

Tax Map ID#037.-01-20.0

NOTICE OF HEARING

PLEASE TAKE NOTICE that pursuant to Section 148-4, 148-5 148-6 148-7 148-8 and 148-10 of the Zoning Law of the Town of Skaneateles 2020 and Section 274-a and 274-b Town Law of the State of New York, the Planning Board of the Town of Skaneateles will hold a Public Hearing on the application of Tracey Mills for a Special Permit/Site Plan Review.

The application is for the redevelopment of the existing dwelling including raising the existing foundation two feet to comply with FEMA, and rebuilding the first and second floors on the existing footprint.

The property in question is located at 2613 East Lake Road in the Town of Skaneateles, New York and bears Tax Map ID#037.-01-20.0.

A copy of the application is available for inspection at the Town Hall, 24 Jordan Street, Skaneateles, New York.

SAID HEARING will be held on ***Tuesday, December 19, 2023 at 6:30 p.m.*** at the Town Offices, 24 Jordan Street, Skaneateles, New York or electronically as required by local and/or Executive Orders applicable to COVID 19. At that time all people will be heard or have an opportunity to provide written comment on this application.

Donald Kasper, Chair
Planning Board -Town of Skaneateles
Dated: December 6, 2023

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.

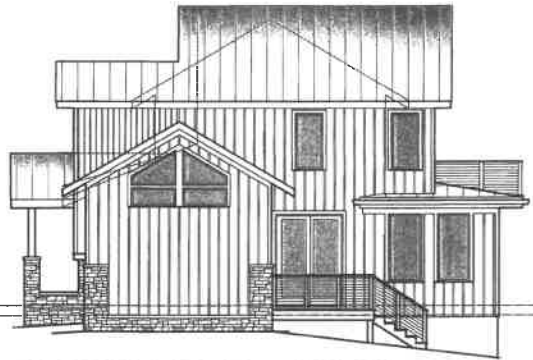
(315) 685-8144

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EAST ELEVATION

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



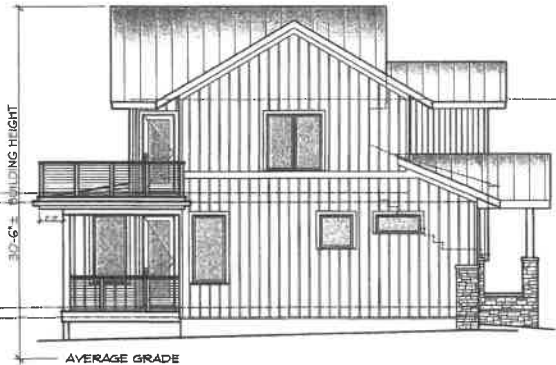
NORTH ELEVATION

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

architect

EGGLESTON & KRENZER, ARCHITECTS PC
1391 EAST GENESEE STREET
SKANEATELES, NY 13152
(315) 685-8144

PROJ: 23185

DATE:
31 OCT 2023

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