

EGGLESTON & KRENZER ARCHITECTS, PC

The Trolley Bldg
1391 East Genesee Street
Skaneateles, New York 13152

December 29, 2021

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

Re: Raddant/Teixteira Shared Lakefront Recreation - Site Plan Review
Ann Bradley Rev. Trust property
1786 West Lake Road
Tax Map # 062.-01-09.1

NARRATIVE

The Bradley property is 51.35 acres in lot area, has 795 ft of lake frontage and 1,438 ft of frontage on West Lake Road and is located in the RF District and Skaneateles Lake watershed. The property has a single family dwelling, active farm land and the private roads of Tamarack Lane and Tamarack Trail. The property was subdivided in 2000 to create two 2+ acre lots and a Shared Lakefront Recreation easement for the two new lots with 100 ft of lakefront 24,412 SF of easement area. The two new homes and SLR area are accessed off Tamarack Trail. The owners of the two lots have the right to make capital improvements to the SLR easement area.

This application is to replace the existing lakefront stairs, add a quarry rock retaining wall along the lake line and add an 8 ft x 40 ft dock on steel piles at the lake. The work will be performed by equipment on top of the bank during a period when the lake level of low. Plantings will be maintained and/or replaced where necessary on the steep bank using jute mesh over the disturbed area. Silt curtains will be placed below the work area to control any potential erosion.

Stormwater from the shared driveways on the easement area have created wet areas at the top of bank. A bio-swale will be placed below the Salanger driveway to collect, treat and slowly release this stormwater.

CONSTRUCTION SEQUENCE

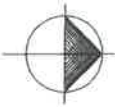
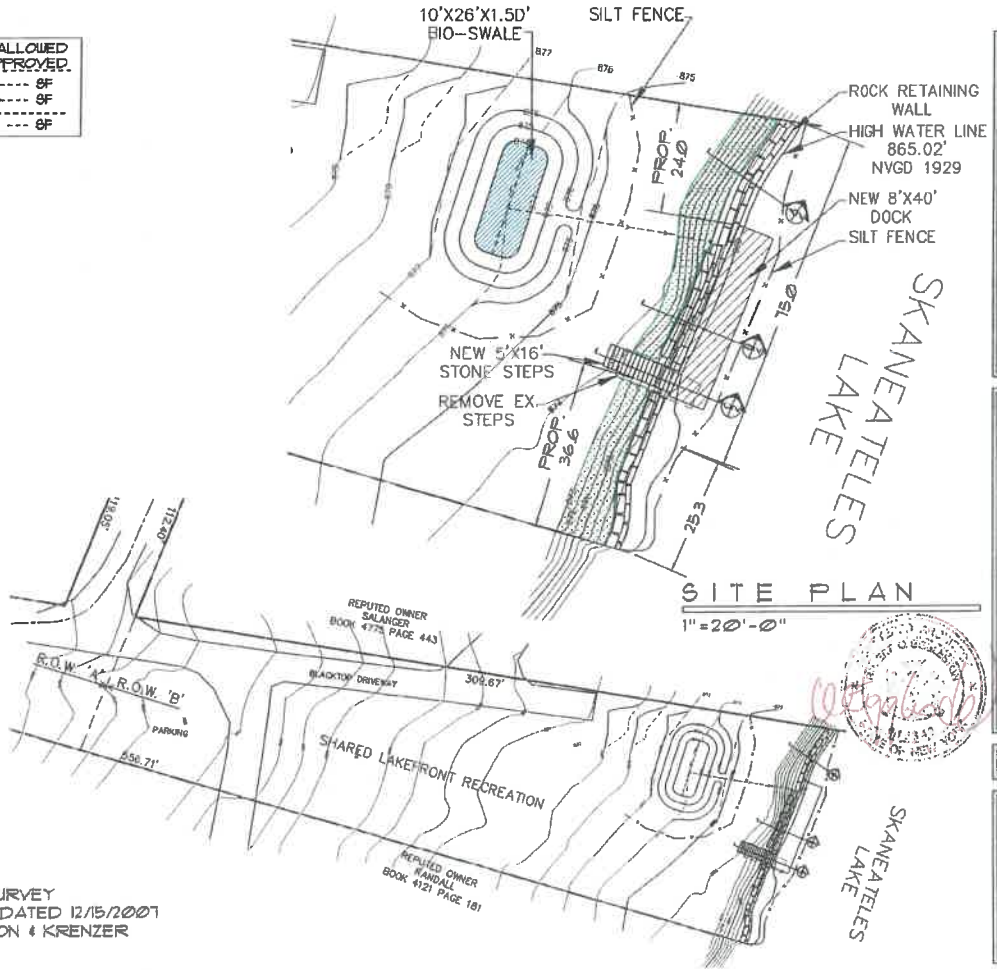
- 1) Install silt fence/sediment logs, maintain during construction.
- 2) Install the bio-swale, spread topsoil seed and straw mat. Water during dry periods.
- 3) During low lake levels, excavate for new retaining walls. Set rocks with stone back fill/drains.
- 4) Remove wood steps and prepare area for new stone steps.
- 5) Install stone steps.
- 6) Drive steel piles for dock. Construct dock.
- 7) Add topsoil, plant landscape and mulch. Place topsoil, seed and mulch over disturbed lawn area. Water during dry periods.
- 8) After lawn and landscaping is established, remove silt fence, patch disturbed areas.

(315) 685-8144

LAKE FRONT STRUCTURES	600 SF ALLOWED	EXIST.	PROPOSED	APPROVED
DOCK	---	0F	320 SF	---
STEPS	---	123 SF	72 SF	---
TOTAL	---	123 SF	392 SF	---

SHARED LAKE FRONT AREA:	24,412 SF
EX. DRIVEWAY	3,649 SF
PROP. STEPS	80 SF
TOTAL	3,729 SF
ISC %	15.3%

NOTE: ISC FOR ENTIRE 51.3 ACRE LOT IS WELL UNDER 10%



NORTH
SITE PLAN
1" = 40' - 0"

SITE INFORMATION IS OBTAINED FROM SURVEY DONE BY PAUL J. OLSZEWSKI, P.E., L.L.S. DATED 12/15/2021
ADDITIONAL INFORMATION BY EGGLESTON & KRENZER ARCHITECTS P.C.

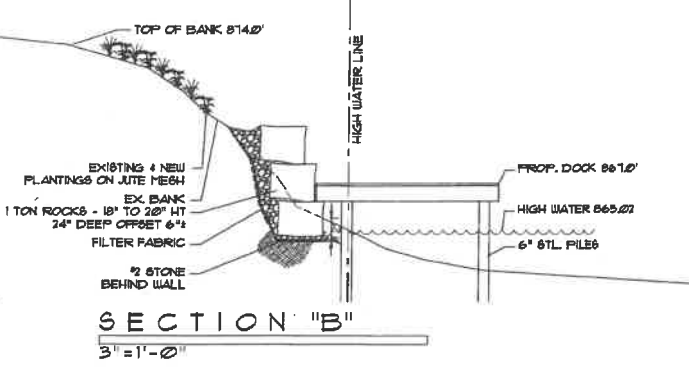
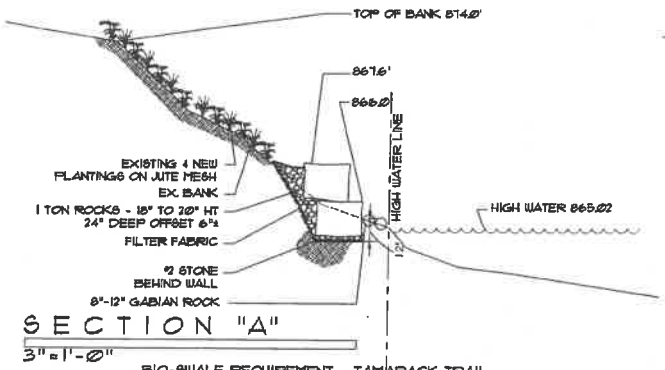
SITE PLAN
KARY & IAN RADDANT & KATHI TEIXEIRA
TAMARACK TRAIL
TN. OF SKANEATELES, NY

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PROJECT 1177

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BIO-SWALE REQUIREMENT - TAMARACK TRAIL.

$$WQV = \frac{(0.05 + 0.023 \times I) \times A}{12}$$

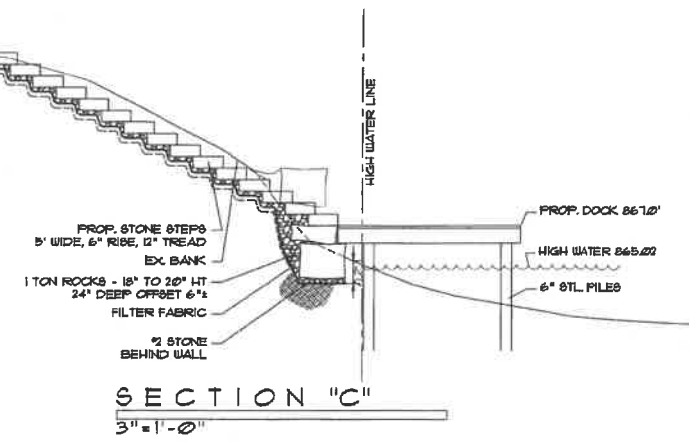
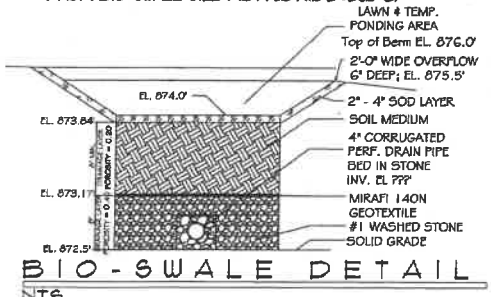
WQV = WATER QUALITY VOLUME - CUFT
 I = IMPERVIOUS SURFACE COVERAGE - 15.3 %
 A - DRAINAGE AREA - 24,412 SF

$$WQV = \frac{(0.05 + 0.023 \times 15.3) \times 24,412 \text{ SF}}{12}$$

$$WQV = \frac{186 \times 24,412 \text{ SF}}{12}$$

$$WQV = 382 \text{ CUFT}$$

BIO-SWALE SIZE : 255 SF x 15' DEEP
 PROP. BIO-SWALE SIZE : 10' x 26' x 15' D = 390 CF



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