

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

July 31, 2025

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

Re: David and Ann Griffith
Site Plan Review
2500 West Lake Road

Tax Map# 054.-05-03.1

NARRATIVE

The Griffith property is 48,054 SF with 148.6 ft of frontage on West Lake Road and 388.3 ft frontage on Port Way (FL 28). It is improved with a single family dwelling, porches, deck, 2 sheds, walkways, septic system, well and driveway. The building footprint is 1,678 SF and the property is 899 ft from the lake. The ISC is 5.8% and TSC is 7.5%. The property is in the RE zoning district and Skaneateles Lake watershed. The existing house is 22.3 ft from a seasonal watercourse that was armored with rock several years ago by Planning Board approval.

This application is to remove the larger shed and replace it with a 24' x 36' three car, attached garage and add a 10' x 31' deck on the east side of the house. The driveway will be slightly modified. The total building footprint will be 2,244 SF. The garage will be further from the watercourse at 33.0 ft. The resulting ISC will be 8.1% and TSC 10.4%. Site Plan Review is required for work within 200 ft of a watercourse and 1,000 ft of the lake.

Silt fence will be placed below the work area to control any potential erosion during construction. The roof gutters will shed across the lawn area before entering the armored watercourse.

CONSTRUCTION SEQUENCE

1. Install silt fence or sediment logs below work area, maintain during construction. Mark the existing septic area with a fence to protect from construction traffic and storage.
2. Remove the existing shed and excavate for new foundations.
3. Construct new foundation and back fill. Frame new structure.
4. After roof and fascia are complete, install roof gutters and direct downspout away from disturbed areas.
5. Construct the deck on the east side of the house.
6. After siding and trim are complete, block out final driveway and walkways. Finish grading, spread topsoil, seed and mulch over any disturbed areas. Water during dry periods.
7. After lawn is established, remove silt fence/sediment logs.

(315) 685-8144

Member of the American Institute of Architects

REPUTED OWNER
SKANEATELES WINDING WAY. ASSOC.
BOOK 2891 PAGE 271



SC.: 1" = 30'-0"

SITE INFORMATION IS OBTAINED FROM SURVEY
DONE BY PAUL J. OLSZEWSKI, P.E., L.L.S. DATED 05/22/2025
ADDITIONAL INFORMATION BY EGGLESTON & KRENZER
ARCHITECTS P.C.

REPUTED OWNER
PIERCE
BOOK 5056 PAGE 113



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DAVID & ANN GRIFFITH
2500 W. LAKE RD.
TN. OF SKANEATELES, NY

PROJ: 25078

31 JUL 2025

1 OF 3

<u>TOTAL COVERAGE</u>		
	<u>EXIST.</u>	<u>PROPOSED</u>
BRIDGE	49 SF	49 SF
DECK	334 SF	741 SF
PAVERS	381 SF	317 SF
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PERMEABLE	824 SF	1,107 SF
IMPERMEABLE	2,780 SF	3,884 SF
TOTAL	3,604 SF	4,991 SF
% TSC	7.5 %	10.4 %



ADDITION:

DAVID & ANN GRIFFITH
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architect

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