



March 31, 2021

Town of Skaneateles Planning Board  
Attn: Mr. Joseph Southern  
24 Jordan Street  
Skaneateles, New York 13152

**RE: Proposed Site Plan Amendment  
1808 W. Lake Road  
CHA Project No. 23278**

Dear Town of Skaneateles Planning Board:

CHA, on behalf of the owner/applicant, is pleased to submit the enclosed Minor Site Plan Amendment and related documents for the above referenced project.

**Project Narrative**

The proposed project amendment is for the reconstruction and alignment of the existing driveway to create a shared access driveway with the property to the north 1812 West lake road.

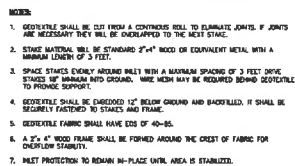
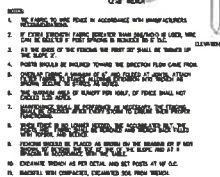
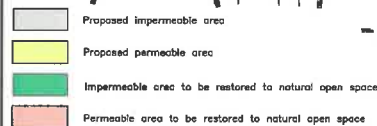
The existing driveway was constructed of pavement strips with a grass center in order to minimize the impervious surfaces on the property. Although this arrangement meets the intent of the Town code, the driveway requires ongoing maintenance for various reasons. The existing driveway's curved path makes it difficult to stay centered on the pavement strips when using various vehicles (delivery trucks, trailers, maintenance equipment, etc). Poor drainage also creates muddy shoulders when vehicles do not maintain the narrow paths. Both issues promote soil erosion and transport of sediment within stormwater runoff.

The proposed driveway will be split along the northern property line with 6' of the driveway on the existing residence 1808 side and 5' on the 1812 side of the property line with the final driveway connection to west lake road on the 1812 side to provide a perpendicular connection while avoiding the existing utility poles in the highway boundary. This will allow both properties to have a fully paved driveway to prevent muddy shoulders, soil erosion and sediment transport created as a result of the existing driveway configuration while optimizing the usage of land and maintaining the 10% maximum impervious coverage on the property and slightly reducing the impervious coverage on the property.

Drainage will be significantly improved by capturing the runoff within driveway edge swales, underdrains, and bioretention areas to ensure filtration and infiltration of the surface runoff greatly improving overall water quality and reducing the runoff quantity tributary to the lake.

The previous approval improvements made to the rear of the house, including the construction of a pool, patio, and hot tub area have been constructed and calculated as the existing coverage areas for impermeable and total surface coverages.

Impermeable area reduction: 82.49sf  
Permeable area reduction: 1,219.0sf



1 SILT FENCE  
SCALE: N.T.S.

2	FILTER FABRIC DROP INLET PROTECTION
	SCALE N.T.S.

Sk



**PROPOSED IMPROVEMENTS**  
1808 W. LAKE ROAD  
SKANEATELES, NY

[illegible]

SITE LAYOUT PLAN

Designed By BFB	Drawn By BCH	Checked By BFB
Issue Date 4/12/95	Project No 23278	Revised All 9/4/95

**C-1**