

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: 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 156,772 SF (3.60 acres) total or 40% of the total lot area. The conservation area equals 235,159 SF (5.7 acres) or 60%. Of the conservation land, only XX SF (X acres) is Skaneateles Creek and steep slopes, or X.x%. The shared driveway is in a 30 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.

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.

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.

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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 Nature 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.

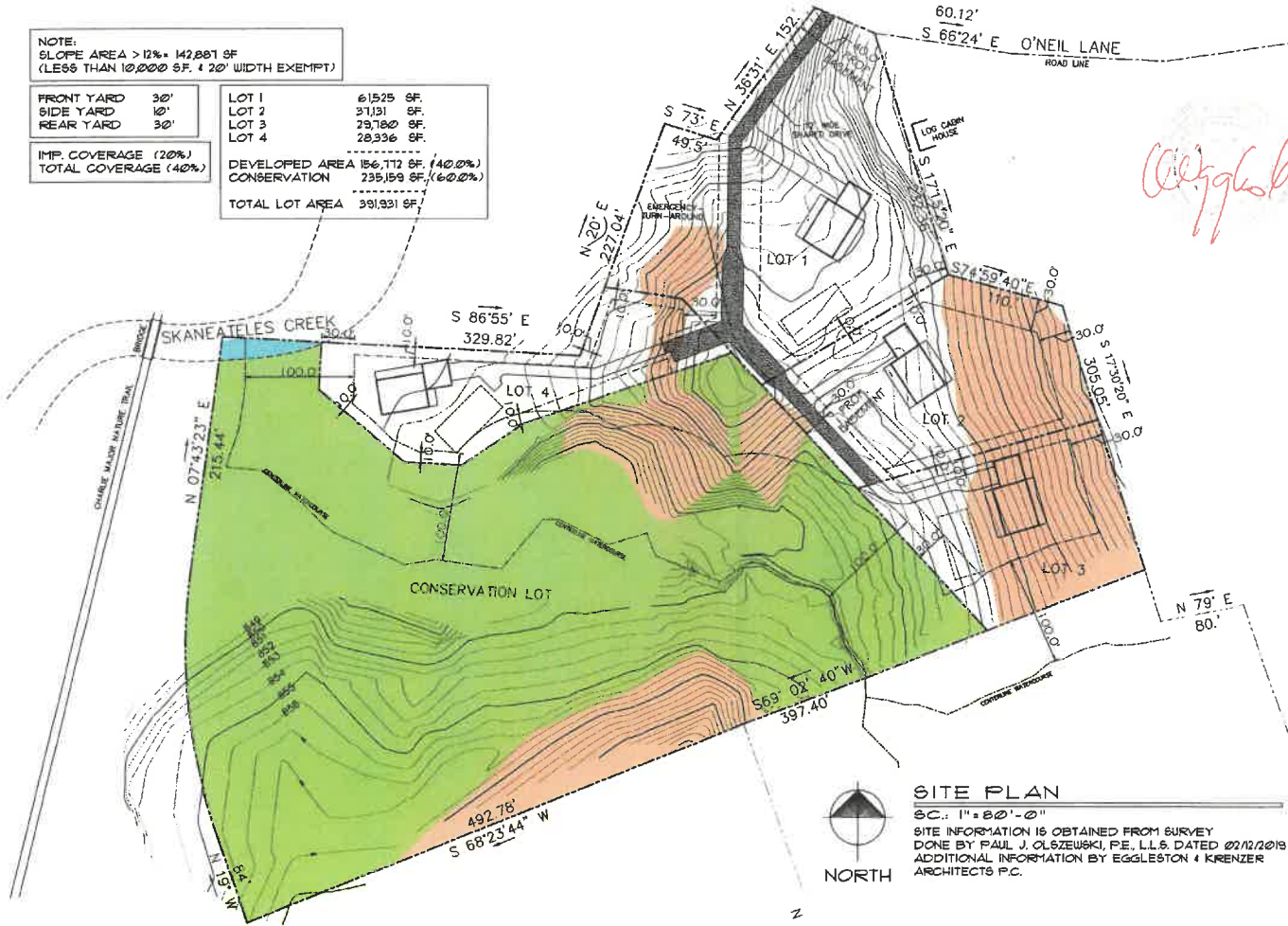
NOTE:
SLOPE AREA > 12% = 142,881 SF
(LESS THAN 10,000 SF. 4' 2" WIDTH EXEMPT)

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

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

LOT 1 61,535 SF
LOT 2 31,131 SF
LOT 3 23,780 SF
LOT 4 28,336 SF

DEVELOPED AREA 156,712 SF. (40.0%)
CONSERVATION 235,159 SF. (60.0%)
TOTAL LOT AREA 391,871 SF



01/29/2024

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) 685-6144

PROJ: 23152

DATE:
2 DEC 2024

SITE PLAN

SCALE: 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)

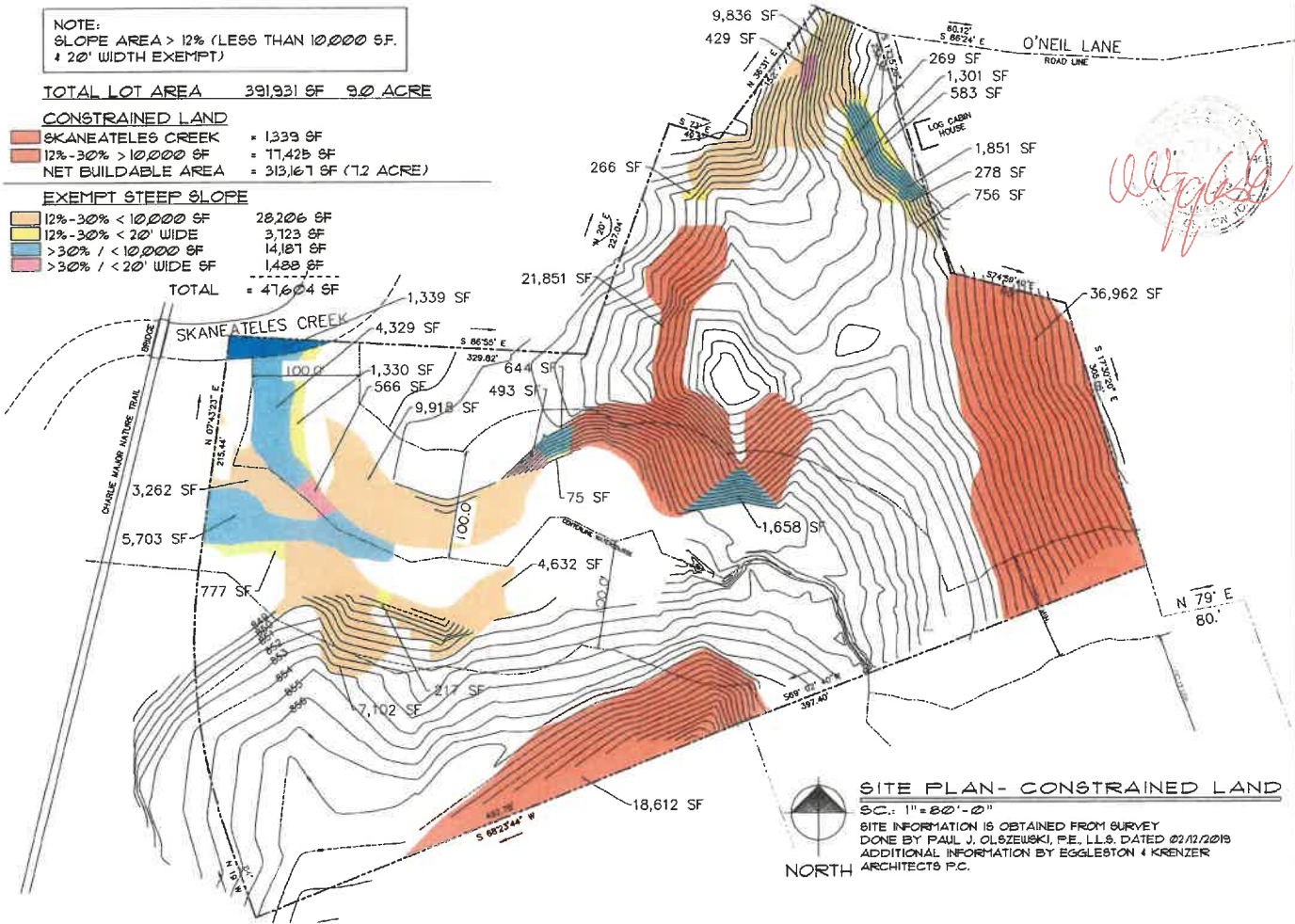
TOTAL LOT AREA 391,931 SF 9.0 ACRE

CONSTRAINED LAND

- SKANEATELES CREEK = 1,339 SF
- 12%-30% > 10,000 SF = 71,425 SF
- NET BUILDABLE AREA = 313,167 SF (7.2 ACRE)

EXEMPT STEEP SLOPE

- 12%-30% < 10,000 SF 20,206 SF
- 12%-30% < 20' WIDE 3,123 SF
- > 30% / < 10,000 SF 14,181 SF
- > 30% / < 20' WIDE SF 1,488 SF
- TOTAL = 47,604 SF



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