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

July 6, 2023 revised

June 1, 2023

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

Re: Travis Bradley and Alex Liu – Teasel Meadow Subdivision
3 Lot Conventional Subdivision,
3741 and 3743 Fisher Road – Tax ID # 033.-04-12.1

NARRATIVE

Lot 033-04-12, 3743 Fisher Road was a 0.82 acre lot with a 2 bedroom dwelling on it. It had 135 ft of frontage on Fisher Road. The ISC was 22.2 %. 23,720 SF of the lot is in the RR District and 12,108 SF in the IRO District. This house has a new septic system and is served by public water.

Lot 033-04-14, 3741 Fisher Road was a 11.48 acre lot with a 1 bedroom, 600 SF dwelling (accessory apartment) repair shop and storage buildings on it. It had 15 ft of road frontage on Fisher Road, with the bulk of the lot in the IRO District. This dwelling has a septic system and is served by public water. The lot also has several ponds and ditches that were dug to control drainage along the airplane landing strip. There are 12,915 SF of gas line easement, 21,804 SF of ponds and 12,044 SF of steep slope between 12 % and 30 % for a total of 10.54 acres net building area.

The two parcels were recently merged into one 12.3 acre lot with 150 ft of road.

This application is to create a three lot, conventional subdivision. Lot 1 will be 109,943 SF (2.5 acres) with the existing 150 ft of frontage on Fisher Road. The storage buildings, single family dwelling and accessory apartment will be part of this lot. The ISC for the multi-district lot is allowed to be 15,174 Sf or 13.8%, prorated for the two districts where as the actual ISC will be 10,973 SF (10.0 %). It will have the initial shared driveway serving Lots 2 and 3.

Lot 2 will be 160,866 SF (3.7 acres) and has the north pond on it. The lot is located north of the shared driveway and extends back to the Gas Easement. It will have its own water line from Fisher Road and an onsite septic system. Site Plan Review will be required for it's development at which time the pond will be filled it to avoid drainage issues on the neighboring property.

Lot 3 will be 264,995 SF (6.1 acres) and has the center pond on it. This lot includes the majority of the shared driveway including an emergency vehicle turn-around 500 ft off Fisher Road. This lot also includes the gas easement on it. It will have its own water line from Fisher Road and an on site septic system. Site Plan Review will be required for its development.

The Shared driveway will be in a 40 ft wide easement with utilities on the south side, then cross over to the north side for access to the new lots. A ditch on the north side will capture the storm water and direct it to the west end of the lot avoiding the north neighbors.

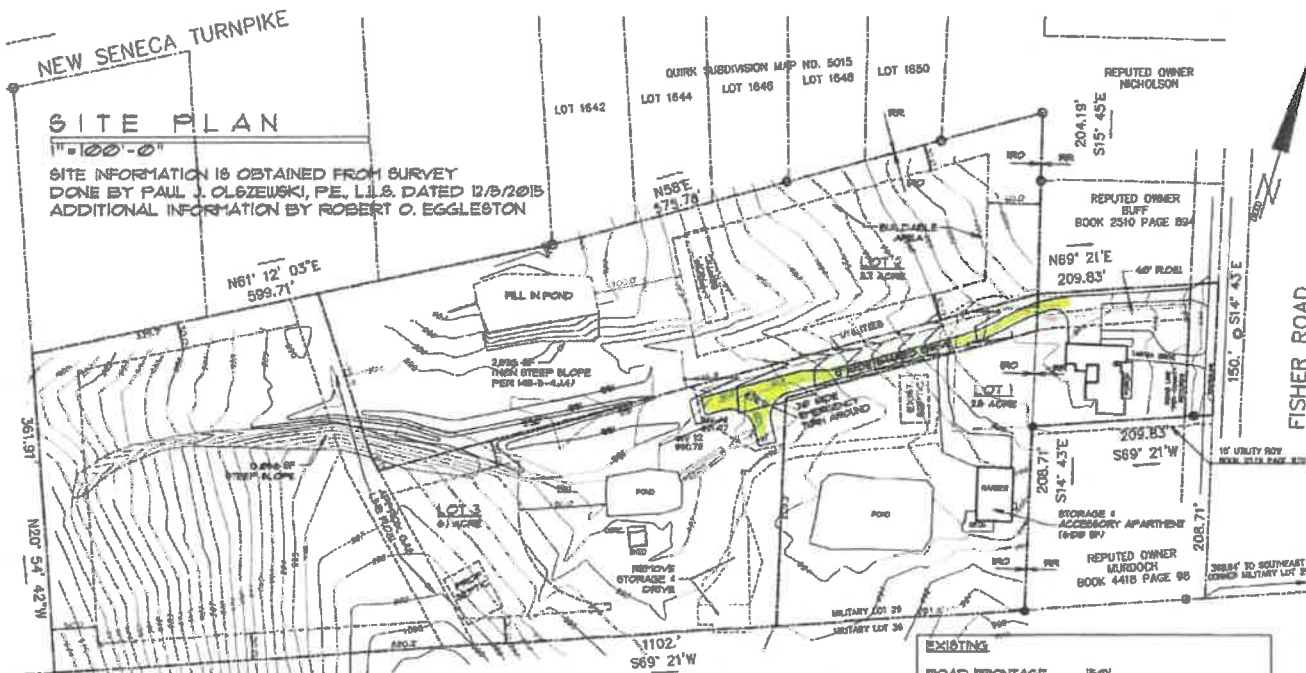
(315) 685-8144

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NEW SENECA TURNPIKE

SITE PLAN

1"=100'-0"
SITE INFORMATION IS OBTAINED FROM SURVEY
DONE BY PAUL J. OLSEWICK, P.E., L.L.S. DATED 12/3/2015
ADDITIONAL INFORMATION BY ROBERT O. EGGLESTON



LOT 1 AREA 21,000 SF
2.5 ACRES

IMPERMEABLE COVERAGE	
EXIST.	
HOUSE	3,604 SF
PORCH	504 SF
CONC.	213 SF
DRIVE	3,558 SF
HANGER	3,034 SF
TOTAL	10,913 SF
% IMPERMEABLE	10.3 %
ALLOWED 10C	13.8 %

LOT 2 AREA 16,086 SF
3.7 ACRES

IMPERMEABLE COVERAGE	
EXIST.	
TOTAL	0 SF
% IMPERMEABLE	0.0 %
ALLOWED 10C	15.0 %

LOT 1 ALLOWED 10C

R-1 - 26,341 SF X 0.1 = 2,635 SF
IRO - 83,594 SF X 0.15 = 12,539 SF
TOTAL 10C = 15,174 SF
/ 10,913 LOT = 13.8 % ALLOWED

LOT 3 AREA 26,193 SF
6.1 ACRES

IMPERMEABLE COVERAGE	
EXIST.	
SHED/CONC.	434 SF
DRIVE	7,142 SF
TOTAL	8,176 SF
% IMPERMEABLE	3.1 %
ALLOWED 15C	15.0 %

SHARED DRIVEWAY
USED BY LOTS 1, 2, 3

EXISTING		
ROAD FRONTAGE	150'	
AREA	935,804 SF	2.3 ACRES
	(RR - 26,341 SF	
	IRO - 503,481 SF)	
NET BUILDABLE -	439,841 SF	10.3 ACRES

NON-BUILDABLE AREA	
GAS LINE ROW -	2,815 SF
POND -	2,824 SF
2-3% SLOPE - 50% -	1,244 SF
TOTAL -	46,143 SF
	1.01 ACRE

EXISTING USES	
SINGLE FAMILY DWELL.	
ACCESS. APT.	
STORAGE	



SKETCH PLAN: TEASEL
MEADOW SUB-DIVISION

TRAVIS BRADLEY & ALEX ULI
3741 FISHER ROAD
TN OF SKANEATELES, NY

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(315) 685-0144

PROJ: 22179

DATE:
1 JUNE 2023
6 JULY 2023

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