

Tax Map ID#038.-01-20.0

NOTICE OF HEARING

PLEASE TAKE NOTICE that pursuant to Section 148-9, 148-12, 148-13, 148-14, 148-15, 148-16, 148-18, 148-20, 148-21, 148-29, and 148-36 of the Zoning Law of the Town of Skaneateles and Section 274-a and 274-b Town Law of the State of New York, the Planning Board of the Town of Skaneateles will hold a Public Hearing on the application of Patricia Ford for a Special Permit/Site Plan Review.

The proposal is for construction of a retaining wall near the lake line and regrade a portion of the shoreline area for a grass patio.

The property in question is located at 2797 East Lake Road in the Town of Skaneateles, New York and bears Tax Map ID#038.-01-20.0.

A copy of the application is available for inspection at the Town Hall, 24 Jordan Street, Skaneateles, New York.

SAID HEARING will be held on *Tuesday, January 18, 2022 at 7:00 p.m.* at the Town Offices, 24 Jordan Street, Skaneateles, New York or electronically as required by local and/or Executive Orders applicable to COVID 19. At that time all persons will be heard or have an opportunity to provide written comment on this application.

Donald Kasper, Chair
Planning Board -Town of Skaneateles
Dated: January 5, 2022

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

December 1, 2021

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

Re: Patricia Ford - Site Plan Review and Special Permit
2797 East Lake Road
Tax Map # 038.-01-20.0

NARRATIVE

The Ford property is 44,223 SF in lot area, has 205.2 ft of lake frontage and 120 ft of road frontage on East Lake Road in the RF District and Skaneateles Lake watershed. The property has a three-bedroom dwelling, attached garage, deck, patio, shoreline patio, steps and dock. The ISC is 9.98% and TSC is 15.1%. The shore line structures total 1,041 SF including a permanent dock. The property is served by an onsite septic system and draws water from the lake. The steep slope bank at the lake has continued to experience erosion while the Fords have attempted to vegetate it. Gabian rocks had been placed on the bank but without substantial rocks at the bottom to protect it from wave action. Mature trees have been established at the top of the bank.

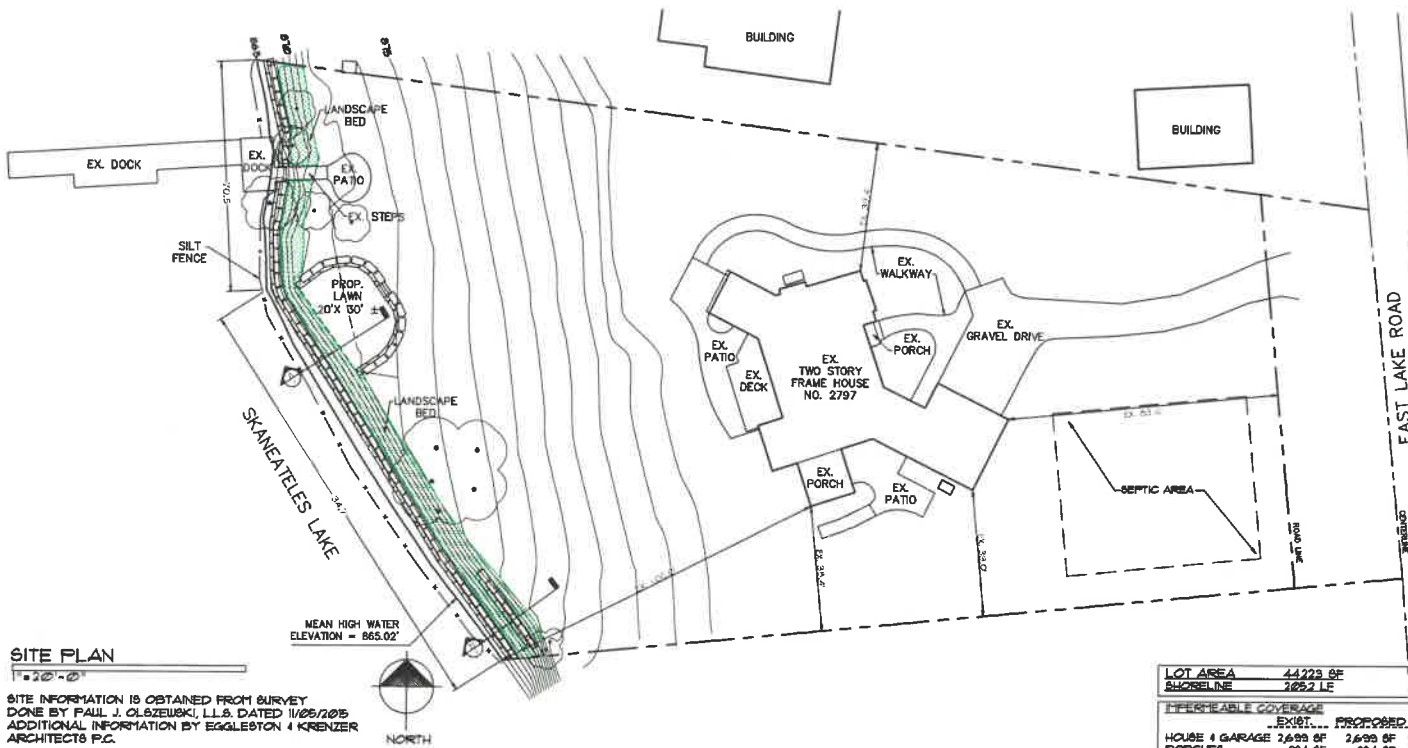
This application is to construct a double layer rock retaining wall along the lake behind the Lake Line. At the south end of the property, a second double layer of large rocks will further protect the bank. Plantings will be placed on the steep bank using jute mesh to hold them in place until they become established. An area about 600 SF will be lowered about two feet just south of the exiting shore line patio lined with a double layer boulder wall and planted with sod. Silt curtains or sediment logs will be placed below the work areas to control any potential erosion. The work will be done during low lake levels by equipment staged at the top of bank. The ISC and shoreline structures will remain the same. The TSC will be 17.2%

CONSTRUCTION SEQUENCE

- 1) Install silt fence/sediment logs, maintain during construction.
- 2) During low lake levels, excavate for new retaining walls. Set rocks with stone back fill/drains.
- 3) Lower grade south of patio and install retaining wall rocks.
- 4) Add topsoil, plant landscape and mulch. Place sod in lawn area. Water during dry periods.
- 5) After lawn and landscaping is established, remove silt fence, patch disturbed areas.

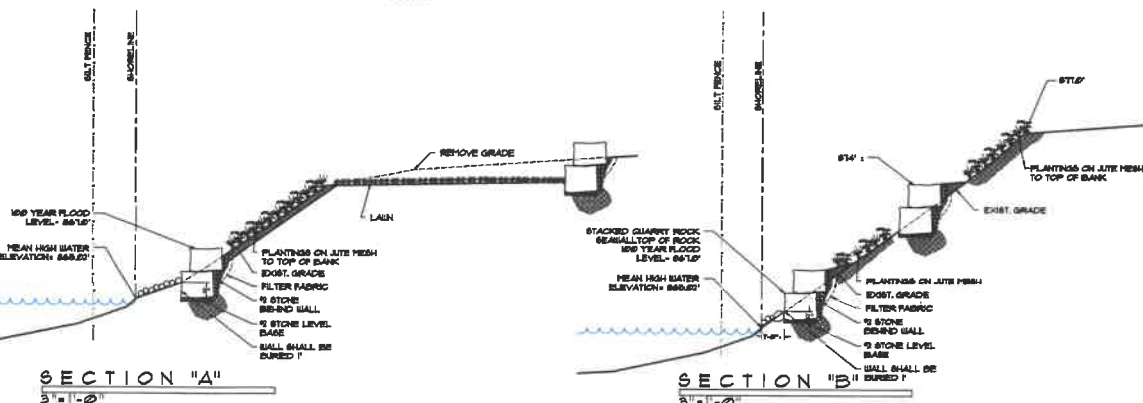
(315) 685-8144

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SITE PLAN

SITE INFORMATION IS OBTAINED FROM SURVEY DONE BY PAUL J. OLZEWSKI, L.L.S. DATED 11/05/2015
 ADDITIONAL INFORMATION BY EGGLESTON & KRENZER ARCHITECTS P.C.



LOT AREA	44,723 SF
SHORELINE	2,622 LF
IMPERMEABLE COVERAGE	
EXIST.	PROPOSED
HOUSE & GARAGE	2,623 SF
PORCHES	224 SF
DRIVEWAY	1,362 SF
GENERATOR	10 SF
AVC PADS (-16 SF)	0 SF
TOTAL	4,419 SF
% IMPERMEABLE	9.9 %
PERMEABLE COVERAGE	
EXIST.	PROPOSED
DECK	203 SF
SIDEWALKS	850 SF
STEPS	61 SF
PATIOS	1,031 SF
DOCK	28 SF
RETAINING WALL	913 SF
TOTAL	3,126 SF
PERMEABLE	4,419 SF
TOTAL	7,588 SF
% TOTAL COV.	17.2 %
LAKE FRONT STRUCTURES 800 SF ALLOWED	
EXIST.	PROPOSED
STEPS	51 SF
DOCK	836 SF
PATIO	52 SF
TOTAL	939 SF

SITE PLAN
 STEVE & PATRICIA FORD
 2797 EAST LAKE RD.
 TN. OF SKANEATELES, NY

architect
 EGGLESTON & KRENZER, ARCHITECTS P.C.
 139 N. WASHINGTON STREET
 SKANEATELES, NY 13152
 (315) 655-0144

PROJ: 21179

DATE:
 1 DEC 2021
 6 DEC 2021