
ROBERT O. EGGLESTON, ARCHITECT

The Trolley Bldg
1391 East Genesee Street
Skaneateles, New York 13152

May 4, 2018

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

Re: Chris Graham – Special Permit and Zoning Map Amendment
4331 Jordan Road - Tax Map # 024.-02-01.2 and 024.-02-01.1

NARRATIVE

The property at 4331 Jordan Road is 255,903 SF (5.87 acres) for tax parcel 024-02-01.2 and (0.50 acres) on tax parcel 024-02-01.1 for a total lot area of 277,477 SF (6.37 acres). This is one deed that was split by Jordan Road when the highway was improved many years ago. The northeast parcel (024-02-01.1) has a total of 790.3 FT road frontage on Jordan Road (280.6 FT), Sheldon Road (235.2 FT) and Vinegar Hill Road (193.5 FT). The City of Syracuse water line bisects both tax parcels. The property has a two family dwelling with detached garage that was approved in 2016. In 2017, a Special Permit was granted to construct a two story garage, storage and office building for use as a Service Business for Trilliam Homes, owner of the property. The ISC is 3.3 % and Open Space 96.5 %. This property is in the RR Rural Residential zoning district and is served by Town water.

This application is to add 16 multi-family dwellings to the property along with the associated parking, septic and storm water systems. This also is an application to change the zoning district of the parcel from RR to HM, Hamlet district. A driveway serving the multi-family units will come off Jordan Road in that this offers the most appropriate grade and sightlines for access to this parcel. The proposed front yard set back will be 30 ft with side yard setback at 38.3 ft. The ISC will be 20.2% and Open Space 78.1%. These setbacks and coverage would comply in the HM district.

The allowed density for multi family is 4 dwelling units per acre of buildable land. This property has 6.39 acres after deducting the public road right of ways. There are 0.38 acres of City of Syracuse Water easements and 1.98 acres of slopes greater than 12%. This leaves 4.04 acres of buildable lot area when figuring the density for multi-family. Buildable lot area is not a restriction for one and two family dwelling density. In the RR district, 2 acres is required for each dwelling unit for a single or two family dwelling. This would only leave 1.39 acres available for the multi-family or 5 dwelling units.

In the HM district, 16 dwelling units are allowed on the 4.04 acre buildable lot area and the two family dwelling requires only 0.5 acres per dwelling unit (one additional acre) and is not restricted to buildable land. It is the Planning Board that determines the appropriate density for any multi family development {Section 148- 11K(3)(b)}. It should be noted that for

determining 'Buildable Land' slopes exceeding 12% are excluded yet construction is allowed on land that is sloped between 12% and 30% with appropriate conditions (Section 148-30A).

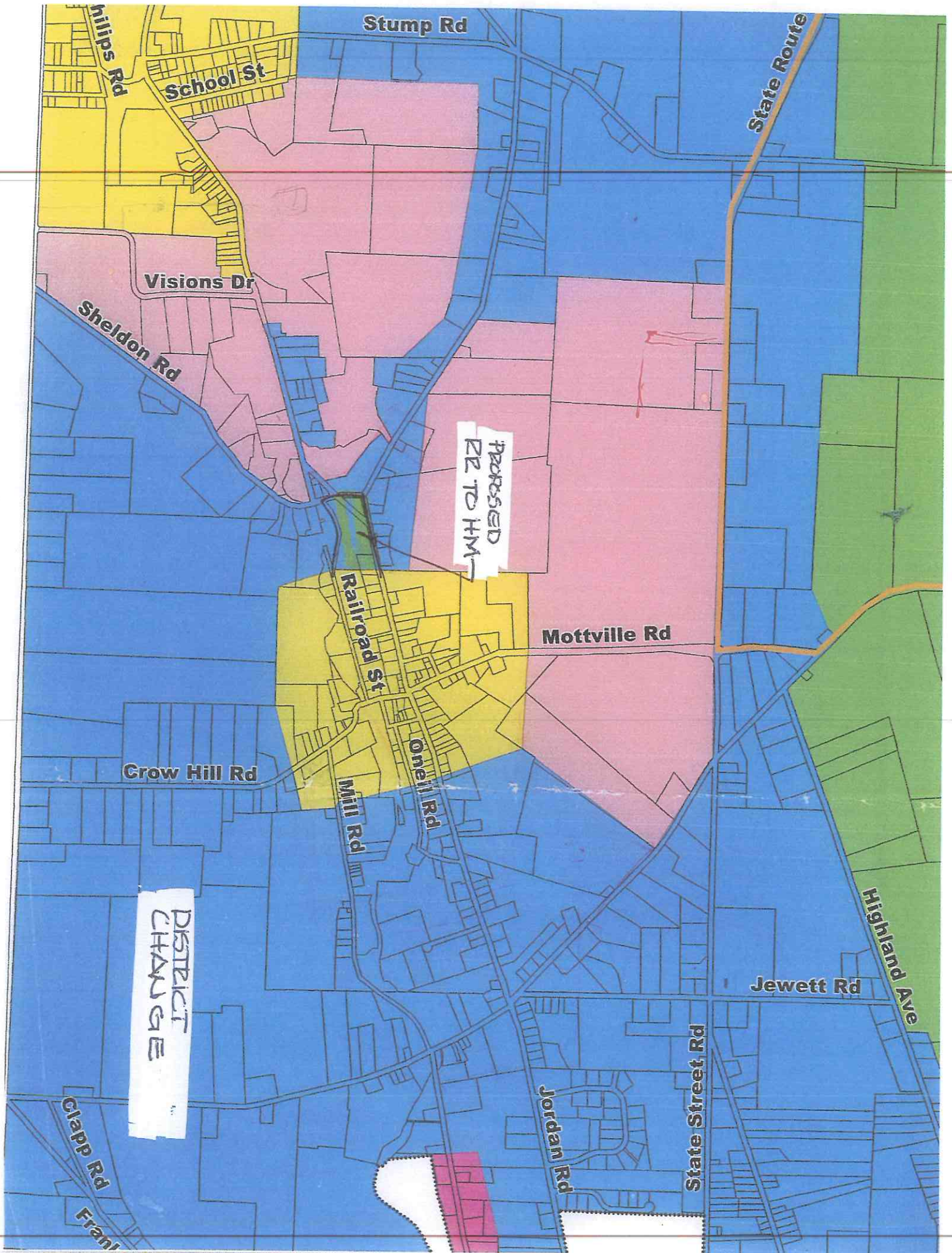
Preliminary perks for a septic system have been performed on the area east of the buildings that will allow for a 32 bedroom system including expansion. Once the sketch plan and density is determined, engineering will be done for the system and sent to the Onondaga County Health Department. Storm water management for the development will be located in the south west corner of the lot which is a flat, low end of the site that the natural drainage flows to. Final design will include erosion control measures, construction sequence and a SWPPP.

ZONING MAP AMENDMENT

The property at 4331 Jordan Road is 255,903 SF (5.87 acres) for tax parcel 024-02-01.2 and (0.50 acres) on tax parcel 024-02-01.1 for a total lot area of 277,477 SF (6.37 acres). It is currently located in the RR Rural Residential Zoning District and is adjacent to the HM Hamlet District to the south. Also under consideration is the remaining portion of the Mottville Cemetery (tax parcel 024-02-02.0) should the Town Board consent to it being included. The property is surrounded by a mix of residential and commercial lots in the RR district and near by to commercial uses in the IRO district. Many of the residential lots are non-conforming in lot size for the RR district. The property is served by town water and is on a County Highway.

The Joint Comprehensive Plan has targeted the Jordan Road corridor for residential development and promotes alternative housing for the town in this area. {Goal 3, Objective 3 © &(d)} Good, new apartments are in short supply to serve the middle class population, individuals starting out, couples that are empty nesters and down sizing as well as other individuals and families in transition. This type of housing option is best located in the HM district where density is intended to be greater and ISC is allowed to be higher and is better suited to meet the 4 dwelling units per acre than in the RR district. Larger lots are not readily available in the existing HM districts to allow a 16 unit apartment development. The extension of the HM district to this property is a logical extension of the Mottville hamlet and has included the Mottville Cemetery that is already partially in the HM district and makes for a smooth hamlet boundary along Jordan Road.

The HM district has reduced building setbacks, higher ISC and lower Open Space criteria than the RR District which aids in making a multi-family project more reasonable and affordable. It will be easier to meet the Special Use criteria for multi-family use in the HM district. The current lot in the RR district could only support one additional single family dwelling but not an additional 8 multi family units (4 units on the remaining 2 acres) in that it would not be able to keep the project below 10% ISC. Electric, communication, gas, water and fire protection are services that are already in place at this location with capacity to serve the 16 dwelling units.



DISTRICT
CHANGE

PROPOSED
ZONE TO HM

Phillips Rd

School St

Stump Rd

State Route

Visions Dr

Sheldon Rd

Railroad St

Crow Hill Rd

Mill Rd

Onell Rd

Mottville Rd

Jordan Rd

State Street Rd

Jewett Rd

Highland Ave

Clapp Rd

Frank