

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: Carl Tucker - Site Plan Review
2334 Thornton Grove South
Tax Map # 056.-03-14.0

NARRATIVE

The Tucker property is 25,077 SF in lot area, has 118 ft of lake frontage and 100 ft on Thornton Grove South in the RF District and Skaneateles Lake watershed. The property has a three-bedroom dwelling, two car carport, two sheds and shoreline dock on it. The house is currently non-conforming in that its deck is 38.8 ft from the lake line and south side yard is set back 9.8 ft where as 60 ft and 20 ft is required respectively. The carport has a 17.7 ft north side yard setback and 92.2 ft lake yard setback. The ISC is 19.2% and TSC is 22.2% where as 10% and 20% is required. The floor space is 5.6% where as 10.0% is allowed and the building footprint is 6.6% where as 6.0% is allowed. The Shoreline structures total 255 SF whereas 600 Sf is allowed. The property is served by an onsite septic system located at the west end of the lot and draws water from the lake.

This application is to add a second floor to the dwelling maintaining three bedrooms and keeping it on the same footprint. The carport will be extended 6 ft to the south over existing driveway and have walls added making it an enclosed garage with attic storage above. The garage will be no more non-conforming than the existing and the addition will be 100 ft from the lake. One of the sheds will be removed. The enlarged house and garage will have a combined potential living floor space of 9.5% where as 10% is allowed. The building footprint will be reduced from 6.6% to 6.5. The existing septic system will be improved with a conforming pump chamber and alarm system. An extra parking area will be removed from the driveway. The ISC will be reduced to 17.1 % and TSC to 20.1%. This is not Redevelopment in that no new structure footprint is being added. Two bio swales will be added to manage the reduced stormwater on site. Site Plan Review is required for the work within 200 ft of the lake

The bio-swales will be split to take storm water from the garage and driveway to the north and stormwater from the house and driveway to the south. It will detain and treat the storm water before it enters the lake. They have been sized based on the Town's Small Site Storm Water Management Guidelines and divided up proportionally with the coverage in the two areas. Silt curtains or sediment logs will be placed below the work areas to control any potential erosion.

(315) 685-8144

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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) Install the two bio-swales to catch storm water. Spread topsoil, seed and mulch with straw mats in the swales and bottom of the bio-swales.
- 4) Remove the north wing of the house (original cottage) and add new slab on grade foundation. Backfill and rough grade after slab is placed.
- 5) Construct first floor on north wing and the second-floor addition to the house.
- 6) Add two posts to carport addition and enclose with walls and roof trusses.
- 7) After siding and roofing are complete, install roof gutters and direct downspouts away from disturbed areas and to bio swales.
- 8) Remove tarvia parking area and shed.
- 9) After siding and trim on house and garage are complete, finish grading, spread topsoil, seed, plant landscape and mulch. Water during dry periods.
- 10) After lawn is established, remove silt fence, patch disturbed areas.

BIO-SWALE REQUIREMENT

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

WQV = WATER QUALITY VOLUME - CUFT

I = IMPERVIOUS SURFACE COVERAGE - 20.1 %

A = DRAINAGE AREA - 25,071 SF

$$WQV = \frac{(0.05 + 0.003 \times 20.1) \times 25,071 \text{ SF}}{12}$$

$$WQV = \frac{231 \times 25,071 \text{ SF}}{12}$$

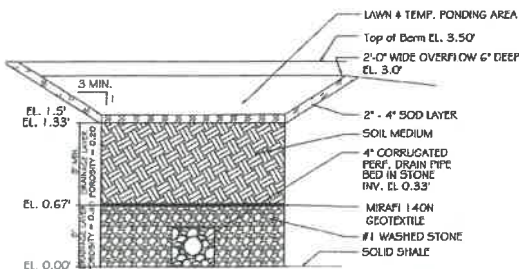
$$WQV = 483 \text{ CUFT}$$

BIO-SWALE SIZE - 322 SF x 18" DEEP = 483 CF

'A' - 8' x 23' x 18" = 276 CF

'B' - 150 SF x 18" = 225 CF

501 CF

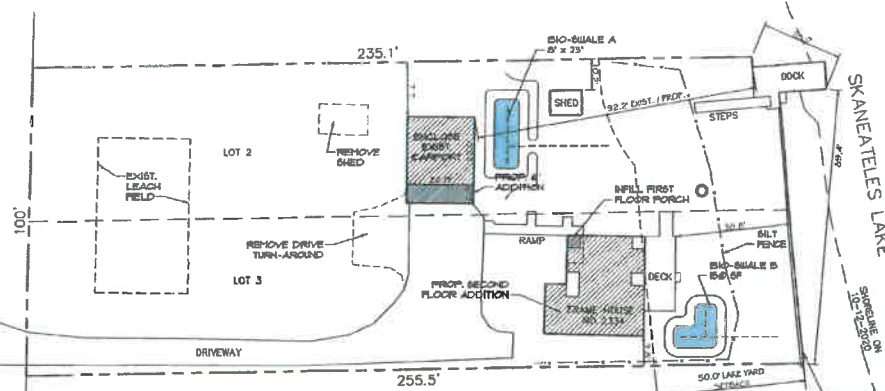


BIO-SWALE DETAIL

SC.: N.T.S.



THORNTON GROVE SOUTH



SITE PLAN

SC.: 1"=30'-0"

SITE INFORMATION IS OBTAINED FROM SURVEY DONE BY PAUL J. OLSZEWSKI P.L.S. DATED 10/13/2020 ADDITIONAL INFORMATION BY EGGLESTON & KRENZER ARCHITECTS

LOT AREA	25,071 SF
SHORELINE	118.0'

IMPERMEABLE COVERAGE		
	EXIST.	PROPOSED
HOUSE / PORCH	931 SF	931 SF
SHED	238 SF	81 SF
TARVA	3,085 SF	2,575 SF
RETAINING WALLS	75 SF	75 SF
CARPORT/GARAGE	483 SF	615 SF
FIREPLACE	6 SF	6 SF
TOTAL	4,818 SF	4,283 SF
% IMPERMEABLE	19.2 %	17.1 %

TOTAL SURFACE COVERAGE		
	EXIST.	PROPOSED
DECK	287 SF	287 SF
STEPS/RAMP	206 SF	206 SF
DOCK	255 SF	255 SF
PERMEABLE	748 SF	748 SF
IMPERMEABLE	4,283 SF	4,283 SF
TOTAL	5,566 SF	5,031 SF
% TAC	27.2 %	20.1 %

LAKE FRONT STRUCTURES		
	EXIST.	PROPOSED
STEPS/WALK	82 SF	82 SF
DOCK	255 SF	255 SF

POTENTIAL LIVING SPACE 2508 ALLOWED		
	EXISTING	PROPOSED
HOUSE		
1ST FLR	931 SF	931 SF
2ND FLR	0 SF	848 SF
CARPORT/GARAGE	483 SF	615 SF
TOTAL	1,414 SF	2,394 SF
% LIVING SPACE	5.6 %	9.5 %

FOOTPRINT 1504 ALLOWED		
	EXISTING	ALLOWED
HOUSE / PORCH	931 SF	931 SF
SHED	238 SF	81 SF
CARPORT / GARAGE	483 SF	615 SF
TOTAL	1,652 SF	1,627 SF

SITE PLAN:

CARL & LORETTA TUCKER
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architect

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PROJ: 20165

DATE:

26 MAY 2021

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EAST ELEVATION

1/8" = 1'-0"



NORTH ELEVATION

1/8" = 1'-0"



EAST ELEVATION

1/8" = 1'-0"



SOUTH ELEVATION

1/8" = 1'-0"

ADDITION

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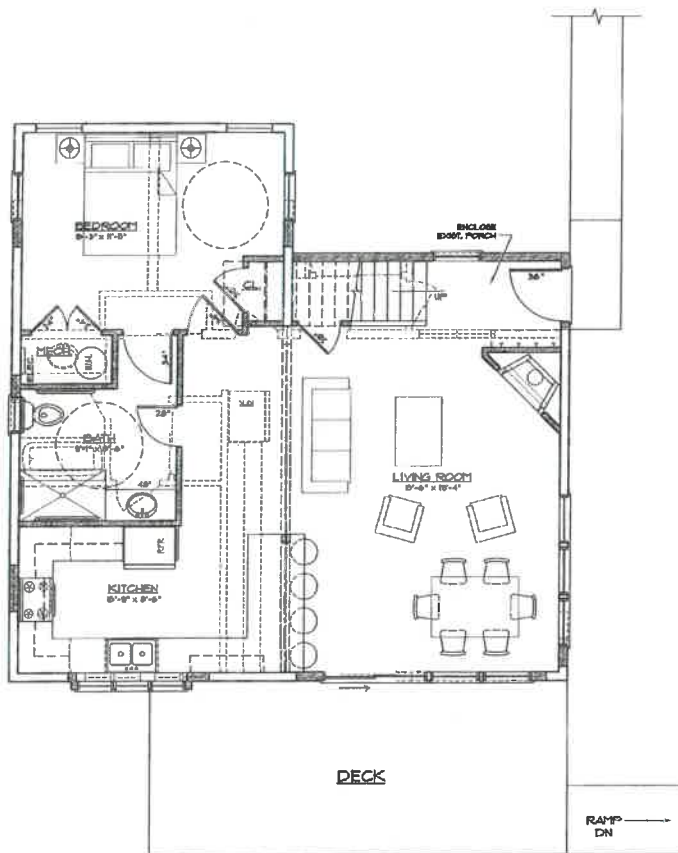
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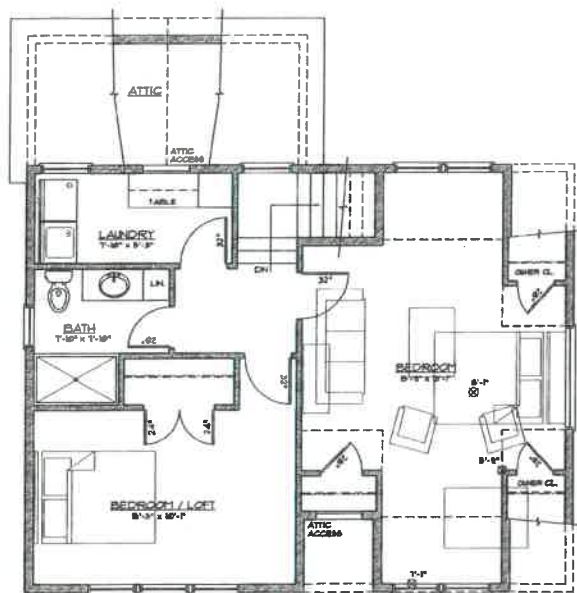
DATE:

14 APR 2021
23 APR 2021
28 MAY 2021

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FIRST FLOOR PLAN
3/16" = 1'-0" 931 SF LIVING



SECOND FLOOR PLAN
3/16" = 1'-0" 848 SF LIVING

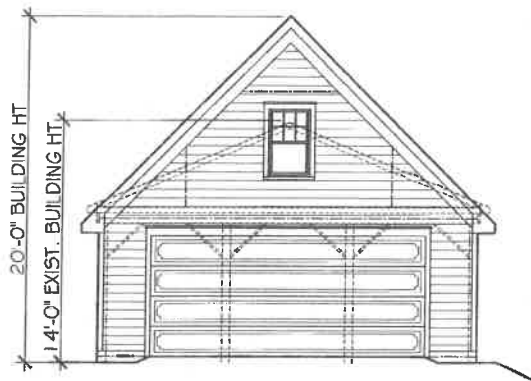
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SOUTH ELEVATION

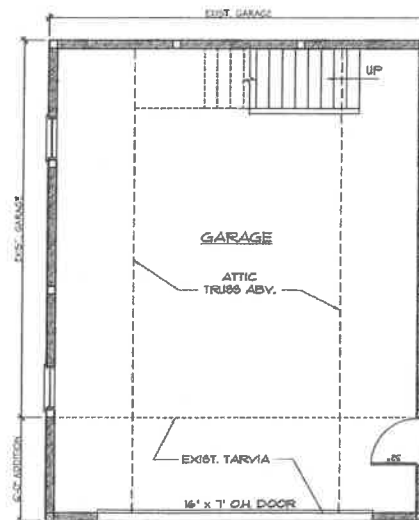
3/16" = 1'-0"



6'-0" ADDITION 22'-0" EXIST. GARAGE

WEST ELEVATION

3/16" = 1'-0"



GARAGE FLOOR PLAN

3/16" = 1'-0"

615 SF

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