

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

December 1, 2021

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

Re: Patricia Ford - Site Plan Review and Special Permit
2797 East Lake Road
Tax Map # 038.-01-20.0

NARRATIVE

The Ford property is 44,223 SF in lot area, has 205.2 ft of lake frontage and 120 ft of road frontage on East Lake Road in the RF District and Skaneateles Lake watershed. The property has a three-bedroom dwelling, attached garage, deck, patio, shoreline patio, steps and dock. The ISC is 9.98% and TSC is 15.1%. The shore line structures total 1,041 SF including a permanent dock. The property is served by an onsite septic system and draws water from the lake. The steep slope bank at the lake has continued to experience erosion while the Fords have attempted to vegetate it. Gabian rocks had been placed on the bank but without substantial rocks at the bottom to protect it from wave action. Mature trees have been established at the top of the bank.

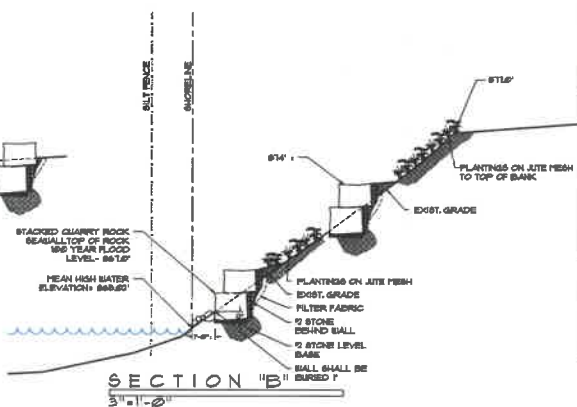
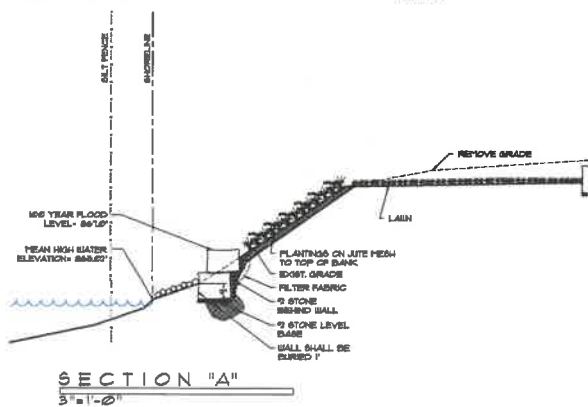
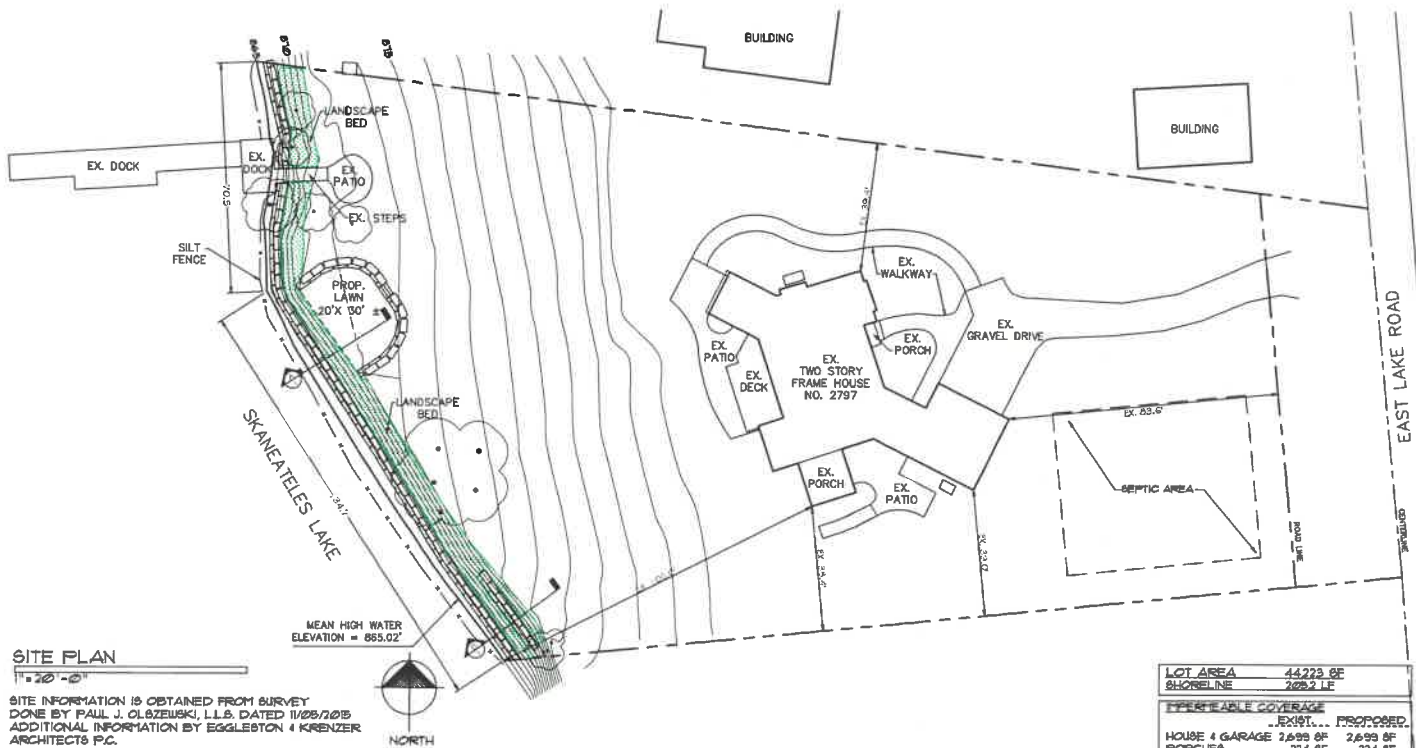
This application is to construct a double layer rock retaining wall along the lake behind the Lake Line. At the south end of the property, a second double layer of large rocks will further protect the bank. Plantings will be placed on the steep bank using jute mesh to hold them in place until they become established. An area about 600 SF will be lowered about two feet just south of the exiting shore line patio lined with a double layer boulder wall and planted with sod. Silt curtains or sediment logs will be placed below the work areas to control any potential erosion. The work will be done during low lake levels by equipment staged at the top of bank. The ISC and shoreline structures will remain the same. The TSC will be 17.2%

CONSTRUCTION SEQUENCE

- 1) Install silt fence/sediment logs, maintain during construction.
- 2) During low lake levels, excavate for new retaining walls. Set rocks with stone back fill/drains.
- 3) Lower grade south of patio and install retaining wall rocks.
- 4) Add topsoil, plant landscape and mulch. Place sod in lawn area. Water during dry periods.
- 5) After lawn and landscaping is established, remove silt fence, patch disturbed areas.

(315) 685-8144

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LOT AREA	44223 SF	
SHORELINE	2622 LF	
IMPERMEABLE COVERAGE		
EXIST.		PROPOSED
HOUSE & GARAGE	2699 SF	2699 SF
PORCHES	224 SF	224 SF
DRIVEWAY	1362 SF	1482 SF
GENERATOR	10 SF	10 SF
A/C PADS (-16 SF)	0 SF	0 SF
TOTAL	4415 SF	4415 SF
% IMPERMEABLE	9.9 %	9.9 %
PERMEABLE COVERAGE		
EXIST.		PROPOSED
DECK	288 SF	288 SF
SIDEWALKS	850 SF	850 SF
STEPS	61 SF	61 SF
PATIOS	1031 SF	1031 SF
DOCK	23 SF	23 SF
RETAINING WALL	--- SF	913 SF
PERMEABLE	2260 SF	3113 SF
IMPERMEABLE	4415 SF	4415 SF
TOTAL	6675 SF	7588 SF
% TOTAL COV.	15.1 %	17.2 %

LAKE FRONT STRUCTURES ADD SF ALLOWED		
	EXIST.	PROPOSED
STEPS	51 SF	51 SF
DOCK	836 SF	836 SF
PATIO	92 SF	132 SF
TOTAL	1041 SF	1041 SF

SITE PLAN
STEVE & PATRICIA FORD
2797 EAST LAKE RD.
TIN. OF SKANEATELES, NY

architect
EGGLESTON & KRENZER, ARCHITECTS P.C.
1351 HANSEN STREET
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PROJ: 21179

DATE:
1 DEC 2021
6 DEC 2021