

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 – Project and Sponsor Information			
Name of Action or Project:			
Project Location (describe, and attach a location map):			
Brief Description of Proposed Action:			
Name of Applicant or Sponsor:		Telephone:	
		E-Mail:	
Address:			
City/PO:		State:	Zip Code:
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation?		NO	YES
If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.		<input type="checkbox"/>	<input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency?		NO	YES
If Yes, list agency(s) name and permit or approval:		<input type="checkbox"/>	<input type="checkbox"/>
3. a. Total acreage of the site of the proposed action? _____ acres			
b. Total acreage to be physically disturbed? _____ acres			
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ acres			
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. Urban Rural (non-agriculture) Industrial Commercial Residential (suburban)			
<input type="checkbox"/> Forest Agriculture Aquatic Other(Specify):			
<input type="checkbox"/> Parkland			

5. Is the proposed action, a. A permitted use under the zoning regulations? b. Consistent with the adopted comprehensive plan?	NO	YES	N/A
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	<input type="checkbox"/>	<input type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO	YES	
	<input type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels? b. Are public transportation services available at or near the site of the proposed action? c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	NO	YES	
	<input type="checkbox"/>	<input type="checkbox"/>	
	<input type="checkbox"/>	<input type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____ _____	NO	YES	
	<input type="checkbox"/>	<input type="checkbox"/>	
	<input type="checkbox"/>	<input type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ _____	NO	YES	
	<input type="checkbox"/>	<input type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ _____	NO	YES	
	<input type="checkbox"/>	<input type="checkbox"/>	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	NO	YES	
	<input type="checkbox"/>	<input type="checkbox"/>	
	<input type="checkbox"/>	<input type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency? b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____	NO	YES	
	<input type="checkbox"/>	<input type="checkbox"/>	
	<input type="checkbox"/>	<input type="checkbox"/>	

Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:

Shoreline Forest Agricultural/grasslands Early mid-successional

Wetland Urban Suburban

Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Is the project site located in the 100-year flood plan?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Will the proposed action create storm water discharge, either from point or non-point sources? Yes, a. Will storm water discharges flow to adjacent properties? b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? Yes, briefly describe: proposed project includes land grading, land clearing, construction activities, the stormwater generated from the proposed activity be conveyed through constructed drainage systems and will be managed by connecting into existing village of Skaneateles stormwater drainage system.	NO	YES
	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? Yes, explain the purpose and size of the impoundment: stormwater retention pond will be constructed to control water runoff from the project and will be ¼ acre or less in size.	NO	YES
	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? Yes, describe:	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? Yes, describe:	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>

I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE

Applicant/sponsor/name: Carl Gerst Date: 07/01/2021

Signature: *Carl Gerst* Title: owner/applicant

Project:

Date:

***Short Environmental Assessment Form
Part 2 - Impact Assessment***

Part 2 is to be completed by the Lead Agency.

Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept “Have my responses been reasonable considering the scale and context of the proposed action?”

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?		
2. Will the proposed action result in a change in the use or intensity of use of land?		
3. Will the proposed action impair the character or quality of the existing community?		
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?		
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?		
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?		
7. Will the proposed action impact existing:		
a. public / private water supplies?		
b. public / private wastewater treatment utilities?		
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?		
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?		
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?		
11. Will the proposed action create a hazard to environmental resources or human health?		

Project:

Date:

Short Environmental Assessment Form Part 3 Determination of Significance

For every question in Part 2 that was answered “moderate to large impact may occur”, or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.

Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.

Name of Lead Agency

Date

Print or Type Name of Responsible Officer in Lead Agency

Title of Responsible Officer

Signature of Responsible Officer in Lead Agency

Signature of Preparer (if different from Responsible Officer)

Village of Skaneateles
26 Fennell Street
Skaneateles, NY 13152

315-685-2118

Fax 315-685-0730

APPLICATION FOR APPROVAL OF PROPOSED SUBDIVISION PLAT

To the Planning Board of the Village of Skaneateles, New York

Date _____

Applicant(s) Name(s) CARL & ANNA MARIE GERET

1

Address 115 E. GENESEE ST.

SKANEATELES 13152

Telephone _____

Cell _____

The undersigned hereby applies for a (check one) Preliminary Final approval of a subdivision plat in accordance with the Village of Skaneateles Subdivision Regulations of January 6, 1986 as amended and states as follows:

1. The applicant is the owner of record of the land under application
2. The name of the subdivision is CHRISTINE LANE
3. The entire land under applicant is described by deed and map supplied herewith
4. The land is held by the applicant under deed(s) recorded in the Onondaga County Clerk's Office and copies are annexed hereto
5. The area encompassed by the proposed subdivision is 5.35 acres
6. The proposed subdivision lies within the (circle one) A1 A2 A3 A4 B C D districts of the Village as described on the Official Zoning Map
7. Tax Map Number for the property encompassed in this proposed subdivision are:
008-01-37.1
8. All taxes have been paid which are liens on the land at the date of this application
9. Describe all encumbrances against the land included in the proposed subdivision, if any, including but not limited to mortgages, mechanics liens, and judgements; giving type, amount, holder, place filed, book page and index number.

Village of Skaneateles
26 Fennell Street
Skaneateles, NY 13152

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10. All lots will conform to the criteria set forth in the Village of Skaneateles Zoning Law as amended (Chapter 225)

11. It is intended to develop 4 (number) of lots at this time encompassing 5.35 acres

12. Describe the development plans for all land which is not included in this application

13. Will any new streets or highways be shown on the map or plat? Yes No
If so, set forth the proposed names and identify each on the map

14. The subdivider will comply with all the provisions of the Onondaga County Sanitary Code, as amended, and procure all necessary permits and certifications required

15. The subdivider will obtain all necessary curb cut permits from State, County, or Village Highway departments if any street installed by the subdivider should intersect a State, County or Village highway and will comply with all applicable regulations issued by these departments in respect thereto

16. The will obtain a copy of the Village of Skaneateles specifications and comply in all respects with such specifications for the construction of the following improvements in the proposed subdivision: *Highways, Sidewalks, Sanitary Sewers, Storm Sewers, Electrical Distribution, Street Lighting, Natural Gas Distribution, Water Distribution, Street Curbs, Landscaping, Fire Protection*

17. An Offer No Offer (check one) of dedication of any street or highway shown on the accompanying map is made

18. There Are Are No (check one) existing structures on the land which are not located on the plat. All structures on adjoining properties are shown on the plat with dimensions (distances) from the property lines

19. All easements and right-of-way which effect the proposed subdivision are accurately set forth on the annexed survey map of the entire holdings of the subdivider

20. The subdivider will deliver a performance bond of \$ _____ or complete all of the required improvements before obtaining final subdivision approval

Village of Skaneateles
26 Fennell Street
Skaneateles, NY 13152

315-685-2118

Fax 315-685-0730

21. SUBMISSION OF A SKETCH PLAN – The subdivider will submit to the Secretary of the Planning Board at least ten (10) days prior to the next regular meeting of the Board seven (7) copies of the application for review of the proposed subdivision and seven (7) copies of a sketch plan of the proposed subdivision which shall comply with Article IV Section 190-18 for preliminary discussion. Subdivider shall show all topographic features on adjoining properties which may affect or be affected by surface and spring water damage on the submitted plat.
22. SUBMISSION OF A PRELIMINARY PLAT – The subdivider shall submit to the Secretary of the Planning Board at least ten (10) days prior to the Board’s next regular meeting at least ten (10) copies of the application for conditional approval of the preliminary plat, accompanied by the required fee of **\$150.00 per lot** in the proposed subdivision and payment for all actual engineering costs incurred by the Village of Skaneateles through the date of submission. Also all data required by Article IV, Section 190-19 of these regulations.
23. SUBMISSION OF FINAL PLAT – The subdivider will submit to the Secretary of the Planning Board at least ten (10) days in advance prior to the Board’s next regular meeting at least three (3) copies of the application for final approval of the plat accompanied by the required fee of **\$150.00 per lot** in the proposed subdivision and payment for all actual engineering costs incurred by the Village of Skaneateles through the date of this submission plus all data required by Article IV, Section 190-20 of these regulations.
24. *The applicant declares that all the information contained in this application and all supporting data is true and has made such representation to induce the Village of Skaneateles to approve the proposed subdivision.*

Dated _____



Signature of Applicant

Carl W Gerst Jr

Printed Name of Applicant

Date application received by the Planning Board Secretary _____

Fee Collected \$ _____

By _____

Fee Collected \$ _____

CARL W. GERST
ANNA MARIE GERST
115 E. GENESEE ST.
SKANEATELES, NY 13152-1322
(315) 685-3563

Morgan Stanley

7690

25-80/440

6-18-21
Date

Pay to the
Order of

Village of Skaneateles

\$ 600.⁰⁰

00/100 Dollars



GS

Expense
Analyzer

Carl W. Gerst

For

⑆044000804⑆8902057420732⑆ 7690

UMB Bank, N.A.
Kansas City, MO 64106
1-800-688-3462

MP

Village of Skaneateles
Planning Board Meeting
September 9, 2021
Village Hall Apparatus Bays

Continuation of Sketch Plan Review in the matter of the application of Carl & Anna Marie Gerst to develop the 4 lot Christine Lane subdivision on the parcel bearing tax map number 008.-01-37.1 adjacent to 115 East Genesee Street and 11 Onondaga Street in the Village of Skaneateles.

Present: Bruce Kenan, Chairman *ex officio*
Doug Sutherland, Chairman
Al Giannino, Member
Tyde Richards, Member

Riccardo Galbato, Attorney for the Planning Board
John Crompton, Code Enforcement Officer
Dennis Dundon, Clerk to the Boards

Andy Ramsgard, architect, on behalf of the applicant
Adrienne Drumm, architect, on behalf of the applicant
Carl Gerst, applicant
Gary Gerst, on behalf of the applicant

Guy Donahoe, 4 Woodmere Lane
Bob Eggleston, 1391 E Genesee St
Beth O'Sullivan, 10 Leitch Ave
Jane Cate, 109 E Genesee St
Vera Foehl, 109 E Genesee St
Gael Ryder, 109 E Genesee St
Dave Birchenough, 108 E Genesee St
Dwight Perry, 14 Onondaga St
Ted & Judy Parker, 882 Franklin Street
Bridget Wynne, 32 Leitch Ave
Jeanne St. Claire, 38 Leitch Ave
Rev. Paula Roulette, 15 Onondaga St.
Susanne Guske, 16 Leitch Ave
Dustin Trivissano, 17 Onondaga St
Jill Marshall, 20 Leitch Ave
Mark McSwain, 26 Leitch Ave
Greg Ripich, 7 Onondaga St
James Alexander, 24 Leitch Ave

Barbara Collins, 47 Academy St
Bill Collins, 47 Academy St

Excused: Connie Brace, Member
Stephen Hartnett, Member

At 7:09 pm, Chairman Kenan called for the continuation of the Gerst subdivision matter for 115 East Genesee Street.

Mr. Ramsgard explained that there have been concerns expressed regarding the water flows and drainage on the subject property. With the intensity of some recent weather events he has developed real-world information regarding drainage in the area. He recalled a rain event on August 17 where the water overflowed the Village storm utility capability causing what he termed “whitecapping” of several manholes. On that date storm water was coming out of a manhole on E Genesee Street. Mr. Ramsgard made observations during and immediately after the rain. While the Village code requires designing for a 25 year storm, the code does not specify the measurement period to be used. He said they are designing for a 100 year storm over a 24 hour period.

As part of the work undertaken after the Gerst’s drainage study was completed, the Village installed a 36 inch storm main (rated for a 50 year storm) for upland water that flows from the property into the Village storm sewer system that routes water to Skaneateles Creek. The storm main on Genesee Street receives water from Genesee and Onondaga Streets as well as the Gerst property and is only 18 inches and is under capacity for heavy rain events.

There are 4 distinct sections/areas upland that flow to the Gerst property—the Highland flow, the Elizabeth/Leitch flow, the Onondaga flow and the Ramble Wood flow. July was the rainiest month ever recorded with over 9 inches of rain, and so the upland areas were already wet. He mentioned a berm behind the apartments that diverts water to Leitch Avenue. The Ramble Wood detention basin is not working; 100% of the water entering was flowing out immediately. He noted that the design for the subdivision detention basin should help to improve conditions in the area. It will pick up Onondaga flows into the new basin and it will also take Elizabeth and Leitch flows as well. It should assist in dewatering to evacuate water from the existing site to the new basin. He noted that starting with the Marshall property on Leitch, everyone is uphill from the proposed development site. This project will have a positive effect on water drainage in the neighborhoods around it.

Chairman Kenan asked if any members had comments or questions for the applicant? Member Sutherland asked who the Board would use for engineering services? The consensus was TDK, the Planning Board engineer. Member Sutherland said that if the property is going to be developed, he considers this a good design. Houses will probably not have a much different impact on traffic than the existing apartments. Water flow management is an important consideration. Good screening will be required and will also help the water flow. I would

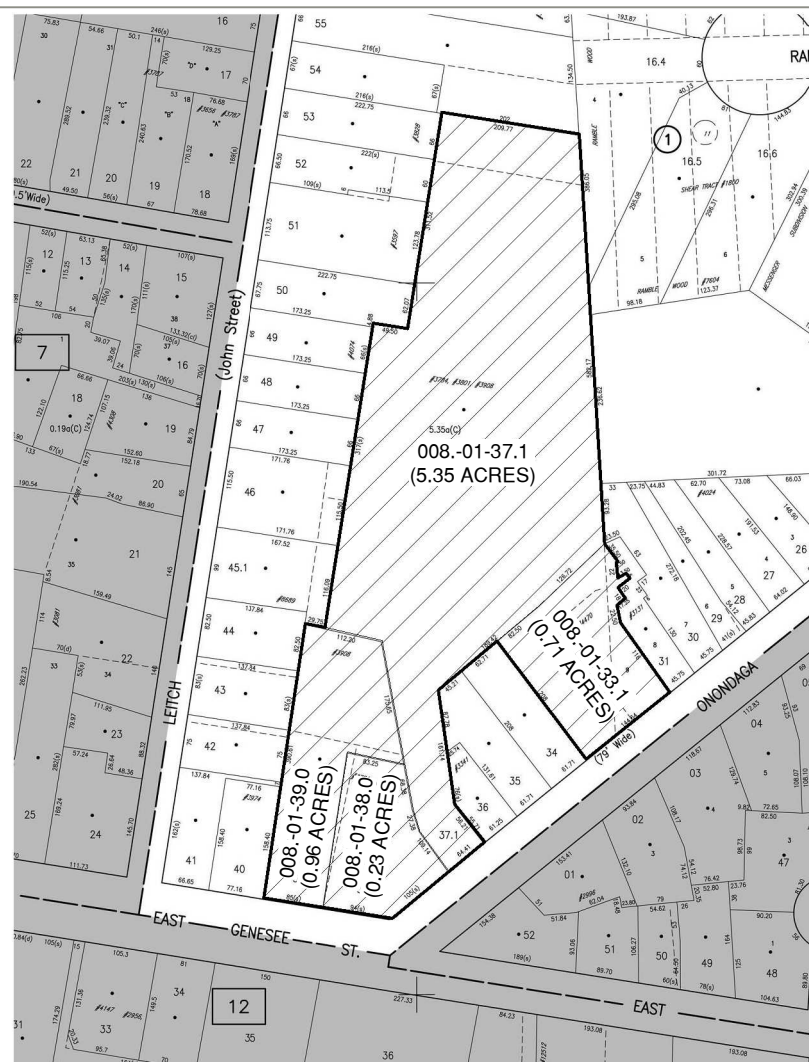
support moving from the sketch plan to design development. Chairman Kenan underscored screening and storm water as important attributes, and said that engineering input would be desirable for water management and design.

Following a brief discussion, the Board recommended that the developer proceed and that the Board proceed to obtain estimates for the amount of the escrow account needed for this project. Mr. Dundon will contact the engineers.

This matter was concluded at 7:37 pm.

Respectfully submitted,

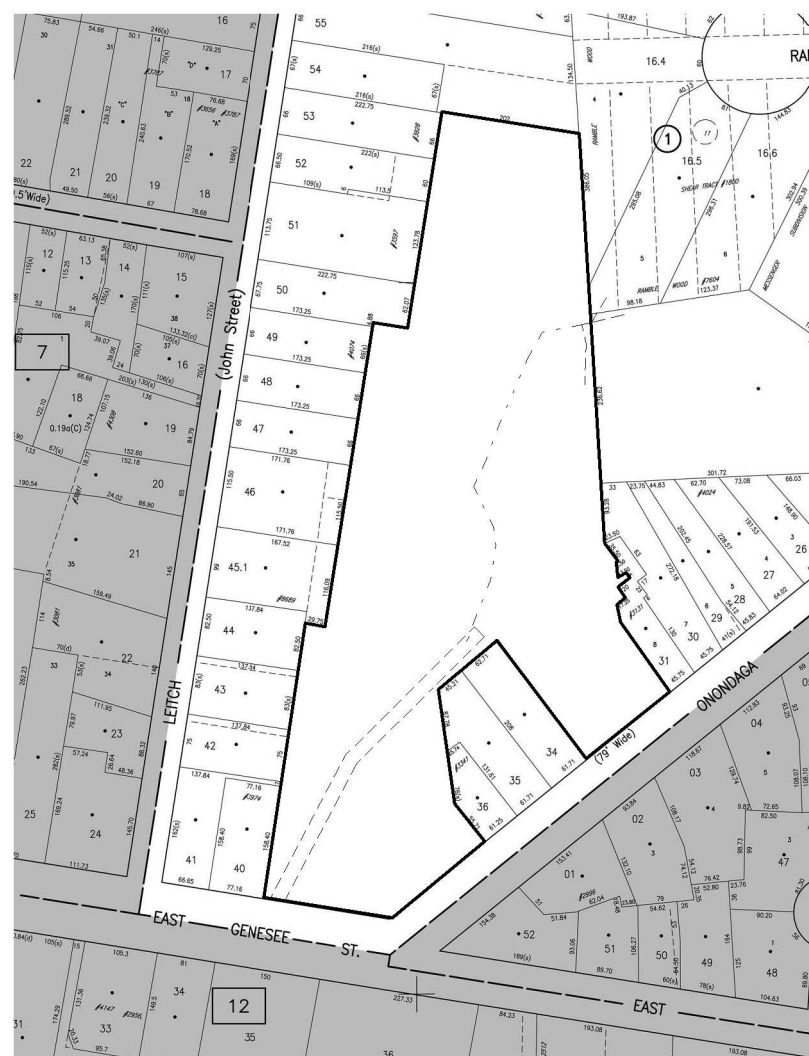
Dennis Dundon, Clerk to the Boards



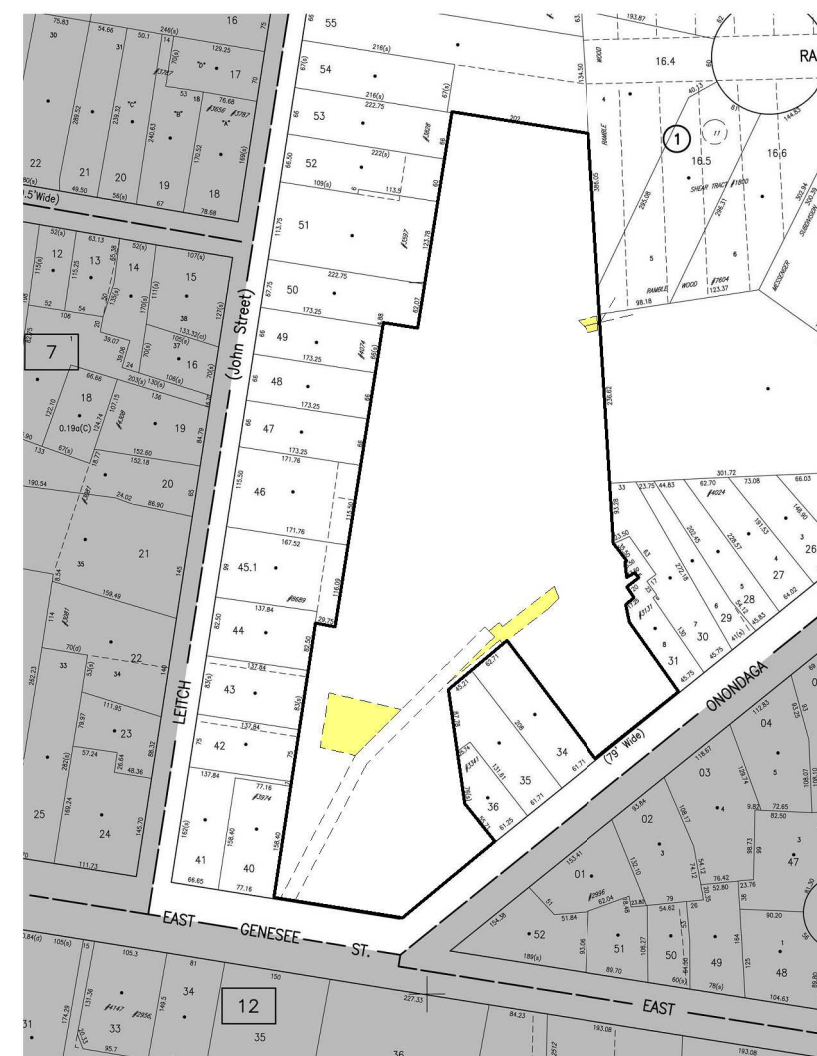
PROPERTIES TO BE SUBDIVIDED



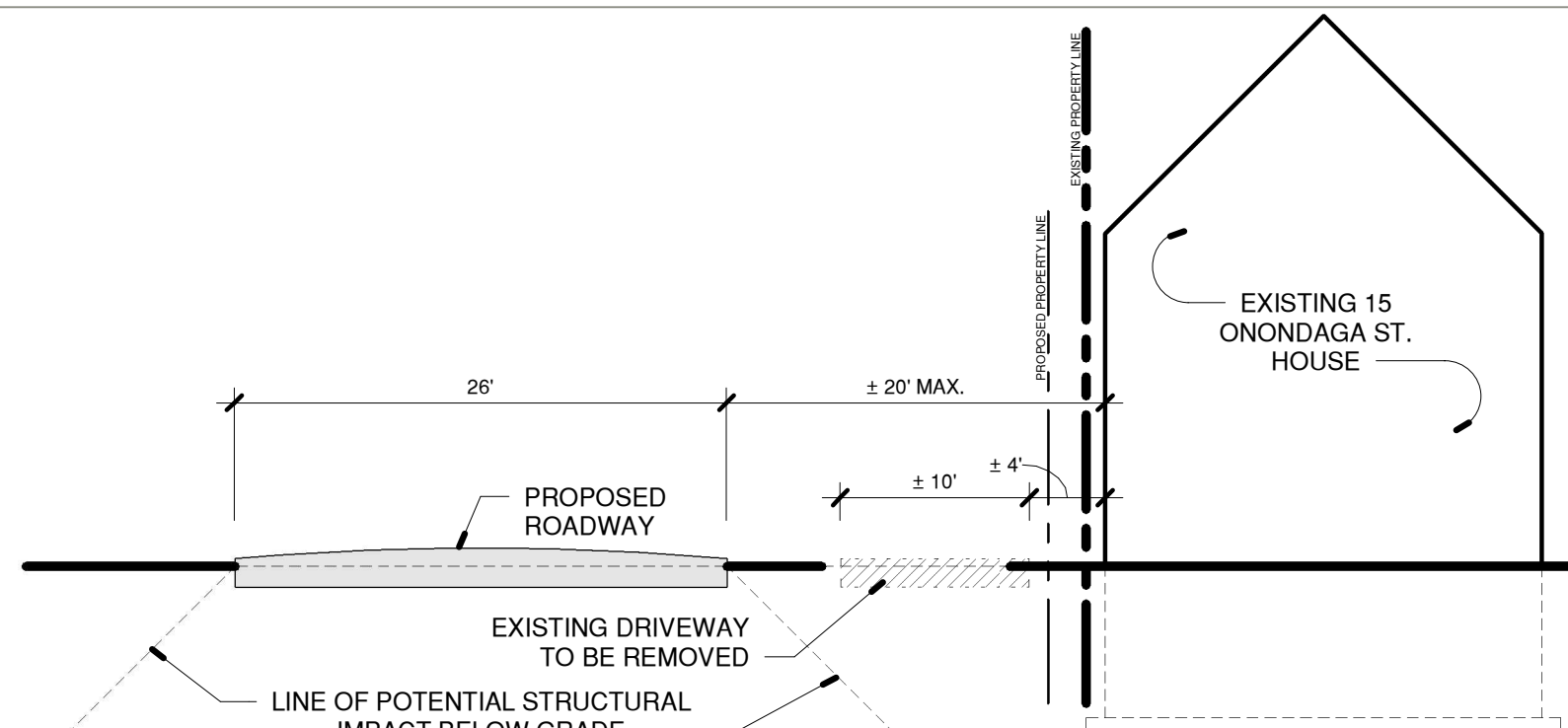
PROPOSED LOT LINES



EXG. EASEMENTS



PROPOSED DRAINAGE EASEMENT



15 Onondaga Relation to Proposed Roadway

SCALE: 1" = 10'-0"

R.O.W. COVERAGE
 R.O.W. AREA: 43,086 SF
 GREENSPACE: 18,100 SF
 ROAD: 21,656 SF
 SIDEWALK: 3,330 SF
 TOTAL COVERAGE: 24,986 SF

LOT #1 COVERAGE
 LOT AREA: 66,253 SF
 COVERAGE: 4,429 SF
 DRIVEWAY: 1,933 (NOT INCLUDED)
 TOTAL OPEN SPACE: 93.3%

LOT #2 COVERAGE
 LOT AREA: 40,070 SF
 COVERAGE: 3,957 SF
 DRIVEWAY: 2,088 (NOT INCLUDED)
 TOTAL OPEN SPACE: 90.1%

LOT #3 COVERAGE
 LOT AREA: 38,080 SF
 COVERAGE: 3,540 SF
 DRIVEWAY: 2,228 SF (NOT INCLUDED)
 TOTAL OPEN SPACE: 88.2%

LOT #4 COVERAGE
 LOT AREA: 52,970 SF
 COVERAGE: 3,694 SF
 DRIVEWAY: 2,095 SF (NOT INCLUDED)
 TOTAL OPEN SPACE: 89%

11 ONONDAGA COVERAGE
 LOT AREA: 18,970 SF
 COVERAGE: 2,774 SF
 DRIVEWAY: 3,840 SF (NOT INCLUDED)
 TOTAL OPEN SPACE: ± 85.4%

115 E GENESEE ST. COVERAGE
 LOT AREA: 79,253 SF
 COVERAGE: 6,403 SF
 DRIVEWAY: 5,837 SF (NOT INCLUDED)
 TOTAL OPEN SPACE: 92%

TOTAL AREA: 323,826 SF

SITE PLAN KEY

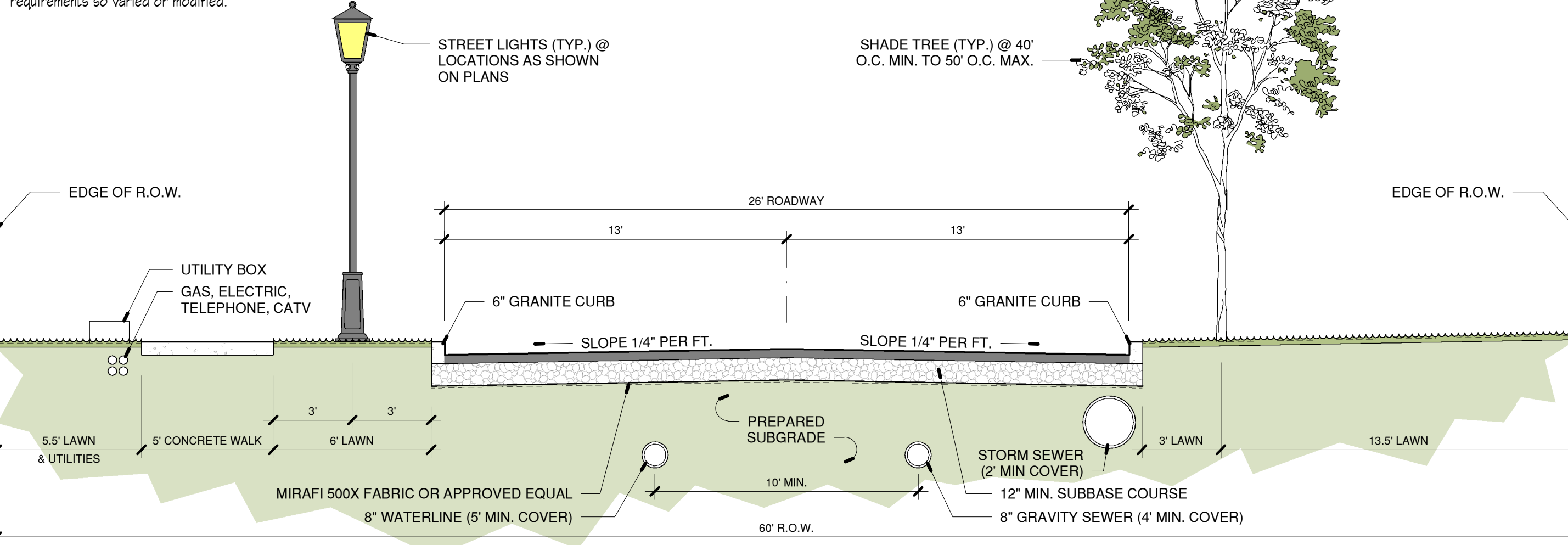
- PROPOSED TOPOGRAPHY
- EXISTING TOPOGRAPHY
- EXISTING STREET ADDRESS
- PROPOSED LOT
- PROPOSED TREE
- PROPOSED STREET LIGHT
- STREET CENTERLINE
- PROPERTY LINE
- SETBACK LINE
- EASEMENT
- PROPOSED U.G. UTILITIES
- PROPOSED SEWER LINE
- PROPOSED EASEMENT
- GRASS
- BUILDABLE GRASS AREA
- PROPOSED CONVEYANCE
- PROPOSED BUILDINGS
- PROPOSED DEMOLITION
- EXISTING BUILDINGS
- PROPOSED ASPHALT
- PROPOSED SIDEWALK

DENSITY CONTROL SCHEDULE

	REQD./ALLOWED	A-2 DISTRICT				115 E GENESEE ST.	11 ONONDAGA ST.
		LOT #1	LOT #2	LOT #3	LOT #4		
MINIMUM LOT AREA	30,000 SF	± 66,253 SF	± 40,070 SF	± 38,080 SF	± 52,970 SF	± 79,253 SF	± 18,970 SF
MINIMUM LOT WIDTH	100 FT	± 242 FT	± 215 FT	± 100 FT	± 100 FT	± 190.4 FT	± 85.5 FT
MINIMUM OPEN SPACE	85%	± 93.3%	± 90.1%	± 93%	± 93%	± 85.4%	± 85.4%
MINIMUM FRONT YARD SETBACK	30 FT	± 30 FT	± 30 FT	± 30 FT	± 30 FT	± 44.85 FT	± 23.61 FT (P.E.N.C.)
MINIMUM SIDE YARD SETBACK (1)	15 FT	± 48.33 FT	± 20 FT	± 15 FT	± 15 FT	± 42.7 FT	± 18.46 FT
MINIMUM SIDE YARD SETBACK (2)	15 FT	± 116.86 FT	± 117.01 FT	± 20 FT	± 20 FT	± 114.24 FT	± 52.71 FT
MINIMUM SIDE YARD SETBACK (BOTH)	35 FT	± 165.14 FT	± 122.01 FT	± 40 FT	± 35 FT	± 161.44 FT	± 51.23 FT
MINIMUM REAR YARD SETBACK	35 FT	± 78.34 FT	± 116.31 FT	± 151.04 FT	± 215.25 FT	± 175.63 FT	± 120.71 FT
MAXIMUM WIDTH OF STRUCTURE (% LOT WIDTH)	65%	± 30%	± 32%	± 54%	± 4%	± 32%	± 42%
MAXIMUM BUILDING HEIGHT	2.5 STORES or 35 FT	2.5 STORES	2.5 STORES	2.5 STORES	2.5 STORES	2.5 STORES	2.5 STORES
MINIMUM LIVABLE FLOOR AREA	1,200 SF	± 4,500 SF	± 4,000 SF	± 3,100 SF	± 3,400 SF	± 6,362 SF	± 2,786 SF

* Village of Skaneateles Zoning Ordinance, Chapter 190. Subdivision of Land, Article III. General Requirements and Design Standards

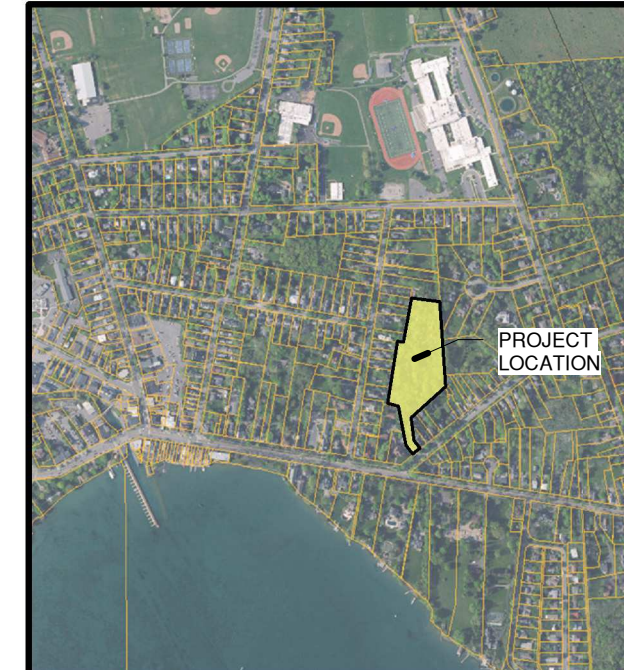
§ 190-10. Minimum requirements.
 In considering applications for subdivision of land, the Planning Board shall be guided by the standards set forth hereinafter. Said standards shall be considered to be minimum requirements and shall be waived by the Board only under circumstances set forth in Article V herein.
 § 190-22. Waiver of improvements.
 Where the Planning Board finds that, due to the special circumstances of a particular plat, the provision of certain required improvements is not requisite in the interest of the public health, safety and general welfare or is inappropriate because of inadequacy or lack of connecting facilities adjacent or in proximity to the proposed subdivision, it may waive such requirements subject to appropriate conditions.
 § 190-23. Conditions.
 In granting variances and modifications, the Planning Board shall require such conditions as will, in its judgment, secure substantially the objectives of the standards or requirements so varied or modified.



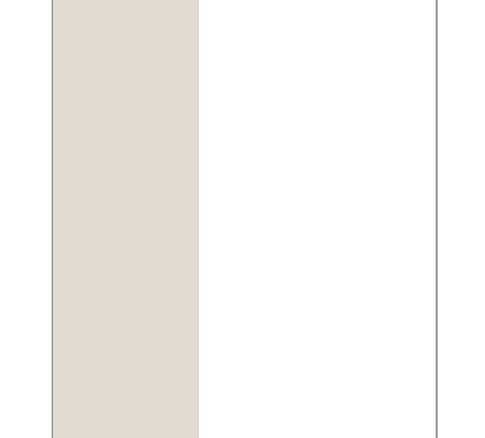
2 Typical Road Section
 SCALE: 1/4" = 1'-0"



1 Site Plan
 SCALE: 1" = 60'-0"



Key Plan
 SCALE: 1/2" = 1'-0"



THE CONTRACTORS SHALL VERIFY ALL DIMENSIONS AT THE SITE AND PROMPTLY NOTIFY THE ARCHITECT IN WRITING OF ANY DISCREPANCIES.
 COPYRIGHT ALL DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF THE ARCHITECT AND SHALL BE USED ONLY ON THE JOB DESIGNATED.
 PART 69.5(B) OF TITLE VII OF THE EDUCATION LAW OF NEW YORK PROHIBITS ANY AND ALL ALTERATIONS TO THE DRAWING OR DOCUMENT BY ANY PERSON UNLESS ACTING UNDER THE DIRECTION OF A LICENSED ARCHITECT. ANY SUCH ALTERATIONS SHALL BE NOTED, SEALED AND SIGNED BY THE ALTERING ARCHITECT IN ACCORDANCE WITH THE REQUIREMENTS OF PART 69.5(B).

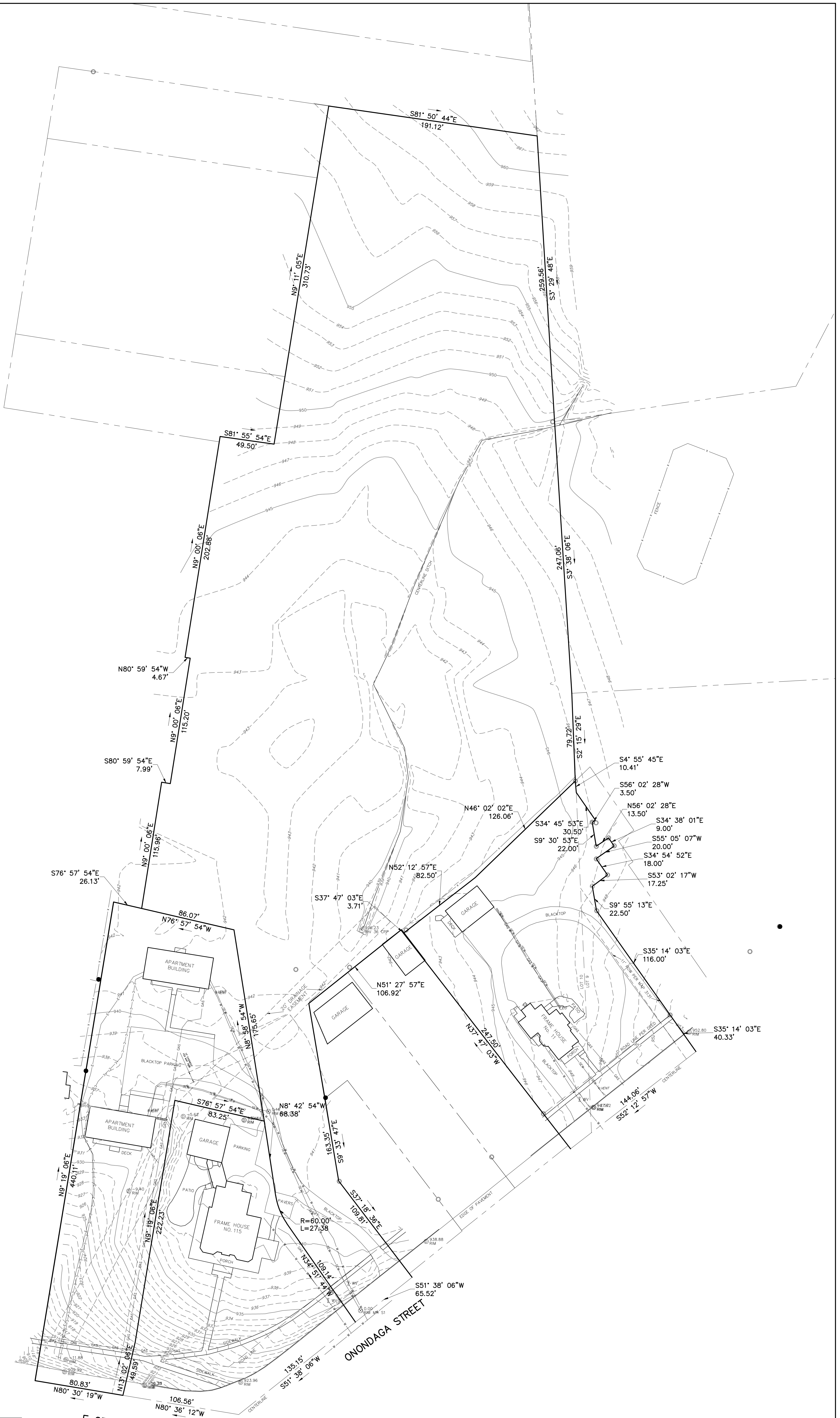
REVISIONS

#	REVISION	DATE

Subdivision Scheme

PROJECT NO. 2103
 DRAWN BY: AGD
 SCALE: As indicated
 DATE: 9/9/2021

S-1.1



LEGEND

CONCRETE MONUMENT FOUND	□
IRON PIPE FOUND	○
IRON ROD FOUND	●
IRON ROD SET	⊙
UTILITY POLE	⊖
OVER HEAD WIRE	— — — — —
CONTOUR LINE	— 878 —



SURVEY SUBJECT TO ANY STATE OF FACTS AN ACCURATE AND UP TO DATE ABSTRACT OF TITLE WILL SHOW.
 THE UNDERSIGNED SURVEYOR HEREBY CERTIFIES THAT THIS IS AN ACCURATE MAP OF AN ACTUAL SURVEY COMPLETED 07-12-2021.

PAUL J. OLSZEWSKI, P.L.S. LICENSE No. 50212

UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7206, SUB-DIVISION 2, OF THE NEW YORK STATE EDUCATION LAW.
 COPIES FROM THE ORIGINAL OF THIS SURVEY MAP NOT MARKED WITH AN APPROVAL OF THE LAND SURVEYOR'S PAPER SEAL OR HIS EMBOSSED SEAL SHALL NOT BE CONSIDERED TO BE A VALID TRUE COPY.

PARCELS OF LAND	
VILLAGE OF SKANEATELES	
COUNTY OF ONONDAGA	STATE OF NEW YORK
PAUL JAMES OLSZEWSKI, P.L.S., PLLC 51 FENNEL STREET SKANEATELES NEW YORK, 13152	
315-488-5552	pjosurvey.com

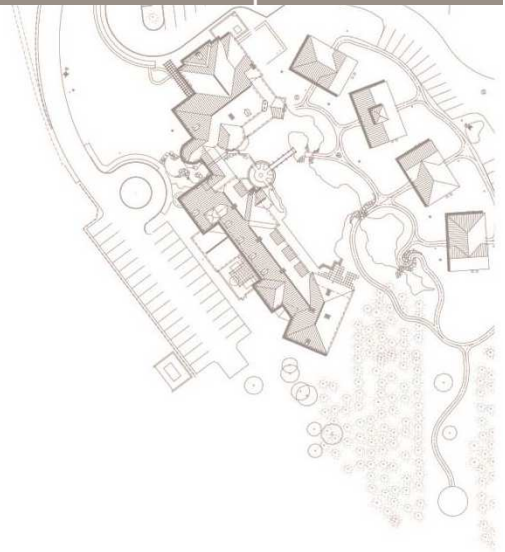
July 13, 2021

To Village of Skaneateles Planning Board
26 Fennell St.
Skaneateles, NY 13152

Cc Additional Recipients

From Andrew J. Ramsgard RA, AIA, LEED AP

Project Proposed "Christine Lane" Subdivision Sketch Plan
Project No. 2103



Dear Board Members

The proposed "Christine Lane" four-lot subdivision is 5.35-acre parcel located in the central block of land defined by Genesee Street, Onondaga, East Street, and Leitch Ave in the Village of Skaneateles. The nearest intersection is approximately 500 feet away at the corner of Genesee Street and Onondaga. The lot is currently zoned A-2 and is vacant, but contains some foundation remains of an old horse barn as well as a 36" culvert and drainage easement maintained by the Village of Skaneateles.

Carl and Anna Marie Gerst own the entire 5.35-acre parcel of the proposed four lot subdivision as well as the three additional parcels with proposed lot line changes at 107 & 115 East Genesee Street and 11 Onondaga Street (tax map numbers and addresses are shown on the attached drawings). The four-parcel area is approximately 7.25 acres. Proposed zoning lines and easements are shown on the plan as well as the building locations and approximate square footage of use area in each.

The two apartment buildings (located at 107 East Genesee Street and containing a total of eight dwellings), the associated parking lot, and access road will be removed. The area of this lot will then be conveyed to 115 East Genesee Street.

The existing and proposed utility access for Water, Sewer, Electrical and Gas are serviced underground from Onondaga street. The existing and proposed storm and spring water improvements will utilize the same path that currently exists via the Village of Skaneateles drainage Easement to East Genesee Street. The proposed pattern of the four-lot subdivision is shown on the plan. Lots vary in size from 38,080 – 66,253 SQFT. (Lot width and depth vary and are shown on the individual lots).

The street layout, lots, and drainage is planned to be tailored to the topography as to minimize the erosion potential in areas affected by the subdivision. Large portions of the post-agricultural vegetation and wooded areas are being retained on all the adjacent sides of the proposed plan. Many areas will be infilled with denser trees and vegetation where thin spots exist along the current parcel boundaries.

Removal of spring and surface water in the proposed "Christine Lane" Subdivision is based on the natural drainage patterns coming from the Ramble Wood Drive water clarity basin into the Village of Skaneateles Culvert located in the existing drainage easement. Proper additional improvements will be made for adequate storm drainage facilities per section 190-16B of the Village of Skaneateles Zoning Ordinance. A fore-bay water clarity detention basin is being proposed downstream of the proposed lots for collection of the runoff from the street, lawns, paved areas, and roof areas. The existing natural depression left from the removed parking area and apartments on lot 107 will be smoothed and graded so that no trees will be disturbed by its placement.

Drainage improvements, with the basis of design being a 25-year storm interval with a minimum runoff coefficient of 0.4 as required in 190-16B drainage facilities, shall be located adjacent to the Village of Skaneateles 36" culvert. A perpetual, unobstructed easement of appropriate width will be conveyed. A preliminary drainage study has been done to study the effect of each subdivision on the existing downstream drainage facilities outside the area of the subdivision and is provide for the review of the Village Engineer.

A SWIPP plan will be filed with Onondaga County, DEC and the Village of Skaneateles in order to ensure that surrounding land and watercourses will not be subject to siltation or erosion. A Short Form EAF is also attached to the proposal.

Sincerely,

Andrew J. Ramsgard
Ramsgard

SKETCH PLAN

PROPOSED CHRISTINE LANE SUBDIVISION



SKETCH PLAN
PROPOSED CHRISTINE LANE SUBDIVISION

