

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

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%.

This application is to construct a two car garage and a two bedroom second dwelling, 1,293 SF, attached by a 72 SF common area. 144 SF of the existing porch will become a mudroom for the current dwelling. The new dwelling will have a 192 SF deck. The new construction will conform with the required setbacks.

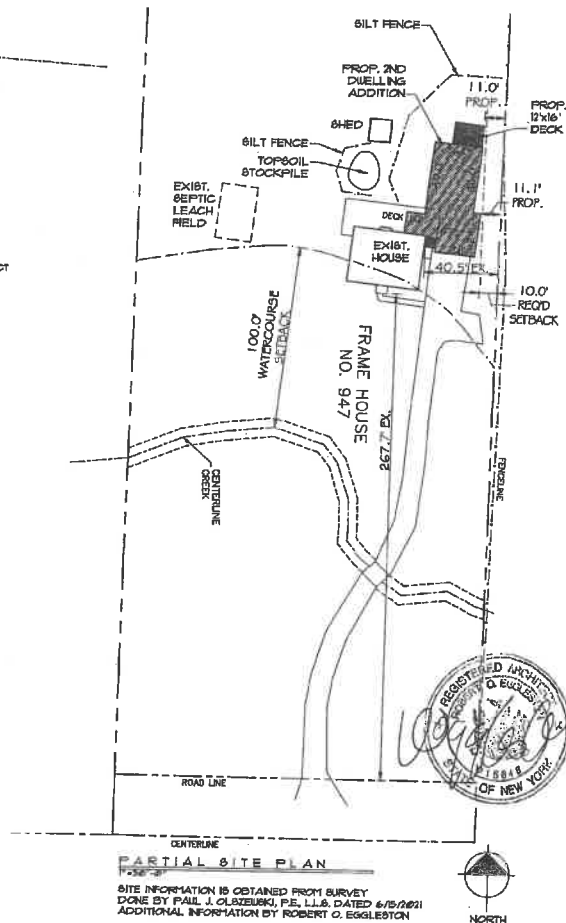
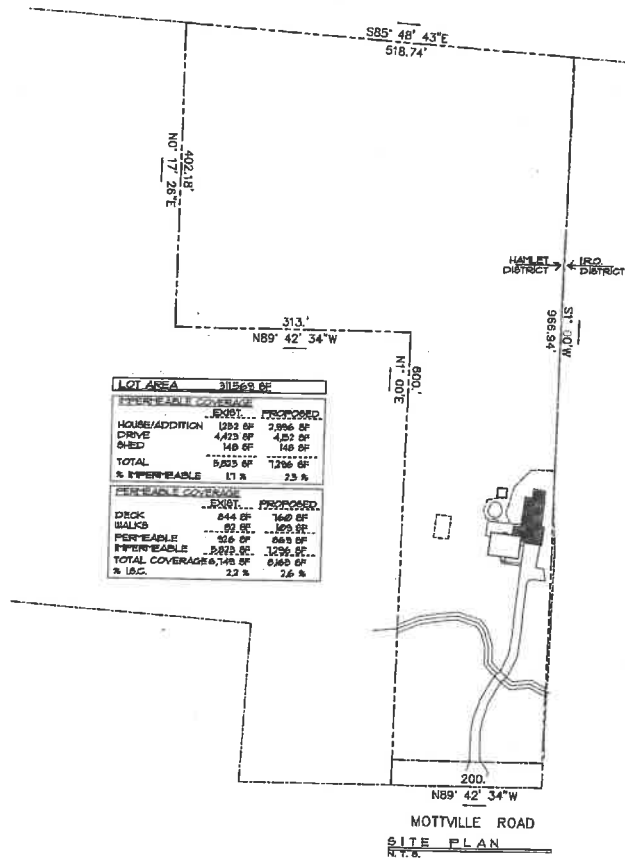
The second dwelling will allow the owners to age in place with accessible first floor living while their son occupies the original home. The ISC will be 2.3% and the Total Coverage will be 2.6%. The existing septic leach field will be evaluated and modified as necessary for the addition. Silt curtains 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 addition. 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

Member of the American Institute of Architects



TWO FAMILY DWELLING

SITE PLAN:
JIM & MICHELLE HART
947 MOTTVILLE ROAD
SPRINGFIELD, NEW YORK

Architect:
EGGLESTON & ASSOCIATES, P.C.
115 WEST BROAD STREET
SPRINGFIELD, NY 12152
(518) 695-5144

PROJ: 21204

DATE:
31 JAN 2022

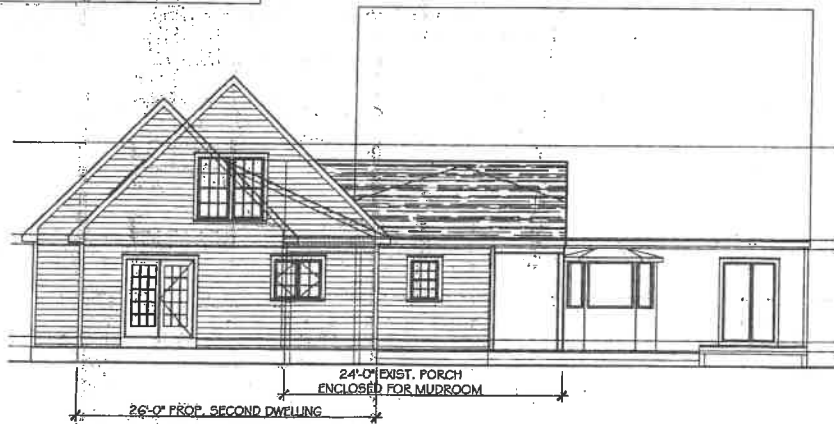
1 OF 1



SIDE ELEVATION (EAST)
1/8" = 1'-0"



FRONT ELEVATION
1/8" = 1'-0"
(SOUTH)



REAR ELEVATION (NORTH)
1/8" = 1'-0"

ADDITIONAL ALTERATIONS:

JIM & MICHELLE HUNT
947 MOTTVILLE ROAD
SKANEATELES, NEW YORK

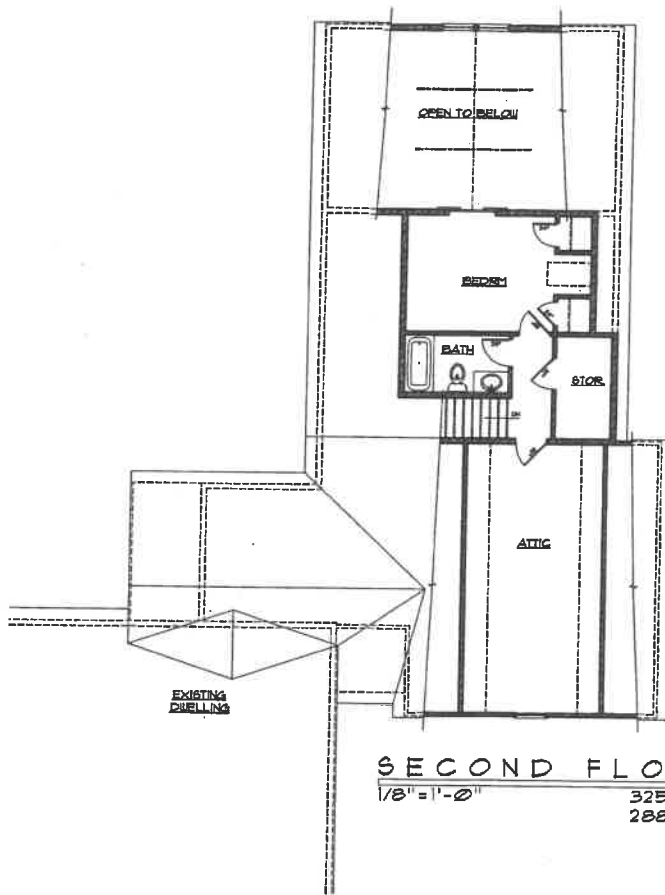
architect

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SECOND FLOOR PLAN
 1/8" = 1'-0" 325 SF 2ND DWELLING
 288 SF ATTIC

ADDITION / ALTERATIONS:

JIM & MICHELLE HUNT
 947 MOTTVILLE ROAD
 SKANEATELES, NEW YORK

architect

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