

---

**EGGLESTON & KRENZER ARCHITECTS, PC**

The Trolley Bldg

1391 East Genesee Street

Skaneateles, New York 13152

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

March 1, 2024

Re: Ben Klein - Site Plan Review  
2890 West Lake Road Tax Map # 052-01-08.0

### **NARRATIVE**

The property at 2890 West Lake Road is 155,973 SF, has 297.5 ft of lake frontage and 396 ft frontage on a private driveway in the RF District and Skaneateles Lake watershed. The property has a 7 bed-room dwelling with 5,212 SF living space, two car garage, decks and patio. The lake front has a 639 SF boathouse with a second level kitchenette, bathroom and deck. The shoreline has two permanent docks that are 439 SF. The ISC is 7.5% and TSC 7.8%. The on-shore structures are 869 SF and off-shore structures 439 SF. The lot as a steep slope bank along the lake.

This application is to rebuild the single-family dwelling, 4,602 SF with 5 bedrooms and an attached three car garage, decks and patio. The driveway will be reduced and relocated. The boathouse will have the exterior updated to match the house and add an 8 ft section of dock that will connect the two existing docks. The new off shore structures will be 78 SF and perimeter envelope will remain 1,751 SF. The ISC will be reduced to 5.8% and the Total Coverage reduced to 6.5%. The new septic leach field will be placed on the west side of the property.

Two Bio-swales designed to treat the storm water before it enters the lake. They have been sized based on the Town's Small Site Storm Water Management Guidelines and divided up as required to serve the house and driveway. Silt curtains or sediment logs will be placed below the work areas to control any potential erosion.

### **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) Install the of the two bio-swales to catch storm water during construction. Spread topsoil, seed and mulch with straw mats in the swales and bottom of the bio-swales.
- 4) Remove the existing house and garage. Excavate for new foundation of the house.
- 5) Construct foundations and backfill after the first floor deck is installed.
- 6) Install septic tank and pump chamber. Rough grade and spread mulch over the disturbed areas.
- 7) During dry period, install septic field. Spread top soil, seed and mulch. Water as required.
- 8) After siding and roofing repairs are complete, install roof gutters and direct downspouts away from disturbed areas and to bio swales.
- 9) Remove existing driveway and parking area. Box out the final driveway and sidewalks.
- 10) After siding, trim and decks are complete, finish grading, spread topsoil, seed, plant landscape and mulch. Water during dry periods.
- 11) After lawn is established, remove silt fence, patch disturbed areas.

(315) 685-8144

*Member of the American Institute of Architects*





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



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

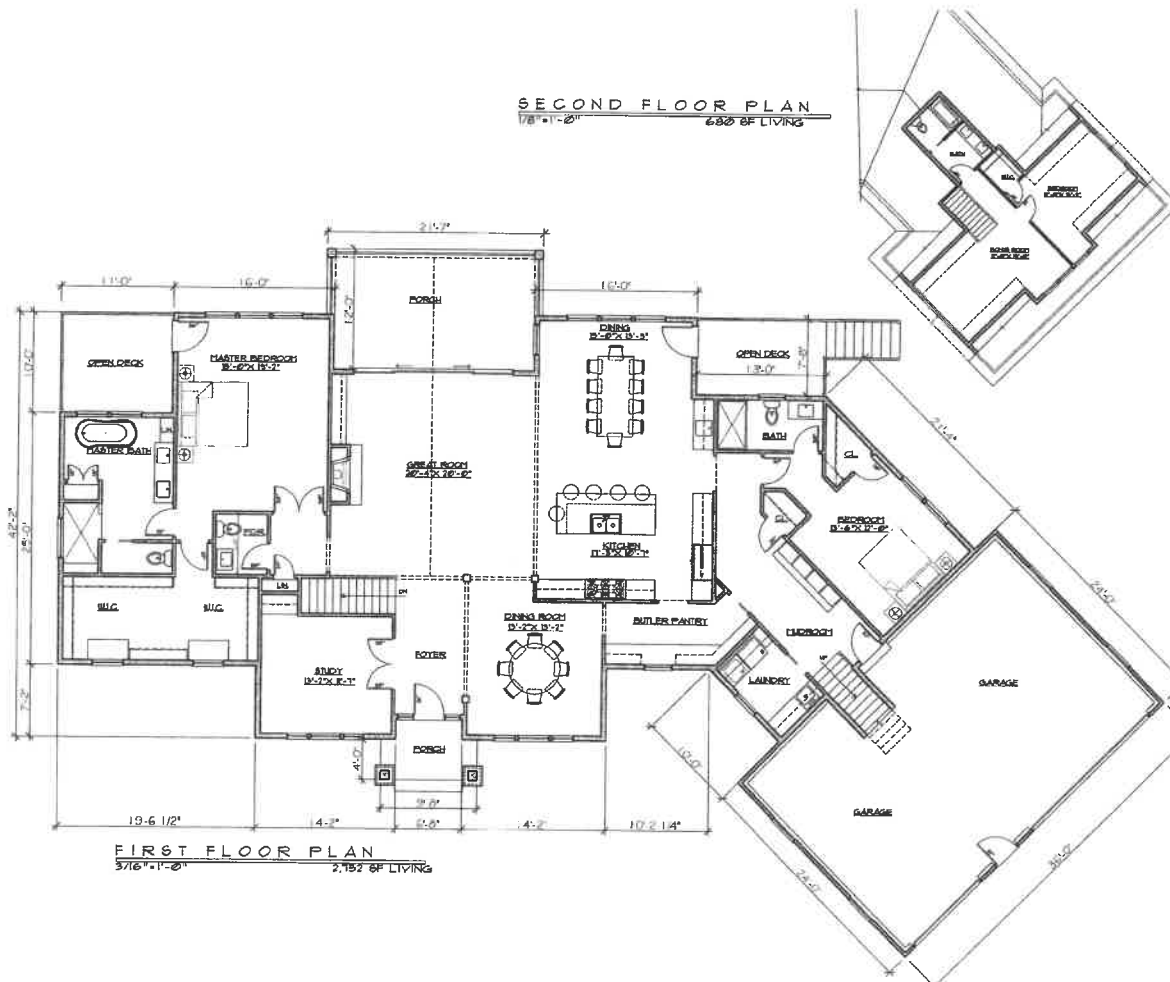
NEW RESIDENCE:

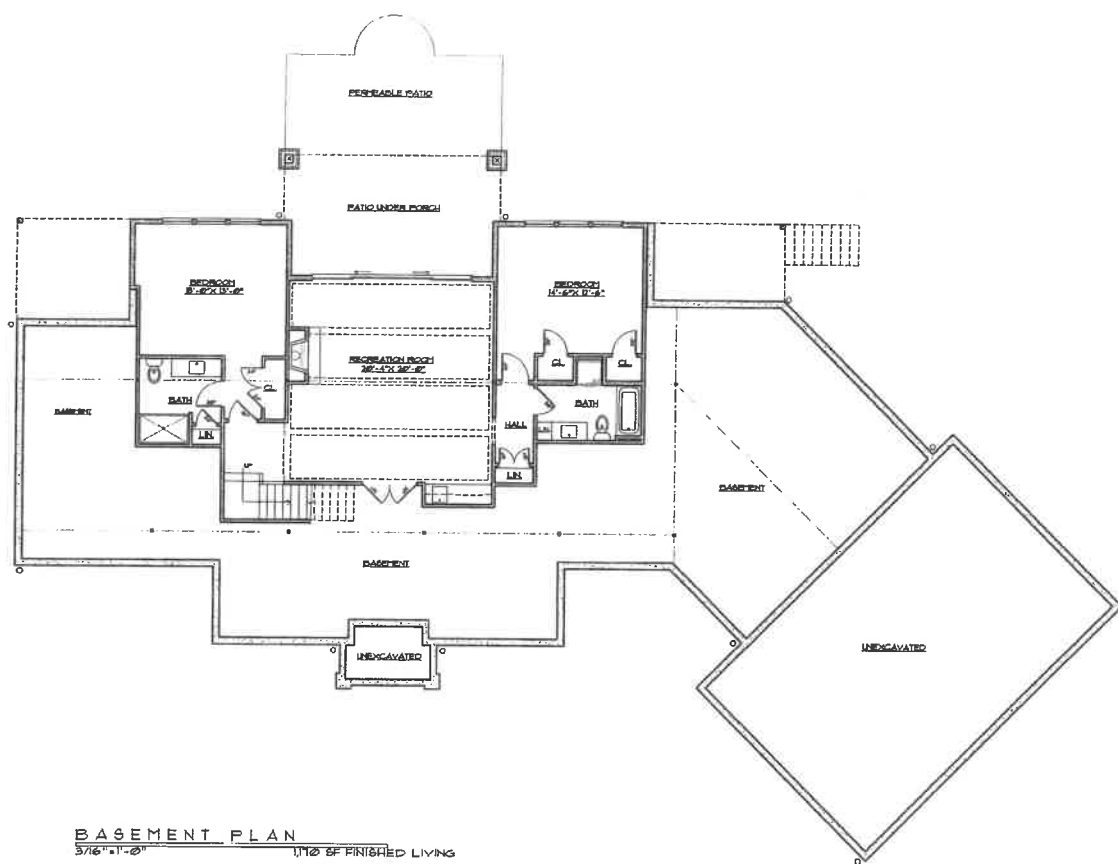
DON KLEN  
1000 WEST LAKE ROAD  
TOWN OF STAMFORD, NY

architect  
REGULATORY & DESIGN SERVICES P.C.  
1351 EAST GENESEE STREET  
STAMFORD, NY 13152  
(315) 665-0144

PROJ. PROJECT

DATE:  
MAR 2024





**BASEMENT PLAN**  
 $\frac{3}{16}'' = 1'-0''$  1/12 SF FINISHED LIVING

Architect

**NEW RESIDENCE:**  
 BOB ALLEN  
 2550 WEST LAKE ROAD  
 14 OF 14000000, NY

**Architect:**  
 EDGEMONT & ASSOCIATES, P.C.  
 150 N. GARDEN STREET  
 2ND FLOOR, 2ND FLOOR  
 (516) 655-0144

PROJ: 24025

DATE:  
 1 MAR 2024

4 OF 4