
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

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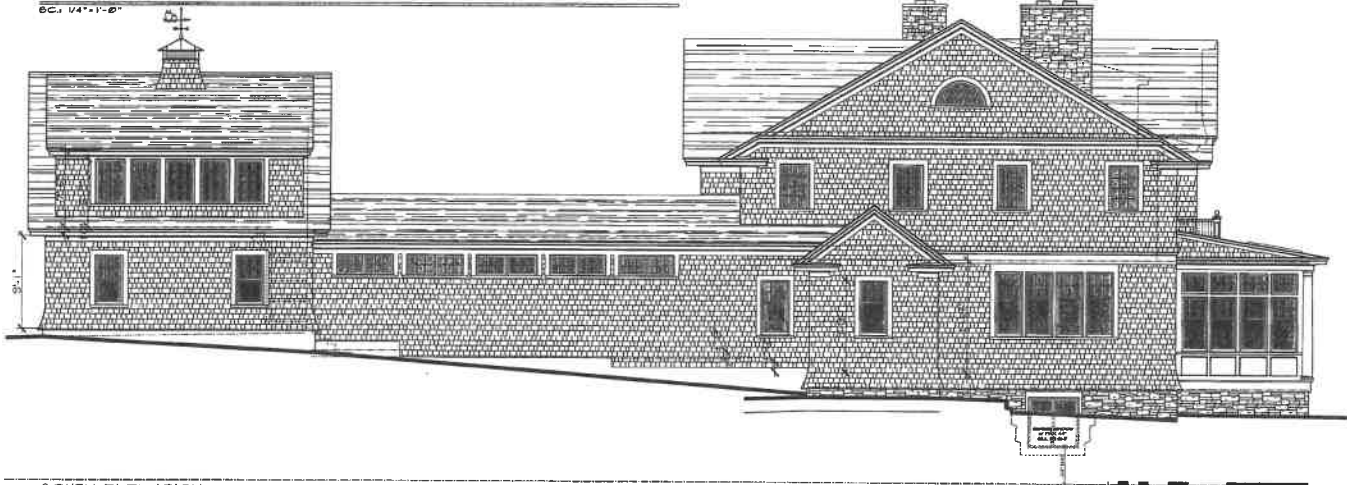
WEST ELEVATION
S.C. 1/4" = 1'-0"



GARAGE WEST ELEVATION
S.C. 1/4" = 1'-0"



GARAGE EAST ELEVATION
S.C. 1/4" = 1'-0"



SOUTH ELEVATION
S.C. 1/4" = 1'-0"



EGGLESTON
KREISER
ARCHITECTS, P.C.
ARCHITECTS
1000 WEST LAKE ROAD
SPRINGFIELD, NY 12158

PROJECT NO. 23239
DATE: 3 MAR 2022

NEW HOUSE
1000 WEST LAKE ROAD
SPRINGFIELD, NY 12158

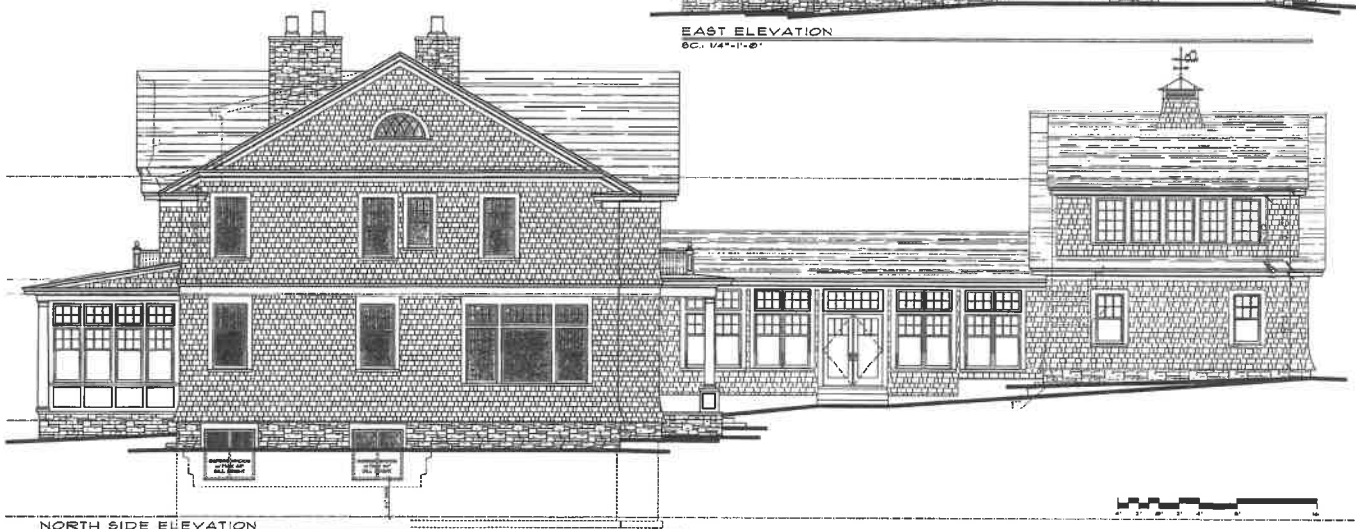
DATE: 3 MAR 2022

PROJECT: 23239
10F4

MAR 5, 2022



EAST ELEVATION
 SC. 1/4"=1'-0"



NORTH SIDE ELEVATION
 SC. 1/4"=1'-0"



EGGLETON
 KEEFER
 ARCHITECTS, P.C.
 100 WEST 10TH STREET
 NEW YORK, NY 10011

DATE: 03/05/2024

NEW HOUSE
 PETER AND BOB WAGNER OF FITZSIMMONS
 TOWN OF SPRINGFIELD, NY

DATE: 03/05/2024

PROJECT: 23239

2 OF 4

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