

ROBERT O. EGGLESTON, ARCHITECT

The Trolley Bldg

1391 East Genesee Street

Skaneateles, New York 13152

May 28, 2015

Town of Skaneateles Planning Board

24 Jordan Street

Skaneateles, NY 13152

RE: Thom Filicia – Site Plan Review - 3133 East Lake Road

Tax ID# 040.-01-31.0

NARRATIVE

Thom Filicia received variances, special permit and site plan review in 2009 for the redevelopment of his property at 3133 East Lake Road. The work for his house, walkways, boathouse and impermeable coverage reduction has been completed. Also, the new septic system has been installed for 5 bedrooms and the site stabilized. The modifications to the garage had a building permit granted October 2010 and has expired. The current garage is 3.7 FT off the south side yard and 67.8 FT off the north watercourse. A special permit was granted to allow 14.0% ISC.

This application is to remove and reconstruct the garage on the same footprint making it less nonconforming. The south side yard setback will be improved to 5 FT and the watercourse setback improved to 69.0 FT. The ISC is 13.9%. The garage will have 2 guest bedrooms added to the second floor similar to the original approved design. The house has 3 bedrooms and the septic system was designed for 5 bedrooms total. Reconstruction of the garage is a net increase of 262 SF floor space and 1,789 CF of volume and is allowed per section 148-12c.

Site Plan approval is required in that more than 200 SF will be disturbed within 200 FT of the watercourse. Silt fence will be placed below the disturbed area to prevent potential erosion.

CONSTRUCTION SEQUENCE

The construction of the house deck steps requires no special erosion control in that it only requires several posts placed in the ground. The total area of the steps is 239 SF and is over 100 FT from the lake.

GARAGE RENOVATION:

- 1) Install silt fence west of garage, maintain during construction.
- 2) Remove existing garage.
- 3) Construct new garage foundation.
- 4) Install wood steps.
- 5) When roofing, siding and trim is complete, finish grading, add topsoil, seed and mulch. Water during dry periods.
- 6) After lawn is established, remove silt fence, patch lawn as required.

15744
(315) 685-8144

Member of the American Institute of Architects

