
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.

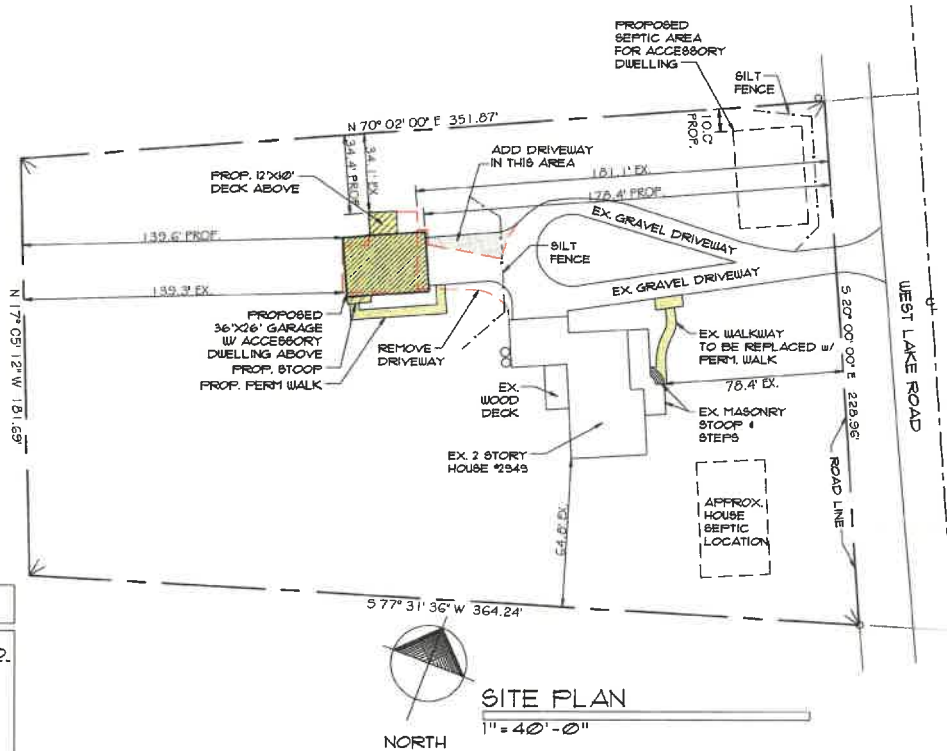
Silt fence will be placed below the work area to control any potential erosion during construction. The accessory dwelling will utilize the existing dwelling's well and electric service.

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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LOT AREA 13265 SF

IMPERMEABLE COVERAGE	EXIST.	PROPOSED
HOUSE/ ATT. GARAGE	2,130 SF	2,130 SF
MASONRY STOOP/ STEPS	333 SF	425 SF
DETACHED GARAGE	913 SF	0 SF
ACC. DWELLING/GARAGE	0 SF	336 SF
DRIVEWAY	3,155 SF	3,112 SF
WALKWAY	185 SF	0 SF
TOTAL	7,496 SF	7,323 SF
% IMPERMEABLE	102 %	100 %

TOTAL COVERAGE	EXIST.	PROPOSED
DECK	133 SF	313 SF
PERM. WALK	0 SF	293 SF
PERMEABLE	133 SF	612 SF
IMPERMEABLE	7,496 SF	7,323 SF
TOTAL	7,629 SF	7,935 SF
% TSC	105 %	103 %

SITE INFORMATION IS OBTAINED FROM SURVEY
 DONE BY DUSSING LAND SURVEYING L.L.S. DATED 5/3/2023
 ADDITIONAL INFORMATION BY EGGLESTON & KRENZER ARCHITECTS P.C.



SITE PLAN

1" = 40' - 0"

SITE PLAN:

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

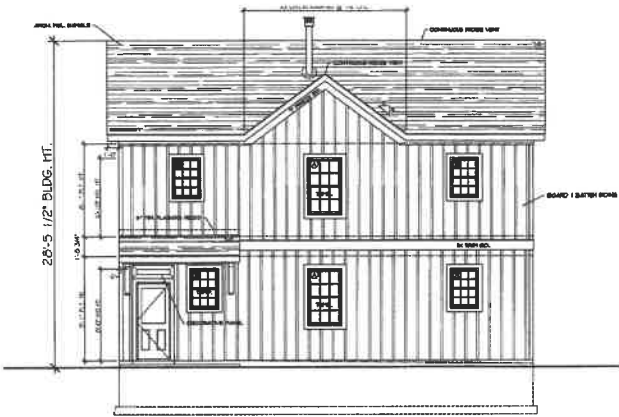
architect

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PROJ: 24082

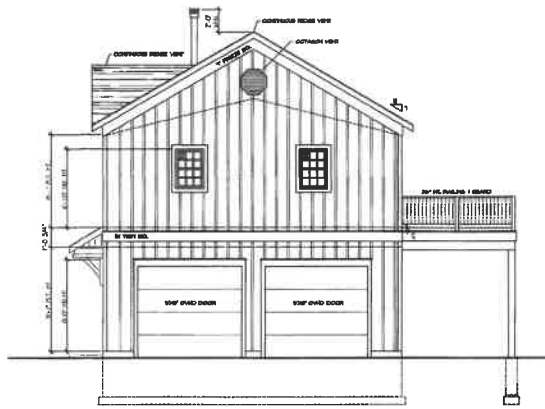
DATE:
 27 MAR 2025

Handwritten signature and date stamp: 03/27/25



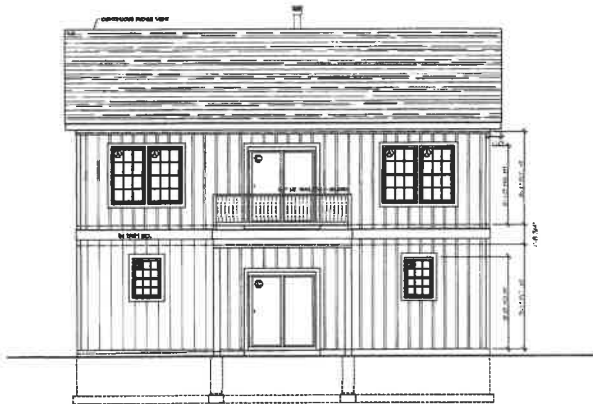
SOUTH ELEVATION

1/8" = 1'-0"



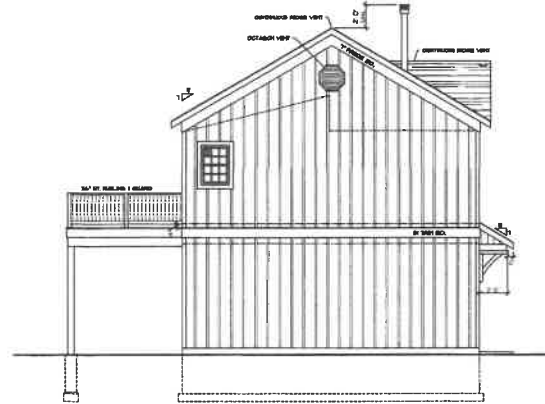
EAST ELEVATION

1/8" = 1'-0"



NORTH ELEVATION

1/8" = 1'-0"



WEST ELEVATION

1/8" = 1'-0"

GARAGE/ACCESSORY

APARTMENT:

BRADLEY & KELLY WILSON
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