

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

April 3, 2026

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

Re: James and Kimberly Tracy – Site Plan Review and Lot Line Relocation
2833 Shamrock Road
Tax ID # 036.-02-02.1 and 036-02-06.1

NARRATIVE

The Tracy property is 15.82 acres and has 1,175 ft of road frontage. It has the Tracy's dwelling and several buildings used for the service business, Lake County Construction and Contour, LLC. A special permit was granted in 2012 and amended in 2020 and 2024 with area a variance for the use of 18,110 SF of buildings and 17,055 SF of exterior space to be used for the service business. An active farm field is along the north side of the property and 3 acres of hardwood forest in the SW corner. A small pond and federal wetland are in the SE corner of the property. The property is in the RF zoning district and a small portion of the lot is in the Skaneateles Lake Watershed. A lot line relocation was approved in 2024 as well to make the lot 17.35 acres but was not filed. As a result, the ISC is 10.5% and TSC is 10.7%.

This application is to remove a 231 SF donkey barn and construct a 20 ft x 32 ft Accessory dwelling with an 8 ft x 20 ft porch for a total of 990 SF living space, one bedroom dwelling. A new septic system is being designed for this dwelling. The accessory dwelling will tie into the existing well. Slight modification will be made to the driveway. In that the previous lot line relocation had not been filed, reapproval of that application is requested. The primary lot will be 17.35 acres and the adjacent vacant lot will be 9.7 acres. The proposed ISC is 9.7% and TSC 10.8% for the primary lot.

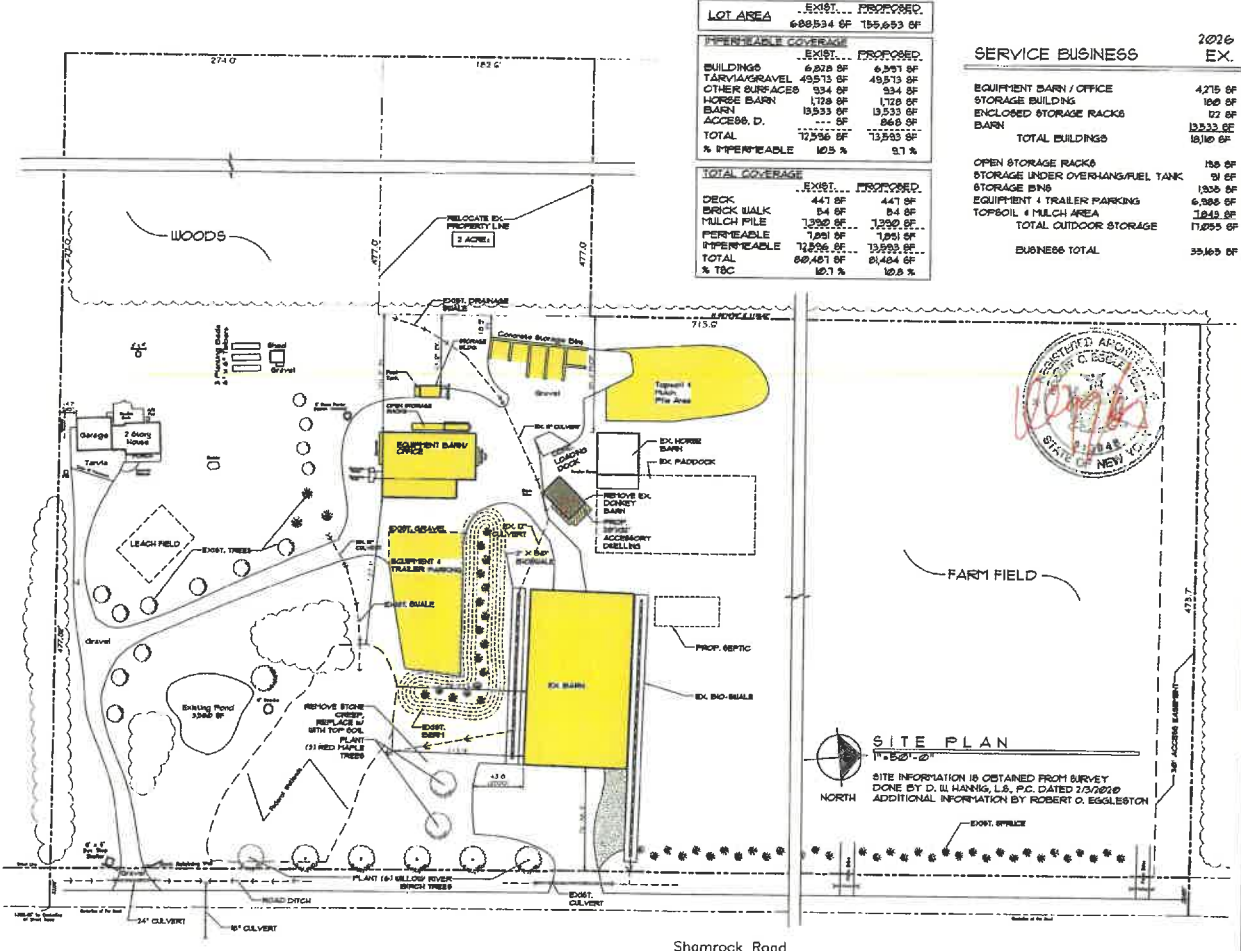
Silt fence or sediment logs will be placed below the work area to prevent any erosion during construction. The existing site is served by bioswales that will manage the additional 997 SF of ISC.

CONSTRUCTION SEQUENCE

1. Place silt fence/sediment logs below the area to be disturbed, maintain during construction.
2. Remove donkey barn.
3. Modify building pad for new accessory dwelling.
4. Install posts for the building.
5. Construct post frame structure, complete roof and siding. Place stone drip strip under eaves.
6. During dry period, install new septic system.
7. Finish grading, place topsoil, seed and mulch over disturbed areas. Water during dry periods.
8. After ground cover and lawns are established, remove silt fence.

(315) 685-8144

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LOT AREA	EXIST.	PROPOSED
	68894 SF	156693 SF
PERMEABLE COVERAGE		
	EXIST.	PROPOSED
BUILDINGS	6278 SF	6291 SF
TAR/VA GRAVEL	49513 SF	49513 SF
OTHER SURFACES	934 SF	934 SF
HORSE BARN	1728 SF	1728 SF
BARN	13533 SF	13533 SF
ACCES. D.	---	868 SF
TOTAL	17596 SF	135933 SF
% IMPERMEABLE	10.3 %	9.1 %
TOTAL COVERAGE		
	EXIST.	PROPOSED
DECK	447 SF	447 SF
BRICK WALK	84 SF	84 SF
MULCH PILE	1390 SF	1390 SF
PERMEABLE	1091 SF	1091 SF
IMPERMEABLE	12506 SF	135933 SF
TOTAL	60461 SF	81484 SF
% TEC	10.1 %	10.9 %

SERVICE BUSINESS	2026 EX.
EQUIPMENT BARN / OFFICE	4216 SF
STORAGE BUILDING	106 SF
ENCLOSED STORAGE RACKS	12 SF
BARN	13533 SF
TOTAL BUILDINGS	18167 SF
OPEN STORAGE RACKS	186 SF
STORAGE UNDER OVERHANG/FUEL TANK	51 SF
STORAGE BIN	1306 SF
EQUIPMENT + TRAILER PARKING	6388 SF
TOPSOIL + MULCH AREA	1842 SF
TOTAL OUTDOOR STORAGE	11895 SF
BUSINESS TOTAL	35168 SF



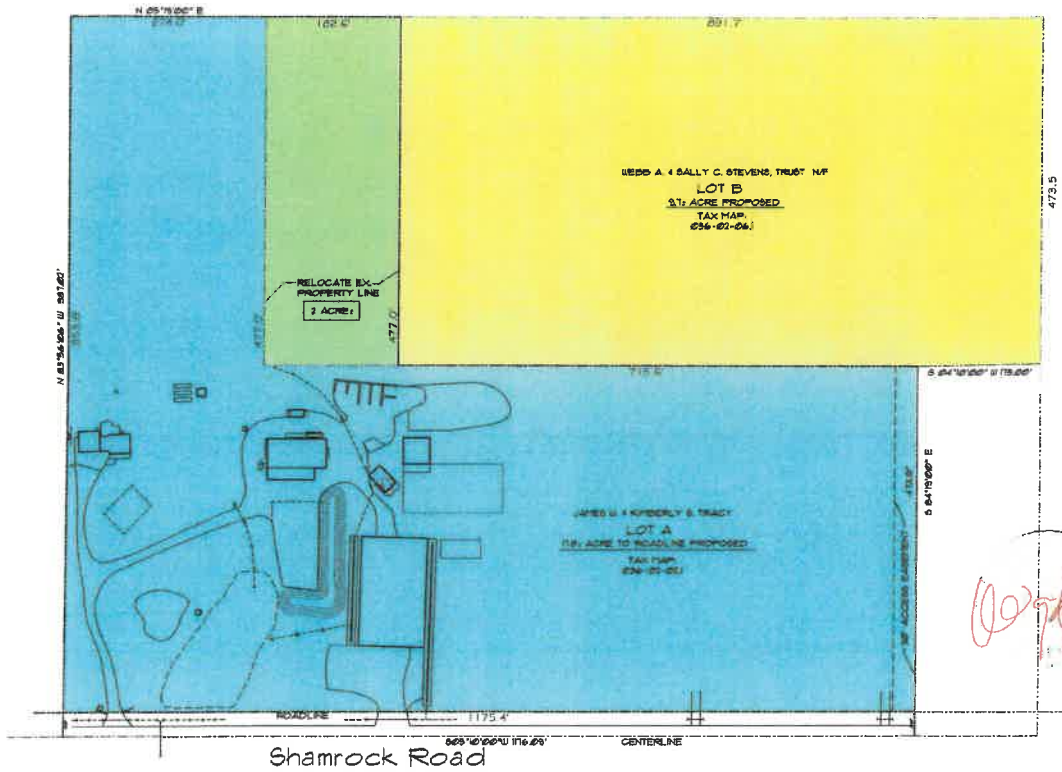
SITE PLAN
 1" = 50'-0"
 SITE INFORMATION IS OBTAINED FROM SURVEY
 DONE BY D. W. HANING, L.S., P.C. DATED 2/3/2024
 ADDITIONAL INFORMATION BY ROBERT O. EGGLESTON

**SITE PLAN FOR: UNACOUNTRY-
 CONSTRUCTION + CONTOUR, LLC**
 JIM & KIM TRACY
 2633 SHARROCK ROAD
 TN. OF SHARROCKTILES, NY

architect
 EGGLESTON + GEBNER, ARCHITECTS PC
 1301 EAST GENESSEE STREET
 SHARROCKTILES, NY 13152
 (315) 465-9144

PROJ: 26030

DATE:
 21 FEB 2024
 3 APR 2024



SKETCH PLAN
 1"=50'-0"
 SITE INFORMATION IS OBTAINED FROM SURVEY
 DONE BY D. W. HARRIS, L.S., P.C. DATED 12/27/2022
 ADDITIONAL INFORMATION BY EGGLESTON & KRENZER ARCHITECTS, P.C.
 NORTH

	EXIST.	PROPOSED
LOT A:	688,534 SF (15.8+ ACRE)	185,683 SF (4.2+ ACRE)
LOT B:	479,274 SF (11.1+ ACRE)	347,359 SF (8.1+ ACRE)

LOT LINE RELOCATION:
 WEBB A. & BALLY C. STEVENS, TRUST
 SHAMROCK RD.
 TAX MAP: 036-02-04
 TAX MAP: 036-02-04

architect
 EGGLESTON & KRENZER, ARCHITECTS PC
 1381 EAST GENESEE STREET
 SHAMROCK, NY 11782
 (815) 695-0144

PROJ: 24047
 DATE:
 21 FEB 2024
 5 APR 2024

2 OF 2