

**EGGLESTON & KRENZER ARCHITECTS, PC**

The Trolley Bldg  
1391 East Genesee Street  
Skaneateles, New York 13152

July 30, 2021

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

Re: Bridget Marquardt - Site Plan Review  
1012 The Lane Tax Map # 050.-01-10.0

**NARRATIVE**

The Marquardt property is 97,263 SF in lot area, has 382 ft on The Lane in the RF District and Skaneateles Lake watershed. The property has a three-bedroom dwelling, a short two car garage, deck and patio. The house has conforming setbacks with ISC of 6.7% and TSC is 8.6%. The property is served by an onsite septic system located at the north end of the lot and draws water from the lake.

This application is to add a 30 ft by 48 ft garage that will accommodate their larger vehicles and extra classic cars. While it will have 8 ft high doors and 9 ft ceilings, it is set back into the natural grade with a small retaining wall along the driveway similar to the existing garage. The existing garage will be used for lawn equipment and bikes. The driveway will be extended as necessary maintaining a 20 ft side yard setback. The garage will have a 30 ft required side yard setback. A portion of the east lawn will be leveled off to allow for outdoor recreation. The ISC will be 8.6% and TSC to 10.5%. Site Plan Review is required for the work within 1000 ft of the lake

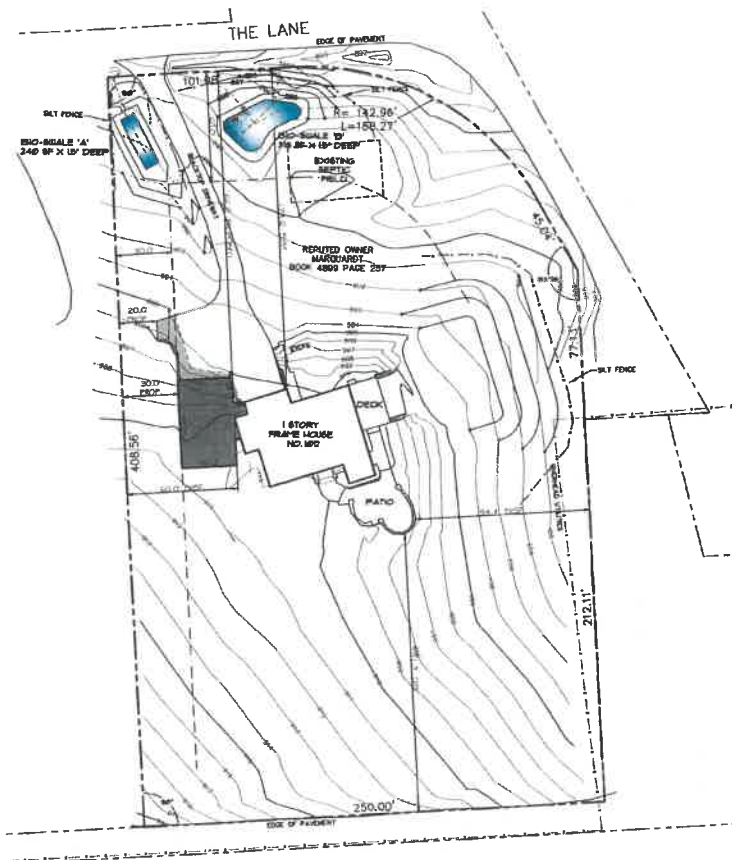
The bio-swales has been split to take storm water from the west side of the driveway to the north and stormwater from the house and driveway draining to the north around the septic mound system. It will detain and treat the storm water before it enters the lane road ditch. They have been sized based on the Town's Small Site Storm Water Management Guidelines and divided up proportionally with the coverage in the three areas. Silt curtains or sediment logs 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) Regrade east lawn this fall, spread topsoil, seed and mulch. Water during dry periods.
- 4) Install the two bio-swales to catch storm water. Spread topsoil, seed and mulch with straw mats in the swales and bottom of the bio-swales.
- 5) Excavate for garage foundation. Construct foundation. Backfill and rough grade after slab is placed and trusses installed.
- 6) After siding and roofing are complete, install roof gutters and direct downspouts away from disturbed areas and to bio swales.
- 7) Modify parking area and finish grading, place top soil, seed 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*



# **SITE / GRADING PLAN**

SC.: 1" = 50'-0"

SITE INFORMATION IS OBTAINED FROM SURVEY  
 DONE BY PAUL J. OLSZEWSKI, P.L.S. DATED 6/18/2021  
 ADDITIONAL INFORMATION BY EGGLESTON & KRENZER, ARCHITECTS PC

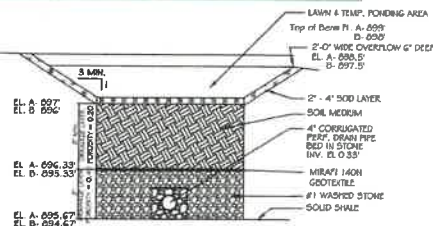
LOT AREA 91263 SF

## **IMPERMEABLE COVERAGE**

	EXIST.	PROPOSED
HOUSE & GARAGE	2,793 SF	4,299 SF
DRIVEWAY	3,586 SF	3,926 SF
STEPS	179 SF	179 SF
TOTAL	6,558 SF	8,404 SF
% IMPERMEABLE	6.7 %	8.6 %

## **OPEN SPACE**

	EXIST.	PROPOSED
DECK	442 SF	442 SF
RETAINING WALLS	220 SF	248 SF
PATIO	1,020 SF	1,020 SF
PERMEABLE	1,762 SF	1,790 SF
IMPERMEABLE	6,558 SF	8,404 SF
TOTAL	8,320 SF	10,194 SF
TOTAL COVERAGE	8.6 %	10.5 %



## **BIO-SWALE REQUIREMENT**

$WQV = \frac{(0.05 + 0.003 \times 1) \times A}{12}$

WQV = WATER QUALITY VOLUME - CUFT

1 = IMPERVIOUS SURFACE COVERAGE - 8.6 %

A = DRAINAGE AREA - 91263 SF

$WQV = \frac{(0.05 + 0.003 \times 8.6) \times 91263 \text{ SF}}{12}$

$WQV = 128 \times 91263 \text{ SF}$

WQV = 1040 CU. FT. REQUIRED

PROVIDED:

A = 8' X 30' 240 SF X 15 FT = 360 CU. FT.

B = 454 SF X 15 FT = 681 CU. FT.

1041 CU. FT. TOTAL PROVIDED

**SITE / GRADING PLAN**  
 BILL & BRIDGET MARQUARDT  
 1012 THE LANE  
 TOWN OF SKANEATELES, NY

**architect**  
 EGGLESTON & KRENZER, ARCHITECTS PC  
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 SKANEATELES, NY 13152  
 (315) 685-8144

PROJ: 21113

DATE:  
 30 JULY 2021  
 1 SEPT 2021

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