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

February 6, 2025 Revised
December 2, 2024

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

Re: David Schnapp
4 Lot Conservation Subdivision,
4081 O'Neil Road – Tax ID # 027.-01-30.1

NARRATIVE

4081 O'Neil Road is a vacant lot that has 9 acres with 60.12 ff frontage on O'Neil Road. The property has a seasonal water course that bisects the property and 77,425 SF of regulated steep slopes between 12% and 30%. Half the property is rolling meadow and the other half forest and is in the RR District. The NW corner of the property goes to the center of Skaneateles Creek and the Town property with the Charlie Major Nature Trail borders the west side of the property. This property is served by public water.

This subdivision application is to create a 4 lot, conservation subdivision. The 9 acres has 1.8 acres of constrained land; Skaneateles Creek and regulated steep slopes between 12% and 30% greater than 10,000 SF and 20 ft of width, for 7.2 acres of buildable land. At 2 acres per lot this could yield 3.6 or 4 building lots of 0.5 acres minimum.

The sketch plan shows 4 lots with a shared driveway of 156,791SF (3.60 acres) total or 40% of the total lot area. The conservation area equals 235,140 SF (5.7 acres) or 60%. Of the conservation land, only 34,526 SF (0.79 acres) is Skaneateles Creek and steep slopes, or 14.7%. The shared driveway is in a 30 ft to 40 ft wide minimum easement with an emergency vehicle turn-around. The public water line will be extended onto the property in the easement with a fire hydrant at the end.

Building envelopes are based on the Hamlet District density control with 30 ft front and rear yard setbacks and 10 ft side yard setbacks with 100 ft setback to a watercourse as shown on the Plat Plan. Each building lot may have 20 % ISC and 40% TSC.

The Conservation Area will maintain the forest area and the meadow will be planted in wildflowers and mowed once a year in the fall. This area will be owned by one of the 4 lots and have walking trails for the 4 lot owners to use.

(315) 685-8144

Member of the American Institute of Architects

Land Suitability Analysis

Existing Land Use: This vacant property is in the RR with half the property open meadow and the other half forest. A seasonal watercourse bisects the lot and Skaneateles Creek passes through the Northwest corner of the lot. Residential lots are along the East and North sides of the property and the Charlie Major Natre Trail borders the west side of the property.

Steep Slopes: The property has 1.8 acres of regulated steep slopes between 12% and 30% with another 1.1 acres of fragmented steep slope areas that are less than 10,000 Sf or 20 ft wide. 48% of the regulated steep slope area at the east end of the lot is slightly greater than 12% and is still considered buildable with erosion control measures taken and are considered having low to moderate conservation value. The fragmented steep slopes along the watercourse are considered having high conservation value.

Farm Land and Wildlife Habitat: The property has no farmland and is not adjacent to farmland. The western half of the property is forest land. This area supports native Central NY wildlife such as deer, rabbits, woodchucks, squirrels, raccoons, birds and is adjacent to the Town's Charlie Major Natre Trail. This is considered as having high conservation value. The eastern half is open meadow adjacent to existing residential properties on Jordan Road and O'Neil Road. This is considered as having low conservation value.

View Shed: The eastern portion of the property is not visible from Jordan Road and has limited visibility from O'Neil Road. It has moderate visibility from Parker Lane, a private road and would be conserved as having low conservation value. The western portion of forest is visible from the Charlie Major Nature Trail and is considered as having high conservation value.

Wetland Buffers and Watercourse: The property has no wetland areas. The seasonal watercourse that bisects the property and Skaneateles Creek have moderate and high conservation value respectively.

Public Recreation and Historic Sites: There are no historic sites on this property. The Charlie Major Nature Trail that borders the west side of the property provides public recreation and has historic sites on that property making the west side of this property as having high conservation value.

Overall Conservation Value Assessment: Considering the above factors, the western portion of the property has the highest conservation value for the fragmented steep slopes, Skaneateles Creek and seasonal watercourse and view shed adjacent to the Charlie Major Nature Trail that provides public recreation with historic sites on it. The eastern and north portion of the lot has the lowest conservation value and is suitable for residential development in that it is adjacent to residential lots along Jordan Road and O'Neil Road.

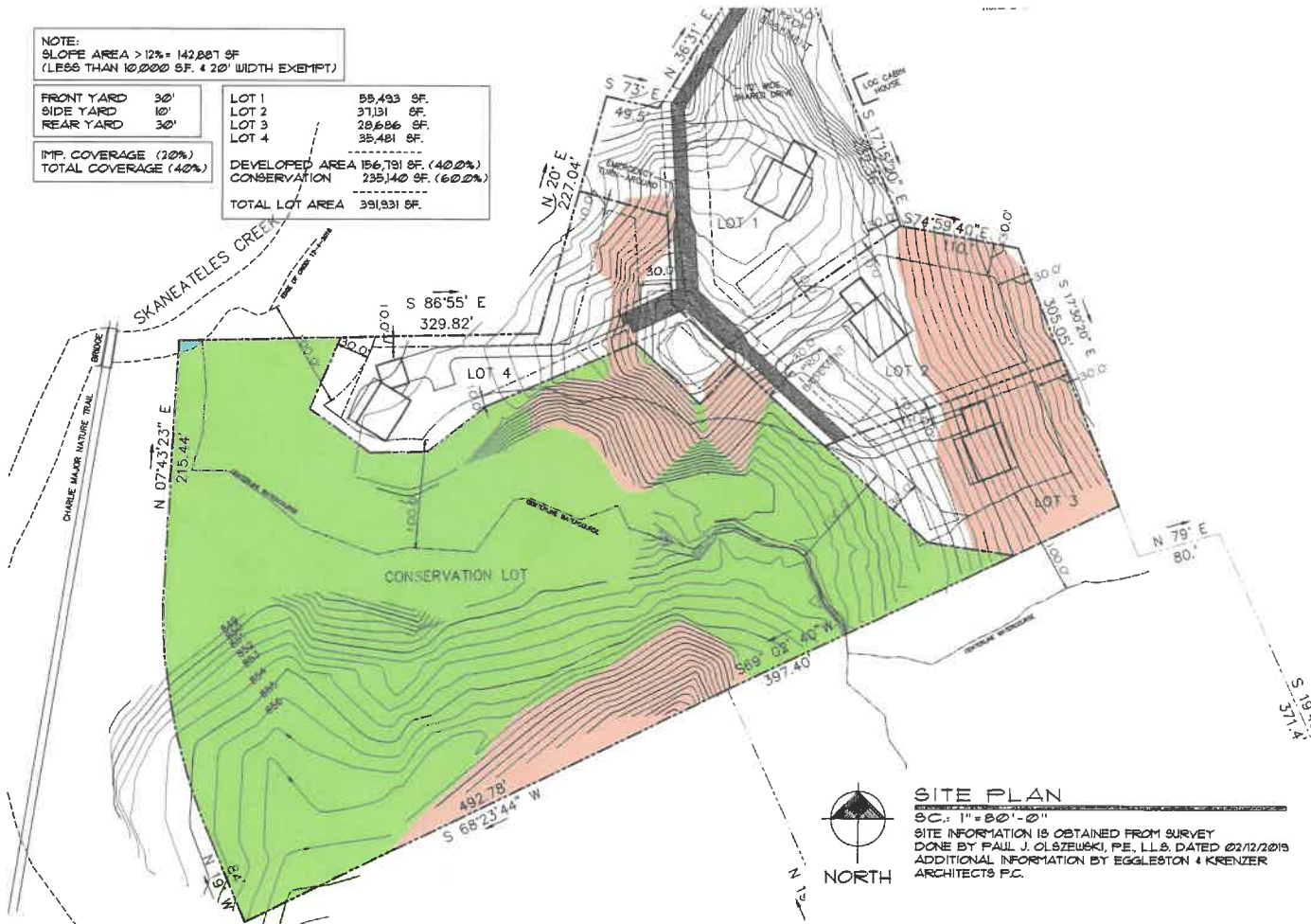
NOTE:
SLOPE AREA > 12% = 142,887 SF
(LESS THAN 10,000 SF. & 20' WIDTH EXEMPT)

FRONT YARD 30'
SIDE YARD 10'
REAR YARD 30'

IMP. COVERAGE (20%)
TOTAL COVERAGE (40%)

LOT 1 55,433 SF.
LOT 2 37,131 SF.
LOT 3 28,696 SF.
LOT 4 35,481 SF.

DEVELOPED AREA 156,791 SF. (40.2%)
CONSERVATION 235,140 SF. (60.2%)
TOTAL LOT AREA 391,931 SF.



SITE PLAN
S.C.: 1" = 80'-0"
SITE INFORMATION IS OBTAINED FROM SURVEY
DONE BY PAUL J. OLSZEWSKI, P.E., L.L.D. DATED 02/12/2019
ADDITIONAL INFORMATION BY EGGLESTON & KRENZER
ARCHITECTS P.C.

CONSERVATION SUBDIVISION
DAVID SCHNAPP
4051 ONEIL LANE
TN. OF SKANEATELES, NY

architect
EGGLESTON & KRENZER, ARCHITECTS PC
1391 EAST GENESEE STREET
SKANEATELES, NY 13152
(315) 685-8144

PROJ: 23152

DATE:
2 DEC 2024
4 FEB 2025
6 MAY 2025

SCHNAPP SUBDIVISION O'NEIL LANE TOWN OF SKANEATELES SITE DEVELOPMENT PLANS

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EDWARD REID
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2460 CEMETERY ROAD
FARMUS, NEW YORK 13063
315-688-4328

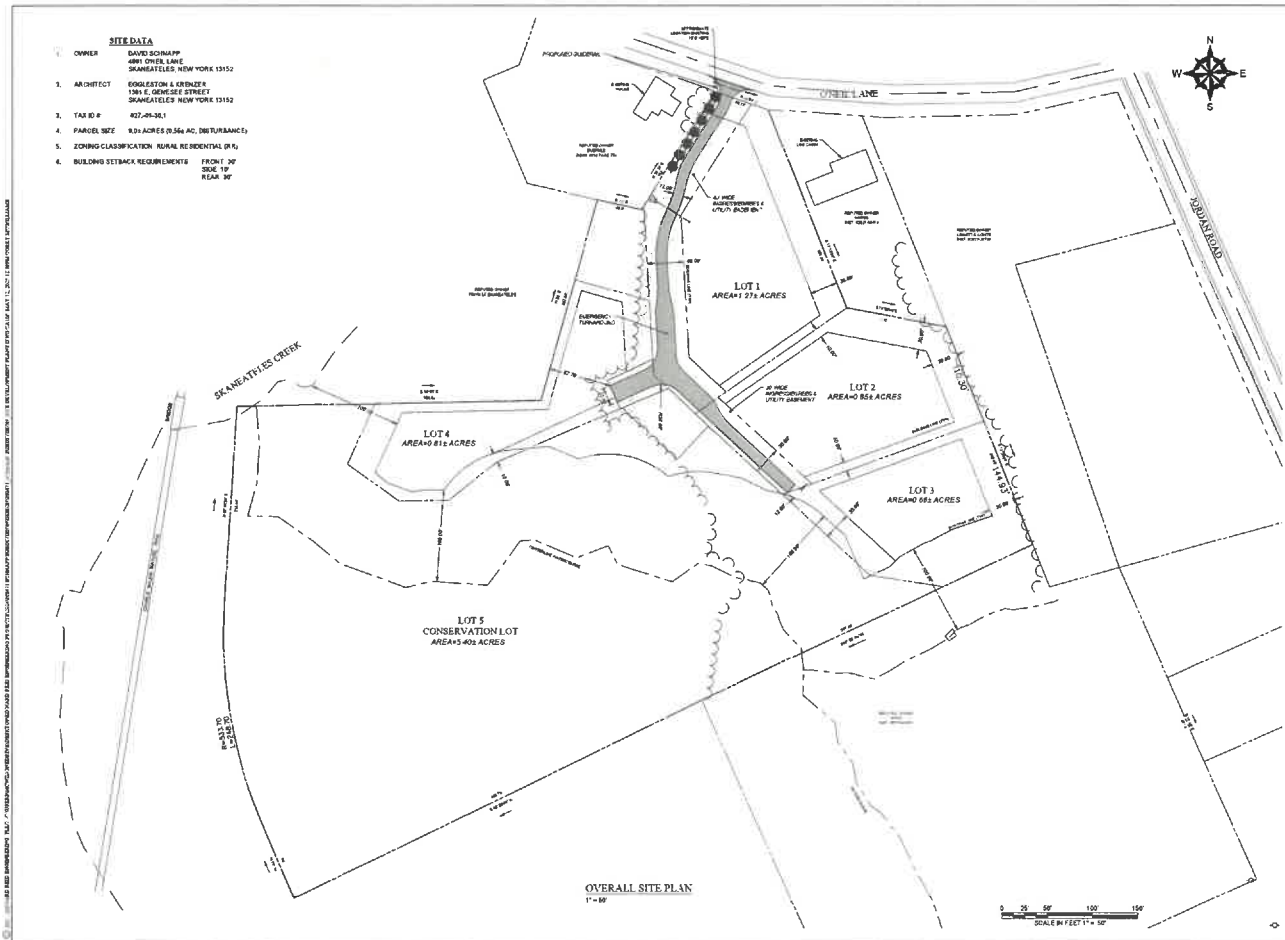
SCHNAPP SUBDIVISION
O'NEIL LANE
TOWN OF SKANEATELES, STATE OF NEW YORK

JANUARY 8, 2021
REVISION 2-1012/2025
PROJECT # 202411

GA001 - COVER SHEET
SHEET 1 OF 6

SITE DATA

- OWNER: DAVID SCHNAPP
4891 O'NEIL LANE
SKANEATELES, NEW YORK 13152
- ARCHITECT: EDGESTON & KIRCHNER
1394 E. GENESEE STREET
SKANEATELES, NEW YORK 13152
- TAX ID #: 027-01-30.1
- PARCEL SIZE: 9.01 ACRES (0.56 AC. DISTURBANCE)
- ZONING CLASSIFICATION: RURAL RESIDENTIAL (R/R)
- BUILDING SETBACK REQUIREMENTS: FRONT: 30'
SIDE: 10'
REAR: 30'



**EDWARD REID
ENGINEERING, PLLC**
3440 CEMETERY ROAD
FARMUS, NEW YORK 13063
315-688-4325

811

Know what's below.
Call before you dig.

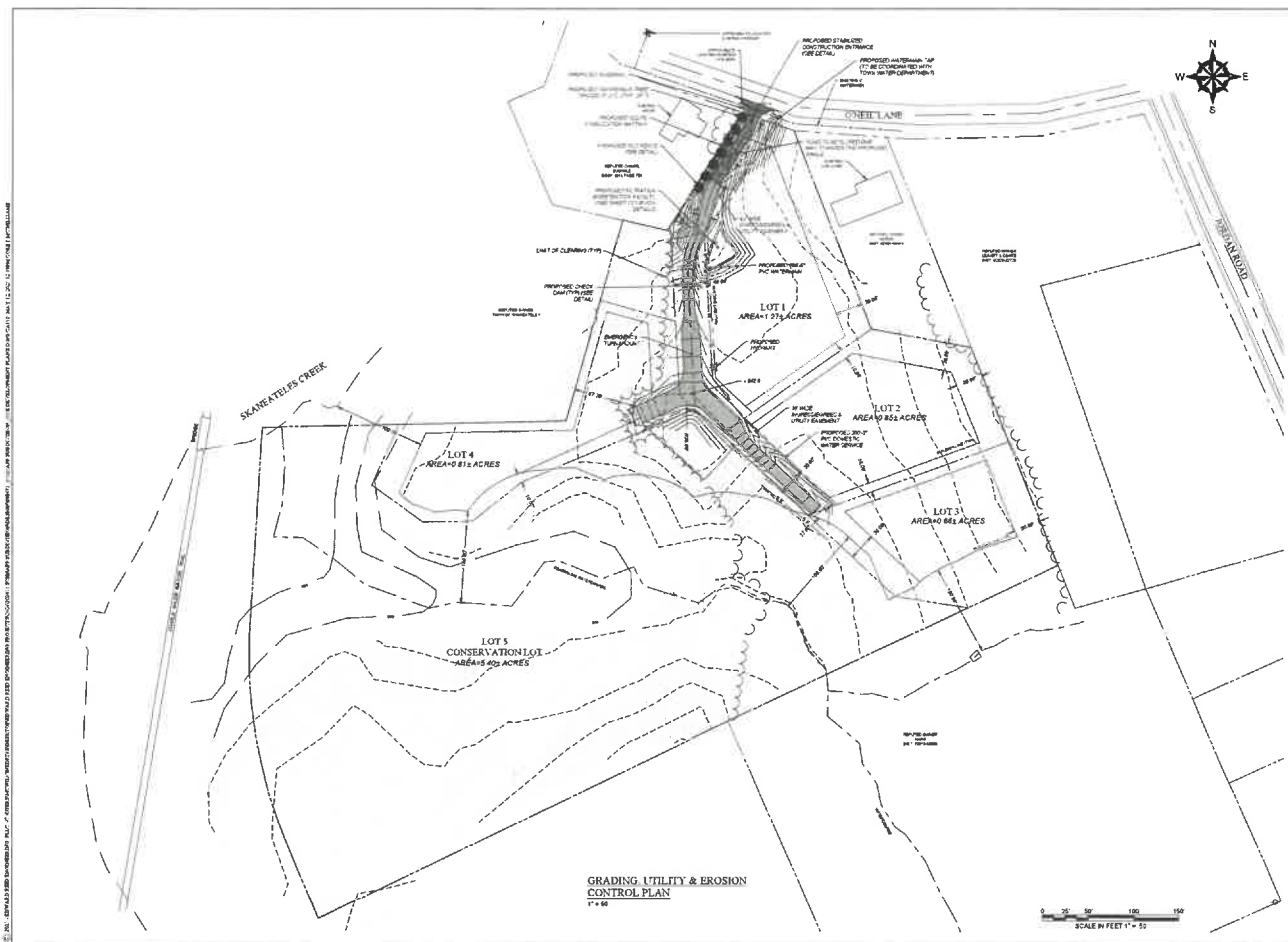
NO.	DESCRIPTION	DATE
1	1" X 50' CONSTRUCTION	C.J.M.
2	1" X 50' CONSTRUCTION	C.J.M.



SCHNAPP SUBDIVISION
O'NEIL LANE
T.A. # 027-01-30.1
TOWN OF SKANEATELES

OVERALL SITE PLAN

PREPARED FOR:	DAVID SCHNAPP 4891 O'NEIL ROAD SKANEATELES, NEW YORK 13152
DESIGNED BY:	E.K.R.
DRAWN BY:	E.K.R.
DATE:	JAN 9, 2025
PROJECT NO.:	202471
REVISION NO.:	0000
	CA100



EDWARD REID
ENGINEERING, PLLC
2480 CEMETERY ROAD
PABST, NEW YORK 13063
315-649-4328

811

Know what's below.
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NO.	REVISION	DATE	BY	FOR
1	AS SHOWN	1/9/2025	EJR	AS NOTED

PROJECT NO. 202471

REVISION NO. 2



SCHWAPP SUBDIVISION
ONIEL LANE
T.A. # 027-01-20.1
TOWN OF SKATEATELES

**GRADING, UTILITY
& EROSION
CONTROL PLAN**

PREPARED FOR
DAVID SCHWAPP
2480 CEMETERY ROAD
PABST, NEW YORK 13063

DESIGNED BY: EJR, DRAWN BY: EJR, REVIEWED BY: CLM

DATE: JAN 9, 2025
PROJECT NO.: 202471

REVISION NO. 2
CA110
202471

