

EGGLESTON & KRENZER ARCHITECTS, PC

The Trolley Bldg

1391 East Genesee Street

Skaneateles, New York 13152

July 1, 2021

Town of Skaneateles Planning Board

24 Jordan Street,

Skaneateles, NY 13152

Re: Linda Lavery Residence

Site Plan Review

Lot A Pork Street Rd – Tax ID # 034.-04-15.1

NARRATIVE

The Wirsig Trust Conservation Subdivision will create two lots on Pork Street Road. Lot A will be a 44,000 SF vacant lot with 200 ft of road frontage. A new septic system is being designed in the south west corner of the property. The proposed lot is an open field that is no longer farmed. The property is within 200 feet of a seasonal watercourse that is on Lot B. Linda Lavery is under contract to purchase the lot to construct a dwelling on it.

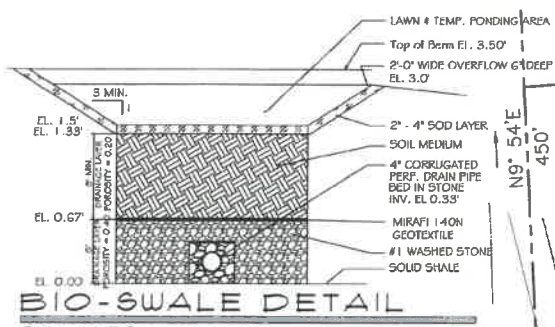
This application is to construct a two-bedroom dwelling with an attached two car garage and front and back porch that is designed for equal access. The house will align with the adjacent homes and have its own driveway onto Pork Street Road. The ISC will be 9.9 % and TSC 10.2%. A well will provide water for the house. A bio swale will be located along the driveway and behind the house to manage storm water. In that the dwelling is within 200 ft of a water course and with in the Skaneateles Lake watershed, Site Plan Review is required.

CONSTRUCTION SEQUENCE

- 1) Install silt fence, maintain during construction.
- 2) Mark the septic leach field area to prevent construction traffic and staging from passing over it.
- 3) Stock pile the top soil and protect with silt fence and seed with annual rye grass
- 4) Install the driveway base to the house location.
- 5) Install the bio-swale to catch storm water around the construction area. Spread topsoil, seed and mulch with straw mats in the swales and bottom of the bio-swales.
- 6) Excavate for the new house.
- 7) Construct foundations and backfill after the first floor slab is installed. Install septic tank and pump chamber. Rough grade and spread mulch over the disturbed areas.
- 8) During dry period, install septic leach field. Spread top soil, seed and mulch.
- 9) After siding and roofing repairs are complete, install roof gutters and direct downspouts away from disturbed areas and to bio swales.
- 10) Box out the final driveway and sidewalks.
- 11) After siding, trim and decks are complete, finish grading, spread topsoil, seed, plant landscape and mulch. Water during dry periods.
- 12) After lawn is established, remove silt fence, patch disturbed areas.

(315) 685-8144

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SC.: N.T.S. BIO-SWALE REQUIREMENT

$$WQV = \frac{(0.25 + 0.009 \times 1) \times A}{12}$$

WQV = WATER QUALITY VOLUME - CUFT
 I = IMPERVIOUS SURFACE COVERAGE - 9.9 %
 A - DRAINAGE AREA - 44,000 SF

$$WQV = \frac{(0.25 + 0.009 \times 9.9) \times 44,000 \text{ SF}}{12}$$

$$WQV = \frac{139 \times 44,000 \text{ SF}}{12}$$

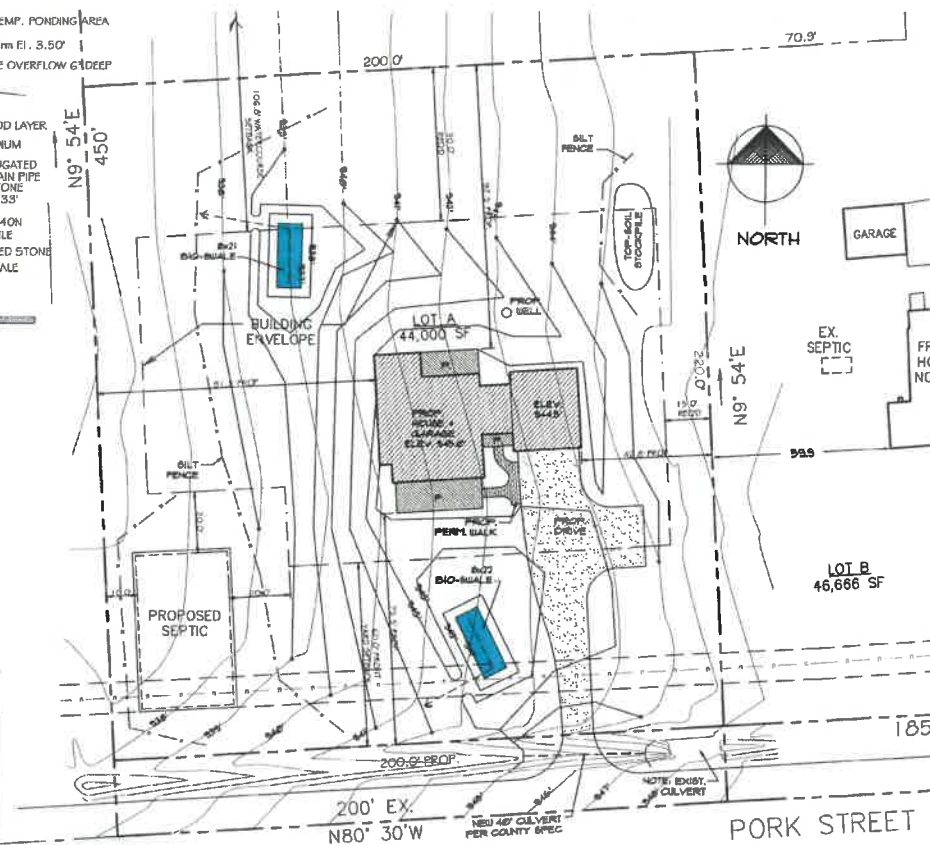
$$WQV = 510 \text{ CUFT}$$

BIO-SWALE SIZE - 18" DEEP x 340 SF REQ'D
 'A') 8x21 168 SF 'B') 8x22 176 SF

PROPOSED LOT A LOT AREA 44,000 SF

| IMPERMEABLE COVERAGE | | |
|----------------------|--------|----------|
| | EXIST. | PROPOSED |
| HOUSE / PORCH | 0 SF | 2,456 SF |
| DRIVE | 0 SF | 1,901 SF |
| TOTAL | 0 SF | 4,357 SF |
| % IMPERMEABLE | 0.0 % | 9.9 % |

| TOTAL COVERAGE | | |
|----------------|--------|----------|
| | EXIST. | PROPOSED |
| WALK | 0 SF | 150 SF |
| PERMEABLE | 0 SF | 150 SF |
| IMPERMEABLE | 0 SF | 4,357 SF |
| TOTAL | 0 SF | 4,507 SF |
| TOTAL COVERAGE | 0.0 % | 10.2 % |



SITE PLAN
 1" = 30'-0"

SITE INFORMATION IS OBTAINED FROM SURVEY
 DONE BY PAUL J. OLSZEWSKI, P.E., L.L.S. DATED 6/28/2021
 ADDITIONAL INFORMATION BY ROBERT O. EGGLESTON & KRENZER ARCHITECTS

SITE PLAN:
 LINDA LAVERY
 LOT 'A', FORK STREET ROAD
 TOWN OF SKANEATELES, NEW YORK

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PROJ: 21122

DATE:
 JULY 2021