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

December 30, 2022

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

Re: Jeffrey and Kate Youle
Site Plan Review
1263 Longview Shores
Tax Map# 054.-01-04.0

NARRATIVE

The Youle property is 19,157 SF, 70 ft wide on a shared driveway with 82.4 ft of shoreline. The west end of the lot has a moderate, slightly over 12% slope. The property is developed with a two-bedroom seasonal cottage, deck, shed and accessory building that had been a garage but is now a recreation room. The accessory building is non-conforming with a 5.3 ft north side yard setback. The property has a holding tank and draws water from the Lake. The ISC is 25.9% and TSC is 26.4%. This property is in the RF District and Skaneateles LWOD.

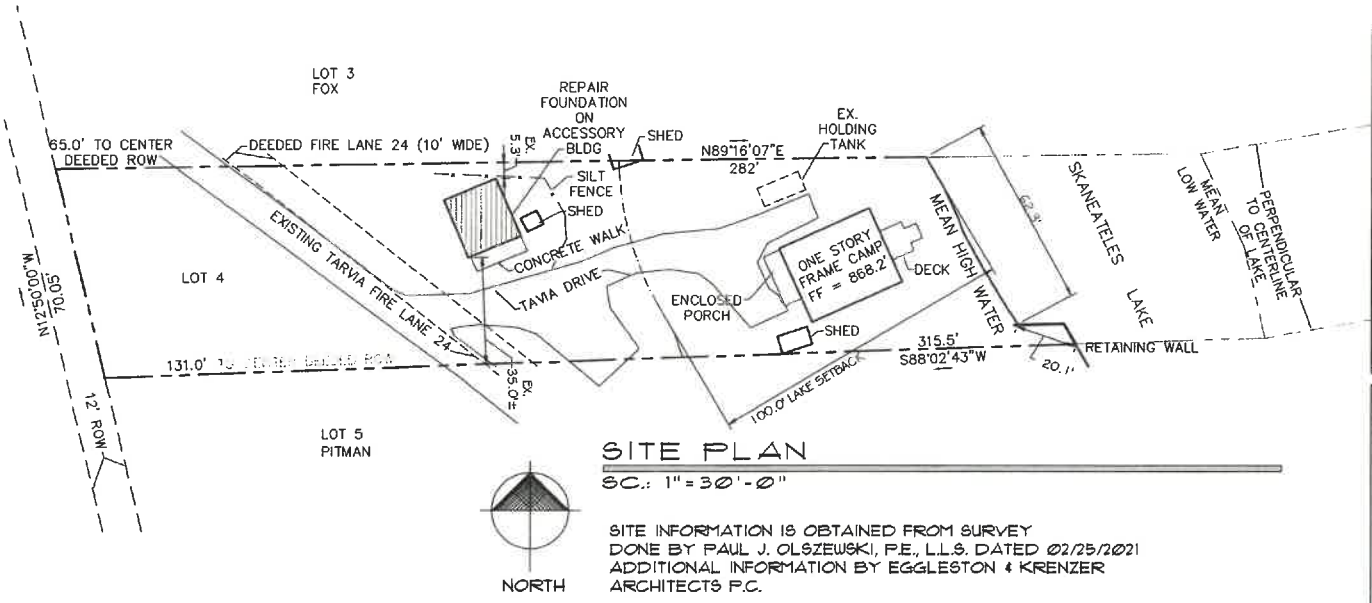
This application is to repair the accessory building and provide a new foundation. The structure will be jacked up two to 3 feet, in place to allow removal and replacement of the foundation wall and slab. The final height of the building may be eight inches taller than currently. The resulting ISC will remain 25.9% and the TSC will remain 26.4%.

Silt fence will be placed below the disturbed area to protect the lot from potential erosion during construction.

CONSTRUCTION SEQUENCE

1. Install silt fence, maintain during construction.
2. Jack existing structure two to three feet high, in place.
3. Remove existing foundation and replace with new frost wall foundation.
4. Set structure on new foundation and replace concrete slab.
5. Finish repairing and remodeling structure.
6. Spread topsoil, mulch and seed over disturbed areas. Water during dry periods.
7. After lawn is established, remove silt fence and patch lawn as established.

(315) 685-8144



SITE PLAN

SC.: 1" = 30'-0"

SITE INFORMATION IS OBTAINED FROM SURVEY
 DONE BY PAUL J. OLSZEWSKI, P.E., L.L.S. DATED 02/25/2021
 ADDITIONAL INFORMATION BY EGGLESTON & KRENZER
 ARCHITECTS P.C.



LOT AREA		19,157 SF	
SHORELINE		82.4 LF	
IMPERMEABLE COVERAGE			
	EXIST.	PROPOSED	
CAMP	851 SF	851 SF	
GARAGE	374 SF	374 SF	
SHEDS	103 SF	103 SF	
SHARED DRIVEWAY	1,119 SF	1,119 SF	
DRIVEWAY	2,385 SF	2,385 SF	
PORCH	103 SF	103 SF	
CONCRETE WALK	31 SF	31 SF	
TOTAL	4,966 SF	4,966 SF	
% IMPERMEABLE	25.9 %	25.9 %	

TOTAL COVERAGE		
	EXIST.	PROPOSED
DECK	100 SF	100 SF
PERMEABLE	100 SF	100 SF
IMPERMEABLE	4,966 SF	4,966 SF
TOTAL	5,066 SF	5,066 SF
% T&C	26.4 %	26.4 %

SITE PLAN
 JEFF & KATE YOULE
 1263 LONG SHORES
 TN. OF SKANEATELES, NY

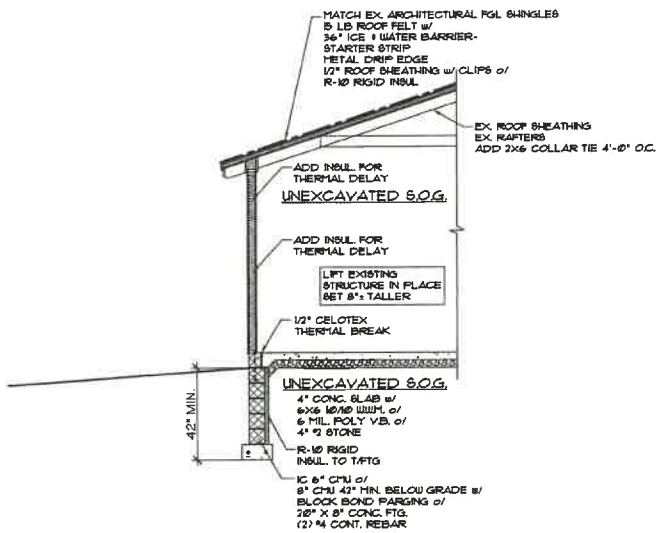
ar c h i t e c t
 EGGLESTON & KRENZER, ARCHITECTS PC
 139 I EAST GENESSEE STREET
 SKANEATELES, NY 13152
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PROJ: 22206



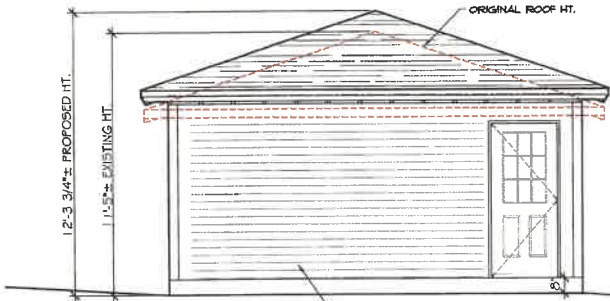
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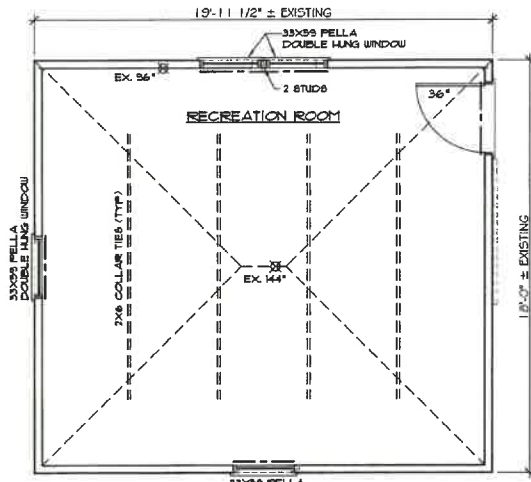
SECTION 'A'

1/4" = 1'-0"



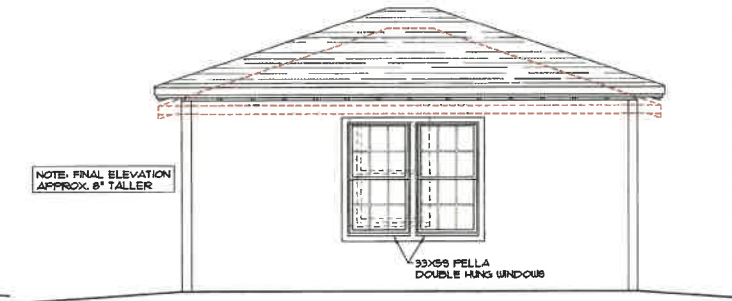
SOUTH ELEVATION

1/4" = 1'-0"



FIRST FLOOR PLAN

1/4" = 1'-0"



EAST ELEVATION

1/4" = 1'-0"

REMODEL REC ROOM:

JEFF & KATE YOULE
1263 LONGVIEW SHORES
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architect

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