

Tax Map ID#034.-04-15.0 & 034.-04-16.0

NOTICE OF HEARING

PLEASE TAKE NOTICE that pursuant to Section 131-1, 131-2, 131-3 and 131-7 of the Zoning Law of the Town of Skaneateles and Section 276-279 Town Law of the State of New York, the Planning Board of the Town of Skaneateles will hold a Public Hearing on the application of Marian Wirsig Trust for a minor two lot conservation subdivision.

The proposal is for the subdivision of a 5.4 +/- acre lots into two lots with lot A at 1.0 +/- acres of vacant land and lot B at 4.2 +/- acres with developable area of 1.06 +/- area including the existing dwelling and associated structures, and the remaining 3.1 +/- acres to be placed in conservation.

The property in question is located at 1665 Pork Street in the Town of Skaneateles, New York and bears Tax Map IDs#034.-04-15.0 & 034.-04-16.0.

A Copy of the application is available for inspection at the Town Hall, 24 Jordan Street, Skaneateles, New York.

SAID HEARING will be held on *Tuesday, August 17, 2021 at 6:40 p.m.* at the Town Offices, 24 Jordan Street, Skaneateles, New York or electronically as required by local and/or Executive Orders applicable to COVID 19. At that time all persons will be heard or have an opportunity to provide written comment on this application.

Donald Kasper, Chair
Planning Board -Town of Skaneateles
Dated: August 4, 2021

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

Member of the American Institute of Architects

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.

TAX MAP No. 34-04-15 (REVISTING)
 PERMITS/DATE: 06-28-2021

PARCEL A
 PARCEL AREA TO ROAD LINE = 172,852 SQ. FT.
 IMPERMEABLE SURFACES
 1. ROAD AREA = 288 SQ. FT.
 2. BARN AREA = 488 SQ. FT.
 TOTAL IMPERMEABLE SURFACE = 776 SQ. FT.
891 SQ. FT. / 172,852 SQ. FT. = 0.51% IMPERMEABLE COVERAGE

PERMEABLE SURFACES
 TOTAL PERMEABLE SURFACE = 3,800 SQ. FT.
TOTAL COVERAGE
 TOTAL LOT COVERAGE = 4,576 SQ. FT. IMPERMEABLE + 3,800 SQ. FT. PERMEABLE = 8,376 SQ. FT.
891 SQ. FT. / 8,376 SQ. FT. = 10.64% TOTAL COVERAGE

PERMITS/DATE: 06-28-2021

PARCEL AREA TO ROAD LINE = 54,308 SQ. FT.
 IMPERMEABLE SURFACES
 1. DRIVE PAVEMENT = 111 SQ. FT.
 2. DRIVE SIDE CURB = 222 SQ. FT.
 3. DRIVE SIDE WALK = 222 SQ. FT.
 4. DRIVE SIDE DRIVE = 222 SQ. FT.
 5. DRIVE SIDE DRIVE = 222 SQ. FT.
 6. DRIVE SIDE DRIVE = 222 SQ. FT.
 TOTAL IMPERMEABLE SURFACE = 800 SQ. FT.
4078 SQ. FT. / 54,308 SQ. FT. = 7.5% IMPERMEABLE COVERAGE

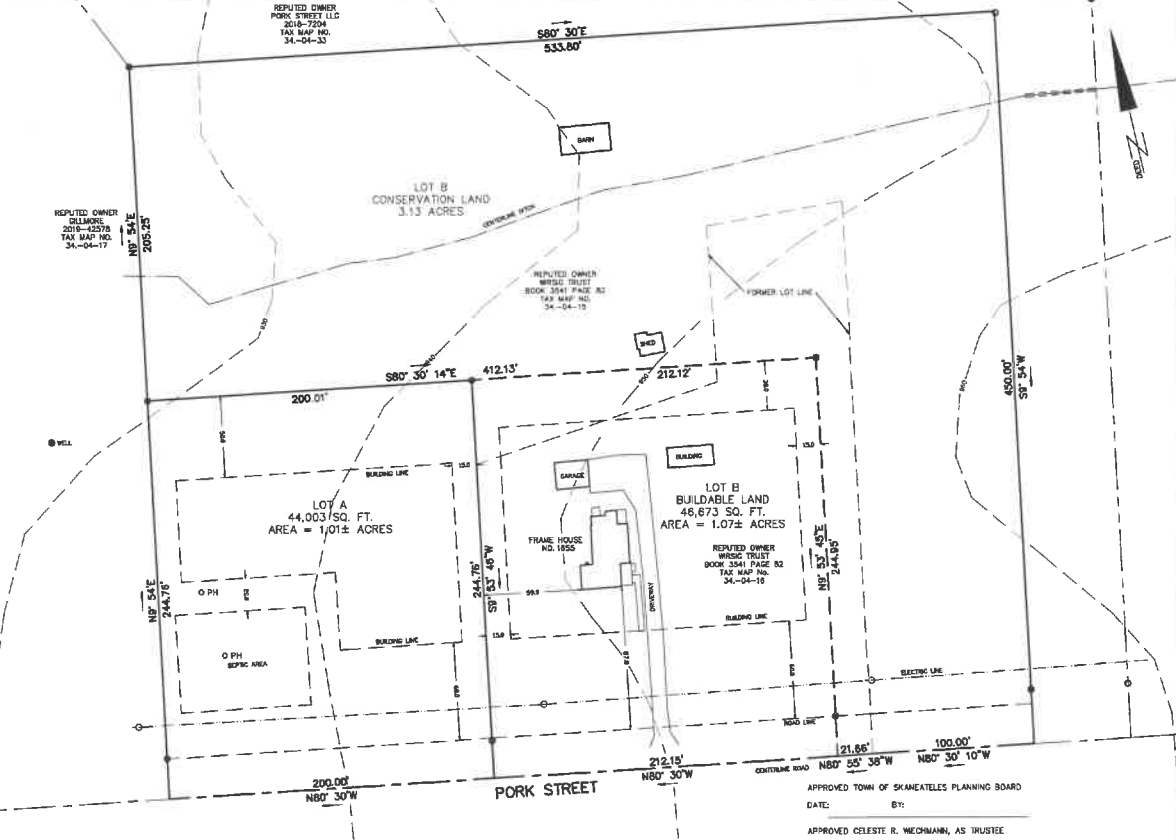
PERMEABLE SURFACES
 1. BAMP PATHS = 141 SQ. FT.
 TOTAL PERMEABLE SURFACE = 141 SQ. FT.
TOTAL COVERAGE
 TOTAL LOT COVERAGE = 941 SQ. FT. IMPERMEABLE + 141 SQ. FT. PERMEABLE = 1,082 SQ. FT.
4078 SQ. FT. / 1,082 SQ. FT. = 3.76% TOTAL COVERAGE

PARCEL A
 PERMITS/DATE: 06-28-2021
 PARCEL AREA TO ROAD LINE = 44,003 SQ. FT.
 IMPERMEABLE SURFACES
 TOTAL IMPERMEABLE SURFACE = 8,000 SQ. FT.
8,000 SQ. FT. / 44,003 SQ. FT. = 18.18% IMPERMEABLE COVERAGE %N ALLOWED

PERMEABLE SURFACES
 TOTAL PERMEABLE SURFACE = 150 SQ. FT.
TOTAL COVERAGE
 TOTAL LOT COVERAGE = 8,150 SQ. FT. IMPERMEABLE + 150 SQ. FT. PERMEABLE = 8,300 SQ. FT.
8,000 SQ. FT. / 8,300 SQ. FT. = 96% TOTAL COVERAGE 40% ALLOWED

PARCEL B
 PERMITS/DATE: 06-28-2021
 PARCEL AREA TO ROAD LINE = BUILDABLE - 46,673 SQ. FT.
 CONSERVATION - 134,227 SQ. FT.
 IMPERMEABLE SURFACES
 1. DRIVE PAVEMENT = 111 SQ. FT.
 2. DRIVE SIDE CURB = 222 SQ. FT.
 3. DRIVE SIDE WALK = 222 SQ. FT.
 4. DRIVE SIDE DRIVE = 222 SQ. FT.
 5. DRIVE SIDE DRIVE = 222 SQ. FT.
 6. DRIVE SIDE DRIVE = 222 SQ. FT.
 7. DRIVE SIDE DRIVE = 222 SQ. FT.
 TOTAL IMPERMEABLE SURFACE = 1,000 SQ. FT.
4743 SQ. FT. / 46,673 SQ. FT. = 10.16% IMPERMEABLE COVERAGE 15% ALLOWED

PERMEABLE SURFACES
 1. BAMP PATHS = 141 SQ. FT.
 TOTAL PERMEABLE SURFACE = 141 SQ. FT.
TOTAL COVERAGE
 TOTAL LOT COVERAGE = 1,141 SQ. FT. IMPERMEABLE + 141 SQ. FT. PERMEABLE = 1,282 SQ. FT.
4743 SQ. FT. / 1,282 SQ. FT. = 36.99% TOTAL COVERAGE 40% ALLOWED



- TOTAL LAND AREA = 5.21± ACRES
- TOTAL LOT AREA: LOT A = 1.01 ACRES, LOT B = 4.2 ACRES
- LOT B CONSERVATION AREA = 3.13 ACRES (60% OF TOTAL LAND)
- TOTAL NUMBER OF LOTS = 2
- DOMESTIC WATER FROM ON SITE WELLS
- NEW SEPTIC SYSTEMS FOR LOTS A APPROVED BY ONONDAGA COUNTY HEALTH DEPT.
- EXISTING SEPTIC SYSTEMS ON LOTS B.
- THIS PROPERTY ADJACENT LAND USED FOR AGRICULTURAL PURPOSES. FARMERS HAVE THE RIGHT TO APPLY APPROVED CHEMICAL AND ORGANIC FERTILIZERS, PESTICIDES AND HERBICIDES AND TO ENGAGE IN FARM PRACTICES WHICH MAY GENERATE DUST, ODOR, SMOKE, NOISE AND VIBRATION.
- ANY STRUCTURES BUILT IN THE CONSERVATION EASEMENT MUST COMPLY WITH THE CONSERVATION EASEMENT RESTRICTIONS AND BE APPROVED BY THE TOWN OF SKANEATELES PLANNING BOARD

NOTES:
 * CONTOURS USGS INTERPOLATED

APPROVED TOWN OF SKANEATELES PLANNING BOARD
 DATE: _____ BY: _____
 APPROVED CELESTE R. WICHMANN, AS TRUSTEE
 DATE: _____ BY: _____
 APPROVED MARTIN P. WRSIG, AS TRUSTEE
 DATE: _____ BY: _____

LEGEND

CONCRETE MONUMENT FOUND	□
IRON PIPE FOUND	⊕
IRON ROD FOUND	⊙
IRON ROD SET	⊙
UTILITY POLE	⊙
OVER HEAD WRC	—
CONTOUR	---

ONONDAGA COUNTY HEALTH DEPARTMENT

SURVEY SUBJECT TO ANY STATE OF FACTS AN ACCURATE AND UP TO DATE ABSTRACT OF TITLE WILL SHOW.

THE UNDERSIGNED SURVEYOR HEREBY CERTIFIES THAT THIS IS AN ACCURATE MAP OF AN ACTUAL SURVEY COMPLETED 06-21-2021.

PAUL J. OLSZEWSKI, P.L.S., LICENSE No. 50212

DATE: JUN 30, 2021

WRSIG TRUST
 CONSERVATION SUBDIVISION

PART OF MILITARY LOT 44 TOWN OF SKANEATELES
 COUNTY OF ONONDAGA STATE OF NEW YORK

PAUL JAMES OLSZEWSKI, P.L.S., PLLC
 51 FENNEL STREET
 SKANEATELES NEW YORK, 13152
 315-488-5552 pjsurvey.com

SCALE: 1" = 40 FEET PROJECT No. SK34-04-15 & 15