

Tax Map ID#033.-04-12.1

NOTICE OF HEARING

PLEASE TAKE NOTICE that pursuant to Section 148-6, 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 Travis Bradley for a minor three lot subdivision.

The proposal is for the subdivision of a 12.3+/- acre lot into three lots with lot 1 at 2.5+/- acres with the existing structures, lot 2 at 3.7 acres of vacant land, and lot 3 at 6.1 +/- acres of vacant land with a shed.

The property in question is located at 3741 Fisher Road in the Town of Skaneateles, New York and bears Tax Map ID#033.-04-12.1.

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, July 18, 2023 at 6:30 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: June 30, 2023

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.

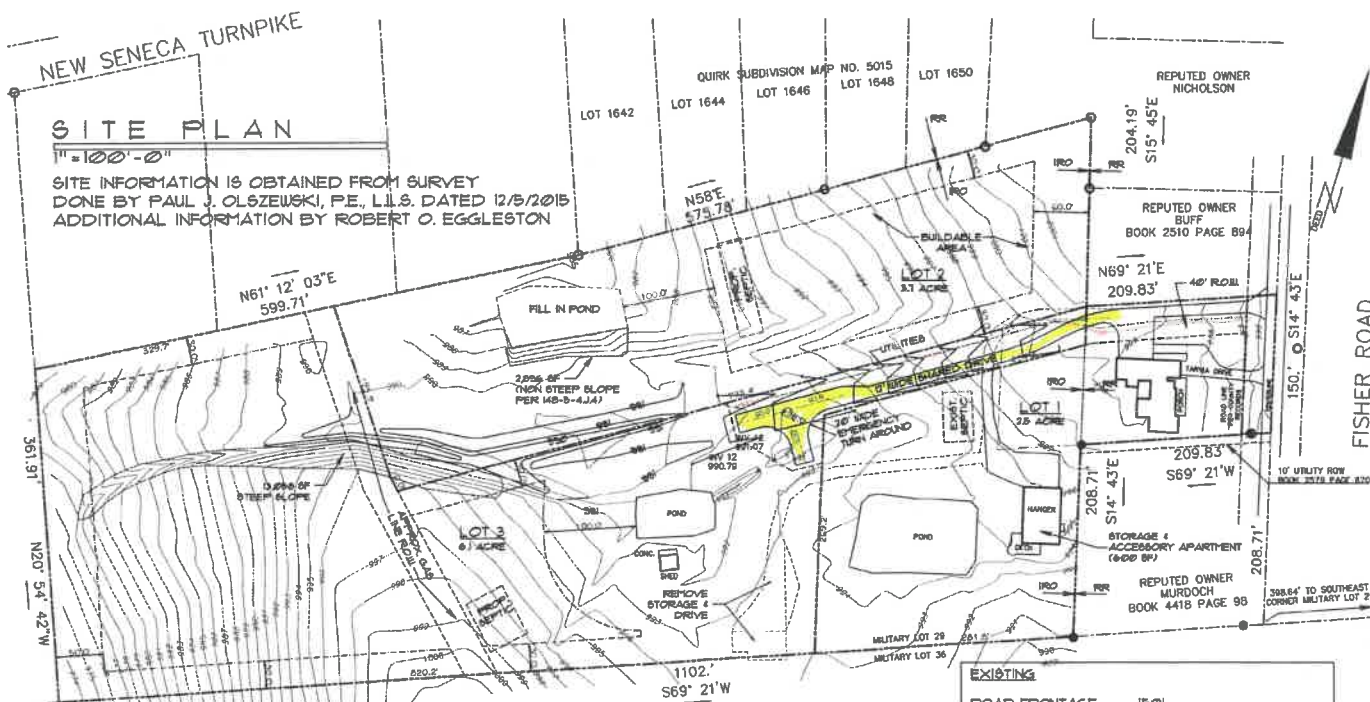
The Shared driveway will be in a 40 ft wide easement with utilities on the south side, then cross over to the north side for access to the new lots. A ditch on the north side will capture the storm water and direct it to the west end of the lot avoiding the north neighbors.

(315) 685-8144

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S I T E P L A N

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



LOT '1' AREA	10,00 SF	LOT '2' AREA	16,066 SF	LOT '3' AREA	26,937 SF
2.5 ACRES		3.7 ACRES		6.1 ACRES	
IMPERMEABLE COVERAGE		IMPERMEABLE COVERAGE		IMPERMEABLE COVERAGE	
EXIST.....		EXIST.....		EXIST.....	
HOUSE	3,604 SF	TOTAL	0 SF	SHED/CONC.	434 SF
PORCH	504 SF	% IMPERMEABLE	0.0 %	DRIVE	7,742 SF
CONC.	273 SF	ALLOWED ISC	15.0 %	TOTAL	8,176 SF
DRIVE	3,550 SF			% IMPERMEABLE	3.1 %
HANGER	3,024 SF			ALLOWED ISC	15.0 %
TOTAL	10,973 SF	LOT 1 ALLOWED ISC		SHARED DRIVEWAY USED BY LOTS 1, 2, 3	
% IMPERMEABLE	10.3 %	R-1 - 26,347 SF X 0.1 = 2,635 SF			
ALLOWED ISC	13.8 %	R-10 - 83,946 SF X 0.15 = 12,592 SF			
		TOTAL ISC = 15,174 SF			
		/ 109,943 LOT = 13.8 % ALLOWED			

<u>EXISTING</u>		
ROAD FRONTAGE AREA	150' 535,804 SF (RR - 26,347 SF IRO - 509,457 SF)	123 ACRES
NET BUILDABLE -	489,041 SF	1123 ACRES

• NON-BUILDABLE AREA	
GAS LINE ROW. -	12,915 SF
PONDS -	21,804 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
TOWN OF SKANEATELES, NY

architect

EGGLESTON & KRENZER, ARCHITECTS PC
1391 EAST GENESSEE STREET
SKANEATELES, NY 13152
(315) 685-8144

PROJ: 22179

DATE:
1 JUNE 2023
6 JULY 2023