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

November 8, 2023 Revised
September 1, 2023

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

Re: Josh LaGrow – ‘Village Meadow Subdivision’
Franklin Street Road - Tax Map # 047.-01-06.1

NARRATIVE

The Franklin Street property is 19.16 Acres with 60 ft of road frontage located in the RR District outside the Lake Watershed Overzone. The property gently slopes to the east and drains towards a couple ditches and culverts that cross Franklin Street Road. Small residential lots abut the northeast side of the property and farmland abuts the south and west sides. A utility line crosses the north end of the property and some semi-steep land is to the west. The property is currently used for growing crops. It is within a Town water district and the soils have moderate to poor pecculation. A Land Suitability Analysis below indicates the only conservation value would be in the current agricultural field and possible moderate sloped land in one area.

Josh LaGrow is interested in proposing a develop of eight, two acre residential lots for moderate sized homes that would appeal to families, being close to the Village, on a **private** road. The property has one acre of steep slope area greater than 12% and 0.16 acres of utility easement resulting in 18.0 acres of buildable land. There are no wetlands or watercourses according to the Town’s Environmental Resources Planning Map. A new **private** road, no longer than 800 feet with a cul-de-sac will serve the proposed 8 new lots and a 66 ft wide strip would continue to the adjacent farmland to the west. This road would consume about 1.5 acres. Each lot would have at least the required 150 ft of frontage on the road. A sidewalk is included on the north side of the new road from the cul-de-sac down to Franklin Street. In that the septic systems will be raised beds or alternative systems, larger lot sizes are necessary vs smaller Conservation subdivision lots. Storm water areas have been contemplated along the Northeast side of the property.

The only waiver required would be for the existing 60 ft lot width for a **Private** Road at Franklin Street for a distance of 200 ft whereas 66 ft is required. Section 131-2.B.6 allows the Planning board to grant a waiver to this. A 66 ft wide strip of land dedicated to the Town, would extend to the adjacent lot for potential future tie in, but because this is unlikely, the permanent cul-de-sac is added instead of a temporary hammer head. The cul-de-sac with a circle road would be the required 100 ft minimum outside diameter and less than 800 ft back from Franklin Street with the allowed eight lots on it. **To provide an appropriate graded road with low slope at the entrance to Franklin Street, retaining walls will be incorporated into the grading plan.** Dedicated public water lines would be extended into the development with fire hydrant. Drainage easements and a Town Drainage district would be established. Relevant Code Sections have been provided

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with earlier submissions. **An HOA will be formed to manage and maintain the private roads, retaining walls, sidewalks and stormwater BMP facilities.**

Conservation Subdivision options have been explored for this site and each lot could be as small as one half acre. From past experience, this make for a tight lot with an alternative septic system and expansion area to have a reasonable sized family home with decks and potential swimming pools. It is also a goal to have a **traditional style** street with sidewalk rather than a narrower, private conservation road and shared driveways.

Land Suitability Analysis

Existing Land Use: This property is in the RR District outside the Lake Watershed Overzone. The property is primarily a agricultural field with a small portion growing into natural succession. The adjacent property is a large agricultural field to the west and south. To the northeast are residential lots that are 0.5 to 1.5 acres in size and have single family dwellings on them. The subject lot is 19 acres of mostly crop land that is not of high quality.

Steep Slopes: This property has no steep slopes over 30% grade. A section of steep slope between 12% and 30% occurs on the west side of the property 43,500 SF in area. Smaller, patches of slopes between 12% and 30%, less than 30 ft wide are east of this area and are not regulated by Town zoning. There are no significant steep slope areas of high conservation value and limited areas of moderate conservation value.

Farm Land and Wildlife Habitat: The property is mostly moderate value farm land surrounded by a hedgerow or residential lots. This area supports native Central NY wildlife such as deer, rabbits, woodchucks, squirrels, raccoons, birds. Land to the south and west of the property is active agricultural fields. The western half of this property has moderate conservation value for farm land.

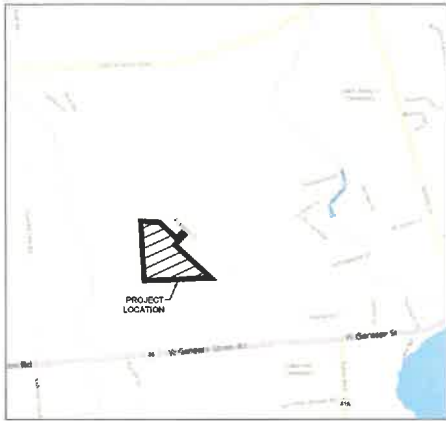
View Shed: The property is not visible from public roads in that it is surrounded by residential lots and is relatively low sloping land. There are limited views from the property on to other lands, mostly at the western half of the property. The land has low conservation values for view sheds.

Wetland Buffers and Watercourse: The property has no wetlands or water courses on it. Federal wetlands and a watercourse are located over 1,000 feet to the west. The property drains to the east. This property in not in the Lake Watershed Overzone. The land has no conservation value for wetlands or watercourses.

Overall Land Suitability Assessment: Considering the above factors, the western portion of the property has moderate conservation value for agricultural and steep sloped areas. The north east side of the property has low conservation value and is surrounded by small residential lots.

DATE: 10/26/23 11:38 AM

CONTRACT DRAWINGS



LOCATION PLAN
NOT TO SCALE

VILLAGE MEADOW SUBDIVISION

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COVER SHEET
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C-106 SITE UTILITY PLAN
C-107 SITE UTILITY PLAN
C-201 ROAD CENTERLINE PROFILE
C-201a EMB DETAILS
C-302 MISCELLANEOUS DETAILS
C-303 MISCELLANEOUS DETAILS

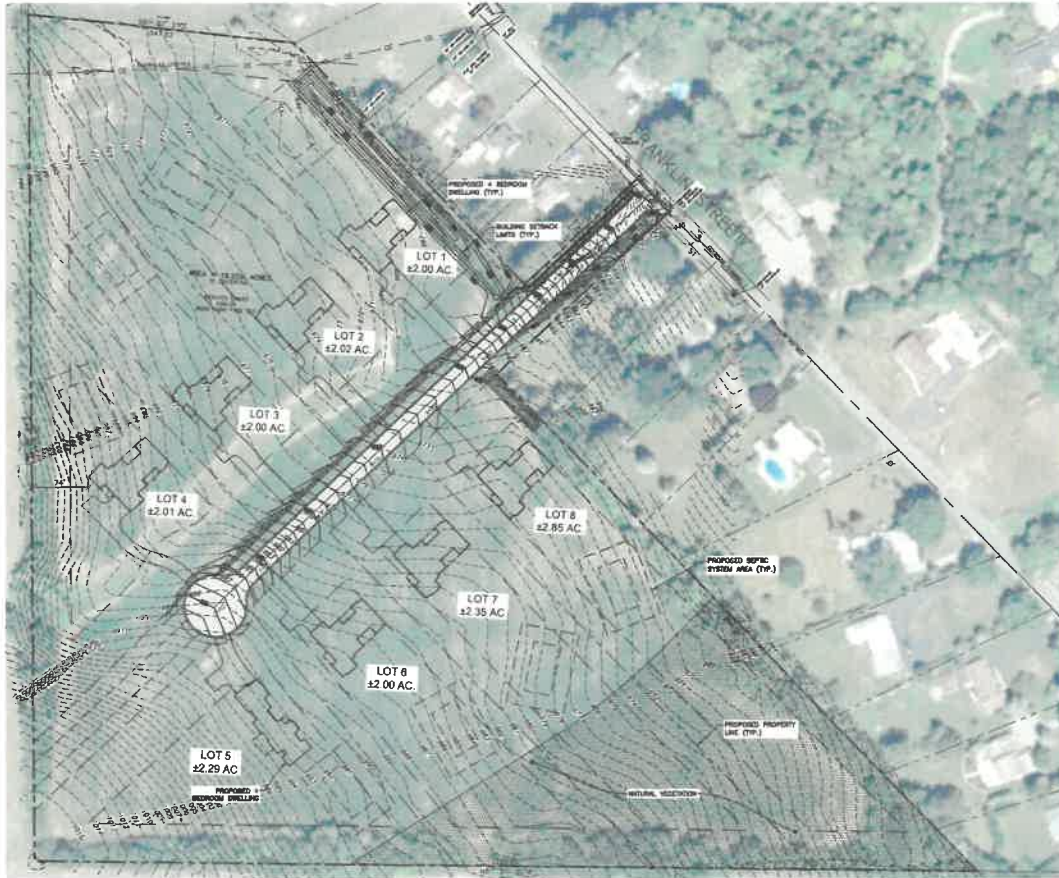
FRANKLIN STREET
TOWN OF SKANEATELES
ONONDAGA COUNTY

SEPTEMBER 8, 2023



MBL ENGINEERING, PLLC
16510 BALCH PLACE
MANNSVILLE, NY 13661

DATE: 10/16/23 8:11 AM



PLAN
SCALE: 1"=80'

BULK REGULATIONS - RURAL RESIDENTIAL DISTRICT RR - 2.19.22 ACRES

	REQUIRED	PROVIDED
LOT SIZE (MINIMUM)	2 ACRES	2 ACRES
LOT FRONTAGE (MINIMUM)	150'	150'
FRONT YARD	80'	60'
SIDE YARD	30'	30'
REAR YARD	50'	71'
LOT COVERAGE	30%	4.8%
IMPERMEABLE SURFACE COVERAGE	10%	9.8%
DRIVEWAY	30'	30'
MAXIMUM BUILDING HEIGHT	30'	< 30'

NO.	DATE	REVISION
1	09/06/23	SUBMITTAL REVIEW
2		OPENING RELEASE

OVERALL
SITE PLAN



VILLAGE MEADOW
FRANKLIN STREET
TOWN OF SKANEATELES
ONONDAGA COUNTY

PROJECT #
23-190

DATE:
SEPTEMBER 2023

SHEET #
C-101

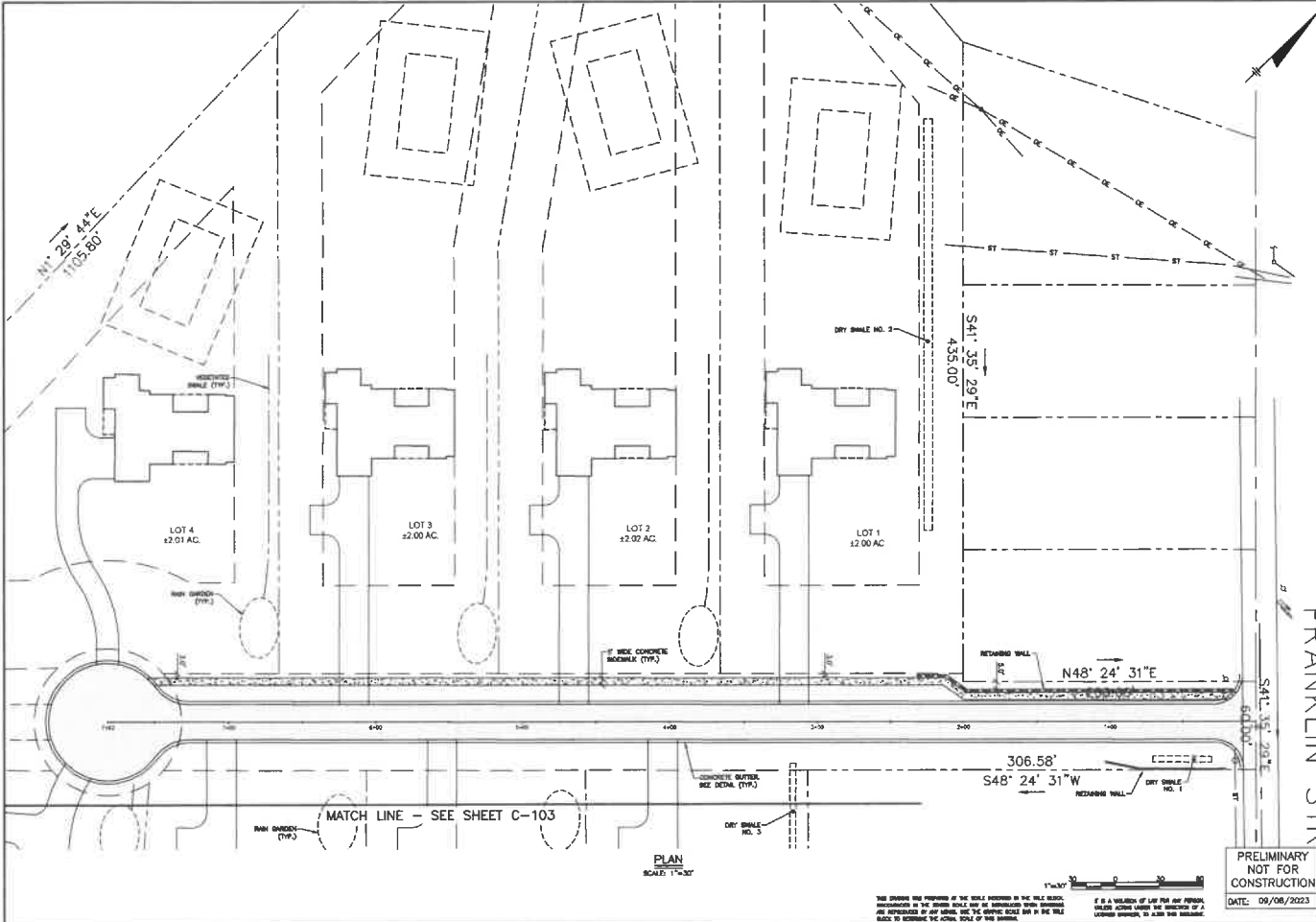
PRELIMINARY
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CONSTRUCTION
DATE: 09/06/2023

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DATE: 10/16/23 8:48 AM



PLAN
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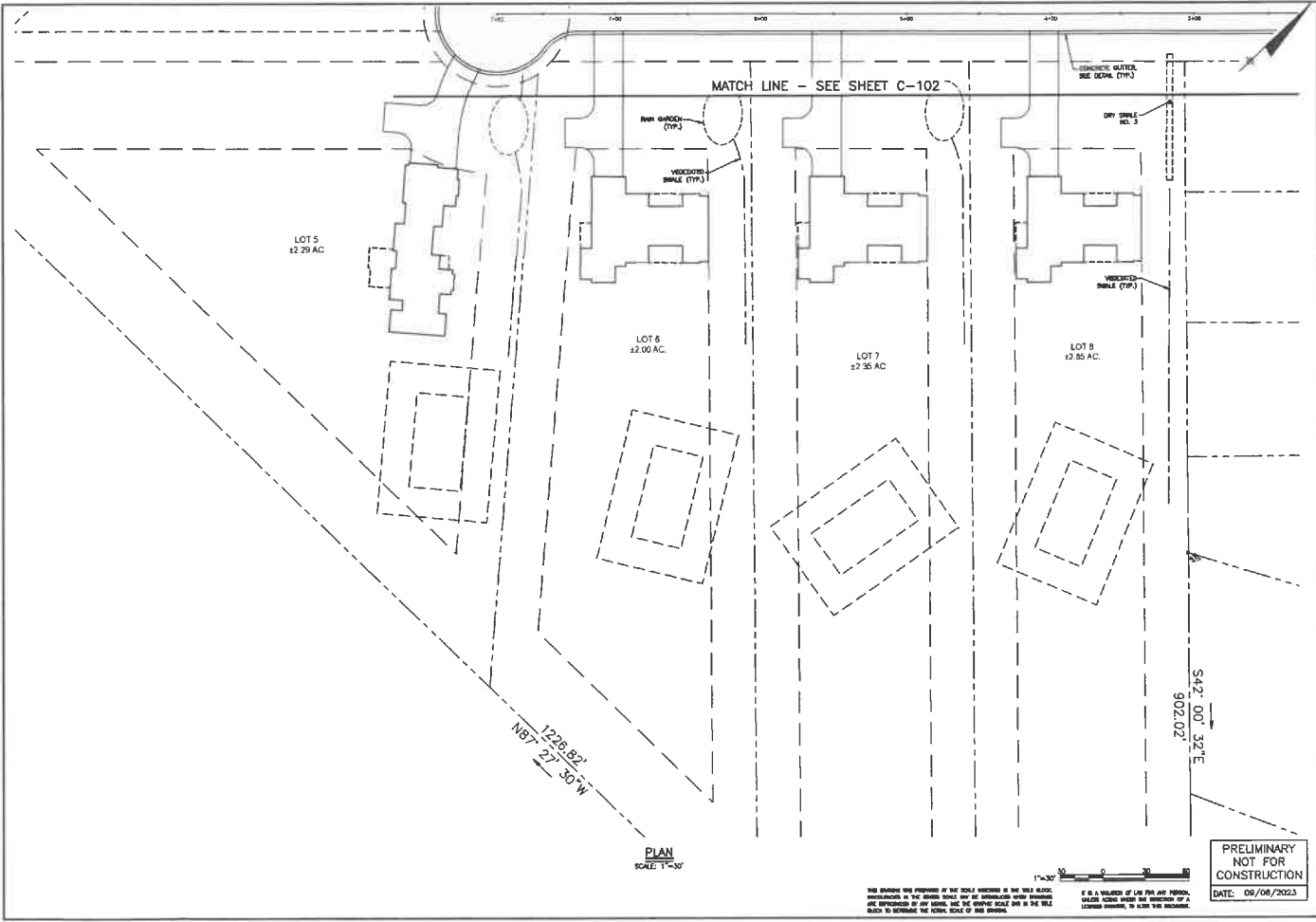
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FRANKLIN STR VILLAGE MEADOW FRANKLIN STREET TOWN OF SHARONVILLE ONONDAGA COUNTY	
PROJECT #	23-180
DATE:	SEPTEMBER 2023
SHEET #	C-102
SITE PLAN A. E. B. / 23 SHEET PLAN REVIEW NO. DATE DRAWING RELEASE	

DATE: 10/18/22 8:48 AM



NO.	DATE	REVISION
1	09/07/23	SUBMIT PLAN REVIEW
2		OWNER/CLIENT
3		OWNER/CLIENT

SITE PLAN

MBL ENGINEERING, PLLC

VILLAGE MEADOW
FRANKLIN STREET
TOWN OF SKANEATELES
ONONDAGA COUNTY

PROJECT #
23-190

DATE:
SEPTEMBER 2023

SHEET #
C-103

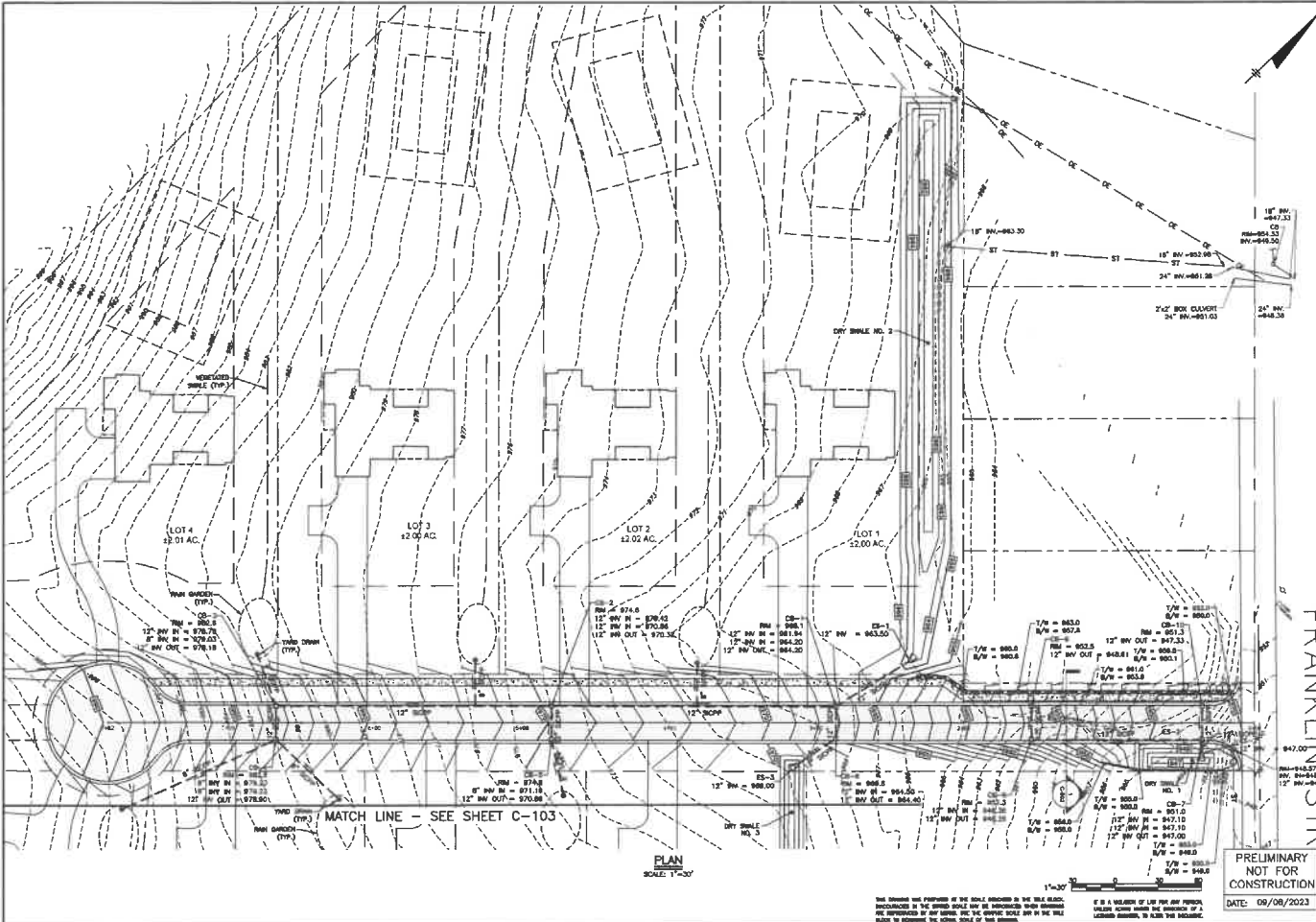
PRELIMINARY
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DATE: 09/06/2023

PLAN
SCALE: 1"=30'

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DATE: 10/19/23 8:50 AM



NO.	DATE	DESCRIPTION

SITE GRADING PLAN

MBL ENGINEERING, PLLC

FRANKLIN STR

VILLAGE MEADOW
FRANKLIN STREET
TOWN OF SKANEATELES
ONONDAGA COUNTY

PROJECT #
23-100

DATE:
SEPTEMBER 2023

SHEET #
C-104

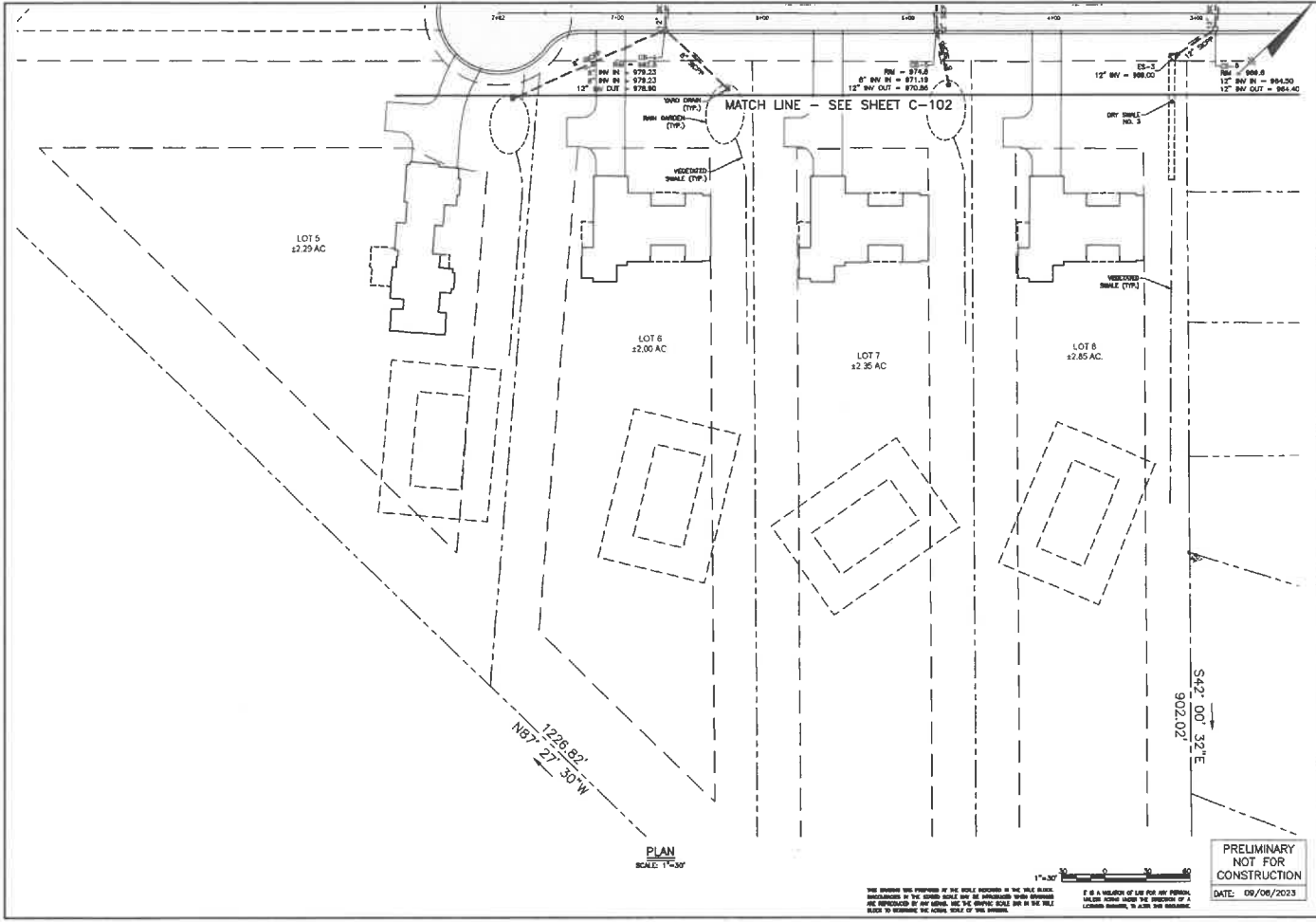
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DATE: 10/19/23 8:53 AM



DATE	NO.	DESCRIPTION

SITE UTILITY PLAN

MBL ENGINEERING, PLLC

VILLAGE MEADOW
FRANKLIN STREET
TOWN OF SKANEATELES
ONONDAGA COUNTY

PROJECT #
23-190

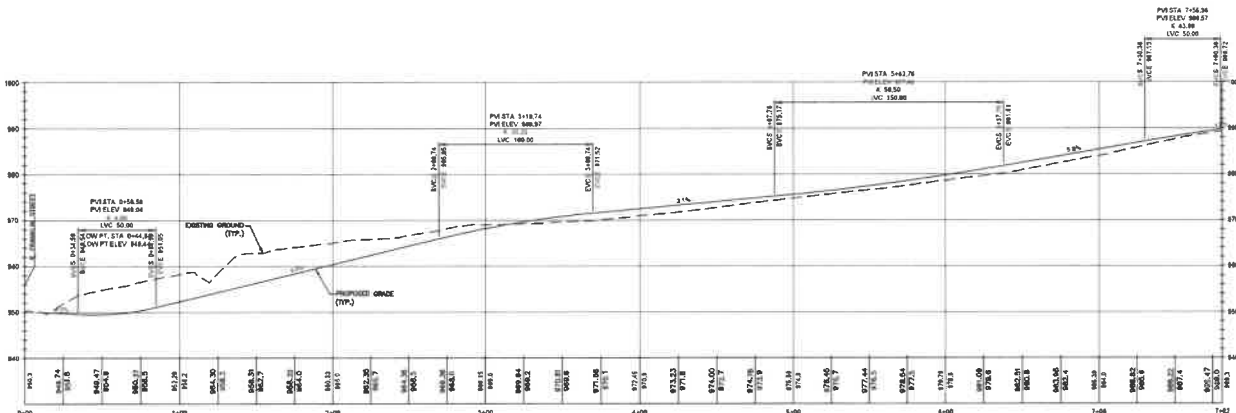
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C-107

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ROAD CENTERLINE PROFILE
 SCALE: HORIZ. 1"=50'
 VERT. 1"=10'



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NO.	DATE	REVISION	BY
A	8/2/23	SKETCH PLAN REVIEW	DAVID W. PELLAGE

ROAD CENTERLINE PROFILE

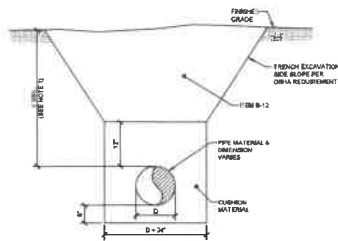


VILLAGE MEADOW
 FRANKLIN STREET
 TOWN OF SKANATELES
 ONONDAGA COUNTY

PROJECT #
 23-180

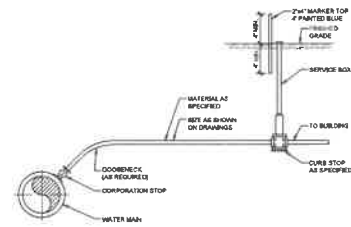
DATE:
 SEPTEMBER 2023

SHEET #
 C-201



- NOTES**
1. MINIMUM COVER FROM FINISHED GRADE TO TOP OF PIPE SHALL BE AS FOLLOWS UNLESS OTHERWISE NOTED:
 • DOWNSIDE: 18" MIN. TO 24" MAX.

A TYPICAL TRENCH DETAIL
NOT TO SCALE



- NOTES**
1. SERVICE CLAMP SHALL BE PROVIDED AS REQUIRED.

D TYPICAL WATER SERVICE INSTALLATION DETAIL
NOT TO SCALE

NO.	DATE	DESCRIPTION

MISCELLANEOUS
DETAILS



VILLAGE MEADOW
FRANKLIN STREET
TOWN OF SKANEATELES
ONONDAGA COUNTY

PROJECT #
23-100

DATE:
SEPTEMBER 2023

SHEET #
C-503

PRELIMINARY
NOT FOR
CONSTRUCTION
DATE: 09/08/2023