

Tax Map ID#032.-03-20.0

NOTICE OF HEARING

PLEASE TAKE NOTICE that pursuant to Section 148-6, 131-1, 131-2, 131-3 and 131-7 of the Zoning Law of the Town of Skaneateles and Section 276-279 Town Law of the State of New York, the Planning Board of the Town of Skaneateles will hold a Public Hearing on the application of Skaneateles Park East LLC for a minor three lot subdivision.

The proposal is for the subdivision of a 8.2+/- acre lot into three lots with lot A at 3.2+/- acres with the existing structures, lot B at 2.7+/- acres of improved vacant land, and lot C at 6.1 +/- acres of vacant land.

The property in question is located at 1551 East Genessee Street in the Town of Skaneateles, New York and bears Tax Map ID#032.-03-20.0.

A Copy of the application is available for inspection at the Town Hall, 24 Jordan Street, Skaneateles, New York.

SAID HEARING will be held on *Tuesday, September 19, 2023 at 6:50 p.m.* at the Town Offices, 24 Jordan Street, Skaneateles, New York or electronically as required by local and/or Executive Orders applicable to COVID 19. At that time all persons will be heard or have an opportunity to provide written comment on this application.

Donald Kasper, Chair
Planning Board -Town of Skaneateles
Dated: September 6, 2023

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

August 11, 2023

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

Re: PJ and Patti Uritis - Subdivision
1561 East Genesee Street
Tax Map # 032.-03-20.0

NARRATIVE

The property at 1551/1561 East Genesee Street is 363,968 SF, has 378 ft of frontage on East Genesee Street and is located in the IRO District and outside the Skaneateles Lake watershed. The property has a 12,898 SF office building, parking lot and on-site septic systems. The property is served by Town water. The ISC is 14.3% and TSC is 14.4 %.

A Site Plan Review was approved to construct a 4 bedroom, single family dwelling and attached, two car garage, porch, deck with an approved septic system to the north of the office building on this property. A driveway with Emergency Vehicle turn-around and French drain by the driveway was included for the new dwelling site. The owners have since discovered that they need to subdivide the property to secure a mortgage for construction of their new home.

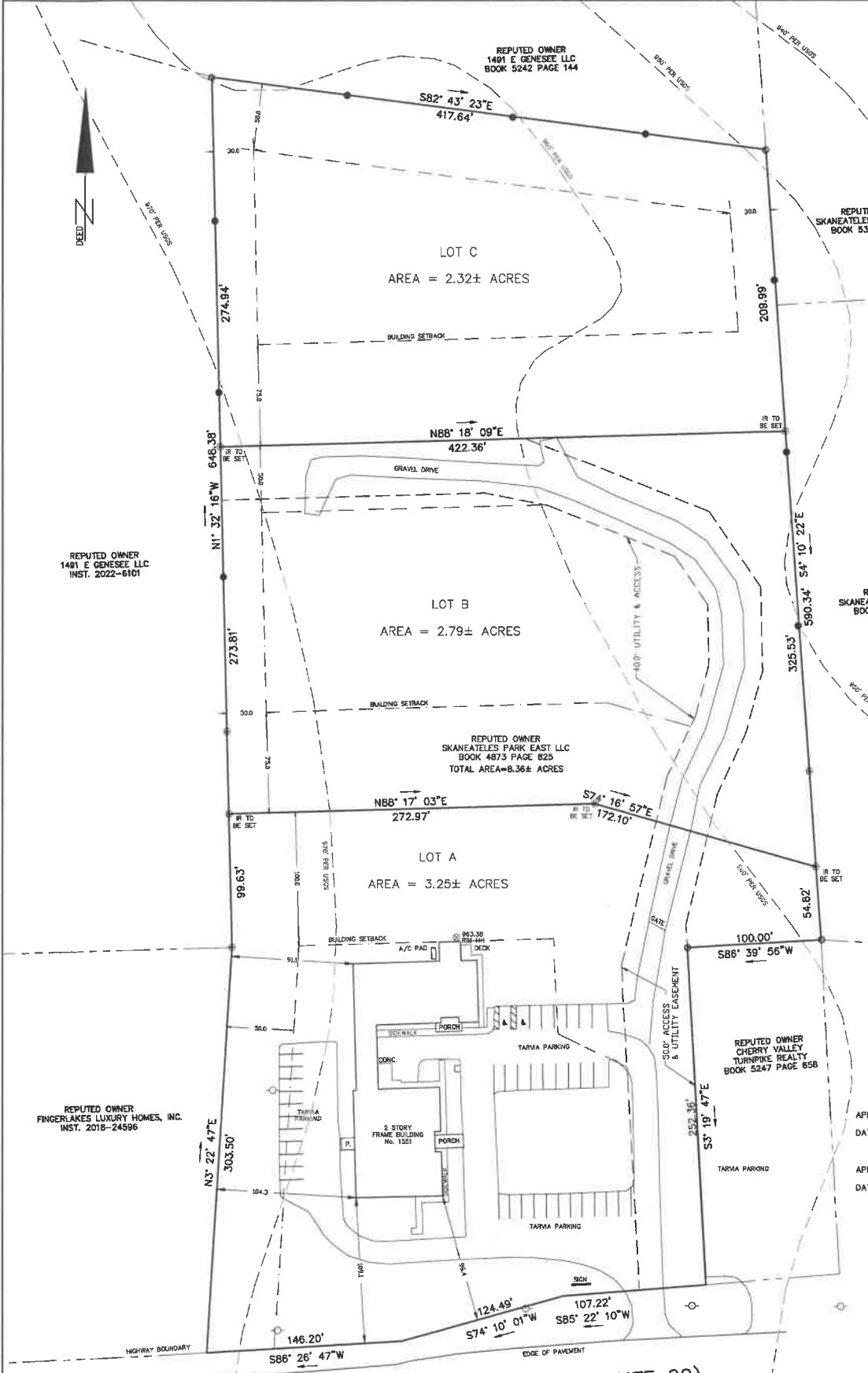
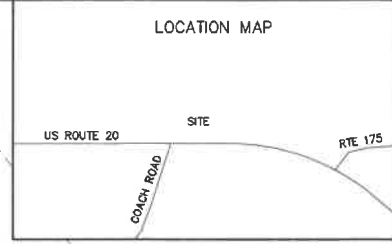
This application is for a three lot conventional subdivision that will maintain the office building, parking and septic systems on Lot A. This lot is 3.2 acres and will maintain the 378 ft of road frontage and have a 50 ft wide access and utility easement for Lot B and C. The ISC will be 30.4% whereas 40% is allowed. The new rear property line will have the required 100 ft setback.

Lot B will be 2.8 acres and have the Uritis home built on it. It has the approved septic system already installed and will have a 40 ft access and utility easement on it. The shared driveway is already in place. An Emergency Vehicle turn-around will be located at the end of the shared driveway. A French drain will be installed on the west side of the shared driveway to divert stormwater to the former gravel pit as approved in the Site Plan review. The ISC will be 12.1% whereas 15% is allowed.

Lot C will be at the north end of the original lot and be 2.3 acres in size. A septic system is being designed for this lot. Both residential lots will have 75 ft front yard, 30 ft side yard and 50 ft rear yard setbacks.

(315) 685-8144

Member of the American Institute of Architects



REPUTED OWNER
1481 E GENESEE LLC
INST. 2022-6101

REPUTED OWNER
1481 E GENESEE LLC
BOOK 5242 PAGE 144

REPUTED OWNER
SKANEATELES SPRING CORP.
BOOK 5379 PAGE 57

REPUTED OWNER
SKANEATELES PARK EAST LLC
BOOK 4873 PAGE 825
TOTAL AREA=8.36± ACRES

REPUTED OWNER
SKANEATELES SPRING CORP.
BOOK 5379 PAGE 53

REPUTED OWNER
FINGERLAKES LUXURY HOMES, INC.
INST. 2018-24596

REPUTED OWNER
CHERRY VALLEY
TURNPIKE REALTY
BOOK 5247 PAGE 656

APPROVED TOWN OF SKANEATELES PLANNING BOARD
DATE: _____ BY: _____

APPROVED PATRICIA URTIS OF SKANEATELES PARK EAST LLC (DEVELOPER)
DATE: _____ BY: _____

ONONDAGA COUNTY HEALTH DEPARTMENT

SKANEATELES PARK EAST SUBDIVISION

PART OF FARM LOT 35 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 pjosurvey.com

REFERENCE
BOUNDARY SURVEY 1551 U.S. ROUTE 20 PREPARED
BY IANUZI & ROMANS DATED 6-24-2016 JAS
PROJECT NUMBER 12402.001, F.B. No. 1451.

EAST GENESEE STREET (U.S. ROUTE 20)

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

- NOTES:**
- TOTAL LOT AREA: LOT A = 3.25 ACRES, LOT B = 2.79 ACRES, LOT C = 2.32 ACRES
 - TOTAL NUMBER OF LOTS = 3
 - BUILDING SETBACKS FOR LOT A - 50 FT SIDE YARD, 100 FT REAR YARD.
 - BUILDING SETBACKS FOR LOTS B & C - 30 FT SIDE YARD, 50 FT REAR YARD, 75 FT FRONT YARD.
 - DOMESTIC WATER FROM TOWN WATER DISTRICT
 - LOTS A & B HAVE AN APPROVED INDIVIDUAL SEWAGE DISPOSAL SYSTEM ON SITE
 - LOT C HAS AN INDIVIDUAL SEWAGE DISPOSAL PLAN APPROVED BY THE HEALTH DEPARTMENT
 - THIS PROPERTY ADJOINS LAND USED FOR AGRICULTURAL PURPOSES. FARMERS HAVE THE RIGHT TO APPLY APPROVED CHEMICAL AND ORGANIC FERTILIZERS, PESTICIDES AND HERBICIDES AND TO ENGAGE IN FARM PRACTICES WHICH MAY GENERATE DUST, ODOR, SMOKE, NOISE AND VIBRATION.

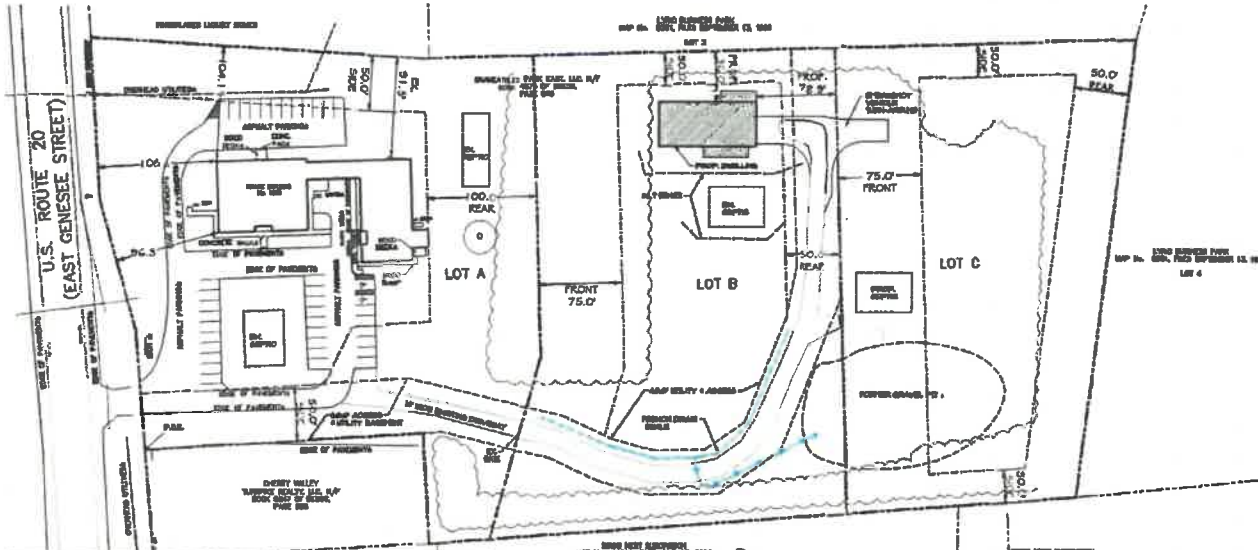
SURVEY SUBJECT TO ANY STATE OF FACTS AN ACCURATE AND UP TO DATE ABSTRACT OF TITLE WILL SHOW.

THE UNDERSIGNED SURVEYOR HEREBY CERTIFIES THAT THIS IS AN ACCURATE MAP OF AN ACTUAL SURVEY COMPLETED 07-16-2023

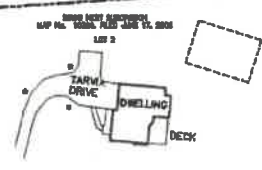
PAUL J. OLSZEWSKI, P.L.S. LICENSE No. 50212

*UNLICENSED ASSISTANCE OR AID TO A SURVEY MAP BEING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7009, SUB-DIVISION 1, OF THE NEW YORK STATE EDUCATION LAW.
*NOTES: THIS SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE NEW YORK STATE SURVEYING AND MAPPING BOARD'S REGULATIONS AND STANDARDS FOR SURVEYING PRACTICE.
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DATE: AUGUST 25, 2023 SCALE: 1" = 50 FEET PROJECT No. SK32-03-20



TOTAL LOT CONVENTIONAL SUBDIVISION	36.9868 AC		8.4 ACRES	
	EXISTING	LOT A	LOT B	LOT C
LOT AREA	363,860 SF	14,415 SF	11,511 SF	101,098 SF
ROAD FRONTAGE	6.9 ACRES 371.5'	3.3 ACRES 171.5'	2.8 ACRES 143.5'	2.3 ACRES 116.5'
OFFICE BLDG.	10,578 SF	10,578 SF	0 SF	0 SF
WALKS	1,572 SF	1,572 SF	0 SF	0 SF
ASPHALT PKG	28,162 SF	28,162 SF	0 SF	0 SF
PORCHES/STEPS	87 SF	87 SF	728 SF	0 SF
GRAVEL DRIVE	11,188 SF	2,787 SF	10,411 SF	124 SF
DRELLING	0 SF	0 SF	3,520 SF	0 SF
AC (15 SF EDGE/1')	0 SF	0 SF	0 SF	0 SF
TOTAL IBC	51,983 SF	42,585 SF	14,718 SF	124 SF
% IBC COVER	14.3 %	30.4 %	12.7 %	1.1 %
ALLOWED % IBC	40.0 %	40.0 %	15.0 %	15.0 %
DECK	420 SF	420 SF	0 SF	0 SF
TOTAL P&C	420 SF	420 SF	0 SF	0 SF
TOTAL COV.	52,403 SF	43,405 SF	14,718 SF	124 SF
% IBC	14.4 %	30.7 %	12.7 %	1.1 %



SKETCH PLAN
 1"=80'-0"
 SITE INFORMATION IS OBTAINED FROM SURVEY
 DONE BY PAUL J. OLSZEWSKI, P.E., L.L.B.
 DATED 07/24/2023
 ADDITIONAL INFORMATION BY EGGLESTON &
 KRENZER ARCHITECTS P.C.

SKETCH PLAN
 PARKSIDE EAST SUBDIVISION
 1557 EAST GENESEE STREET
 TOWN OF SKANEATELES, NY

architect
 EGGLESTON & KRENZER, ARCHITECTS P.C.
 1391 EAST GENESEE STREET
 SKANEATELES, NY 13152
 (315) 685-0144

PROJ: 21119

DATE:
 26 JUL 2023

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