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

**February 6, 2025 Revised**  
December 2, 2024

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

Re: David Schnapp  
4 Lot Conservation Subdivision,  
4081 O'Neil Road -- Tax ID # 027.-01-30.1

### NARRATIVE

4081 O'Neil Road is a vacant lot that has 9 acres with 60.12 ff frontage on O'Neil Road. The property has a seasonal water course that bisects the property and 77,425 SF of regulated steep slopes between 12% and 30%. Half the property is rolling meadow and the other half forest and is in the RR District. The NW corner of the property goes to the center of Skaneateles Creek and the Town property with the Charlie Major Nature Trail borders the west side of the property. This property is served by public water.

This subdivision application is to create a 4 lot, conservation subdivision. The 9 acres has 1.8 acres of constrained land; Skaneateles Creek and regulated steep slopes between 12% and 30% greater than 10,000 SF and 20 ft of width, for 7.2 acres of buildable land. At 2 acres per lot this could yield 3.6 or 4 building lots of 0.5 acres minimum.

The sketch plan shows 4 lots with a shared driveway of 156,791SF (3.60 acres) total or 40% of the total lot area. The conservation area equals 235,140 SF (5.7 acres) or 60%. Of the conservation land, only 34,526 SF (0.79 acres) is Skaneateles Creek and steep slopes, or 14.7%. The shared driveway is in a 30 ft to 40 ft wide minimum easement with an emergency vehicle turn-around. The public water line will be extended onto the property in the easement with a fire hydrant at the end.

**Building envelopes are based on the Hamlet District density control with 30 ft front and rear yard setbacks and 10 ft side yard setbacks with 100 ft setback to a watercourse as shown on the Plat Plan. Each building lot may have 20 % ISC and 40% TSC.**

The Conservation Area will maintain the forest area and the meadow will be planted in wildflowers and mowed once a year in the fall. This area will be owned by one of the 4 lots and have walking trails for the 4 lot owners to use.

(315) 685-8144

*Member of the American Institute of Architects*

## Land Suitability Analysis

**Existing Land Use:** This vacant property is in the RR with half the property open meadow and the other half forest. A seasonal watercourse bisects the lot and Skaneateles Creek passes through the Northwest corner of the lot. Residential lots are along the East and North sides of the property and the Charlie Major Natre Trail borders the west side of the property.

**Steep Slopes:** The property has 1.8 acres of regulated steep slopes between 12% and 30% with another 1.1 acres of fragmented steep slope areas that are less than 10,000 Sf or 20 ft wide. 48% of the regulated steep slope area at the east end of the lot is slightly greater than 12% and is still considered buildable with erosion control measures taken and are considered having low to moderate conservation value. The fragmented steep slopes along the watercourse are considered having high conservation value.

**Farm Land and Wildlife Habitat:** The property has no farmland and is not adjacent to farmland. The western half of the property is forest land. This area supports native Central NY wildlife such as deer, rabbits, woodchucks, squirrels, raccoons, birds and is adjacent to the Town's Charlie Major Natre Trail. This is considered as having high conservation value. The eastern half is open meadow adjacent to existing residential properties on Jordan Road and O'Neil Road. This is considered as having low conservation value.

**View Shed:** The eastern portion of the property is not visible from Jordan Road and has limited visibility from O'Neil Road. It has moderate visibility from Parker Lane, a private road and would be conserved as having low conservation value. The western portion of forest is visible from the Charlie Major Nature Trail and is considered as having high conservation value.

**Wetland Buffers and Watercourse:** The property has no wetland areas. The seasonal watercourse that bisects the property and Skaneateles Creek have moderate and high conservation value respectively.

**Public Recreation and Historic Sites:** There are no historic sites on this property. The Charlie Major Nature Trail that borders the west side of the property provides public recreation and has historic sites on that property making the west side of this property as having high conservation value.

**Overall Conservation Value Assessment:** Considering the above factors, the western portion of the property has the highest conservation value for the fragmented steep slopes, Skaneateles Creek and seasonal watercourse and view shed adjacent to the Charlie Major Nature Trail that provides public recreation with historic sites on it. The eastern and north portion of the lot has the lowest conservation value and is suitable for residential development in that it is adjacent to residential lots along Jordan Road and O'Neil Road.

# SCHNAPP SUBDIVISION O'NEIL LANE TOWN OF SKANEATELES SITE DEVELOPMENT PLANS

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EDWARD REID  
ENGINEERING, PLLC  
2480 CEMETERY ROAD  
FARMUS, NEW YORK 13663  
315-569-4328

SCHNAPP SUBDIVISION  
O'NEIL LANE  
TOWN OF SKANEATELES, STATE OF NEW YORK

JANUARY 8, 2025  
REVISION 20/25  
PROJECT # 20251

GA001 - COVER SHEET  
SHEET 1 OF 4

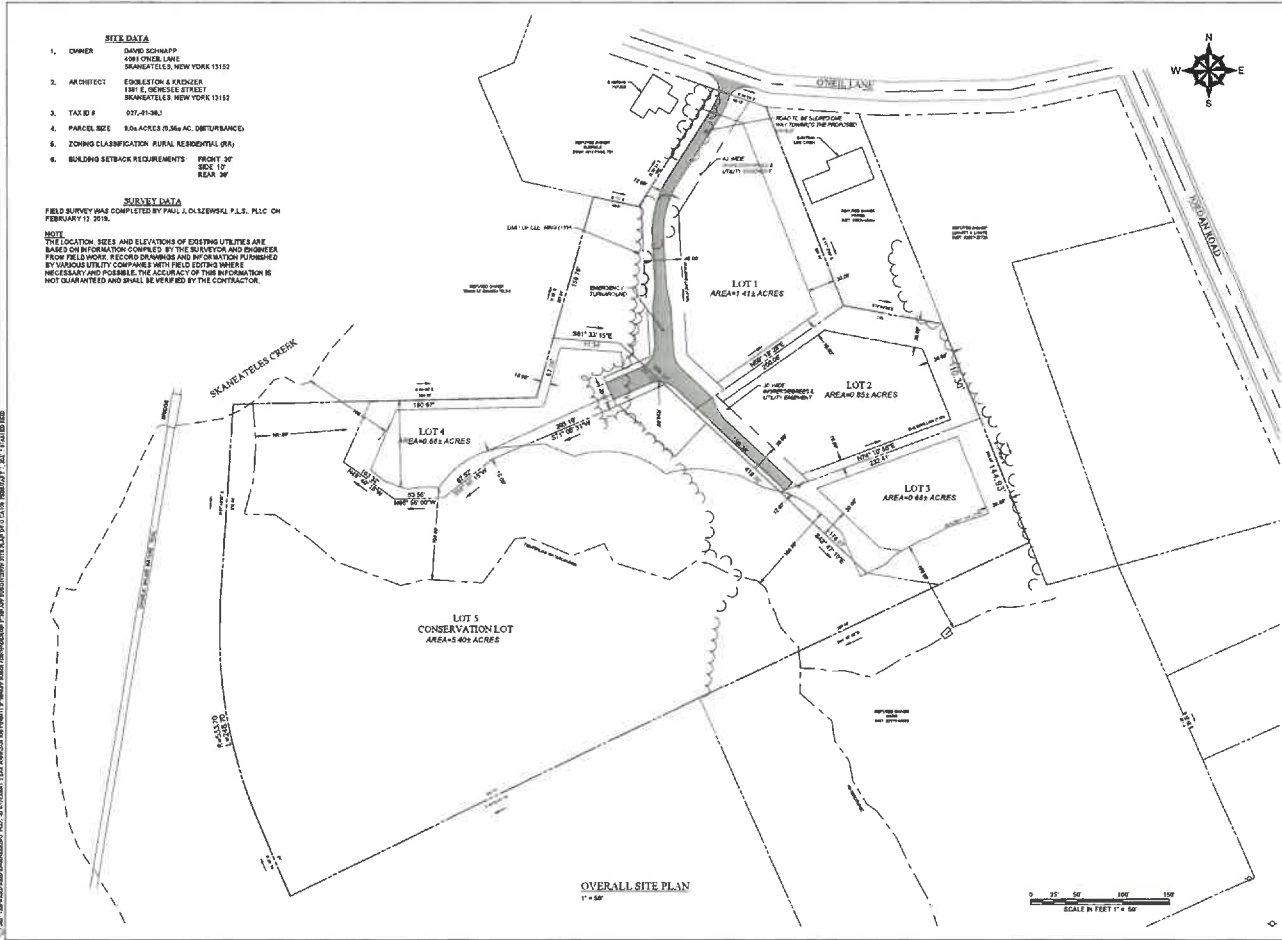
**SITE DATA**

- OWNER: DAVID SCHNAPP  
491 OUEL LANE  
SKANEATELES, NEW YORK 13152
- ARCHITECT: EDGESTON & KRENZER  
181 E. GENESEE STREET  
SKANEATELES, NEW YORK 13152
- TAX ID #: 027-01-381
- PARCEL SIZE: 8.04 ACRES (0.36 AC. DISTURBANCE)
- ZONING CLASSIFICATION: RURAL RESIDENTIAL (RR)
- BUILDING SETBACK REQUIREMENTS: FRONT 30'  
SIDE 10'  
REAR 30'

**SURVEY DATA**

FIELD SURVEY WAS COMPLETED BY PAUL J. LOKIJEWSKI P.E., P.L.C. ON FEBRUARY 12, 2019.

**NOTE:**  
THE LOCATION, SIZES AND ELEVATIONS OF EXISTING UTILITIES ARE BASED ON INFORMATION COMPILED BY THE SURVEYOR AND ENGINEER FROM FIELD NOTES, RECORD DRAWINGS AND INFORMATION FURNISHED BY VARIOUS UTILITY COMPANIES WITH FIELD EDITING WHERE NECESSARY AND POSSIBLE. THE ACCURACY OF THIS INFORMATION IS NOT GUARANTEED AND SHALL BE VERIFIED BY THE CONTRACTOR.



**EDWARD REID ENGINEERING, PLLC**  
2480 CEMETERY ROAD  
FARBUS, NEW YORK 13063  
315-569-4328



Know what's below.  
Call before you dig.

NO.	REV.	TOWN COMMENTS	EKR	2/8/25
1				

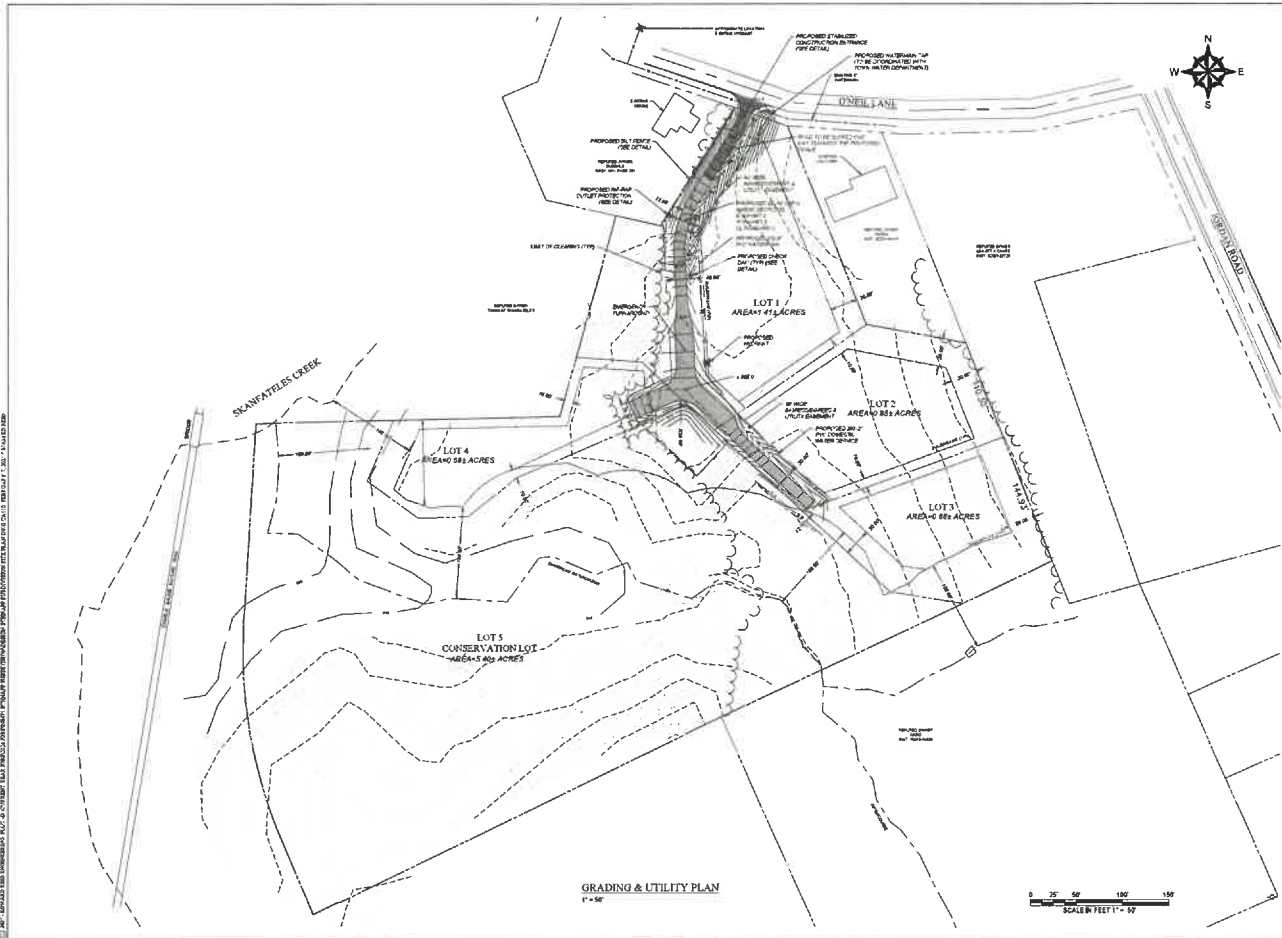


SCHNAPP SUBDIVISION  
OUEL LANE  
T.A. # 027-01-30.1  
TOWN OF SKANEATELES

**OVERALL SITE PLAN**

PREPARED FOR: DAVID SCHNAPP  
491 OUEL ROAD  
SKANEATELES, NEW YORK 13152

PROJ. NO. E.A.R. REVIEWED BY: C.J.M.  
DESIGNED BY: E.A.R. DRAWN BY: E.A.R.  
DATE: JAN 8, 2025 SCALE: AS NOTED  
PROJECT NO.: 202471  
DWG. NO.: CA100  
SHEET NO.: 1 OF 4



EDWARD REID  
ENGINEERING, PLLC  
1485 CEMETERY ROAD  
FARLEYS, NEW YORK 13061  
315-684-1222



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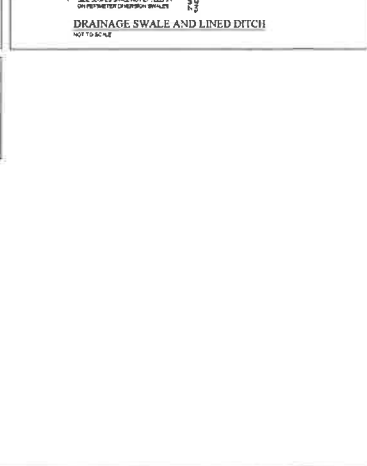
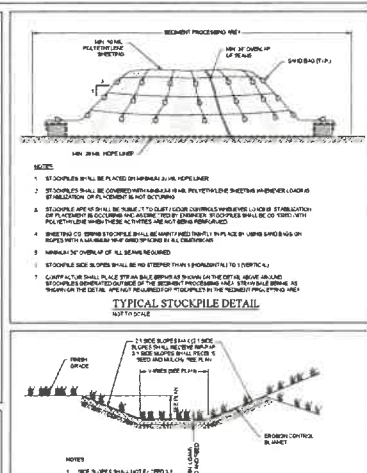
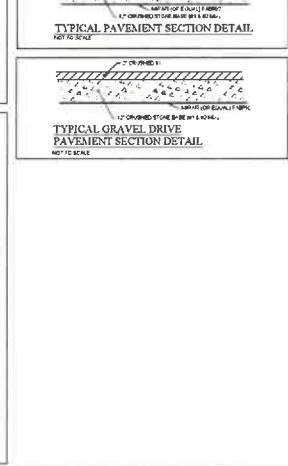
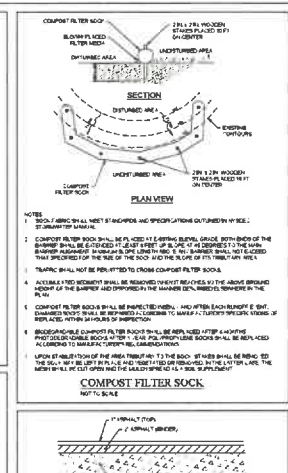
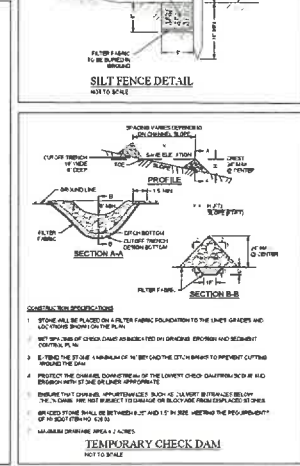
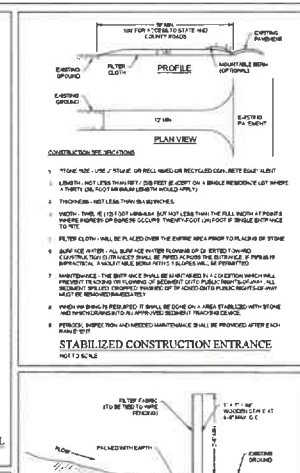
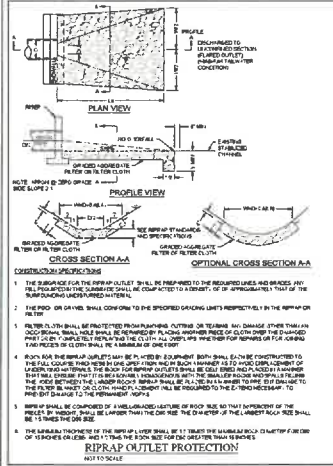
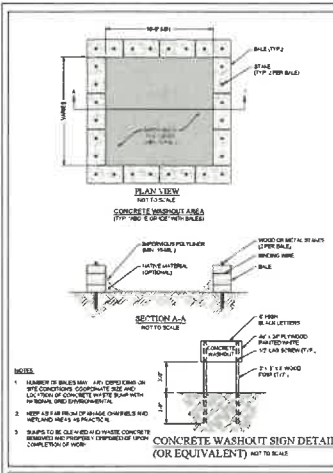

REV	PER TOWN	DATE
1	COMMENTS	2/6/05



SCHNAPP SUBDIVISION  
O'NEIL LANE  
T.A. # 07-01-00.1  
TOWN OF SKANEATELES

**GRADING & UTILITY PLAN**

PREPARED FOR	DINO SCHNAPP 401 O'NEIL ROAD SKANEATELES NEW YORK 13152		
PROJECT	DESIGNED BY	REVIEWED BY	DATE
	E.R.	C.J.M.	JAN 9, 2005
PROJECT NO.	SCALE	AS NOTED	
202111			
REVISION NO.	DWG	CA110	
		SHEET NO. 124	



**EDWARD REID ENGINEERING, PLLC**  
2400 CEMETERY ROAD  
FARMS, NEW YORK 13063  
315-668-4328

**811**  
Know what you dig.  
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REV.	REV. DATE	TOWN COMMENTS	ENR	DATE
1				2/8/25

**SCHNAPP SUBMISSION**  
ONEL ROAD  
T.A. # 027-01-001  
TOWN OF SKANEATELES

**OVERALL SITE PLAN**

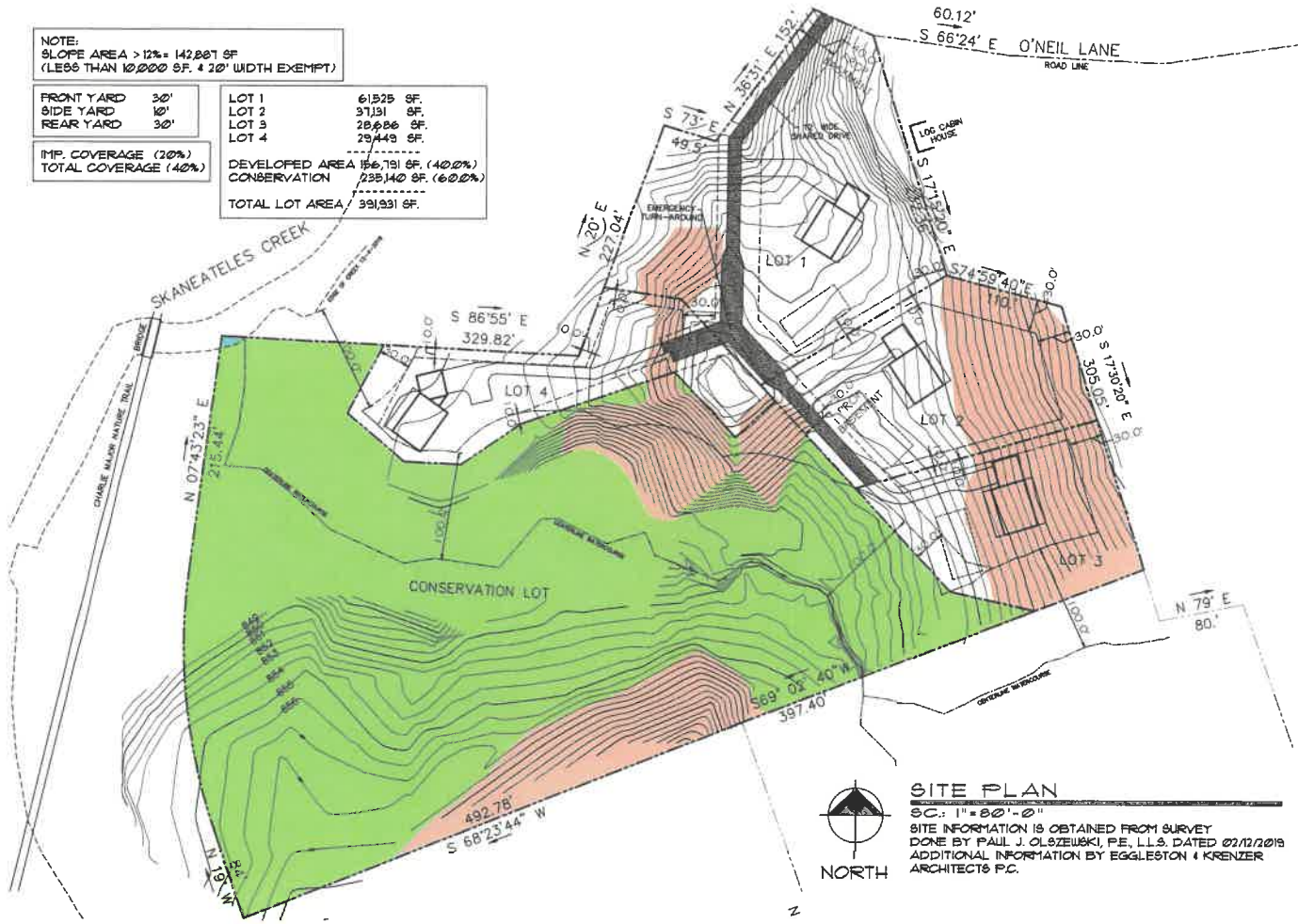
PREPARED BY: EDWARD REID ENGINEERING, PLLC  
DESIGNED BY: E.A.K.  
CHECKED BY: E.A.K.  
DATE: JAN 9 2025  
PROJECT NO.: 202411  
REVISION NO.: 01/09/2025  
SCALE: AS NOTED  
CA500  
SHEET NO. 1 OF 1

NOTE:  
SLOPE AREA > 12% = 142,807 SF  
(LESS THAN 10,000 SF, 4 20' WIDTH EXEMPT)

FRONT YARD 30'  
SIDE YARD 10'  
REAR YARD 30'

IMP. COVERAGE (20%)  
TOTAL COVERAGE (40%)

LOT 1	61,525 SF.
LOT 2	37,131 SF.
LOT 3	25,686 SF.
LOT 4	29,449 SF.
DEVELOPED AREA	156,791 SF. (40.0%)
CONSERVATION	235,140 SF. (60.0%)
TOTAL LOT AREA	391,931 SF.



**CONSERVATION SUBDIVISION**  
DAVID SCHNAPP  
4081 O'NEIL LANE  
TN. OF SKANEATELES, NY

**architect**  
EGGLESTON & KRENZER, ARCHITECTS PC  
1391 EAST GENESEE STREET  
SKANEATELES, NY 13152  
(315) 685-8144

PROJ: 23152

DATE:  
2 DEC 2024  
4 FEB 2025

**SITE PLAN**  
S.C.: 1" = 80'-0"  
SITE INFORMATION IS OBTAINED FROM SURVEY  
DONE BY PAUL J. OLSZEWSKI, P.E., L.L.S. DATED 02/12/2019  
ADDITIONAL INFORMATION BY EGGLESTON & KRENZER  
ARCHITECTS P.C.

NOTE:  
SLOPE AREA > 12% (LESS THAN 10,000 SF.  
& 20' WIDTH EXEMPT.)

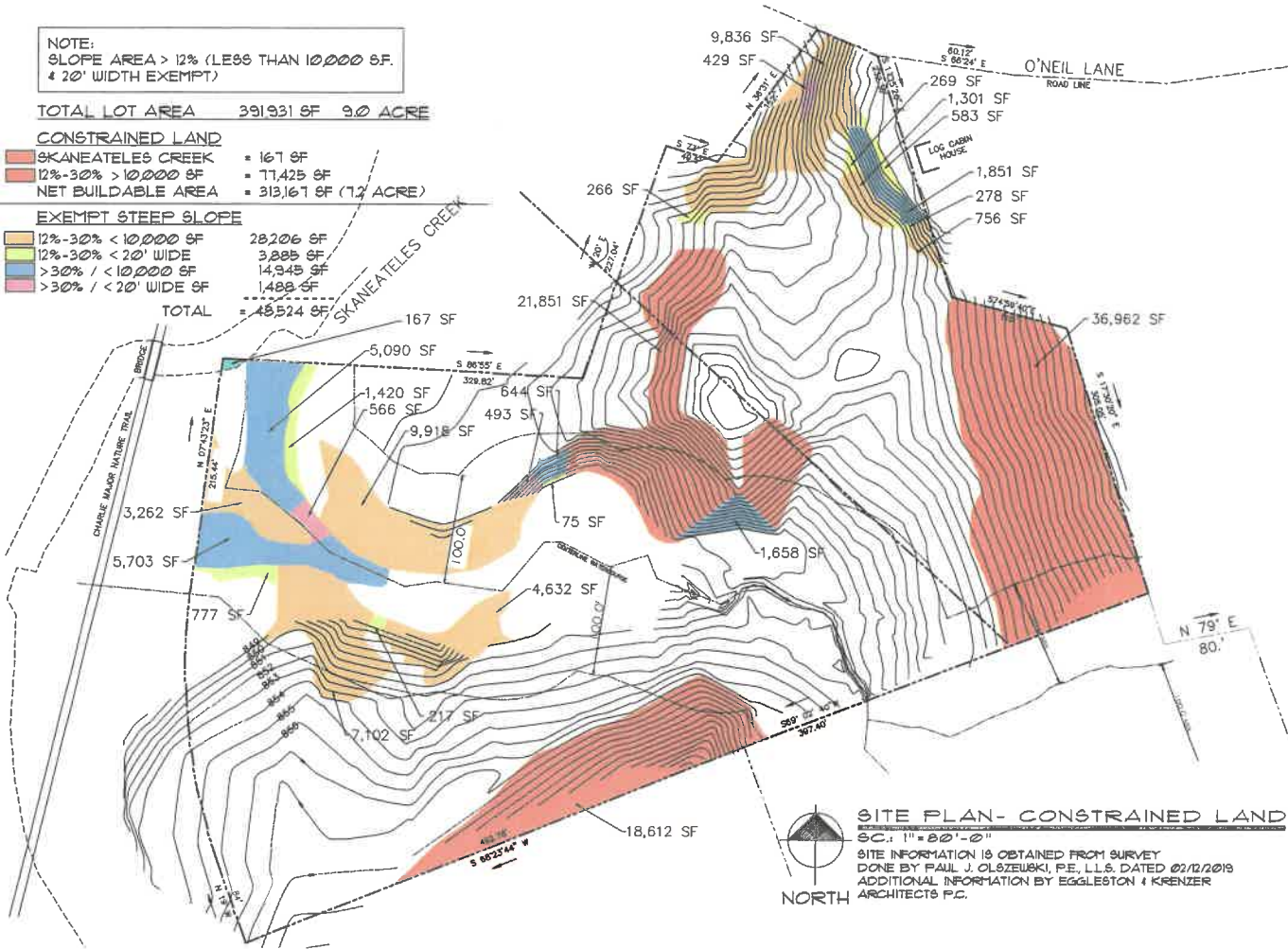
TOTAL LOT AREA 391,931 SF 9.0 ACRE

**CONSTRAINED LAND**

- SKANEATELES CREEK = 167 SF
- 12%-30% > 10,000 SF = 77,425 SF
- NET BUILDABLE AREA = 313,161 SF (7.9 ACRE)

**EXEMPT STEEP SLOPE**

- 12%-30% < 10,000 SF = 28,206 SF
- 12%-30% < 20' WIDE = 3,885 SF
- > 30% / < 10,000 SF = 14,945 SF
- > 30% / < 20' WIDE SF = 1,488 SF
- TOTAL = 48,524 SF



**CONSERVATION SUBDIVISION**  
DAVID SCHNAPP  
405 J O'NEIL LANE  
TN. OF SKANEATELES, NY

**architect**  
EGGLESTON & KRENZER, ARCHITECTS PC  
139 I EAST GENESEE STREET  
SKANEATELES, NY 13152  
(315) 665-8144

PROJ: 23152

DATE:  
2 DEC 2024  
4 FEB 2025

**SITE PLAN - CONSTRAINED LAND**  
SC: 1" = 20' - 0"  
SITE INFORMATION IS OBTAINED FROM SURVEY  
DONE BY PAUL J. OLSEWUSKI, P.E., L.L.S. DATED 02/12/2019  
ADDITIONAL INFORMATION BY EGGLESTON & KRENZER  
ARCHITECTS PC.