS	231 SF	231 SF
TIRE TRACKS	520 SF	520 SF
BOAT HOUSE	108 SF	108 SF
HOT TUB	29 SF	29 SF
A.C. (16 SF EXEMPT)	15 SF	15 SF
TOTAL	9,073 SF	9,073 SF
% IMPERMEABLE	13.3 %	13.3 %

	TOTAL COVERAGE 13,659 SF ALLOWED	
	EXIST.	PROPOSED.
TENNIS COURT	2,224 SF	2,224 SF
WALKWAYS	850 SF	657 SF
PATIO	590 SF	783 SF
DECK	942 SF	942 SF
RET. WALLS	328 SF	328 SF
PERMEABLE	4,934 SF	4,934 SF
IMPERMEABLE	9,073 SF	9,073 SF
TOTAL	14,007 SF	14,007 SF
% TSC	20.5 %	20.5 %

	LAKE FRONT STRUCTURES 600 SF ALLOWED	
	EXIST.	PROPOSED.
PATIO	375 SF	375 SF
STAIRS/SHED	151 SF	151 SF
DECK	285 SF	285 SF
WALKWAYS	426 SF	426 SF
BOATHOUSE	108 SF	108 SF
TOTAL	1,345 SF	1,345 SF

SITE PLAN
 DAVE BOWSER & DIANE DEVINS
 3065 EAST LAKE RD
 TN. OF SKANEATELES, NY

architect
 EGGLESTON & KRENZER, ARCHITECTS PC
 1391 EAST GENESEE STREET
 SKANEATELES, NY 13152
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PROJ: 24237

DATE:
 8 NOV 2024



ADDITION
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architect
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