

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

August 6, 2024 Revised
January 30, 2024 Revised
December 15, 2023

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

Re: Robert and Diana Logan – Amended Site Plan Review
2010 West Lake Road
Tax ID# 058.-01-22.0

NARRATIVE

The property at ~~2010~~ West Lake Road is 21,105 SF, 45 FT wide with 48.1 Lin FT of shoreline. It has a 3 bedroom dwelling built in the 1960's and a small shed and has 12.2% of the lot area as potential living space and as 9.5% building footprint. The dwelling is non-conforming in that it is 6.2 feet from the south side property line and 6.5 ft from the north property line whereas 9 ft is required. The shed is 4.0 ft off the north property line. The north side of the driveway is within 3 ft of the property line. There are no shoreline structures. The ISC is 22.7%% and TSC is 23.6%. The property is in the RF zoning district and Skaneateles Lake Watershed.

This application is to enclose the existing porches as living space, add as 16' x 24' patio and 10' x 20' deck on the east side of the house, eliminate a proposed 10' x 15' patio by the lakefront, remove the shed and construct a 22' x 22' two car garage to the west of the house. The driveway and sidewalks will be modified. The improvements to the dwelling are confirming and the new patio will have a 146.7 ft lake yard setback. The garage is being built on the existing driveway area and will have a 5.0 ft north side yard setback whereas 9 ft is required. The total building footprint will increase to 10.0 % where as 6% is allowed and the potential living space to 14.5 % whereas 10% is allowed. The dwelling will be reduced to two bedroom and a den and will maintain the existing septic system that pumps to a septic field 280 ft from the lake. The driveway will be reduced, maintaining a turn-around area to bring the ISC down to 20.4 %. The total surface coverage will remain at 23.6%.

The site plan is being amended to include adding a double row of stepped limestone boulders at the lake line. This will be done during low lake levels with a silt curtain placed below the work area to prevent any potential erosion. The first layer will set 12" into the lake bed and have 8" to 12" rock set in front of it. The stepped locks will allow easy access in and of of the lake.

(315) 685-8144

Member of the American Institute of Architects

An area variance was granted for developing on a lot less than 75 ft of lake front, for the 5 ft garage side yard setback, increasing the building foot print of 0.5% to 10%, increasing the potential living space of 2.3% to 14.5%. The revised plan eliminates a need for a variance for TSC. Site plan review is required for disturbance within 200 ft of the lake and Special Permit for redevelopment.

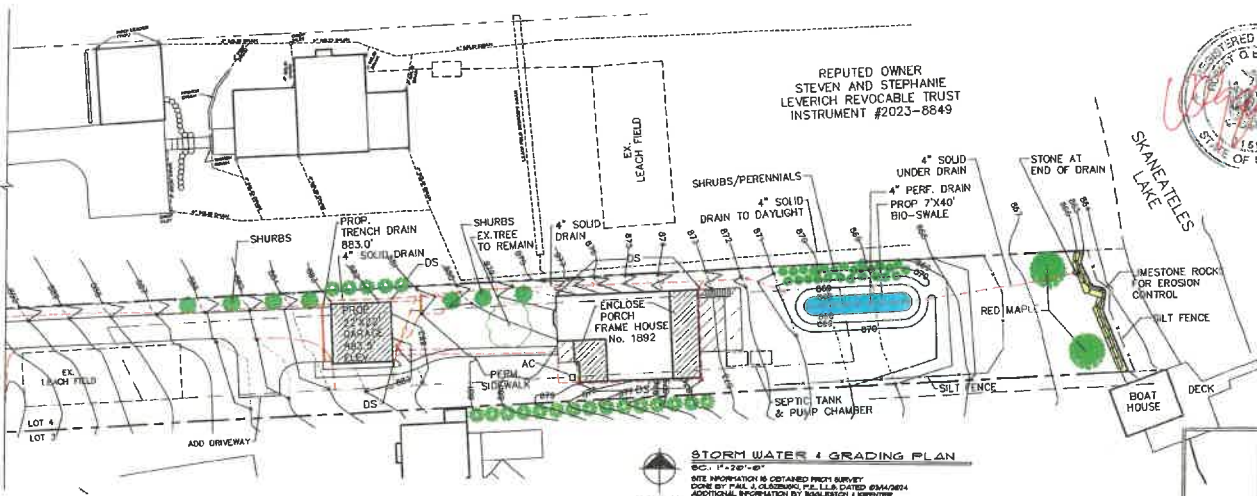
This is a year round home that is set up to age in place. The garage is a modest size and becomes a necessity for New York winters and for charging their two electric cars. The ISC is being reduced from 22.7% to 20.4% and needs to maintain a small turn-around so as not to back out on West Lake Road.

To compensate for the higher ISC, a bio-swale has been included in this project that will capture the driveway and garage stormwater then capture the house stormwater and direct it to a bio-swale on the east side of the house. This will slow down the stormwater and clean it before it is released at the lakefront onto a rock splash area. Silt fences will be placed below the work area to mitigate any potential erosion during construction.

In addition, the owner is prepared to make a payment into the Town's Land and Development Rights Acquisition Fund for the balance of the land necessary to make the ISC 10%. The 4,304 SF ISC requires a 43,040 SF lot to be at 10% ISC. This is 21,935 SF of additional land and at \$1.09/SF would result in a payment of \$23,909.15 to the Town's LDRA Fund.

CONSTRUCTION SEQUENCE

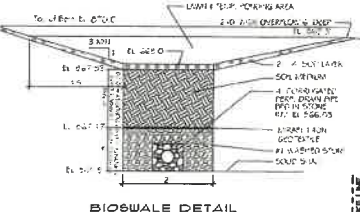
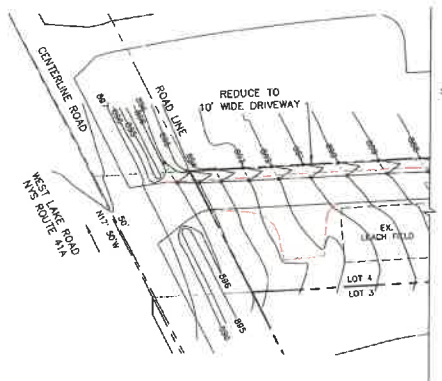
- 1) Mark septic leach field to prevent construction traffic or staging over this area.
- 2) Install silt fence, maintain during construction.
- 3) Install bio-swale and drain lines to house and garage area. Line with straw mat until seeding can be accomplished in the spring.
- 4) Excavate for new foundation under porches, construct new foundation walls and deck footings
- 5) Construct floors and walls for porch enclosure and deck.
- 6) Back fill around foundation, spread straw for erosion control during winter.
- 7) After roof, walls and siding are complete, install roof gutters and tie down spouts into drainage system to bio swales.
- 8) Excavate for garage foundation, construct foundations, walls and roof.
- 9) Back fill around foundation, spread straw for winter erosion control. Install roof gutters and tie into bio-swale drainage system.
- 10) Install rocks at lake line during low water period.**
- 11) Finish grading, install permeable walks, patio, remove old driveway, box out new driveway and turn around, spread top soil, seed or landscape and mulch. Water during dry periods.
- 12) After lawn is established, remove silt fence, patch disturbed areas of lawn.



REPUTED OWNER
STEVEN AND STEPHANIE
LEVERICH REVOCABLE TRUST
INSTRUMENT #2023-8849

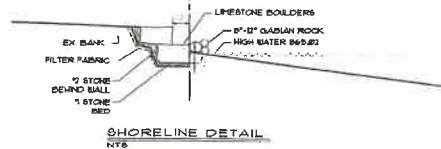
STORM WATER & GRADING PLAN
SCALE: 1" = 20'-0"
SITE INFORMATION IS OBTAINED FROM SURVEY
DONE BY PAUL J. OLSON, P.E., L.L.D., DATED 08/14/2024
ADDITIONAL INFORMATION BY BOOLESTON + FRENCHER
ARCHITECTS P.C.

SHURBS, PERENNIALS, AND TREES TO BE NATIVE SPECIES



BIO-SWALE REQUIREMENT

| | |
|---|--------|
| WQV = $(0.05 \times 0.005 \times 11 \times 4)$ | 10 |
| WQV = WATER QUALITY VOLUME - CUP | |
| I = PERVIOUS SURFACE COVERAGE - 30.4 % | |
| A = DRAINAGE AREA - 1108 SF | |
| WQV = $(0.05 \times 0.005 \times 30.4 \times 1108)$ | 2102.5 |
| WQV = 2102.5, 2102.5 SF | |
| WQV = 41 CU FT. REQUIRED | |
| PROVIDED: | |
| 1' x 40" x 12" DEEP BIODOMES = 420 CU FT. | |



STORM WATER & GRADING PLAN
SCALE: 1" = 20'-0"
SITE INFORMATION IS OBTAINED FROM SURVEY
DONE BY PAUL J. OLSON, P.E., L.L.D., DATED 08/14/2024
ADDITIONAL INFORMATION BY BOOLESTON + FRENCHER
ARCHITECTS P.C.

SITE PLAN
ROBERT D. EGGLESTON
210 WEST LAKE RD
SKANEATELES, NY

Booleston + Frencher Architects PC
EGGLESTON + FRENCHER, ARCHITECTS PC
210 WEST LAKE ROAD
SKANEATELES, NY 13152
(315) 682-0144

PROJ: 23152

DATE:
18 DEC 2023
10 JAN 2024
19 MAR 2024
6 AUG 2024

2 OF 5