

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

January 6, 2026

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

Re: William Hamilton – Lot Line Relocation, Site Plan Review
2396 and 2400 Beson Road
Tax Map # 055.-02-10.1 and 10.2

NARRATIVE

The Hamiltons own two properties on Benson Road. **Lot 1**, 2396 Benson Road, is 261,254 SF has 504 ft of road frontage on Benson Road and is improved with a single-family dwelling with attached garage, accessory structures, septic and well. **Lot 2**, 2400 Benson Road, is 23,625 SF with 163 ft of frontage on Benson Road and has an abandoned family cemetery on it. Bill Hamilton had a Geophysical Investigation performed in the area of the cemetery to establish an easement with parking and access for family members to visit the cemetery. A water course passes through the north portion of the combined property with steep slopes less than 30% each side of it. The area north of the watercourse is wooded and south of the watercourse is open meadow. The property is surrounded by active farmland and is in the RF District and the Owasco Lake Watershed. The ISC is 3.0% and TSC is 3.2% on Lot 1.

This application is to do a **lot line relocation** to make 2400 Benson Road a conforming, buildable lot for their daughter. The proposed Lot 2 will have 88,130 SF and 204 ft of road frontage. The cemetery easement will be in the SW corner with a new driveway adjacent to the family cemetery parking space using an existing, combined driveway access off Benson Road. A septic system is being designed for the NW corner of the lot. The steep slope and watercourse will be on the east portion of the lot. Lot 2 will be reduced to 196,748 SF with 463 ft of road frontage. The ISC will be 3.9% and TSC 4.2%.

The Lot 2 home will be a three-bedroom, cape style home with attached two car garage and screened porch that is located in the north center portion of the lot meeting the 30 ft side yard setback and 100 ft watercourse setback and on the flat portion of the lot. The building footprint will be less than 2,500 SF. A separate, 230 SF patio will be greater than 50 ft from the watercourse. Trees in the area of the house, driveway and septic system will be removed. The area of the cemetery easement will not be disturbed. Total disturbance of the lot will be about 22,000 SF.

In that disturbance will be within 200 feet of a watercourse Site Plan Review is required. A temporary construction entrance will be established at the bottom of the driveway. Silt fence/sediment logs will be used around the disturbed areas for erosion control.

(315) 685-8144

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CONSTRUCTION SEQUENCE

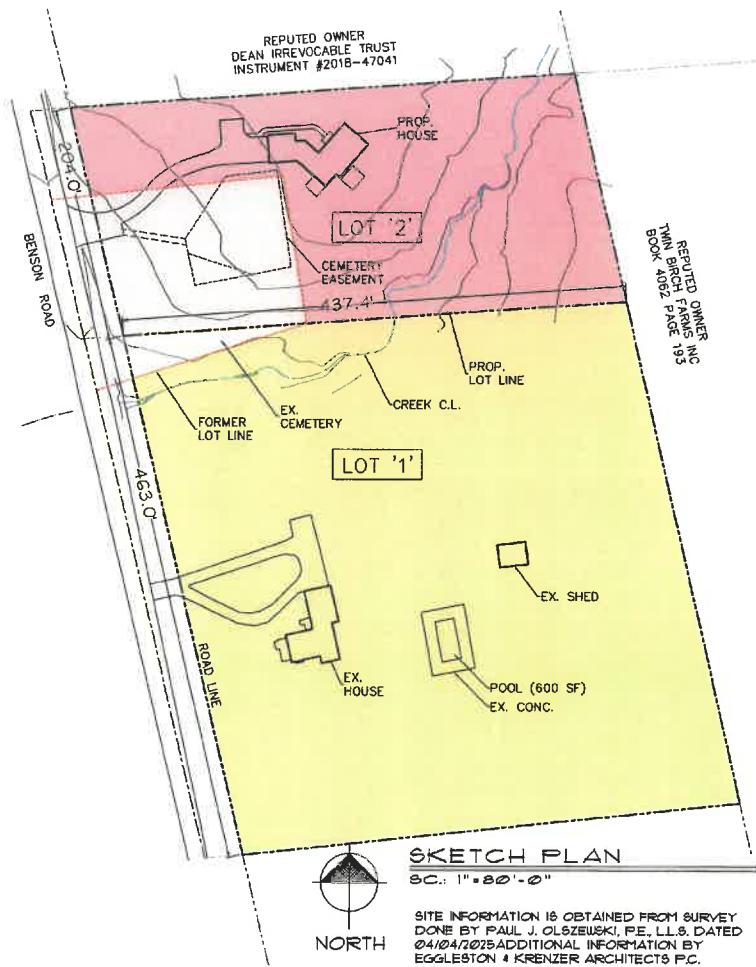
- 1) Install silt fence/sediment logs, maintain during construction.
- 2) Mark septic area to prevent construction traffic and staging
- 3) Remove trees from construction area.
- 4) Install construction entrance and new driveway area.
- 5) Stock pile topsoil and seed with rye grass.
- 6) Excavate for building foundation and install foundation.
- 7) Back fill and rough grade, spread straw mulch over disturbed areas.
- 8) During dry period, install septic system. Spread top soil, seed and mulch. Water when dry.
- 9) Frame house and porch
- 10) After siding, roof and trim are complete, install roof gutters and direct down spouts away from disturbed areas.
- 11) Box in final parking area, finish grading, spread topsoil, seed, plant landscape/trees and mulch. Water during dry periods.
- 12) After lawn is established, remove silt fence/sediment logs, patch disturbed areas.

Owasco Watershed Notes for Erosion and Sediment Control:

- The use of hay bales is not recommended for erosion control
- Place sediment logs/fences around the construction area prior to land disturbance (excavation, stump removal, etc.)
- The placement of the sediment logs/fences should be parallel with the topographic contours of the property
- Ensure all stock piles are placed within the boundary of the sediment logs
- Stake sediment logs directly through the center, rather than in front of or behind
- Silt fences should be staked on the downhill side of the fence
- Silt fences should be toed in up to recommended fence line
- Silt fences should be cleared out each time they reach 50% capacity
- Ensure drainage outlets are protected with stone to reduce scouring and erosion
- Extend erosion and sediment control product to include all land disturbance as necessary
- Inspect erosion and sediment control product at the end of each work day, remove captured/accumulated sediment to prevent failures, and repair/replace when necessary
- Utilize a stabilized construction entrance to reduce sediment migration
- Seed and mulch with straw all disturbed areas as soon as possible
- Remove erosion and sediment control product after vegetation is established (~80% coverage)

Concrete:

- Do not wash out concrete directly on the ground surface
 - Concrete washout can leach into groundwater, is highly corrosive and can negatively impact water quality
 - Utilize a tarp or other impermeable surface and remove off-site once dry



	LOT 1		LOT 2	
	EXIST.	PROPOSED	EXIST.	PROPOSED
LOT AREA ACRE(S) ROAD FRONTAGE	261254 SF 6.0 ACRES 503'8"	186,748 SF 4.5 ACRES 463'0"	23,625 SF 5 ACRES 163'2"	88,130 SF 10 ACRES 204'0"
HOUSE/GARAGE	1,945 SF	1,945 SF	---	1,871 SF
PORCHES	251 SF	251 SF	---	218 SF
CONCRETE	1,129 SF	2,125 SF	---	5 SF
SHED	468 SF	468 SF	---	5 SF
DRIVeway/PARKING	3,562 SF	3,562 SF	200 SF	2,992 SF
TOTAL	7,781 SF	7,781 SF	200 SF	5,081 SF
% 16C COV.	3.0 %	3.5 %	1 %	5.8 %
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PATIO & STEPS	---	---	---	230 SF
PERM. WALK	---	---	---	293 SF
POOL	600 SF	600 SF	---	---
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TOTAL P&C	600 SF	600 SF	0 SF	523 SF
TOTAL COV.	8,351 SF	8,351 SF	276 SF	5,604 SF
% TSC	3.2 %	4.2 %	1.7 %	6.4 %

EXISTING PARCEL AREA TOTAL: 284,819 SF (6.5 ACRE)
TOTAL ROAD FRONTAGE: 6610'

Sketch Plan
WILLIAM HAMILTON
2396 4 2400 BENSON
TN OF SKANEATELES, N.Y.
EGGLESTON & KRENZER, ARCHITECTS PC
139 EAST GENESSEE STREET
SKANEATELES, NY 13152
(315) 685-6444

PROJ: 24162

DATE:

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LOT '2' AREA 88130 SF	
IMPERMEABLE COVERAGE	PROPOSED
HOUSE	1871 SF
PORCHES	216 SF
DRIVEWAY/PARKING	2,982 SF
TOTAL	5,081 SF
% IMPERMEABLE	5.8 %

TOTAL COVERAGE	
PERM. WALK	293 SF
PATIO + STEPS	230 SF
PERMEABLE	523 SF
IMPERMEABLE	5,281 SF
TOTAL	5,604 SF
% TBC	6.4 %

REPUTED OWNER
DEAN IRREVOCABLE TRUST
INSTRUMENT #2018-47041

AREA OF DISTURBANCE: 21,795 SF.
STEEP SLOPE 12%-30% : 20,225 SF.

SITE PLAN
WILLIAM HAMILTON PC
2395 & 2400 BENSON RD.
TIN OF SKANEATELES, NY
EGGLESTON & KRENZER, ARCHITECTS PC
139 EAST GENESSEE STREET
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Architect
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DATE:
6 JAN 2026

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