
EGGLESTON & KRENZER ARCHITECTS, PC

The Trolley Bldg

1391 East Genesee Street

Skaneateles, New York 13152

July 12, 2023

Town of Skaneateles Planning Board

24 Jordan Street

Skaneateles, NY 13152

Re: Josh LaGrow – Subdivision Informal Discussion

Franklin Street Road - Tax Map # 047.-01-16.1

NARRATIVE

The Franklin Street property is 19.16 Acres with 60 ft of road frontage located in the RR District outside the Lake Watershed Overzone. The property gently slopes to the east and drains towards a couple ditches and culverts that cross Franklin Street Road. Small residential lots abut the northeast side of the property and farmland abuts the south and west sides. A utility line crosses the north end of the property and some semi-steep land is to the west. The property is currently used for growing crops. It is within a Town water district and the soils have moderate to poor peculation. A Land Suitability Analysis will indicate the only conservation value would be in the current agricultural field and possible moderate sloped land in one area.

Josh LaGrow is interested in proposing a develop of eight, two acre residential lots for moderate sized homes that would appeal to families, being close to the Village, on a dedicated Town road. There appears to be less than an acre of unbuildable land on this 19.16 acre parcel according to the Town's Environmental Resources Planning Map and taking into account the utility easement and possible land over 12% slope. A new dedicated Town road, no longer than 800 feet with a cul-de-sac will serve the proposed 8 new lots and a 66 ft wide strip would continue to the adjacent farmland to the west. This road would consume about 1.5 acres. Each lot would have at least the required 150 ft of frontage on the road. In that the septic systems will be raised beds or alternative systems, larger lot sizes are necessary vs smaller open space subdivision lots. Storm water areas have been contemplated along the Northeast side of the property.

The only waiver required would be for the existing 60 ft lot width for a Town road at Franklin Street for a distance of 200 ft whereas 66 ft is required. Section 131-2.B.6 allows the Planning board to grant a waiver to this in consultation with the Highway Superintendent. A 66 ft wide strip of land dedicated to the Town, would extend to the adjacent lot for potential future tie in, but because this is unlikely, the permanent cul-de-sac is added instead of a temporary hammer head. The cul-de-sac with a circle road would be the required 100 ft minimum outside diameter and less than 800 ft back from Franklin Street with the allowed eight lots on it. Dedicated public water lines would be extended into the development with fire hydrant. Drainage easements and a Town Drainage district would be established. Relevant Code Sections are attached to this narrative.

Prior to major investment of time in developing formal sketch plans, the owner would like to review the potential of this property with the Planning Board for this type of development.

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