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

September 1, 2023

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

Re: Josh LaGrow – ‘Village Meadow Subdivision’  
Franklin Street Road - Tax Map # 047.-01-16.1

### **NARRATIVE**

The Franklin Street property is 19.16 Acres with 60 ft of road frontage located in the RR District outside the Lake Watershed Overzone. The property gently slopes to the east and drains towards a couple ditches and culverts that cross Franklin Street Road. Small residential lots abut the northeast side of the property and farmland abuts the south and west sides. A utility line crosses the north end of the property and some semi-steep land is to the west. The property is currently used for growing crops. It is within a Town water district and the soils have moderate to poor pecculation. A Land Suitability Analysis below indicates the only conservation value would be in the current agricultural field and possible moderate sloped land in one area.

Josh LaGrow is interested in proposing a develop of eight, two acre residential lots for moderate sized homes that would appeal to families, being close to the Village, on a dedicated Town road. The property has one acre of steep slope area greater than 12% and 0.16 acres of utility easement resulting in 18.0 acres of buildable land. There are no wetlands or watercourses according to the Town’s Environmental Resources Planning Map. A new dedicated Town road, no longer than 800 feet with a cul-de-sac will serve the proposed 8 new lots and a 66 ft wide strip would continue to the adjacent farmland to the west. This road would consume about 1.5 acres. Each lot would have at least the required 150 ft of frontage on the road. A sidewalk is included on the north side of the new road from the cul-de-sac down to Franklin Street. In that the septic systems will be raised beds or alternative systems, larger lot sizes are necessary vs smaller Conservation subdivision lots. Storm water areas have been contemplated along the Northeast side of the property.

The only waiver required would be for the existing 60 ft lot width for a Town Road at Franklin Street for a distance of 200 ft whereas 66 ft is required. Section 131-2.B.6 allows the Planning board to grant a waiver to this in consultation with the Highway Superintendent. A 66 ft wide strip of land dedicated to the Town, would extend to the adjacent lot for potential future tie in, but because this is unlikely, the permanent cul-de-sac is added instead of a temporary hammer head. The cul-de-sac with a circle road would be the required 100 ft minimum outside diameter and less than 800 ft back from Franklin Street with the allowed eight lots on it. Dedicated public water lines would be extended into the development with fire hydrant. Drainage easements and a Town Drainage district would be established. Relevant Code Sections have been provided with earlier submissions.

(315) 685-8144

*Member of the American Institute of Architects*

Conservation Subdivision options have been explored for this site and each lot could be as small as one half acre. From past experience, this make for a tight lot with an alternative septic system and expansion area to have a reasonable sized family home with decks and potential swimming pools. It is also a goal to have a dedicated street with sidewalk rather than a narrower, private conservation road and shared driveways.

### **Land Suitability Analysis**

**Existing Land Use:** This property is in the RR District outside the Lake Watershed Overzone. The property is primarily a agricultural field with a small portion growing into natural succession. The adjacent property is a large agricultural field to the west and south. To the northeast are residential lots that are 0.5 to 1.5 acres in size and have single family dwellings on them. The subject lot is 19 acres of mostly crop land that is not of high quality.

**Steep Slopes:** This property has no steep slopes over 30% grade. A section of steep slope between 12% and 30% occurs on the west side of the property 43,500 SF in area. Smaller, patches of slopes between 12% and 30%, less than 30 ft wide are east of this area and are not regulated by Town zoning. There are no significant steep slope areas of high conservation value and limited areas of moderate conservation value.

**Farm Land and Wildlife Habitat:** The property is mostly moderate value farm land surrounded by a hedgerow or residential lots. This area supports native Central NY wildlife such as deer, rabbits, woodchucks, squirrels, raccoons, birds. Land to the south and west of the property is active agricultural fields. The western half of this property has moderate conservation value for farm land.

**View Shed:** The property is not visible from public roads in that it is surrounded by residential lots and is relatively low sloping land. There are limited views from the property on to other lands, mostly at the western half of the property. The land has low conservation values for view sheds.

**Wetland Buffers and Watercourse:** The property has no wetlands or water courses on it. Federal wetlands and a watercourse are located over 1,000 feet to the west. The property drains to the east. This property is not in the Lake Watershed Overzone. The land has no conservation value for wetlands or watercourses.

**Overall Land Suitability Assessment:** Considering the above factors, the western portion of the property has moderate conservation value for agricultural and steep sloped areas. The north east side of the property has low conservation value and is surrounded by small residential lots.

FIGURE 1



**LEGEND**

SLOPES  $\geq 12\%$

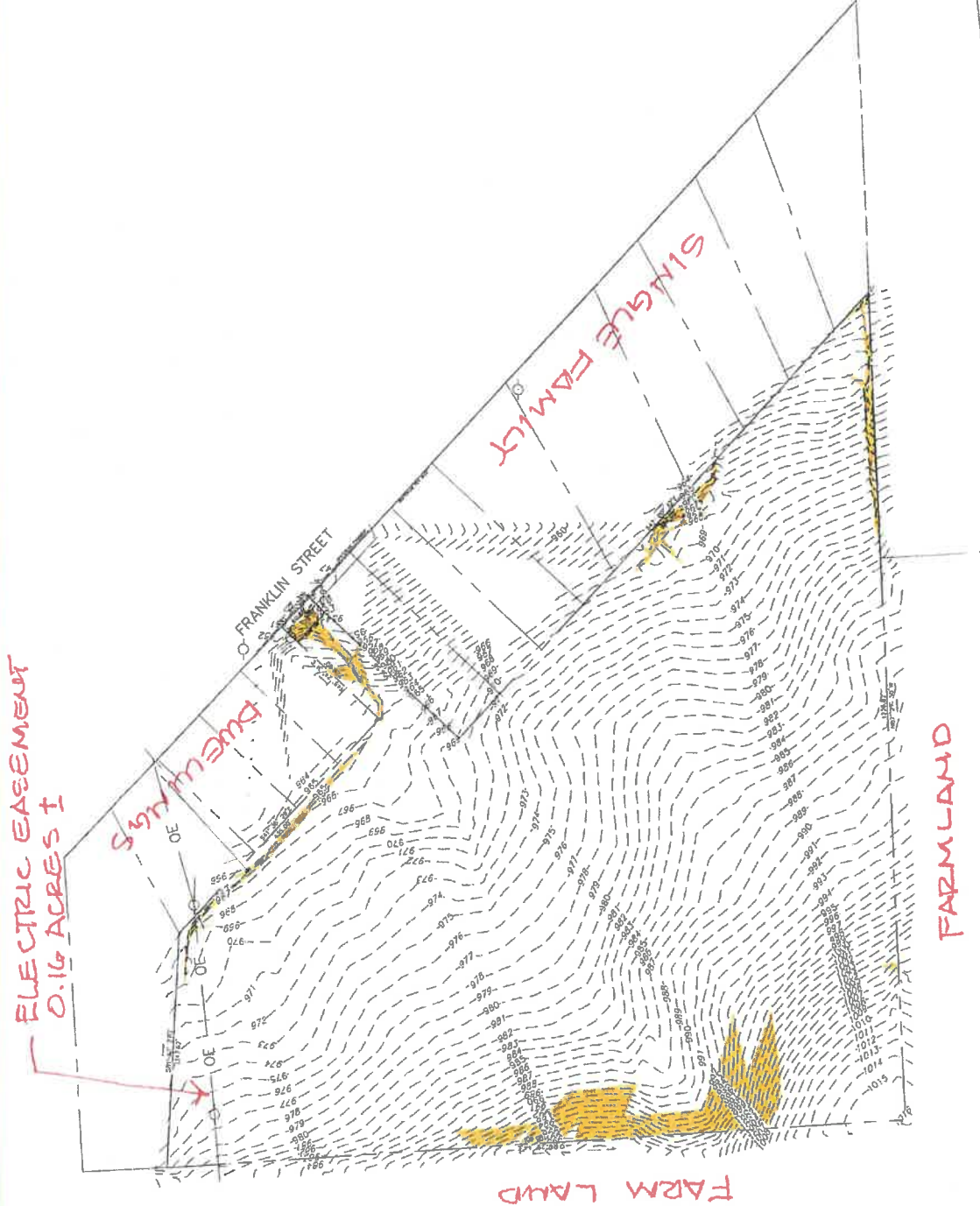
1.0 ACRES ±



VILLAGE MEADOW  
FRANKLIN STREET  
TOWN OF SKANEATELES  
ONONDAGA COUNTY

**SLOPE AREA  
FIGURE**

FILE NO. 23-190  
SEPTEMBER 2023



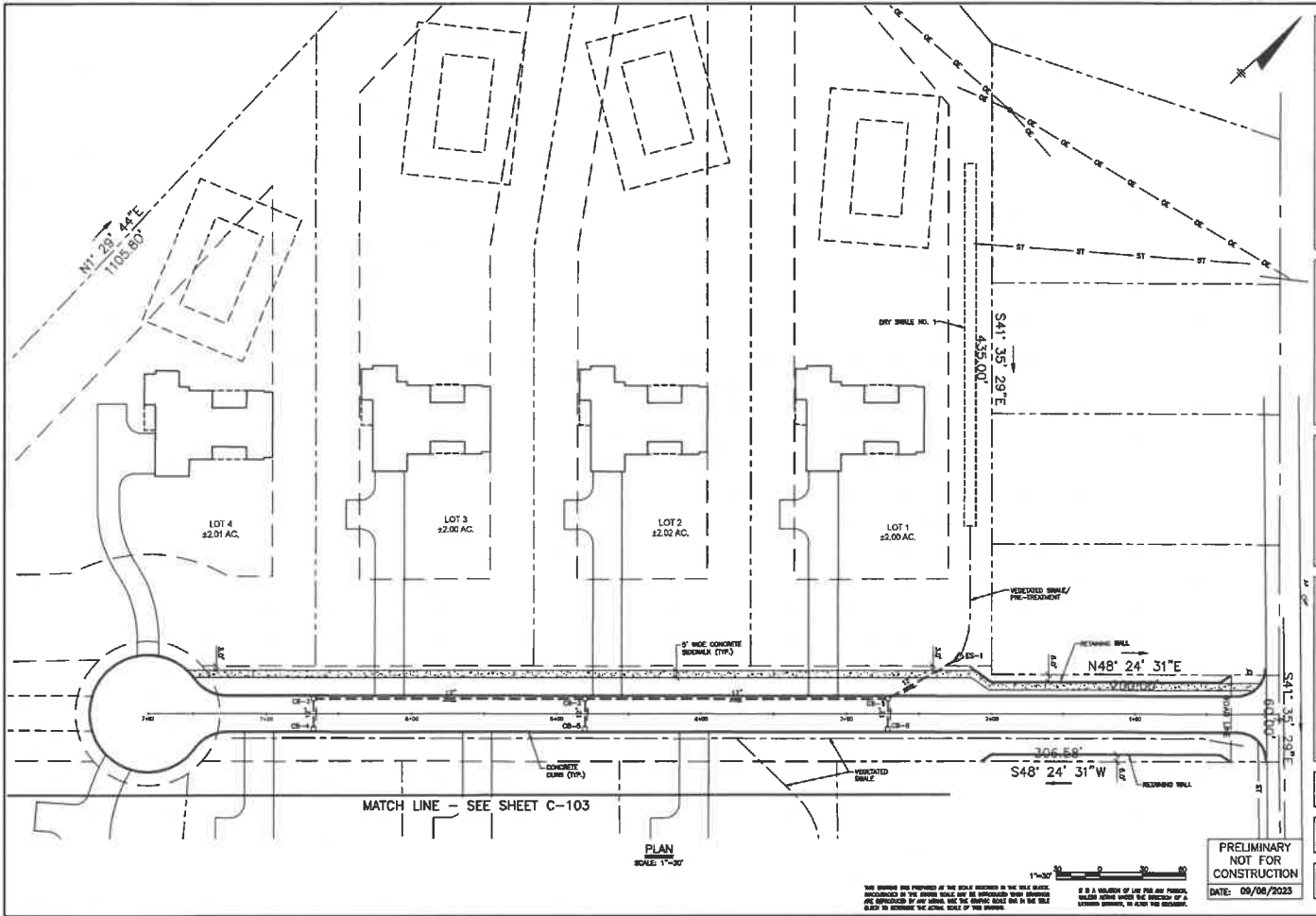
ADDED NOTES (IN RED) BY  
EGGUESTON & KRENZER ARCHITECTS







DATE: 8/20/23 10:37 AM



NO.	DATE	DESCRIPTION
1	8/20/23	SUBMIT PLAN REVIEW
2		ISSUANCE RELEASE

**SITE PLAN**



VILLAGE MEADOW  
 SUBDIVISION  
 TOWN OF SKANATELES  
 ONONDAGA COUNTY

PROJECT #  
 23-190

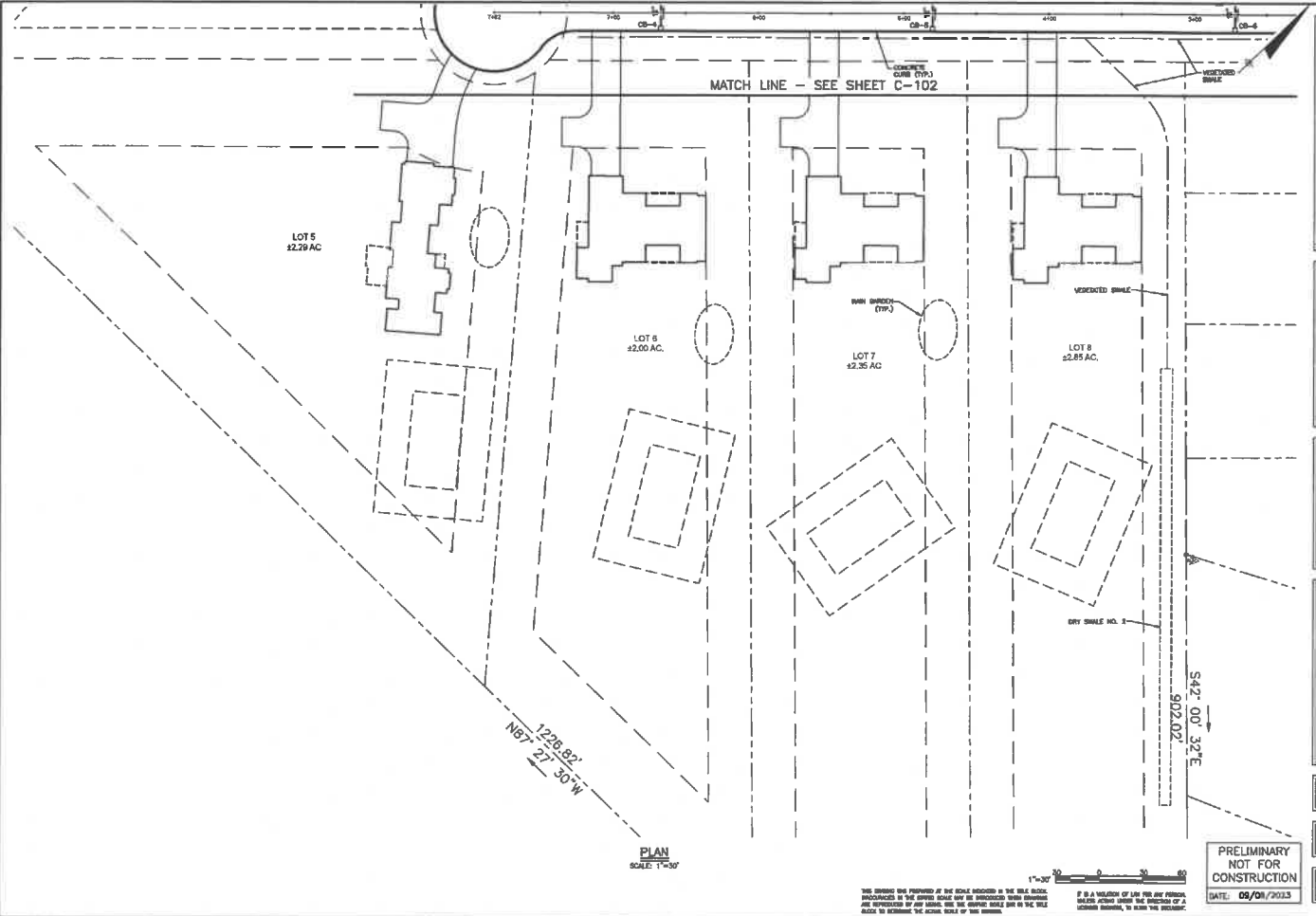
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NO.	DATE	DESCRIPTION
1	8/14/23	SUBMIT PLAN REVIEW
2		APPROVED

**SITE PLAN**



VILLAGE MEADOW  
FOR  
TOWN OF SKANEATELES  
ONONDAGA COUNTY

PROJECT #  
23-190

DATE:  
SEPTEMBER 2023

SHEET #  
C-103

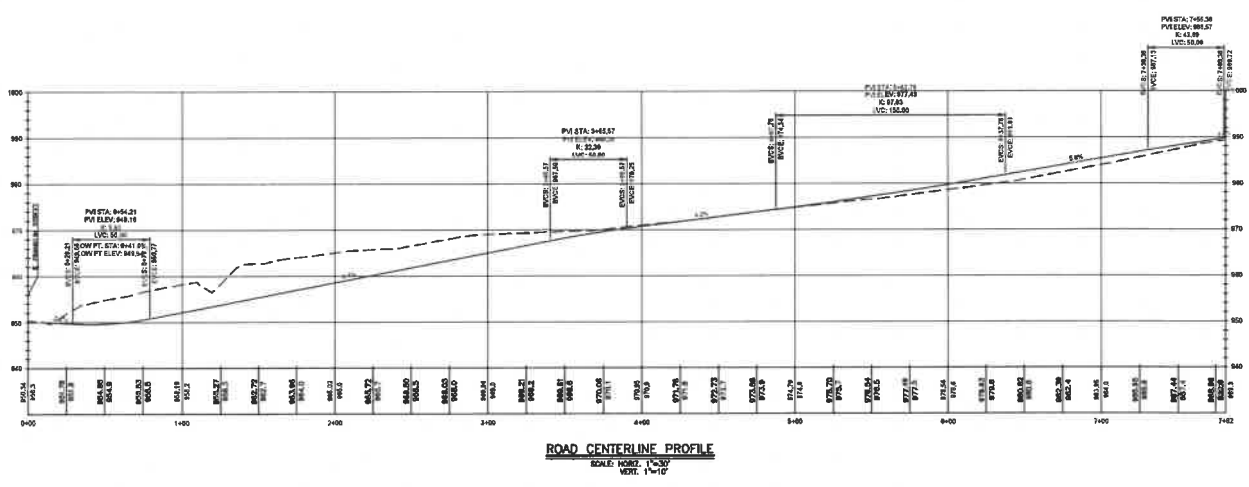
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**ROAD CENTERLINE PROFILE**



VILLAGE MEADOW  
 TOWN OF SKANEATELES  
 ONONDAGA COUNTY

PROJECT #  
23-100

DATE:  
SEPTEMBER 2023

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