

Town of Skaneateles Planning Board

INSERT: Subdivision of Land

(Pursuant to §131-1 & §131-3)

Contact Town Staff if you need assistance

Applicant Name:

James R Snyder

Property Tax Map#

055-03-05.1 / 055-03-05.2

PROPOSED SUBDIVISION NAME: _____

PROJECT CLASSIFICATION:

Submission is (check all applicable):

New project: _____

Amendment/Extension: _____

Sketch plan _____

Preliminary Plat _____

Final Plat _____

Project is (check all applicable):

Minor Subdivision (4 lots max) _____

Major Subdivision _____

Re-subdivision _____

Lot Line Adjustment ☒

Lot Merger _____

Subdivision design is:

Conventional (standard conforming lots) _____

Conservation (cluster design per § 148-6-8) _____

Conservation density (large lot per §131-6) _____

PROJECT DESCRIPTION (attach additional sheets if needed):

1. Describe the proposal:

Remove 2cc. from Lot and merge remaining on
to other Lot.

2. Describe existing conditions (Zone District(s), uses, activity, structures) on the property:

Residential / Agricultural

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

Residential / Agricultural

4. Lots

lots existing

#

Total area of tract

(sq. ft.- acres)

lots proposed now

#

Total area affected now

(sq. ft.- acres)

lots proposed future

#

Total Area affected future

(sq. ft.- acres)

sections anticipated

#

Estimated year - completion

5. Improvements proposed WITHIN tract boundary:

Roads _____ none

_____ private shared driveway

_____ private/public street

Water supply _____ private well

_____ public supply - existing district:

Sanitary _____ onsite septic

_____ private/public sewer - existing district:

Drainage _____ onsite

_____ private/public facility - existing district:

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))

6. Ownership, taxes, liens

Deed is recorded in Onondaga Co. Clerk's Office

Liber _____

Page _____

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

ONONDAGA COUNTY HEALTH DEPARTMENT-



BEN-HOWD LLC
4548 / 04
2696 W. LAKE ROAD
SYRACUSE, NY 13156

JAMES RICHARD and HEATHER
SNYDER
2669 W. LAKE RD.
SKANDATELES, NY 13152
1983 / 603

LOT 2
11.70 ACRES

WILLIAM and EILEEN M. BROCK
4927 / 57
2487 GILES ROAD
SKANEATELES, NY 13152

ERIC M and MEGAN G.
KRAUTER 5217 / 415
2821 W LAKE ROAD
SKANEATELES, NY 13156

NOTE: THIS SURVEY IS PROVIDED FOR GENERAL INFORMATION PURPOSES ONLY. IT SHOULD NOT BE CONSIDERED AS LEGAL ADVICE AND IS NOT INTENDED TO BE SUBSTITUTED FOR LEGAL COUNSEL. PERSONS REQUIRING LEGAL ADVICE SHOULD RETAIN A PROPERLY LICENSED LAWYER.

THE SETTING OF PROPERTY CORNER MARKERS IS NOT INCLUDED IN A BOUNDARY LOCATION SURVEY UNLESS THEY ARE SPECIFICALLY REQUESTED. A REASONABLE ADDITIONAL FEE WILL BE CHARGED FOR ADDITIONAL WORK.

UNAUTHORIZED ALTERATION OR ADDITION TO A BOUNDARY SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 2209, SUBDIVISION 2 OF THE NEW YORK STATE EDUCATION LAW. ANY REVISIONS TO THIS MAP MUST COMPLY WITH SECTION 2209, SUBDIVISION 2 OF THE NEW YORK STATE EDUCATION LAW. ALL CERTIFICATIONS HEREON ARE VALID FOR THIS MAP AND ANY OTHER THEREOF ONLY IF SAID MAP BEARS THE RED SEAL OF THE LICENSED LAND SURVEYOR WHOSE SIGNATURE APPEARS HEREON. THIS MAP IS NOT VALID WHEN USED IN CONJUNCTION WITH A "SURVEY AFFIDAVIT" OR "CERTIFICATE OF NO-CHANGE".

THE CERTIFICATIONS INDICATED HEREON SIGNIFY THAT THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE EXISTING CODE OF PRACTICE FOR LAND SURVEYS ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS. SAID CERTIFICATIONS SHALL RUN ONLY TO THE PERSONS FOR WHOM THE SURVEY IS PREPARED, AND ON HIS/HER BEHALF TO THE TITLE COMPANY, GOVERNMENTAL AGENCY, AND LENDING INSTITUTION LISTED HEREON, AND TO THE ASSIGNEES OF THE LENDING INSTITUTION. CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR EMPLOYMENT.

ONLY COPIES OF THE ORIGINAL OF THIS SURVEY MARKED WITH AN ORIGINAL OF THE LAND SURVEYOR'S SEAL AND SIGNATURE IN RED SHALL BE CONSIDERED TO BE VALID TRUE COPIES

THE LOCATION OF UNDERGROUND IMPROVEMENTS OR ENCRUMBMENTS ARE NOT ALWAYS KNOWN AND OFTEN MUST BE ESTIMATED. IF ANY UNDERGROUND IMPROVEMENTS OR ENCRUMBMENTS EXIST OR ARE SHOWN, THE IMPROVEMENTS OR ENCRUMBMENTS ARE NOT COVERED BY THIS CERTIFICATE IT IS THE LANDOWNER'S RESPONSIBILITY TO CONTACT U.P.R.D. AT 811 BEFORE ANY EXCAVATION OCCURS FOR LOCATION VERIFICATION.



SURVEY COMPLETED WITHOUT BENEFIT OF ABSTRACT OR
FIGURE

THE UNDERSIGNED SURVEYOR HEREBY CERTIFIES THAT THIS
MAP IS MADE FROM AN ACTUAL SURVEY OF THE PROPERTY
SHOWN HEREON COMPLETED APRIL 13, 2025.

[Signature] APR 15, 2025
LICENSED LAND SURVEYOR
No. 60720

WARREN RAMIE SURVEYING
6437 COLLAMER ROAD
EAST SYRACUSE, NEW YORK 13057
PH: 315-456-8978 FAX: 315-456-4378



PART OF LOT 5B
TOWN OF SKANEATELES
ONONDAGA COUNTY
STATE OF NEW YORK

BOUNDARY SUBDIVISION
OF
2861 WEST LAKE ROAD
FOR
JAMES SNYDER and MARY S. DRIES R2018-54090

DATE	04-18-2023	SCALE: 1"=100'
SHEET	7	DESIGNED BY
		CHECKED BY
		DATE
		TITLE MAP No.