

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

December 2, 2024

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

Re: Calvin Winkelman  
Partial 11 Lot Conservation Subdivision, Site Plan Review  
Kane Ave and County Line Road – Tax ID # 048.-01-23.2

### NARRATIVE

Tax Map 048-01-23.2 is a vacant lot that has 47.3 acres with an access strip to County Line Road that is 62.77 ft wide and an access strip to Kane Ave. that is 64.78 ft wide and shared with 3415 Kane Ave, a single family dwelling that was subdivided off from this main parcel in 2022. The property has 36 acres of farmland, 2.15 acres of Federal Wetland and the balance woods and non-ag land and is located in the RF District. The eastern 28.21 acres are in the Skaneateles Lake watershed and a utility easement crosses the western access strip as well as a watercourse. The ISC is 1.1% for existing driveways. This property is part of the current expanded Town Water District and will be served by public water.

This subdivision application is to create an 11 lot, partial conservation subdivision on the western 32 acres (Phase 1) with the remaining eastern 15.3 acres left undeveloped (Phase 2). The entire lot of 47.3 acres has 3.93 acres of constrained land; wetlands, utility easement, existing driveway easement and flood zone for 43.37 acres of buildable land. At 2 acres per lot this could yield 21.7 building lots of 0.5 acres minimum.

Phase 1 will have 32.0 acres with 1.74 acres of constrained land; wetland, utility easement and flood zone. This leaves 30.26 acres of buildable land with the density of 15 lots. The sketch plan shows 11 lots and the conservation density road easement of 12.8 acres total or 40% of the Phase 1 area. The conservation areas A and B equal 19.2 acres or 60% of Phase 1. Of the conservation land, only 1.58 acres is wetlands, or 8.2%. Phase 1 will be served by a Conservation Density Subdivision Private Road off the County Line Road access strip with a minimum 33 ft wide R.O.W., 13 ft road way and emergency vehicle pull offs every 500 ft. The east end will have an emergency vehicle turn-around. The first 100 ft off County Line Road will be 20 ft wide and the existing watercourse crossing will be utilized with wood timber guide rails on each side and pull-offs at each end.

All 11 lots will be outside the Lake Watershed and range from 0.63 acres to 1.66 acres. The septic systems for lots 2 – 8 will be located on easements across the conservation road on Conservation Area A. Lots 1, 9, 10, and 11 will have their septic systems on-site in that they are over 1 acre in size. The balance of the Conservation Areas A and B will be planted in wildflower meadows and mowed once a year in the fall. A future walkway easement and public waterline easement will be located between Lots 9 and 10 with an option between Lots 10 and 11 for future access to Kane Ave when Phase 2 is developed.

(315) 685-8144

*Member of the American Institute of Architects*

The CNY Land Trust property to the north will be transitioned into forest with no public access. The Skaneateles Country Club property to the south will have potential access at the end of the Conservation Density Subdivision Road should an agreement be worked out for membership with the owners of the building lots. Phase 1 has been laid out with all the building lots adjacent to the Golf Course or on the ridge short of the lake watershed. The conservation lands are in the lake watershed or adjacent to the CNY Land Trust property. The Phase 2 lot will remain agriculture until it is developed.

## **Phase 2 Rational Plan of Development**

The Phase 2 parcel is 15.3 acres with 2.29 acres of constrained land; wetlands and existing driveway easement for 13.01 acres of buildable land. At 2 acres per lot, 6.5 lots are possible. The existing driveway easement and new conservation road ROW plus six lots at 0.6 acres each occupy 6.12 acres, 40% of the lot and the Conservation Area C is 9.18 acres (60%). A conservation subdivision road will serve the six new lot and Lot B from the prior subdivision with access to Kane Ave. At this point the town water line easement will be in place affording a loop connect to Kane Ave and a walkway that ties Phase 1 and Phase 2 together with potential access to the Village. The Kane Ave access strip is adjacent to the SW corner of the Village.

## **Land Suitability Analysis**

**Existing Land Use:** This property is in the RF District with 28.21 acres in the Skaneateles Lake watershed and 19.09 acres west of the lake watershed. 36 acres is farm land of average quality that is adjacent to 139 acres of vacant farm that has been put into conservation and will be planted with trees. The property has 2.15 acres of Federal Wetlands. The balance of 9.15 is forest and vacant rural land.

**Steep Slopes:** This property has no steep slopes over 12% grade.

**Farm Land and Wildlife Habitat:** The property has 36 acres of farm land that had been farmed in conjunction with the 139 acres of farm and to the north that is now being put into conservation. The western strip and eastern edge of the property is forest and natural succession land with existing residence adjacent to them. This area supports native Central NY wildlife such as deer, rabbits, woodchucks, squirrels, raccoons, birds and the western strip is contiguous to similar land along County Line Road. Land to the south of the property is the Skaneateles Country Club golf course. The limited Federal wetlands are small and not connected to each other. The western access strip has moderate conservation value and the eastern farmland in the Lake watershed has higher conservation value for wildlife habitat and for being adjacent to farm land that will be eliminated soon.

**View Shed:** The eastern portion of the property has limited visibility from public roads and the lake in that it is not steep and at a distance. The western portion is not visible. There are limited views from the property to the lake but the south side of the property overlooks the golf course. The middle portion of this land has moderate conservation values for view sheds.

**Wetland Buffers and Watercourse:** The property has for limited wetland areas that are not interconnected, most of which is in the Skaneateles Lake watershed. The watercourse and flood zone passes across the western access strip. The wetlands in the Lake Watershed have moderate conservation value.

**Public Recreation and Historic Sites:**

The Skaneateles Country Club is for private recreation and not open to the public. There are no historic sites on or adjacent to this property.

**Overall Conservation Value Assessment:** Considering the above factors, the eastern portion of the property, within the Lake Watershed has the highest conservation value for current agriculture, watershed, wetlands and view shed. The western portion of the lot has the lower conservation value and is suitable for residential development and is adjacent to residential lots along County Line Road.

**Constrained Land**

◦ Shared Driveway Easement to Kane Ave	1.62 acres
◦ Federal Wetlands in the Lake Watershed	2.04 acres
◦ Federal Wetlands outside the Lake Watershed	0.11 acres
◦ Utility Easement (western access strip)	0.07 acres
◦ Flood Zone (western access strip)	<u>0.09 acres</u>
Total Constrained Land	3.93 acres

