
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: Catherine Stanard, Site Plan Review
1254 Greenfield Lane
Tax Map# 053.-01-10.0

NARRATIVE

The Stanard property is 15,356 SF, 78.66 ft wide on a private road and has 82.6 lineal feet of shoreline. The majority of the lot has a moderate, less than 12% slope with a 29 ft height steep slope bank that extends down to the lake. The property is developed with a single family dwelling, attached garage, deck, steps. The shore line has two docks, a shed with deck on top and several lengths of stairs for access over the steep bank. The bank has eroded undermining a concrete landing and pushing up against the shed. The septic system was replaced on the lot across the lane. The ISC is 33.2% and TSC is 39.5%. The shoreline structures are non-conform with 836 SF whereas 400 SF is allowed. The north side yard setback of the shed and stairs is 10.9 ft and dock is 4.3 ft whereas 20 ft is required. This property is in the RF District and Skaneateles LWOD.

This application is to replace the existing shed/deck and lower stairs and add a retaining wall for erosion control. The retaining wall will be built using steel piles in front of PT timbers with drainage behind. The bank will have any eroded or disturbed areas stabilized with Jute mesh and plantings. The resulting ISC will remain 33.2%, the TSC 39.5% and shoreline structures 836 SF. Silt fence will be placed below the work area and all work will be performed from a barge.

CONSTRUCTION SEQUENCE

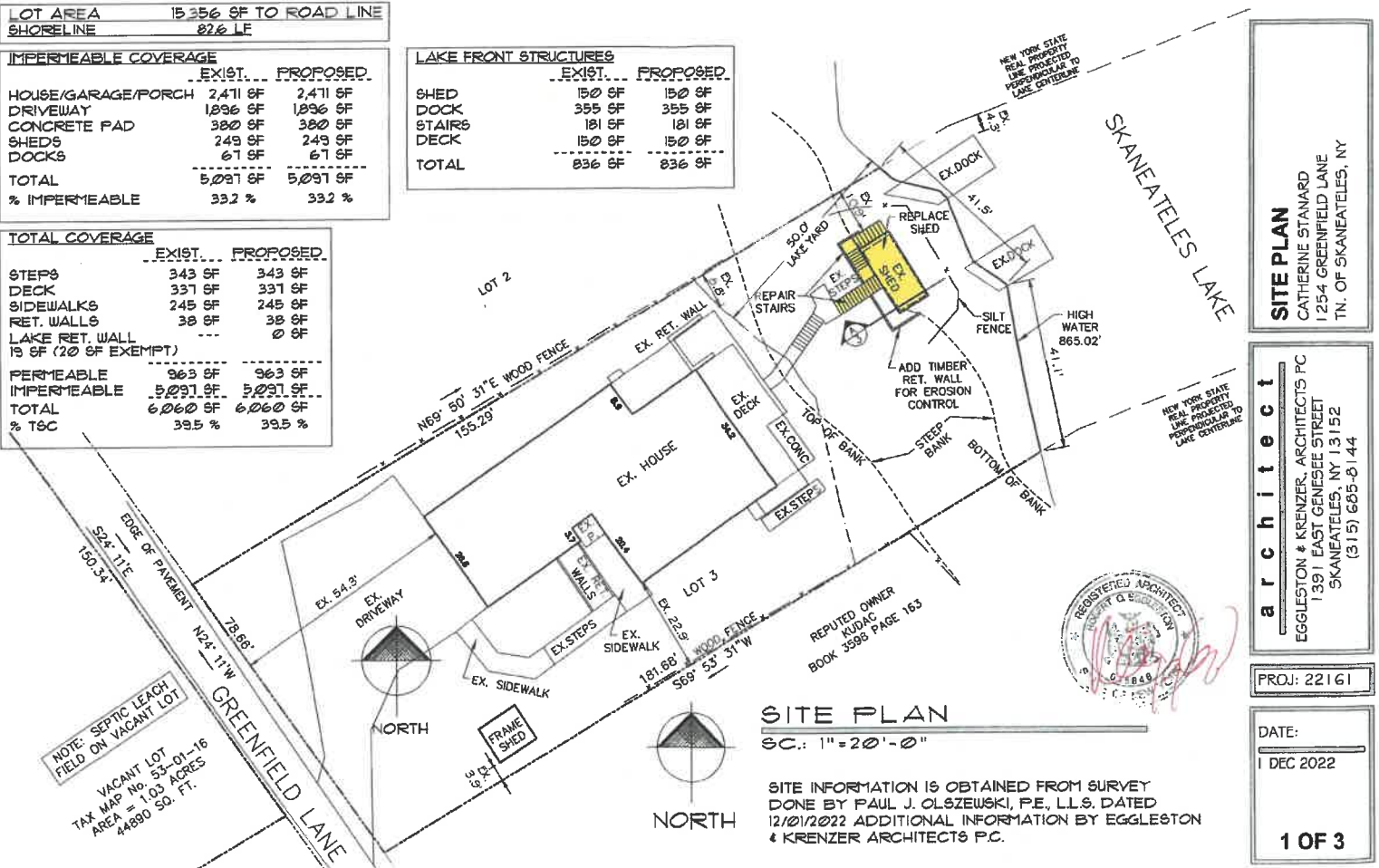
1. Install silt curtain, maintain during construction.
2. Remove existing shed, deck and stairs.
3. Excavate eroded bank behind shed area.
4. Install steel piles and timber retaining wall from the barge.
5. Bring in materials for shed/deck and stairs by barge. Construct shed/deck.
6. Reset stairs and railings.
7. Spread topsoil, mulch and plantings using a jute mesh for stabilizing the bank.
8. Remove silt fence.

LOT AREA	15,356 SF TO ROAD LINE
SHORELINE	826 LF

IMPERMEABLE COVERAGE	EXIST.	PROPOSED
HOUSE/GARAGE/PORCH	2,471 SF	2,471 SF
DRIVEWAY	1,896 SF	1,896 SF
CONCRETE PAD	380 SF	380 SF
SHEDS	249 SF	249 SF
DOCKS	67 SF	67 SF
TOTAL	5,091 SF	5,091 SF
% IMPERMEABLE	33.2 %	33.2 %

LAKE FRONT STRUCTURES	EXIST.	PROPOSED
SHED	150 SF	150 SF
DOCK	355 SF	355 SF
STAIRS	181 SF	181 SF
DECK	150 SF	150 SF
TOTAL	836 SF	836 SF

TOTAL COVERAGE	EXIST.	PROPOSED
STEPS	343 SF	343 SF
DECK	337 SF	337 SF
SIDEWALKS	245 SF	245 SF
RET. WALLS	38 SF	38 SF
LAKE RET. WALL	19 SF (20 SF EXEMPT)	0 SF
PERMEABLE	963 SF	963 SF
IMPERMEABLE	5,091 SF	5,091 SF
TOTAL	6,060 SF	6,060 SF
% T&C	39.5 %	39.5 %



SITE PLAN
 CATHERINE STANARD
 1254 GREENFIELD LANE
 TN. OF SKANEATELES, NY

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

PROJ: 22161

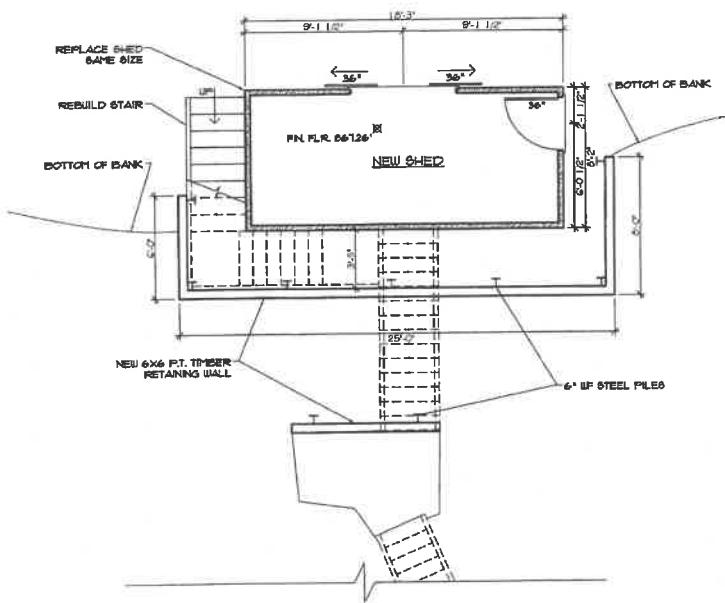
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 1 DEC 2022
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SITE PLAN
 SC.: 1" = 20'-0"

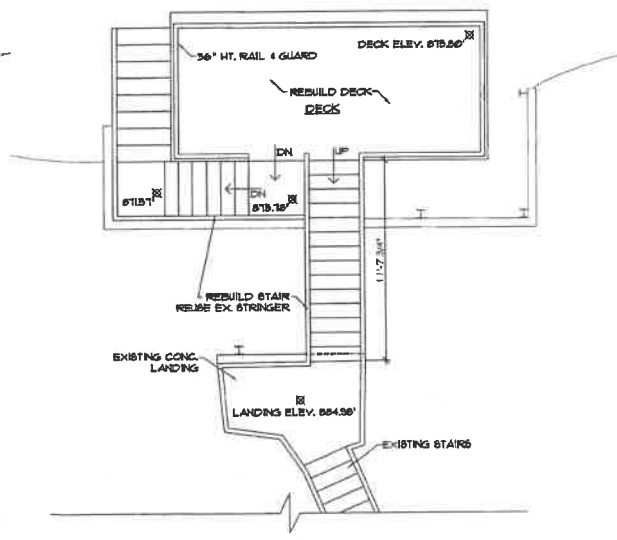
SITE INFORMATION IS OBTAINED FROM SURVEY
 DONE BY PAUL J. OLSZEWSKI, PE, L.L.S. DATED
 12/01/2022 ADDITIONAL INFORMATION BY EGGLESTON
 & KRENZER ARCHITECTS P.C.



NOTE: SEPTIC LEACH
 FIELD ON VACANT LOT
 VACANT LOT
 TAX MAP No. 53-01-16
 AREA = 1.03 ACRES
 44890 SQ. FT.



LOWER LEVEL PLAN
 3/16" = 1'-0"



UPPER LEVEL PLAN
 3/16" = 1'-0"

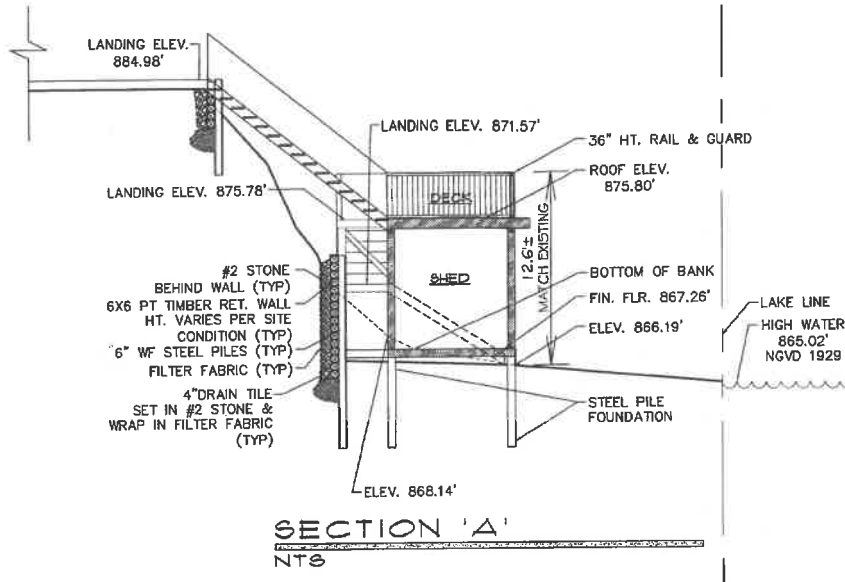
SHORELINE REPLACEMENT
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