

**Tax Map ID#047.-01-06.1**

**NOTICE OF PUBLIC INFORMATION 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 Information Meeting** on the application of Village Meadow LLC Subdivision for the proposal to create an eight lot subdivision on a private road.

The parcel involved with the application are located at Franklin Street Road bearing Tax Parcel ID # 047.-01-06.1. A copy of the application is available for inspection at the Town Hall, 24 Jordan Street, Skaneateles, New York.

Said informational meeting will be held on ***Tuesday, January 16, 2024 at 6:00 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: January 3, 2024

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

**November 8, 2023 Revised**  
September 1, 2023

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

Re: Josh LaGrow – ‘Village Meadow Subdivision’  
Franklin Street Road - Tax Map # 047.-01-06.1

### **NARRATIVE**

The Franklin Street property is 19.16 Acres with 60 ft of road frontage located in the RR District outside the Lake Watershed Overzone. The property gently slopes to the east and drains towards a couple ditches and culverts that cross Franklin Street Road. Small residential lots abut the northeast side of the property and farmland abuts the south and west sides. A utility line crosses the north end of the property and some semi-steep land is to the west. The property is currently used for growing crops. It is within a Town water district and the soils have moderate to poor pecculation. A Land Suitability Analysis below indicates the only conservation value would be in the current agricultural field and possible moderate sloped land in one area.

Josh LaGrow is interested in proposing a develop of eight, two acre residential lots for moderate sized homes that would appeal to families, being close to the Village, on a **private** road. The property has one acre of steep slope area greater than 12% and 0.16 acres of utility easement resulting in 18.0 acres of buildable land. There are no wetlands or watercourses according to the Town’s Environmental Resources Planning Map. A new **private** road, no longer than 800 feet with a cul-de-sac will serve the proposed 8 new lots and a 66 ft wide strip would continue to the adjacent farmland to the west. This road would consume about 1.5 acres. Each lot would have at least the required 150 ft of frontage on the road. A sidewalk is included on the north side of the new road from the cul-de-sac down to Franklin Street. In that the septic systems will be raised beds or alternative systems, larger lot sizes are necessary vs smaller Conservation subdivision lots. Storm water areas have been contemplated along the Northeast side of the property.

The only waiver required would be for the existing 60 ft lot width for a **Private** Road at Franklin Street for a distance of 200 ft whereas 66 ft is required. Section 131-2.B.6 allows the Planning board to grant a waiver to this. A 66 ft wide strip of land dedicated to the Town, would extend to the adjacent lot for potential future tie in, but because this is unlikely, the permanent cul-de-sac is added instead of a temporary hammer head. The cul-de-sac with a circle road would be the required 100 ft minimum outside diameter and less than 800 ft back from Franklin Street with the allowed eight lots on it. **To provide an appropriate graded road with low slope at the entrance to Franklin Street, retaining walls will be incorporated into the grading plan.** Dedicated public water lines would be extended into the development with fire hydrant. Drainage easements and a Town Drainage district would be established. Relevant Code Sections have been provided

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*Member of the American Institute of Architects*

with earlier submissions. **An HOA will be formed to manage and maintain the private roads, retaining walls, sidewalks and stormwater BMP facilities.**

Conservation Subdivision options have been explored for this site and each lot could be as small as one half acre. From past experience, this make for a tight lot with an alternative septic system and expansion area to have a reasonable sized family home with decks and potential swimming pools. It is also a goal to have a **traditional style** street with sidewalk rather than a narrower, private conservation road and shared driveways.

### **Land Suitability Analysis**

**Existing Land Use:** This property is in the RR District outside the Lake Watershed Overzone. The property is primarily a agricultural field with a small portion growing into natural succession. The adjacent property is a large agricultural field to the west and south. To the northeast are residential lots that are 0.5 to 1.5 acres in size and have single family dwellings on them. The subject lot is 19 acres of mostly crop land that is not of high quality.

**Steep Slopes:** This property has no steep slopes over 30% grade. A section of steep slope between 12% and 30% occurs on the west side of the property 43,500 SF in area. Smaller, patches of slopes between 12% and 30%, less than 30 ft wide are east of this area and are not regulated by Town zoning. There are no significant steep slope areas of high conservation value and limited areas of moderate conservation value.

**Farm Land and Wildlife Habitat:** The property is mostly moderate value farm land surrounded by a hedgerow or residential lots. This area supports native Central NY wildlife such as deer, rabbits, woodchucks, squirrels, raccoons, birds. Land to the south and west of the property is active agricultural fields. The western half of this property has moderate conservation value for farm land.

**View Shed:** The property is not visible from public roads in that it is surrounded by residential lots and is relatively low sloping land. There are limited views from the property on to other lands, mostly at the western half of the property. The land has low conservation values for view sheds.

**Wetland Buffers and Watercourse:** The property has no wetlands or water courses on it. Federal wetlands and a watercourse are located over 1,000 feet to the west. The property drains to the east. This property is not in the Lake Watershed Overzone. The land has no conservation value for wetlands or watercourses.

**Overall Land Suitability Assessment:** Considering the above factors, the western portion of the property has moderate conservation value for agricultural and steep sloped areas. The north east side of the property has low conservation value and is surrounded by small residential lots.

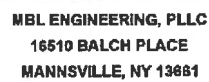
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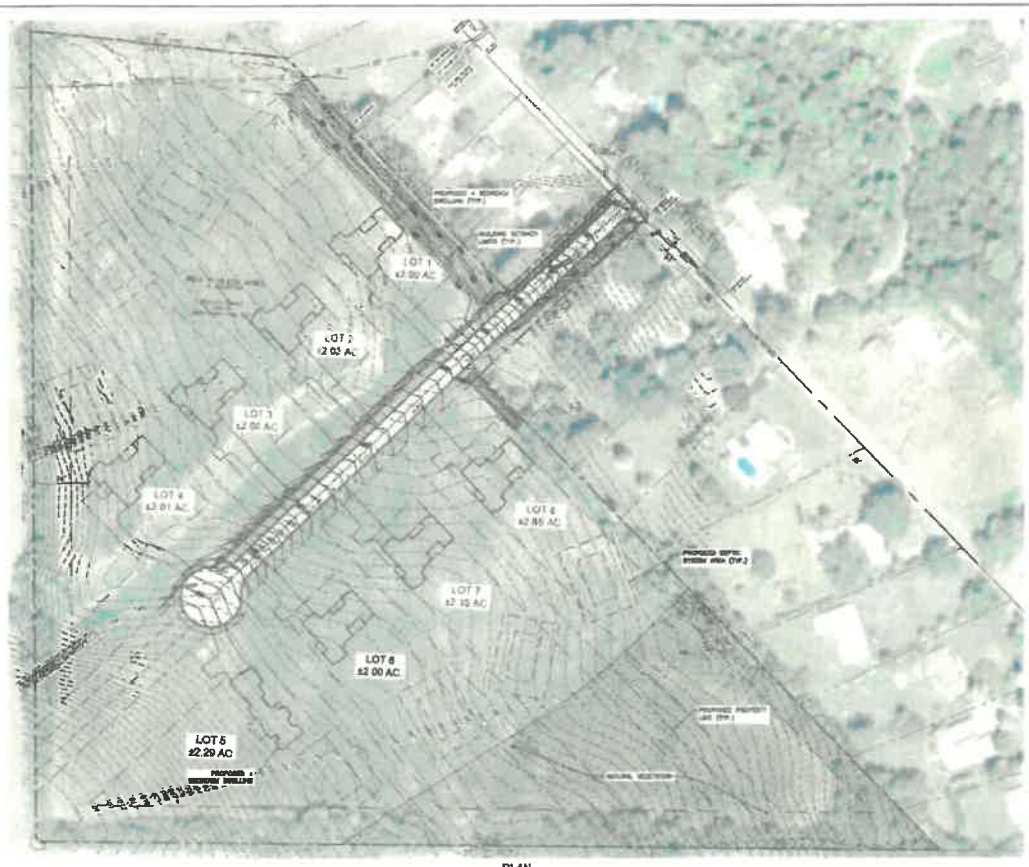
# VILLAGE MEADOW SUBDIVISION

	COVER SHEET
C-101	OVERALL SITE PLAN
C-102	SITE PLAN
C-103	SITE PLAN
C-104	SITE GRADING PLAN
C-105	SITE GRADING PLAN
C-106	SITE UTILITY PLAN
C-107	SITE UTILITY PLAN
C-201	ROAD CENTERLINE PROFILE
C-301	ERIC DETAILS
C-401	MISCELLANEOUS DETAILS
C-402	MISCELLANEOUS DETAILS

**SEPTEMBER 8, 2023**



DATE: 10/15/2023 10:41 AM



PLAN  
SCALE: 1"=40'

This document is a preliminary plan and should not be used for construction. It is a violation of law for any person to use this document for any purpose other than for the purpose of a design review. The design review is a process to ensure that the design of the project meets the requirements of the applicable laws and regulations. The design review is a process to ensure that the design of the project meets the requirements of the applicable laws and regulations.

BULK REGULATIONS - RURAL RESIDENTIAL DISTRICT		
RR - 419.22 ACRES		
	REQUIRED	PROVIDED
LOT SIZE (MINIMUM)	2 ACRES	2 ACRES
LOT FRONTAGE (MINIMUM)	100'	100'
FRONT YARD	30'	30'
SIDE YARD	30'	30'
REAR YARD	30'	30'
LOT COVERAGE	30%	4.0%
PERMANENT SURFACE COVERAGE	10%	0.0%
SETBACK	30'	30'
MAXIMUM BUILDING HEIGHT	30'	4.50'

DATE: 10/15/2023  
DRAWN: J. H. HARRIS  
CHECKED: J. H. HARRIS  
APPROVED: J. H. HARRIS

OVERALL  
SITE PLAN

PROJECT #  
23-190

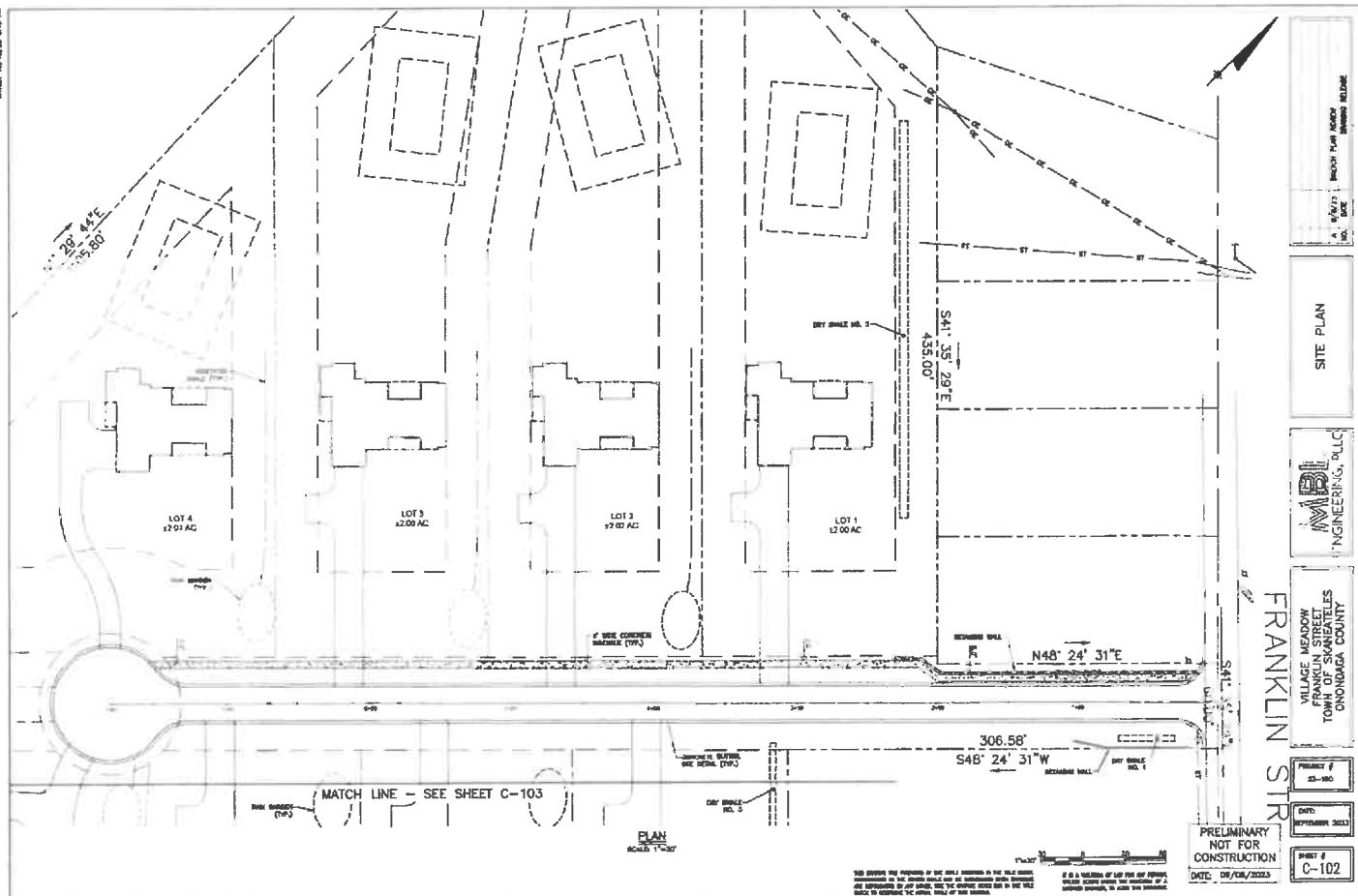
VILLAGE MEADOW  
FRANKLIN STREET  
TOWN OF FRANKLIN  
CHANDLER COUNTY

DATE: SEPTEMBER 2023

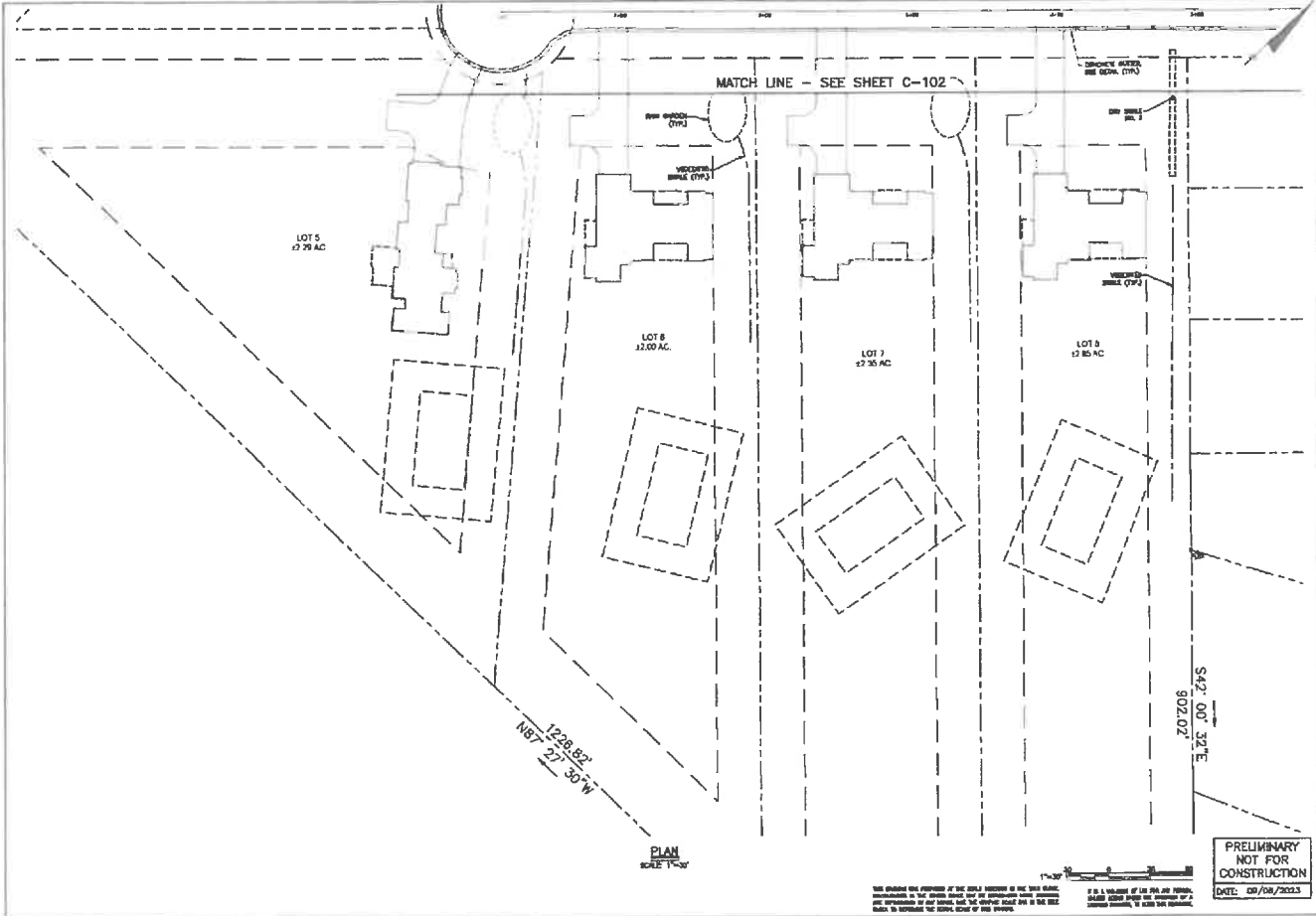
PRELIMINARY  
NOT FOR  
CONSTRUCTION

DATE: 09/06/2023

SHEET #  
C-101



DATE: 10/14/2023 BY: JH



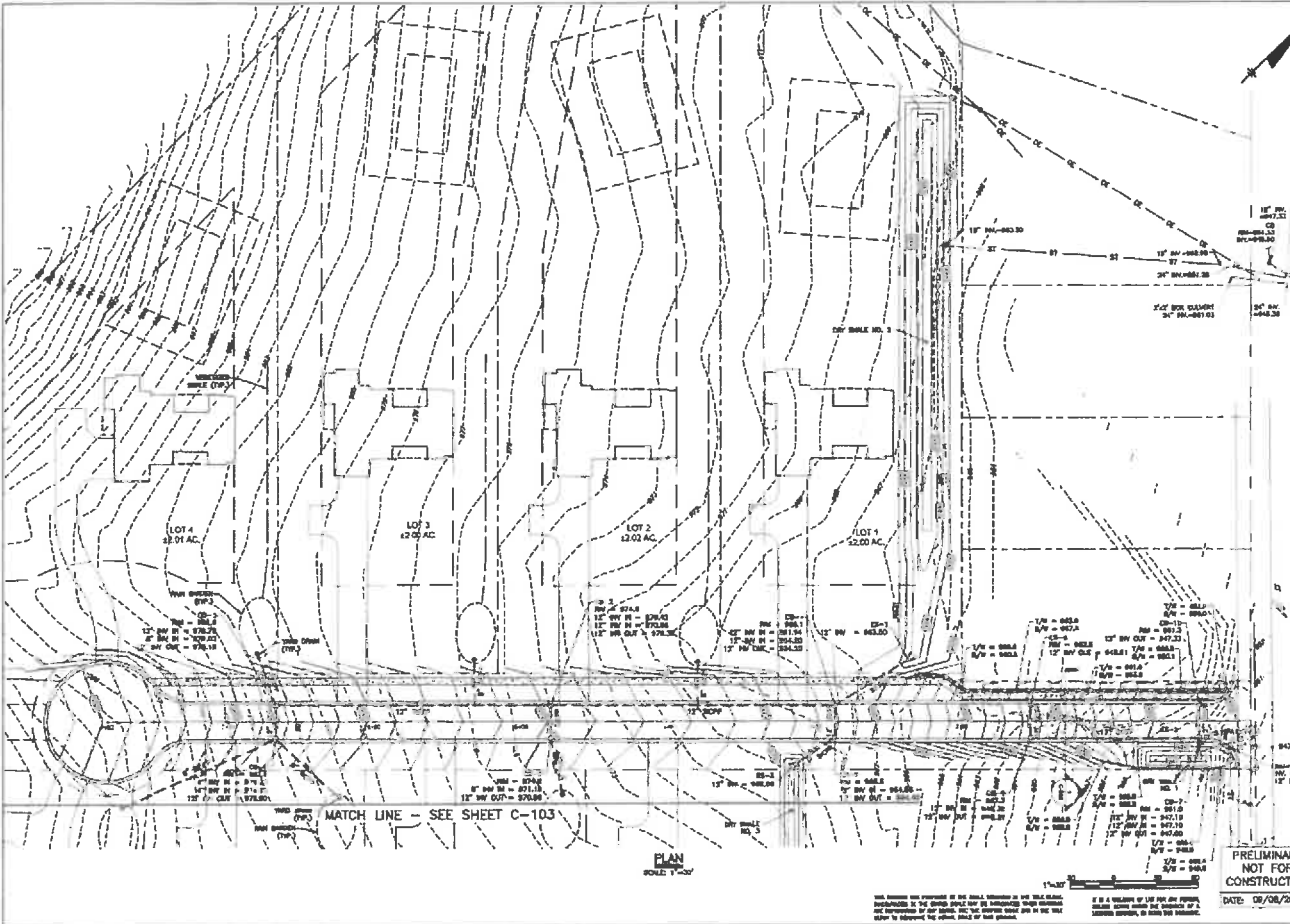
PLAN  
SCALE 1"=40'

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PRELIMINARY  
NOT FOR  
CONSTRUCTION  
DATE: 09/08/2023

PROJECT # 90-190	
DATE: 10/14/2023	
SHEET # C-103	
VILLAGE MEADOW FRANKLIN STREET TOWN OF SAUNDERSVILLE SANDHOG COUNTY	
MBL ENGINEERING, P.C.	
SITE PLAN	
A. 1/1" = 40' 1/2" = 80' 1/4" = 160' 1/8" = 320'	
MATCH LINE - SEE SHEET C-102	

DATE: 10/06/2023 10:40 AM



PROJECT #  
33-100

DATE  
SEPTEMBER 2023

SHEET #  
C-104

FRANKLIN STR.

VILLAGE MEADOW  
SUBDIVISION  
TOWN OF SPANKELES  
ONONDAGA COUNTY

MBL  
ENGINEERING, PLLC

SITE GRADING  
PLAN

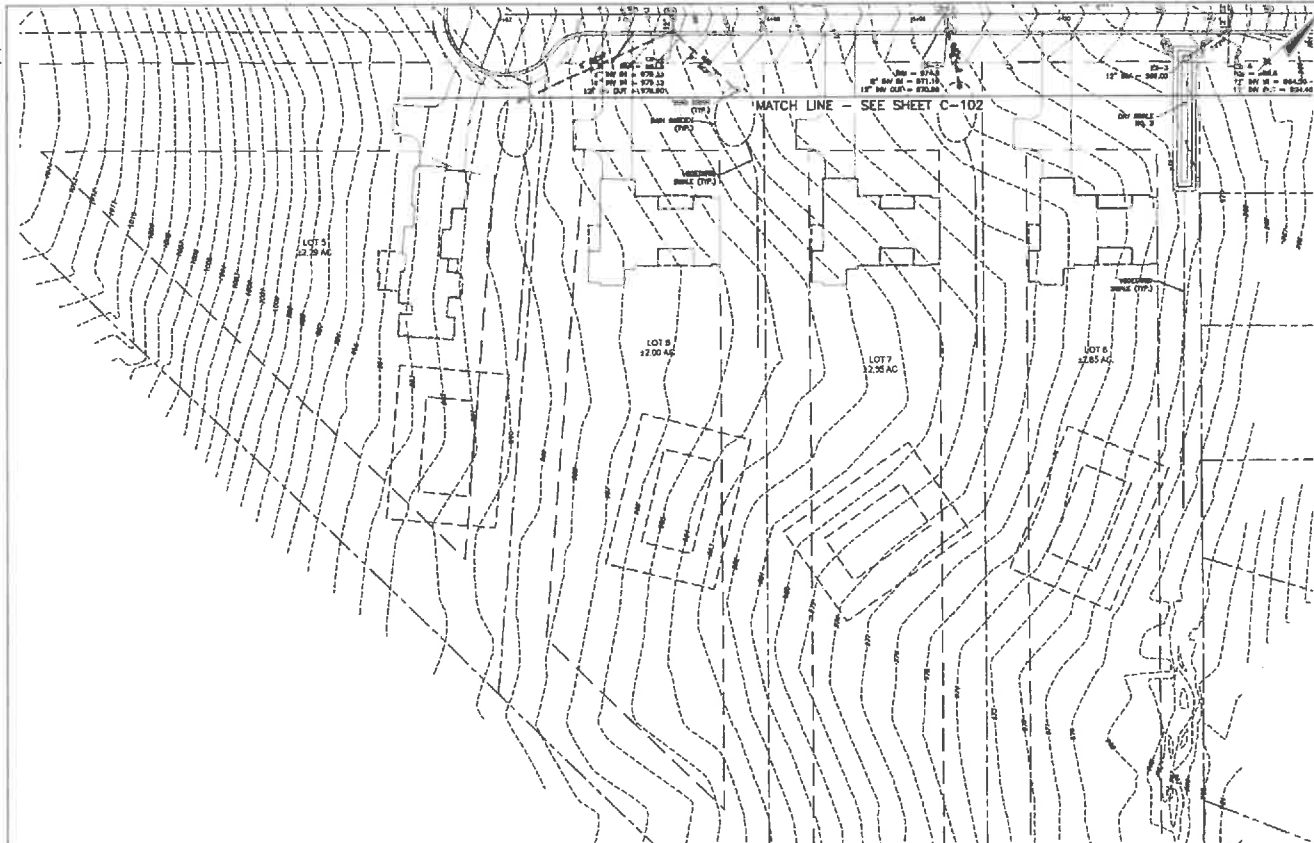
PLAN  
SCALE 1"=20'

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MBD-10/10/23 M4 40



PLAN  
SCALE 1"=30'

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DATE: 08/04/2023

PROJECT #  
23-100

DATE  
SEPTEMBER 2023

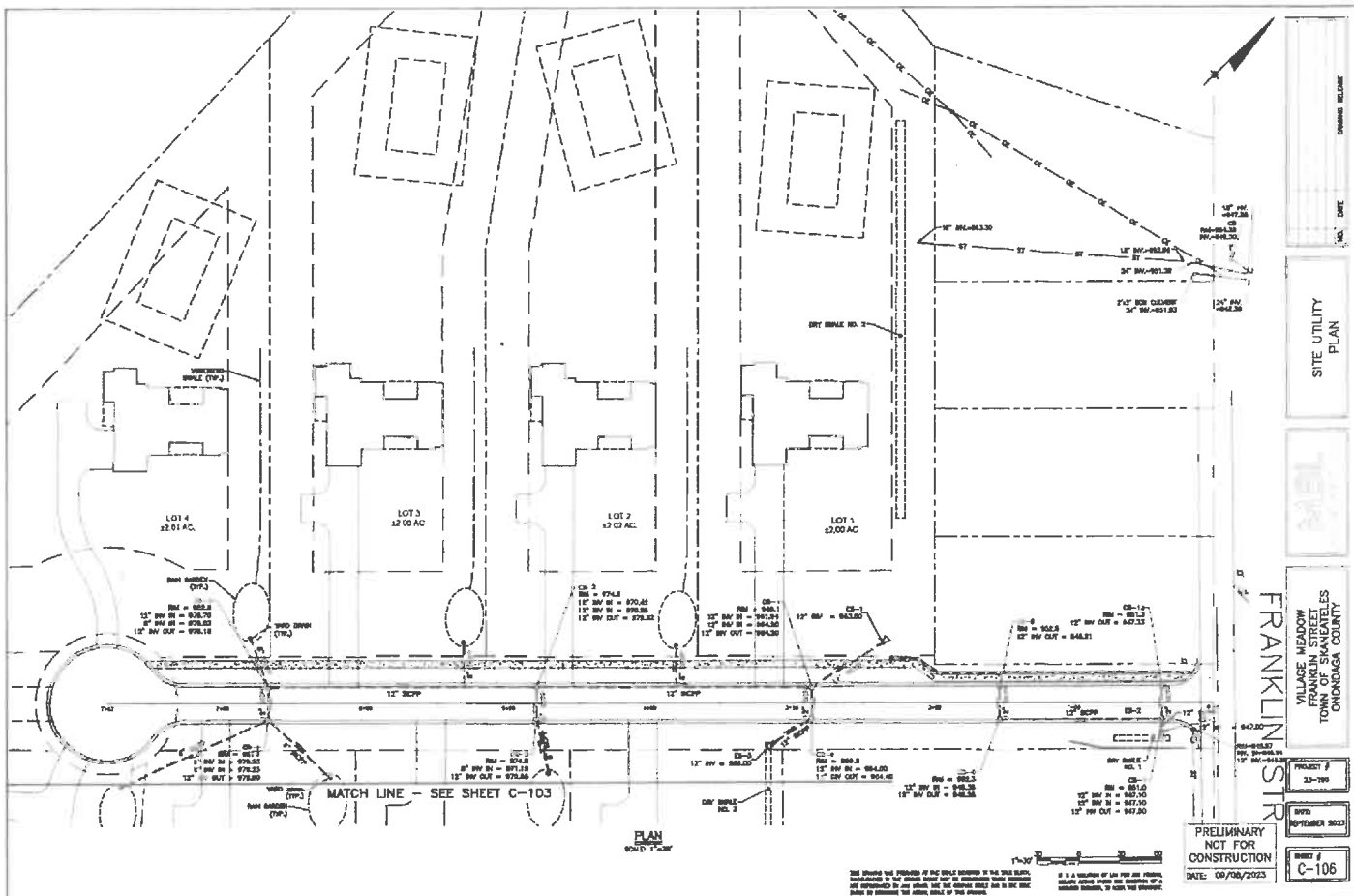
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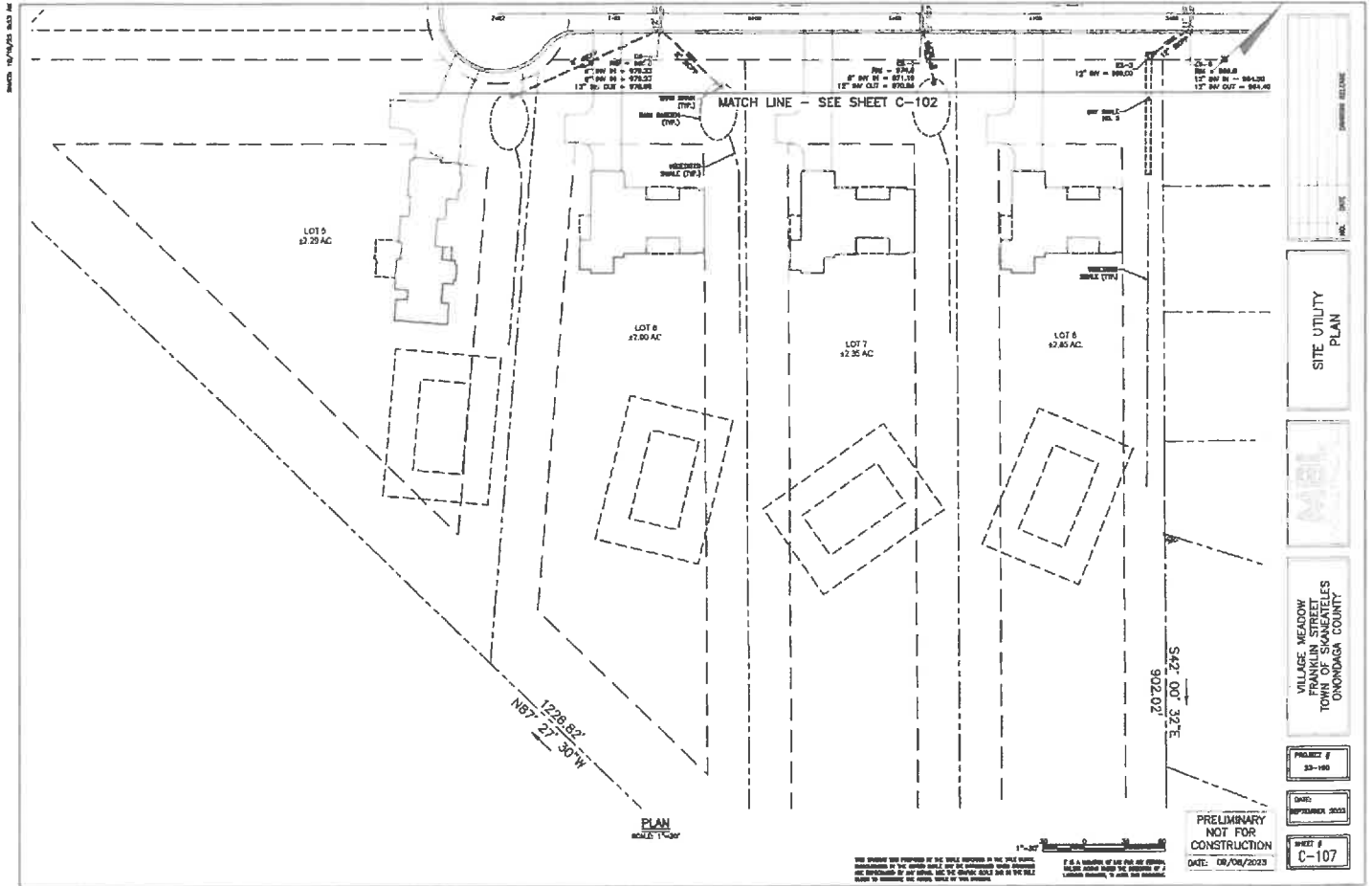
VILLAGE MEADOW  
DEVELOPMENT  
TOWN OF SHARPLESS  
ONONDAGA COUNTY

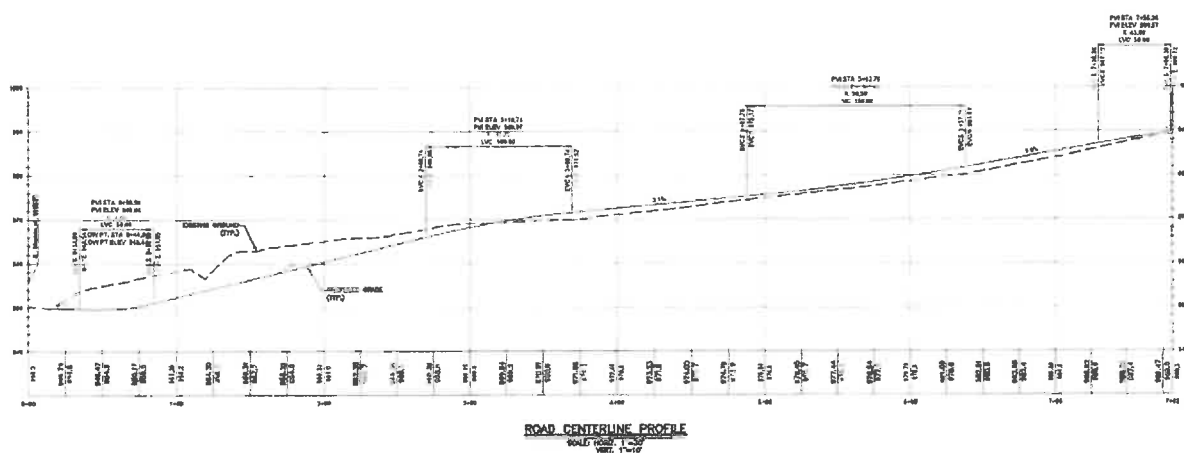
MB  
ENGINEERING, PLLC

SITE GRADING  
PLAN

ENGINEER'S SEAL







**ROAD CENTERLINE PROFILE**  
SCALE: 1"=10'  
VERT. 1"=10'

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**PRELIMINARY  
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DATE: 08/08/2023

PROJECT #  
23-190

DATE  
REVISION: 001

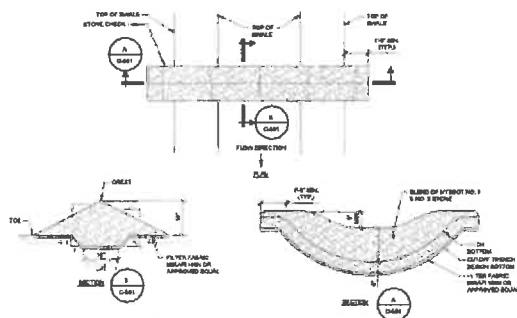
SHEET #  
C-201

VILLAGE MEADOW  
ROAD CENTERLINE  
PROJECT  
TOWN OF SPANDEXLES  
CHANDLER COUNTY

**MDI**  
ENGINEERING, PLLC

**ROAD CENTERLINE  
PROFILE**

DATE: 08/08/2023  
BY: JMS  
CHECKED: JMS  
APPROVED: JMS



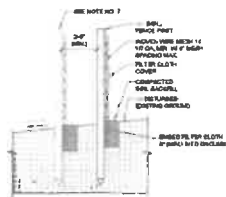
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**NOTES**

1. STONE SHALL BE PLACED ON A FILTER FABRIC FOUNDATION.
2. SET BRICKS OF CHECK STONE SUCH THAT THE ELEVATION OF THE CORNER OF THE DOWNSTREAM BANK IS AT THE SAME ELEVATION OF THE TOP OF THE UPSTREAM BANK.
3. EXTEND THE STONE A MINIMUM OF 1.5 FEET BEYOND THE BRICK BANKS TO PREVENT CUTTING AROUND THE STONE.

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PRELIMINARY  
NOT FOR  
CONSTRUCTION  
DATE: 09/08/2023





**A TYPICAL TRENCH DETAIL**



**D TYPICAL WATER SERVICE INSTALLATION DETAIL**

PRELIMINARY  
NOT FOR  
CONSTRUCTION  
DATE 09/08/2023

PROJECT #  
23-180

DATE:  
OCTOBER 2021

SECRET  
C-503

VILLAGE MEADOW  
FRANKLIN STREET  
TOWN OF SKANEATELES  
ONONDAGA COUNTY



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## MISCELLANEOUS DETAILS

Journal of Management Education