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

August 11, 2023

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

Re: PJ and Patti Uritis - Subdivision
1561 East Genesee Street
Tax Map # 032.-03-20.0

NARRATIVE

The property at 1551/1561 East Genesee Street is 363,968 SF, has 378 ft of frontage on East Genesee Street and is located in the IRO District and outside the Skaneateles Lake watershed. The property has a 12,898 SF office building, parking lot and on-site septic systems. The property is served by Town water. The ISC is 14.3% and TSC is 14.4 %.

A Site Plan Review was approved to construct a 4 bedroom, single family dwelling and attached, two car garage, porch, deck with an approved septic system to the north of the office building on this property. A driveway with Emergency Vehicle turn-around and French drain by the driveway was included for the new dwelling site. The owners have since discovered that they need to subdivide the property to secure a mortgage for construction of their new home.

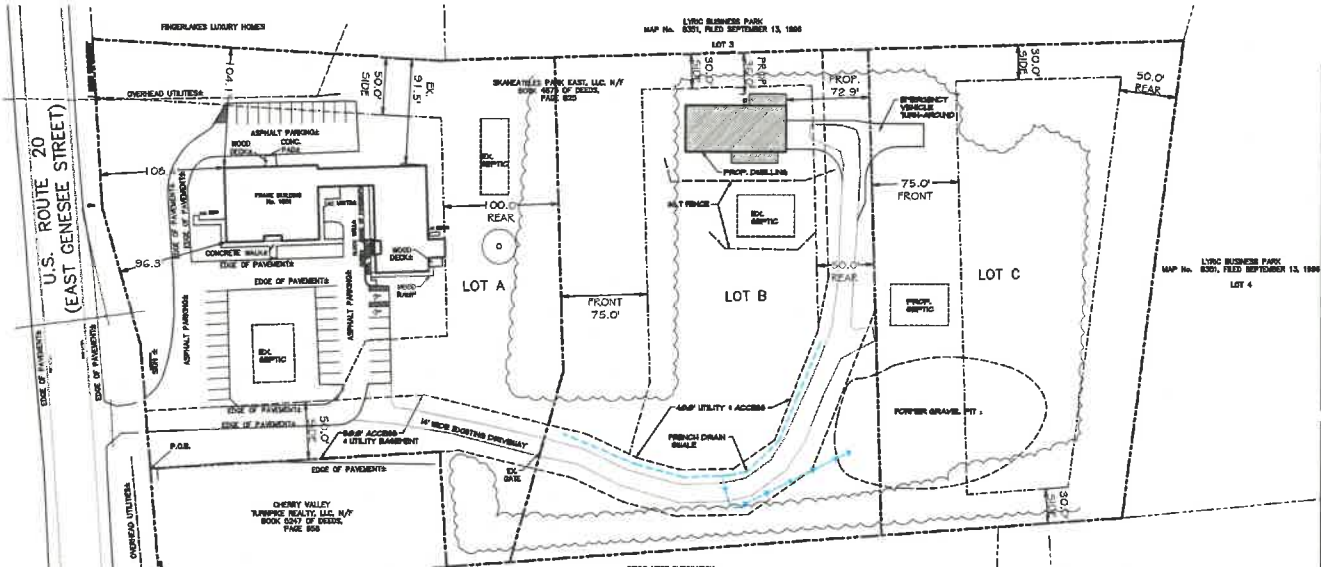
This application is for a three lot conventional subdivision that will maintain the office building, parking and septic systems on Lot A. This lot is 3.2 acres and will maintain the 378 ft of road frontage and have a 50 ft wide access and utility easement for Lot B and C. The ISC will be 30.4% whereas 40% is allowed. The new rear property line will have the required 100 ft setback.

Lot B will be 2.8 acres and have the Uritis home built on it. It has the approved septic system already installed and will have a 40 ft access and utility easement on it. The shared driveway is already in place. An Emergency Vehicle turn-around will be located at the end of the shared driveway. A French drain will be installed on the west side of the shared driveway to divert stormwater to the former gravel pit as approved in the Site Plan review. The ISC will be 12.1% whereas 15% is allowed.

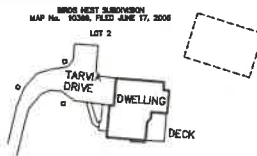
Lot C will be at the north end of the original lot and be 2.3 acres in size. A septic system is being designed for this lot. Both residential lots will have 75 ft front yard, 30 ft side yard and 50 ft rear yard setbacks.

(315) 685-8144

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TOTAL LOT CONVENTIONAL SUBDIVISION				
	363,968 SF 8.3 ACRES 371.9'	LOT A 141,418 SF 3.2 ACRES 371.9'	LOT B 121,511 SF 2.8 ACRES 371.9'	LOT C 101,039 SF 2.3 ACRES 371.9'
LOT AREA	363,968 SF	141,418 SF	121,511 SF	101,039 SF
ROAD FRONTAGE	8.3 ACRES 371.9'	3.2 ACRES 371.9'	2.8 ACRES 371.9'	2.3 ACRES 371.9'
OFFICE BLDG.	10,379 SF	10,379 SF	0 SF	0 SF
WALKS	1572 SF	1572 SF	0 SF	0 SF
ASPHALT PKG	28,182 SF	28,182 SF	0 SF	0 SF
PORCHES/STEPS	57 SF	57 SF	728 SF	0 SF
GRAVEL DRIVE	11,785 SF	2,781 SF	10,471 SF	124 SF
DWELLING	0 SF	0 SF	5,520 SF	0 SF
AC (168F EXEMPT)	8 SF	8 SF	0 SF	0 SF
TOTAL IBC	51,983 SF	42,985 SF	14,719 SF	124 SF
% IBC COVER	14.3 %	30.4 %	12.1 %	11 %
ALLOWED % IBC	40.0 %	40.0 %	15.0 %	15.0 %
DECK	420 SF	420 SF	0 SF	0 SF
TOTAL P&C	420 SF	420 SF	0 SF	0 SF
TOTAL COV.	52,403 SF	43,405 SF	14,719 SF	124 SF
% T&C	14.4 %	30.7 %	12.1 %	11 %



SKETCH PLAN

1"=80'-0"

SITE INFORMATION IS OBTAINED FROM SURVEY
DONE BY PAUL J. OLSZEWSKI, P.E., L.L.S.
DATED 07/24/2023
ADDITIONAL INFORMATION BY EGGLESTON &
KRENZER ARCHITECTS P.C.

SKETCH PLAN

PARKSIDE EAST SUBDIVISION
1551 EAST GENESEE STREET
TOWN OF SKANEATELES, NY

architect

EGGLESTON & KRENZER, ARCHITECTS PC
1391 EAST GENESEE STREET
SKANEATELES, NY 13152
(315) 685-6144

PROJ: 21119

DATE:

26 JUL 2023

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