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

Augst 28, 2004

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

Re: Michael Cregg – Site Plan Review  
2880 West Lake Road  
Tax Map # 052.-01-06.0

### **NARRATIVE**

The property at 2880 West Lake Road has 277,135 SF of lot area, 287.4 ft of shoreline and has 325 ft of frontage on a private driveway off West Lake Road, in the RF District and Skaneateles Lake watershed. The property has a single-family dwelling, detached garage, porches and shoreline structures including a boathouse on it. The house is 64.8 ft off the Lake line. The shore line has a well vegetated, steep slope bank. Several catch basins catch the stormwater off the driveway and drains to the bottom of the steep bank, taking the house downspout drainage as well. The current ISC is 8.6% and TSC is 9.0%. The property has a septic system on it and draws water from the lake.

This application is to construct 80 Lin Ft of rock retaining wall, no higher than 5.5 ft, to the north the house and create a 40 ft wide parking area. Less than 450 SF of pavement is within 100 ft of the lake line. The existing driveway in front of the attached garage is too tight to accommodate guest parking and is restricted from expansion by a stone retaining wall. The ISC will be 9.0% and TSC will be 9.4%.

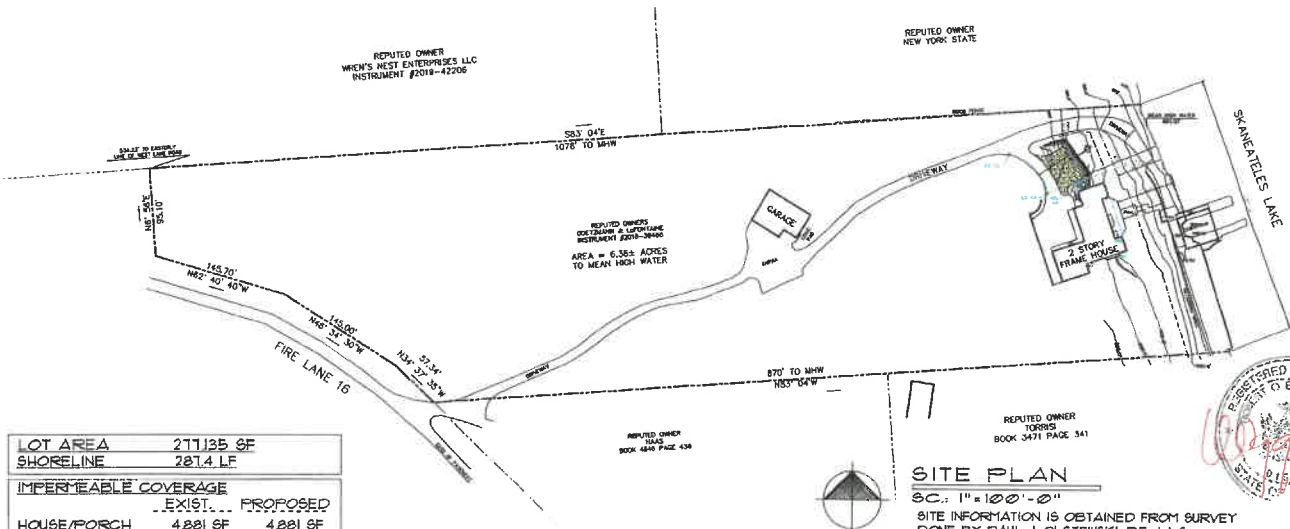
In that the ground will be disturbed within 200 ft of the Lake, Site Plan Review is required. Silt curtains or sediment logs will be placed below the work areas to control any potential erosion. An additional catch basin will be added to the existing storm drain system.

### **CONSTRUCTION SEQUENCE**

- 1) Install silt fence, maintain during construction.
- 2) Excavate for the new boulder retaining wall.
- 3) Add boulders, base drain, drainage stone and fill behind the new retaining wall
- 4) Add geo-fabric and run of crusher stone for the parking area.
- 5) Spread topsoil, seed, landscaping plants and mulch. Water during dry periods.
- 6) After lawn is established, remove silt fence, patch disturbed areas.

(315) 685-8144

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LOT AREA	211,135 SF
SHORELINE	281.4 LF

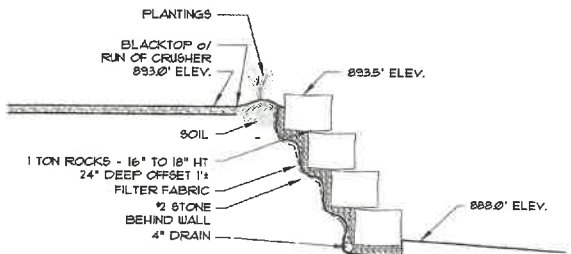
IMPERMEABLE COVERAGE	
EXIST.	PROPOSED
HOUSE/PORCH	4,881 SF
GARAGE	1,905 SF
DRIVEWAY	16,168 SF
BOAT HOUSE	607 SF
BRICK RET. WALL	132 SF
CONC. PAD	4 SF
<b>TOTAL</b>	<b>23,697 SF</b>
% IMPERMEABLE	11.2%

TOTAL COVERAGE	
EXIST.	PROPOSED
PAVER/PATIO	455 SF
STEPS	209 SF
RET. WALLS	448 SF
SEA WALLS	120 SF
PERMEABLE	1,232 SF
IMPERMEABLE	23,697 SF
<b>TOTAL</b>	<b>26,151 SF</b>
% TSC	10.0%

LAKE FRONT STRUCTURES	
ONSHORE	
EXIST.	PROPOSED
DRIVEWAY	1,681 SF
BOAT HOUSE	247 SF
STAIRS/PATIO /FAVER	835 SF
<b>TOTAL</b>	<b>2,763 SF</b>
OFFSHORE	
EXIST.	PROPOSED
BOATHOUSE	1,174 SF
DOCKS	612 SF
<b>TOTAL</b>	<b>1,786 SF</b>

**SITE PLAN**

SC: 1" = 100'-0"  
 SITE INFORMATION IS OBTAINED FROM SURVEY  
 DONE BY PAUL J. OLSEWICKI, P.E., L.L.S.  
 DATED 06/17/2024  
 ADDITIONAL INFORMATION BY EGGLESTON &  
 KRENZER ARCHITECTS P.C.



**SECTION 'A'**

NTS



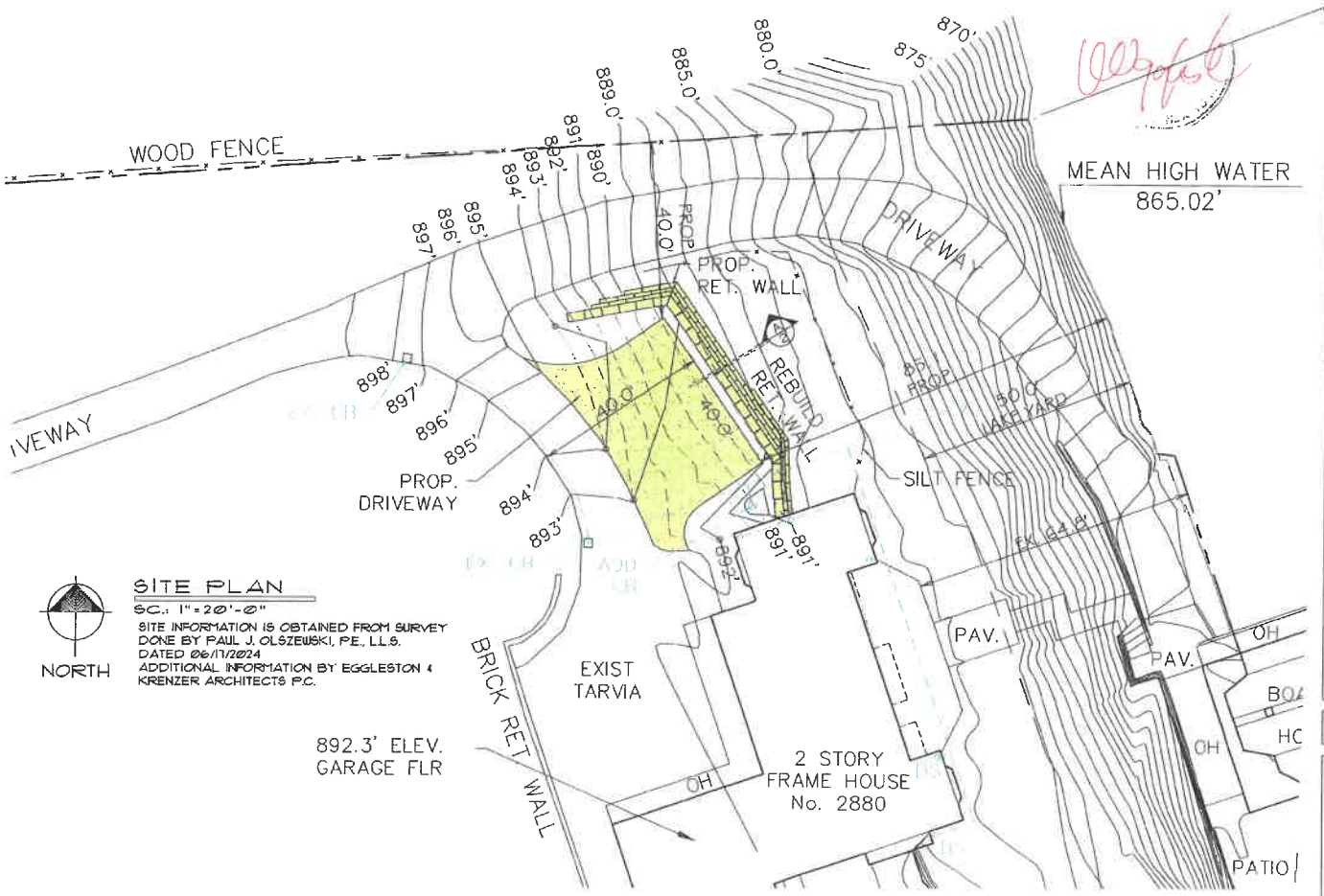
**SITE PLAN**  
 MICHAEL CREGG  
 2880 W. LAKE RD.  
 TN. OF SKANEATELES, NY

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

PROJ: 24090

DATE:  
 28 AUG 2024

1 OF 2



*W. J. Olszewski*



**SITE PLAN**  
 SC.: 1" = 20'-0"  
 SITE INFORMATION IS OBTAINED FROM SURVEY  
 DONE BY PAUL J. OLSZEWSKI, P.E., L.L.S.  
 DATED 06/11/2024  
 ADDITIONAL INFORMATION BY EGGLESTON &  
 KRENZER ARCHITECTS P.C.

892.3' ELEV.  
 GARAGE FLR

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