

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

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 an 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. The ISC was 3.7 % where as 15 % was allowed. This dwelling has a septic system and is served by public water. The lot also has an abandoned airplane landing strip on it and 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 frontage and 11.23 acres of buildable land

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.

**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

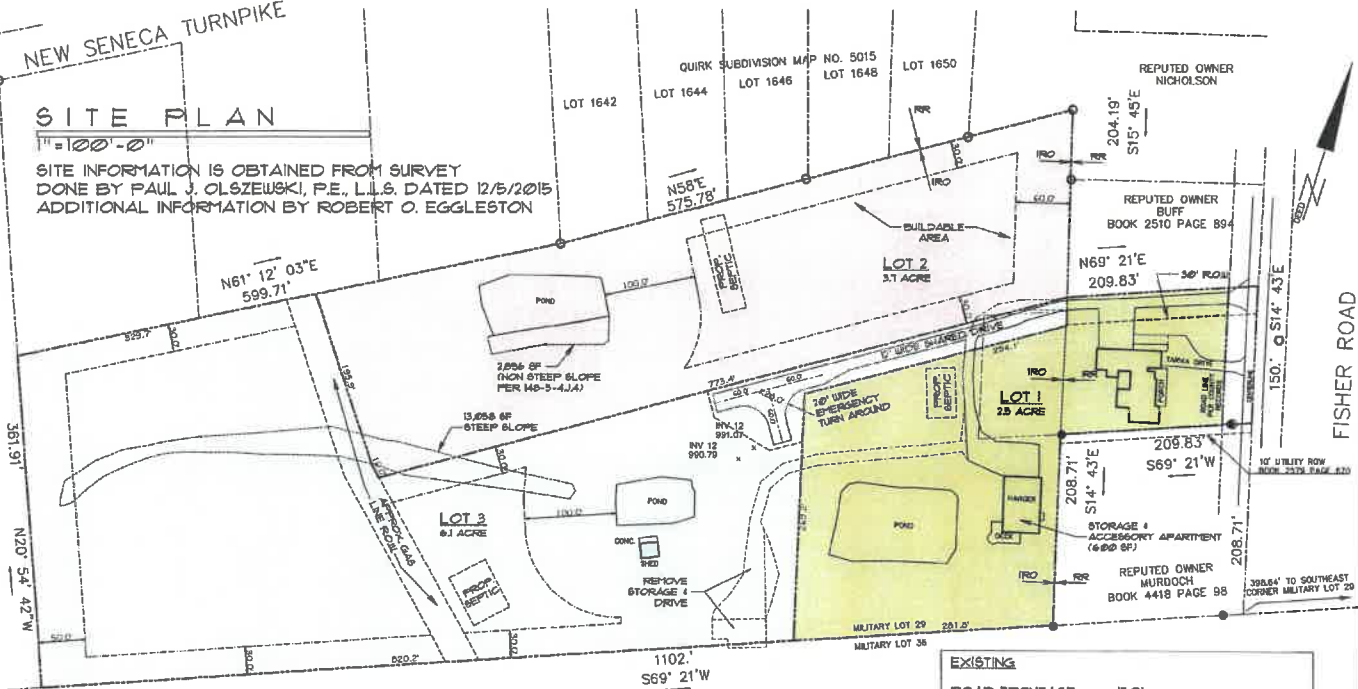
(315) 685-8144

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NEW SENECA TURNPIKE

## SITE PLAN

SITE INFORMATION IS OBTAINED FROM SURVEY  
DONE BY PAUL J. OLSZEWSKI, P.E., L.L.S. DATED 12/5/2015  
ADDITIONAL INFORMATION BY ROBERT O. EGGLESTON



LOT '1' AREA 109,943 SF  
2.5 ACRES

### IMPERMEABLE COVERAGE

EXIST. TOTAL 0 SF

HOUSE 3,604 SF

PORCH 504 SF

CONC. 273 SF

DRIVE 3,550 SF

HANGER 3,034 SF

TOTAL 10,975 SF

% IMPERMEABLE 10.0 %

ALLOWED 15C 13.8 %

LOT '2' AREA 160,866 SF  
3.7 ACRES

### IMPERMEABLE COVERAGE

EXIST. TOTAL 0 SF

% IMPERMEABLE 0.0 %

ALLOWED 15C 15.0 %

LOT 1 ALLOWED 15C

R-1 - 26,347 SF X 0.1 = 2,635 SF

IRO - 83,536 SF X 0.15 = 12,530 SF

TOTAL 15C = 15,165 SF

109,943 LOT = 13.8 % ALLOWED

LOT '3' AREA 264,935 SF  
6.1 ACRES

### IMPERMEABLE COVERAGE

EXIST. TOTAL 434 SF

SHED/CONC. 434 SF

DRIVE 1,742 SF

TOTAL 8,116 SF

% IMPERMEABLE 3.0 %

ALLOWED 15C 15.0 %

SHARED DRIVEWAY USED BY LOTS 1, 2, 3

### EXISTING

ROAD FRONTAGE 150'

AREA 535,804 SF 12.3 ACRES

(RR - 26,347 SF

IRO - 509,457 SF)

NET BUILDABLE - 489,041 SF 11.23 ACRES

\* NON-BUILDABLE AREA

GAS LINE ROW - 12,915 SF

PONDS - 21,044 SF

12-30% SLOPE = 50% - 12,044 SF

TOTAL - 46,763 SF

1.07 ACRE

EXISTING USES

SINGLE FAMILY DWELL.

ACCESS. APT.

STORAGE

SKETCH PLAN: TEASEL  
MEADOW SUB-DIVISION  
TRAVIS BRADLEY & ALEX LIU  
3741 FISHER ROAD  
TN OF SKANEATELES, NY

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PROJ: 22179

DATE:

1 JUNE 2023

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