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

August 1, 2023

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

Re: Travis Bradley – Site Plan Review
Lot 2 Teasel Meadow Subdivision
Fisher Road – part of Tax ID # 033.-04-12.1

NARRATIVE

Lot 2 is 160,866 SF and has the north pond on it. The lot is located north of the shared driveway and extends back to the Gas Easement. It will have its own water line from Fisher Road and an onsite septic system. Site Plan Review is required for its development as a residential lot in that it is in the IRO district.

A single family dwelling with two car garage and porch will have a 2,688 SF footprint and be located 50 ft off the shared driveway and 80 ft off the north property line. The west end will have a walk out basement. The existing pond will be filled in for a gentle slope to fit in with the original surrounding grade.

Storm water from at least three quarters of the roof will be piped to the new ditch along the north side of the shared driveway and be directed to the south west end of the subdivision. The driveway will also drain towards this ditch. A bio-swale will be located west of the house to collect, filter and slow down the remaining stormwater. While designed to manage 84% of the lot developed to 10% impermeable surface coverage, it will actually receive less than 1% of the ISC. The proposed TSC for this lot is 2.9%.

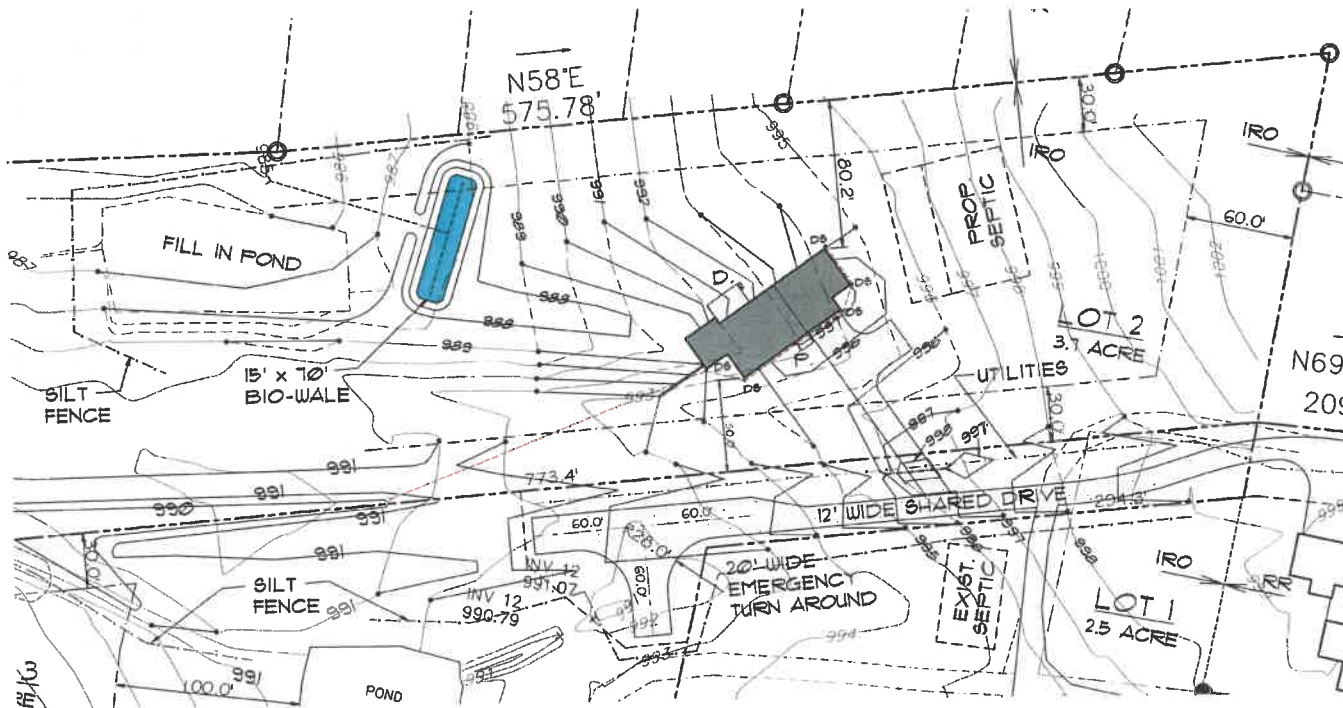
The owner is looking into incorporating geothermal technology for conditioning the house as well as solar electric panels. Silt fence will be used for erosion control during construction.

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) Fill in pond and install bio swale. Spread topsoil, seed and mulch. Water during dry periods.
- 4) Excavate for the house foundation.
- 5) After foundation is complete and first floor deck installed, 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, finish 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



998.5' FIRST FLOOR
 997.0' GARAGE
 988.7' BASEMENT

SITE PLAN

1" = 50'-0"

SITE INFORMATION IS OBTAINED FROM SURVEY
 DONE BY PAUL J. OLSZEWSKI, P.E., L.L.S. DATED 12/5/2015
 ADDITIONAL INFORMATION BY ROBERT O. EGGLESTON

LOT '2' AREA 160866 SF 3.1 ACRES

IMPERMEABLE COVERAGE	
EXIST...	PROP...
HOUSE 0 SF	2,688 SF
DECK 0 SF	248 SF
DRIVE 0 SF	1,731 SF
TOTAL 0 SF	4,733 SF
% IMPERMEABLE 0.0 %	2.9 %
ALLOWED ISC 15.0 %	15.0 %

SITE PLAN REVIEW - LOT 2

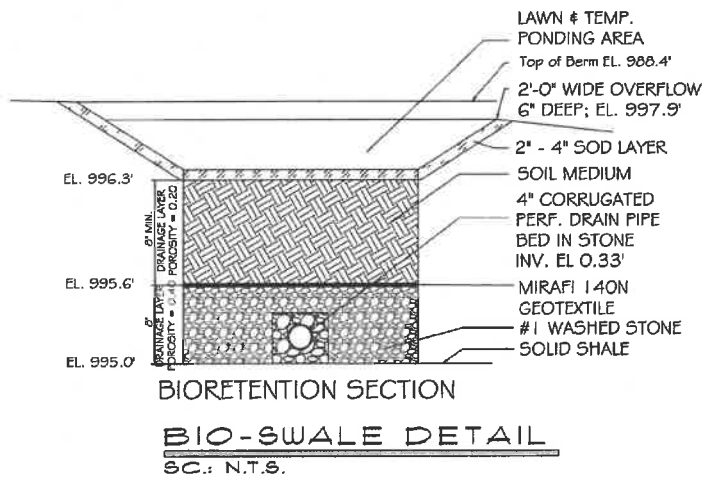
TRAVIS BRADLEY
 3741 FISHER ROAD
 TN OF SKANEATELES, NY

architect

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 31 JULY 2023



BIO-SWALE REQUIREMENT

$$WQV = \frac{(0.05 + 0.003 \times I) \times A}{12}$$

WQV = WATER QUALITY VOLUME - CUFT

I = IMPERVIOUS SURFACE COVERAGE - 100 %

A - DRAINAGE AREA - 160866 SF

$$WQV = \frac{(0.05 + 0.003 \times 100) \times 160866 \text{ SF}}{12}$$

$$WQV = \frac{.14 \times 160866 \text{ SF}}{12}$$

$$WQV = 1877 \text{ CUFT}$$

BIO-SWALE - 15'x10'x1.5' DEEP = 1515 CF

DRAINAGE TO DITCH = 303 CF

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