
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 12, 2024

Re: Michelle and Michael Domke – Special Permit
1013 The Lane- Tax Map # 050.-01-25.0

NARRATIVE

The property at 1013 The Lane is 40,282 SF and has 150 ft of road frontage on The Lane, a private road, in the RF District and Skaneateles Lake watershed. It is 861 ft from the lake. The property has a four-bedroom single family dwelling, attached garage, porches, shed and patio on it. The building foot print is 2,149 SF. The current ISC is 12.9% and TSC is 17.2%. The property has a septic system on it and draws water from the lake.

This application is to construct an attached 23 ft x 24 ft garage with space above to enlarge the existing primary bedroom and remodel the existing garage into an entrance, mudroom and living space. The driveway will be slightly modified. The addition and house meet all the required setbacks. The height will be 24 ft. The total building footprint will be 2,695 SF. The ISC will remain at 12.9% and TSC will be 17.6%. This is similar to neighboring properties.

In that this is within 1,500 ft of the Lake and the building footprint exceeds 2,500 SF, Site Plan Review is required. Silt curtains or sediment logs will be placed below the work areas to control any potential erosion. A 12 ft x 31 ft bioswale will take storm water from the existing house and new garage and treat it before releasing it into the ditch to the north that is currently taking the drainage.

In addition, the owner is prepared to make a payment into the Town's Land and Development Rights Acquisition Fund for the balance of the land necessary to make the ISC 10%. The 5,188 SF ISC requires a 51,880 SF lot to be at 10% ISC. This is 11,598 SF of additional land and at \$1.09/SF would result in a payment of \$12,641.82 to the Town's LDRA Fund.

CONSTRUCTION SEQUENCE

- 1) Install silt fence, maintain during construction.
- 2) Mark the septic leach field area to prevent construction traffic and staging from passing over it.
- 3) Install bio swale and drain lines to the existing and proposed roof gutters. Seed and mulch. Water during dry periods
- 4) Excavate for new garage foundation. Back fill and rough grade disturbed areas.
- 5) Construct the garage and second floor addition.
- 6) After siding and roofing are complete, install roof gutters and tie into bio swale drains.
- 7) Box out the final driveway and sidewalks.
- 8) Finish grading, spread topsoil, seed, plant landscape and mulch. Water during dry periods.
- 9) After lawn is established, remove silt fence, patch disturbed areas.

(315) 685-8144

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(10/2/24)

BIO-SWALE REQUIREMENT

$$WQV = \frac{(0.05 + 0.009 \times I) \times A}{12}$$

WQV = WATER QUALITY VOLUME - CUFT
 I = IMPERVIOUS SURFACE COVERAGE - 12.9 %
 A - DRAINAGE AREA - 40282 SF

$$WQV = \frac{(0.05 + 0.009 \times 12.9) \times 40282 SF}{12}$$

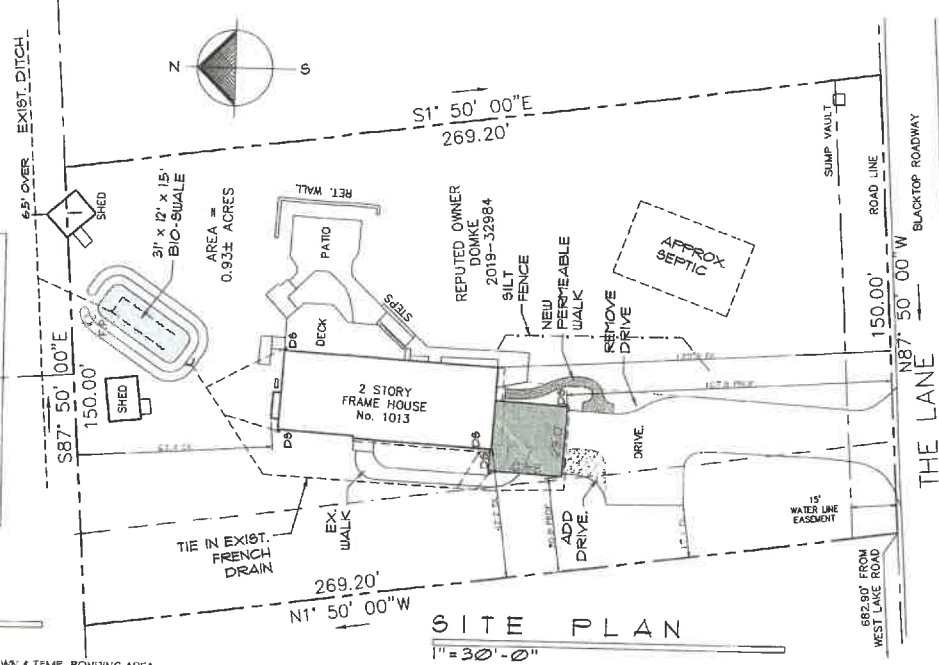
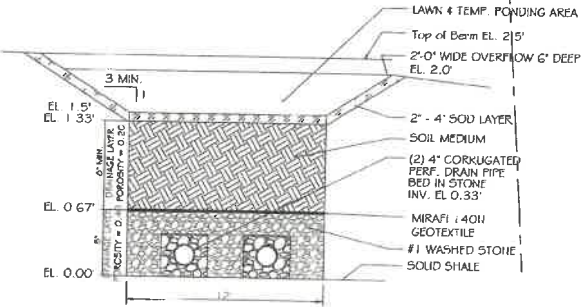
$$WQV = \frac{1661 \times 40282 SF}{12}$$

$$WQV = 558 CUFT$$

BIO-SWALE SIZE - 12' x 31' x 15" DEEP = 558 CF

BIO-SWALE DETAIL

SC.: N.T.S.



SITE PLAN

1" = 30'-0"

LOT AREA		40282 SF	
IMPERMEABLE COVERAGE			
	EXIST.	PROPOSED	
HOUSE / PORCH	1,325 SF	2,471 SF	
DRIVEWAY	2,961 SF	2,415 SF	
STEP AREAS	78 SF	78 SF	
SHED	224 SF	224 SF	
TOTAL	5,188 SF	5,188 SF	
% IMPERMEABLE	12.9 %	12.9 %	

OPEN SPACE		EXIST.	PROPOSED
PAVER AREAS		1,116 SF	1,259 SF
RETAINING WALLS		48 SF	48 SF
DECK AREAS		582 SF	582 SF
PERMEABLE		1,746 SF	1,889 SF
IMPERMEABLE		5,188 SF	5,188 SF
TOTAL		6,934 SF	7,071 SF
% TOTAL COV.		17.2 %	17.6 %

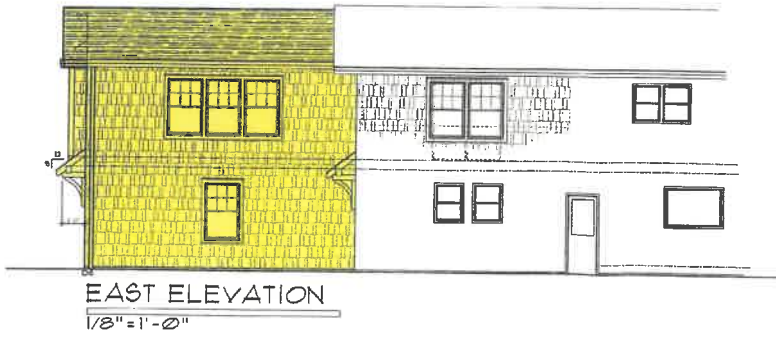
SITE INFORMATION IS OBTAINED FROM SURVEY DONE BY PAUL J. OLSZEWSKI, P.E., L.L.S. DATED 2/29/2024 ADDITIONAL INFORMATION BY EGGLESTON & KRENZER, ARCHITECTS

SITE PLAN:
 MICHAEL & MICHELLE DOMKE
 1013 THE LANE
 TOWN OF SKANEATELES, NEW YORK

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

PROJ: 24037

DATE:
 12 MAR 2024



ADDITION & ALTERATIONS:
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TOWN OF SKANEATELES, NEW YORK

a r c h i t e c t
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