

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

May 1, 2023

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

Re: John and Dessa Cico – Amended Site Plan Review
2873 West Lake Road
Tax Map # 051.-02-16.0

NARRATIVE

The property at 2873 West Lake Road is 154,093 SF, has 381.5 ft of road frontage West Lake Road and is located in the RF District and in the Skaneateles Lake watershed. A ravine and water course runs along the south and west sides of the property. NYS DOT has a drainage easement at the south east end of the watercourse. The 4 bedroom, 2 story dwelling is 40.5 ft off the road line and 129.4 ft off the watercourse. An older barn and shed are also on the property. The property has a well to the north east of the house and septic system to the south west. The ISC is 5.1 % and TSC is 5.4 %.

An earlier application was approved to construct a 24 ft x 28 ft two car garage with a bonus room above, a two-story addition connecting the garage to the house with a 24 ft x 8 ft porch and to enclose the front porch for a mudroom area. The addition will be 151.5 ft off the watercourse. The ISC was to be 6.0% and TSC 6.2%.

This amended application is to enclose and enlarge the front porch as a mud room, add a 300 SF porch on the north side of the house and a 20 ft x 20 ft two car carport at the center of the north entrance to the house. The driveway will be extended to the west to allow driving through the carport. The carport will be 172 ft from the watercourse. The ISC will be 5.8% and TSC 5.9%.

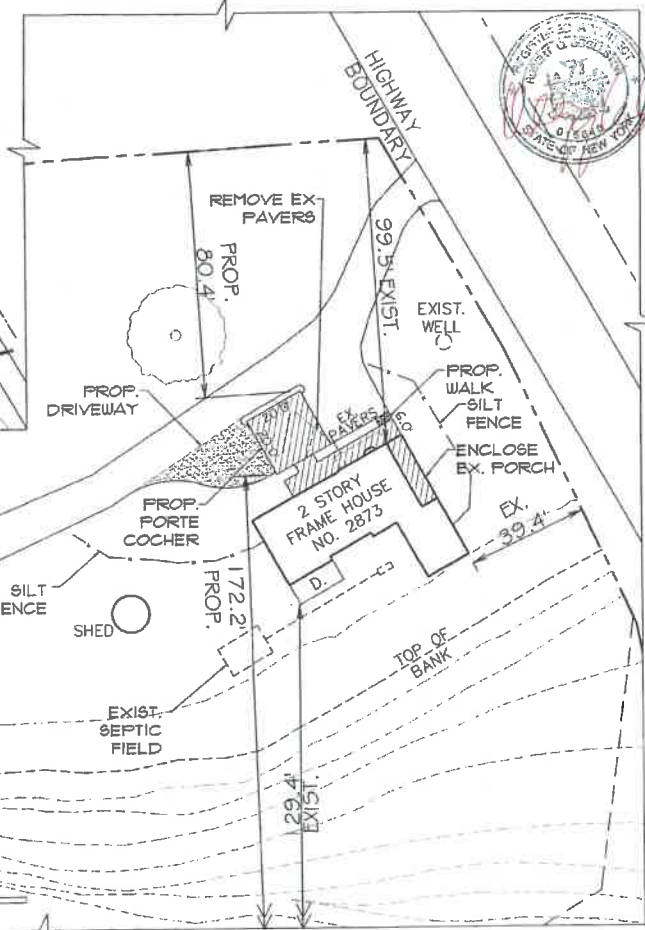
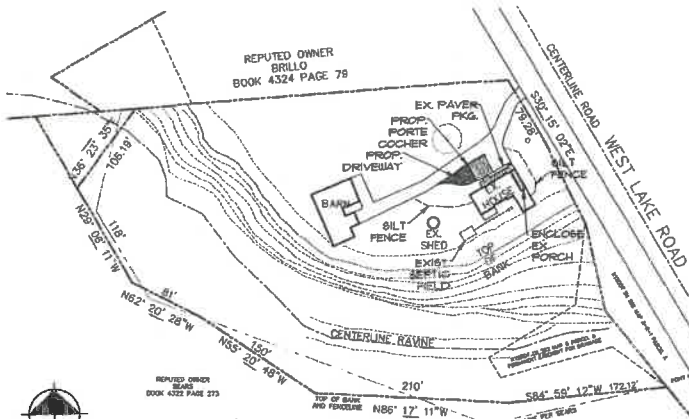
The addition, porch and carport have been designed to compliment the Carpenter Gothic styled house. Silt fence or sediment logs will be placed below the work area to prevent any potential erosion.

CONSTRUCTION SEQUENCE

- 1) Install silt fence/sediment logs, maintain during construction.
- 2) Mark the septic leach field area to prevent construction traffic or staging.
- 3) Remove the trees adjacent to the house and in construction area.
- 4) Place run of crusher stone over geo-fabric for new driveway area.
- 5) Excavate for new foundation and construct foundation walls. Backfill and rough grade.
- 6) Construct carport, porches and addition. After roof and fascia are complete, install roof gutters and downspouts. Direct water away from disturbed areas and into a 'rain barrel collection system.
- 7) After siding and trim are complete, finish grade, spread topsoil, seed, plant landscape and mulch. Water during dry periods.
- 8) After site is stabilized, remove silt fence, patch disturbed areas.

(315) 685-8144

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KEY PLAN

1" = 100'

SITE INFORMATION IS OBTAINED FROM SURVEY DONE BY PAUL JAMES OLSZEWSKI, P.E., L.L.S. DATED 10/20/2020. ADDITIONAL INFORMATION BY EGGLESTON & KRENZER ARCHITECTS. SITE TOPOGRAPHY IS OBTAINED FROM SITE PLAN DONE BY PATRICK E. LEAMY, R.A. DATED, 01/08/2018.

LOT AREA 154,093 SF TO RL	
IMPERMEABLE COVERAGE	
EXIST.	PROPOSED
HOUSE/PORCH 1,603 SF	1,512 SF
DRIVEWAY 3,951 SF	4,366 SF
BARN 2,163 SF	2,163 SF
SHED 115 SF	115 SF
PORTE COCHERE 400 SF	400 SF
TOTAL 7,838 SF	8,962 SF
% IMPERMEABLE 5.1 %	5.8 %

TOTAL COVERAGE	
EXIST.	PROPOSED
PATIO/DECK 119 SF	119 SF
PAVER WALK 295 SF	11 SF
PERMEABLE COVERAGE 414 SF	130 SF
IMPERMEABLE COVERAGE 7,838 SF	8,962 SF
TOTAL COVERAGE 8,252 SF	9,032 SF
5.4 %	5.9 %

SITE PLAN

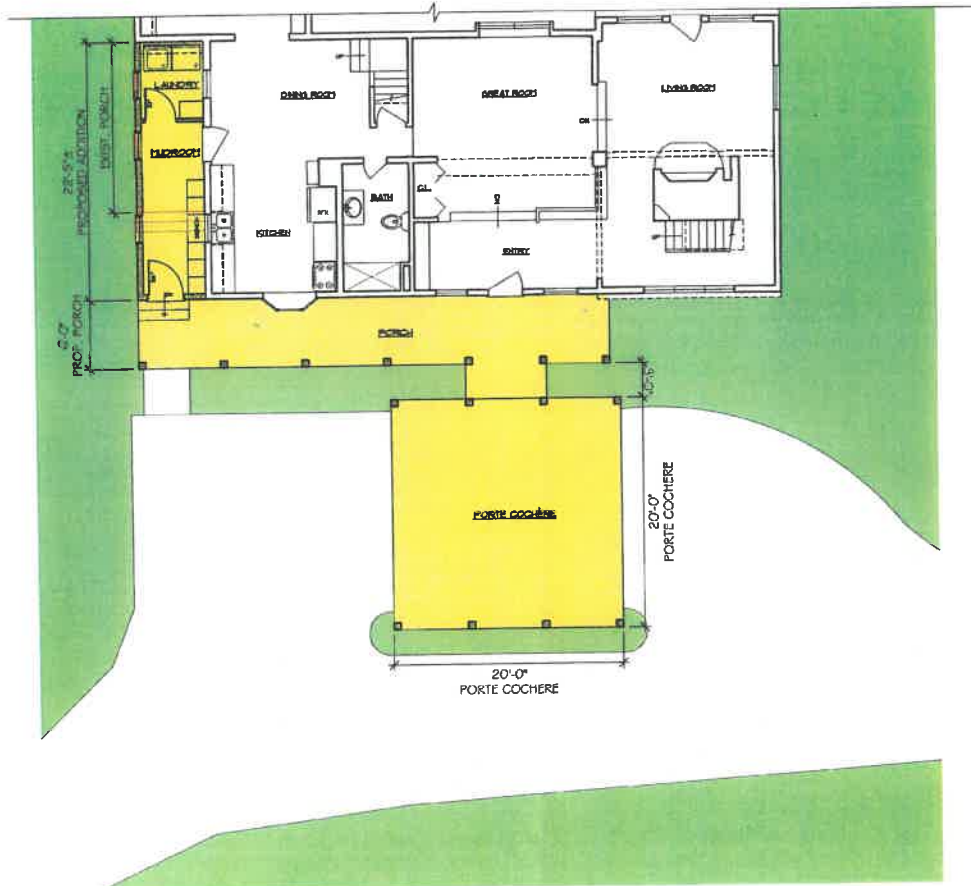
1" = 30'

ADDITION / ALTERATION
JOHN & DESSA CICO
2873 WEST LAKE RD.
TOWN OF SKANEATELES

architect
EGGLESTON & KRENZER, ARCHITECTS PC
1391 EAST GENESEE STREET
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PROJ: 20242

DATE:
27 JAN 2021
24 FEB 2021
28 APR 2023
1 MAY 2023



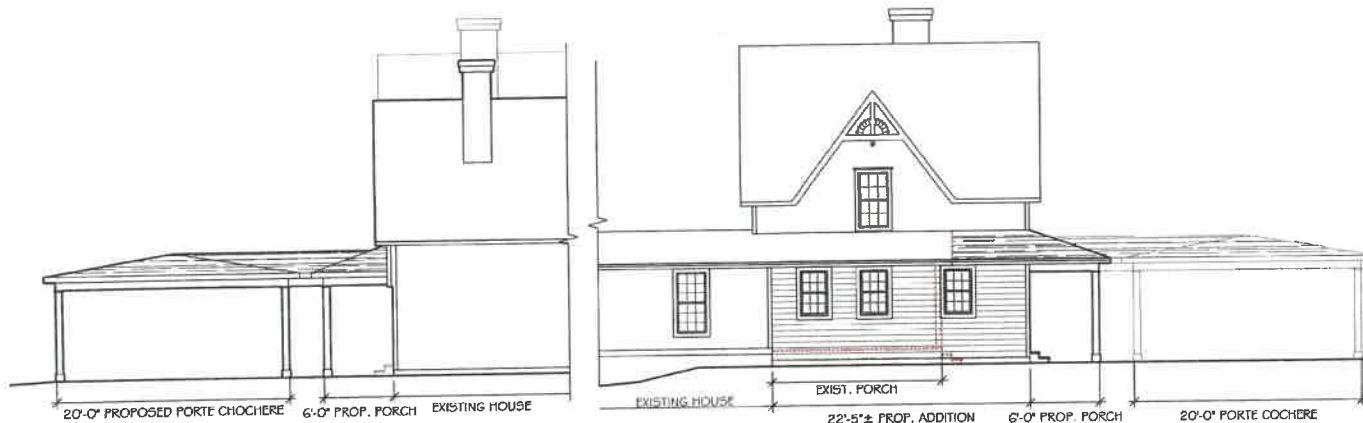
FIRST FLOOR PLAN
 1/8" = 1'-0"

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2 OF 3



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

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



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

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