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

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

March 5, 2026

Re: Peter Anderson and Kelly Fitzsimmons - Site Plan Review
1844 West Lake Road Tax Map # 062-01-05.0

NARRATIVE

The property at 1844 West Lake Road is 41,824 SF, has 90.14 ft of road frontage and 100.3ft lake frontage and is accessed by a shared driveway in the RF District and Skaneateles Lake watershed. The property has a 4 bed-room dwelling with attached, two car garage, decks and patio. The level lakefront has a boathouse/boar canopy with docks and a concrete on-shore patio. The on-shore structure is 432 SF and off-shore structure 1,431 SF. The ISC is 13.9% and TSC 14.4%. The dwelling has a 9.5 ft north side yard and conforms on the south side (>20% lot width) and 101.5 ft lakefront setback. Variances and Special Permits were granted in 2007 allowing 13.4% ISC

This application is to rebuild the single-family dwelling, on the existing basement foundation with 4 bedrooms and an attached two-car garage and porches. The north side yard will be increased to 9.9% and the lake yard increased to 102.7 ft. The driveway will be modified and reduced. The on-shore patio will be removed and no changes made to the off-shore structures. The ISC will be reduced to 13.4% allowed in 2007 and the Total Coverage will be 16.9% The new septic leach field will be placed on the west side of the property 350 ft from the lake and a well added by the house.

A bio-swales designed to treat the storm water before it enters the lake will be added north west of the house and garage. This has been sized based on the Town's Small Site Storm Water Management Guidelines. Silt fences will be placed below the work areas to control potential erosion.

CONSTRUCTION SEQUENCE

1) Install silt fence/sediment logs, maintain during construction.
2) Mark the septic leach field area to prevent construction traffic and staging from passing over it.
3) Remove the framed portions of the house and garage. Excavate for new foundation for the additions to the house, breezeway and new garage
4) Construct foundations and backfill after the first floor deck is installed.
5) Install septic tank and pump chamber. Rough grade and spread mulch over the disturbed areas.
6) During dry period, install septic field. Spread top soil, seed and mulch. Water as required.
7) Install the of the bio-swale to catch storm water during construction. Spread topsoil, seed and mulch with straw mats in the bottom of the bio-swales.
8) After siding and roofing are complete, install roof gutters and direct downspouts away from disturbed areas and to bio swales.
9) Remove existing driveway and parking area. Box out the final driveway and sidewalks.
10) After siding, trim and decks are complete, finish grading, spread topsoil, seed, plant landscape and mulch. Water during dry periods.
11) After lawn is established, remove silt fence, patch disturbed areas.

(315) 685-8144

BIO-SWALE REQUIREMENT

BIOv = (1.65 - 0.05 x I) x A
D

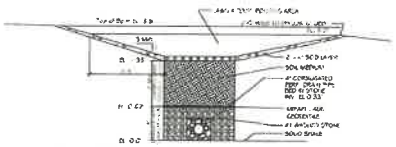
BIOv = WATER QUALITY VOLUME - CU.FT
I = IMPERVIOUS SURFACE COVERAGE - 13.4 %
A - DRAINAGE AREA - 14,824 SF

BIOv = (1.65 - 0.05 x 13.4) x 14,824 SF
D

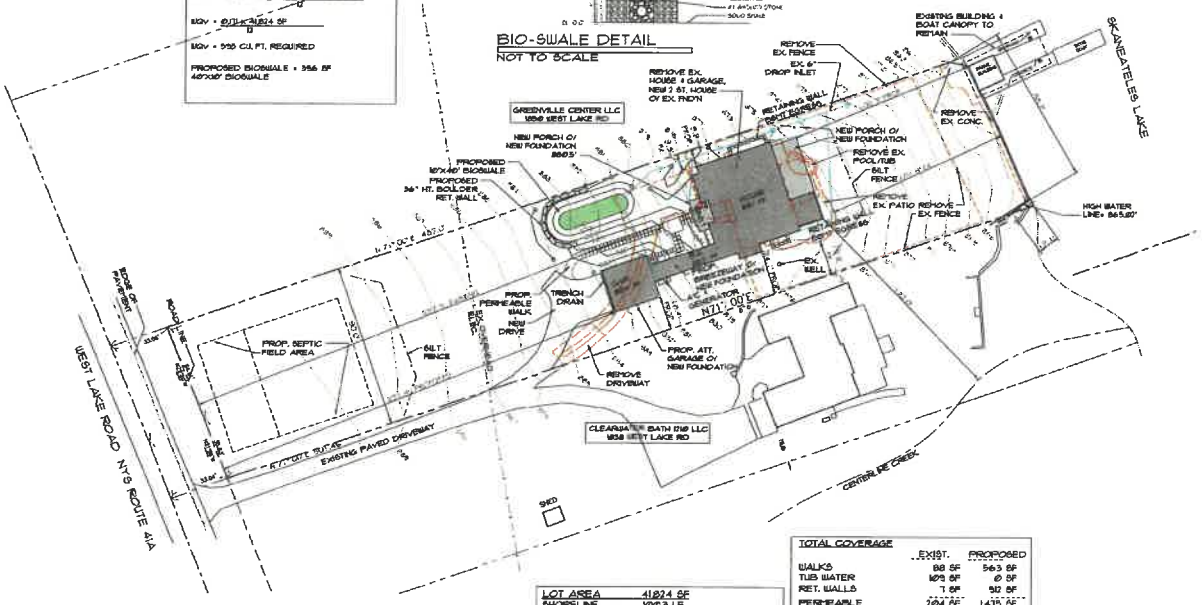
BIOv = 21,314.24 SF
D

BIOv = 355 CU.FT. REQUIRED

PROPOSED BIOSWALE = 396 SF
40'X10' BIOSWALE



BIO-SWALE DETAIL
NOT TO SCALE



LOT AREA	41,824 SF
SHORELINE	100.3 LF

IMPERMEABLE COVERAGE

	EXIST.	PROPOSED
HOUSE W/ GARAGE	2,835 SF	3,584 SF
DRIVE	1,314 SF	1,397 SF
PORCHES	464 SF	621 SF
PATIO	352 SF	0 SF
SLATE	93 SF	0 SF
CONCRETE	432 SF	0 SF
AC/GENERATOR (-16 SF)	4 SF	4 SF
TOTAL	5,834 SF	5,602 SF
% IMPERMEABLE	13.9 %	13.4 %

TOTAL COVERAGE

	EXIST.	PROPOSED
WALKS	188 SF	563 SF
TUB WATER	109 SF	0 SF
RET. WALLS	7 SF	512 SF
PERMEABLE	2,104 SF	1,415 SF
IMPERMEABLE	5,834 SF	5,602 SF
TOTAL	6,038 SF	7,081 SF
% TSC	14.4 %	16.9 %

ON-SHORE STRUCTURES

	EXIST.	PROPOSED
CONCRETE	432 SF	0 SF
TOTAL	432 SF	0 SF

OFF-SHORE STRUCTURES

	EXIST.	PROPOSED
DOCK	534 SF	534 SF
CANOPY/BLDG.	897 SF	897 SF
TOTAL	1,431 SF	1,431 SF

SITE PLAN
1" = 30'-0"

SITE INFORMATION IS OBTAINED FROM SURVEY DONE BY PAUL J. OLSZEWSKI, L.L.S. DATED 8/15/2024
ADDITIONAL INFORMATION BY EGGLESTON & KRENZER

SITE PLAN FOR:
PETER ANDERSON & KELLY FITZSIMMONS
1344 WEST LAKE ROAD
TN OF SKANEATELES, NY

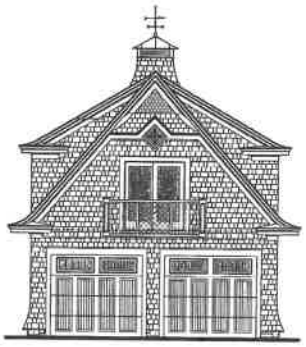
architect
EGGLESTON & KRENZER, ARCHITECTS PC
131 E. GENESEE STREET
SKANEATELES, NY 13152
(315) 685-0144

PROJ: 23239

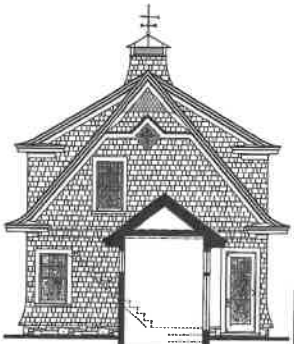
DATE:
5 MAR 2026

1 OF 1

WEST ELEVATION
SC: 1/4"=1'-0"



GARAGE WEST ELEVATION
SC: 1/4"=1'-0"



GARAGE EAST ELEVATION
SC: 1/4"=1'-0"

SOUTH ELEVATION
SC: 1/4"=1'-0"

EGGLESTON KRENZER ARCHITECTS, PC

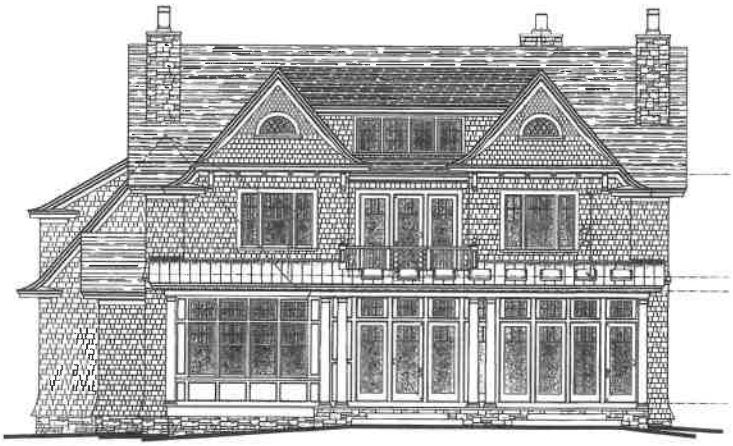
NEW HOUSE
PETER ANDERSON & KELLY FITZSIMMONS
TOWN OF SHANDAKEN, NY

DATE:
2 MAR 2020

PROJECT:
23239

1 OF 4

MAR 5, 2020



EAST ELEVATION

SC.: 1/4"=1'-0"

NORTH SIDE ELEVATION

SC.: 1/4"=1'-0"

EGGLESTON KRENZER ARCHITECTS, PC

NEW HOUSE

PETER ANDERSON & KELLY FITZSIMMONS

1244 WEST LAKE ROAD

TOWN OF SKANEATELES, NY

DATE:

5 MAR 2026

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2 OF 4

Marcus Read