
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.

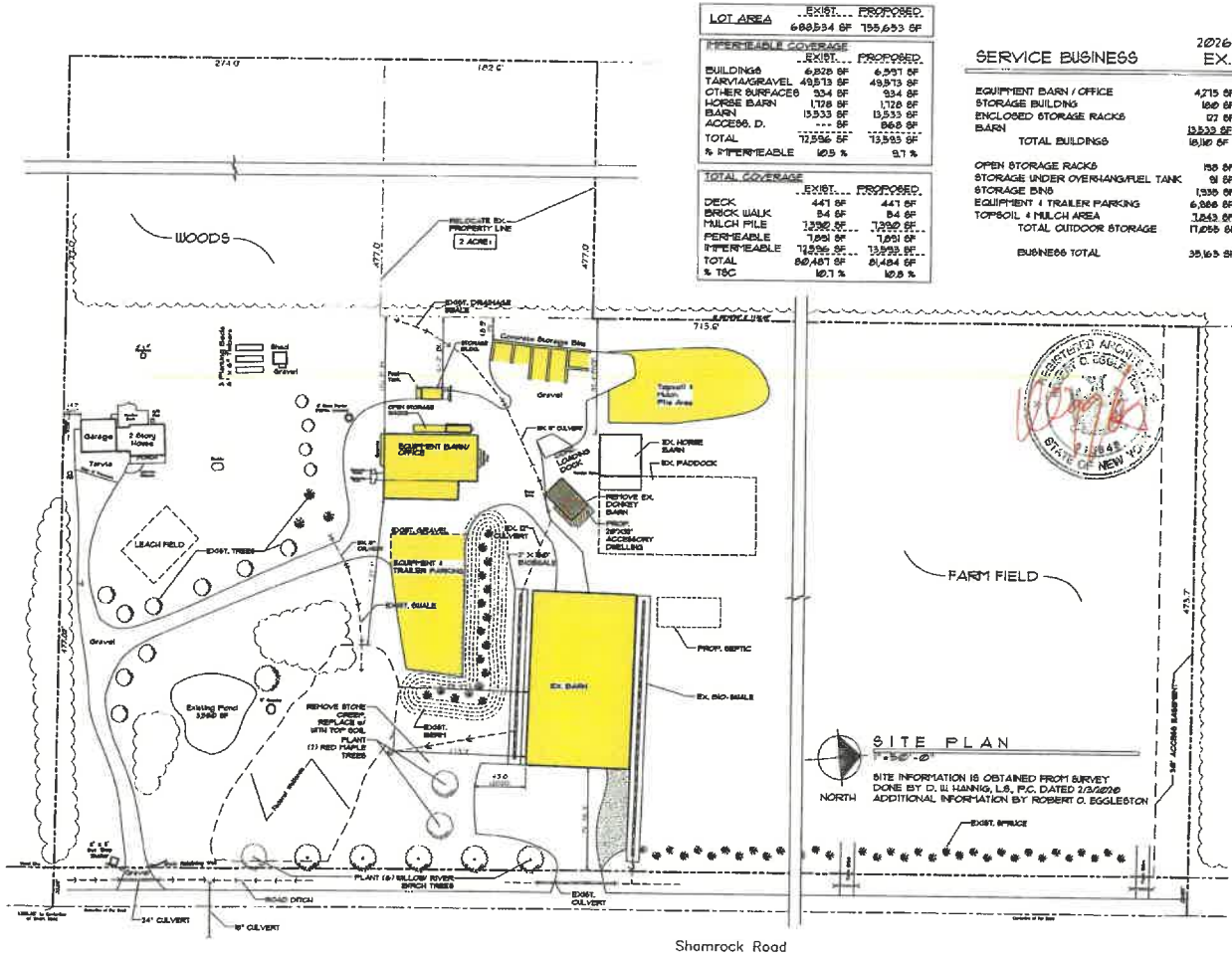
Silt fence or sediment logs will be placed below the work area to prevent any erosion during construction. The existing site is served by bioswales that will manage the additional 997 SF of ISC.

CONSTRUCTION SEQUENCE

1. Place sit 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
	688,534 SF	155,653 SF
PERMEABLE COVERAGE		
BUILDINGS	6,878 SF	6,297 SF
TAR/PAVEMENT	48,913 SF	49,973 SF
OTHER SURFACES	334 SF	334 SF
HORSE BARN	1,728 SF	1,728 SF
BARN	13,533 SF	13,533 SF
ACCESS. D.	---	868 SF
TOTAL	71,386 SF	75,633 SF
% PERMEABLE	10.3 %	9.1 %
TOTAL COVERAGE		
DECK	441 SF	441 SF
BRICK WALK	84 SF	84 SF
MULCH PILE	7,292 SF	7,292 SF
PERMEABLE	7,821 SF	7,821 SF
IMPERMEABLE	71,566 SF	73,543 SF
TOTAL	86,487 SF	89,484 SF
% TBC	10.1 %	10.6 %

SERVICE BUSINESS	2026	EX.
EQUIPMENT BARN / OFFICE	4,715 SF	
STORAGE BUILDING	1,000 SF	
ENCLOSED STORAGE RACKS	17 SF	
BARN	13,533 SF	
TOTAL BUILDINGS	19,265 SF	
OPEN STORAGE RACKS	750 SF	
STORAGE UNDER OVERHANG/FUEL TANK	91 SF	
STORAGE BINS	1,300 SF	
EQUIPMENT & TRAILER PARKING	6,968 SF	
TOPSOIL & MULCH AREA	1,243 SF	
TOTAL OUTDOOR STORAGE	11,055 SF	
BUSINESS TOTAL	35,165 SF	

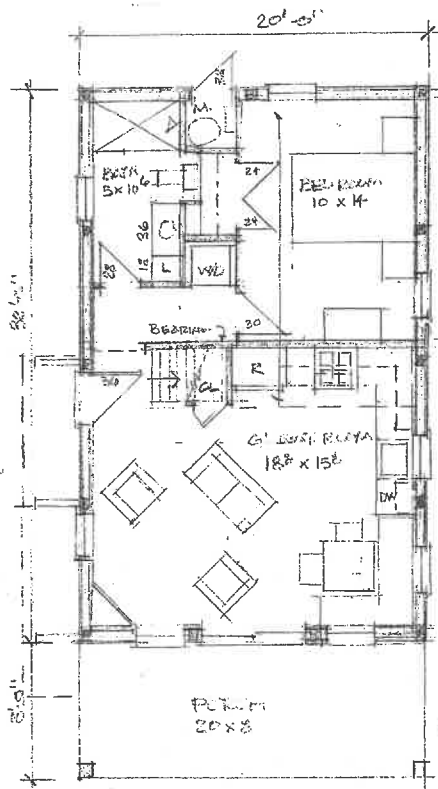


SITE PLAN FOR: LAKE COUNTRY-
CONSTRUCTION & CONTOUR, LLC
JIM & KIM TRACY
2833 SPANROCK ROAD
TIN. OF SHARONVILLE, NY

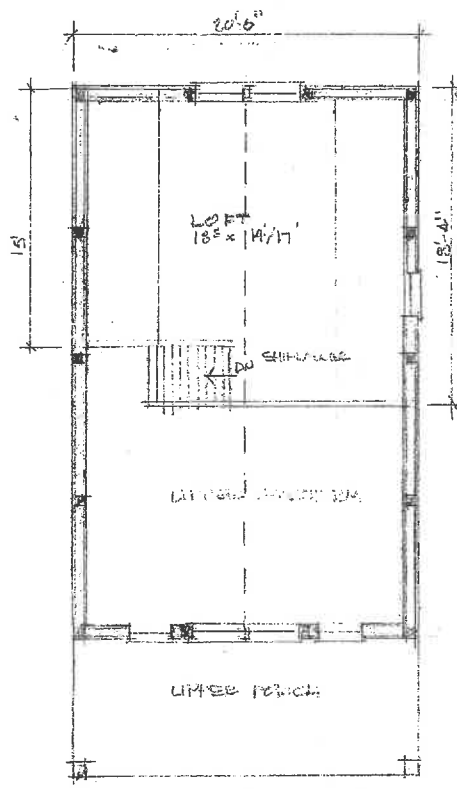
Architect
EGGLESTON & KENNEDY, ARCHITECTS P.C.
130 WEST GENESSEE STREET
SHARONVILLE, NY 13152
(518) 485-9144

PROJ: 20600

DATE:
21 FEB 2024
3 APR 2024



MAIN FLOOR PLAN
3/16/2026 640 SF



LOFT PLAN
3/16/2026 (350 SF)



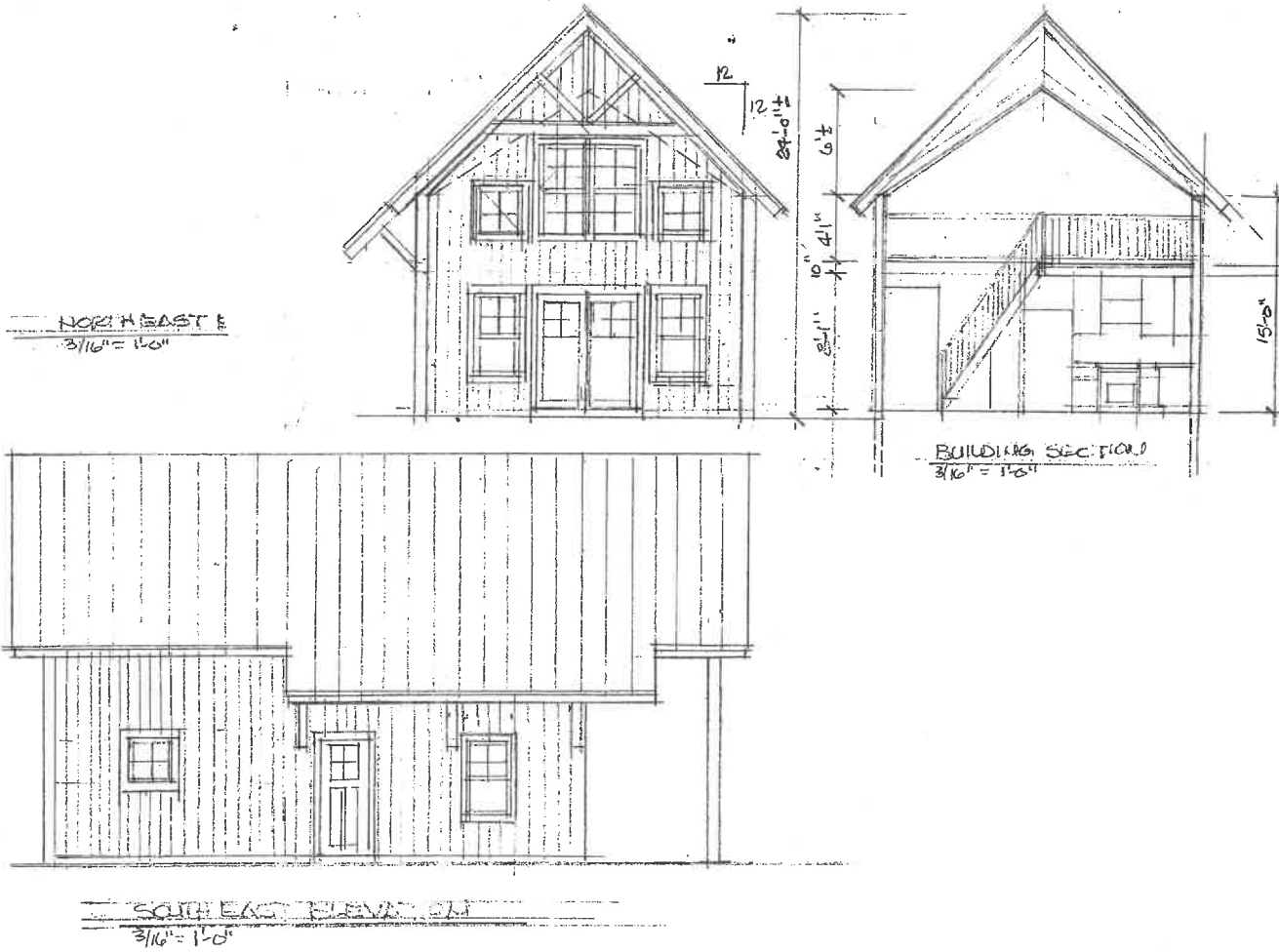
EGGLESTON
KRENZER
ARCHITECTS
100 EAST GARDNER STREET
ROCHESTER, NY 14607
TEL: 585-424-1144

ACCESSORY DWELLING
JIM & KIM TRACY
2833 SHAMROCK RD.
TOWN OF SKANEATELES, NY

DATE:
3 APR 2026

PROJECT:
26050

1 OF 2



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