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

September 5, 2024

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

Re: David and Alexa Krauter, Site Plan Review  
2172 West Lake Road  
Tax Map# 057.-02-02.0

### **NARRATIVE**

The Krauter property is 120,539 SF, 184 ft wide on a West Lake Road and has over 200 lineal feet of shoreline. The majority of the lot is flat with the last third steep slope down to a cliff at the lake. A vegetative ditch is located along the south west corner of the property that was enhanced in 2012. The property has a 5 bedroom dwelling, deck and steps and paths down to the boathouse and shore line structures approved in 2011. The property has a well and septic system and is located in the RF district and Skaneateles Lake Watershed. The ISC is 4.4% and TSC is 5.6%.

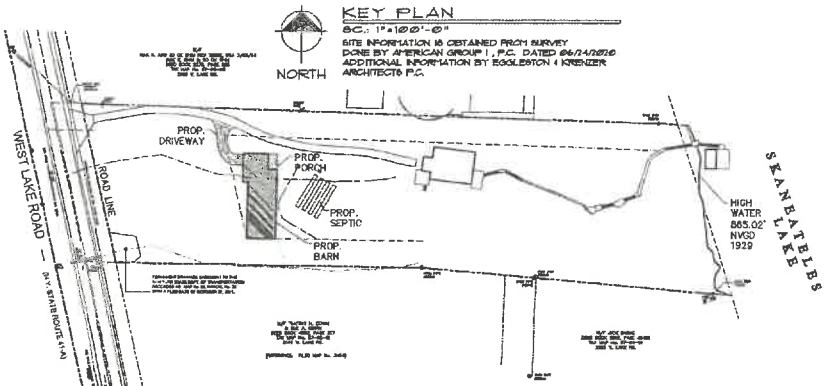
This application is to construct a two story, recreation building that has a 32 ft x 64 ft tall gym space adjacent to a 14 ft wide support space and 18 ft x 28 ft garage and porch. The second floor will have a 943 SF, two bedroom accessory apartment. The structure will be just under 30 ft tall and set 150 from the road line, tucked into the heavily wooded area of the lot.

A new 7 bedroom septic system is being designed for both the main house and accessory apartment. The west and east sides of the building will have a stone eave drip strip with under drain that will tie into the vegetative ditch on the south property line. Silt fence or sediment logs will be used as necessary to control erosion during construction. The ISC will be 7.7% and TSC 8.9%. Site plan review is required for construction within 100 ft of the lake and footprints exceeding 2,500 SF.

### **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. Remove trees for the building site
4. Add granular base for building pad and extended driveway.
5. Drill holes for post frame construction, Install building frame.
6. After walls and roofing are completed, install underdrain and stone eave drip strips.
7. Install new septic system during dry period.
8. Spread topsoil, seed and mulch over septic area and disturbed areas. Water during dry periods.
9. After lawn is established, remove silt fence/sediment logs.

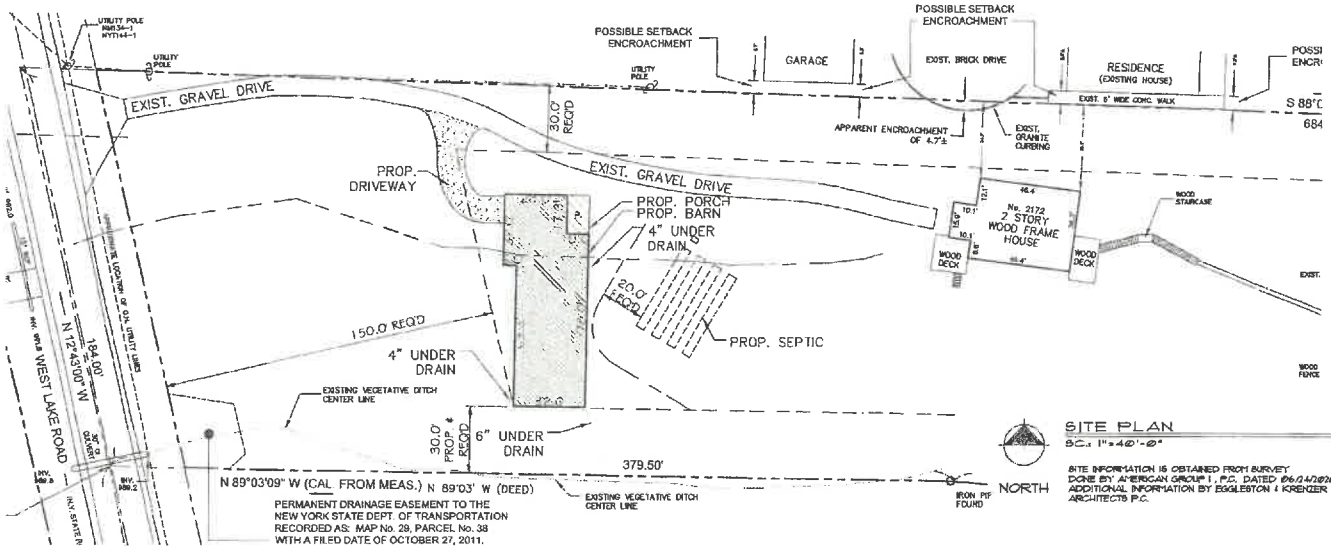
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LOT AREA	120539 SF TO RL	
<b>IMPERMEABLE COVERAGE</b>		
	EXIST.	PROPOSED
HOUSE	1836 SF	1836 SF
BARN	---	3,069 SF
PORCH	---	173 SF
DRIVEWAY	3,506 SF	4,258 SF
TOTAL	5,342 SF	9,336 SF
% IMPERMEABLE	4.4 %	7.7 %
<b>TOTAL COVERAGE</b>		
	EXIST.	PROPOSED
DECK/LANDING	609 SF	609 SF
STEPS	354 SF	354 SF
FOOTPATH	468 SF	468 SF
PERMEABLE	1,431 SF	1,431 SF
IMPERMEABLE	5,342 SF	9,336 SF
TOTAL	6,773 SF	10,767 SF
% TSC	5.6 %	8.9 %



**SITE PLAN**  
DAVID & ALEXA KRAUTER  
2172 W. LAKE RD  
TN. OF SKANEATELES, NY

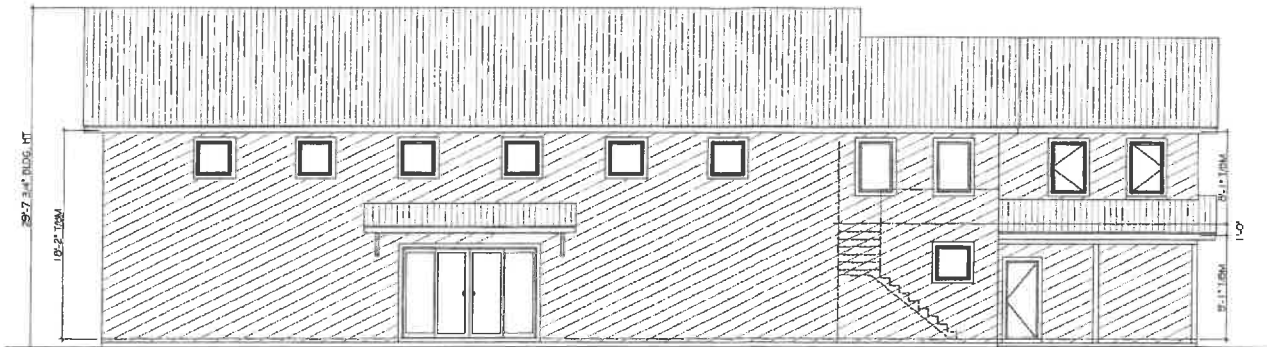


**architect**  
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PROJ: 23086

DATE  
5 SEP 2024

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



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

**NEW BARN**

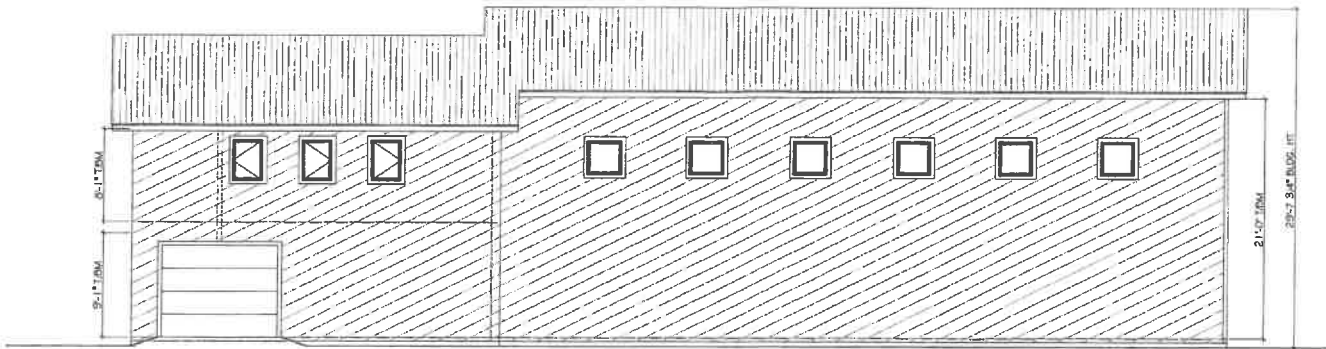
DAVID & ALEXA KRAUTER  
2172 WEST LAKE RD  
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**architect**

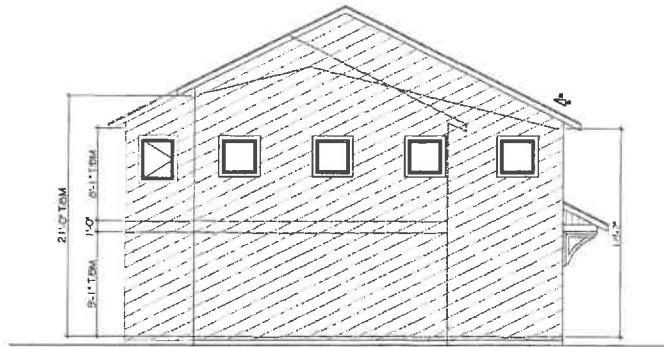
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WEST ELEVATION  
1/8" = 1'-0"



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

**NEW BARN**  
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