

Town of Skaneateles Planning Board
INSERT: Subdivision of Land
(Pursuant to §131-1 & §131-3)

Contact Town Staff if you need assistance

Applicant Name: JACK GORDON
Property Tax Map# 023-05-01.1 & 2.0 & 3.0 024-01-34.0

PROPOSED SUBDIVISION NAME: GORDON LOT LINE RELOCATION

PROJECT CLASSIFICATION:

Submission is (check all applicable):	Project is (check all applicable):
New project: <input checked="" type="checkbox"/>	Minor Subdivision (4 lots max) <input type="checkbox"/>
Amendment/Extension: <input type="checkbox"/>	Major Subdivision <input type="checkbox"/>
Sketch plan <input type="checkbox"/>	Re-subdivision <input type="checkbox"/>
Preliminary Plat <input type="checkbox"/>	Lot Line Adjustment <input checked="" type="checkbox"/>
Final Plat <input type="checkbox"/>	Lot Merger <input type="checkbox"/>
Subdivision design is:	Conventional (standard conforming lots) <input checked="" type="checkbox"/>
	Conservation (cluster design per § 148-6-8) <input type="checkbox"/>
	Conservation density (large lot per §131-6) <input type="checkbox"/>

PROJECT DESCRIPTION (attach additional sheets if needed):

- Describe the proposal:
4 CONFORMING LOTS w/ THEIR OWN ROAD FRONTAGE - 3 LOTS AGRICULTURE
1 LOT w/ BOTH DWELLING & EVENT CENTER ON IT, 5 ACRES MIN.
- Describe existing conditions (Zone District(s), uses, activity, structures) on the property:
RR DISTRICT, 4 LOTS - (2 NON CONFORMING) AGRICULTURE/CROPS
DWELLING/B&B, EVENT CENTER 112 ACRES ROAD FRONTAGE
ON COUNTY LINE, STEADOM RD
- Describe proposed physical or operational changes to the property:
LOT 1: 5.0 ACRES 1127 FT FRONTAGE, LOT 2: 11.85 ACRES 870 FT FRONTAGE
LOT 3: 22.48 ACRES 1159 FT FRONTAGE, LOT 4: 309 ACRES 300 FT FRONTAGE

4. Lots			
# lots existing	# <u>4</u>	Total area of tract	<u>112.42</u> (sq. ft.- acres)
# lots proposed now	# <u>4</u>	Total area affected now	<u>112.42</u> (sq. ft.- acres)
# lots proposed future	# <u>-</u>	Total Area affected future	<u>-</u> (sq. ft.- acres)
# sections anticipated	# <u>1</u>	Estimated year - completion	<u>1 MONTH</u>

5. Improvements proposed **WITHIN** tract boundary:

Roads	<input checked="" type="checkbox"/> none	<input type="checkbox"/> private shared driveway	<input type="checkbox"/> private/public street
Water supply	<input checked="" type="checkbox"/> private well	<input type="checkbox"/> public supply - existing district:	<input type="checkbox"/>
Sanitary	<input checked="" type="checkbox"/> onsite septic	<input type="checkbox"/> private/public sewer - existing district:	<input type="checkbox"/>
Drainage	<input checked="" type="checkbox"/> onsite	<input type="checkbox"/> private/public facility - existing district:	<input type="checkbox"/>

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))
NONE

6. Ownership, taxes, liens

Deed is recorded in Onondaga Co. Clerk's Office

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Liber _____ Page _____

All property taxes have been paid? Yes No
Any encumbrances, liens or similar items against the land? Yes No

If yes, describe: _____

TURN OVER - for REQUIRED SUBMISSIONS



- NOTES
- TOTAL AREA = 112.49 ACRES
 - TOTAL LOT AREAS: PARCEL 1 = 5.95 ACRES, PARCEL 2 = 12.51 ACRES, PARCEL 3 = 23.93 ACRES, PARCEL 4 = 10.58 ACRES
 - TOTAL NUMBER OF LOTS = 4
 - CORNER INTERVAL = 10 FEET PER 100 FEET
 - THIS PROPERTY ADJACENT LAND USED FOR AGRICULTURAL PURPOSES. FARMERS HAVE THE RIGHT TO APPLY APPROVED CHEMICAL AND ORGANIC FERTILIZERS, PESTICIDES AND HERBICIDES AND TO ENGAGE IN FARM PRACTICES WHICH MAY GENERATE DUST, ODOOR, SMOKE, HORSE AND MANURE.
 - LOT 3 HAS EIGHTH WELL & SEPTIC
 - LOTS 1, 2, & 4 ARE NOT BUREAU OF LANDS LOTS UNTIL A SEPTIC DESIGN IS APPROVED BY ONONDAGA COUNTY HEALTH DEPARTMENT

APPROVED TOWN OF SKANEATELES PLANNING BOARD
 DATE: _____ BY: _____

APPROVED ELIZABETH SARGENT, AS TRUSTEE OF THE GORDON FAMILY BENEFIT TRUST (DEVELOPER)
 DATE: _____ BY: _____

HEALTH DEPARTMENT APPROVAL

SURVEY SUBJECT TO ANY STATE OF FACTS AN ACCURATE AND UP TO DATE ABSTRACT OF TITLE WILL SHOW

THE UNDERSIGNED SURVEYOR HEREBY CERTIFIES THAT THIS IS AN ACCURATE MAP OF AN ACTUAL SURVEY CONDUCTED 08-13-2024

Paul J. Galszecki
 PAUL J. GALSZECKI, P.L.S. LICENSE NO. 50272

DATE: SEPTEMBER 20, 2024 SCALE: 1" = 150 FEET

LEGEND

- CONCRETE MONUMENT FOUND
- IRON PINE FOUND
- IRON ROD FOUND
- IRON ROD SET
- UTILITY POLE

GORDON LOT LINE RELOCATION

PART OF MILITARY LOTS 1 & 18 TOWN OF SKANEATELES COUNTY OF ONONDAGA STATE OF NEW YORK

PAUL JAMES GALSZECKI, P.L.S., PLLC
 1326 NEW SENECA TPK, SUITE B1
 SKANEATELES NEW YORK, 13152
 315-488-5552 pjsurvey.com

PROJECT No. SK23-08-02