

EGGLESTON & KRENZER ARCHITECTS, PC

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

Town of Skaneateles Planning Board
24 Jordan Street,
Skaneateles, NY 131523415 Kane Ave

November 5, 2021

Re: Scott and MaryEllen Winkelman
Two Lot Subdivision
3415 Kane Ave Tax ID # 048.-12-23.1

NARRATIVE

3415 Kane Ave is a 49.3 acre lot with a dwelling with attached garage, on it. It has 64.78 ft and 62.77 ft of frontage on Kane Ave and County Line Road respectively. The ISC is 1.3% and the lot is in the RF District. This house has an existing septic system and well. 31.9 acres of the property is in the Skaneateles LWOD. A ditch and pond are located east of the house. A watercourse and flood zone is located at the far west end of the lot. An electric utility easement crosses the western portion of the lot. 38 acres are actively farmed.

This application is for a two lot, Conventional Subdivision so that the 3.8 acre (Lot B) portion that is used for the dwelling is separated from the 45.5 acres (Lot A) portion that is actively farmed. There are no current plans to further develop the 45.5 acres. An access and utility easement will be established on the eastern strip of Lot A for the benefit of Lot B. This currently has a driveway and utilities on it and varies in width from 64.78 ft to 65.1 ft. A small shed is currently located on this proposed easement that will be relocated onto Lot B. The proposed ISC for Lot B is 3.9% and for Lot A 1.1%

This property has no wetlands or steep slopes (greater than 12%). It does have 3,812 SF of flood zone and 2,996 SF of utility easements on it making 49.2 acres buildable. The last 600 ft strip to the west has forest on it. The land to the north is active farm land and the land to the south is the Skaneateles County Club golf course. See the Land Suitability Analysis below. The property does have active farmland that is contiguous to other active farmland.

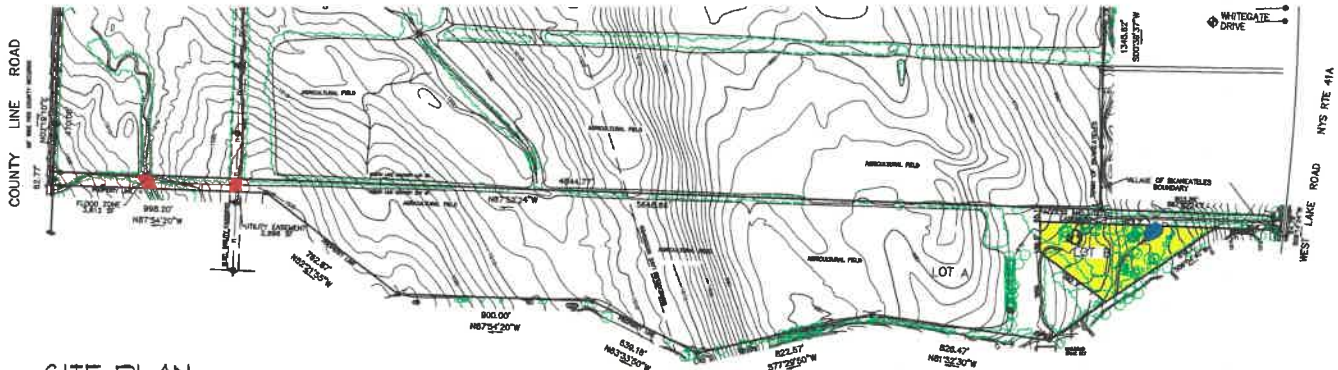
Land Suitability Analysis

Existing Land Use: This property is in the RF District that extends onto the adjacent properties on all sides. 3.8 acre of the lot is used for a single family dwelling. The remaining 45.5 acres is active agriculture, open space or forest. The property to the north is all active farm land. The property to the south is a golf course. The north east portion of the lot is adjacent to the Village residential district. The area to the south of County Line Road is also residential

Steep Slopes: This property has no steep slopes over 12% grade. There are no significant steep slope areas of moderate nor high conservation value

(315) 685-8144

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SITE PLAN

1" = 300' - 0"



SITE PLAN

1" = 80' - 0"

NON-BUILDABLE AREA	
FLOOD ZONE	3,817 SF
UTILITY EASEMENT	2,996 SF
STEEP SLOPE 12%+	NONE
TOTAL	6,813 SF
TOTAL BUILDABLE AREA = 49.2 ACRES	

TOTAL LOT NET BUILDABLE AREA	2,148,985 SF	49.3 ACRES	
CONVENTIONAL SUBDIVISION	49.3 ACRES	2 LOTS	
	EXISTING	LOT A	LOT B
LOT AREA	534,464 SF 49.3 ACRES	1,381,996 SF 48.8 ACRES	166,999 SF 3.8 ACRES
HOUSE	2,411 SF	---	2,411 SF
SHED	146 SF	---	146 SF
DRIVEWAY	11,731 SF	9,109 SF	2,822 SF
TOTAL IBC	14,288 SF	9,109 SF	5,179 SF
% IBC COVER	2.7 %	0.5 %	3.1 %
TRAIL	13,320 SF	12,450 SF	930 SF
DECK	301 SF	---	301 SF
SIDEWALK	128 SF	---	128 SF
TOTAL PSC	13,820 SF	12,450 SF	1,359 SF
TOTAL COV.	28,291 SF	21,559 SF	6,538 SF
% T&C	1.3%	1.1%	3.9%

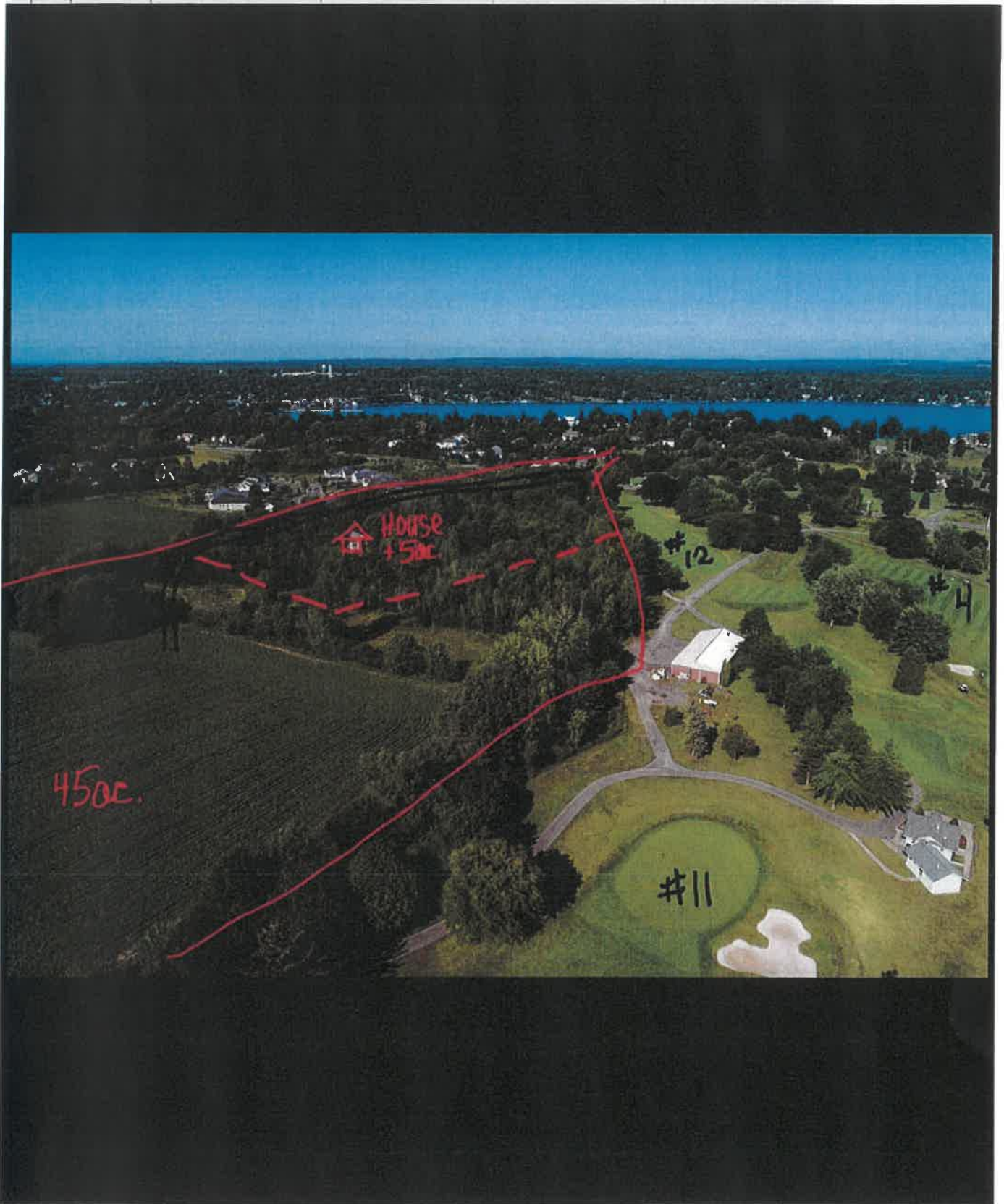


SITE PLAN
SCOTT & MARVELLEN WINHEMAN
WEST LAKE RD
TIN OF SKANEATELES, NY

Architect
EGGLESTON & KREINER ARCHITECTS P.C.
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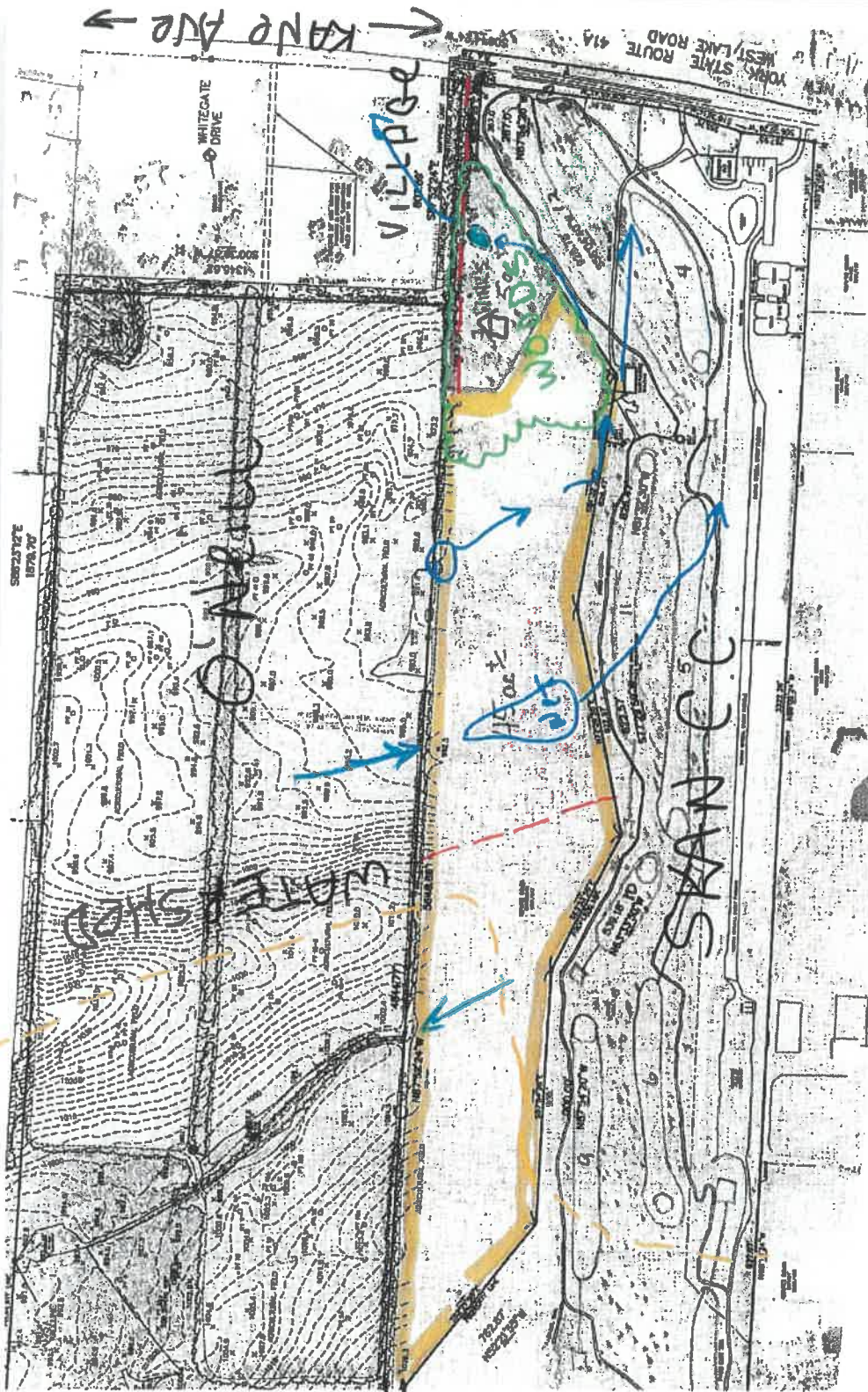
PROJ: 21209

DATE:
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Scan Result



- SHARED DRIVEWAY AGREEMENT
- PROPERTY LINE
- WINKEGMAN DRAINAGE

NOV 21

