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

July 27, 2023 revised
July 6, 2023
June 7, 2023

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

Re: Daniel and Eric Goetzmann – Kanaktiyo Subdivision
Two Lot Conventional Subdivision and Lot Line relocation
Gully Road – Tax ID # 032-01-01 (two lot subdivision and easements)
1677 Lancelot Place (lot line relocation and easement) Tax ID # 033.-01-18

NARRATIVE

Lot 032-01-01.0, Gully Road is a 15.11 acre lot 10.61 acres of farm field and 4.5 acres of forest on it owned by Richards Farm LLC. It has 531 ft of frontage on Gully Road. It is located in the RF District.

Lot 033-01-18.0, 1677 Lancelot Plance is a 1.64 acre lot with a single family dwelling and storage shed on it. It has 121 ft of road frontage on Lancelot Place located in the RR District. The ISC is 9.9% where as 15 % was allowed and TSC is 10.5%. This dwelling has a septic system and is served by public water. There is a gas line easement that crosses the south side of the property.

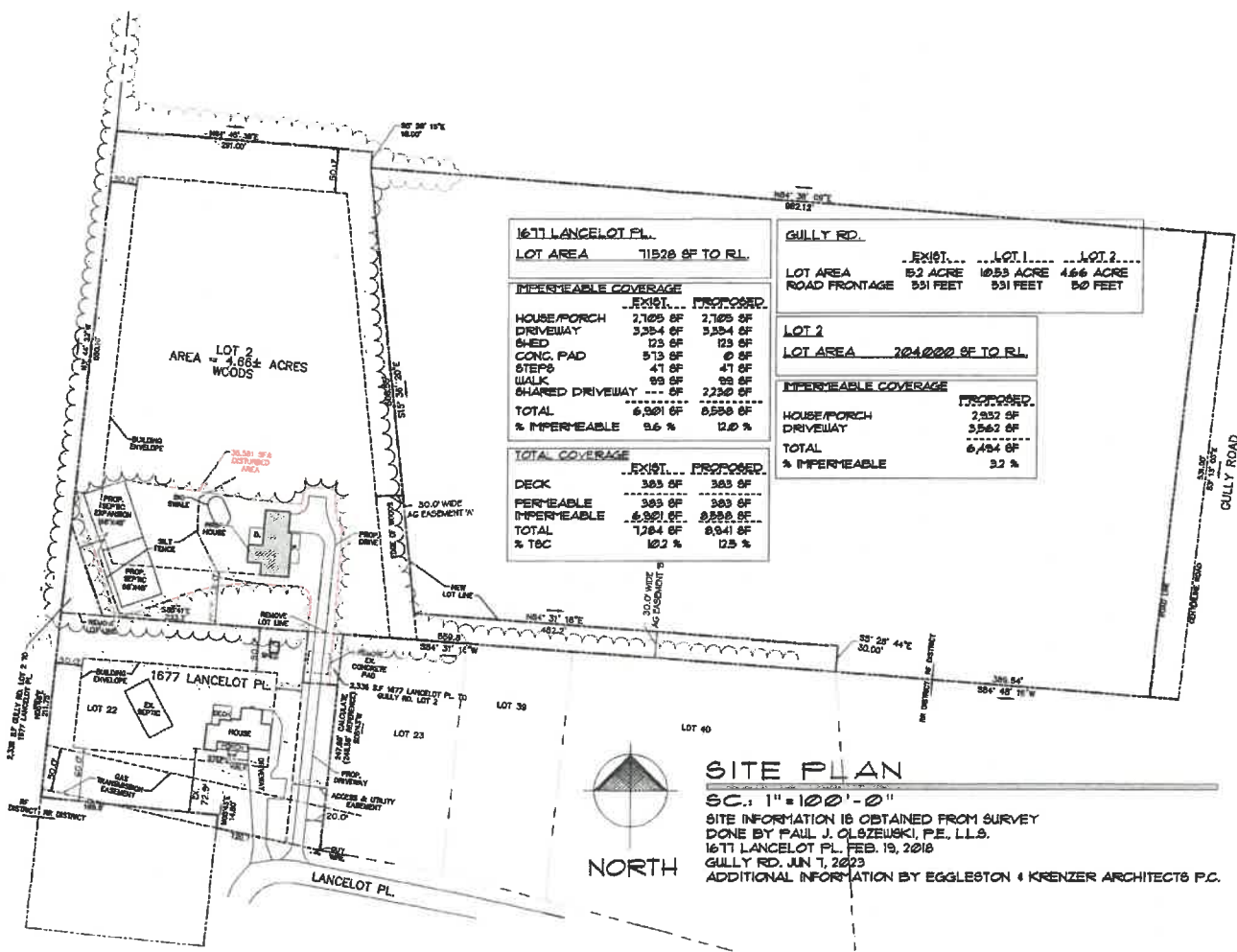
This application is to create a two lot, conventional subdivision. Lot 1 will be 10.44 acres with the existing 531 ft of frontage on Gully Road. It will remain a farm field retained and operated by the Richards Farm LLC

Lot 2 will have 4.67 acres of primarily the forest located at the west end of the parcel. A 30 wide Agricultural Easement will be given back to the Richards Farm LLC for them to be able to farm the land and control the edge of the woods. This new lot will become a building lot and have access to Lancelot Place by means of a 40 ft wide access strip and access/utility easement along the east side of 1677 Lancelot Place. Electric, water and gas will be brought in by this strip of land. A new septic system will be designed for this parcel.

1677 Lancelot Place remains 71,528 SF (1.64 acres) and will keep its own driveway as it is. It will have the 12 ft wide driveway for Lot 2, 20 ft from the east property line that will increase the total ISC to 13.2%. It also will have a lot line adjustment exchanging 2,336 SF of land for a partial access strip to Lancelot Place.

(315) 685-8144

Member of the American Institute of Architects



1671 LANCELOT PL.
LOT AREA 71526 SF TO RL.

IMPERMEABLE COVERAGE		
EXIST.	PROPOSED	
HOUSE/PORCH	2,785 SF	2,785 SF
DRIVEWAY	3,254 SF	3,354 SF
SHED	123 SF	123 SF
CONC. PAD	513 SF	0 SF
STEPS	41 SF	41 SF
WALK	88 SF	88 SF
SHARED DRIVEWAY	0 SF	2,230 SF
TOTAL	6,501 SF	8,550 SF
% IMPERMEABLE	9.6 %	12.0 %

TOTAL COVERAGE		
EXIST.	PROPOSED	
DECK	383 SF	383 SF
PERMEABLE	383 SF	383 SF
IMPERMEABLE	6,501 SF	8,550 SF
TOTAL	7,884 SF	8,933 SF
% TBC	12.2 %	12.5 %

GULLY RD.			
	EXIST.	LOT 1	LOT 2
LOT AREA	82 ACRE	1053 ACRE	4.66 ACRE
ROAD FRONTAGE	331 FEET	931 FEET	90 FEET

LOT 2
LOT AREA 724022 SF TO RL.

IMPERMEABLE COVERAGE	
EXIST.	PROPOSED
HOUSE/PORCH	2,852 SF
DRIVEWAY	3,562 SF
TOTAL	6,414 SF
% IMPERMEABLE	3.2 %

SITE PLAN

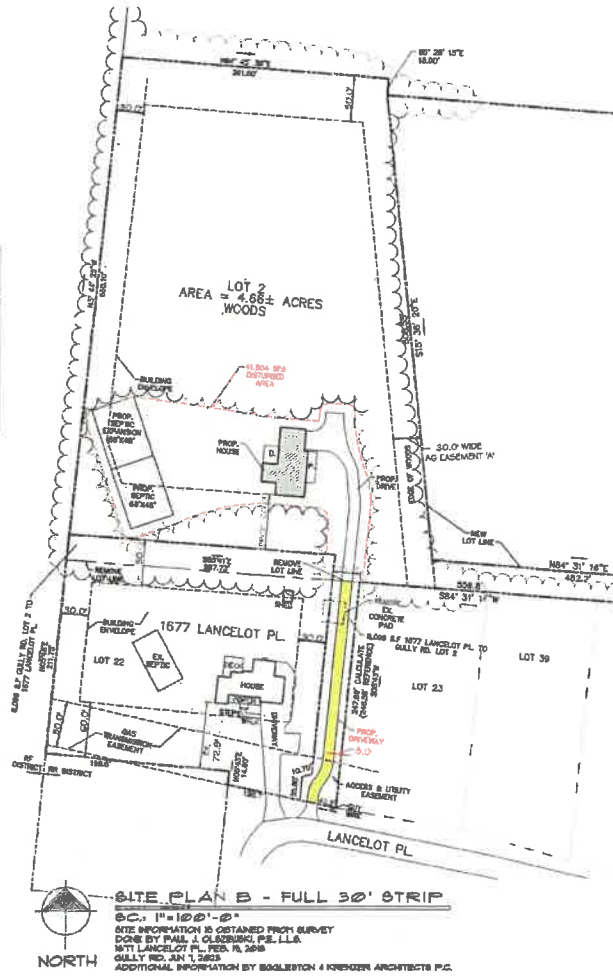
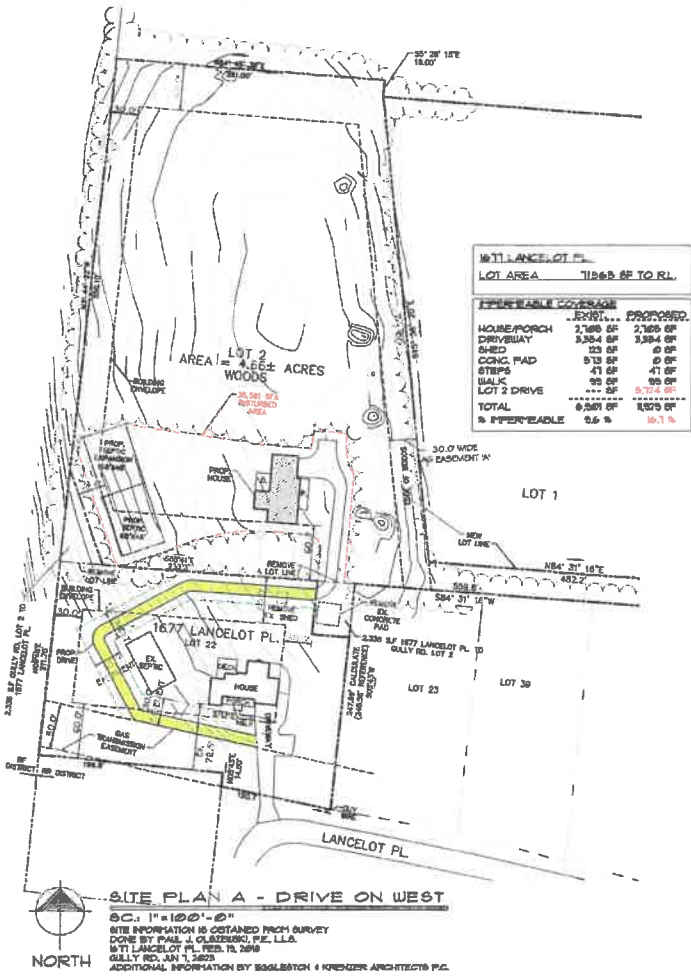
SC.: 1"=100'-0"
 SITE INFORMATION IS OBTAINED FROM SURVEY
 DONE BY PAUL J. OLSZEWSKI, P.E., L.L.S.
 1671 LANCELOT PL., FEB. 19, 2018
 GULLY RD., JUN 7, 2023
 ADDITIONAL INFORMATION BY EGGLESTON & KRENZER ARCHITECTS P.C.

LOT 2 PROPOSED DEVELOPMENT
 DANIEL & ERIC GOETZMANN
 LOT 2 KANAKIYO SUBDIVISION
 TN. OF SKANEATELES, NY

architect
 EGGLESTON & KRENZER, ARCHITECTS PC
 139 I EAST GENESSEE STREET
 SKANEATELES, NY 13152
 (315) 685-8144

PROJ: 23100

DATE:
 8 SEP 2023



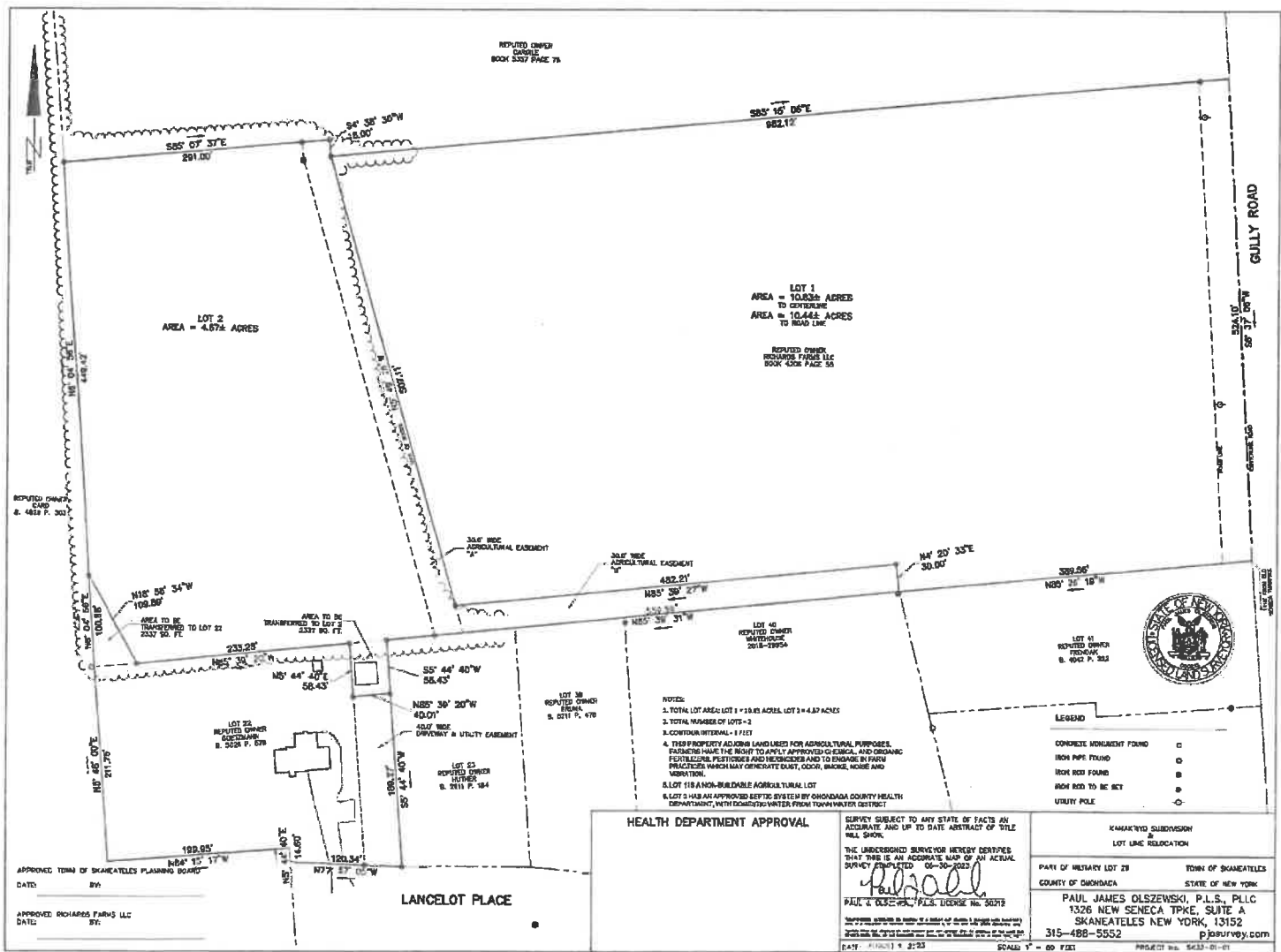
LOT 2 ALTERNATE DEVELOPMENT
 DANIEL & ERIC GOETZMANN
 LOT 2 KANAKIYO SUBDIVISION
 TN. OF SKANEATELES, NY

architect
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DATE:
 8 SEP 2023

ALT.
 1 OF 1



APPROVED TOWN OF SKANEATELES PLANNING BOARD
 DATE: _____ BY: _____
 APPROVED RICHARDS FARMS LLC
 DATE: _____ BY: _____

LANCEROT PLACE

HEALTH DEPARTMENT APPROVAL

SURVEY SUBJECT TO ANY STATE OF FACTS ON ACCURATE AND UP TO DATE ABSTRACT OF TITLE WILL SHOW.
 THE UNDERSIGNED SURVEYOR HEREBY CERTIFIES THAT THIS IS AN ACCURATE MAP OF AN ACTUAL SURVEY COMPLETED 06-30-2023
 PAUL J. OLSZEWSKI, P.L.S. LICENSE NO. 30212
 (Professional Seal and Signature)

KATAUKVO SUBDIVISION & LOT LINE RELOCATION
 TOWN OF SKANEATELES
 COUNTY OF ONONDAGA STATE OF NEW YORK
 PAUL JAMES OLSZEWSKI, P.L.S., PLLC
 1326 NEW SENECA TPKE, SUITE A
 SKANEATELES NEW YORK, 13152
 315-488-5552 p.josurvey.com

- NOTES:
- TOTAL LOT AREA LOT 1 = 10.83 ACRES, LOT 2 = 4.87 ACRES
 - TOTAL NUMBER OF LOTS = 2
 - CONTIGUOUS INTERVALS = 1 FEET
 - THIS PROPERTY IS TO BE USED FOR AGRICULTURAL PURPOSES. FARMERS HAVE THE RIGHT TO APPLY APPROVED CHEMICAL AND ORGANIC FERTILIZERS, PESTICIDES AND RESIDUES AND TO ENGAGE IN FARM PRACTICES WHICH MAY GENERATE DUST, ODOR, SMOKE, NOISE AND VIBRATION.
 - LOT 1 IS A NON-RELEASABLE AGRICULTURAL LOT
 - LOT 2 HAS AN APPROVED SEPTIC SYSTEM BY ONONDAGA COUNTY HEALTH DEPARTMENT, WITH DOMESTIC WATER FROM TOWN WATER DISTRICT

- LEGEND
- CONCRETE MONUMENT FOUND □
 - IRON PIPE FOUND ○
 - IRON ROD FOUND ●
 - IRON ROD TO BE SET ⊕
 - UTILITY POLE ⊖

