

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

August 1, 2022

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

Re: Kim Myers, Special Permit and Site Plan Review
3363 East Lake Road
Tax Map# 041.-01-28.0

NARRATIVE

Kim Myers purchased 3363 East Lake Road in 2021. The property is 56,504 SF, 123.5 ft wide on a private road and has 132.1 lineal feet of shoreline. It is in the RF zoning district in the Skaneateles Lake watershed. The majority of the lot has a moderate slope less than 12%. The property has a single-family dwelling, attached garage, decks and patios. The house has a nonconforming side yard on each side in that the house is placed at an angle to the property line. The deck has a dangerous spiral stair for access to the lower level patio. There are no shoreline structures. The driveway is as minimal as possible for safe access for ingress and egress with a turnaround that doubles as guest parking. A shared driveway cuts across the north east corner of the lot. Stormwater enters the east side of the property from uncontrolled drainage of the private road and will cause icing of the driveway in the winter. The current driveway has a trench drain on front of the garage that feeds an 8" drain that goes to the lake. The ISC is 11.5% and TSC is 14.0%.

This application is to expand the main level deck and lower level patio and replace the spiral stair with a conventional, code compliant stair. The expanded deck and stair will be no more non-conforming than the existing house. Also a 256 SF shoreline patio with 2 ft high retaining wall and a fire pit will be added at the lakefront. The total shore line structures will be 303 SF whereas 600 SF is allowed. A French drain will be placed across the east side of the property to pick up the uncontrolled drainage off the private road and shared driveway. Similar to the Reckenwald stormwater solution, the French drain will filter and slow down the stormwater as it ties into the site's existing drain system. An appropriate rip rap outlet protection will be placed at the end of this existing pipe. The resulting ISC will remain 11.5% and the TSC 15.8%.

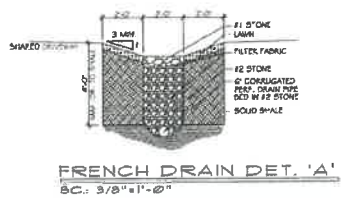
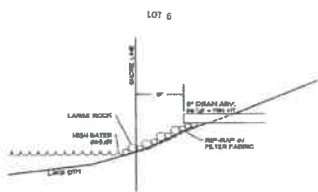
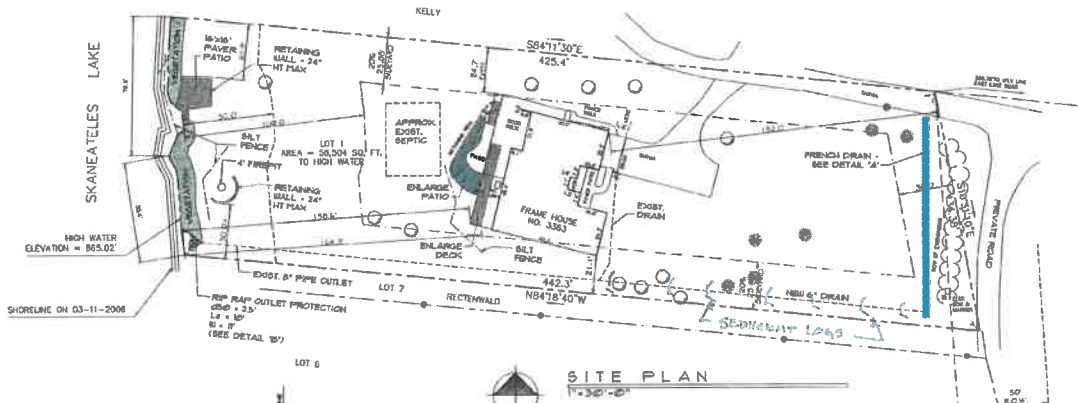
Site Plan Review is required for disturbance greater than 200 SF within 1000 feet of the lake and a Special Permit is required for redevelopment where the reduction in ISC remains over 10%. The proposed redevelopment of the lot will not add any impermeable surface coverage and be well under the allowed total surface coverage.

In that the ISC has not been reduced to 10%, payment will be made to the Town's LDRA Fund to compensate for the shortage of land area. A 65,060 SF lot would be required to achieve 10% ISC which is 8,556 SF less than exists. At \$1.09/ SF, a contribution will be made for \$9,326.04.

(315) 685-8144

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. Install the French drain along the east end of the eastern private road and drainage down to tie into the existing drain. Install the rip rap outlet protection at the lake end of the pipe. Spread topsoil, seed and line with straw mat to stabilize. Water during dry periods.
4. Construct enlarged deck, stairs and permeable patio on the west side of the house.
5. Excavate for lakeside patio and firepit. Install permeable retaining wall.
6. Rough grade and finish grading, spread topsoil, seed and mulch over any disturbed areas. Water during dry periods.
7. Enhance landscape buffer at the lakefront.
8. After lawn is established, remove sediment logs.



SITE PLAN

SITE INFORMATION IS OBTAINED FROM SURVEY DONE BY PAUL J. OLZEWSKI, P.E., L.L.S. DATED 6/3/2021. ADDITIONAL INFORMATION BY EGGLESTON & KRENZER ARCHITECTS, P.C.

LOT AREA	56,504 SF
PERMITS	1311 LC
LOT WIDTH AT FRONT OF BLDG.	174.4 LF
IMPERMEABLE COVERAGE	
HOUSE / PORCH	3,411 SF
STEPS	16 SF
COMMON DRIVEWAY	1,924 SF
DRIVEWAY	1,924 SF
TOTAL	6,275 SF
% IMPERMEABLE	11.0 %
OPEN SPACE	
PATIO	374 SF
DECK	90 SF
WALKWAY	50 SF
RET. WALL	49 SF
PERMIT	13 SF
LAKEFRONT STEPS	34 SF
PERMEABLE	1,310 SF
TOTAL	2,464 SF
% PERMEABLE	4.3 %
% TOTAL COVERAGE	15.3 %
LAKEFRONT STRUCTURES	
LAKEFRONT PATIO	256 SF
LAKEFRONT STEPS	34 SF
PERMIT	13 SF
TOTAL	303 SF



SITE PLAN:
 1311 LC
 3363 EAST LAKE ROAD
 SKANEATELES, NEW YORK

architect
 EGGLESTON & KRENZER ARCHITECTS PC
 1351 EAST GENESSEE STREET
 SKANEATELES, NY 13152
 (315) 852-1144

PROJ: 21161

DATE:
 1 AUG 2022

1 OF 3



REAR ELEVATION

3/16" = 1'-0"

ALTERATIONS:

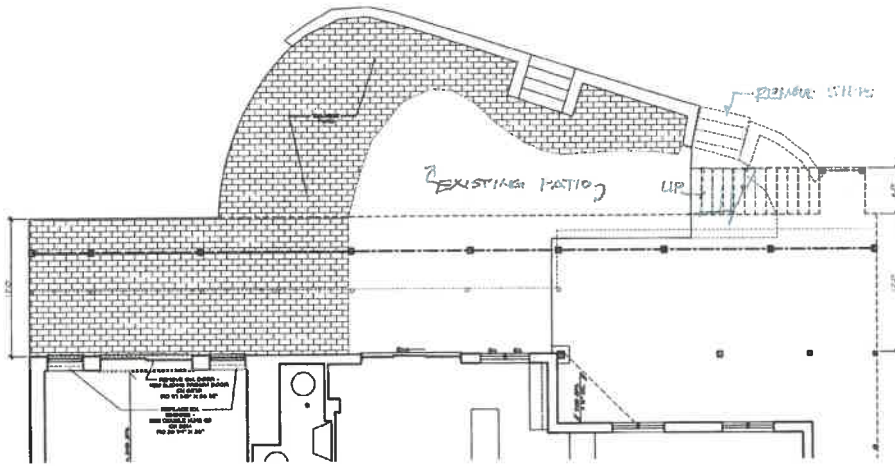
KIM MYERS
3363 EAST LAKE ROAD
SKANEATELES, NEW YORK

a r c h i t e c t

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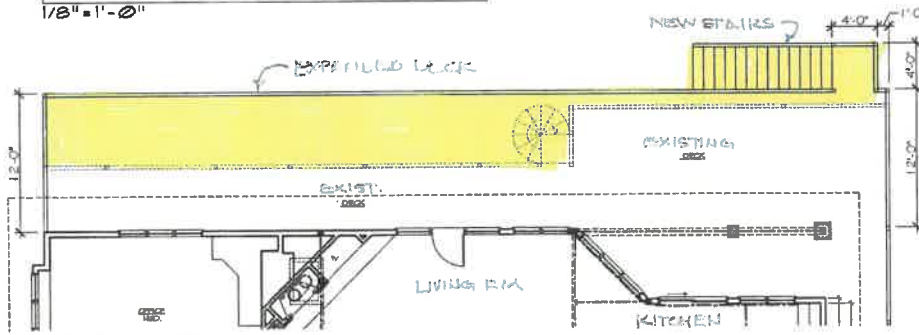
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BASEMENT PLAN

1/8" = 1'-0"



DECK PLAN

1/8" = 1'-0"

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