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

September 22, 2022 Revised
June 2, 2022

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

Re: Roy Lootens Re-subdivision - Amendment
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 3 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 the remaining 3 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%

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