

Tax Map ID#032.-03-30.1

NOTICE OF PUBLIC 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 Jeremy Kimball/Skaneateles Storage LLC for the proposal to create a three lot subdivision in the Highway Commercial District.

The parcel involved with the application is located at 1351 Cherry Valley Turnpike bearing Tax Parcel ID 032.-03-30.1. A copy of the application is available for inspection at the Town Hall, 24 Jordan Street, Skaneateles, New York.

Said Public Hearing will be held on *Tuesday, March 11, 2025 at 6:50 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: February 26, 2025

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 986,549 SF 13.8 ACRES
 NET BUILDABLE AREA 13.8 ACRES
 CONVENTIONAL SUBDIVISION 3 LOTS

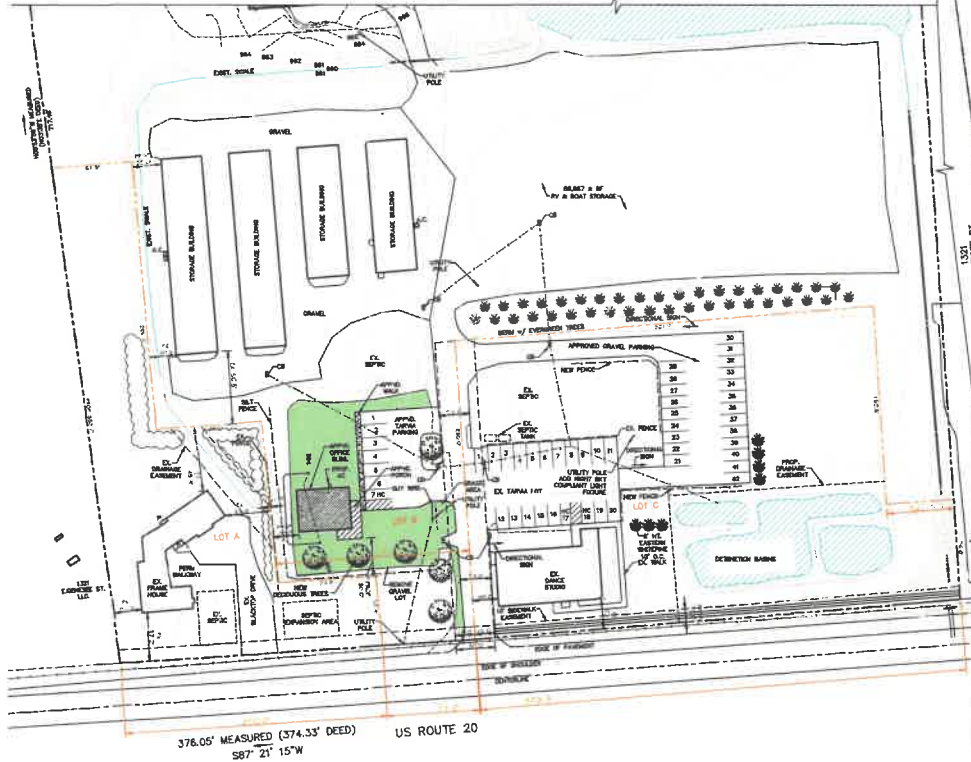


PARTIAL SITE PLAN

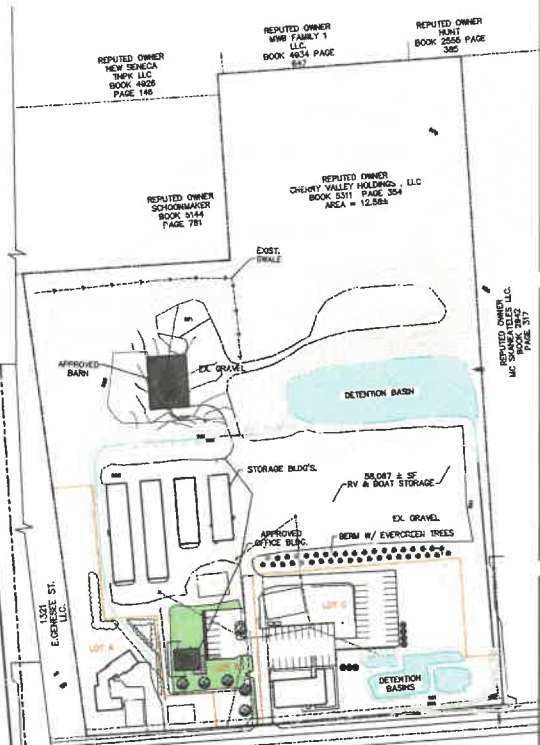
1" = 50' - 0"

	EXISTING	LOT A	LOT B	LOT C
LOT AREA	866,849 SF 13.8 ACRES 6-44.8'	36,429 SF 3 ACRES 280'	470,801 SF 10.8 ACRES 712'	71,999 SF 1.0 ACRES 373.3'
ROAD FRONTAGE	2,748 SF	2,748 SF	0 SF	0 SF
HOUSE/PORCH/GAR	0 SF	0 SF	0 SF	0 SF
BLACKTOP	0 SF	0 SF	0 SF	0 SF
GRAVEL AREA	136,000 SF	0 SF	106,230 SF	20,230 SF
STORAGE BLDG'S	19,946 SF	0 SF	19,946 SF	0 SF
CONC. WALKS	700 SF	0 SF	0 SF	160 SF
DANCE STUDIO	3,828 SF	0 SF	0 SF	3,828 SF
FUTURE TOWN HALL	0 SF	800 SF	248 SF	428 SF
PARKING	0 SF	0 SF	0 SF	0 SF
OFFICE BLDG/PORCH	0 SF	0 SF	16,624 SF	0 SF
BARN	0 SF	0 SF	4,828 SF	0 SF
TOTAL	168,378 SF	6,270 SF	138,046 SF	25,034 SF
% IBC COV. (33.3% ALLOWED)	28.1 %	17.0 %	29.0 %	33.3 %
WALKWAY	80 SF	304 SF	0 SF	0 SF
TOTAL IBC	80 SF	304 SF	0 SF	0 SF
TOTAL COV.	168,458 SF	7,136 SF	138,046 SF	25,034 SF
% TBC (40.0% ALLOWED)	28.1 %	18.1 %	29.0 %	33.3 %

* LOT WIDTH AT BUILDING LINE = 200 FT.

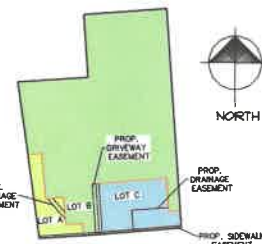


376.05' MEASURED (374.33' DEED)
 587' 21" 15"W
 US ROUTE 20



SITE PLAN

1" = 100' - 0"
 SITE INFORMATION IS OBTAINED FROM SURVEY
 DONE BY PAUL J. OLZEWSKI, PLS PLLC,
 DATED 6/29/2022
 ADDITIONAL INFORMATION BY EGGLESTON
 & KRENZER ARCHITECTS P.C.



KEY PLAN

1" = 100' - 0"

SKETCH PLAN
 SKANEATELES STORAGE
 1390 W. CHERRY STREET
 SKANEATELES, NY 13850
 TN. OF SKANEATELES, NY

architect
 EGGLESTON & KRENZER, ARCHITECTS P.C.
 1390 W. CHERRY STREET
 SKANEATELES, NY 13850
 (315) 685-9144

PROJ. 22075

DATE:
 31 DEC 2024



REPUTED OWNER
BODOWSKI
BOOK 4934 PAGE 647

REPUTED OWNER
HUNT
BOOK 2555 PAGE 385

REPUTED OWNER
NEW SENECA TRPK LLC
BOOK 4926 PAGE 148

REPUTED OWNER
SCHOONMAKER
BOOK 5144 PAGE 781

REPUTED OWNER
SKANEATELES STORAGE LLC
BOOK 5311 PAGE 354
TOTAL AREA = 13.46±

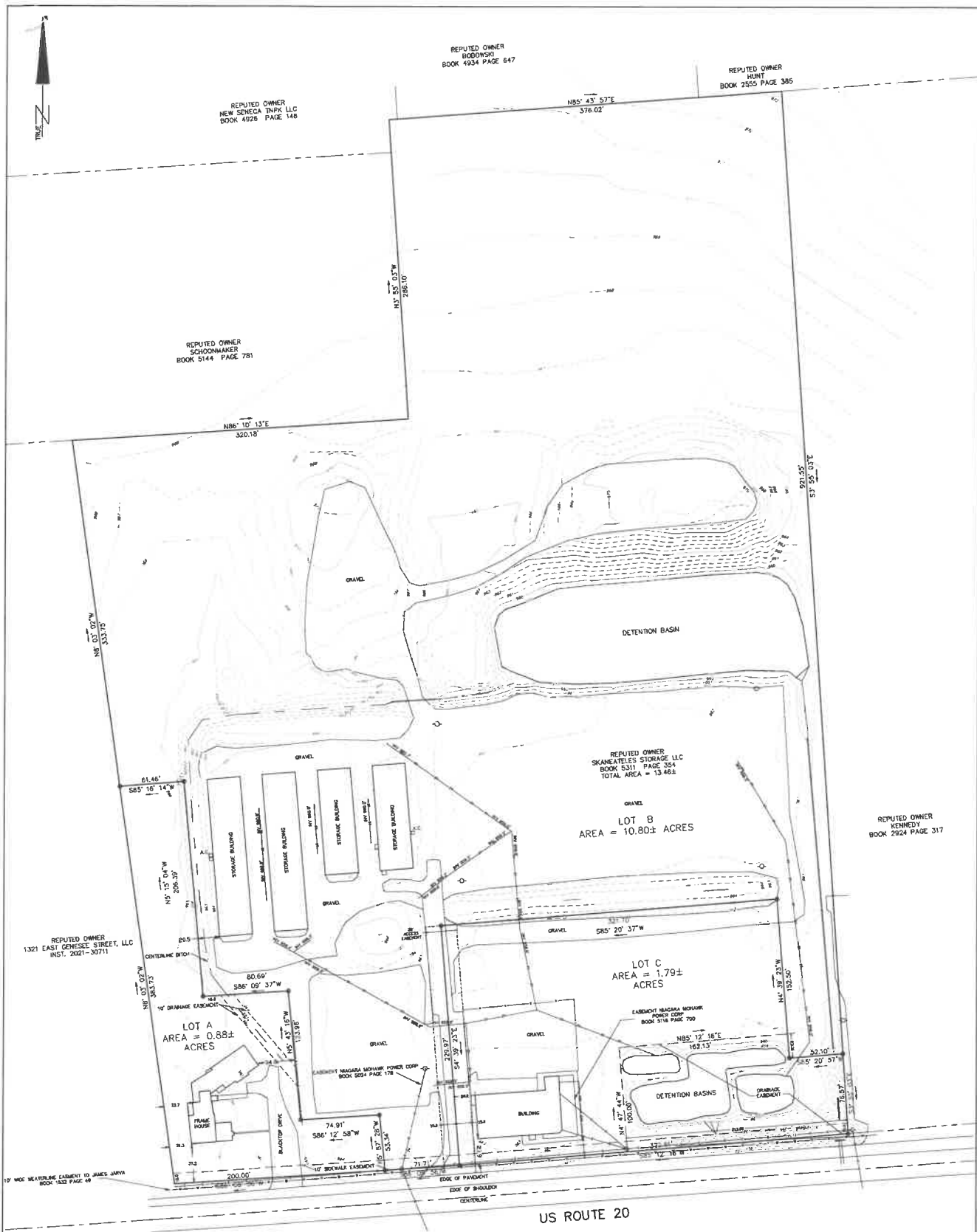
REPUTED OWNER
KEMEDY
BOOK 2924 PAGE 317

REPUTED OWNER
1321 EAST GENESEE STREET, LLC
INST. 2021-107711

REPUTED OWNER
NAGARA MOHAWK POWER CORP
BOOK 5024 PAGE 178

REPUTED OWNER
NAGARA MOHAWK POWER CORP
BOOK 5118 PAGE 700

REPUTED OWNER
KEMEDY
BOOK 2924 PAGE 317



US ROUTE 20

LEGEND

CONCRETE MONUMENT FOUND	□
IRON PIPE FOUND	○
IRON ROD FOUND	●
IRON ROD TO BE SET	⊙
UTILITY POLE	⊕
OVER HEAD WIRE	—
WATER	—
SEWER	—
1" GAS	—
1/2" GAS	—

NOTES

HIGHWAY COMMERCIAL DISTRICT (IN LOW) DENSITY SCHEDULE

RESIDENTIAL

- FRONT YARD SETBACK - 50 FT
- SIDE YARD SETBACK - 10 FT
- REAR YARD SETBACK - 30 FT
- TOTAL SURFACE COVERAGE - 40%
- IMPERMEABLE SURFACE COVERAGE 20-35%
- BUILDING HEIGHT - 35 FT

COMMERCIAL

- FRONT YARD SETBACK - 35 FT
- SIDE YARD SETBACK - 10 FT
- REAR YARD SETBACK - 30 FT
- TOTAL SURFACE COVERAGE - 40%
- IMPERMEABLE SURFACE COVERAGE 20-35%
- BUILDING HEIGHT - 35 FT

TOTAL LOT AREA - 18.45 ACRES

PROPOSED 3 LOTS

PARCELS SEPARATED BY TOWN WATER DISTRICT

EACH LOT HAS AN EXISTING SEPTIC SYSTEM

APPROVED BY THE ONONDAGA COUNTY HEALTH DEPARTMENT

APPROVED TOWN OF SKANEATELES PLANNING BOARD

DATE: 01/20/2025

APPROVED SKANEATELES STORAGE LLC

DATE: 01/20/2025

HEALTH DEPARTMENT APPROVAL

DATE: FEBRUARY 5, 2025

NOTES:

REFERENCE MAP OF LAND BELONGING TO ISENE WISSEMAN, MADE BY H. W. BROWN, DATED OCT. 24, 1846, FILED IN THE ONONDAGA COUNTY CLERK'S OFFICE ON DEC 4, 1846 AS MAP NO. 2184.

REFERENCE MAP OF LAND BELONGING TO EDWARD Z. BAILEY, MADE BY A. J. PATTA, DATED OCT. 11, 1844, FILED IN THE ONONDAGA COUNTY CLERK'S OFFICE ON SEPTEMBER 21, 1849 AS MAP NO. 2347.

DATE: NOVEMBER 20, 2011 (DATE RECEIVED, COURTESY INTERVAL = 1 FOOT)

UNSATURATED FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN LOCATED FROM AVAILABLE SURVEYS AND RECORDS, AND THEIR EXACT LOCATIONS MUST BE CONFIRMED APPROPRIATE ONLY. THERE MAY BE OTHERS. THE DEGREE OF WHICH IS UNKNOWN.

THE UNDERSIGNED SURVEYOR HEREBY CERTIFIES THAT THIS IS AN ACCURATE MAP OF AN ACTUAL SURVEY COMPLETED 01-30-2018

PAUL J. OLZEWESKI, P.L.S. LICENSE NO. 50212

PAUL, JAMES OLZEWESKI, P.L.S., PLLC
1328 NEW SENECA TRPK, SUITE A
SKANEATELES NEW YORK, 13152
315-488-5552 pjosurvey.com

DATE: FEBRUARY 5, 2025 SCALE: 1" = 40 FEET PROJECT NO. SK22-03-30