

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

Member of the American Institute of Architects

TOTAL LOT 886,549 SF 19.8 ACRES
 NET BUILDABLE AREA 19.8 ACRES
 CONVENTIONAL SUBDIVISION 3 LOTS

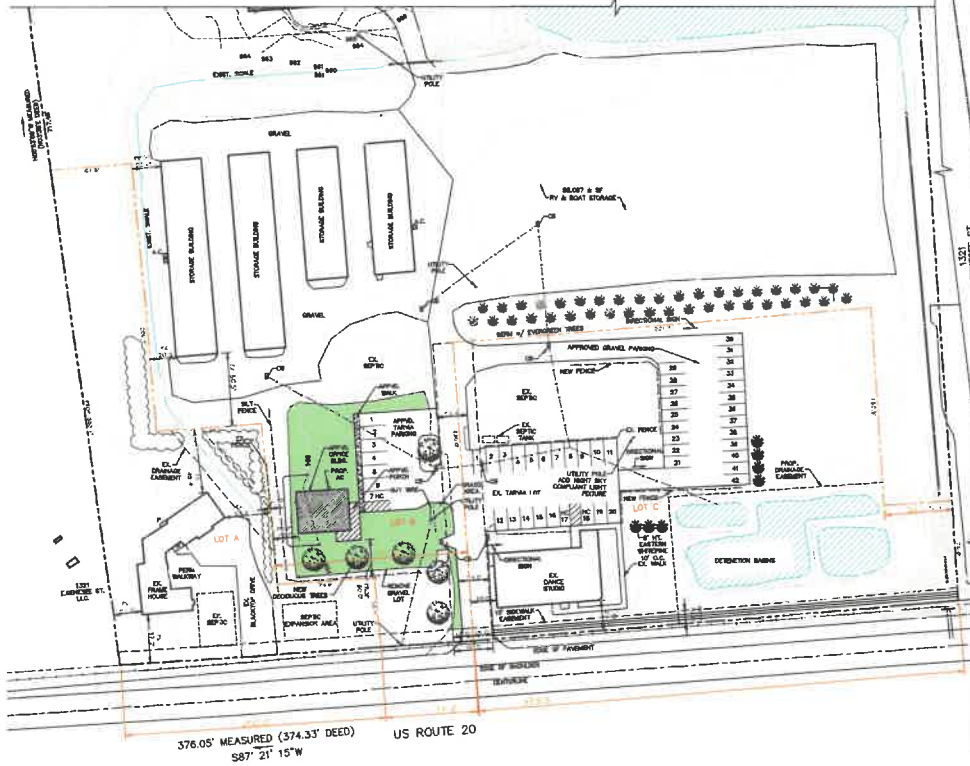


PARTIAL SITE PLAN

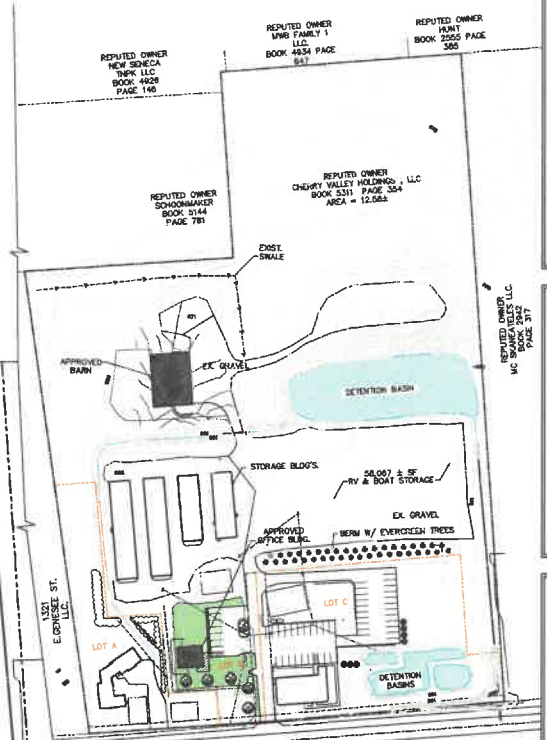
1"=50'-0"

EXISTING	LOT A	LOT B	LOT C	
LOT AREA	866,549 SF 19.8 ACRES 6445'	30,429 SF 3 ACRES 200'	470,281 SF 10.8 ACRES 712'	119,999 SF 1.8 ACRES 375.3'
ROAD FRONTAGE	2748 SF	2748 SF	0 SF	0 SF
BLACKTOP	3799 SF	3744 SF	1,020 SF	0 SF
GRAVEL AREA	139,950 SF	0 SF	106,400 SF	20,220 SF
STORAGE BLDG'S	19,446 SF	0 SF	19,446 SF	0 SF
CONC. WALKS	700 SF	0 SF	0 SF	160 SF
DANCE STUDIO	3,328 SF	0 SF	0 SF	3,328 SF
FUTURE TOWN HALL	---	800 SF	246 SF	428 SF
PARKING	---	---	---	---
OFFICE BLDG/PORCH	---	---	16,024 SF	---
BARN	---	---	4,800 SF	---
TOTAL	168,399 SF	6,870 SF	130,046 SF	25,934 SF
% IBC COV. (33.3% ALLOWED)	28.1 %	71.5 %	25.0 %	33.3 %
WALKWAY	50 SF	304 SF	0 SF	0 SF
TOTAL PBC	50 SF	304 SF	0 SF	0 SF
TOTAL COV.	168,449 SF	7,174 SF	130,046 SF	25,934 SF
% IBC (46.8% ALLOWED)	28.1 %	81.1 %	25.0 %	33.3 %

* LOT WIDTH AT BUILDING LINE = 200 FT.



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



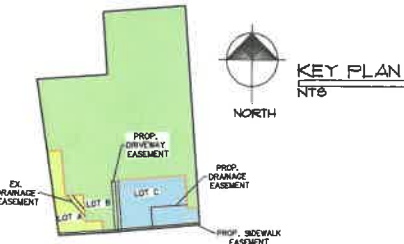
SKETCH PLAN
 SIKANATELES STORAGE
 1390 CHERRY VALLEY TRNF.
 TN. OF SIKANATELES, NY

architect
 EGGLESTON & KRENZER, ARCHITECTS PC
 1297 EAST GENESSEE STREET
 SUITE 101
 SIKANATELES, NY 13152
 (315) 628-9144

PROJ. 22075

DATE
 31 DEC 2024

SITE PLAN
 1"=100'-0"
 SITE INFORMATION IS OBTAINED FROM SURVEY
 DONE BY FALL, J. OLSEWUKI, FLB PLLC,
 DATED 6/03/2022
 ADDITIONAL INFORMATION BY EGGLESTON
 & KRENZER ARCHITECTS PC.





REPUTED OWNER
NEW SENECA TPK LLC
BOOK 4926 PAGE 146

REPUTED OWNER
BOSWISH
BOOK 4934 PAGE 847

REPUTED OWNER
HUNT
BOOK 2555 PAGE 385

REPUTED OWNER
SCHONMAKER
BOOK 5144 PAGE 781

REPUTED OWNER
1321 EAST DENSET STREET, LLC
INST. 2021-30711

REPUTED OWNER
SKANEATELES STORAGE LLC
BOOK 5311 PAGE 334
TOTAL AREA = 13.48±

REPUTED OWNER
KENNEDY
BOOK 2924 PAGE 317



LEGEND

CONCRETE MONUMENT FOUND	○
IRON PIPE FOUND	⊙
IRON ROD FOUND	●
IRON ROD TO BE SET	⊙
UTILITY POLE	⊙
OPEN HEAD WIRE	—
11kV	—
4kV	—
ST	—
GAS	—

NOTES

RESIDENTIAL FRONT YARD SETBACK - 30 FT
SIDE YARD SETBACK - 10 FT
REAR YARD SETBACK - 10 FT
TOTAL SURFACE COVERAGE - 40%
IMPERMEABLE SURFACE COVERAGE 33.3%
BUILDING HEIGHT - 33 FT

COMMERCIAL FRONT YARD SETBACK - 35 FT
SIDE YARD SETBACK - 30 FT
REAR YARD SETBACK - 30 FT
TOTAL SURFACE COVERAGE - 40%
IMPERMEABLE SURFACE COVERAGE 33.3%
BUILDING HEIGHT - 33 FT

TOTAL LOT AREA - 13.47± ACRES
PROPOSED LOTS
PARCELS SERVED BY TOWN WATER DISTRICT
EACH LOT HAS AN EXISTING SEWER SYSTEM
APPROVED BY THE ONONDAGA COUNTY HEALTH
DEPARTMENT

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

APPROVED SKANEATELES STORAGE LLC
DATE: _____ BY: _____

HEALTH DEPARTMENT APPROVAL

NOTES:

REFERENCE MAP OF LAND BELONGING TO JAMES WILSON, MAP PREPARED BY B. W. DWANE, DATED OCT. 24, 1946, FILED IN THE ONONDAGA COUNTY CLERK'S OFFICE OF DEC 4, 1946 AS MAP NO. 2794

REFERENCE MAP OF LAND BELONGING TO EMERY C. BRUCE, MAP PREPARED BY A. J. VATTI, DATED OCT. 12, 1949, FILED IN THE ONONDAGA COUNTY CLERK'S OFFICE IN SEPTEMBER 21, 1949 AS MAP NO. 3351

DATA FROM 1949 CENSUS 2011 UPS RECEIVED, CONTOUR INTERVAL = 1 FOOT

UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN LOCATED FROM AVAILABLE SURVEY AND RECORD, AND THEIR EXACT LOCATIONS MUST BE CONFIRMED AS NECESSARY ONLY THESE MAY BE OTHER, THE EXISTENCE OF WHICH IS UNKNOWN.

SKANEATELES STORAGE SUBDIVISION PART OF MILITARY LOT 36 TOWN OF SKANEATELES COUNTY OF ONONDAGA STATE OF NEW YORK PAUL JAMES OLSZEWSKI, P.L.S., PLLC 1326 NEW SENECA TPK, SUITE A SKANEATELES NEW YORK, 13152 315-488-5552 pjsurvey.com	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 01-30-2018 PAUL J OLSZEWSKI, P.L.S. LICENSE NO 50212 NEW YORK STATE SURVEYOR'S ASSOCIATION DATE, FEBRUARY 5, 2020 SCALE 1" = 40 FEET PROJECT No. SK20-03-30
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