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**EGGLESTON & KRENZER ARCHITECTS, PC**

The Trolley Bldg

1391 East Genesee Street

Skaneateles, New York 13152

August 1, 2024

Town of Skaneateles Planning Board

24 Jordan Street

Skaneateles, NY 13152

Re: Martin Hubbard - Site Plan Review

2570 West Lake Road -

Tax Map # 054.-01-12.0

**NARRATIVE**

The property at 2570 West Lake Road is 97,126 SF lot area and has 375 ft of road frontage on West Lake Road, in the RF District and Skaneateles Lake watershed. The property has a basketball court with retaining wall and two sheds on it. The ISC is 4.4% and TSC is 4.4%. A watercourse crosses the north side of the lot and steep slopes area bisects the property with a gravel drive that transverse the sloped area. During the 2017 zoning approval for the basketball court, a series of swales and stone lined ditches managed the stormwater from the upper portion of the lot towards the watercourse with a stormwater absorption area in the NE corner of the lot. A planted buffer was established along the south side of the watercourse.

This application is to construct a 30 ft x 32 ft garage with storage below and a recreation room with toilet room above. It will have a 28 ft x 8 ft porch and 8 ft x 30 ft deck on the main level and be used to enhance the recreational use of the property adjacent to the Hubbard lake house. A new septic system has been designed for the property and the existing well will be reactivated. The driveway to Slate Cove will be defined. The ISC will be 7.2% and TSC will be 7.5%.

Silt curtains or sediment logs will be placed below the work areas to control any potential erosion. The roof gutters for 80% of the roof will be directed to the existing south stormwater ditch established in 2017 that drains to a stormwater absorption area on the east side of the property just before entering the watercourse. The north corner roof gutter will be piped to the bottom of the steep slope area to be absorbed on the flat lawn area. With the walk out basement on the sloped site, less material needs to be removed from the site and the excavation can be performed from the top of bank. A temporary stockpile of excavation material will be protected on the south side of the lot. The excavation, foundation and rough grading around the foundation will be done in one continuous phase with the site is stabilized using straw mats pinned to the ground. A Site Plan Review is required for this project.

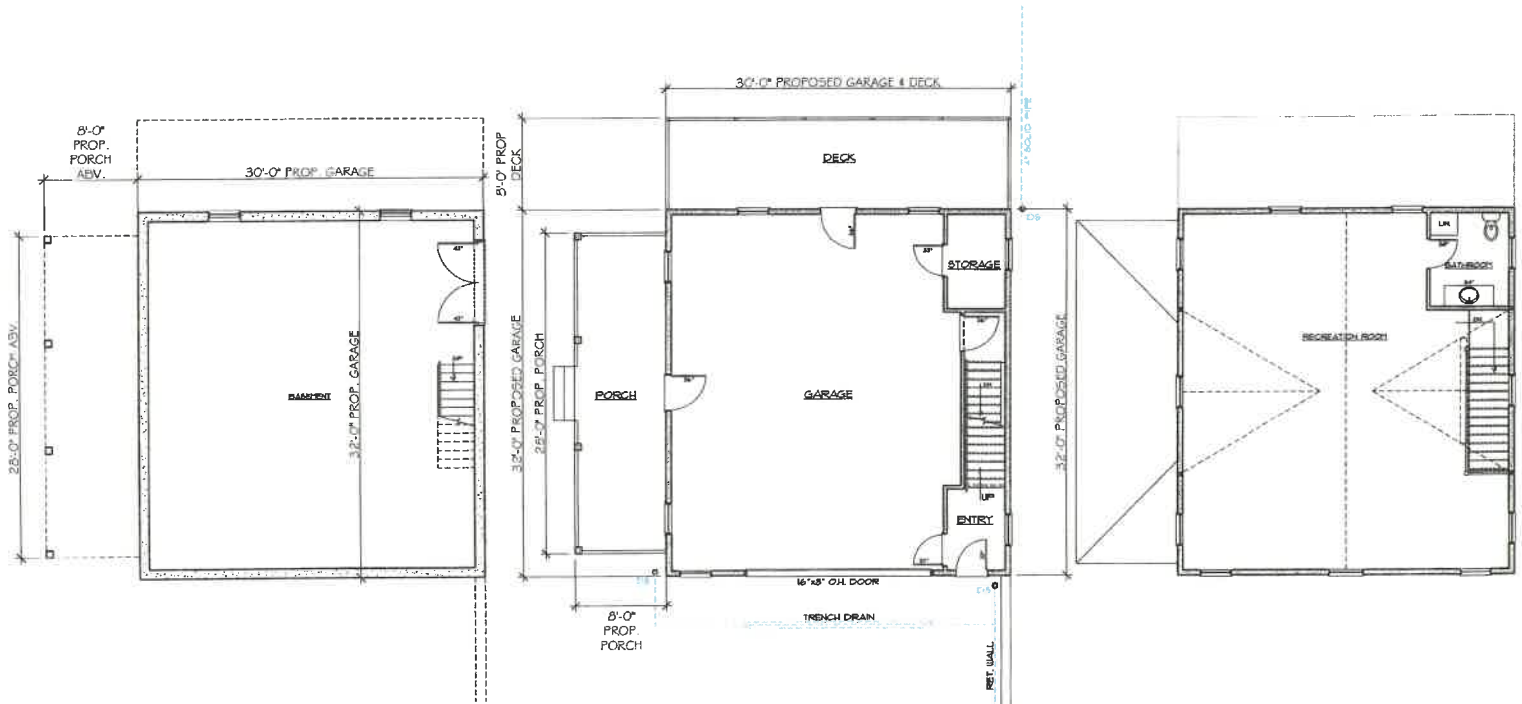
(315) 685-8144

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## CONSTRUCTION SEQUENCE

- 1) Install silt fence/sediment logs, maintain during construction.
- 2) Mark the septic leach field area to prevent construction traffic and staging from passing over it.
- 3) Stock pile the top soil and protect with silt fence and seed with annual rye grass
- 4) Install the driveway base to the garage location.
- 5) Excavate for the new garage from the top of bank.
- 6) Construct foundations and backfill after the first floor deck is installed. Install septic tank and pump chamber. Rough grade and spread mulch over the disturbed areas with straw mat on steep areas.
- 7) During dry period, install septic leach field. Spread top soil, seed and mulch. Water during dry periods.
- 8) After siding and roofing repairs are complete, install roof gutters and direct downspouts away from disturbed areas and to stormwater swales.
- 9) Box out the final driveway and sidewalks.
- 10) After siding, trim and decks are complete, finish grading, spread topsoil, seed, plant landscape, and mulch. Use Strat mat on steep slope area. Water during dry periods.
- 11) After lawn and landscaping is established, remove silt fence, patch disturbed areas.





**FOUNDATION PLAN**  
 SC.: 1/8" = 1'-0"

**FIRST FLOOR PLAN**  
 SC.: 1/8" = 1'-0"

**SECOND FLOOR PLAN**  
 SC.: 1/8" = 1'-0"

**a r c h i t e c t**

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**NEW GARAGE**

MARTY & DEBBIE HUBBARD  
 WEST LAKE ROAD  
 TOWN OF SKANEATELES, NY

PROJ: 23245

DATE:

1 AUG 2024

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