

EGGLESTON & KRENZER ARCHITECTS, PC

The Trolley Bldg

1391 East Genesee Street

Skaneateles, New York 13152

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

July 1, 2021

Re: Marian Wirsig Trust
Two Lot Open Space Subdivision
1665 Pork Street Rd – Tax ID # 034.-04-15 and 16

NARRATIVE

The Marian Wirsig Trust has two tax parcels on Pork Street Road. Tax parcel '15' is 172,652 SF with 300 feet of road frontage that is split into two sections. A seasonal watercourse runs along the north portion of the lot. An older storage barn is located on the north side of the watercourse that is passive storage and a masonry 'milk house' remains on the south side of the watercourse and has the well used by the adjacent lot. The southwest portion of the lot is a former farm field, south east portion an extension of the adjacent lot's lawn and the north half natural succession trees. The ISC and TSC is 0.4%.

Tax parcel '16', 1665 Pork Street Road is 54,306 SF with 233.8 feet of road frontage. It has the farm house and garage/sheds on it along with a septic system and driveway. The ISC is 7.5% and TSC 7.8%. The two lots were filed as separate lots in the 1980s without Planning Board approval. These lots are in the RF zoning district and Skaneateles Lake watershed (LWOD). The north side of Pork Street Road has homes on larger lot and across the road is farm land in an Agricultural District.

This application is to do a two lot, Conservation Subdivision with two, one acre, buildable lots and the remaining 3.2 acres of conservation land to be part of the current dwelling with its one acre buildable area. Lot A will be in the south west corner of the parcels with 200 feet of road frontage and will have a new septic system and well. The building envelope will have a 60 ft front yard, 15 ft side yards and 50 ft rear yard. ISC will be allowed 20% and 40% TSC.

Lot B will be an acre of buildable land that incorporates the current dwelling, accessory buildings, driveway, well and septic. The conservation land will be part of this lot and the storage building will remain on the north side of the watercourse and be used for passive storage that is used to maintain the conservation land. The buildable portion of the lot will have a 60 ft front yard, 15 ft side yard and 50 ft setback to the conservation portion of the lot. The buildable portion of the lot will have 20% ISC and 40% TSC. Any additional ISC to maintain 10% for the entire property may be used over the conservation land which would include the storage building and any driveways, paths or passive recreation as allowed by the easement.

The Town encourages Conservation Subdivisions in the RF District as an alternative to Conventional Subdivisions so as to preserve contiguous open space and important environmental resources, in this case the watercourse tributary to Skaneateles Lake. (148-6.3)

(315) 685-8144

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This property has a utility easement and watercourse that crosses it but has no wetlands, flood zones or steep slopes. There are no forests, trail corridors, stream corridors, parks or recreation lands, historic or archeological sites on or adjacent to this property. Removing the area of the non-buildable land, the property has 4.96 acres of buildable land allowing two lots. The Conservation Easement will be 3.14 acres which is 60% of the total parcel. The Conservation Easement shall protect the conservation value of the easement area per Section 148-10-13.J.2. It will be part of Lot B and have a 30 ft setback to the building envelope, which accommodates the existing accessory structures on the lot, rather than make it a separate lot. The high conservation value of this area is the watercourse and natural succession vegetation of the north half of the parcel. See the Land Suitability Analysis below.

Land Suitability Analysis

Existing Land Use: This property is in the RF District and is the remaining farmstead dwelling and accessory buildings. The north side of Pork Street Road has both new and older dwellings closer to the road on large lots. The north half of the lot is bisected by a seasonal watercourse that is tributary to Skaneateles Lake and is vegetated by natural succession. The south half is lawn and former farm land that is too small for today's agricultural practices

Steep Slopes: This property has no steep slopes over 12% grade. There are no significant steep slope areas of moderate nor high conservation value

Farm Land and Wildlife Habitat: The property is 5.2 acres of a former farmstead and has no active farm land and is contiguous to larger tracts of vacant land, forest, wetlands and agricultural lands. The adjacent land to the north is open, former farm land with a pond and wetlands to the far north that supports native Central NY wildlife such as deer, rabbits, woodchucks, squirrels, raccoons, birds. The northern portion of this property has high conservation value for wildlife habitat adjacent to other open land.

View Shed: There are no views of the property from other lands, or from this property. The land has no conservation values for view sheds.

Wetland Buffers and Watercourse: The property has no wetlands nor are there any on immediate, adjacent lands. The property has a seasonal watercourse that is tributary to Skaneateles Lake and drains to the west. There is no conservation value for wetland buffers but has high conservation value for watercourses.

Overall Land Suitability Assessment: Considering the above factors, the land on the north half of the parcel has the highest conservation value for watercourse and wildlife habitat. The land within 220 ft of Pork Street Road has already been developed and is adjacent to other developed parcels along Pork Street Road and has low conservation value.

EX LOT 34-04-1B	
LOT AREA 172,652 SF	
IMPERMEABLE COVERAGE	
EXIST... SHED	205 SF
EXIST... BARN	426 SF
TOTAL	631 SF
% IMPERMEABLE	0.4 %
OPEN SPACE	
EXIST... PERMEABLE	631 SF
EXIST... IMPERMEABLE	28 SF
TOTAL	659 SF
TOTAL COVERAGE	0.4 %

EX LOT 34-04-16	
LOT AREA 54,326 SF	
IMPERMEABLE COVERAGE	
EXIST... HOUSE/PORCH	112 SF
EXIST... BLACKTOP	2,202 SF
EXIST... STEPS	75 SF
EXIST... GARAGE	336 SF
EXIST... BUILDING AREA	347 SF
TOTAL	4,072 SF
% IMPERMEABLE	15 %
TOTAL COVERAGE	
EXIST... RAMP / STEPS	142 SF
EXIST... PERMEABLE	142 SF
EXIST... IMPERMEABLE	4,072 SF
TOTAL	4,214 SF
TOTAL COVERAGE	7.9 %

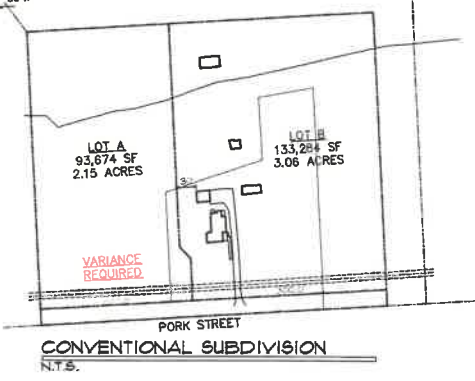
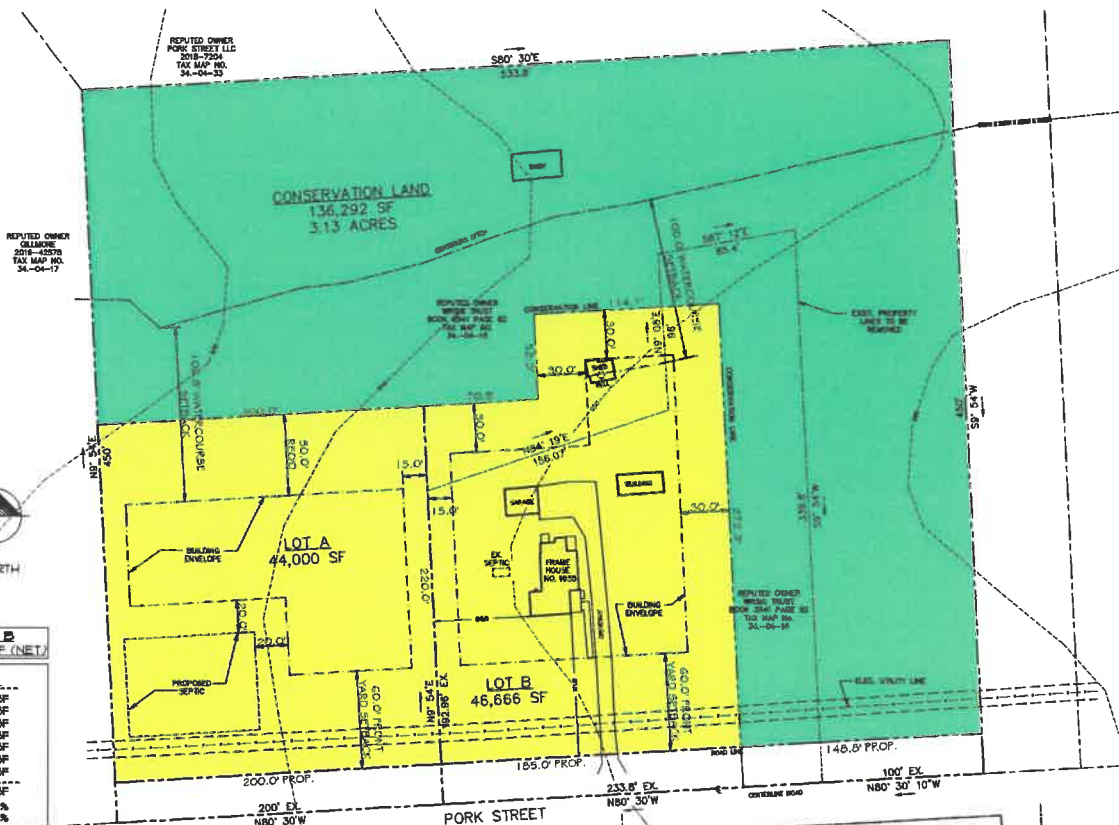
PROPOSED	
LOT A 44,000 SF	
LOT B 46,666 SF (NET)	
IMPERMEABLE COVERAGE	
EXIST... SHED	205 SF
EXIST... BARN	426 SF
EXIST... HOUSE / PORCH	112 SF
EXIST... BLACKTOP	2,202 SF
EXIST... STEPS	75 SF
EXIST... GARAGE	336 SF
EXIST... BUILDING AREA	347 SF
TOTAL	4,163 SF
% IMPERMEABLE	20.0 %
TOTAL COVERAGE	
EXIST... RAMP / STEPS	142 SF
EXIST... PERMEABLE	142 SF
EXIST... IMPERMEABLE	4,163 SF
TOTAL	4,505 SF
TOTAL COVERAGE	20.0 %

BUILDABLE AREA	
WATERCOURSE	5,371 SF
UTILITY	5,336 SF
TOTAL UN-BUILDABLE	10,707 SF (2.9 ACRES)
BUILDABLE	216,103 SF 4.96 ACRES

SKETCH PLAN

SITE INFORMATION IS OBTAINED FROM SURVEY
 DONE BY PAUL J. CLSZEWSKI, P.E., L.L.S., DATED 6/29/2021
 ADDITIONAL INFORMATION BY ROBERT O. EGGLESTON &
 KRENZER ARCHITECTS

CONSERVATION SUBDIVISION		
TOTAL AREA	226,956 SF	5.21 ACRES 100 %
LOT A + B	90,666 SF	2.08 ACRES 40 %
CONSERVATION	136,292 SF	3.13 ACRES 60 %
(PART OF LOT B)		



CONSERVATION SUBDIVISION

SUB-DIVISION SKETCH PLAN:
 MARIAN WRISIG TRUST
 1565 PORK STREET ROAD
 TN OF SKATEATELES, NEW YORK

architect
 EGGLESTON & KRENZER, ARCHITECTS PC
 1700 BROADWAY STREET
 SKATEATELES, NY 13152
 (315) 659-9144

PROJ: 21122

DATE:
 1 JULY 2021