
EGGLESTON & KRENZER ARCHITECTS, PC

The Trolley Bldg

1391 East Genesee Street

Skaneateles, New York 13152

July 27, 2023 revised

July 6, 2023

June 7, 2023

Town of Skaneateles Planning Board

24 Jordan Street

Skaneateles, NY 13152

Re: Daniel and Eric Goetzmann – Kanaktiyo Subdivision

Two Lot Conventional Subdivision and Lot Line relocation

Gully Road – Tax ID # 032-01-01 (two lot subdivision and easements)

1677 Lancelot Place (lot line relocation and easement) Tax ID # 033.-01-18

NARRATIVE

Lot 032-01-01.0, Gully Road is a **15.11** acre lot **10.61** acres of farm field and 4.5 acres of forest on it owned by Richards Farm LLC. It has 531 ft of frontage on Gully Road. It is located in the RF District.

Lot 033-01-18.0, 1677 Lancelot Place is a 1.64 acre lot with a single family dwelling and storage shed on it. It has 121 ft of road frontage on Lancelot Place located in the RR District. The ISC is 9.9% where as 15 % was allowed and TSC is 10.5%. This dwelling has a septic system and is served by public water. There is a gas line easement that crosses the south side of the property.

This application is to create a two lot, conventional subdivision. **Lot 1** will be 10.44 acres with the existing 531 ft of frontage on Gully Road. It will remain a farm field retained and operated by the Richards Farm LLC

Lot 2 will have 4.67 acres of primarily the forest located at the west end of the parcel. A 30 wide Agricultural Easement will be given back to the Richards Farm LLC for them to be able to farm the land and control the edge of the woods. This new lot will become a building lot and have access to Lancelot Place by means of a **40 ft wide access strip and access/utility easement along the east side of 1677 Lancelot Place**. Electric, water and gas will be brought in by this strip of land. A new septic system will be designed for this parcel.

1677 Lancelot Place remains 71,528 SF (1.64 acres) and will keep its own driveway as it is. It will have the 12 ft wide driveway for Lot 2, 20 ft from the east property line that will increase the total ISC to **13.2%**. It also will have a lot line adjustment exchanging 2,336 SF of land for a partial access strip to Lancelot Place.

(315) 685-8144

Member of the American Institute of Architects

