Town of Skaneateles Planning Board
INSERT: MINOR Special Permit/Site Plan Review
(Pursuant to §148 -10-5, 6, 8 & 9)
Contact Town Staff if you need assistance

Applicant Name: Self Storage Route 321, LLC
Property Tax Map# 022.-01-12.03

PROJECT CLASSIFICATION

Project is: New project: ____ Amendment: ✓ Minor Site Plan Review ____

PROJECT DESCRIPTION (attach additional sheets if needed)

1. Describe the proposal:
We are proposing an amendment to our existing site plan from 8/22/06 regarding our front sign. We recently applied and were granted approval to replace our outdated sign with a backlit monument sign. After we built the sign, it was brought to our attention that our original site plan did not allow the sign to be lit. We are looking to propose an amendment allowing the sign to be backlit.

2. Describe existing conditions on the property:
The property consists of an established and long term self storage facility.

3. Describe proposed physical or operational changes to the property:
There will not be any changes other than the sign.

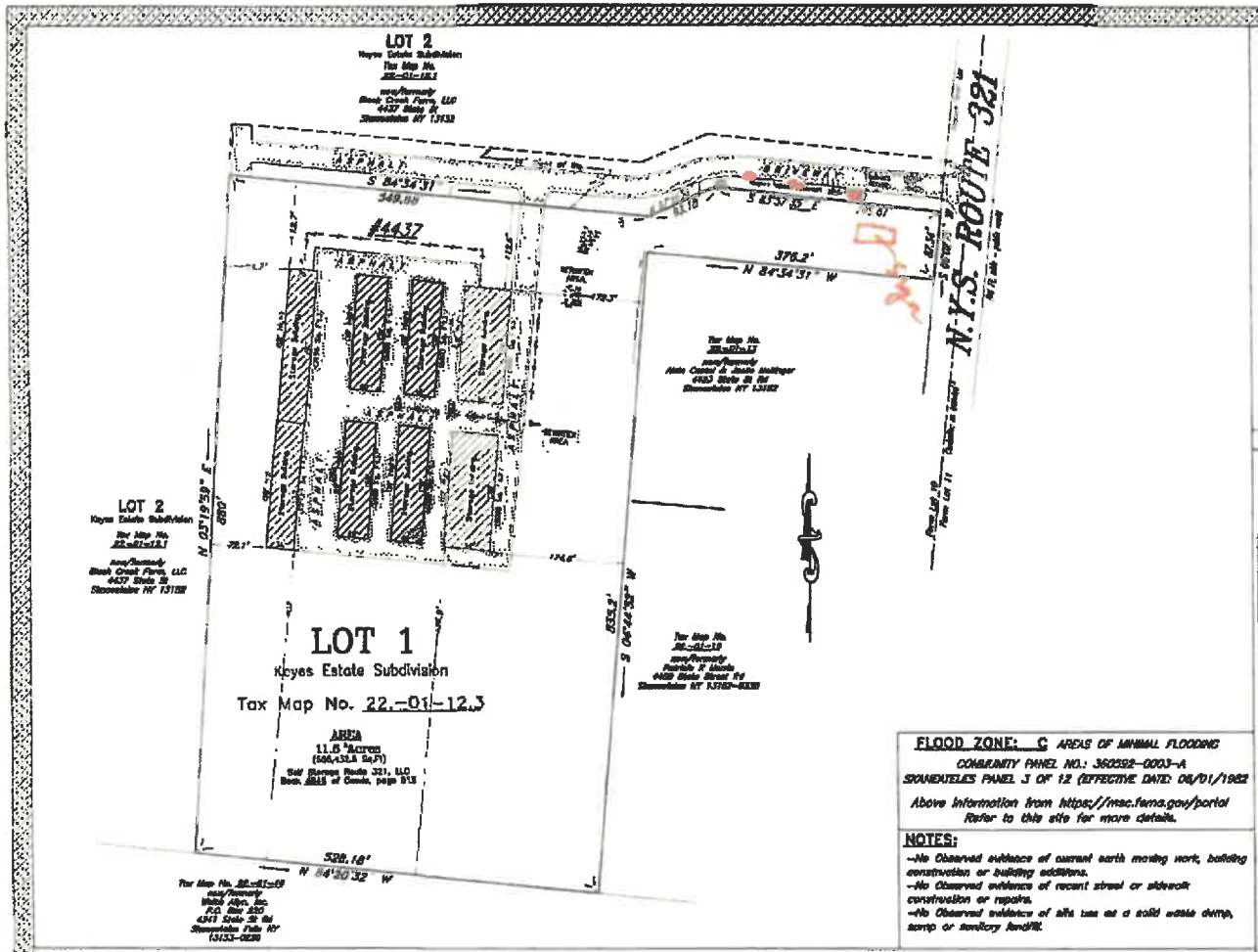
SITE PLAN REVIEW STANDARDS – see §148-10-6 and PROCEDURES §148-10-8 & 9

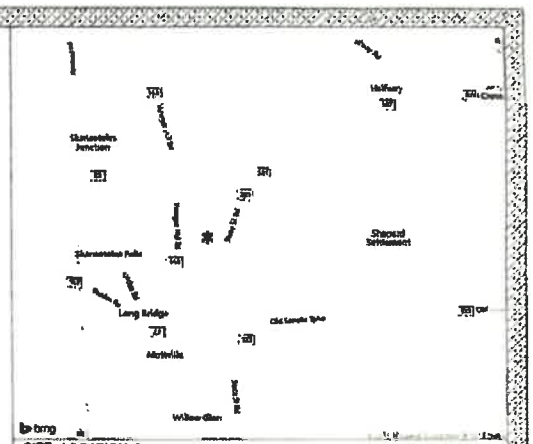
SPECIAL PERMIT REVIEW CRITERIA

The applicant shall **submit a narrative written report** responding to the criteria below. (see § 148-10-5-B)

1. That the request is consistent with the purposes of the land use district in which it is located and with all applicable provisions of this chapter.
2. That the request will not adversely affect surrounding land uses by creating excessive traffic, noise, dust, odors, glare, pollution or other nuisances.
3. That the request is consistent with the Comprehensive Plan.
4. That all relevant site planning criteria in §148-10-6 are satisfied.

TURN OVER - for REQUIRED SUBMISSIONS





SITE LOCATION *

ZONE: (IRO) – Indust/Research/Office

(as per PZR SITE REPORT NUMBER: 63175-E Dated: 04-10-2015)

		Required	Existing
1. Building Set-Back Lines	a. Front Yard (min.):	For Resolution Action Date: August 22, 2006: 105 Ft. setback from the northern property line Town/Private Road: 80 Ft. County/State Road: 150 Ft.	112.6 Ft., per survey
	b. Side Yard (min.):	50 Ft.	112.6 Ft., per survey 32.1 Ft., per survey (West)
	c. Rear Yard (min):	100 Ft.	Exceeds 100 Ft., per review of Survey
2. Building Size	a. Maximum Building Height or Stories	Stories: 1 Story Maximum 35 Ft.	
	b. Existing Building Height or Stories 1	1 Story per review of Aerial Images (height estimated not to exceed 35 Ft. Based on typical 10 – 13 Ft. per Story Height not shown on Survey	
	c. Building Site Area Requirements:	Minimum Lot Size: 2 Acres (Existing: 11.570 Acres, per Survey) Minimum Road Frontage: Town/Private Road: 300 Ft. County/State Road: 000 Ft. (Existing: 838.67 Ft., per Survey) Minimum Required Open Space: 60% (Existing: 83% per scaled approximation of Survey)	
3. Density	a. Building Density Formula:	Maximum Building Footprint: 302,080 Sq. Ft. (Existing: 43,140 Sq. Ft., per Survey) Maximum Impermeable Surface Coverage: 30% (Existing: 17% per scaled approximation of Survey)	
	b. Approximate Building Footprint:		43,140 Sq. Ft., per Survey
4. Parking	a. Parking Space Formula:	Per Final Approved Site Plan, dated September 18, 2006: 3 Spaces	
	b. Parking Spaces Required:	3 Total Parking Spaces	
	c. Existing Parking Spaces:	*No Parking is Shown on Survey	

*Per review of Survey and available Aerial Images, there is adequate space on the property to accommodate 3 parking spaces, as is shown on the Final Approved Site Plan. Please note, according to Karen Barkdull, Planning & Zoning Clerk, there is not a specified parking requirement for the Self-Storage use; however the Final Approved Site Plan shows 3 parking spaces. Ms. Barkdull confirms that if the property was damaged or destroyed it could be rebuilt according to the Site Plan.

FLOOD ZONE: C AREAS OF MINIMAL FLOODING

COMMUNITY PANEL NO.: 360292-0003-A
SKANEATELES PANEL 3 OF 12 (EFFECTIVE DATE: 08/01/1982

Above information from https://msc.fema.gov/portal
Refer to this site for more details.

NOTES:

- No Observed evidence of current earth moving work, building construction or building additions.
- No Observed evidence of recent street or sidewalk construction or repairs.
- No Observed evidence of site use as a solid waste dump, sump or sanitary landfill.

Fidelity National Title Insurance Company

TITLE NO.: 15-7405-35628-ONON (f) April 20, 2015

SCHEDULE A (Description)

ALL that tract or parcel of land, situate in the Town of Skaneateles, County of Onondaga and State of New York, being part of Farm Lot 10 in said Town, more particularly described as Lot 1 Lands of Keys Estate, according to a map of said tract made by Watkins Land Surveying and filed in the Onondaga County Clerk's Office on May 4, 2004 as Map No. 10417.

TOGETHER with an easement in common with others for ingress and egress to and from said premises over a 66 wide right of way as shown on filed Map No. 10417 filed in the Onondaga County Clerk's Office on May 4, 2006 and as shown on survey herein cited.

SCHEDULE B (Exceptions)

5. Oil and Gas Lease by John C. Foster, Jr. and Cheryl D. Foster to Douglas Exploration Inc. dated February 8, 1982 recorded July 20, 1982 in Deed Book 2951 page 288. (blanket in nature – not plottable)

With regard thereto:

a. Assignment of Oil and Gas Leases by Douglas Exploration Incorporated to National Fuel Gas Supply Corporation dated July 30, 1982 recorded October 25, 1982 in Deed Book 2971 page 289. (blanket in nature – not plottable)

b. Assignment by National Fuel Gas Supply Corporation to Empire Exploration, Inc. dated April 2, 1985 recorded April 30, 1985 in Deed Book 3168 page 182.(blanket in nature – not plottable)

6. Grant of Easement by Self Storage Route 321, LLC to Niagara Mohawk Power Corporation dated September 5, 2006 recorded October 10, 2006 in Deed Book 4962 page 717. (shown)

Snow Cover at Time of Survey.
Fences & pavements shown approximately.
Utilities and underground structures not verified.
Map Not To Be Used For Construction Purposes.

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LEGEND:

- CB = CATCH BASIN
- TP = Traffic pattern arrow
- UP = UTILITY POLE
- FENCE
- MB = Mailbox (not shown)

Graphic Scale
(in feet)
1 inch = 100 feet

To: Self-Storage Route 321, LLC.;

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 2, 3, 4, 6(b), 7(a), 7(b)(1), 8, 10, 11(a), 13, 14, 16, 17, 18 and 19 of Table A thereof. The field work was completed on 07/31/2022. Date of Map or Plot: 08/03/2022.

(VOID UNLESS SIGNED IN RED INK.)

Amy E. Christopherson, PLS – License No. 50431

A RESURVEY/UPDATE OF THIS MAP BY OTHERS VOIDS THIS CERTIFICATION

CHRISTOPHERSON
LAND SURVEYING
Syracuse & Tully, New York
Email: CHSURVEY5@AOL.COM
Fax: (315)437-1631
Syracuse, New York Phone: (315)437-0948
Tully, New York Phone: (315)696-5058

The Utilities shown have been located from field survey information and existing drawings. The surveyor makes no guarantee that the utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the utilities shown are in the exact location indicated although he does certify that they are located as accurately as possible from available information.

Underground Utility/Facilities as shown hereon are approximate only and there may be others not shown. For exact locations telephone Dig Safely New York (1-800-962-7962) OR (811) at least two working days before any excavation occurs.

STATE OF NEW YORK
LICENSED LAND SURVEYOR

NO.	DATE	BY	REVISIONS
1	05/19/2015	HRC/AEC	REVISIONS AS PER 05/18/2015 COMMENTS
2	05/26/2015	HRC/AEC	REVISIONS AS PER 05/22/2015 COMMENTS
3	05/28/2015	HRC/AEC	REVISIONS AS PER 05/26/2015 COMMENTS
4	07/31/2022	AEC	UPDATE

ALTA/NSPS LAND TITLE SURVEY FOR MORTGAGE PURPOSES

"Self Storage Route 321 LLC"

Lot 1, Keyes Estate Subdivision
Filed: May 4, 2004, Map #10417
Town of Skaneateles
COUNTY OF ONONDAGA–STATE OF NEW YORK
KNOWN AS: #4437 NYS ROUTE 321

Made By: AEC
Reviewed By: ALC
Date: 04/16/2015
Scale: 1"=100'

File: 1513-ALTA
Disk: CD 1631