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

June 1, 2021

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

Re: Kathleen McCarthy - Site Plan Review  
1247 Longview Shores -  
Tax Map # 054.-01-08.1

### **NARRATIVE**

The property at 1247 Longview Shores is 98,881 SF, has 39 ft of lake frontage and extensive frontage on Longview Shores, a private road, in the RF District and Skaneateles Lake watershed. The property has a 788 SF seasonal, two-bedroom cottage on it that is 71.7 ft off the Lake Line and 4.2 ft and 6.2 ft off the side property lines. The ISC is 1.0% and TSC is 1.0%. This lot was subdivided in 2011 which included an area variance for a lot with less than 75 ft of lake frontage and again in 2018. The cottage has a newer septic system 360 ft from the lake and a septic easement for the adjacent Bruni/McCarthy lot at 1255 Longview Shores.

This application is to construct a four-bedroom dwelling with a two-car garage, decks and patio. The new house will be conforming with a 50 ft rear yard, 42 ft west side yard, 400+ lake yard and 130+ ft front yards. The driveway will be 20 ft off the side property line. The new septic leach field will be placed on the north side of the property and water will be drawn from the lake. In that this will now be the primary dwelling, the existing 788 SF cottage will become an accessory dwelling. No changes are planned for that structure. The ISC will be 9.0% and TSC will be 10.2%.

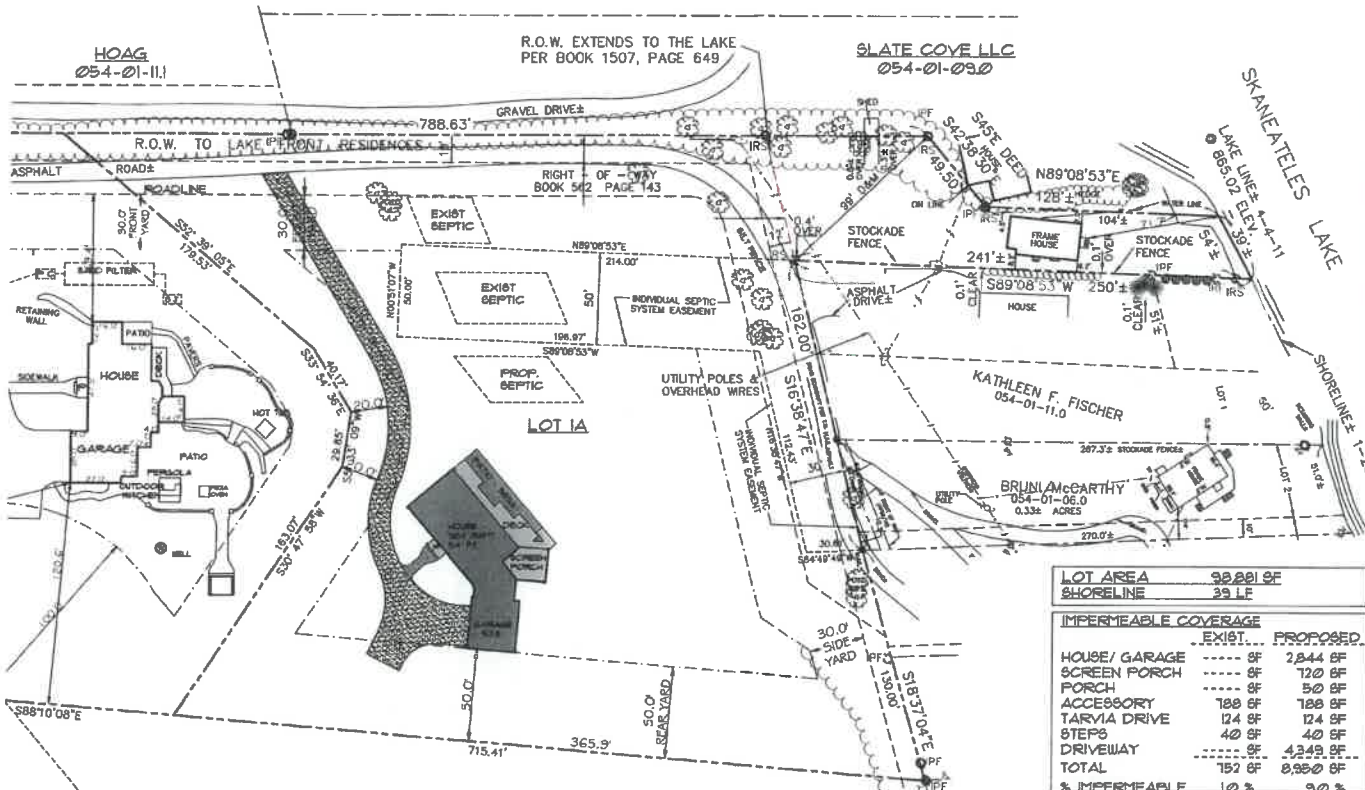
Bio-swailes will be added in three locations on the property to treat the storm water before it reaches the lake. They have been sized based on the Town's Small Site Storm Water Management Guidelines and divided up proportionally to manage stormwater from the driveway, house and general lot along the east side of the property. Silt curtains or sediment logs will be placed below the work areas to control any potential erosion. Approximately 30,000 SF will be disturbed. A Site Plan Review is required for this project.

(315) 685-8144

*Member of the American Institute of Architects*

## 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) Stock pile the top soil and protect with silt fence and seed with annual rye grass
- 4) Install the driveway base to the house location.
- 5) Install the three bio-swales to catch storm water around the construction area. Spread topsoil, seed and mulch with straw mats in the swales and bottom of the bio-swales.
- 6) Excavate for the new house.
- 7) Construct foundations and backfill after the first floor deck is installed. 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.
- 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.



## SITE PLAN

SC.: 1"=50'-0"

SITE INFORMATION IS OBTAINED FROM SURVEY  
DONE BY PAUL JAMES OLSZEWSKI, P.L.S. DATED 08/28/2018  
ADDITIONAL INFORMATION BY ROBERT O. EGGINTON

LOT AREA	38,881 SF
SHORELINE	39 LF
IMPERMEABLE COVERAGE	
EXIST.	PROPOSED
HOUSE / GARAGE	2,844 SF
SCREEN PORCH	120 SF
PORCH	50 SF
ACCESSORY	180 SF
TARVIA DRIVE	124 SF
STEPS	40 SF
DRIVEWAY	4,349 SF
TOTAL	8,950 SF
% IMPERMEABLE	10 %
	20 %

PERMEABLE COVERAGE	
EXIST.	PROPOSED
PATIO	496 SF
DECK	354 SF
WALKWAY	121 SF
PERMEABLE	1,171 SF
IMPERMEABLE	8,950 SF
TOTAL	10,121 SF
% COVERAGE	10 %
	102 %

### SITE PLAN:

KATHLEEN MCCARTHY  
1247 LONG VIEW SHORES  
TOWN OF SKANEATELES, NY

### architect

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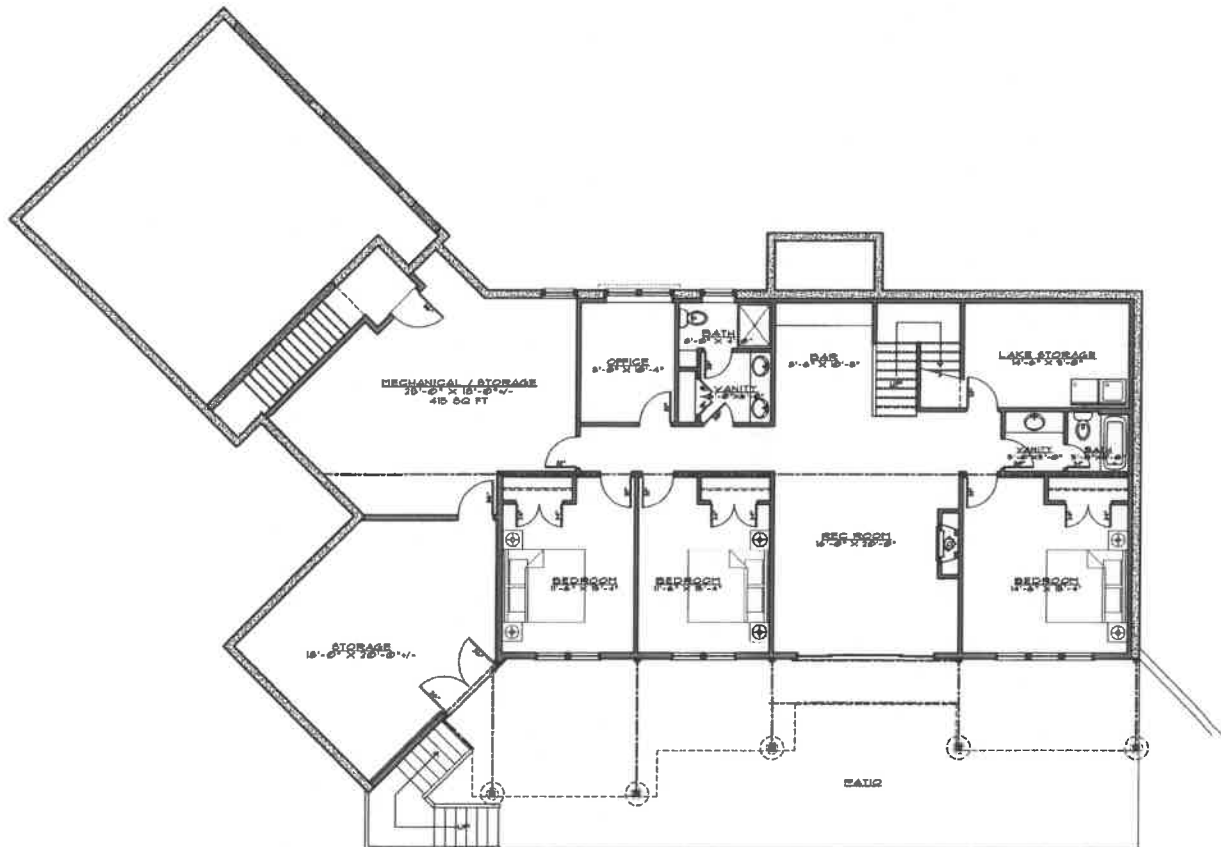
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27 MAY 2021  
4 JUN 2021

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## LOWER FLOOR PLAN

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

1,630 SF LIVING  
748 SF STORAGE / MECH.

**NEW HOME:**  
KATHLEEN MCCARTHY  
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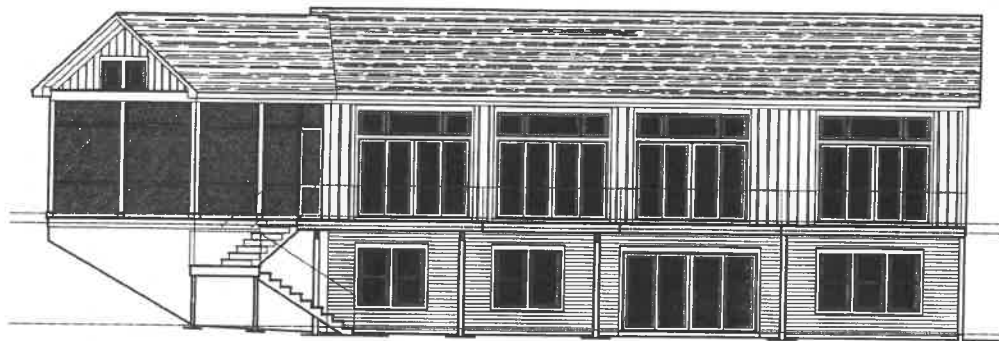
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2,122 SF LIVING  
50 SF FRONT PORCH  
360 SF SCREEN PORCH  
646 SF GARAGE

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EAST ELEVATION

SC.: 1/4" = 1'-0"

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