

Town of Skaneateles Planning Board

INSERT: Subdivision of Land

(Pursuant to §131-1 & §131-3)

Contact Town Staff if you need assistance

Applicant Name: KEVIN RICH - BRAD HALL
Property Tax Map# 024-01-28.0 024-01-27.0

PROPOSED SUBDIVISION NAME: RICH SUBDIVISION

PROJECT CLASSIFICATION:

Submission Is (check all applicable):
Project Is (check all applicable):
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:
689 CROW HILL RD - EAVAGE TO 1.1 ACRES 145 FT FRONTAGE
679 CROW HILL RD - 3 LOTS, SHARED ACCESS FOR 12 LOTS
2. Describe existing conditions (Zone District(s), uses, activity, structures) on the property:
RR DISTRICT - 679 CROWHILL - 10.2 ACRE, 331 FT FRONTAGE
689 CROW HILL RD - 0.55 ACRE - 125 FT FRONTAGE. EACH W/ S.F.D.
3. Describe proposed physical or operational changes to the property:
689 CROW HILL WILL BE 5.6% TSC
679 CROW HILL WILL BE 7.5% TSC

4. Lots

Table with 4 columns: # lots existing/proposed/future/sections anticipated and Total area of tract/affected now/future/Estimated year - completion.

5. Improvements proposed WITHIN tract boundary:

Roads: X none, private shared driveway, private/public street
Water supply: X private well, public supply - existing district:
Sanitary: X onsite septic, private/public sewer - existing district:
Drainage: X 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

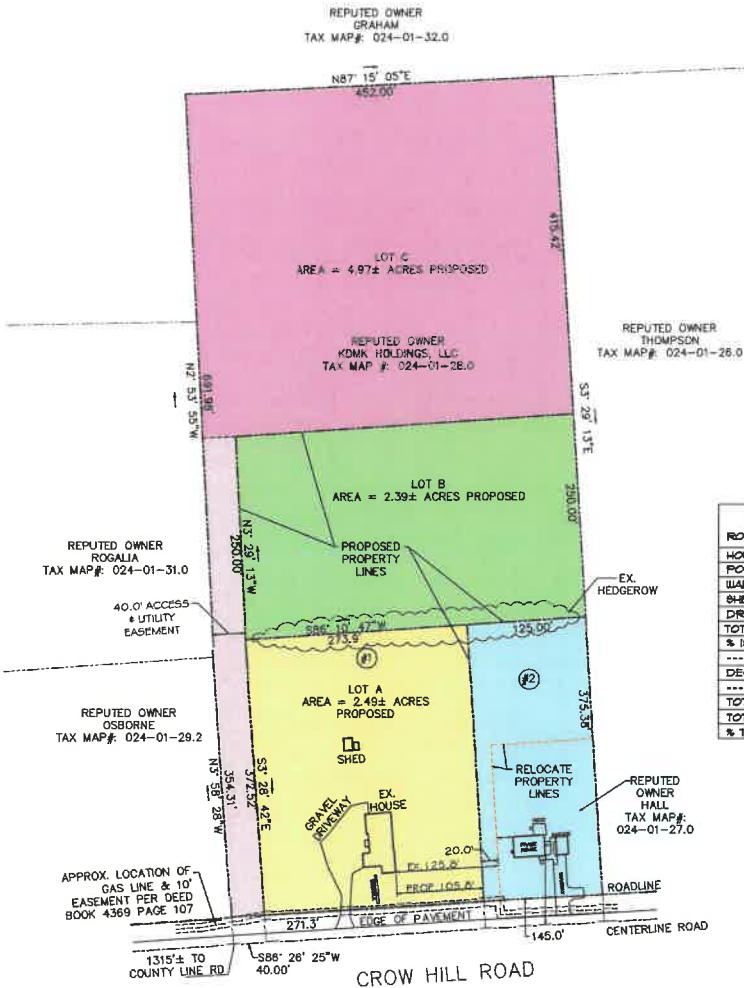
Deed is recorded in Onondaga Co. Clerk's Office

Liber 2021 Page 14458

All property taxes have been paid? X Yes No
Any encumbrances, liens or similar items against the land? Yes X No

If yes, describe:

TURN OVER - for REQUIRED SUBMISSIONS



THIS PROPERTY ADJOINS LAND USED FOR AGRICULTURAL PURPOSES. FARMERS HAVE THE RIGHT TO APPLY APPROVED CHEMICAL AND ORGANIC FERTILIZERS, PESTICIDES AND HERBICIDES AND TO ENGAGE IN FARM PRACTICES WHICH MAY GENERATE DUST, ODOR, SMOKE, NOISE AND VIBRATION.

LOTS B & C TO HAVE NEW SEPTIC SYSTEM & WELLS.

LOT A & PARCEL 2 HAVE EXISTING SEPTIC SYSTEMS.

SHARED DRIVEWAY LOTS B & C 12'-0" WIDE w/ 20'x30' EMERGENCY BYPASS 500' MAX.

EMERGENCY VEHICLE TURNAROUND TO MEET NYS FIRE CODE APPENDIX 'D'.

	TAX # 024-01-26.0			TAX # 024-01-27.0		
	EXISTING PARCEL #1	LOT A PROPOSED	LOT B PROPOSED	LOT C PROPOSED	EXISTING PARCEL #2	PROPOSED PARCEL #2
LOT AREA ACRES(±)	436.855 SF 10.0 ACRES	52,724 SF 2.2 ACRES	104,357 SF 2.4 ACRES	214,368 SF 4.9 ACRES	23,591 SF .5 ACRES	49,523 SF 1.1 ACRES
ROAD FRONTAGE	3313'	2713'	0' (FLAG LOT)	402'	1261'	1452'
HOUSE/GARAGE	2,316 SF	2,316 SF	---	---	1,281 SF	1,181 SF
PORCHES	39 SF	39 SF	---	---	---	---
WALKS	96 SF	96 SF	---	---	278 SF	278 SF
SHED	232 SF	232 SF	---	---	---	---
DRIVEWAY	4,291 SF	4,291 SF	---	---	950 SF	950 SF
TOTAL	6,914 SF	6,914 SF	0 SF	0 SF	2,516 SF	2,516 SF
% ISC COV.	16 %	15 %	0 %	0 %	10.5 %	9.0 %
DECK	---	---	---	---	238 SF	238 SF
TOTAL FSC	0 SF	0 SF	0 SF	0 SF	238 SF	238 SF
TOTAL COV.	6,914 SF	6,914 SF	0 SF	0 SF	2,754 SF	2,754 SF
% TSC	16 %	15 %	0 %	0 %	11.5 %	9.6 %



SKETCH PLAN
 SC: 1"=50'-0"
 SITE INFORMATION IS OBTAINED FROM SURVEY DONE BY PAUL J. OLSEWICKI, P.E., L.L.S. DATED 04/01/2026
 ADDITIONAL INFORMATION BY EGGLESTON & KRENZER ARCHITECTS P.C.

BRAD HALL (PARCEL #2)
 609 CROWHILL RD.
 TN. OF SKANEATELES, NY

SKETCH PLAN
 KDMK HOLDINGS (PARCEL #1)
 679 CROWHILL RD.
 TN. OF SKANEATELES, NY

architect
 EGGLESTON & KRENZER, ARCHITECTS P.C.
 1391 EAST GENESSEE STREET
 SKANEATELES, NY 13152
 (315) 695-6144

PROJ: 25132

DATE:
 8 APR 2026