

EGGLESTON & KRENZER ARCHITECTS, PC

The Trolley Bldg

1391 East Genesee Street

Skaneateles, New York 13152

September 10, 2021

Town of Skaneateles Planning Board

24 Jordan Street

Skaneateles, NY 13152

Re: Bryan Lubel - Site Plan Review

2392 and 2396 Wave Way West Lake Road

Tax Map # 056-02-33.0 & 34.0

NARRATIVE

The property at 2392 Wave Way is 26,628 SF, has 100.1 ft of lake frontage and 75 ft road frontage on Wave Way in the RF District and Skaneateles Lake watershed. The property has a 3 bedroom dwelling with 12.8% floor space and 11.1% building footprint on it including two sheds and shoreline structures. The house has a 7.0 ft south side yard setback and a conforming 20.2 ft north side yard (20% of the lot width is 16.6 ft.) The Lake Yard is a conforming 77.7 ft setback. The building height is 19.3 ft high. The ISC is 20.2% and TSC 25.0%. The lot as 1,330 SF of steep slope at the lake that is regulated and 1,801 SF of steep slope beyond 100 ft of the lake that is not regulated in that it is under 2,500 SF. Variances have been granted for this property in the past. It is adjacent to 2396 Wave Way which is owned by the same family and is developed with a single-family dwelling and accessory structures.

This application is to modify the existing 3-bedroom dwelling, removing the older portions of the house but maintaining the current foundation and cellar on the north portion. Also, a two-car garage will be added adjacent to the parking area that will be reduced in size. The dwelling will be no more non-conforming than the existing structure and the height will be a conforming 30.5 ft. The floor space will remain at 12.8% and the building footprint reduced to 10.8%. The ISC will be reduced to 16.2% and the Total Coverage reduced to 21.0%. The new septic leach field will be placed on the west side of the property.

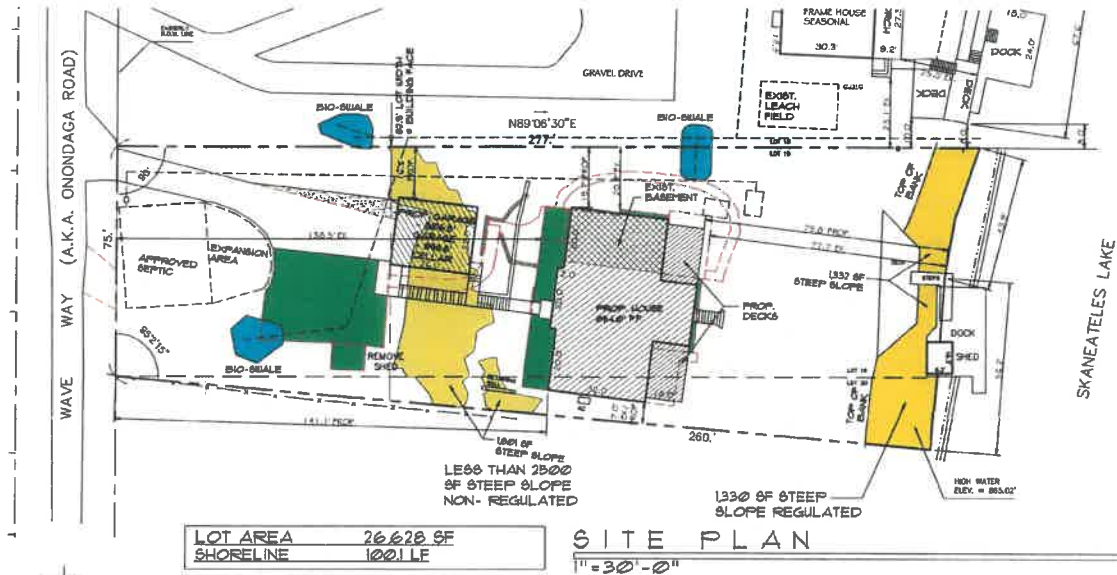
The two adjacent properties have experienced severe erosion from the Wave Way Road in recent storm events. Four Bio-swales will be added on the combined properties to treat the storm water before it enters the lake. They have been sized based on the Town's Small Site Storm Water Management Guidelines and divided up proportionally with the coverage in the four areas. A common 8" storm water pipe will take the underdrain water to the bottom of the bank. Silt curtains or sediment socks will be placed below the work areas to control any potential erosion.

(315) 685-8144

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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) Install three of the four bio-swales to catch storm water and divert it around the construction area. Spread topsoil, seed and mulch with straw mats in the swales and bottom of the bio-swales. (North-center bio swale to be established after the house is re-built.)
- 4) Remove selective portions of the house. Excavate for new cellar on south portion of the house.
- 5) Construct foundations and backfill after the first floor deck is installed.
- 6) Excavate for garage foundation. Construct foundation.
- 7) After garage floor is installed, back fill and rough grade around garage. Install septic tank and pump chamber. Rough grade and spread mulch over the disturbed areas.
- 8) During dry period, install septic leach field. Spread top soil, seed and mulch. Water during dry periods.
- 9) After siding and roofing repairs are complete, install roof gutters and direct downspouts away from disturbed areas and to bio swales. Complete North-center bio swale.
- 10) Box out the final driveway and sidewalks.
- 11) After siding, trim and decks are complete, finish grading, spread topsoil, seed, plant landscape and mulch. Water during dry periods.
- 12) After lawn is established, remove silt fence, patch disturbed areas.



LOT AREA	26628 SF
SHORELINE	1021 LF

IMPERMEABLE COVERAGE		
	EXIST.	PROPOSED
HOUSE/PORCH	2,791 SF	2,224 SF
DRIVE	2,330 SF	1,405 SF
SHED	175 SF	85 SF
RETAINING WALLS	60 SF	23 SF
GARAGE	----	572 SF
TOTAL	5,366 SF	4,309 SF
% IMPERMEABLE	20.2 %	16.2 %

TOTAL COVERAGE		
	EXIST.	PROPOSED
DECKS	917 SF	919 SF
SIDEWALK	319 SF	272 SF
STEPS	55 SF	97 SF
PERMEABLE	1,291 SF	1,288 SF
IMPERMEABLE	5,366 SF	4,309 SF
TOTAL	6,659 SF	5,597 SF
TOTAL COVERAGE	25.0 %	21.0 %

SITE PLAN

1" = 30' - 0"

FLOOR SPACE 10 % ALLOWED		
	EXIST.	PROP.
HOUSE/PO.	2,791 SF	2,224 SF
80% BSMT	621 SF	----
2ND FLR	----	622 SF
GARAGE	----	572 SF
TOTAL	3,418 SF	3,418 SF
TOTAL %	12.8 %	12.8 %

BUILDING FOOTPRINT 6 % ALLOWED		
	EXIST.	PROP.
HOUSE/PORCH	2,791 SF	2,224 SF
SHED	175 SF	85 SF
GARAGE	----	572 SF
TOTAL	2,966 SF	2,881 SF
TOTAL %	11.1 %	10.8 %

SITE INFORMATION IS OBTAINED FROM SURVEY
 DONE BY PAUL J. OLSZEWSKI, P.E.,
 L.L.S. DATED 7/14/2021
 ADDITIONAL INFORMATION BY
 EGGLESTON & KRENZER
 ARCHITECTS, PC



SITE PLAN:
 BRYAN & PEGGY LUBEL
 2392 WAVE WAY
 TN OF SKANEATELES, NEW YORK

architect
 EGGLESTON & KRENZER, ARCHITECTS PC
 1391 EAST GENESSEE STREET
 SKANEATELES, NY 13152
 (315) 685-6144

PROJ: 20187

DATE:
 31 AUG 2021
 14 SEPT 2021

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BIO-SWALE REQUIREMENT - 2396 WAVE WAY

WQV = $(0.05 \times 0.003 \times 17 \times A)$
 12

WQV = WATER QUALITY VOLUME - CUFT

I = IMPERVIOUS SURFACE COVERAGE - 25.0 %

A = DRAINAGE AREA - 20,819 SF

WQV = $(0.05 \times 0.003 \times 25.0 \times 20,819 \text{ SF})$
 12

WQV = 283 x 70,819 SF

WQV = 433 CUFT

BIO-SWALE SIZE : 328 SF x 15' DEEP

BIO-SWALE REQUIREMENT - 2392 WAVE WAY

WQV = $(0.05 \times 0.003 \times 17 \times A)$
 12

WQV = WATER QUALITY VOLUME - CUFT

I = IMPERVIOUS SURFACE COVERAGE - 16.0 %

A = DRAINAGE AREA - 26,628 SF

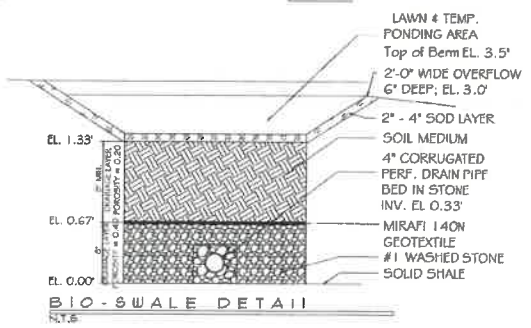
WQV = $(0.05 \times 0.003 \times 16.0 \times 26,628 \text{ SF})$
 12

WQV = 134 x 76,628 SF

WQV = 431 CUFT

BIO-SWALE SIZE : 281 SF x 15' DEEP

TOTAL BIO-SWALE REQ'D : 328 SF + 281 SF = 609 SF
 BIO-SWALE PROVIDED : 125 SF + 144 SF + 172 SF + 134 SF + 626 SF



SITE PLAN:
 BRYAN & PEGGY LUDL
 2392 WAVE WAY
 TOWN OF SKANEATELES, NEW YORK

architect
 EGGLESTON & KRENZER, ARCHITECTS PC
 331 N. CROSBY STREET
 SKANEATELES, NY 13152
 (315) 655-0144

PROJ: 20187

DATE: 14 SEP 2021

REGISTERED ARCHITECT
 EGGLESTON & KRENZER
 STATE OF NEW YORK

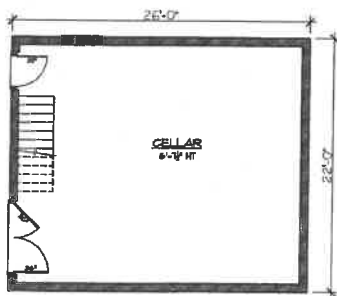
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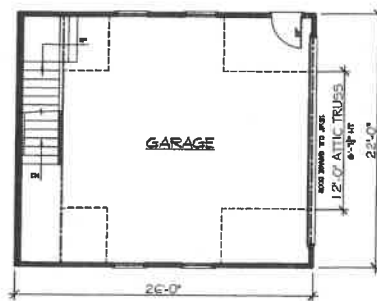
FRONT ELEVATION
3/16" = 1'-0"



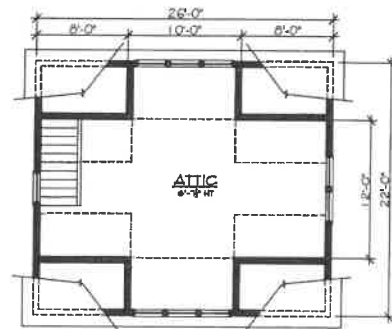
SIDE ELEVATION
3/16" = 1'-0"



CELLAR PLAN
1/8" = 1'-0"



FIRST FLOOR PLAN
1/8" = 1'-0" 572 SF



SECOND FLOOR PLAN
1/8" = 1'-0"

NEW GARAGE:
BRYAN & PEGGY LUBEL
2392 WAVE WAY
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architect
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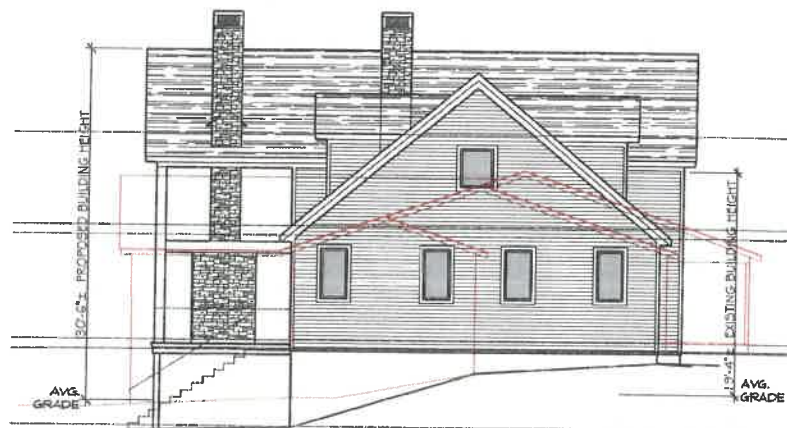
DATE:
31 AUG 2021

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EAST ELEVATION

SC.: 1/8" = 1'-0"



NORTH ELEVATION

SC.: 1/8" = 1'-0"

NEW HOME

BRYAN & PEGGY LUBEL
2392 WAVE WAY
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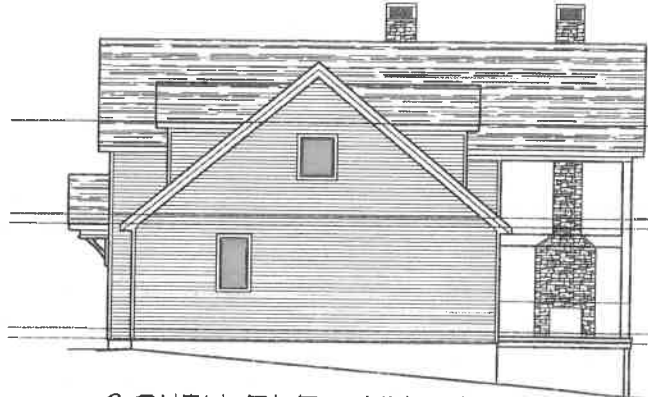
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WEST ELEVATION

SC.: 1/8" = 1'-0"



SOUTH ELEVATION

SC.: 1/8" = 1'-0"

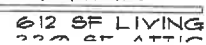
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