

Tax Map ID#051.-02-10.0

NOTICE OF HEARING

PLEASE TAKE NOTICE that pursuant to Section 148-4, 148-5 148-6 148-7 148-8 and 148-10 of the Zoning Law of the Town of Skaneateles 2020 and Section 274-a and 274-b Town Law of the State of New York, the Planning Board of the Town of Skaneateles will hold a Public Hearing on the application of Bradley & Kelly Wilson for a Special Permit/Site Plan Review.

The application is to replace the existing detached garage with a new detached garage including a second floor accessory dwelling .

The property in question is located at 2949 West Lake Road in the Town of Skaneateles, New York and bears Tax Map ID#051.-02-10.0.

A copy of the application is available for inspection at the Town Hall, 24 Jordan Street, Skaneateles, New York.

SAID HEARING will be held on *Tuesday May 20, 2025 at 6:40 p.m.* at the Town Offices, 24 Jordan Street, Skaneateles, New York or electronically as required by local and/or Executive Orders applicable to COVID 19. At that time all people will be heard or have an opportunity to provide written comment on this application.

Donald Kasper, Chair
Planning Board -Town of Skaneateles
Dated: May 7, 2025

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

March 27, 2025

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

Re: Bradley and Kelly Wilson -
Special Permit/Site Plan Review
2949 West Lake Road

Tax Map# 051.-02-10.0

NARRATIVE

The Wilson property is 73,265 SF with 229 ft of frontage on West Lake Road. It is improved with a single family dwelling, detached garage, deck, walkways, septic system, well and driveway. The building footprint is 3,163 SF and the property is 1,600 ft from the lake. The ISC is 10.2% and TSC is 10.5%. The property is in the RF zoning district and Skaneateles Lake watershed. The detached garage is in poor condition.

This application is to remove the detached garage and replace it with a 26' x 36' two car garage with a one-bedroom accessory dwelling on the second floor that is 1,000 SF. A 10' x 12' deck is off the north side of the new dwelling. An existing impermeable walkway will be replaced with a permeable walkway. A new septic system is being designed for the accessory dwelling. The resulting ISC will be 10.0% and TSC 10.8%. In that the property is less than two acres, a Special Permit is required for the accessory dwelling.

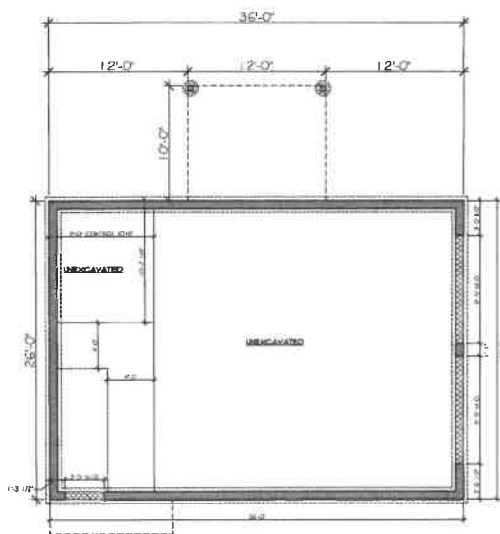
Silt fence will be placed below the work area to control any potential erosion during construction. The accessory dwelling will utilize the existing dwelling's well and electric service.

CONSTRUCTION SEQUENCE

1. Install silt fence or sediment logs below work area, maintain during construction. Mark proposed septic area with a fence to protect from construction traffic and storage.
2. Remove the existing detached garage and excavate for new foundations.
3. Construct new foundation and back fill. Frame new structure.
4. After roof and fascia are complete, install roof gutters and direct downspout away from disturbed areas.
5. During dry period, install new leach field system.
6. After siding and trim are complete, block out final driveway and walkways. Finish grading, spread topsoil, seed and mulch over any disturbed areas. Water during dry periods.
7. After lawn is established, remove silt fence/sediment logs.

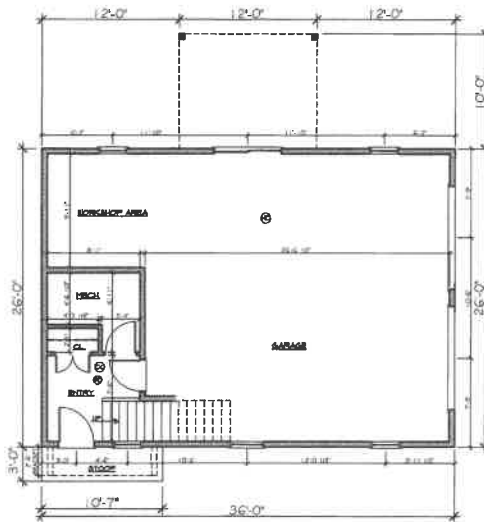
(315) 685-8144

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FOUNDATION PLAN

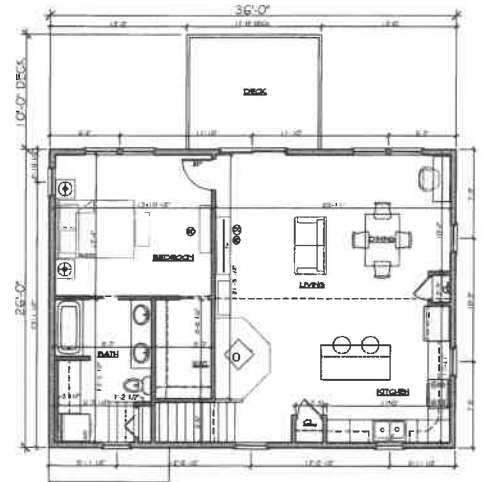
1/8" = 1'-0"



FIRST FLR PLAN

1/8" = 1'-0"

ENTRY: 64 SF.
GARAGE: 872 SF.



SECOND FLR PLAN

1/8" = 1'-0"

LIVING: 936 SF.

architect

EGGLESTON & KRENZER ARCHITECTS, P.C.
1391 EAST GENESEE STREET
SKANEATELES, NY 13152
(315) 685-8144

**GARAGE/ACCESSORY
APARTMENT:**

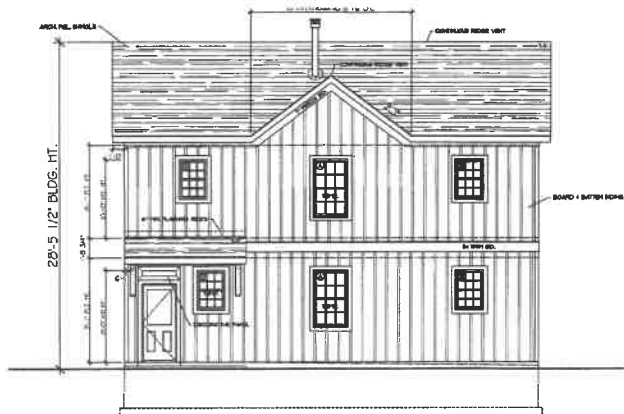
BRADLEY & KELLY WILSON
2949 WEST LAKE ROAD
TN. OF SKANEATELES, NY

PROJ: 24082

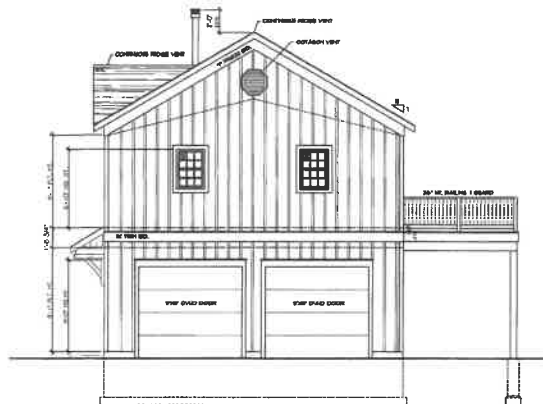
DATE:

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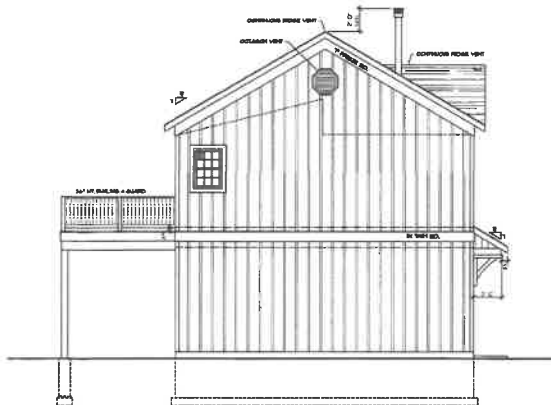
SOUTH ELEVATION
1/8" = 1'-0"



EAST ELEVATION
1/8" = 1'-0"



NORTH ELEVATION
1/8" = 1'-0"



WEST ELEVATION
1/8" = 1'-0"

GARAGE/ACCESSORY

APARTMENT:
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