

**Tax Map ID#023.-01-08.8**

**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 Roy Lootens for a minor two lot subdivision.

The proposal is for the subdivision of a 6+/- acre lot into two lots with lot 5-A.1 at 2+/- acres with the existing building, and lot 5-A.2 at 4 +/- acres of vacant land.

The property in question is located at 710 Visions Drive in the Town of Skaneateles, New York and bears Tax Map ID#023.-01-08.8

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 19, 2022 at 6:35 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 28, 2022

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

June 2, 2022

Town of Skaneateles Planning Board  
24 Jordan Street  
Skaneateles, NY 13152

Re: Roy Lootens Re-subdivision  
Lot 5A Visions Drive -  
Tax Map # 023.-01-08.8

### **NARRATIVE**

Lot 5A Visions Drive is a 263,886 SF (6.06 acres) vacant lot with 294.9 feet of frontage on Visions Drive, located in the IRO District. It also has 200 ft of frontage on Sheldon Road which is limited to non-commercial access and has a gravel service drive off from it. The existing ISC is 8.3%. The lot has a gentle slope from south to north and a water course is located adjacent to the west property line within an existing hedgerow. The lot is served by Town water. A drainage ditch crosses the property near the south end. Approval was granted for Light Industrial Use in 2019 and a 6,000 SF building, driveway, parking lot, septic field and bio swale have been built on the property.

This application is to subdivide the developed portion of the lot off from the remaining lot for a two lot subdivision. Lot 5-A1 will be 87,543 SF (2.01 acres) with 294.9 ft of frontage on Visions drive and have the Light Industrial Use on it including building, driveway, parking, septic and bio swale. Lot 5-A2 will have 176,343 SF (4.05 acres) and 200 ft of frontage on Sheldon Road. This lot will include the service road and drainage ditch. A 50 ft wide shared driveway easement will provide direct access to Visions Drive along with utility easement for water, electric and communication. A new septic system will be designed for this lot. Sheldon Road is restricted from having a Commercial Driveway placed on it.

The required setbacks for the lots are 60 ft front yard, 50 ft side yard, 100 ft rear yard and 100 ft to a water course. Allowed TSC is 50% and ISC is 40%

(315) 685-8144

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LOT AREA	LOT 5-A 263,886 SF	LOT 5-A1 87,843 SF	LOT 5-A2 176,343 SF
<u>LOT COVERAGE</u>			
	EXIST	EXIST	EXIST
BUILDING	6,000 SF	6,000 SF	---
WALKS	473 SF	473 SF	---
DRIVES	3,606 SF	3,606 SF	---
GRAVEL DRIVE	4,134 SF	---	4,134 SF
PARKING	1702 SF	1702 SF	---
TOTAL	21,937 SF	17,780 SF	4,134 SF
% COVERAGE	8.3 %	20.3 %	2.3 %

### SKETCH PLAN

SITE INFORMATION IS OBTAINED FROM SURVEY  
DONE BY RICHARD W. WHEELING, P.L.S. DATED 6/3/2003  
ADDITIONAL INFORMATION BY ROBERT O. EGGLESTON

RESUBDIVISION OF LOT 5A

**SKETCH PLAN:**  
ROY LOOTENS  
LOT 5A VISIONS DRIVE  
SKANEATELES, NEW YORK

**a r c h i t e c t**  
EGGESTON & KRENZER, ARCHITECTS PC  
1391 EAST GENESSEE STREET  
SKANEATELES, NY 13152  
(315) 685-8144

PROJ: 19052

DATE:  
2 JUNE 2022