

BARCLAY DAMON^{LLP}

Jeffrey W. Davis
Partner

December 1, 2023

Town of Skaneateles
24 Jordan Street
Skaneateles NY 13152
Attn: Planning Board

Re: Welch Allyn Real Estate Holdings LLC - Minor Subdivision Application

Dear Chairperson Kasper and Members of the Planning Board:

We represent Welch Allyn Real Estate Holdings LLC (“Seller”). Seller is under contract with Woodbine Group Inc. (“Buyer”) to sell The Lodge at the existing Baxter International (“Baxter”) facility in the Town of Skaneateles. To effectuate the sale of The Lodge, Seller requests minor subdivision approval to subdivide existing Tax ID 022-01-16.0 into two parcels, thereby separating the exiting Baxter facility from the existing Lodge.

Enclosed are the application materials, SEQRA short form, redacted purchase and sale agreement (“PSA”), five copies of the survey and subdivision plan, \$150 application fee and a thumb drive with electronic versions of the survey and subdivision plan. The subdivision will not create any non-conformities.

As outlined in the PSA, it is the intent of the parties for the subdivision to take place with access and utilities remaining as is with necessary easements. Buyer and Seller will ultimately work toward obtaining separate access, septic and utility connections such that operations can achieve appropriate independence.

We look forward to discussing this application with the Board at its December 19, 2023 meeting.

Very truly yours,

Jeffrey W. Davis

Jeffrey W. Davis

JWD:jbl

cc: Sheryl Ann Callahan, Baxter International

4341 STATE STREET SUBDIVISION

SKANEATELES, NY

DECEMBER 1, 2023



LOCATION MAP

ARCHITECTURAL:

QPK DESIGN, LLP
ARCHITECTS/ENGINEERS
450 SOUTH SALINA STREET
SYRACUSE, NY 13201
315-472-7806

DRAWING LIST

ONE C-100 LAYOUT PLAN
SURVEY / EXISTING CONDITIONS
V. 001 SURVEY / EXISTING CONDITIONS MAP



4341 STATE STREET
SUBDIVISION
4341 STATE STREET
SKANEATELES FALLS, NY
22-01-14.0

PROJECT STATUS
SUBDIVISION

NORTH



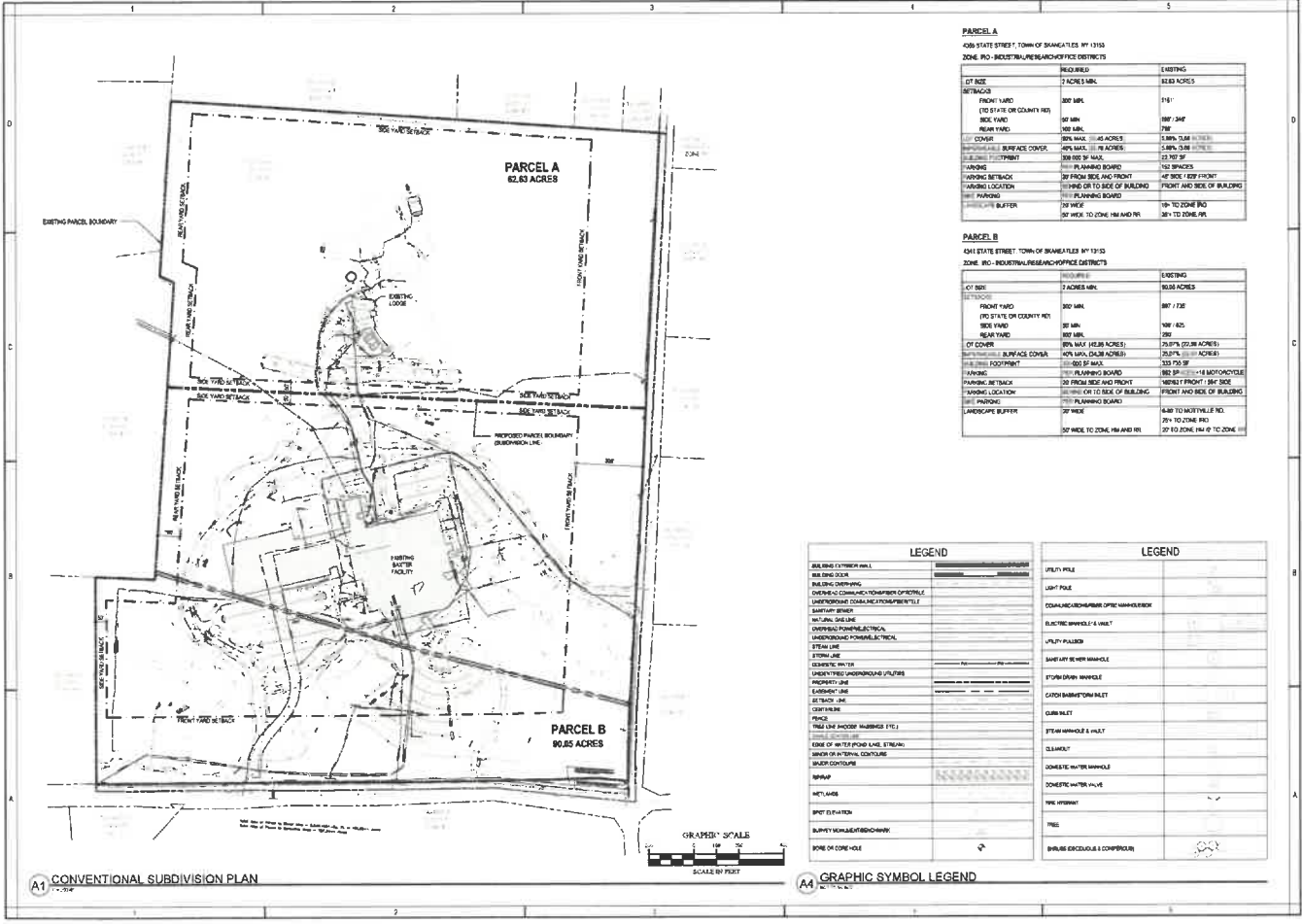
REVISIONS

| NO. | DESCRIPTION | DATE |
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MAP L. DATE: 12/01/2023
PROJECT NUMBER: 22022.00

D A T I L E
12/01/2023
SHEET TITLE
CONVENTIONAL
SUBDIVISION PLAN

G-001



PARCEL A
406 STATE STREET TOWN OF SKAMATES FALLS NY 12153
ZONE: IC - INDUSTRIAL/RESEARCH/OFFICE DISTRICTS

| DESCRIPTION | REQUIRED | EXISTING |
|------------------------------------|---------------------------------|----------------------------|
| LOT SIZE | 2 ACRES MIN. | 2.83 ACRES |
| FRONT YARD (TO STATE OR COUNTY RD) | 200' MIN. | 151' |
| SIDE YARD | 50' MIN. | 50' |
| REAR YARD | 100' MIN. | 187' 24" |
| OFF COVER | 50% MAX. | 34% |
| IMPERVIOUS SURFACE COVER | 20% MAX. 18 ACRES | 17% 18 ACRES |
| IMPERVIOUS FOOTPRINT | 100,000 SF MAX. | 33,700 SF |
| PARKING | 11' FROM SIDE AND FRONT | 112 SPACES |
| PARKING TRACK | 30' FROM SIDE AND FRONT | 46' SIDE REAR FRONT |
| PARKING LOCATION | 10' FROM OR TO SIDE OF BUILDING | FRONT AND SIDE OF BUILDING |
| LANDSCAPE BUFFER | 20' WIDE | 20' TO ZONE PD |
| SCREENING BUFFER | 20' WIDE TO ZONE PD AND PD | 20' TO ZONE PD |

PARCEL B
4341 STATE STREET TOWN OF SKAMATES FALLS NY 12153
ZONE: IC - INDUSTRIAL/RESEARCH/OFFICE DISTRICTS

| DESCRIPTION | REQUIRED | EXISTING |
|------------------------------------|---------------------------------|-----------------------------|
| LOT SIZE | 2 ACRES MIN. | 90.85 ACRES |
| FRONT YARD (TO STATE OR COUNTY RD) | 200' MIN. | 187' 13" |
| SIDE YARD | 50' MIN. | 50' |
| REAR YARD | 100' MIN. | 187' |
| OFF COVER | 50% MAX. (60.8 ACRES) | 25.0% (22.8 ACRES) |
| IMPERVIOUS SURFACE COVER | 20% MAX. (45.8 ACRES) | 15.0% (13.8 ACRES) |
| IMPERVIOUS FOOTPRINT | 100,000 SF MAX. | 33,700 SF |
| PARKING | 11' FROM SIDE AND FRONT | 112 SPACES - 14 MOTORCYCLES |
| PARKING TRACK | 30' FROM SIDE AND FRONT | 46' SIDE FRONT REAR SIDE |
| PARKING LOCATION | 10' FROM OR TO SIDE OF BUILDING | FRONT AND SIDE OF BUILDING |
| LANDSCAPE BUFFER | 20' WIDE | 20' TO ZONE PD |
| SCREENING BUFFER | 20' WIDE TO ZONE PD AND PD | 20' TO ZONE PD |

| LEGEND | | LEGEND | |
|--------------------------------------|----------|--|----------|
| BUILDING FUTURE WALL | [Symbol] | UTILITY POLE | [Symbol] |
| BUILDING DOOR | [Symbol] | LIGHT POLE | [Symbol] |
| BUILDING CHIMNEY | [Symbol] | COMMUNICATIONS/TOWER/OBJECT | [Symbol] |
| CHEMICAL/COMMUNICATIONS/TOWER/OBJECT | [Symbol] | ELECTRIC/WIRELESS OPTIC/WIRELESS TOWER | [Symbol] |
| LIGHTS/ROADS/STAIRS/STREETS/ALLEYS | [Symbol] | UTILITY PASSES | [Symbol] |
| SEWERAGE SYSTEM | [Symbol] | SAVED MAY BE NEW WAREHOUSE | [Symbol] |
| NATURAL GAS LINE | [Symbol] | STUMP GRUB WAREHOUSE | [Symbol] |
| OTHER GAS/HEATING/OIL LINE | [Symbol] | CATCH BASIN/TURN ALLEY | [Symbol] |
| UNDERGROUND POWER/ELECTRICAL | [Symbol] | CURB WALK | [Symbol] |
| UNDERGROUND COMMUNICATIONS | [Symbol] | STEAM WAREHOUSE & HALL | [Symbol] |
| UNDERGROUND SEWERAGE | [Symbol] | CLEARWALL | [Symbol] |
| UNDERGROUND WATERSUPPLY | [Symbol] | DOMESTIC WATER WAREHOUSE | [Symbol] |
| PARKING LOT | [Symbol] | DOMESTIC WATER VAULT | [Symbol] |
| COMBUSTIBLE MATERIAL STORAGE | [Symbol] | WELL/STRAKE | [Symbol] |
| CONCRETE | [Symbol] | TREE | [Symbol] |
| ASPHALT DRIVEWAY | [Symbol] | SHRUBS/GRASSES & COMPOUND | [Symbol] |
| ASPHALT DRIVEWAY | [Symbol] | | |

PK DESIGN
405 SOUTH BALDWIN STREET
SUITE 600
SYRACUSE, NY 13204

Michael P. Skamates
Professional Engineer
No. 10078
Civil Engineering
Exp. 08/1996

4341 STATE STREET SUBDIVISION
4341 STATE STREET
SKAMATES FALLS, NY
#22-4-14.0

PROJECT STATUS
SUBDIVISION

REVISED

PROJECT NUMBER
22222.00

SHEET TITLE
CONVENTIONAL SUBDIVISION PLAN

C-101