

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

December 31, 2024

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

RE: Jeremy Kimball
1351 Cherry Valley Tnpk - 3 Lot Subdivision
Tax ID# 032.-03-30.1

NARRATIVE

1351 Cherry Valley Tnpk is located in the HC District with 13.5 acres and 644 FT of road frontage. It has a single-family dwelling, 4 storage buildings, exterior boat storage and a dance studio building. In 2024, a special permit was granted to construct an office building and storage barn that have not been completed yet. The ISC and TSC are 28.7%. Two engineered storm water ponds are on site. The site has three septic systems and the property is served by town water. In 2022, a two-lot subdivision was approved, but not filed. The property is in the Skaneateles Lake Watershed.

This application is to create a three lot, conventional subdivision. Lot A will be 38,409 SF with 200 ft of road frontage. I will have the existing single-family dwelling on it with septic system and is identical to the 2022 approved lot. A drainage easement will be recorded to benefit Lot B. A 10 ft wide sidewalk easement will be along the road ROW. The ISC will be 17.9% and TSC 18.7%.

Lot B will be 470,181 SF with 71.2 ft of road frontage as a flag lot. The lot width at the proposed office building will be the required 200 ft. This lot will also have the 4 storage buildings, exterior boat storage and proposed storage barn. It has an existing septic field and drainage detention pond on it. It has access to US Route 20 with a shared driveway easement with the 10 ft side proposed sidewalk easement at the road ROW. The ISC and TSC will be 29.0%.

Lot C will be 77,959 SF with 373.3 ft of road frontage. This will have the dance studio building and parking on it with its own septic system. This lot will have the storm water detention basin that benefits both Lot B and C so will have an easement for Lot B to share in the maintenance of the stormwater facility. This lot will also have the shared driveway with Lot B and a 10 ft sidewalk easement along the road ROW. The ISC and TSC will be 33.3%.

The subdivision has been laid out so all the existing and proposed structures maintain conforming setbacks. The special permit for the proposed office building and storage barn will be requested to extend another year for obtaining the building permit. Otherwise, no physical improvements are anticipated as a result of this subdivision.

(315) 685-8144

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TOTAL LOT NET BUILDABLE AREA 586,249 SF 13.8 ACRES
 CONVENTIONAL SUBDIVISION 13.9 ACRES 3 LOTS

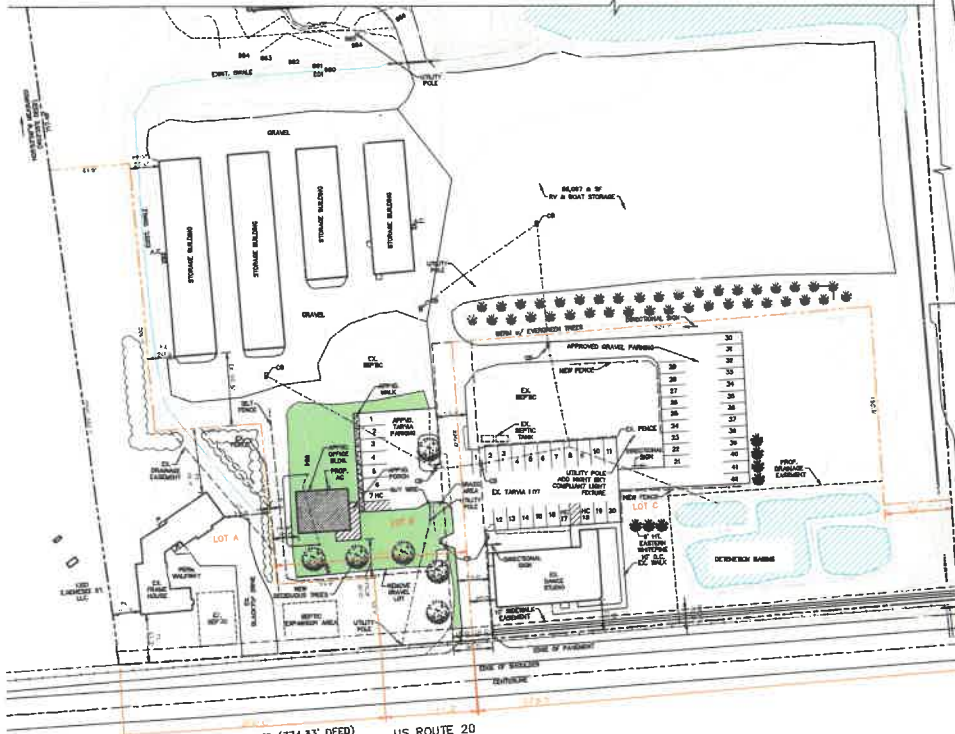


PARTIAL SITE PLAN

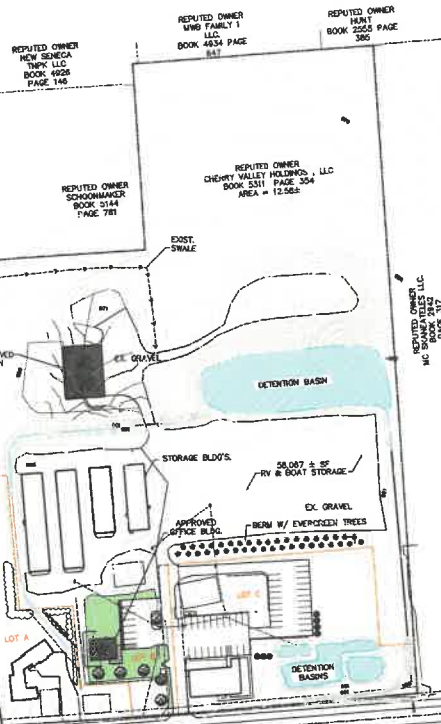
1" = 50' - 0"

	EXISTING	LOT A	LOT B	LOT C
LOT AREA	586,249 SF 13.8 ACRES 8,442'	36,469 SF 0.8 ACRES 250'	416,101 SF 10.8 ACRES 717'	11,559 SF 0.8 ACRES 313'
ROAD FRONTAGE	2,748 SF	2,748 SF	0 SF	0 SF
HOUSE/PORCH/GAR	9,398 SF	3,344 SF	7,020 SF	0 SF
BLACKTOP	136,206 SF	0 SF	106,480 SF	20,220 SF
GRAVEL AREA	15,846 SF	0 SF	15,846 SF	0 SF
STORAGE BLDG'S	758 SF	0 SF	0 SF	140 SF
CONC. WALKS	3,928 SF	0 SF	0 SF	3,928 SF
DANCE STUDIO	0 SF	800 SF	246 SF	1,424 SF
FUTURE TOWN HALL	0 SF	0 SF	0 SF	0 SF
PARKING	0 SF	0 SF	0 SF	0 SF
OFFICE BLDG/PORCH	0 SF	0 SF	18,24 SF	0 SF
BARN	0 SF	0 SF	4,800 SF	0 SF
TOTAL	168,398 SF	6,892 SF	130,546 SF	28,934 SF
% IBC COV. (33.3% ALLOWED)	28.1 %	17.9 %	29.0 %	33.3 %
WALKWAY	80 SF	364 SF	0 SF	0 SF
TOTAL PNC	50 SF	304 SF	0 SF	0 SF
TOTAL COV.	168,448 SF	7,196 SF	130,546 SF	28,934 SF
% TBC (40.0% ALLOWED)	28.7 %	18.1 %	29.0 %	33.3 %

* LOT WIDTH AT BUILDING LINE = 200' FT.



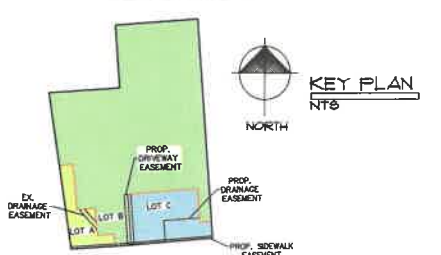
376.05' MEASURED (374.33' DEED)
 587' 21" 15"W
 US ROUTE 20



SITE PLAN

1" = 20' - 0"

SITE INFORMATION IS OBTAINED FROM SURVEY DONE BY PAUL J. OLSZEWSKI, PLS PLLC, DATED 6/09/2022
 ADDITIONAL INFORMATION BY EGGLESTON & KRENZER ARCHITECTS P.C.



KEY PLAN

1" = 50' - 0"

REPUTED OWNER NEW SENEGA TRPK LLC BOOK 4924 PAGE 146
 REPUTED OWNER WING FAMILY 1 LLC BOOK 4924 PAGE 847
 REPUTED OWNER HENT BOOK 2258 PAGE 385
 REPUTED OWNER CHERRY VALLEY HOLDINGS, LLC BOOK 5311 PAGE 304 AREA = 12.565
 REPUTED OWNER SCHOONMAKER BOOK 5344 PAGE 781
 REPUTED OWNER MC SQUARLES LLC BOOK 5377 PAGE 317

SKETCH PLAN
 SKANATELES STORAGE
 1390 CHERRY VALLEY TRPK.
 SKANATELES, NY 13152
 TN. OF SKANATELES, NY

ARCHITECT
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 (315) 625-8144

PROJ: 22075

DATE:
 31 DEC 2024

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