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

September 6, 2024

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

Re: Mark and Sally Wilson, Site Plan Review
2408 Wave Way Tax Map# 056.-02-38.0

NARRATIVE

The Wilsons are under contract to purchase 2408 Wave Way that has 38,251 SF lot area, 120 ft frontage on Wave Way, a private road and has 129.2 lineal feet of shoreline. The lot has a moderate slope with a steep slope at the lake. A vegetative ditch is located along the north property line that turns into a watercourse as it approaches the lake. The property has a 4 bedroom dwelling, non-conforming, detached garage, patio, walkways, driveway and steps down to the boathouse and shore line structures. The property has a well and septic system installed in 2008 and is located in the RF district and Skaneateles Lake Watershed. The building foot print is 2,150 SF and living space 2,703 SF. The ISC is 16.6% and TSC is 18.7%. A special Permit was granted in 2008 to allow 15.75% ISC.

This application is to construct a second floor addition on the house maintaining 4 bedrooms, and replace the existing garage with living space/bonus room above. The house addition will be the same height as the existing second floor. The new garage will conform with a 25 ft side yard, 122 ft front yard and be 100 ft off the northeast watercourse. The total building footprint will be 2,263 SF (5.9% of the lot area) and living space will be 3,825 SF (10% of the lot area.) The driveway will be reduced so the ISC will conform at 15.75% and the TSC will be 18.8%.

The garage will have a trench drain at the garage door and the roof down spouts will be tied into the existing stormwater system installed in 2008. Silt fence or sediment logs will be used below the work area to control erosion during construction. Site plan review is required for construction within 200 ft of the lake.

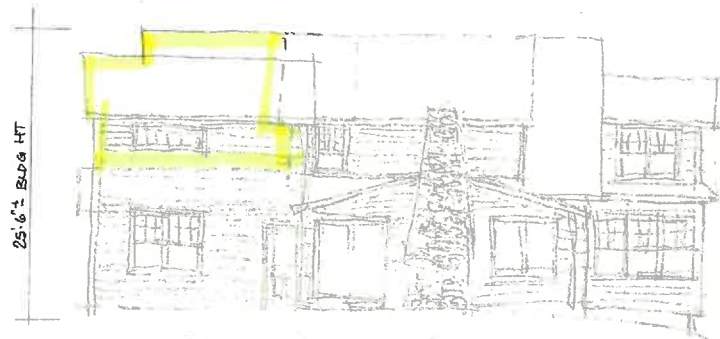
CONSTRUCTION SEQUENCE

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 base for the new driveway, remove the existing garage.
4. Excavate for the new garage and install the foundation.
5. Back fill and rough grade around the garage, spread straw over the disturbed area.
6. Frame the garage and house addition. Once the roof and fascia are complete, install the roof drains and tie into the existing stormwater system.
7. After siding and trim are complete, finish grading, install walkways. Remove the old driveway and box out the new driveway.
8. Spread topsoil, seed and mulch over disturbed areas. Water during dry periods.
9. After lawn is established, remove silt fence/sediment logs.

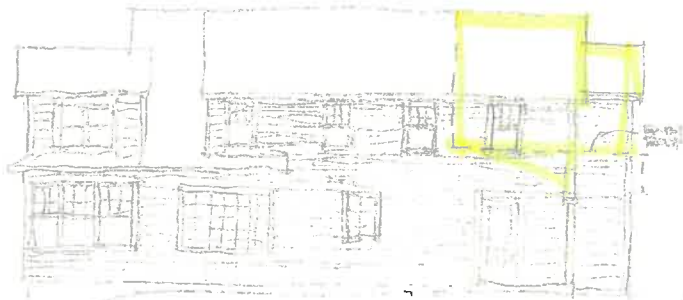
(315) 685-8144



WEST ELEVATION
7'0" x 12'0"



SOUTH ELEVATION
11'8" x 17'0"



NORTH ELEVATION
7'0" x 12'0"

HOUSE ADDITION:

MARK & SALLY WILSON
2408 WAVE WAY
TN OF SKANEATELES, NY

architect

EGGLESTON & KREMER, ARCHITECTS PC
1391 EAST GENESEE STREET
SKANEATELES, NY 13152
(315) 695-8144

PROJ: 24204

DATE:

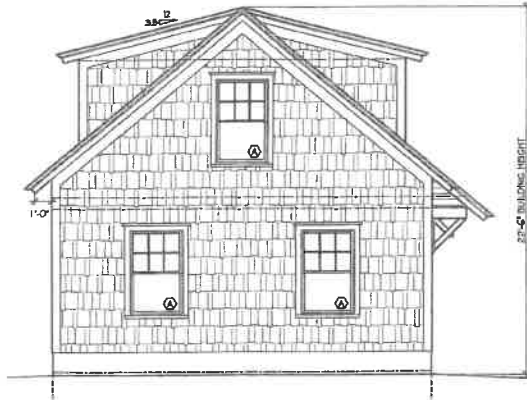
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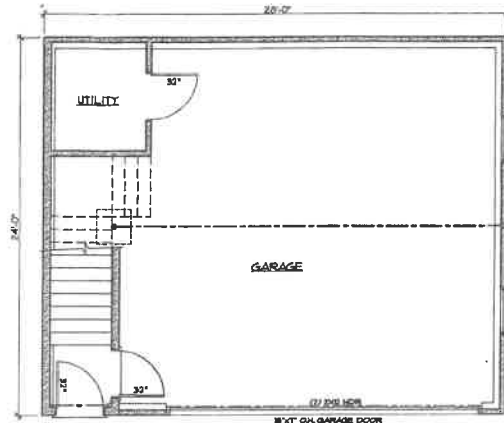


NORTH ELEVATION

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

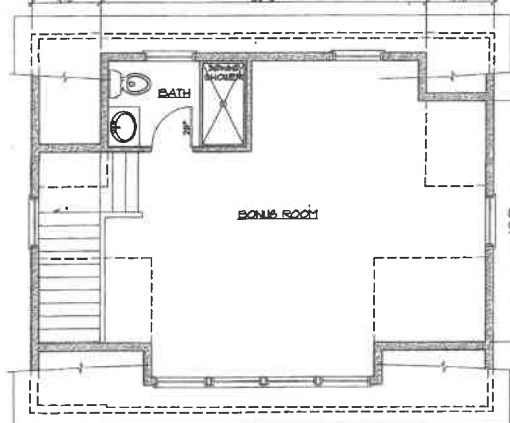


EAST ELEVATION



FIRST FLOOR PLAN

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



SECOND FLOOR PLAN

617 SF

NEW GARAGE:
MARK & SALLY WILSON
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