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

October 31, 2023

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

Re: Christopher Foote, Trident Subdivision
2 Lot Conventional Subdivision
1676 Coon Hill Road – Tax ID # 035.-04-16.1

NARRATIVE

The Foote property is a 5.85 acre lot with 416.21 ft of road frontage on Coon Hill Road located in the RF zoning district and Skaneateles Lake Watershed. It was part of the Stafford two lot subdivision approved around 1997 that separated the residence from the commercial portion of the property. It has three commercial buildings, tarvia driveway and gravel areas used for outdoor storage for a service business. The property has no well or on-site septic system. The south end has a steep slope ravine and watercourse on it. The ISC is 8.9%.

The proposed subdivision is to separate the commercial buildings from a residential lot. **Lot A** will have 2.04 acre with 416.21 ft of road frontage and share the existing driveway and utility line in an easement with Lot B. The shared driveway is 3.6% ISC leaving 6.4% for the development of the residential structure. The proposed septic will be in the Northwest corner of the lot and a well on the east side of the property.

Lot B will be 3.81 acres with the 50 ft wide access and utility easement as a flag lot. The three buildings will remain as well as the tarvia driveway. The gravel areas will be removed reducing the ISC to 8.3%. While originally a plumbing contractor's business, the property was then used as a tree service business and now a marine construction business that has three employees that report to work then leave to work off site 95% of their time. The property is used for storage of materials and equipment as well as shop work assembly of parts to be installed off site. Currently a port-a-john is on site but will be replaced with an on-site septic and well. The steep slope ravine and watercourse is on this lot.

(315) 685-8144

Member of the American Institute of Architects

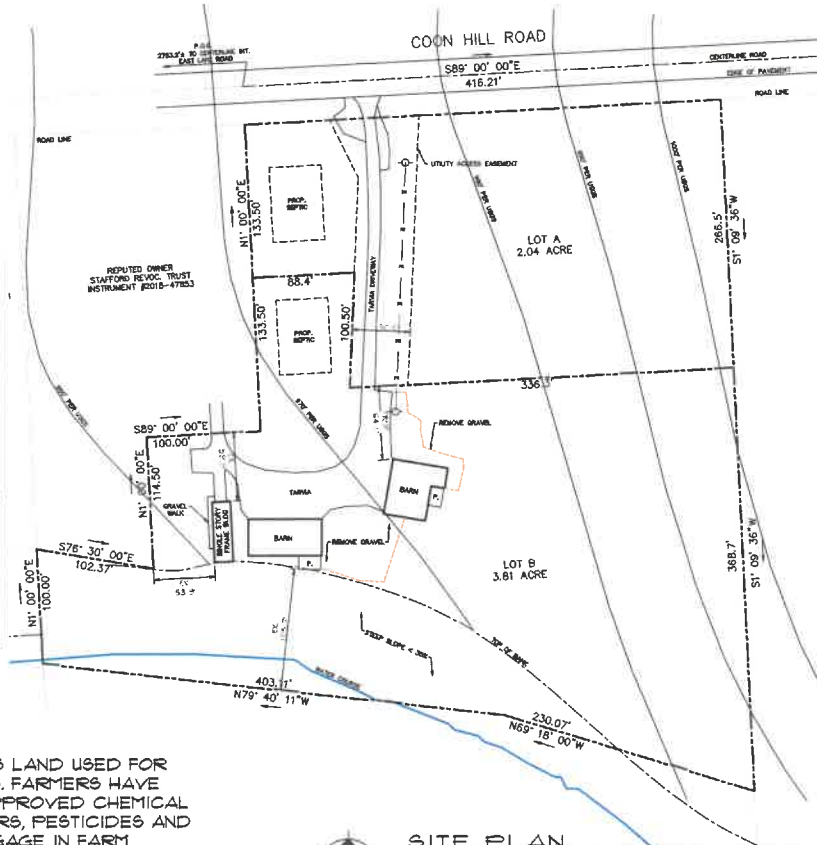
LOT AREA	254,551 SF TO RL	88,740 SF LOT A	165,811 SF LOT B
IMPERMEABLE COVERAGE			
..EXIST..		PROPOSED	PROPOSED
BUILDING	856 SF	0 SF	856 SF
BARN	3,995 SF	0 SF	3,995 SF
PORCH	421 SF	0 SF	421 SF
TARVIA	10,899 SF	2,441 SF	8,458 SF
GRAVEL	6,544 SF	728 SF	178 SF
TOTAL	22,715 SF	3,169 SF	13,908 SF
% IMPERMEABLE	8.9 %	3.6 %	8.4 %
TOTAL COVERAGE			
..EXIST..		PROPOSED	PROPOSED
---	---	---	---
PERMEABLE	---	---	---
IMPERMEABLE	17,443 SF	3,169 SF	13,908 SF
TOTAL	17,443 SF	3,169 SF	13,908 SF
% TSC	8.9 %	3.6 %	8.4 %

LOT A RESIDENTIAL
 FRONT: 60 FT.
 SIDE: 30 FT.
 REAR: 50 FT.
 TSC: 20% ISC: 10%

LOT B COMMERCIAL
 FRONT: 60 FT.
 SIDE: 100 FT.
 REAR: 100 FT.
 WATERCOURSE: 100 FT.
 TSC: 20%
 ISC: 10%

LOT A & B WILL HAVE
 ONSITE SEPTIC & WELLS

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.



SITE PLAN

SC: 1" = 80'-0"
 SITE INFORMATION IS OBTAINED FROM SURVEY
 DONE BY PAUL J. OLSZEWSKI, P.E., L.L.S., DATED 10/13/2023
 ADDITIONAL INFORMATION BY EGGLESTON & KRENZER
 ARCHITECTS P.C.

SITE PLAN
 TRIDENT SUBDIVISION
 CHRISTOPHER FOOTE
 1676 COON HILL RD.
 TN. OF SKANEATELES, NY

architect
 EGGLESTON & KRENZER, ARCHITECTS PC
 1391 EAST GENESEE STREET
 SKANEATELES, NY 13152
 (315) 685-6144

PROJ: 20214

DATE:
 31 OCT 2023

1 OF 1