

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

**November 2, 2022 Revised**

January 3, 2022 Revised

November 23, 2021

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

Re: Sara Recktenwald, Site Plan Review  
3371 East Lake Road  
Tax Map# 041.-01-33.0

### **NARRATIVE**

The Recktenwald property is 47,105 SF, 150 ft wide on a private road and has 36 lineal feet of shoreline. The majority of the lot has a moderate slope less than 12% slope with a ten foot wide strip of land that extends down to the lake. The majority of the lot is 450 feet back from the lake. The 5 bedroom dwelling has an enclosed porch which use to have a grand staircase to the west. The shore line has a storage building with gazebo structure above, concrete dock and permeable steps on the south side. The driveway is extensive with a loop drive and parking area. A shared driveway cuts across the west end of the main portion of the lot. The ISC is 17.1% and TSC is 17.3%%.

The shoreline structures are non-conform with 997 SF whereas 400 SF is allowed. The north side yard setback of the gazebo is 6.7 ft and south steps less than 1 ft whereas 20 ft is required. The dwelling receives water from the Town and has an onsite septic system. The area on the north side of the gazebo/storage building has shore line erosion issues. The neighbor to the east directs its stormwater onto the south east portion of the property which will wash out the south driveway and cause ice issues in the winter.

**A Special Permit and Variance were granted** to place boulders above the lake line and control the erosion and add plantings on the bank north of the Gazebo. A set of permeable timber and stone steps will be placed on the north side of the building for easy access to existing kayak storage. The grand staircase will be duplicated on the west side of the main house. A two-car garage with limited attic storage will be placed on the east side of the house and the loop drive eliminated and reduced in size, leaving appropriate area for a turn-around and guest parking. The resulting ISC will be 14.6% and the TSC 16.7%.

Area variances **were** required for development on any lot with less than 75 ft of shoreline. The proposed shoreline steps have been adjusted to maintain a 6.75 ft setback to be less nonconforming than the existing structure that is 6.7 ft. The addition of the house stairs and the two-car garage require variances even though they are over 500 ft from the lake that has only 36 ft of shoreline. Site Plan Review **was granted** for disturbance greater than 200 SF within 1000

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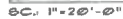
feet of the lake and a Special Permit **was granted** for redevelopment where the reduction in ISC remains over 10%. The proposed redevelopment of the lot will reduce two nonconforming aspects of the property; lakefront structure area and ISC.

To solve the neighbor's stormwater issue, a 4 ft deep French drain **has been** placed at the east end of the private road to catch that stormwater from the two eastern lots, slow it down and release it as cleaner water. The stormwater for the rest of the lot will be reduced by 15% and tied into the existing drainage system. In that the ISC has not been reduced to 10%, payment **has been** made to the Town's LDRA Fund to compensate for the shortage of land area. A 68,670 SF lot would be required to achieve 10% ISC which is 21,565 SF less than exists. At \$1.09/ SF, a contribution **has been** made for \$23,505.85.

**This application is to add a breezeway and porch between the existing house and approved garage. To compensate for the increased ISC, the driveway and parking area has been reduced. Also, a 10' x 16' permeable patio will be added to the south side of the house for a picnic table that currently sits on the lawn. This amendment to the project may be approved by Site Plan Review.**

### CONSTRUCTION SEQUENCE

1. Install sediment logs/silt fence below work area, maintain during construction.
2. Mark the existing septic area to prevent construction traffic and storage.
3. Install the French drain along the east end of the eastern private road and drainage down to the lake. Spread topsoil, seed and line with straw mat to stabilize. Water during dry periods.
4. During low lake levels, install the boulder retaining wall along the shoreline and steps adjacent to the gazebo.
5. Spread topsoil, mulch and plantings using a jute mesh for stabilizing the bank. Water during dry periods.
6. Construct stairs on the west side of the house.
7. Excavate for the detached garage **and breezeway**, construct the foundation.
8. Rough grade around the completed foundation.
9. Frame the garage **and breezeway** structure
10. After roof and fascia are complete, install roof gutters and direct away from the disturbed areas.
11. After siding and trim are complete, block out **final driveway, patio** and walkways. Finish grading, spread topsoil, seed and mulch over any disturbed areas. Water during dry periods.
12. After lawn is established, remove sediment logs.



LAKE FRONT STRUCTURES	EXIST.	APPROVED
GAZEBO	303 SF	303 SF
STORAGE	303 SF	303 SF
STAIRS	123 SF	123 SF
CONC. DOCK	185 SF	185 SF
DRIVEWAY	83 SF	0 SF
NEW STEPS	--- SF	37 SF
TOTAL	997 SF	951 SF

SITE INFORMATION IS OBTAINED FROM SURVEY DONE BY  
PAUL J. OLSEWISKI, P.L.S., PLLC DATED 10/18/2019  
ADDITIONAL INFORMATION BY EGGLESTON & KRENZER ARCHITECTS PC

DATE:

18 NOV 2021  
29 NOV 2021  
6 JAN 2022  
15 FEB 2022  
13 JULY 2022  
31 OCT 2022



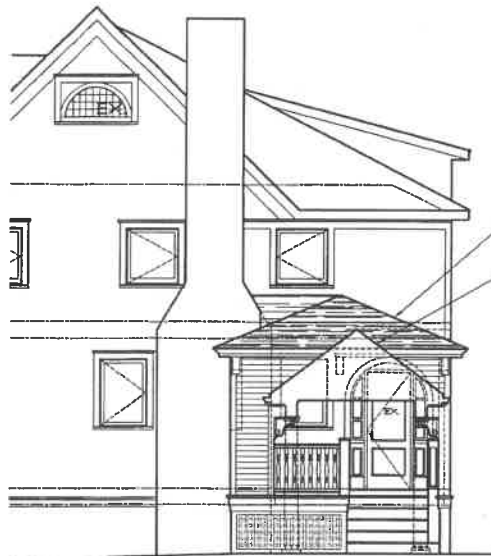
**RENOVATION**  
 SARA & PAUL RECKENWALD  
 3371 EAST LAKE ROAD  
 TOWN OF SKANEATELES, NY

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

PROJ: 20112

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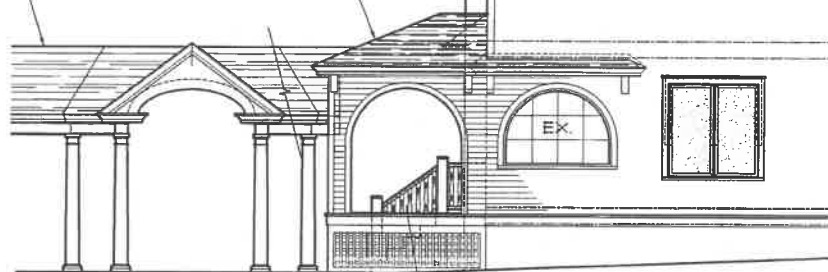
1 OF 3



**SOUTH ELEVATION**

SC.: 3/16" = 1'-0"

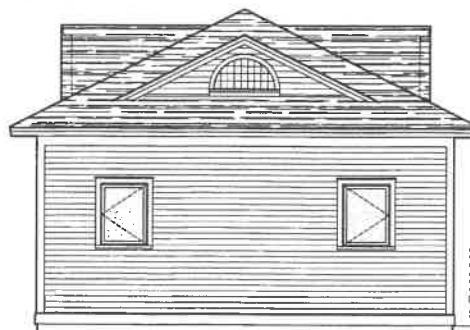
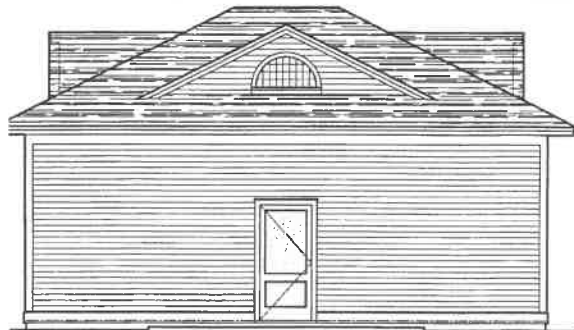
PROPOSED PORCH  
PROPOSED BREEZEWAY



**EAST ELEVATION**

SC.: 3/16" = 1'-0"

EXISTING STEPS



**EAST  
ELEVATION**

SC.: 3/16" = 1'-0"

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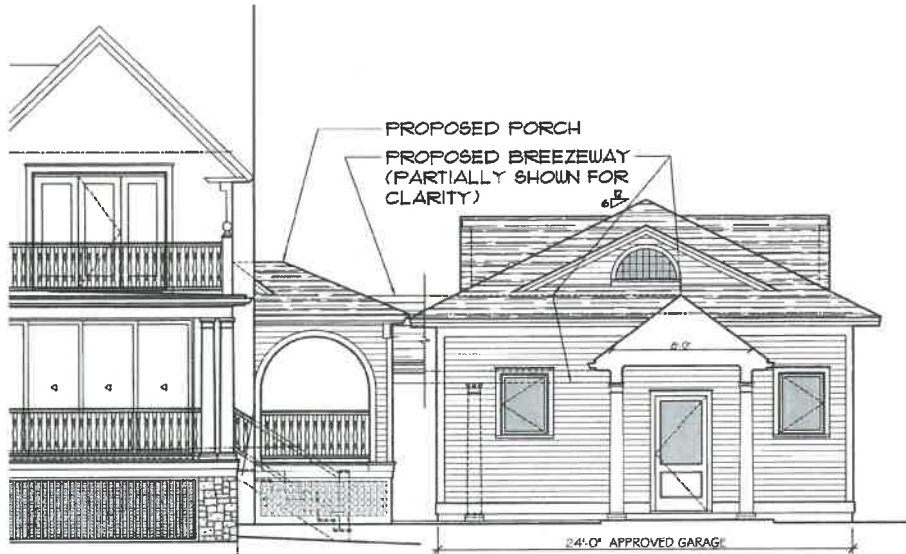
**architect**

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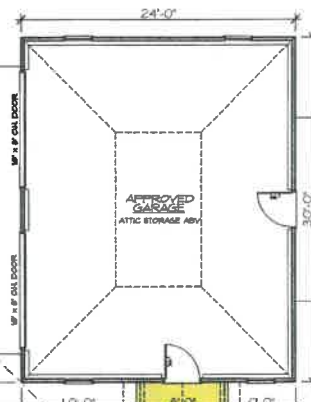


WEST ELEVATION

SC.: 3/16" = 1'-0"

FIRST FLOOR PLAN

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



# RENOVATION

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# architect

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