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

May 2, 2023

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

Re: Dan and Ann Hagen - Site Plan Review
1011 The Lane-
Tax Map # 050.-01-26.0

NARRATIVE

The property at 1011 The Lane is 40,282 SF and has 150 ft of road frontage on The Lane, a private road, in the RF District and Skaneateles Lake watershed. It is 1,011 ft from the lake. The property has a four-bedroom single family dwelling, attached garage, porches, shed and patio on it. The building foot print is 2,855 SF. In 2001, a variance was granted for 13.3% ISC. The current ISC is 13.4% and TSC is 17.3%. The property has a 2002 approved septic system on it and draws water from the lake.

This application is to construct a detached 20 ft x 24 ft garage with space above and below, retaining walls and reduce the driveway. The 480 SF detached garage will set behind the house, have a 30.7 ft side yard and 120 ft rear yard setback. The height will be 29 ft. The total building footprint will be 3,335 SF. The ISC will be reduced to the conforming 13.3% and TSC will be 17.9%.

In that this is within 1,500 ft of the Lake and the building footprint exceeds 2,500 SF, Site Plan Review is required. Silt curtains or sediment logs will be placed below the work areas to control any potential erosion. The maximum size bioswale that can be placed below the new work is 171 SF and will take storm water from the new garage and existing lawn area. The existing house has its roof drains tied into the cutoff drain on the west side of the property.

CONSTRUCTION SEQUENCE

1) Install silt fence, maintain during construction.
2) Mark the septic leach field area to prevent construction traffic and staging from passing over it.
3) Install bio swale, seed and mulch. Water during dry periods
4) Excavate for new garage foundation.
5) After foundation walls and concrete deck set, back fill and install boulder retaining walls.
6) Construct the garage.
7) After siding and roofing are complete, install roof gutters and tie into bio swale drains.
8) Box out the final driveway and sidewalks.
9) Finish grading, spread topsoil, seed, plant landscape and mulch. Water during dry periods.
10) After lawn is established, remove silt fence, patch disturbed areas.

(315) 685-8144

LOT AREA 40,282 SF TO R.L.

IMPERMEABLE COVERAGE

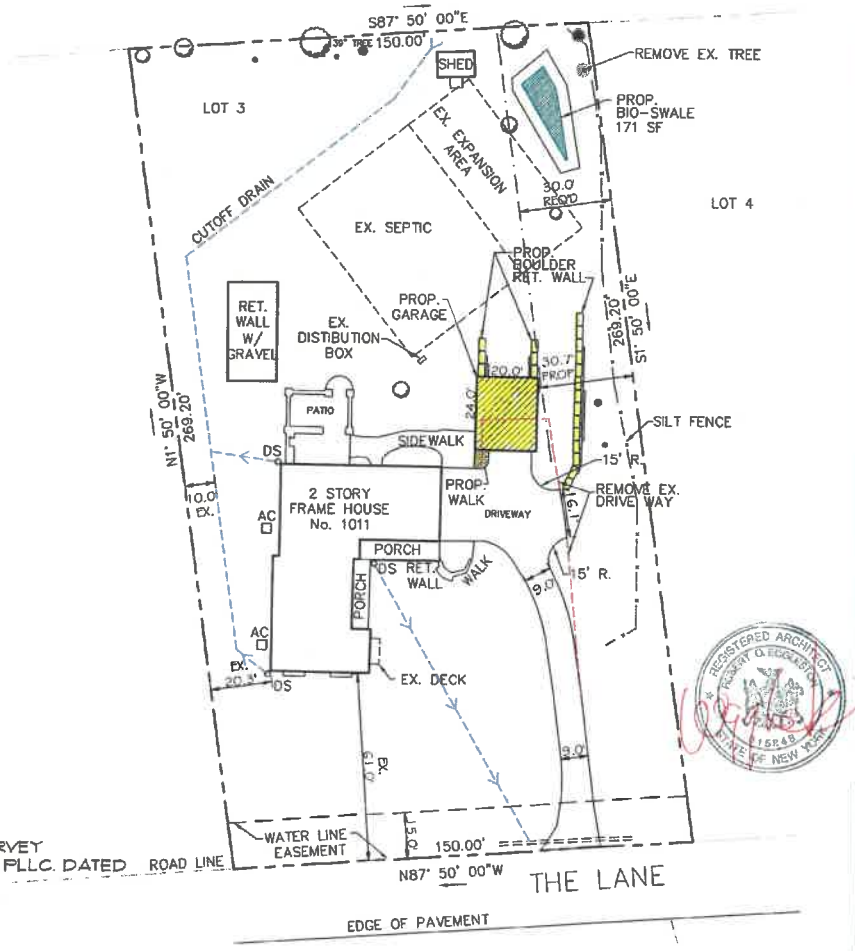
	EXIST.	PROPOSED
HOUSE/GARAGE/PORCH	2,754 SF	3,234 SF
DRIVEWAY	2,533 SF	2,027 SF
SHED	101 SF	101 SF
AC	2 SF	2 SF
TOTAL	5,390 SF	5,364 SF
% ISC	13.4 %	13.3 %

TOTAL COVERAGE

	EXIST.	PROPOSED
DECK	26 SF	26 SF
SIDEWALKS	418 SF	444 SF
PATIO	442 SF	442 SF
RAMP	14 SF	14 SF
GRAVEL AREA	506 SF	506 SF
RET. WALLS	171 SF	414 SF
PERMEABLE	1,577 SF	1,846 SF
IMPERMEABLE	5,390 SF	5,364 SF
TOTAL	6,967 SF	7,210 SF
% TSC	17.3 %	17.9 %

IMPERMEABLE COVERAGE 2010 APPRVD.

HOUSE/GARAGE	1,875 SF
PORCH	142 SF
DRIVEWAY	3,354 SF
STEPS	- SF
COVERED WALK	- SF
CONC. WALL	- SF
SHED	--- SF
TOTAL	5,371 SF
% ISC	13.3 %



NORTH

SITE PLAN

SC.: 1" = 30'-0"

SITE INFORMATION IS OBTAINED FROM SURVEY DONE BY PAUL JAMES OLSZEWSKI, P.L.S., PLLC. DATED 05/01/2023 ADDITIONAL INFORMATION BY EGGLESTON & KRENZER ARCHITECTS P.C.

SITE PLAN
DAN & ANN HAGEN
THE LANE
TN. OF SKANEATELES, NY

architect
EGGLESTON & KRENZER, ARCHITECTS PC
1391 EAST GENESEE STREET
SKANEATELES, NY 13152
(315) 685-8144

PROJ: 23060

DATE:
2 MAY 2023

BIO-SWALE REQUIREMENT

WQv = (.05 + .009 x I) x A / 12

WQv = WATER QUALITY VOLUME - CUFT

I = IMPERVIOUS SURFACE COVERAGE - 13.3 %

A - DRAINAGE AREA - 40,282 SF

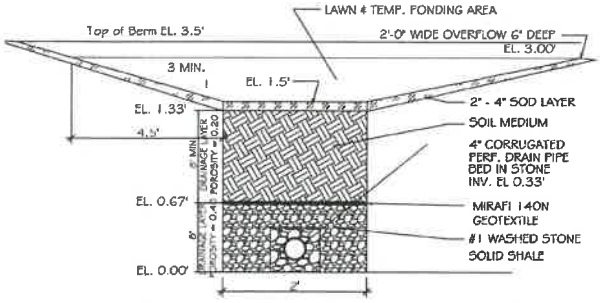
WQv = (.05 + .009 x 13.3 x 40,282 SF / 12

WQv = 710 x 40,282 SF / 12

WQv = 380 SF X 1.5' = 570SF REQUIRED

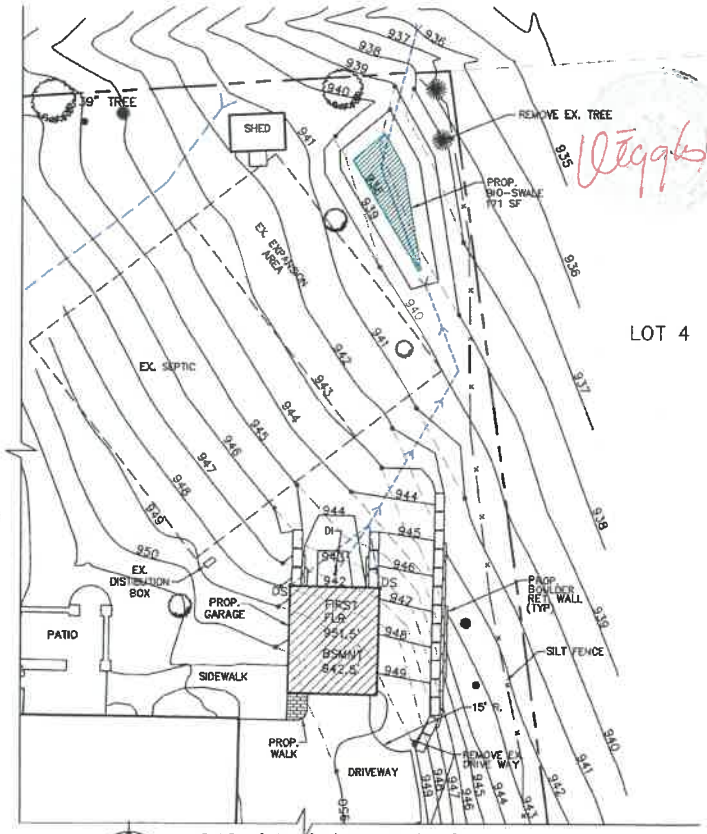
PROVIDED:
BIOSWALE 171 SF X 1.5' = 257 CF

NOTE: HOUSE ROOF DRAINES TIE INTO EXIST. CUT OFF DRAIN



BIO-SWALE DETAIL

SC.: NTS



GRADING PLAN

SC.: 1" = 20'-0"

SITE INFORMATION IS OBTAINED FROM SURVEY DONE BY PAUL JAMES OLSZEWSKI, P.L.S. , PLLC. DATED 05/02/2023 ADDITIONAL INFORMATION BY EGGLESTON & KRENZER ARCHITECTS P.C.

NORTH

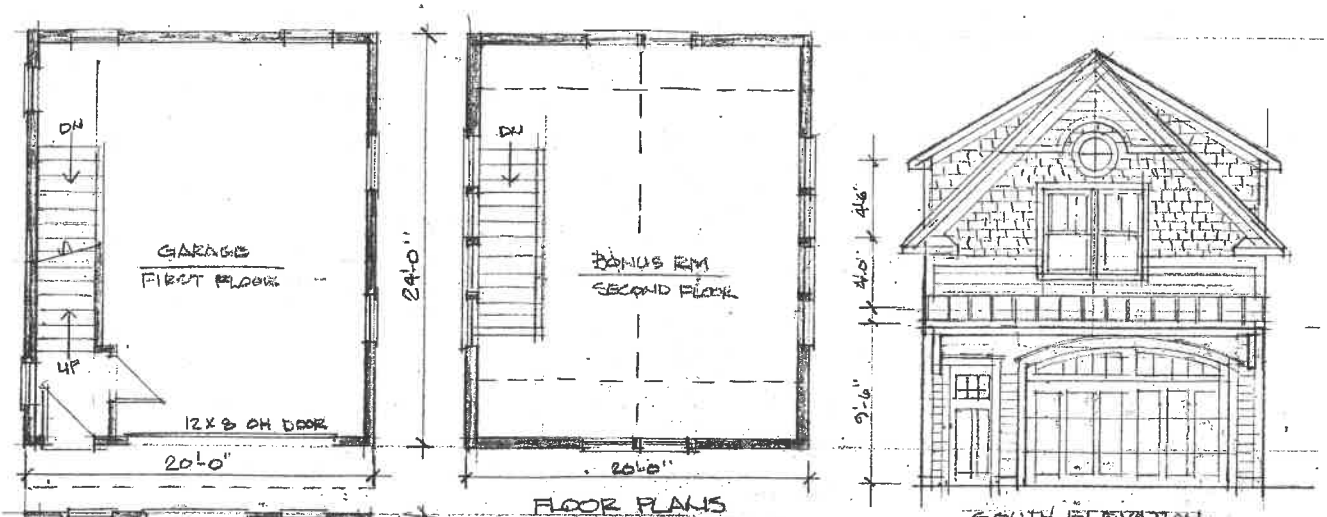
SITE PLAN

DAN & ANN HAGEN
THE LANE
TN. OF SKANEATELES, NY

architect
EGGLESTON & KRENZER, ARCHITECTS PC
1391 EAST GENESEE STREET
SKANEATELES, NY 13152
(315) 685-8144

PROJ: 23060

DATE:
2 MAY 2023



NEW GARAGE
DAN & ANN HAGEN
THE LANE
TN. OF SKANEATELES, NY

architect
EGGLESTON & KRENZER, ARCHITECTS PC
1391 EAST GENESEE STREET
SKANEATELES, NY 13152
(315) 685-8144

PROJ: 23060

DATE:
2 MAY 2023