

Tax Map IDs#023.-05-01.1, 023.-05-02.0, 023.-05-03.0, & 024.-01-34.0.

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 Jack Gordon for a minor lot line adjustment.

The proposal is for a lot line adjustment of a combined total of 109+/- acres from the existing four lots and creating Parcel 1 at 5.0+/- acres of vacant land, Parcel 2 of 11.8+/- acres of vacant land, Parcel 3 of 22.4+/- acres of land with the existing dwelling, and associated out buildings, and Parcel 4 of 70.4+/- acres of vacant land with road frontage on Sheldon Road.

The properties in question are located at 680 Sheldon Road in the Town of Skaneateles, New York and bears Tax Map IDs#023.-05-01.1, 023.-05-02.0, 023.-05-03.0, & 024.-01-34.0.

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 November 19, 2024 at 7:00 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: November 6, 2024

Town of Skaneateles Planning Board

INSERT: Subdivision of Land

(Pursuant to §131-1 & §131-3)

Contact Town Staff if you need assistance

Applicant Name: JACK GORDON

Property Tax Map# 023-05-01.1 & 2.0 & 3.0 024-01-34.0

PROPOSED SUBDIVISION NAME: GORDON LOT LINE RELOCATION

PROJECT CLASSIFICATION:

Submission is (check all applicable):

New project:
 Amendment/Extension:
 Sketch plan
 Preliminary Plat
 Final Plat

Project is (check all applicable):

Minor Subdivision (4 lots max)
 Major Subdivision
 Re-subdivision
 Lot Line Adjustment
 Lot Merger

Subdivision design is:

Conventional (standard conforming lots)
 Conservation (cluster design per § 148-6-8)
 Conservation density (large lot per §131-6)

PROJECT DESCRIPTION (attach additional sheets if needed):

1. Describe the proposal:

4 CONFORMING LOTS W/ THEIR OWN ROAD FRONTAGE - 3 LOTS AGRICULTURE
1 LOT W/ BOTH DWELLING & EUGOT CENTER ON IT, 5 ACRES MIN.

2. Describe existing conditions (Zone District(s), uses, activity, structures) on the property:

RR DISTRICT, 4 LOTS - (2 NON CONFORMING) AGRICULTURE/CROPS
DWELLING/B&B, EUGOT CENTER 112 ACRES ROAD FRONTAGE
ON COUNTRY LANE, SHELTON RD

3. Describe proposed physical or operational changes to the property:

LOT 1: 5.0 ACRES 1127 FT FRONTAGE, LOT 2: 11.85 ACRES 870 FT FRONTAGE
LOT 3: 22.48 ACRES 1159 FT FRONTAGE, LOT 4: 309 ACRES 300 FT FRONTAGE

4. Lots

# lots existing	# <u>4</u>	Total area of tract	<u>112.42</u> (sq. ft.- acres)
# lots proposed now	# <u>4</u>	Total area affected now	<u>112.42</u> (sq. ft.- acres)
# lots proposed future	# <u>-</u>	Total Area affected future	<u>-</u> (sq. ft.- acres)
# sections anticipated	# <u>1</u>	Estimated year - completion	<u>1 MONTH</u>

5. Improvements proposed **WITHIN** tract boundary:

Roads none private shared driveway private/public street
 Water supply private well public supply - existing district: _____
 Sanitary onsite septic private/public sewer - existing district: _____
 Drainage onsite private/public facility - existing district: _____

Public Improvement Districts - list by name and/or type any to be formed or extended to serve proposed tract (attach applicable Town Board Resolution(s))

NONE

6. Ownership, taxes, liens

Deed is recorded in Onondaga Co. Clerk's Office

Liber 2019 Page 41536
 Liber _____ Page _____

All property taxes have been paid? Yes No
 Any encumbrances, liens or similar items against the land? Yes No

If yes, describe: _____

TURN OVER - for REQUIRED SUBMISSIONS



NOTES
 1. TOTAL AREA = 112.49 ACRES
 2. TOTAL LOT AREA: PARCEL 1 = 3.004 ACRES, PARCEL 2 = 12.71 ACRES, PARCEL 3 = 23.35 ACRES, PARCEL 4 = 73.88 ACRES
 3. TOTAL NUMBER OF LOTS = 4
 4. CONTOUR INTERVAL = 10 FEET FOR LOTS
 5. THIS PROPERTY SHOULD BE 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 OR SMOKE, HORSE AND VEHICULAR TRAFFIC.
 6. LOT 1 HAS EXISTING WELL 4, 24 FT DC
 LOTS 1, 2, 3 & 4 ARE NOT BULKHALE LOTS UNLESS A SEPTIC DECK IS APPROVED BY ONONDAGA COUNTY HEALTH DEPARTMENT

APPROVED TOWN OF SKANEATELES PLANNING BOARD
 DATE: _____ BY: _____
 APPROVED ELIZABETH SARGENT, AS TRUSTEE OF THE GORDON FAMILY BENEFIT TRUST (DEVELOPER)
 DATE: _____ BY: _____

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 FURNISHED 08-13-2024

 PAUL J. OLSZEWSKI P.L.S. LICENSE NO. 50072
 STATE OF NEW YORK
 DATE: SEPTEMBER 30, 2024

LEGEND	
CONCRETE MONUMENT FOUND	○
IRON PIPE FOUND	○
IRON ROD FOUND	●
IRON ROD SET	●
UTILITY POLE	○

GORDON LOT LINE RELOCATION	
PART OF MILITARY LOTS 1 & 18	TOWN OF SKANEATELES
COUNTY OF ONONDAGA	STATE OF NEW YORK
PAUL JAMES OLSZEWSKI, P.L.S., PLLC 1326 NEW SENECA TPKE, SUITE B1 SKANEATELES NEW YORK, 13152 315-488-5552	
DATE: SEPTEMBER 30, 2024	SCALE: 1" = 150 FEET
PROJECT NO: SH23-05-02	