

Town of Skaneateles Planning Board

INSERT: Subdivision of Land

(Pursuant to §131-1 & §131-3)

Contact Town Staff if you need assistance

Applicant Name:

3074 West Lake Road, LLC / HHF Vineyard, LLC

Property Tax Map#

050.-01-01.1 / 050.-01-01.2

PROPOSED SUBDIVISION NAME: _____

PROJECT CLASSIFICATION:

Submission is (check all applicable):

New project: ☒ X

Amendment/Extension: _____

Sketch plan _____

Preliminary Plat _____

Final Plat _____

Project is (check all applicable):

Minor Subdivision (4 lots max) _____

Major Subdivision _____

Re-subdivision _____

Lot Line Adjustment ☒ X

Lot Merger _____

Subdivision design is:

Conventional (standard conforming lots) ☒ X

Conservation (cluster design per § 148-6-8) _____

Conservation density (large lot per §131-6) _____

PROJECT DESCRIPTION (attach additional sheets if needed):

1. Describe the proposal:

The applicant proposes to adjust the shared lot line to better align with existing physical features that currently define each property's functional boundaries. The revised line will run approximately one foot off the existing fence and parallel to the established driveway. The adjustment ensures that 3074 West Lake Road parcel meets code requirements.

2. Describe existing conditions (Zone District(s), uses, activity, structures) on the property:

HHF Vineyard is zoned Rural Farming And Forest and used for agricultural grape production purposes & has no structures. 3074 W Lake Road is zoned Rural Farming and Forest with 2 barns related to agricultural production, and a residential complex comprised of 1 home/garage, 1 poolside building, 1 gazebo, and 1 lake stone building.

3. Describe proposed physical or operational changes to the property:

Operational changes would necessitate establishing an easement for the shared use of 3074's driveway. For both parcels, the two barns, along with their surrounding pavement and the east-west drive, would fall entirely on the HHF Vineyard, LLC parcel.

4. Lots

# lots existing	# <u>2</u>	Total area of tract	_____ (sq. ft.- acres)
# lots proposed now	# <u>2</u>	Total area affected now	_____ (sq. ft.- acres)
# lots proposed future	# _____	Total Area affected future	_____ (sq. ft.- acres)
# sections anticipated	# _____	Estimated year – completion	_____

5. Improvements proposed WITHIN tract boundary:

Roads	none	_____ private shared driveway	_____ private/public street
Water supply	_____ private well	_____ public supply - existing district:	_____
Sanitary	_____ onsite septic	_____ private/public sewer - existing district:	_____
Drainage	_____ onsite	_____ private/public facility - existing district:	_____

Public Improvement Districts – list by name and/or type any to be **formed or extended** to serve proposed tract (attach applicable Town Board Resolution(s))

6. Ownership, taxes, liens

Deed is recorded in Onondaga Co. Clerk's Office

Liber 4761 Page 185
Liber 2021 Page 12776

All property taxes have been paid?	<input checked="" type="checkbox"/> x Yes	<input type="checkbox"/> No
Any encumbrances, liens or similar items against the land?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> x No

If yes, describe: _____

TURN OVER - for REQUIRED SUBMISSIONS

