

Town of Skaneateles Planning Board

INSERT: Subdivision of Land

(Pursuant to §131-1 & §131-3)

Contact Town Staff if you need assistance

Applicant Name:

SARA FAGAN

Property Tax Map#

024-01-33.2, 024-01-33.3, 024-01-34.0

PROPOSED SUBDIVISION NAME:

SARA FAGAN LOT LINE RELOCATION

PROJECT CLASSIFICATION:

Submission is (check all applicable):

New project: ☒
Amendment/Extension: ☐
Sketch plan: ☐
Preliminary Plat: ☐
Final Plat: ☐

Project is (check all applicable):

Minor Subdivision (4 lots max): ☐
Major Subdivision: ☐
Re-subdivision: ☐
Lot Line Adjustment: ☒
Lot Merger: ☐

Subdivision design is:

Conventional (standard conforming lots): ☒
Conservation (cluster design per § 148-B-8): ☐
Conservation density (large lot per §131-6): ☐

PROJECT DESCRIPTION (attach additional sheets if needed):

1. Describe the proposal:

CLRD
CHANGE 4224 TO 38.9 ACRE 392 FT ROAD, 4224 CLRD TO 18.1 ACRES
245' RD, DECREASE PARCEL 4 TO 20.3 ACRES, 309 ON SHERIDAN RD

2. Describe existing conditions (Zone District(s), uses, activity, structures) on the property:

2 RESIDENTIAL LOTS (6.87 ACRE TOTAL) (436 ON COUNTY LINE RD
1 VACANT LOT / AGRICULTURE - TO 45 ACRE, 309 ON SHERIDAN RD

3. Describe proposed physical or operational changes to the property:

40 FT DRIVEWAY / UTILITY EASEMENT TO EAST END OF 4224 CLRD
10 FT UTILITY EASEMENT ACROSS 4224 CLRD TO 4224 CLRD.

4. Lots

# lots existing	# <u>3</u>	Total area of tract	<u>7132</u> (sq. ft. - acres)
# lots proposed now	# <u>3</u>	Total area affected now	<u>7132</u> (sq. ft. - acres)
# lots proposed future	# <u>-</u>	Total Area affected future	<u>-</u> (sq. ft. - acres)
# sections anticipated	# <u>-</u>	Estimated year - completion	<u>1</u>

5. Improvements proposed WITHIN tract boundary:

Roads: ☐ none ☐ private shared driveway ☒ private/public street
Water supply: ☐ private well ☒ public supply - existing district:
Sanitary: ☒ onsite septic ☐ private/public sewer - existing district:
Drainage: ☒ onsite ☐ private/public facility - existing district:
Public Improvement Districts - list by name and/or type any to be formed or extended to serve proposed tract (attach applicable Town Board Resolution(s))
NONE

6. Ownership, taxes, liens

Deed is recorded in Onondaga Co. Clerk's Office

Liber 5340 Page 202
Liber 2022 Page 44540

All property taxes have been paid?

☒ Yes ☐ No

Any encumbrances, liens or similar items against the land?

☒ Yes ☐ No

If yes, describe: 4224 COUNTY LINE RD - RESIDENTIAL MORTGAGE

TURN OVER - for REQUIRED SUBMISSIONS

LOT AREA ACRES	LOT 3		LOT 3		PARCEL 4	
	EXIST.	PROPOSED	EXIST.	PROPOSED	EXIST.	PROPOSED
ROAD FRONTAGE	164.01 SF 3.74 ACRES	1250/225 SF 28.4 ACRES	164.01 SF 3.74 ACRES	164.01 SF 3.74 ACRES	164.01 SF 3.74 ACRES	164.01 SF 3.74 ACRES
HOUSE/POORCH AREA	8,190 SF	8,190 SF	8,190 SF	8,190 SF	8,190 SF	8,190 SF
BLACKTOP DRIVE	---	---	---	---	---	---
GARAGE AREA	---	---	---	---	---	---
CONC. PAD AREA	250 SF	250 SF	250 SF	250 SF	250 SF	250 SF
POOL AREA	143 SF	143 SF	143 SF	143 SF	143 SF	143 SF
AC UNIT AREA	1 SF	1 SF	1 SF	1 SF	1 SF	1 SF
BARBECUE/PORCH AREA	131 SF	131 SF	131 SF	131 SF	131 SF	131 SF
POOL PATIO AREA	157 SF	157 SF	157 SF	157 SF	157 SF	157 SF
REY. BALL AREA	---	---	---	---	---	---
STAPPED CONC. PATIO AREA	---	---	---	---	---	---
CONCRETE CONTAINER AREA	---	---	---	---	---	---
OUTDOOR KITCHEN AREA	---	---	---	---	---	---
TOTAL	8,475 SF	8,475 SF	8,475 SF	8,475 SF	8,475 SF	8,475 SF
% B.C. COV.	10.5	10.5	10.5	10.5	10.5	10.5
GRAVEL, SIDEWALK	---	---	---	---	---	---
GRAVEL, AREATREE PLATFORM	---	---	---	---	---	---
PAVER, SIDEWALK AREA	---	---	---	---	---	---
PAVER, PATIO AREA	---	---	---	---	---	---
DECK AND STAIRS AREA	---	---	---	---	---	---
CHIMNEY, BAY AREA	---	---	---	---	---	---
REY. BALL AREA	---	---	---	---	---	---
POOL AREA	---	---	---	---	---	---
TOTAL, P.C.	125 SF	125 SF	125 SF	125 SF	125 SF	125 SF
TOTAL, COV.	10,000 SF	10,000 SF	10,000 SF	10,000 SF	10,000 SF	10,000 SF
% T.C.	11.4	11.4	11.4	11.4	11.4	11.4

EXIST. KEY PLAN
NTS



PROPOSED SKETCH PLAN

SCALE: 1"=50'-0"

SITE INFORMATION IS OBTAINED FROM SURVEY
DONE BY PAUL J. GLENN, P.E., L.L.D., DATED 10/10/2024
REVISION BY RESOLUTION 1 KREMER ARCHITECTS P.C.



LOT LINE RELOCATION
LOTS 2 & 3 PETERS
SUBDIVISION & PARCEL 4
OFF GORDON LOT LINE
RELOCATION

architect
EGGLESTON & KREMER, ARCHITECTS P.C.
1331 EAST GENESEE STREET
SARASOTA, FL 34231
(941) 555-9144

PROJ. 25077

DATE:
2 JUN 2025

