

Tax Map ID#032.-01-01.0

NOTICE OF HEARING

PLEASE TAKE NOTICE that pursuant to Section 148-6, 131-1, 131-2, 131-3 and 131-7 of the Zoning Law of the Town of Skaneateles and Section 276-279 Town Law of the State of New York, the Planning Board of the Town of Skaneateles will hold a Public Hearing on the application of Daniel Goetzmann for a minor two lot subdivision.

The proposal is for the subdivision of a 15.5+/- acre lot into two lots with lot 1 at 10.9+/- acres of vacant farmland and lot 2 at 4.6 +/- acres of vacant land.

The property in question is located at New Seneca Turnpike in the Town of Skaneateles, New York and bears Tax Map ID#032.-01-01.0.

A Copy of the application is available for inspection at the Town Hall, 24 Jordan Street, Skaneateles, New York.

SAID HEARING will be held on *Tuesday, July 18, 2023 at 6:40 p.m.* at the Town Offices, 24 Jordan Street, Skaneateles, New York or electronically as required by local and/or Executive Orders applicable to COVID 19. At that time all persons will be heard or have an opportunity to provide written comment on this application.

Donald Kasper, Chair
Planning Board -Town of Skaneateles
Dated: June 30, 2023

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

July 6, 2023

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
Gully Road – Tax ID # 032-01-01
1677 Lancelot Place (**easement only**) Tax ID # 033.-01-18

NARRATIVE

Lot 032-01-01.0, Gully Road is a **15.11** acre lot **10.61** 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 Plance 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 10.44 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

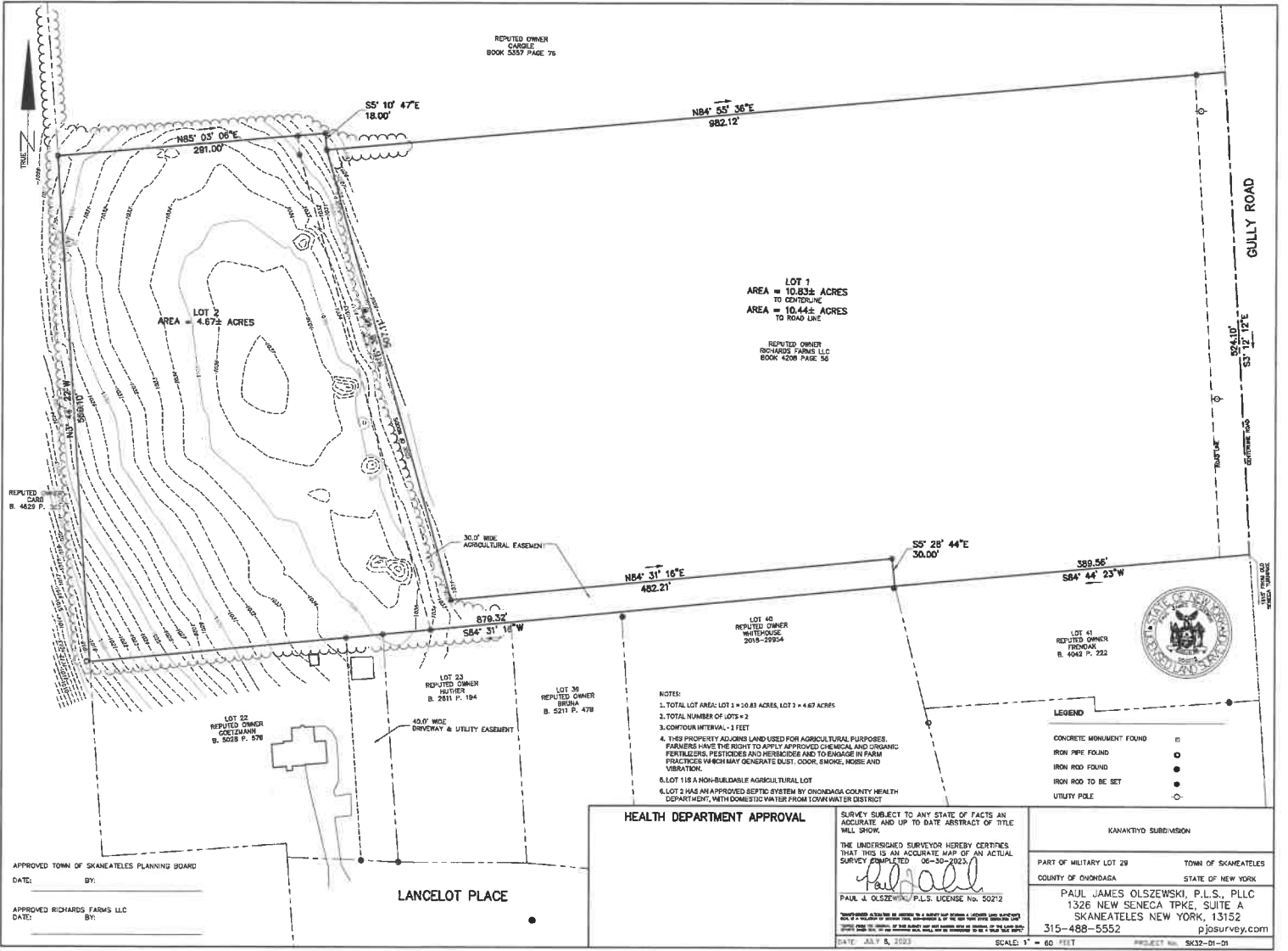
Lot 2 will have 4.67 acres of primarily the forest located at the west end of the parcel. A 30 wide Agricultural Easement will be given back to the Richards Farm LLC for them to be able to farm the land and control the edge of the woods. This new lot will become a building lot and have access to Lancelot Place by means of a **40 ft wide access and utility easement along the east side of 1677 Lancelot Place**. 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 remains 71,528 SF (1.64 acres) and will keep its own driveway as it is. It will have the 12 ft wide driveway for Lot 2, 20 ft from the east property line that will increase the total ISC to 13.3%.

(315) 685-8144

Member of the American Institute of Architects

REPUTED OWNER
CABLE
BOOK 5557 PAGE 76



LOT 1
AREA = 10.83± ACRES
TO CENTERLINE
AREA = 10.44± ACRES
TO ROAD LINE

REPUTED OWNER
RICHARDS FARMS LLC
BOOK 4008 PAGE 50

REPUTED OWNER
CABLE
B. 4623 P. 1

APPROVED TOWN OF SKANEATELES PLANNING BOARD
DATE: _____ BY: _____

APPROVED RICHARDS FARMS LLC
DATE: _____ BY: _____

LANCLOT PLACE

NOTES:

1. TOTAL LOT AREA: LOT 1 = 20.83 ACRES, LOT 2 = 4.67 ACRES
2. TOTAL NUMBER OF LOTS = 2
3. CONFOUR INTERVAL - 1 FEET
4. 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.
5. LOT 1 IS A NON-BUILDABLE AGRICULTURAL LOT
6. LOT 2 HAS AN APPROVED SEPTIC SYSTEM BY ONONDAGA COUNTY HEALTH DEPARTMENT, WITH DOMESTIC WATER FROM TOWN WATER DISTRICT

HEALTH DEPARTMENT APPROVAL

SURVEY SUBJECT TO ANY STATE OF FACTS AN ACCURATE AND UP TO DATE ABSTRACT OF TITLE WILL SHOW.

THE UNDERSIGNED SURVEYOR HEREBY CERTIFIES THAT THIS IS AN ACCURATE MAP OF AN ACTUAL SURVEY COMPLETED 06-20-2023.

PAUL J. OLSZEWSKI, P.L.S. LICENSE No. 50212

DATE: JULY 5, 2023

LEGEND

- CONCRETE MONUMENT FOUND ○
- IRON PIPE FOUND ●
- IRON ROD FOUND ●
- IRON ROD TO BE SET ●
- UTILITY POLE ○



KANAKTIYO SUBDIVISION

PART OF MILITARY LOT 28 TOWN OF SKANEATELES
COUNTY OF ONONDAGA STATE OF NEW YORK

PAUL JAMES OLSZEWSKI, P.L.S., PLLC
1326 NEW SENECA TRKE, SUITE A
SKANEATELES NEW YORK, 13152
315-488-5552 pjsurvey.com

SCALE: 1" = 60 FEET

PROJECT No. SK32-01-01