

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

Revised June 13, 2022  
Revised May 3, 2022  
March 25, 2022

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

Re: Micheline Yuan, Site Plan Review  
3257 East Lake Road Tax Map# 040.-01-04.1

### NARRATIVE

The Yuan property is 101,588 SF, 51.6 ft wide on East Lake Road and has 139.3 lineal feet of shoreline located in the RF zoning district and Skaneateles LWOD. The majority of the lot has a moderate slope less than 12% slope. A 3 bedroom dwelling and detached garage are on the property. The shore line had a storage shed, deck, steps and gazebo which added up to 1,268 SF. The ISC was 11.5% and TSC is 13.3%. In 2016, a Site Plan Review was approved to remove the shore line deck and shed, relocate the gazebo, add a 540 Sf patio and retaining walls, construct a new 128 SF shed 51.6 ft from the lake. Also, a special Permit was granted to retain 11.0% ISC. The TSC was 12.2% and the Shoreline structures were reduced to 600 SF.

The 2019 survey indicated that the shore line shed had not been removed, the gazebo had not been relocated and the new shed was partially within the 50 ft lake line and 2.3 ft off the south property line and was 210 SF. Also, the house deck had been rebuilt 111 SF larger and the driveway had not been reduced to the required coverage. This application is to request that the original shoreline shed and remain, receive approval for the enlarged house deck, **relocate the new 210 SF shed to 30 ft off the south property line**, correct the driveway and to add a permeable walkway from the house to the garage. **The gazebo will be relocated as originally proposed.** The ISC will be reduced to the approved 11.0%, the TSC will be 12.5% and the shoreline structures will be 668 SF. **This is consistent with the Variance granted on June 7, 2022.**

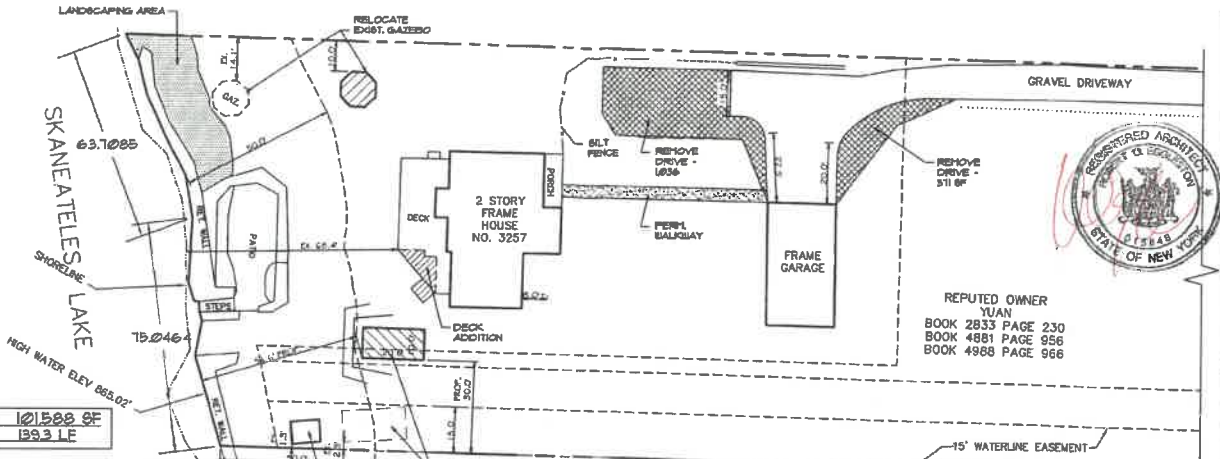
The two adjacent neighbors prefer that the gazebo and sheds remain in their current positions and have written letters supporting that. **Based on the ZBA approval, the gazebo will be relocated.** The sheds are grouped together adjacent to trees where as the proposed shed would be in the middle of the side yard. **The applicant is willing to move the new shed to a location 30 ft off the south property line to conform to the required setbacks.** Also the side yard would have needed to be regraded to create a level spot for the shed whereas the contractor placed the shed on an existing level location. **The new location will be regraded as necessary and will still be convenient for accessing small boat and lake dependent storage.** The original shoreline structures were 1,268 SF and this will be a reduction to 668 SF as approved by the ZBA.

(315) 685-8144

Silt fence or sediment logs will be placed below the new lawn area where the gravel is being removed. Landscaping is being placed on the steep sloped area below the existing gazebo. The original shed was a pump house used by the neighbor for their domestic water and **was allowed to remain rather than bury the pump in an underground vault.** The ISC will be reduced to the 11.0% approved by special permit and for which a payment was made to the Town's LDRA Fund.

### **CONSTRUCTION SEQUENCE**

1. Install sediment logs/silt fence below work area, maintain during construction.
2. Mark the existing septic area to prevent construction traffic and storage.
3. Relocate the new shed to its new location. **Regrade as necessary.**
4. Install permeable walkway from garage to driveway.
5. Remove excess gravel from driveway.
6. Spread topsoil, seed and mulch where driveway is reduced. Water during dry periods.
7. Plant landscaping on steep bank. Place mulch around new plants.
8. After lawn is established, remove sediment logs.

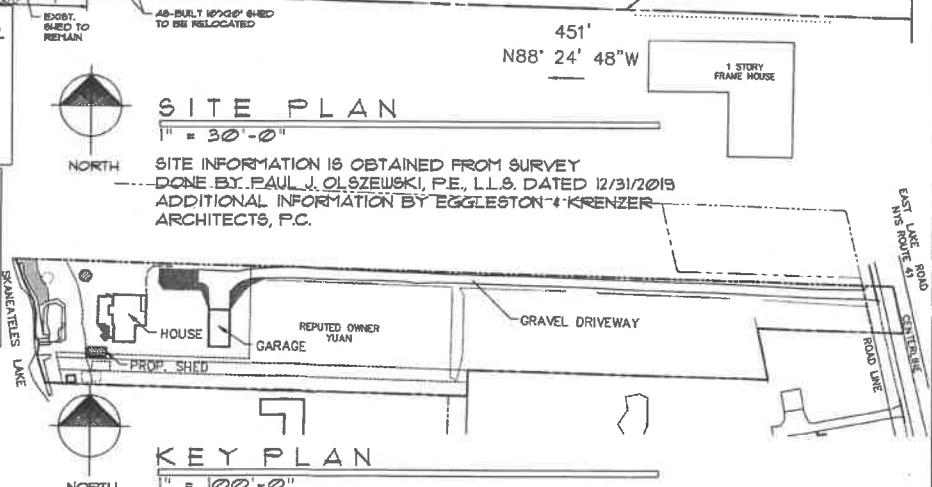


|           |             |
|-----------|-------------|
| LOT AREA  | 10,158.8 SF |
| SHORELINE | 139.3 LF    |

|               | IMPERMEABLE COVERAGE |             |           |
|---------------|----------------------|-------------|-----------|
|               | EXIST. (2015)        | APPVD. 2016 | PROPOSED  |
| HOUSE/PORCH   | 1,643 SF             | 1,643 SF    | 1,643 SF  |
| GARAGE        | 803 SF               | 803 SF      | 803 SF    |
| SHED          | 68 SF                | 128 SF      | 278 SF    |
| DRIVEWAY      | 8,979 SF             | 8,383 SF    | 8,233 SF  |
| GAZEBO        | 126 SF               | 126 SF      | 126 SF    |
| TOTAL         | 11,625 SF            | 11,155 SF   | 11,155 SF |
| % IMPERMEABLE | 11.5 %               | 11.0 %      | 11.0 %    |

|               | PERMEABLE COVERAGE |             |           |
|---------------|--------------------|-------------|-----------|
|               | EXIST. (2015)      | APPVD. 2016 | PROPOSED  |
| DECKS         | 1,544 SF           | 515 SF      | 626 SF    |
| PATIO         | ---                | 540 SF      | 540 SF    |
| PAVERS        | 96 SF              | 96 SF       | 96 SF     |
| STEPS/WALKWAY | 65 SF              | 60 SF       | 321 SF    |
| PERMEABLE     | 1,705 SF           | 1,211 SF    | 1,503 SF  |
| IMPERMEABLE   | 11,625 SF          | 11,155 SF   | 11,155 SF |
| TOTAL         | 13,330 SF          | 12,366 SF   | 12,744 SF |
| T&C %         | 13.2 %             | 12.2 %      | 12.5 %    |

|        | LAKE FRONT STRUCTURES 600 ALLOWED |             |          |
|--------|-----------------------------------|-------------|----------|
|        | EXIST. (2015)                     | APPVD. 2016 | PROPOSED |
| DECK   | 1,029 SF                          | ---         | ---      |
| GAZEBO | 126 SF                            | ---         | 0 SF     |
| SHED   | 68 SF                             | ---         | 68 SF    |
| PATIO  | ---                               | 540 SF      | 540 SF   |
| STEPS  | 65 SF                             | 60 SF       | 60 SF    |
| TOTAL  | 1,268 SF                          | 600 SF      | 668 SF   |



**SITE PLAN:**  
 MICHELLE YUAN  
 3257 EAST LAKE ROAD  
 TN OF SKANEATELES, NY

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

PROJ: 19165

DATE:  
 23 MAR 2022  
 3 MAY 2022  
 8 JUN 2022  
 13 JUN 2022  
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