

EGGLESTON & KRENZER ARCHITECTS, PC

The Trolley Bldg

1391 East Genesee Street

Skaneateles, New York 13152

November 18, 2020

Town of Owasco Planning Board

2 Bristol Ave.

Auburn, NY 13021

Re: John and Kristen Pease Residence,

Site Plan Review

325 Sunset Beach Dr., Tax Map# 138.03-1-65

NARRATIVE

The Pease recently purchased 325 Sunset Beach Drive. This lot is 29,750 SF with 100 ft of lake frontage and road frontage. It is in the Lakeshore Zoning District and on Owasco Lake. The lot has a cottage and carport on it with steps down to the shore line. It has 4.0% building coverage, 2.9% impervious coverage and 93.1% green space. The property is served by public water and sewer.

This application is to remove the existing dwelling and carport and construct a new single family dwelling with three bedrooms and a wrap around porch. The two story house will have an unfinished, walk out basement that may be partially finished in the future. The upper levels will have 1,890 SF of living space. A 10 ft x 12 ft shed will be located in the southeast corner of the lot. The lot will have the driveway extended for three parking spaces and accommodate a two car garage in the future. Two bio swale retention areas will be established to collect and treat storm water from the proposed house and driveway, cleaning it before it filters into the ground or passes thru an under drain towards the lake. They have been sized to take into consideration the future garage. Two series of limestone rocks will form retaining walls at the lakeshore bank with a new set of steps leading to the lake shore. The house will meet all the required setbacks. The building coverage will be 9.9% including the future garage, the impervious material coverage will be 8.1% and the green space will be 82.0%.

To meet the SWPPP and storm water mitigation concerns for the Lakeshore district, a number of measures have been taken and are shown on the site plan that incorporates the Town's Erosion and Sediment Control Plan for Small Homesite Construction and Owasco Watershed Protection Regulations. Sediment logs will be placed on the west side of the lot, below the construction area and below the retaining walls. Two bio swale retention areas will be established to receive and filter storm water from the driveway way and roof gutters. The mature trees around the perimeter of the property will be maintained.. Less than half an acre of area will be disturbed and no SPDES permit is required.

(315) 685-8144

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