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

December 1, 2022

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

Re: David and Jackie Heymsfeld,  
Site Plan Review  
2139 Laveview Lane  
Tax Map# 057.-03-08.1

### **NARRATIVE**

The Heymsfeld property is 65,134 SF, 281 ft wide on a private. The majority of the lot has a moderate, less than 12% The single family dwelling has an attached garage, screen porch, patio and deck and is conforming as to setbacks. A shed, driveway and sidewalks are also on the property. There is a Telephone easement along the north property line. The property has a well and septic system. The ISC is 8.1% and TSC is 8.4%. This property is in the RF District and Skaneateles LWOD.

This application is to replace the existing screen porch and deck with a larger enclosed porch and deck, remove a chimney and rebuild the existing impermeable patio with a permeable patio. The driveway will be reduced and sidewalks modified. The resulting ISC will be reduced to 6.1% and the TSC will remain 8.4%.

Silt fence will be placed below the disturbed area to protect the lot from potential erosion during construction.

### **CONSTRUCTION SEQUENCE**

1. Install silt fence, maintain during construction.
2. Mark the existing septic area to prevent construction traffic and storage.
3. Remove porch and deck. Install piers and post for the new porch and deck.
4. Construct porch and deck. After roof and siding are complete, install roof gutters and divert downspouts from disturbed areas.
5. Rebuild deck, sidewalks and reduce driveway.
6. Spread topsoil, mulch and seed over disturbed areas. Water during dry periods.
7. After lawn is established, remove silt fence and patch lawn as established.

LOT AREA 65,134 SF TO RL

IMPERMEABLE COVERAGE		
	EXIST.	PROPOSED
HOUSE/GARAGE	1551 SF	1534 SF
DRIVEWAY	2436 SF	1862 SF
PORCH	207 SF	44 SF
STEPS	82 SF	0 SF
SHED	69 SF	69 SF
STOOF	18 SF	0 SF
PATIO	910 SF	0 SF
ENCLOSED PORCH	0 SF	421 SF
<b>TOTAL</b>	<b>5,273 SF</b>	<b>3,950 SF</b>
% IMPERMEABLE	8.1 %	6.1 %

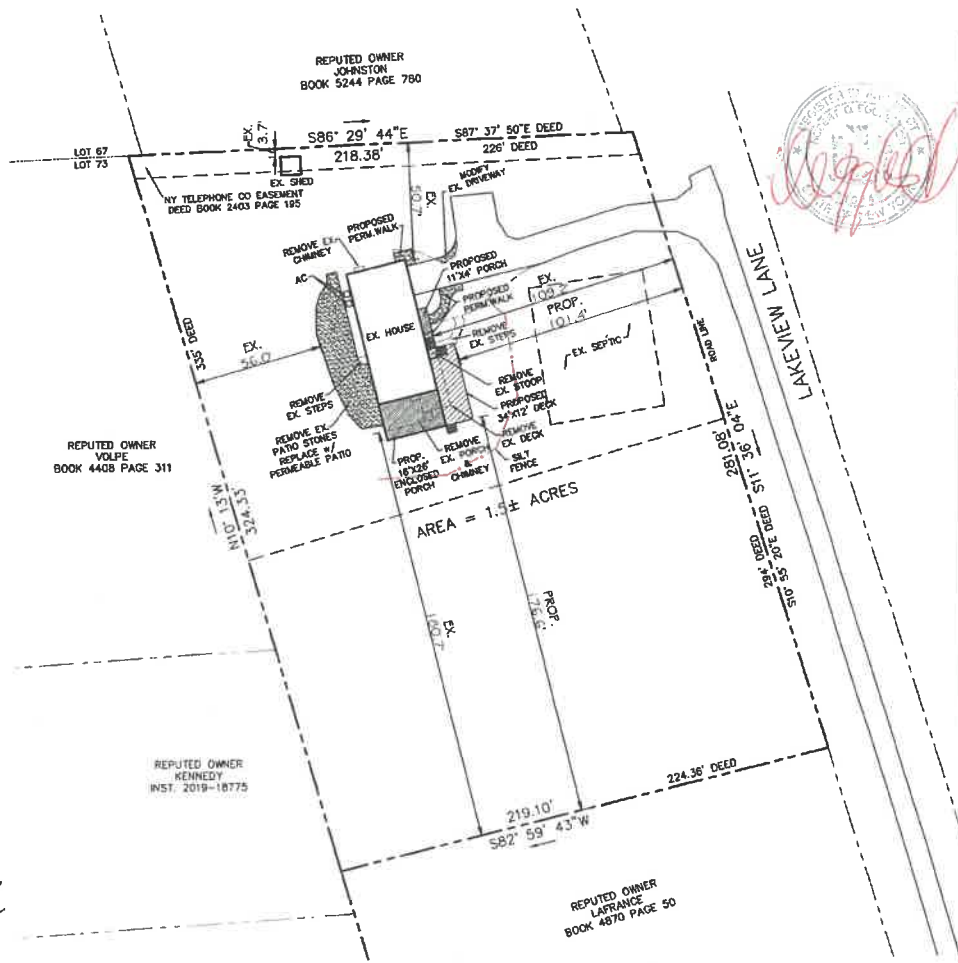
TOTAL COVERAGE		
	EXIST.	PROPOSED
DECK	166 SF	442 SF
PATIO	0 SF	910 SF
PERM. WALK	0 SF	142 SF
<b>PERMEABLE</b>	<b>166 SF</b>	<b>1,494 SF</b>
<b>IMPERMEABLE</b>	<b>5,273 SF</b>	<b>3,950 SF</b>
<b>TOTAL</b>	<b>5,439 SF</b>	<b>5,444 SF</b>
% T&C	8.4 %	8.4 %



**SITE PLAN**

SC.: 1" = 40'-0"

SITE INFORMATION IS OBTAINED FROM SURVEY DONE BY PAUL J. OLSZEWSKI, P.E., L.L.C. DATED 10/25/2022. ADDITIONAL INFORMATION BY EGGLESTON & KRENZER ARCHITECTS P.C.



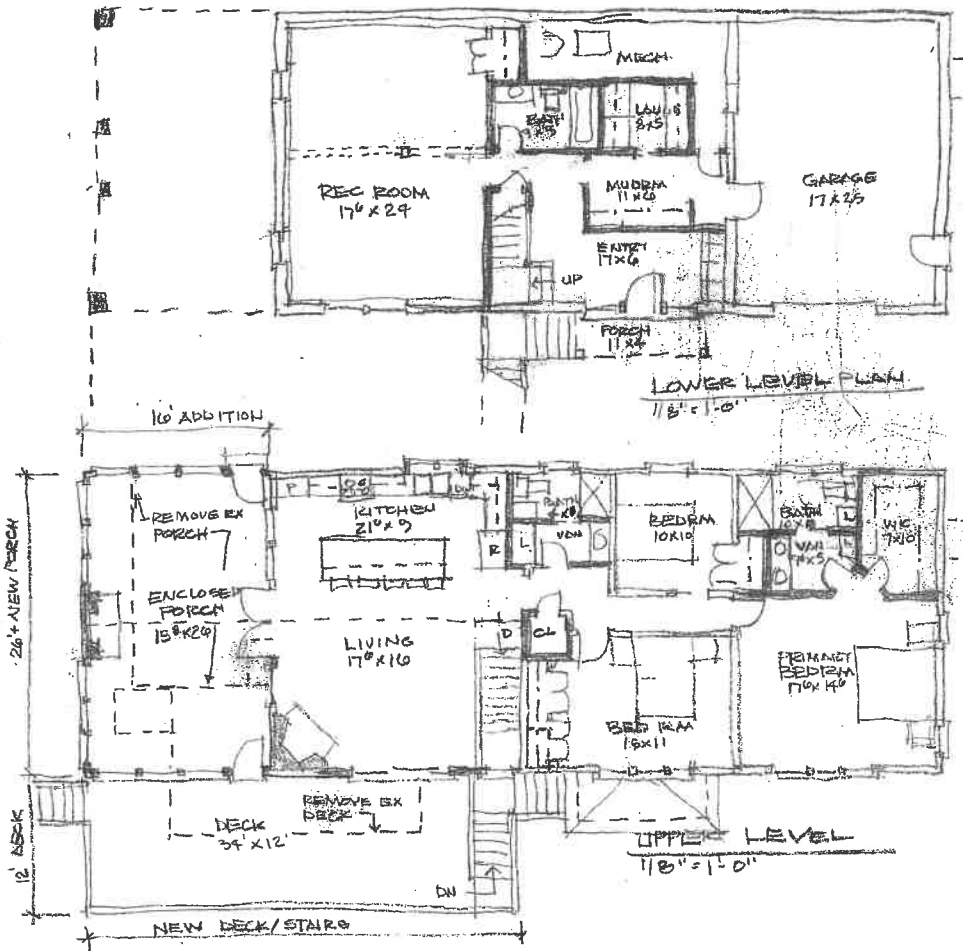
**SITE PLAN:**  
 DAVID & JACKIE HEYMSFELD  
 2139 LAKEVIEW LANE  
 TN. OF SKANEATELES, NY

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

PROJ: 22180

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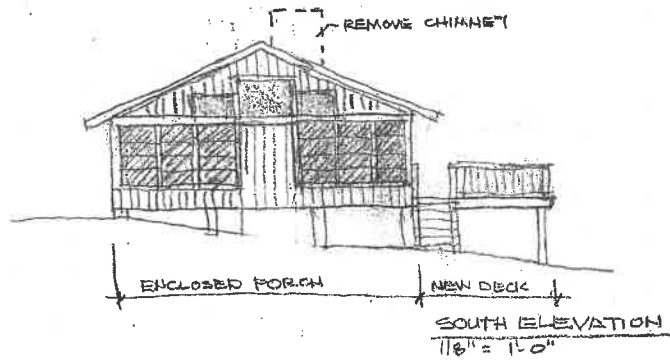
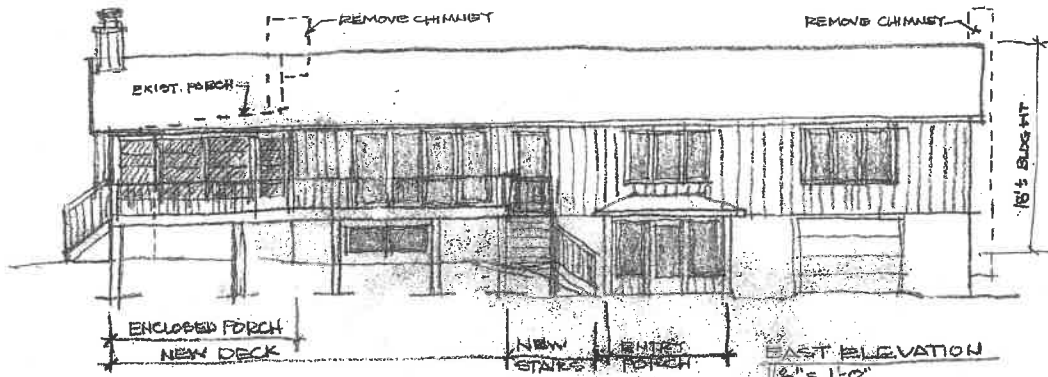
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