

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

April 1, 2026

Revised May 4, 2026

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

Re: Christopher Graham – Site Plan Review
4164 County Line Road - Tax Map # 024.-01-32.0

NARRATIVE

The property at 4164 County Line Road is 44.77 acres, has 770 ft of road frontage on County Line Road and is in the RR District. The property has an abandoned dwelling, dilapidated garage and shed and a barn foundation on it. Most of the property is natural success vegetation. The ISC and TSC is less than 1%.

This application is to remove the accessory structures and create a 'fill site' to receive hard fill and excavation materials from other sites in the area. The existing barn foundation will be buried in place. A 50 ft long construction drive, with large rock will be established at the south driveway for dump trucks to enter and exit the site. **Entry gates will be added to each driveway to control access.** Top soil from the 40,000 SF fill area will be stock piles in the SE corner of the fill area and seeded with rye grass with a silt fence placed at its base. This will used as each phase is capped and stabilized.

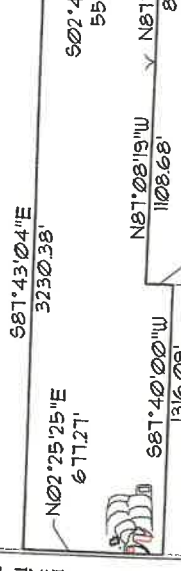
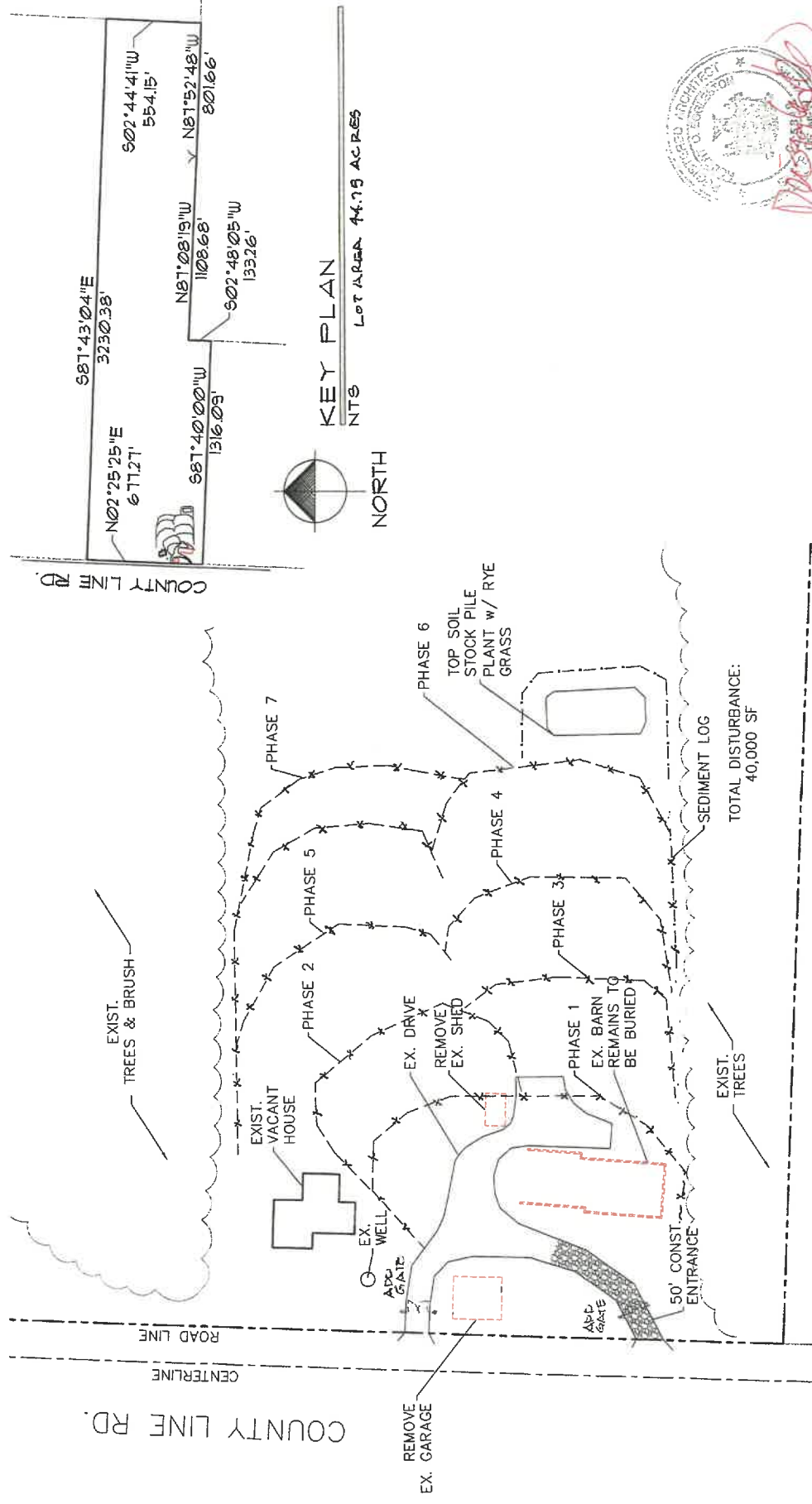
Hard fill and excavation materials will be brought on site and periodically graded into place as needed in seven or more different phases. A bulldozer will be kept on site for this task. Each area may have as much as 6 feet of fill placed over it. Each phase will have a silt fence or sediment logs placed below the work area. Twice a year, in late spring and early fall the current fill area will be seeded with rye grass to stabilize it. As each phase is completed, topsoil will be spread on the area and final seeding of a native flower and grass mix will occur. It is estimated that a total of 75,000 yards of material will be accommodated on site that will allow local projects to have a site close by to take their excess excavation materials.

CONSTRUCTION SEQUENCE

- 1) Install silt fence, maintain during each phase.
- 2) Place large stones to establish a construction driveway on the south driveway.
- 3) **Construct entry gates at each driveway.**
- 4) Stock pile the top soil from the 40,000 SF fill area and seed with rye grass.
- 5) Establish the silt for each phased area and maintain during that phase.
- 6) Receive hard fill and excavation material and grade into place as required.
- 7) In late spring and early fall seed the fill area to stabilize .
- 8) As each phase is completed, spread topsoil, seed and mulch for final stabilization.
- 9) Set up new silt fence below the next phased fill area.
- 10) After as ground cover is established, remove silt fence.

(315) 685-8144

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KEY PLAN
NTS
LOT AREA 44.79 ACRES



SITE PLAN
S.C.: 1"=50'-0"
SITE INFORMATION IS OBTAINED FROM SURVEY
DONE BY DON WATKINS LAND SURVEYING,
P.L.L.C. DATED 01/23/2020
ADDITIONAL INFORMATION BY EGGLESTON &
KRENZER ARCHITECTS P.C.



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

SITE PLAN
CHRIS GRAHAM
4164 COUNTY LINE RD.
TN. OF SKANEATELES, NY

PROJ.: 25322
DATE: 1 APR 2026
4 MAY 2026
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