

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

March 31, 2022

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

Re: PJ and Patti Uritis - Special Permit
1561 East Genesee Street
Tax Map # 032.-03-20.0

NARRATIVE

The property at 1551/1561 East Genesee Street is 363,968 SF, has 378 ft of frontage on East Genesee Street and is located in the IRO District and outside the Skaneateles Lake watershed. The property has a 12,898 SF office building, parking lot and on-site septic systems. A new 550 gal/day septic system has been approved for the site anticipating a new 5 bedroom, single family dwelling. A driveway with Emergency vehicle turn around has been placed to the new dwelling site. The property is served by Town water. The ISC is 14.3% and TSC is 14.3 %.

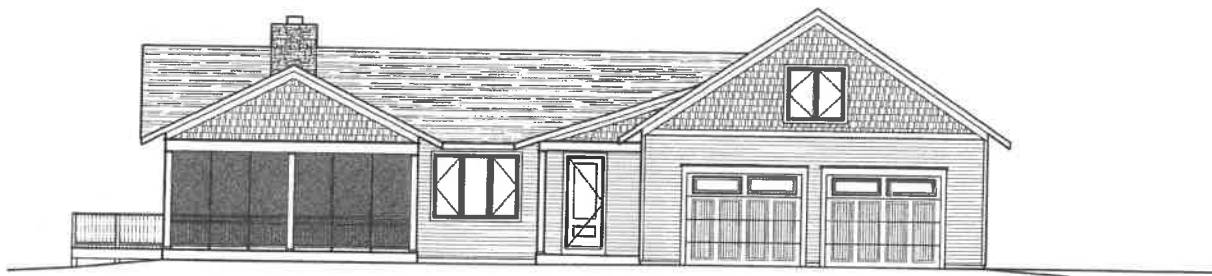
This application is to construct a 4 bedroom, single family dwelling and attached, two car garage, porch, deck and the approved septic system. The house will have a 50 ft side yard setback to the north line. In that the lot is large with gentle slopes on land with a former gravel pit, the house will rely on sheet action across the lawn for managing storm water. A French drain and swale will be placed along the eastern edge of the driveway to direct any stormwater to the former gravel pit area adjacent to it. The ISC will be 15.3% and TSC 15.4%. Silt fence/sediment logs will be placed below the disturbed areas to control any potential erosion.

CONSTRUCTION SEQUENCE

- 1) Install silt fence/sediment logs below areas to be disturbed, maintain during construction.
- 2) Mark the septic leach field area to prevent construction traffic or staging.
- 3) Install the French drain on the eastern side of the driveway. Spread topsoil, seed and mulch. Water during dry periods.
- 4) Excavate for the house foundation.
- 5) After foundation is complete and first floor deck on, backfill and rough grade.
- 6) ~~Install septic system during dry period. Spread top soil, seed and mulch. Water as required.~~
- 7) After roof and eaves are complete install roof gutters and down spouts. Direct water away from disturbed areas.
- 8) After siding and trim are complete final grade for any disturbed areas around the building and driveway. Spread topsoil, seed, and mulch. Water during dry periods.
- 9) After site is stabilized, remove silt fence, patch disturbed areas.

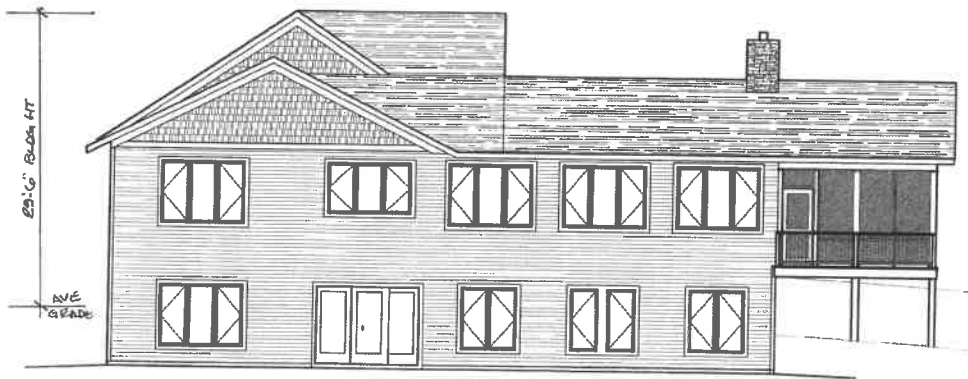
(315) 685-8144

Member of the American Institute of Architects



NORTH ELEVATION

1/8" = 1'-0"



29'-6" B.O.M. FT.

AVE GRADE

EAST ELEVATION

1/8" = 1'-0"

NEW HOME
PATTI & FU URTIS

155 1 EAST GENESEE STREET
TOWN OF SKANEATELES, NY

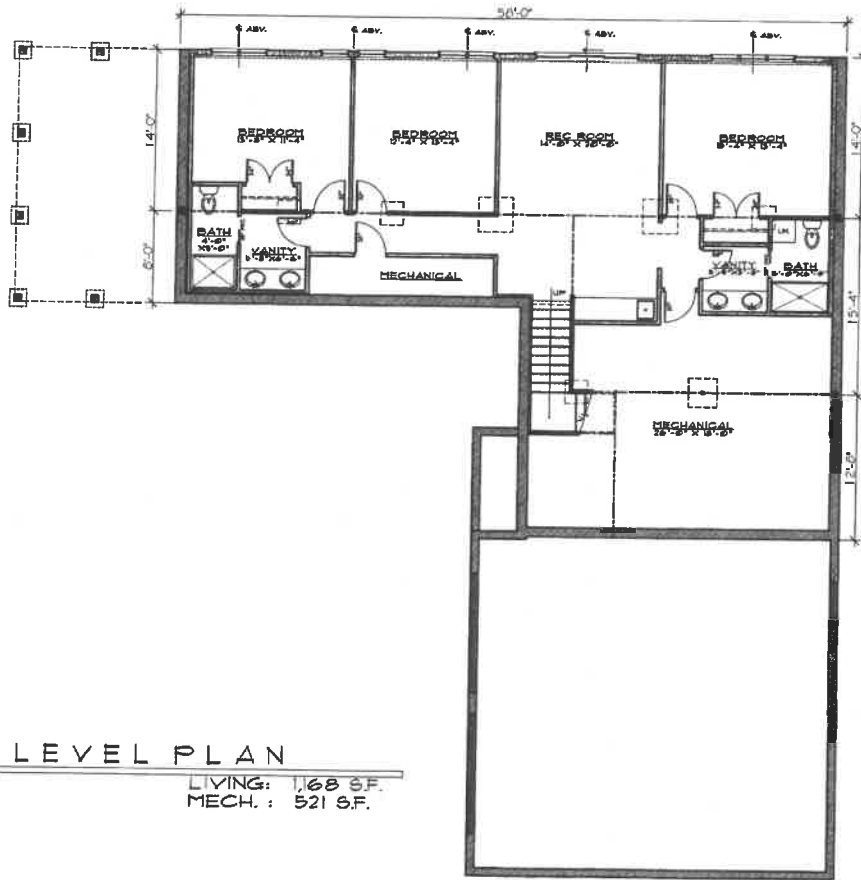
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PROJ: 21119

DATE:
31 MAR 2022

2 OF 4



LOWER LEVEL PLAN

1/8"=1'-0"

LIVING: 1,168 S.F.
MECH.: 521 S.F.

NEW HOME

PATTI & PJ URTIS
1551 EAST GENESEE STREET
TOWN OF SKANEATELES, NY

architect

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