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

October 31, 2023

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

Re: Tracey Mills - Site Plan Review – Special Permit
2613 East Lake Road Tax Map # 037-01-20.0

NARRATIVE

The property at 2613 East Lake Road is 12,265 SF, 75.3 ft of lake frontage and is 60 ft wide on a shared driveway in the RF District and Skaneateles Lake watershed. The property has a 3 bedroom dwelling with 2,406 SF (19.3%) floor space and 1,602 SF (12.9 %) building footprint on it including a small shed. The house has an 11.1 ft south side yard setback and 5.1 ft north side yard (20% of the lot width is 12 ft.) The lake yard is 13.2 ft. The building height is about 25 ft high. The ISC is 36.0% and TSC 41.9%. It should be noted that 14.7% of the ISC and TSC is the neighbor's driveway and parking area. The lot has a small area of steep slope just over 12% beyond 100 ft of the lake that is not regulated in that it is under 2,500 SF. Currently the cellar floor is at the 100 year flood level (867') which does not conform to FEMA requirements.

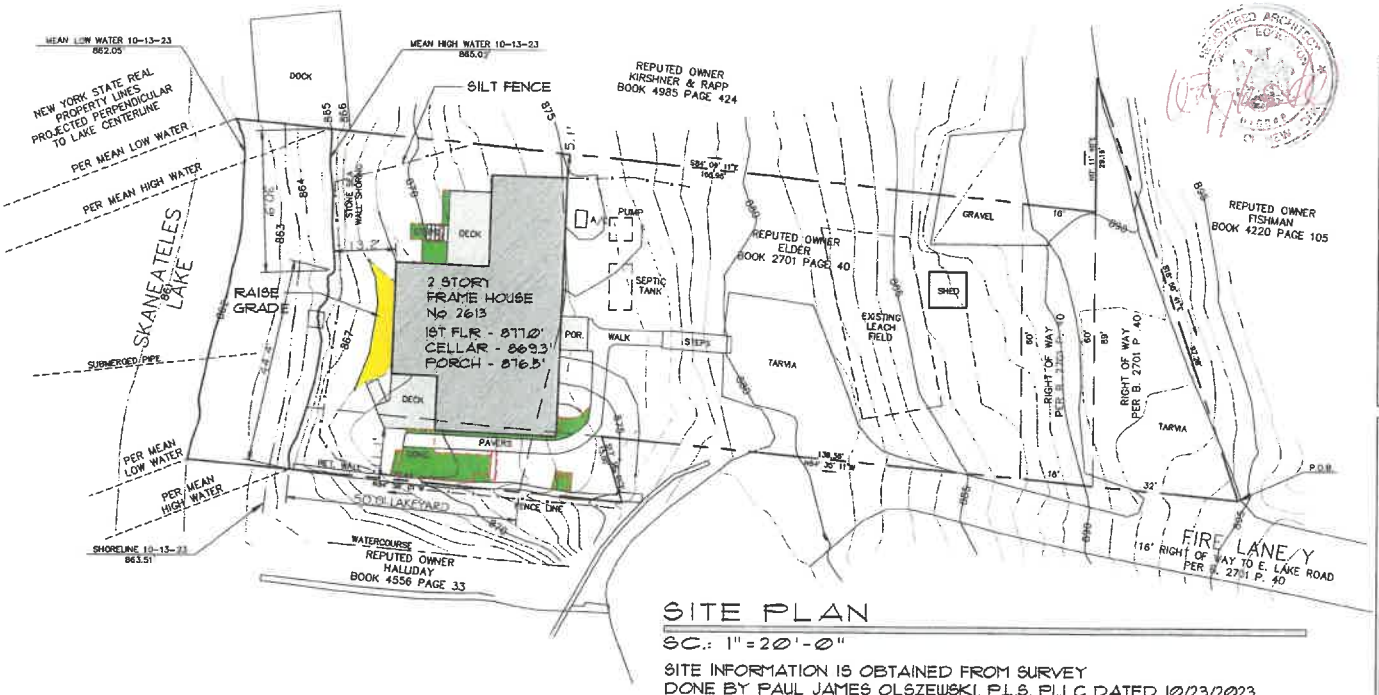
This application is to modify the existing 3-bedroom dwelling, removing the first and second floors of the house but maintain the current foundation for the cellar and crawl space. The cellar and crawl space areas will be raised 2 feet to meet the FEMA regulations. The dwelling will be no more non-conforming than the existing structure and the height will be a conforming 30.5 ft. The floor space will remain at 2,406 SF and the building footprint remain at 1,602 SF. The ISC will be reduced to 34.9% and the Total Coverage reduced to 39.9%. This is not classified as redevelopment in that there will be no increase in structure footprint. The existing septic tank was upgraded recently to an aerobic system and the leach field will remain over 100 ft from the lake.

The grade between the house and lake will be raised about a foot in one area due to the cellar floor being raised. Plantings will be placed along the shore line to filter stormwater entering the lake. Silt curtains or sediment socks 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) Remove selective portions of the house. Raise the cellar floor two feet.
4) Extend the height of the foundation walls and raise the grade in selected areas around the house. Rough grade and spread mulch over the disturbed areas.
5) Construct the upper levels of the house.
6) After siding and roof are complete, install roof gutters and direct downspouts away from disturbed areas.
7) Rebuild decks and sidewalks.
8) After siding, trim and decks are complete, finish grading, spread topsoil, seed, plant landscape and mulch. Water during dry periods.
9) After lawn is established, remove silt fence, patch disturbed areas.

(315) 685-8144



SITE PLAN

SC.: 1" = 20'-0"

SITE INFORMATION IS OBTAINED FROM SURVEY
DONE BY PAUL JAMES OLSZEWSKI, P.L.S. PLLC DATED 10/23/2023
ADDITIONAL INFORMATION BY EGGLESTON & KRENZER ARCHITECTS, PC

LOT AREA	12,465 SF
SHORELINE	75.3 LF

IMPERMEABLE COVERAGE	EXIST.	PROPOSED
HOUSE DRIVE	804 SF	804 SF
HOUSE / PORCH	1,540 SF	1,540 SF
NEIGHBORS R.O.W.	1,838 SF	1,838 SF
CONCRETE	142 SF	---- SF
RETAINING WALL	101 SF	101 SF
SHED	62 SF	62 SF
TOTAL	4,487 SF	4,345 SF
% IMPERMEABLE	36.0 %	34.9 %

TOTAL COVERAGE	EXIST.	PROPOSED
PAVER WALK	279 SF	223 SF
DECKS	348 SF	301 SF
STEPS	97 SF	97 SF
STONE RET. WALL	9 SF	9 SF
PERMEABLE	733 SF	630 SF
IMPERMEABLE	4,487 SF	4,345 SF
TOTAL	5,220 SF	4,975 SF
% TOTAL	41.9 %	39.9 %

NORTH

BUILDING FOOTPRINT 6 % = 748 SF	EXIST.	PROPOSED
HOUSE / PORCH	1,540 SF	1,540 SF
SHED	62 SF	62 SF
TOTAL	1,602 SF	1,602 SF

LIVING FLOOR SPACE 10 % = 1,247 SF		
1ST FLOOR/PORCH	1,540 SF	1,540 SF
2ND FLR	866 SF	866 SF

SITE PLAN
TRACEY MILLS
2613 EAST LAKE ROAD
TOWN OF SKANEATELES, NY

architect
EGGLESTON & KRENZER, ARCHITECTS PC
1391 EAST GENESEE STREET
SKANEATELES, NY 13152
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PROJ: 23185

DATE:
31 OCT 2023

EAST ELEVATION

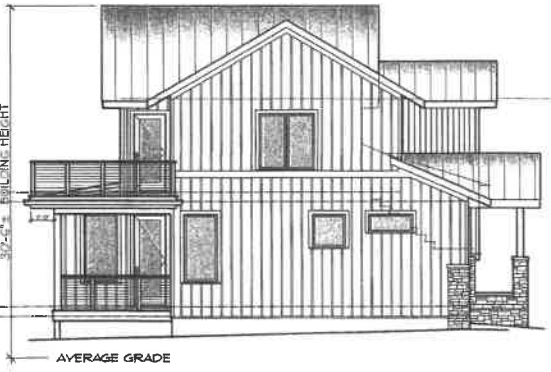
SC.: 1/8"=1'-0"

NORTH ELEVATION

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

WEST ELEVATION

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



SOUTH ELEVATION

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

HOUSE REMODEL

TRACEY MILLS
2613 EASTLAKE ROAD
TOWN OF SKANEATELES, NY

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