

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

JULY 1, 2021 REVISED
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 **and well will be located south west of the house.** 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 11.4%.

Bio-swales 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 (B), house (A) and general lot along the east side of the property (C) which was enlarged 50%. **The underdrain from Bio Swales A & B will spill out on the lawn. Bio Swale C will collect storm water at the base of the hill above the private road and the under drain will discharge into the existing road ditch filled gabian rocks. Two 4" drains take the road ditch water under the road and discharges in onto the McCarthy and Fisher lawns. The northern pipe will be cleaned out to better drain. Over half the lawn will be planted in wild flower native species and cut only once a year to improve the absorption of the stormwater on the sloped lawn. Lawn paths will allow access to the McCarthy and Bruni cottages.**

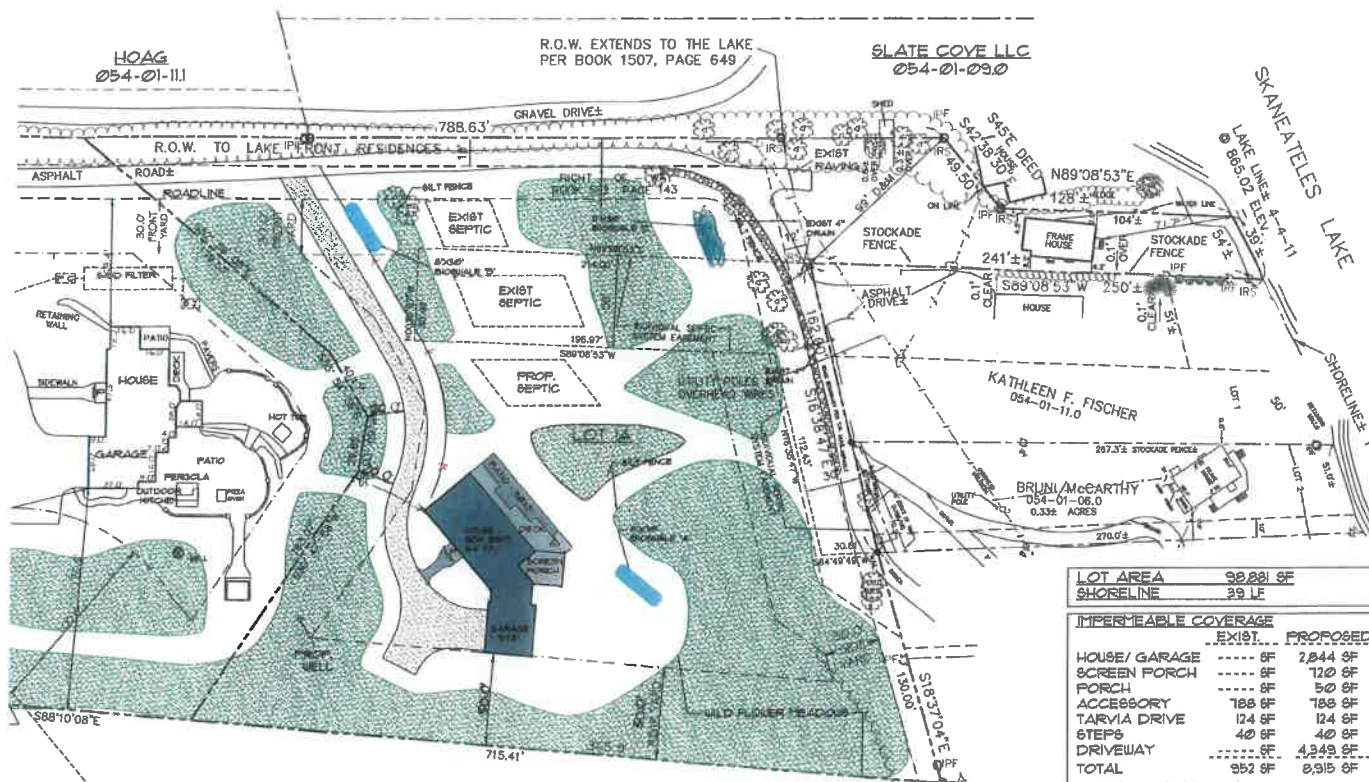
(315) 685-8144

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Silt curtains or sediment logs will be placed below the work areas to control any potential erosion. Approximately **33,350 SF** will be disturbed. A Site Plan Review is required for this project.

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, **wild flower mix** and mulch. Water during dry periods.
- 12) After lawn and **wild flower meadows** are established, remove silt fence, patch disturbed areas.



- DISTURBED AREA 33,327 SF
- EXISTING TREES TO REMAIN ON SITE



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. EGGLESTON

SLATE COVE LLC
 054-01-09.0

LOT AREA 98,281 SF
 SHORELINE 39 LF

IMPERMEABLE COVERAGE	
EXIST.	PROPOSED
HOUSE/ GARAGE	2,844 SF
SCREEN PORCH	120 SF
PORCH	50 SF
ACCESSORY	788 SF
TARVA DRIVE	124 SF
STEPS	40 SF
DRIVEWAY	4,343 SF
TOTAL	8,915 SF
% IMPERMEABLE	9.0 %

PERMEABLE COVERAGE	
EXIST.	PROPOSED
PATIO	436 SF
DECK	554 SF
WALKWAY	271 SF
PERMEABLE	1,171 SF
IMPERMEABLE	8,915 SF
TOTAL	11,263 SF
% COVERAGE	11.4 %

SITE PLAN:

KATHLEEN MCCARTHY
 1247 LONG VIEW SHORES
 TOWN OF SKANEATELES, NY

architect

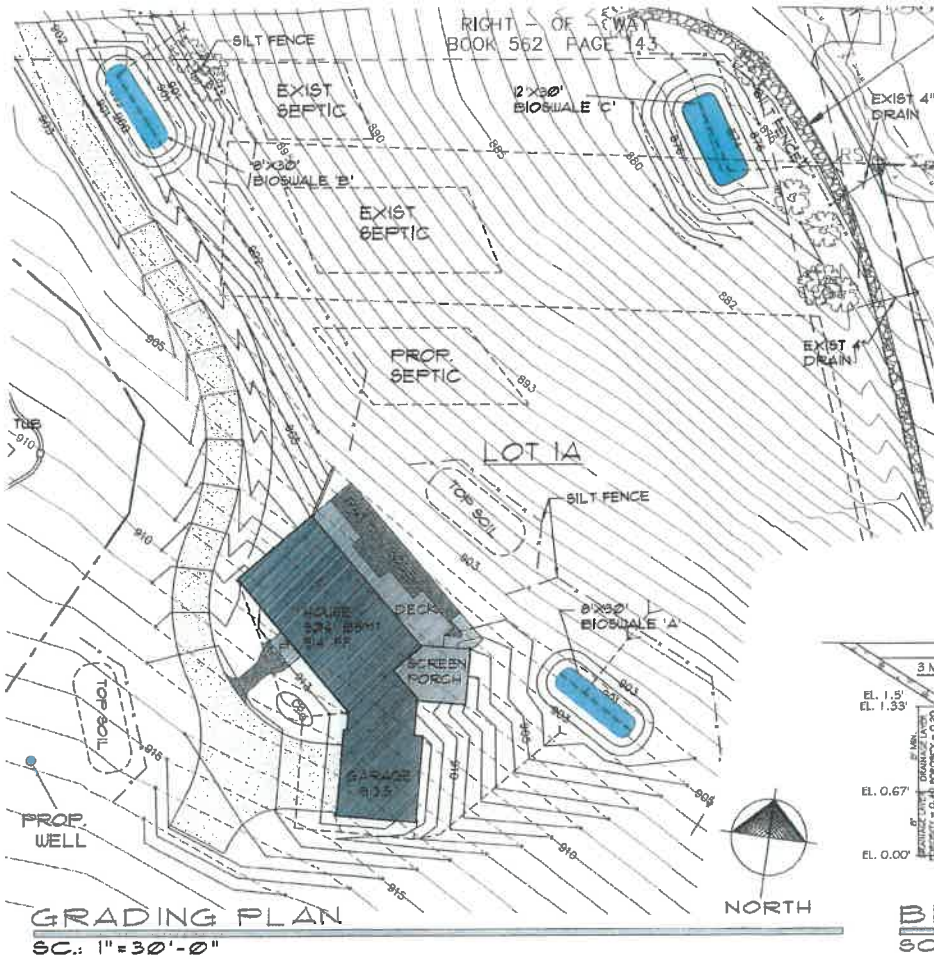
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PROJ: 21095

DATE:

27 MAY 2021
 4 JUN 2021
 29 JUN 2021

1A OF 4



EXIST #2 STONE & GABIAN
ROCK IN ROAD DITCH

BIO-SWALE REQUIREMENT

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

WQV = WATER QUALITY VOLUME - CUFT

i = IMPERVIOUS SURFACE COVERAGE - 3.0 %

A - DRAINAGE AREA - 98,881 SF

$$WQV = \frac{(0.05 + 0.003 \times 3.0) \times 98,881 \text{ SF}}{12}$$

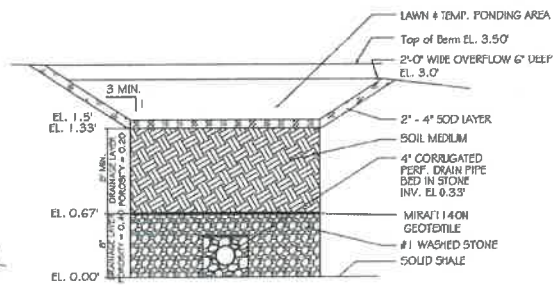
$$WQV = \frac{.131 \times 98,881 \text{ SF}}{12}$$

$$WQV = 1,070 \text{ CUFT}$$

BIO-SWALE SIZE - 18" DEEP 120 SF REQ'D

'A', 'B' = 240 SF EA. 840 SF PROVIDED

'C' = 360 SF



GRADING PLAN:

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TOWN OF SKANEATELES, NY

architect

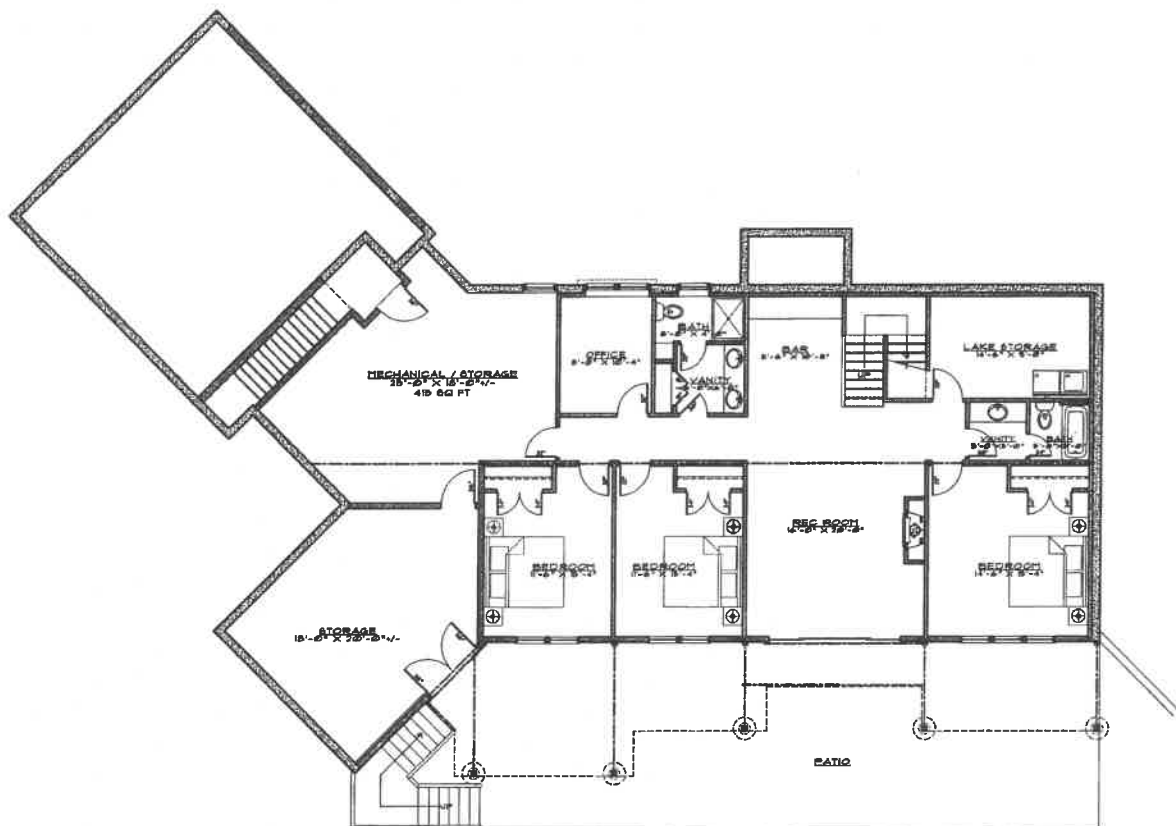
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LOWER FLOOR PLAN

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

1,630 SF LIVING
748 SF STORAGE / MECH.

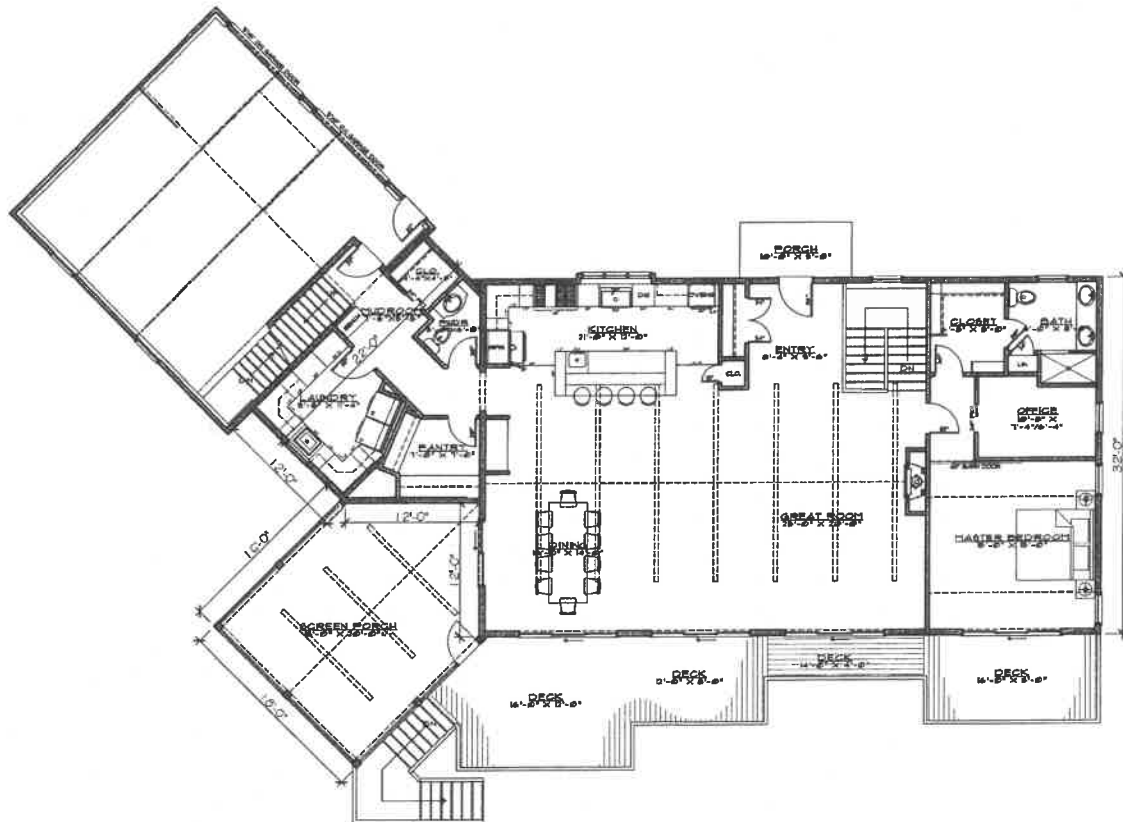
NEW HOME:
KATHLEEN MCCARTHY
1247 LONG VIEW SHORES
TOWN OF SKANEATELES, NY

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UPPER FLOOR PLAN

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

2,122 SF LIVING
 50 SF FRONT PORCH
 360 SF SCREEN PORCH
 646 SF GARAGE
 476 SF DECKS

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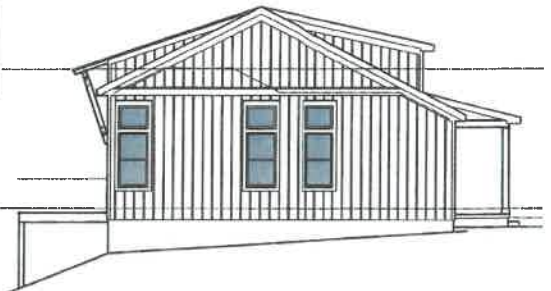
WEST ELEVATION

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



EAST ELEVATION

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



NORTH ELEVATION

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

ELEVATIONS:

KATHLEEN MCCARTHY
1247 LONG VIEW SHORES
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9 JUNE 2021
29 JUNE 2021

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