

**EGGLESTON & KRENZER ARCHITECTS, PC**

The Trolley Bldg  
1391 East Genesee Street  
Skaneateles, New York 13152

March 1, 2022

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

Re: William Upfold and George Dursch  
Lot Line Relocation  
1622 & 1624 Coon Hill Road. – Tax ID # 035.-04-10 & 12

**NARRATIVE**

The Upfold Lot at 1624 Coon Hill Road (Lot 11) is a 35,960 SF with 100 ft of road frontage on Coon Hill Road located in the RF zoning district and Skaneateles Lake watershed. It has a single-family dwelling with deck, pool, gazebo and shed located on it. Recently construction started on an 840SF storage building in the rear yard. This building requires an impermeable grass driveway in that it has an overhead door on it. As a result, the ISC will be 20.5 %. The property has a well and an on-site septic system.

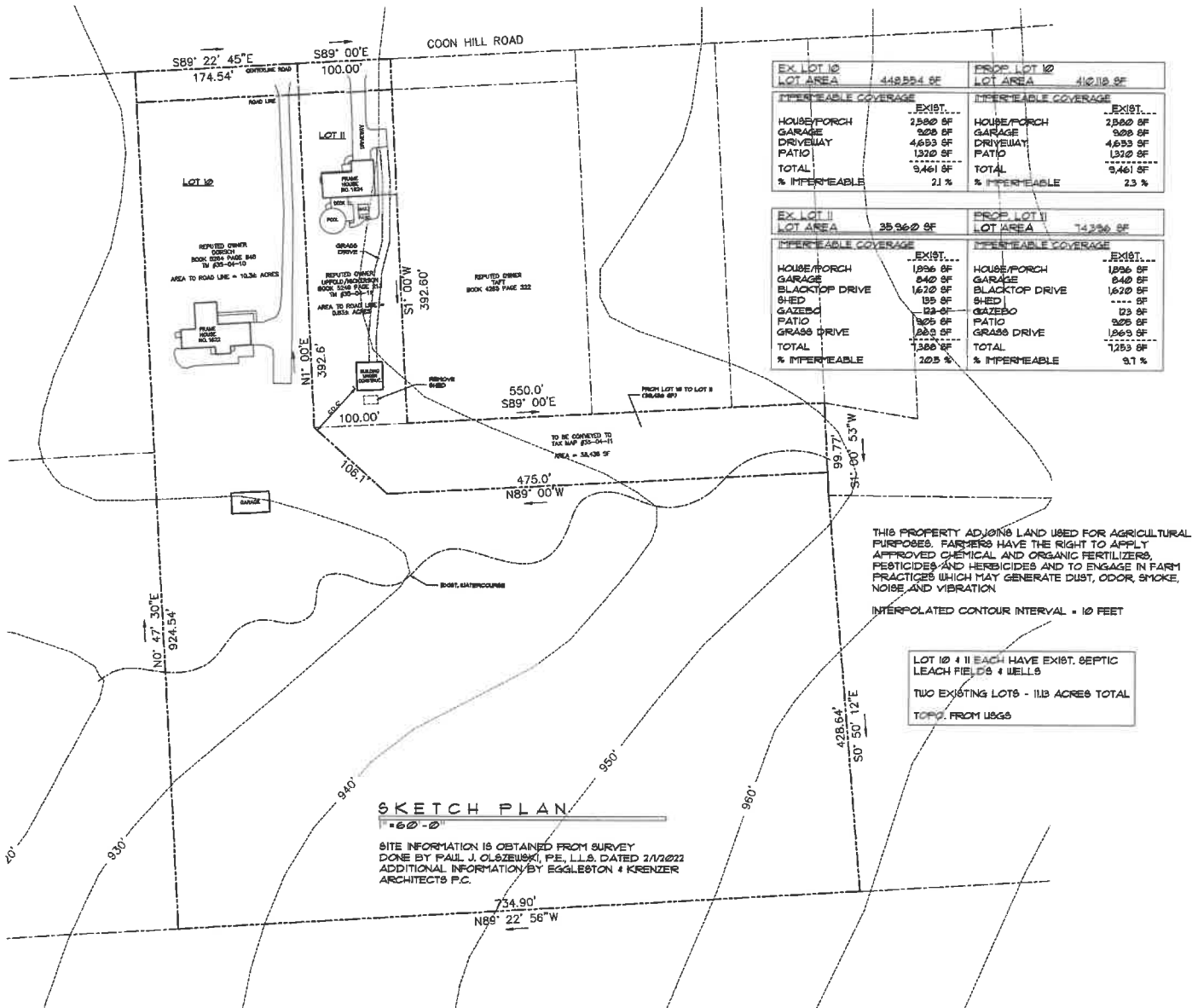
The Dursch Lot at 1622 Coon Hill Road (Lot 10) is 10.3 acres with 174.54 ft frontage on Coon Hill Road and is also in the RF zoning district and Skaneateles Lake watershed. It has a single-family dwelling, patios, shed on it as well as a well and onsite septic system. This lot has a watercourse with steep slope ravine that bisects the property east to west. Most of the property is forest or natural succession land.

This application is for a lot line relocation that would transfer 38,436 SF from Lot 10 to Lot 11 making The Upfold lot 74,396 SF, with a proposed ISC of 9.7 %. The new storage building will have a rear yard setback of 60.6 ft and is over 200 feet from the watercourse. The new property is to the south and east of the current Lot 11 with forest and steep slopes along the north side of the watercourse. There are no plans for altering or developing on this additional land.

The Dursch property (Lot 10) will be reduced to 410,118 SF and have an ISC of 2.3%. There are no plans for further developing this property at this time.

(315) 685-8144

*Member of the American Institute of Architects*



GEORGE & HELEN DORSCH  
 1522 COON HILL ROAD (TAX #35-4-10)  
 TN OF SKANEATELES, NEW YORK

**SKETCH PLAN:**  
 WILLIAM UPFOLD (JAMES) NICKERSON  
 1522 COON HILL ROAD (TAX #35-4-11)  
 TN OF SKANEATELES, NEW YORK

**architect**  
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DATE:  
 1 MAR 2022

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