

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

April 1, 2021

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

Re: James Ranalli - Site Plan Review and Special Permit
1812 West Lake Road - Tax Map # 062.-01-09.3

NARRATIVE

The property at 1812 West Lake Road is 119,232 SF, has 200.3 ft of lake frontage and 211 ft on West Lake Road in the RF District and Skaneateles Lake watershed. The property is a vacant farm field with no structures on it. It is adjacent to 1808 West Lake Road which is owned by the same family and is developed with a single family dwelling and accessory structures. A 30 ft wide shared driveway easement is anticipated to be placed on the common property line. A permanent dock is under construction beyond the lake line at the north end of the shoreline.

This application is to construct a seven bedroom dwelling with a four car garage, decks and patio. The new house will be conforming with 30.9 ft and 32.7 ft side yards, 163 ft lake yard and 328.3 ft front yard. The new septic leach field will be placed on the west side of the property and a well will be on the east side of the house. A shore line patio, retaining wall and fire pit will occupy 680 SF and be dug into the bank about two feet deep. The shoreline will be reinforced with two rows of quarry rock to minimize erosion of the bank by the wave action. The bank will be planted with trees, landscaping and ground cover to protect it from erosion and to filter stormwater. A Special Permit is required for changing the grade within 50 ft of the lake and Site Plan Review for the work within 200 ft of the lake. The ISC will be 10.0% and TSC will be 13.3%.

Four bioretention areas will be constructed around the perimeter of the house to treat stormwater runoff prior to discharging to the lake. They have been sized based on the Town's Small-Scale Stormwater Management Guidelines and Chapter 10 of the New York State Stormwater Management Design Manual. Peak flow rates will decrease after development as described in the associated Stormwater Report. Silt fencing and silt socks will be placed below the work areas to control any potential erosion. Additionally, temporary check dams will be placed within swales to control runoff and sediment transport to the rear bioretention areas as shown on the Erosion & Sediment Control Plan. Since greater than one acre will be disturbed, a NYSDEC SPDES permit will be obtained.

(315) 685-8144

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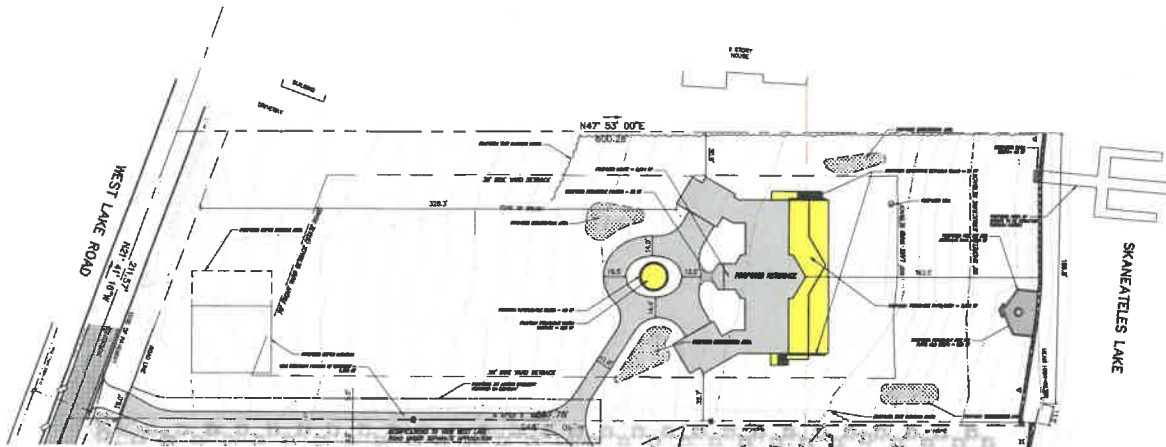
Surface Type	Allowed	Proposed
Impermeable Surface Coverage "ISC" (grey)	11,823.2 sf	11,516.0 sf
Permeable Surface Coverage (yellow)	N/A	3,919.0 sf
Total Surface Coverage "TSC"	23,848.4 sf	15,835.0 sf
	20.0%	13.3%

*119,232 SQ FT to highway boundary

50' Lake Setback Coverage's	Proposed Area
Patio	539 sf
Retaining Wall & Fire Pit	93 sf
Steps to Dock	48 sf
Total	680 sf

ZONING REGULATIONS FOR DEVELOPMENT

EXISTING LOT INFORMATION		
ADDRESS	TAX MAP	ACREAGE
1812 WEST LAKE ROAD	062-01-58-5	*****
EXISTING ZONING: RF - RURAL FARMING AND FOREST		
COVERAGE REQUIREMENTS		
	CODE	PROVIDE
MAX. IMPERMEABLE COVERAGE (ISC)	10%	10.0%
MAX. TOTAL COVERAGE (TSC)	35%	35.0%
SHORELINE STRUCTURES COV.	800 SF	980 SF
SETBACK REQUIREMENTS:		
FRONT (ESTATE ROAD- SIDE (R/W))	75'	326.3'
SIDE (R/W)	25'	50.0'
LAKE YARD (LAKE)	100'	185.0'
HEIGHT REQUIREMENTS		
MAXIMUM BUILDING HEIGHT	35'	33.6'



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SEAL OF THE TOWN OF SKANEATELES
1812 WEST LAKE ROAD
SKANEATELES, NY

PROPOSED RESIDENCE
1812 W. LAKE ROAD
SKANEATELES, NY

SITE LAYOUT PLAN

Prepared By	Drawn By	Checked By
SK	SK	SK
Scale	Project No.	Date
1"=100'	1812-1	10/1/18

Drawing No.

C-101