

Town of Skaneateles Planning Board
INSERT: MAJOR Special Permit – Site Plan Review
(Pursuant to Chapter 148 Art. IV)

Contact Town Staff if you need assistance

Applicant Name: Marilynn A. Bernivier
Property Tax Map# 028-01-04.04027-05-01.1

PROJECT CLASSIFICATION

Project is: Extension ✓
New project: _____
Amendment: _____

Major Special Permit _____
Major Site Plan Review _____

PROJECT DESCRIPTION (attach additional sheets if needed)

1. Describe the proposal:

Extension of major project of 68 unit multiple family
condominium project with community spaces, caretaker house
and maintenance barn.

2. Describe existing conditions on the property:

Single-family home & out buildings

3. Describe proposed physical or operational changes to the property:

68 unit multifamily condominium project.

SITE PLAN REVIEW CRITERIA – see §148-18D

SPECIAL PERMIT REVIEW CRITERIA

The applicant shall submit a narrative written report responding to the criteria below. (see § 148-16B)

Considerations in granting or denying Special Permits. Before granting a Major project Special Permit, the Planning Board shall make specific written findings that the proposed major project:

1. Will comply with all provisions and requirements of this chapter and of all other local laws and regulations and will be consistent with the purposes of the land use district in which it is located, with the Comprehensive Plan and with the purposes of this chapter.
2. Will not result in the release of harmful substances or any other nuisances, nor cause excessive noise, dust, odors, solid waste or glare.
3. Will not adversely affect the general availability of affordable housing in the Town.
4. Will not cause undue traffic congestion, unduly impair pedestrian safety or overload existing roads, considering their current width, surfacing and condition.
5. Will have appropriate parking and be accessible to fire, police and other emergency vehicles.
6. Will not overload any public water, drainage or sewer system or any other municipal facility or service, including schools.
7. Will not degrade any natural resource, ecosystem or historic resource, including Skaneateles Lake or Owasco Lake.
8. Will be suitable for the property on which it is proposed, considering the property's size, location, topography, vegetation, soils, natural habitat and hydrology and, if appropriate, its ability to be buffered or screened from neighboring properties and public roads.
9. Will be subject to such conditions on operation, design and layout of structures and provision of screening, buffer areas and off-site improvements as may be necessary to ensure compatibility with surrounding uses and to protect the natural, historic and scenic resources of the Town.
10. Will be consistent with the community's goal of concentrating retail uses in the village and hamlets, avoiding strip commercial development and locating nonresidential uses that are incompatible with residential use on well-buffered properties.
11. Will be able to comply with the rural siting principles in § 148-25, if applicable, and with the site planning standards of § 148-18D.
12. Will have no greater overall impact on the site and its surroundings than would full development of uses of the property permitted by right. This criterion shall not apply in the HC District.

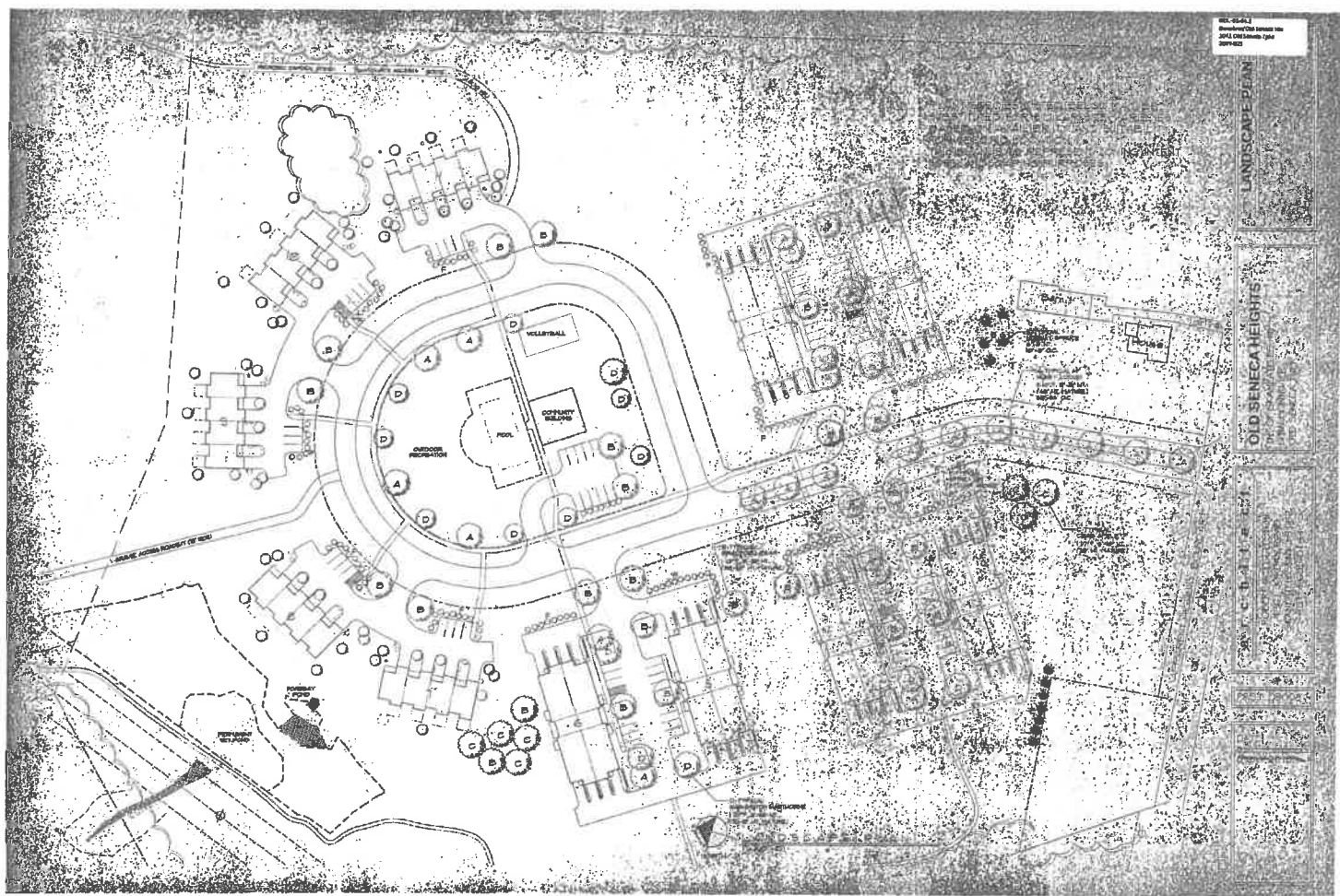
TURN OVER - for REQUIRED SUBMISSIONS

REL-05-00-03
Revised/05/03/04
2014 and 2015
05/03/04

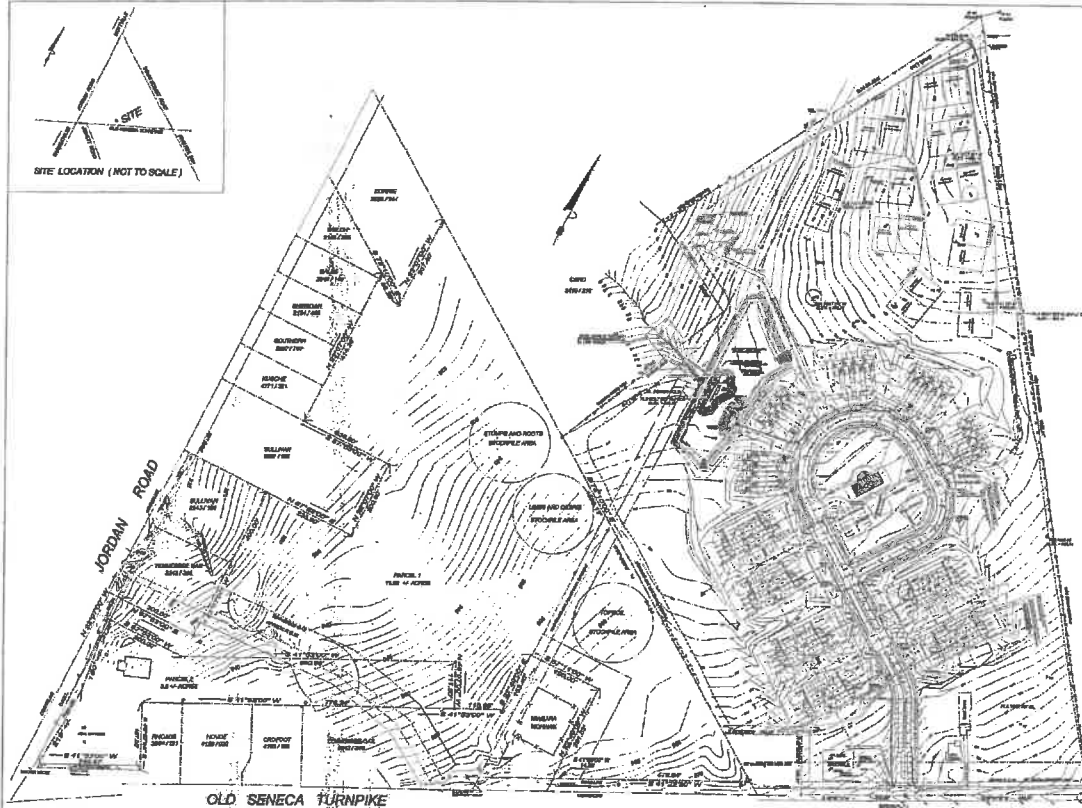
LANDSCAPE PLAN

OLD SENECA HEIGHTS

1/2" = 1' - 0"



DESIGNED BY
 HANCOCK & COMPANY, INC.
 1000 Old Seneca Turnpike
 1000-001



CATCH BASIN SCHEDULE		
STRUCTURE	TOP OF INLET	PIPE
CB 1	898.80	12" BICOP IN (S) AT 898.30 12" BICOP IN (S) AT 898.30
CB 2	894.30	12" BICOP IN (S) AT 893.80 12" BICOP OUT (S) AT 894.30
CB 3	894.30	12" BICOP IN (S) AT 893.80 12" BICOP OUT (S) AT 894.30
CB 4	893.30	12" BICOP IN (S) AT 892.80 12" BICOP OUT (S) AT 893.30
CB 5	890.30	12" BICOP IN (S) AT 889.80 12" BICOP OUT (S) AT 890.30
CB 6	890.30	12" BICOP IN (S) AT 889.80 12" BICOP OUT (S) AT 890.30
CB 7	890.70	12" BICOP IN (S) AT 890.20 12" BICOP OUT (S) AT 890.70
CB 8	891.70	12" BICOP IN (S) AT 891.20 12" BICOP OUT (S) AT 891.70
CB 9	893.00	12" BICOP IN (S) AT 892.50 12" BICOP OUT (S) AT 893.00
CB 10	893.30	12" BICOP IN (S) AT 892.80 12" BICOP OUT (S) AT 893.30
CB 11	894.00	12" BICOP IN (S) AT 893.50 12" BICOP OUT (S) AT 894.00
CB 12	898.30	12" BICOP IN (S) AT 897.80 12" BICOP OUT (S) AT 898.30

LEGEND



CHENANGO COUNTY DEPARTMENT OF HEALTH
 DIVISION OF ENVIRONMENTAL HEALTH
 This Plan was Review Approved
 on this date for compliance
 APPROVED FEB 11 2011

OLD SENECA HEIGHTS
 GENERAL SITE PLAN

FILED IN CHENANGO COUNTY
 1000 NORTH ROAD
 TALLY, NEW YORK



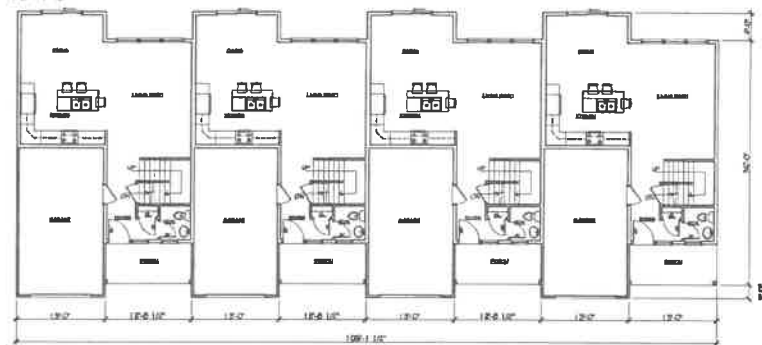
SITE PLAN COMPILED BY THE ENGINEER FROM THE SURVEY AND FIELD DATA. THE SURVEY AND FIELD DATA ARE THE PROPERTY OF THE ENGINEER AND ARE NOT TO BE REPRODUCED OR USED FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN CONSENT OF THE ENGINEER.

Scale 1" = 100'

THIS PLAN IS A PRELIMINARY DESIGN AND IS NOT TO BE USED FOR CONSTRUCTION WITHOUT THE WRITTEN CONSENT OF THE ENGINEER.



TYPICAL FRONT ELEVATION
1/8" = 1'-0"



TYP. FIRST FLOOR PLAN
1/8" = 1'-0"



TYP. SECOND FLOOR PLAN
1/8" = 1'-0"



OLD SENECA HEIGHTS
TOWNHOUSES
OLD SENECA TWP
NY OF SENECATELUS, NY

architect
ROBERT O. BOGALION
ARCHITECT
1000 SENECA TWP
SENATELUS, NY 13152
(315) 695-9144

PROJ. 09006

DATE:
5 JUNE 2009

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