

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

August 1, 2022 Revised
January 27, 2022

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

Re: James and Michelle - Site Plan Review
947 Mottville Road Tax Map # 024-03-01.0

NARRATIVE

The property at 947 Mottville Road is 311,569 SF, has 200 ft of road frontage on Mottville Road in the Hamlet District adjacent to the IRO district. The property has a 4 bedroom dwelling with 1,816 SF of floor space, porch, deck and shed. A watercourse bisects the south portion of the lot. The house is non-conforming in that a portion of it is within 100 feet of the watercourse. The existing driveway crosses the watercourse. The house has an onsite septic system and is served by Town water. The ISC is 1.7% and TSC 2.2%. **Site Plan approval was granted to construct a 2 car garage and 1,293 SF second dwelling making it a two family dwelling.**

This application is to **amend the approval for two single family dwellings in that they will not be able to build the two car garage that would have connected the two dwellings. The second dwelling will have 780 SF living space and 279 SF porch for a total of 1,059 SF.** The new construction will conform with the required setbacks.

The second dwelling will allow the owners to age in place with accessible first floor living while their son occupies the original home. The ISC will be 2.3% and the Total Coverage will be 2.6% The existing septic leach field will be **replaced with a new system for both dwellings.** Silt curtains or sediment socks will be placed below the work areas to control any potential erosion.

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) Remove topsoil and stockpile for final grading. Plant rye grass and surround with silt fence.
- 4) Excavate for new foundation.
- 5) Construct foundations and backfill after the first floor deck is installed.
- 6) Construct **new dwelling.** After roof and eaves are completed, install roof gutters and direct downspouts away from disturbed areas.
- 7) After siding, trim and decks are complete, finish grading, spread topsoil, seed, plant landscape and mulch. Water during dry periods.
- 8) After lawn is established, remove silt fence, patch disturbed areas.

(315) 685-8144

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SITE PLAN:
JAN & MICHELLE HUNT
144 W. HILL STREET
SHAWANATILLY, NEW YORK
(315) 625-4144

architect

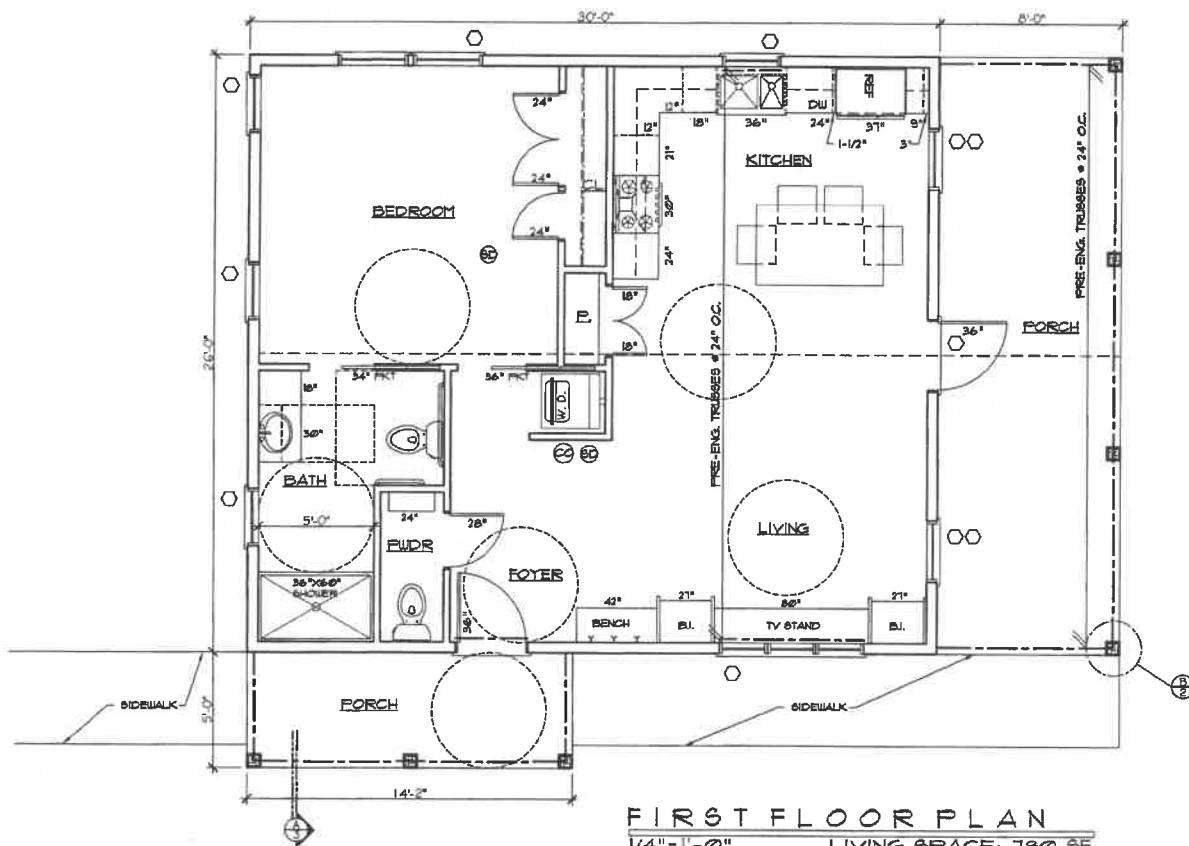
BECKSTON & SERRI, ARCHITECTS PC
1301 EAST 65th STREET
SHAWANATILLY, NY 13152
(315) 625-4144

PROJ: 21204

DATE:
1 AUG 2022

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NEW HOUSE

JIM & MICHELLE
 947 MOTTVILLE RD.
 TN. OF SKANEATELES, NY

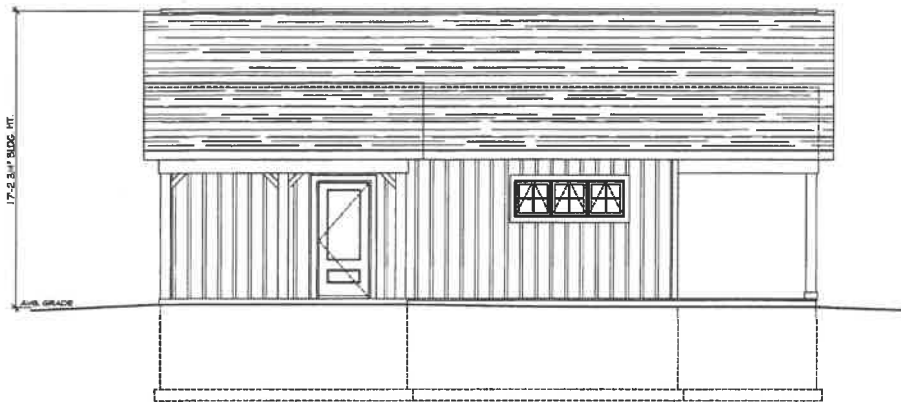
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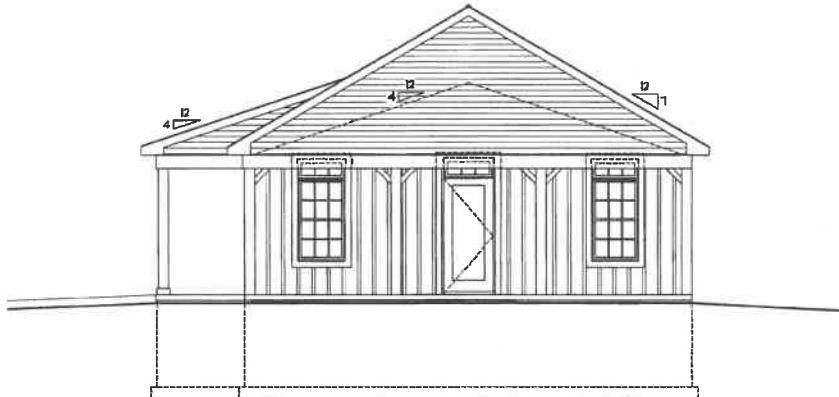
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EAST ELEVATION
3/16" = 1'-0"



NORTH ELEVATION
3/16" = 1'-0"

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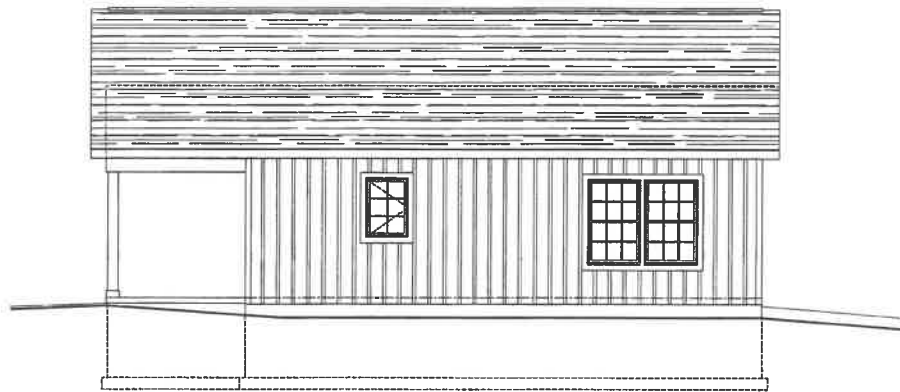
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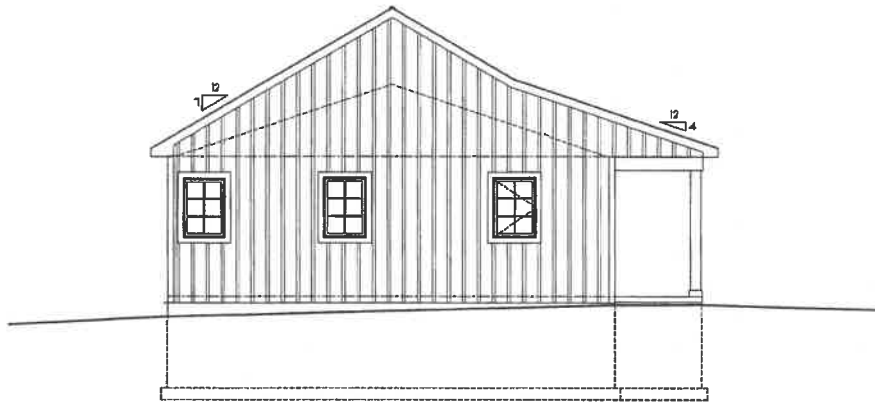
1 AUG 2022

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WEST ELEVATION

$\frac{3}{16}'' = 1'-0''$



SOUTH ELEVATION

$\frac{3}{16}'' = 1'-0''$

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