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

June 7, 2023

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

Re: Daniel and Eric Goetzmann – Kanaktiyo Subdivision
Two Lot Conventional Subdivision and Lot Line Relocation
1677 Lancelot Place and Gully Road – Tax ID # 033.-01-18 and 032-01-01

NARRATIVE

Lot 032-01-01.0, Gully Road is a 15.53 acre lot 11 acres of farm field and 4.5 acres of forest on it owned by Richards Farm LLC. It has 531 ft of frontage on Gully Road. It is located in the RF District and is in a Town Water District.

Lot 033-01-18.0, 1677 Lancelot Place is a 1.64 acre lot with a single family dwelling and storage shed on it. It has 121 ft of road frontage on Lancelot Place located in the RR District. The ISC is 9.9% where as 15 % was allowed and TSC is 10.5%. This dwelling has a septic system and is served by public water. There is a gas line easement that crosses the south side of the property.

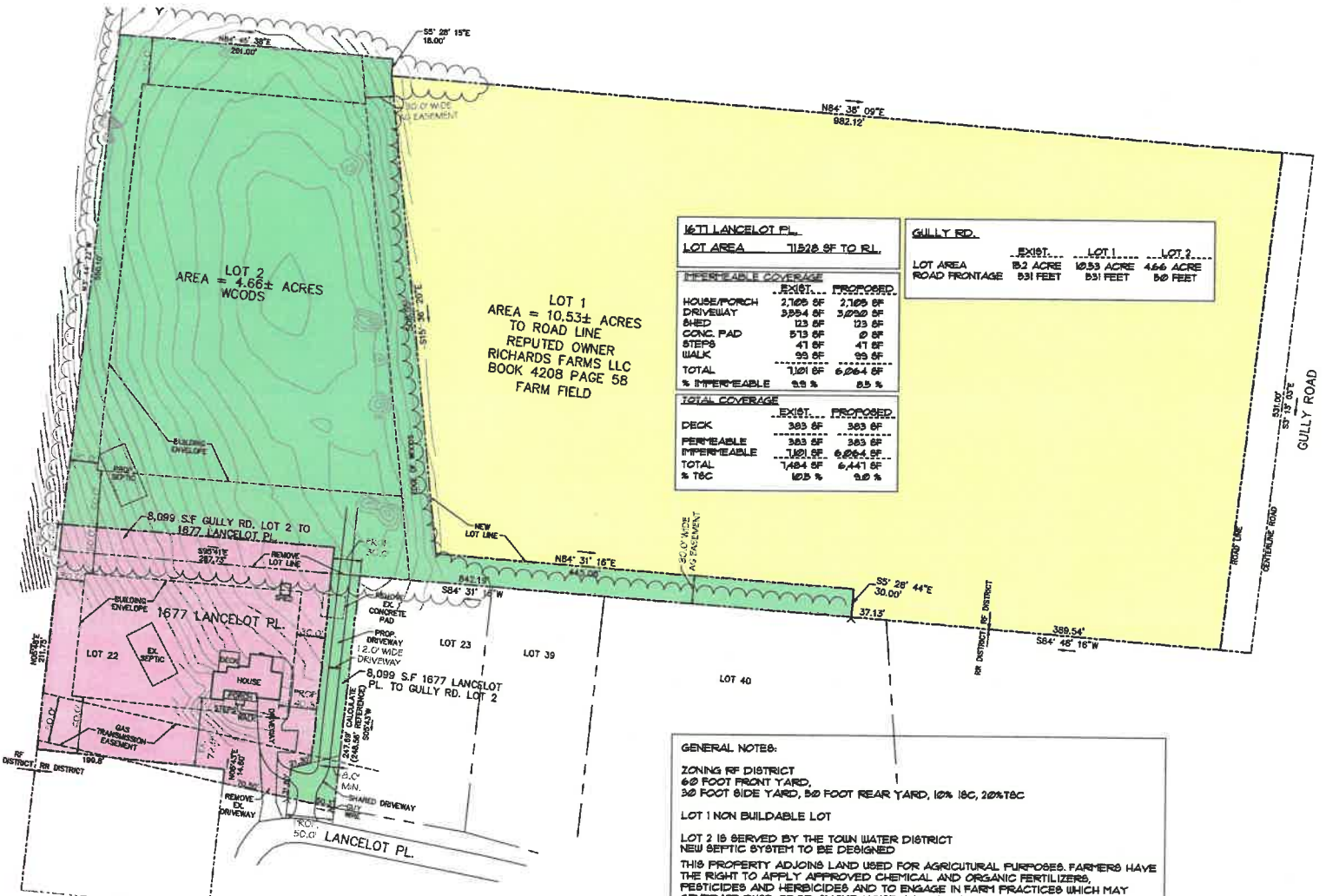
This application is to create a two lot, conventional subdivision. **Lot 1** will be 10.53 acres with the existing 531 ft of frontage on Gully Road. It will remain a farm field retained and operated by the Richards Farm LLC

Lot 2 will have 4.66% acres of primarily the forest located at the west end of the parcel. A 30 wide Agricultural Easement will be given back to the Richards Farm LLC for them to be able to farm the land and control the edge of the woods. This new lot will become a building lot and have access to Lancelot Place by means of a Lot Line Relocation that will exchange a 30 ft wide access strip to Lancelot Place with a strip of forest land on the south edge of the new lot. Electric, water and gas will be brought in by this strip of land. A new septic system will be designed for this parcel.

1677 Lancelot Place will exchange 30 ft along its east side for the access strip to Lot 2 and receive an equal amount of land on its north boundary keeping the lot at 71,528 SF (1.64 acres) It will have a sheared driveway access onto Lancelot Place with Lot 2, shifting the driveway to the west. The road frontage on Lancelot will be 50.3 ft to avoid a utility guy wire. This will eliminate the driveway that is straight aligned with Knightsbridge Road and often confused with the continuation of the road. The ISC will decrease to 8.5% and the TSC to 9.0%.

(315) 685-8144

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SITE PLAN
 S.C.: 1"=60'-0"
 SITE INFORMATION IS OBTAINED FROM SURVEY
 DONE BY PAUL J. OLZEWSKI, P.E., L.L.S.
 1677 LANCELOT PL. FEB. 19, 2018
 GULLY RD. JUN 7, 2023
 ADDITIONAL INFORMATION BY EGGLESTON & KRENZER ARCHITECTS P.C.

architect
 EGGLESTON & KRENZER, ARCHITECTS PC
 139 I EAST GENESEE STREET
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SKETCH PLAN
 DANIEL & ERIC GOETZMANN
 1677 LANCELOT PL. & GULLY RD.
 TOWN OF SKANEATELES, NY

KANAKTIYO SUBDIVISION
 2 LOT SUBDIVISION
 LOT LINE RELOCATION

DATE:
 7 JUN 2023
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