

Village of Skaneateles
26 Fennell Street
Skaneateles, NY 13152
315-685-2118
Fax 315-685-0730
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FEB 14 2024

CH# 678
pd 2/29/24
\$1,050.00

APPLICATION FOR APPROVAL OF PROPOSED SUBDIVISION PLAT

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

Date FEB 14, 2024

Applicant(s) Name(s) Devin Daly

Revocable Trust Inheritance

Address 344 S Warren Street 200

Syracuse, N.Y. 13202

Telephone 315-430-5672

Cell 315-430-5672

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 ORCHARD RD EXTENSION SUBDIVISION
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 4.95 acres
6. The proposed subdivision lies within the (circle one) A1 A2 A3 A4 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: 003-05-06,0
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.

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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 60 (number) of lots at this time encompassing 60.95 acres
12. Describe the development plans for all land which is not included in this application
4 Building lots, Delisted lot with retaining 3.16 Acres
to not be developed but put in conservation with easement for creek
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


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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 \$100.00 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 \$100.00 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 Feb 13, 2024

Signature of Applicant
Devin Daly
Printed Name of Applicant

Date application received by the Planning Board Secretary _____
By _____
Fee Collected \$ _____
Fee Collected \$ _____

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FLOODPLAIN DEVELOPMENT PERMIT APPLICATION

APPLICATION # _____
This form is to be filled out in duplicate.
SECTION 1: GENERAL PROVISIONS (APPLICANT to read and sign):

1. The Applicant shall complete the following form and provide all support documentation required to satisfy the conditions of Section 115-13 of the Village of Skaneateles Code (see Attachment A for additional information). Additionally, proposed floodplain development shall also conform to all applicable Village ordinances and site plan review criteria. All applications shall reference the Federal Emergency Management Agency's (FEMA) Flood Insurance Study and Flood Insurance Rate Maps prepared for Onondaga County (Effective Date: November 2016).
No work may start until a permit is issued.
2. The permit may be revoked if any false statements are made herein.
3. If revoked, all work must cease until permit is re-issued.
4. Development shall not be used or occupied until a Certificate of Compliance is issued.
5. The permit is invalid if no work is commenced within six months of issuance, and expires 2 years from date of issuance.
6. Applicant is hereby informed that other permits may be required to fulfill local, state and federal regulatory requirements.
7. Applicant hereby gives consent to the Local Administrator or his/her representative to make reasonable inspections required to verify compliance.
8. I, THE APPLICANT, CERTIFY THAT ALL STATEMENTS HEREIN AND IN ATTACHMENTS TO THIS APPLICATION ARE, TO THE BEST OF MY KNOWLEDGE, TRUE AND ACCURATE.
9. (APPLICANT'S SIGNATURE) _____ DATE FEB 29, 2024

SECTION 2: PROPOSED DEVELOPMENT (To be completed by APPLICANT)

APPLICANT NAME _____ ADDRESS _____ TELEPHONE _____
DEVIN DAVY 3449 WILKINSON STREET STRAUSSE 315 4305672
BUILDER SITE 200 NY 13202
ENGINEER EDWARD REID ENGINEERING 2460 CEMETERY RD 315 569 4328
PARLIS, NY 13063

PROJECT LOCATION:

To avoid delay in processing the application, please provide enough information to easily identify the project location. Provide the street address, lot number or legal description (attach) and, outside urban areas, the distance to the nearest intersecting road or well-known landmark. A map attached to this application, and a sketch showing the project layout would be helpful.

NORTH END ORCHARD ROAD / NORTH OF PARLISIDE DEVELOPMENT
TAX MAP 003-05-060 SKANEATELES CREEK ON EAST
BOUNDRY NW CORNER OF VILLAGE BOUNDRY
SEE DRAWING 03101 FEB 29, 2024

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DESCRIPTION OF WORK (Check all applicable boxes):

A. STRUCTURAL DEVELOPMENT

ACTIVITY	STRUCTURE TYPE	NO STRUCTURES IF FLOOD PRONE
<input type="checkbox"/> New Structure	<input type="checkbox"/> Residential (1-4 Family)	
<input type="checkbox"/> Addition	<input type="checkbox"/> Residential (More than 4 Family)	
<input type="checkbox"/> Alteration	<input type="checkbox"/> Non-residential (Floodproofing? Yes)	
<input type="checkbox"/> Relocation	<input type="checkbox"/> Combined Use (Residential & Commercial)	
<input type="checkbox"/> Demolition	<input type="checkbox"/> Manufactured (Mobile) Home	
<input type="checkbox"/> Replacement	<input type="checkbox"/> (In Manufactured Home Park? Yes No)	

ESTIMATED COST OF PROJECT \$ 0-

B. OTHER DEVELOPMENT ACTIVITIES:

- Fill Mining Drilling Grading
- Excavation (Except for Structural Development Checked Above)
- Watercourse Alteration (Including Dredging and Channel Modifications)
- Drainage Improvements (Including Culvert Work), Stormwater Control Structures or Ponds
- Road, Street or Bridge Construction
- Subdivision (New or Expansion)
- Individual Water or Sewer System
- Other (Please Specify) _____

After completing SECTION 2, APPLICANT should submit form to Local Administrator for review.

SECTION 3: FLOODPLAIN DETERMINATION (To be completed by LOCAL ADMINISTRATOR)

The proposed development is located on FIRM Panel No. 283/279, Dated 11.4.2016.

The Proposed Development:

The proposed development is reasonably safe from flooding. Entire property is in Zone B, C or X.

The proposed development is in adjacent to a flood prone area.

100-Year flood elevation at the site is:

858 Ft. NGVD 1929/ NAVD 1988 (MSL)

Unavailable

See Section 4 for additional instructions for development that is or may be in a flood prone area.

SIGNED _____ DATE _____

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SECTION 4: ADDITIONAL INFORMATION REQUIRED (To be completed by LOCAL ADMINISTRATOR)

The applicant must submit the documents checked below before the application can be processed:

- A site plan showing the location of all existing structures, water bodies, adjacent roads, lot dimensions and proposed development.
- Development plans and specifications, drawn to scale, including where applicable: details for anchoring structures, proposed elevation of lowest floor (including basement), types of water resistant materials used below the first floor, details of floodproofing of utilities located below the first floor, details of enclosures below the first floor, openings in foundation for entry and exit of floodwaters.
- Other _____

Elevation Certificate

Subdivision or other development plans (If the subdivision or other development exceeds 50 lots or 5 acres, whichever is the lesser, the applicant must provide 100-year flood elevations if they are not otherwise available).

Plans showing the watercourse location, proposed relocations, Floodway location.

Topographic information showing existing and proposed grades, location of all proposed fill.

Top of new fill elevation _____ Ft. NGVD 1929/ _____ NAVD 1988 (MSL)

PE Certification of Soil Compaction

Floodproofing protection level (non-residential only) _____ Ft. NGVD 1929/ _____ NAVD 1988 (MSL)
For floodproofed structures, applicant must attach certification from registered engineer or architect.

Other: _____

SECTION 5: PERMIT DETERMINATION (To be completed by LOCAL ADMINISTRATOR)

I have determined that the proposed activity:

- A. Is
- B. Is not

in conformance with provisions of Local Law # _____ (v/r) _____. This permit is hereby issued subject to the conditions attached to and made part of this permit.

SIGNED _____, DATE _____

If BOX A is checked, the Local Administrator may issue a Development Permit upon payment of designated fee.
If BOX B is checked, the Local Administrator will provide a written summary of deficiencies. Applicant may revise and resubmit an application to the Local Administrator or may request a hearing from the Board of Appeals.

Expiration Date: _____

APPEALS: Appealed to Board of Appeals? Yes No

Hearing date: _____

Appeals Board Decision --- Approved? Yes No

Conditions: _____

SECTION 6: AS-BUILT ELEVATIONS (To be submitted by APPLICANT before Certificate of Compliance is issued)

The following information must be provided for project structures. This section must be completed by a registered professional engineer or a licensed land surveyor (or attach a certification to this application). Complete 1 or 2 below.

1. Actual (As-Built) Elevation of the top of the lowest floor, including basement (in Coastal High Hazard Areas), bottom of lowest structural member of the lowest floor, excluding piling and columns) is: _____ FT.
 _____ NGVD 1929/ _____ NAVD 1988 (MSL).
 Attach Elevation Certificate FEMA Form 81-31
2. Actual (As-Built) Elevation of floodproofing protection is _____ FT. _____ NGVD 1929/ _____ NAVD 1988 (MSL).
 Attach Floodproofing Certificate FEMA Form 81-65

NOTE: Any work performed prior to submittal of the above information is at the risk of the Applicant.

SECTION 7: COMPLIANCE ACTION (To be completed by LOCAL ADMINISTRATOR)

The LOCAL ADMINISTRATOR will complete this section as applicable based on inspection of the project to ensure compliance with the community's local law for flood damage prevention.

INSPECTIONS:	DATE	BY	DEFICIENCIES?	YES	NO
	DATE	BY	DEFICIENCIES?	YES	NO
	DATE	BY	DEFICIENCIES?	YES	NO

SECTION 8: CERTIFICATE OF COMPLIANCE (To be completed by LOCAL ADMINISTRATOR)

Certificate of Compliance issued: DATE: _____

BY: _____

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Attachment A
Section 115-13 of the
Village of Skaneateles Code

§115-13. Application for permit.

The applicant shall provide the following information as appropriate.

Additional information may be required on the permit application form.

- A. The proposed elevation, in relation to mean sea level, of the lowest floor (including basement or cellar) of any new or substantially improved structure to be located in Zone A1-A30, AE or AH, or Zone A if base flood elevation data are available. Upon completion of the lowest floor, the permittee shall submit to the local administrator the as-built elevation, certified by a licensed professional engineer or surveyor.
- B. The proposed elevation, in relation to mean sea level, to which any new or substantially improved nonresidential structure will be floodproofed. Upon completion of the floodproofed portion of the structure, the permittee shall submit to the local administrator the as-built floodproofed elevation, certified by a professional engineer or surveyor.
- C. A certificate from a licensed professional engineer or architect that any utility floodproofing will meet the criteria in § 115-16C, Utilities.
- D. A certificate from a licensed professional engineer or architect that any nonresidential floodproofed structure will meet the floodproofing criteria in § 115-18, Nonresidential structures.
- E. A description of the extent to which any watercourse will be altered or relocated as a result of proposed development. Computations by a licensed professional engineer must be submitted that demonstrate that the altered or relocated segment will provide equal or greater conveyance than the original stream segment. The applicant must submit any maps, computations or other material required by the Federal Emergency Management Agency (FEMA) to revise the documents enumerated in § 115-6, when notified by the local administrator, and must pay any fees or other costs assessed by FEMA for this purpose. The applicant must also provide assurances that the conveyance capacity of the altered or relocated stream segment will be maintained.
- F. A technical analysis, by a licensed professional engineer, if required by the local administrator, which shows whether proposed development to be located in an area of special flood hazard may result in physical damage to any other property.
- G. In Zone A, when no base flood elevation data are available from other sources, base flood elevation data shall be provided by the permit applicant for subdivision proposals and other proposed developments (including proposals for manufactured home and recreational vehicle parks and subdivisions) that are greater than either 50 lots or five acres.

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Attachment B

**SAMPLE
CERTIFICATE OF COMPLIANCE
for Development in a Special Flood Hazard Area**

1

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CERTIFICATE OF COMPLIANCE
FOR DEVELOPMENT IN A SPECIAL FLOOD HAZARD AREA
(Owner Must Retain This Certificate)

Premises located at: ORCHARD ROAD
TAX MAP 003-05-06.0

Owner: DEVIN DALY

Owner's Address: REVOCABLE TRUST LAURENCE MONT JUBESTHIEUT
344 S. WARREN STREET 200
STRACUSE, NY 13202

Permit No. _____ Permit Date: _____

Check One:
 New Building
 Existing Building
 Fill
 Other: SUBDIVISION

The Local Floodplain Administrator is to complete a. or b. below:

- a. Compliance is hereby certified with the requirements of Local Law No. _____, (yr) _____, as Signed: _____ Dated: _____
- b. Compliance is hereby certified with the requirements of Local Law No. _____, (yr) _____, as modified by variance no. _____, dated _____, Signed: _____ Dated: _____

EGGLESTON & KRENZER ARCHITECTS, PC
The Trolley Bldg
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February 14, 2024

Village of Skaneateles Planning Board
26 Fennell Street,
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ORCHARD RD
Re: ~~Parkside~~ Extension Subdivision - Orchard Road
Sketch Plan review
Tax ID # 003-05-06.0

NARRATIVE

The Daly property is 47.2 acres with 6.95 acres in the Village and 40.7 acres in the Town. Access is from the end of Orchard Road in the Village and an 18 ft access easement off Old Seneca Turnpike. Skaneateles Creek forms the eastern boarder which includes some Federal Wetlands and Flood Plain. The City of Syracuse water line easement follows the Skaneateles Creek to the east and the National Grid power line easement is at the far east point. the property is a combination of forest and abandoned farm land. The Village portion of the property is in the Residential B zoning District, Skaneateles Creek Overzone and Floodway Fringe Overzone.

This subdivision application is to create six building lots within the Village with the extension of Orchard Road about 300 ft including utilities and will terminate in an isolated circle. The proposed lots will range in size from 19,736 SF to 25,488 SF whereas 10,000 SF is required. Lot widths will be 92 ft to 93.88 ft whereas 65 ft is required. These lots will be subject to the Residential B Design Standards (Section 225-17). 3.16 acres remaining within the Village will remain undeveloped and put into Conservation. The owner is considering continuing the Creek Walk already established in the Parkside Development. There is the opportunity to continue a Creek Walk easement on the length of the Town portion of the property.

The owner currently intends to keep the Town portion of the property undeveloped for his own personal use. He may want to build a storage building on it and have direct access from Orchard Road by means of a 40 ft wide access easement for a driveway across Lots 3 and 4. In addition, the 40 ft easement will continue along the north side of Lot 4 to allow permant access to the Conservation Lot. He is not expecting to have Village utilities serve the Town portion of the property.

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Civil Engineer: Ed Reid, Edward Reid Engineering, PLLC
Architect: Bob Eggleston, Eggleston & Krenzer Architects, PC
Attorney: TBS
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Tax ID # 003-05-06.0

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The owner currently intends to keep the Town portion of the property undeveloped for his own personal use. He may want to build a storage building on it and have direct access from Orchard Road by means of a 40 ft wide access easement for a driveway across Lots 3 and 4. In addition, the 40 ft easement will continue along the north side of Lot 4 to allow permanent access to the Conservation Lot. He is not expecting to have Village utilities serve the Town portion of the property.

Applicant/Owner: Devin Daly – Revocable Trust Lakelront Investment
Surveyor: Paul Olszewski, Paul James Olszewski P.L.S. PLLC
Civil Engineer: Ed Reid, Edward Reid Engineering, PLLC
Architect: Bob Eggleston, Eggleston & Krenzer Architects, PC
Attorney: TBS
(315) 685-8144

EGGLESTON & KRENZER ARCHITECTS, PC

The Trolley Bldg
1391 East Genesee Street
Skaneateles, New York 13152

February 14, 2024

Village of Skaneateles Planning Board
26 Fennell Street,
Skaneateles, NY 13152

Re: Parkside Extension Subdivision - Orchard Road
Sketch Plan review
Tax ID # 003-05-06.0

NARRATIVE

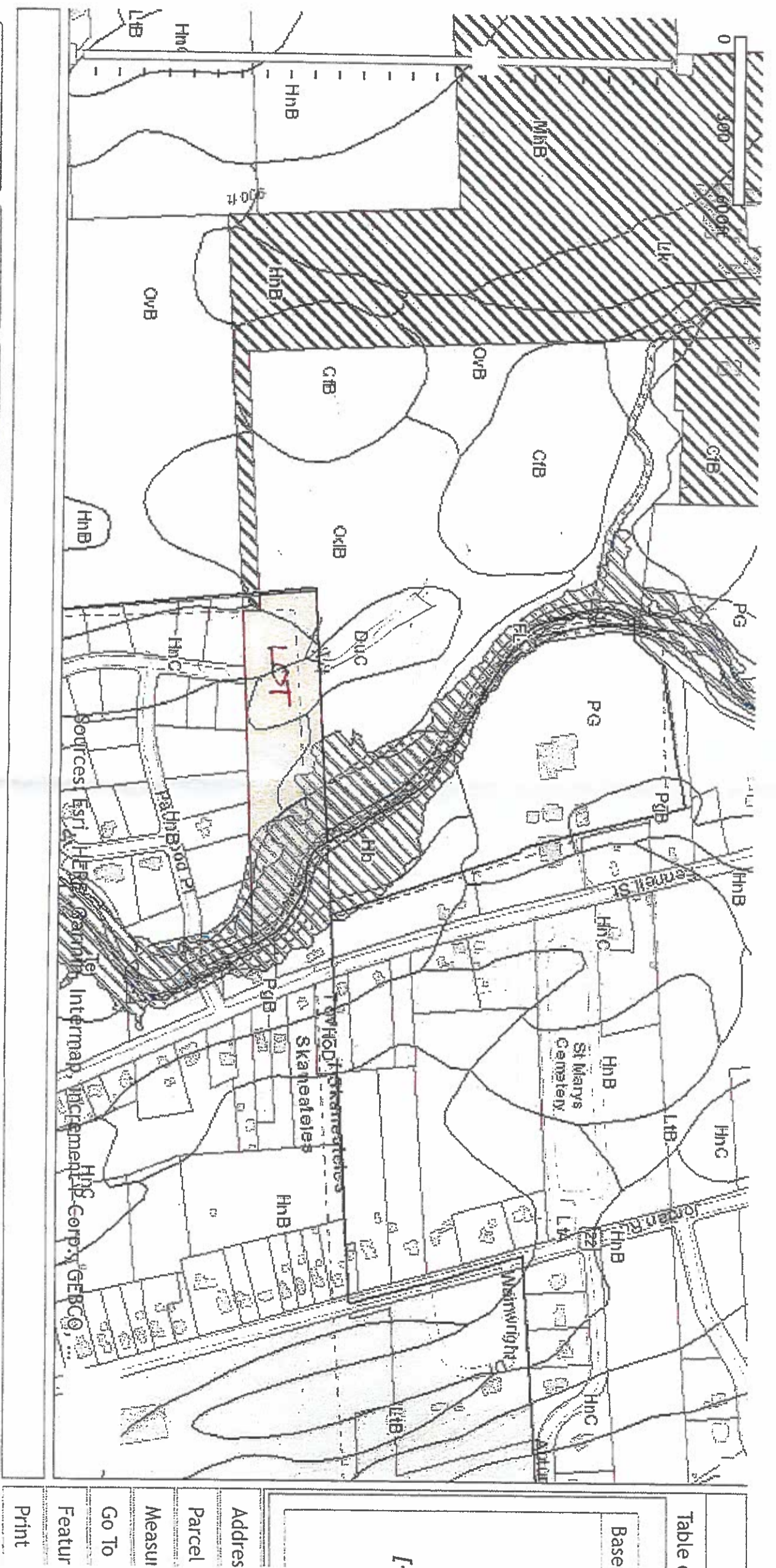
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Applicant/Owner: Devin Daly – Revocable Trust Lakefront Investment
Surveyor: Paul Olszewski, Paul James Olszewski P.L.S. PLLC
Civil Engineer: Ed Reid, Edward Reid Engineering, PLLC
Architect: Bob Eggleston, Eggleston & Krenzer Architects, PC
Attorney: TBS
(315) 685-8144

NATURAL RESOURCES



FEDERAL WETLAND
 FLOOD PLAIN - SKANEATELES CREEK
 ADJACENT TO DS DISTRICT
 STRAPCUSE WATER LINE EASEMENT
 NATIONAL GRID ELECTRIC EASEMENT

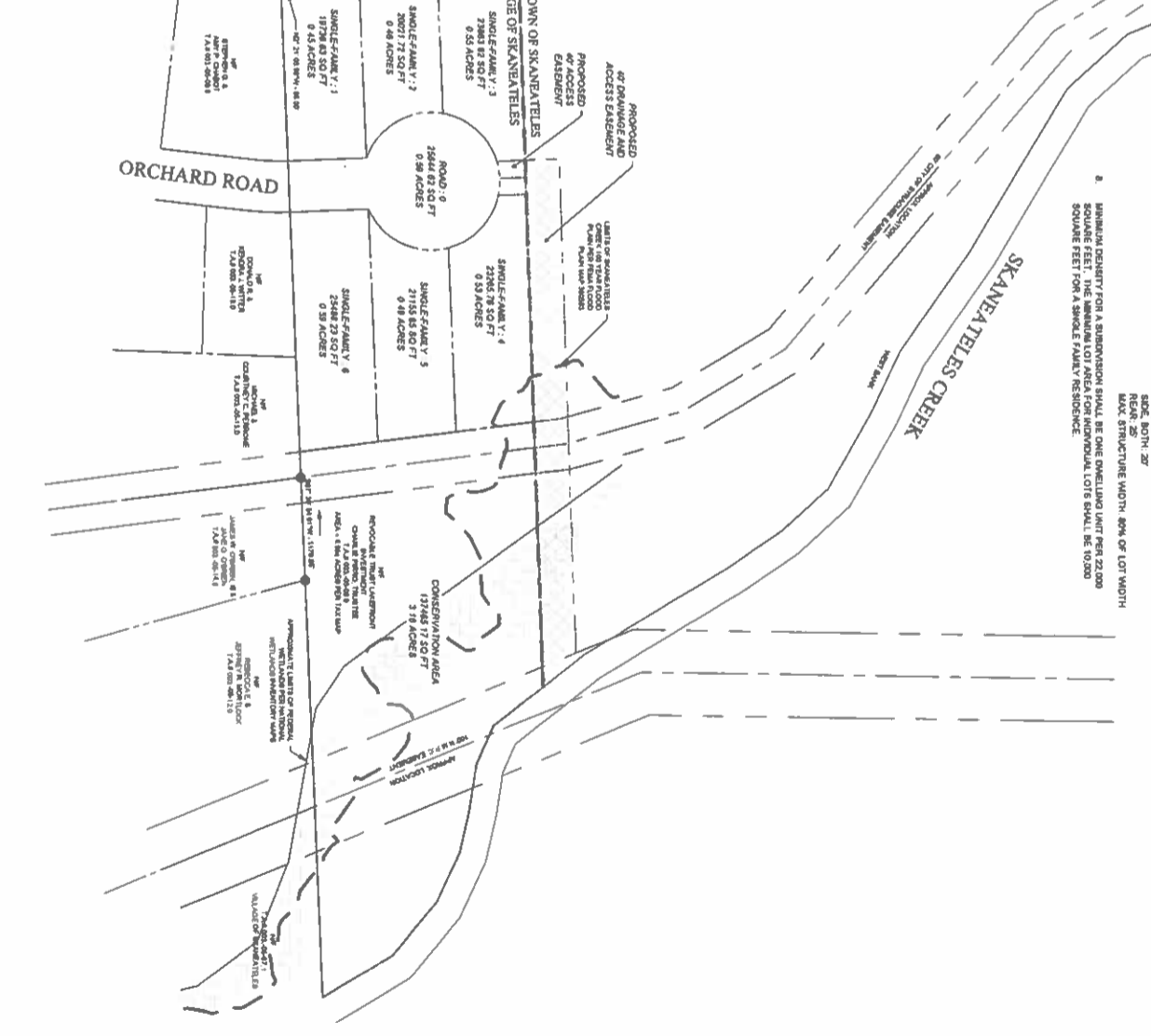
DEVIL DAIT
 PARKSIDE /
 ORCHARD RD
 JAN 9, 2024

SURVEY DATA
 EXISTING FEATURES WITHIN PROJECT AREA SHOWN HEREON PER DRAWING ENTITLED
 "EXISTING SITE PLAN FOR PARKSIDE SUBDIVISION EXTENSION", PREPARED BY PAUL JAMES
 O'CONNOR, L.L.C. AND DATED MAY 1, 2023.
 EXISTING TOPOGRAPHIC DATA OUTSIDE OF PROJECT AREA SHOWN HEREON PER AERIAL
 PHOTOGRAPHY AND THE USGS DATA.

NOTE:
 THE LOCATION, SIZE AND ELEVATIONS OF EXISTING UTILITIES ARE BASED ON
 INFORMATION OBTAINED FROM RECORD DRAWINGS AND FIELD SURVEY DATA. RECORD
 DRAWINGS AND INFORMATION FURNISHED BY VARIOUS UTILITY COMPANIES WITH FIELD
 EXAMINATION WHERE NECESSARY AND POSSIBLE. THE ACCURACY OF THIS INFORMATION IS
 NOT GUARANTEED AND SHALL BE VERIFIED BY THE CONTRACTOR.



TOWN OF SKANEATELES
 VILLAGE OF SKANEATELES



- SITE DATA**
- OWNER: LAKEFRONT INVESTMENT REVOCABLE TRUST
344 SOUTH WARREN STREET, SUITE 200
SYRACUSE, NEW YORK 13202
 - ARCHITECT: EDGESTON & AGENCY ARCHITECTS PC
SKANEATELES, NEW YORK 13152
 - TAX ID #: 003-00-04-0
 - PARCEL SIZE: 6.864 ACRES
 - ZONING CLASSIFICATION: RESIDENTIAL B DISTRICT
 - BULK AREA REQUIREMENTS: MIN. LOT AREA: 10,000 SQ. FT.
MIN. LOT WIDTH: 80'
MIN. OPEN SPACE: 25%
- 80% OF HOUSES SHALL HAVE A COVERED FRONT PORCH, WHICH SHALL EXTEND DEEP.
 - A MINIMUM OF 50% OF THE STREET FRONTAGE AND BE AT LEAST EIGHT FEET DEEP.
 - SIDEWALKS ON RESIDENTIAL STREETS SHALL BE A MINIMUM OF FIVE FEET WIDE.
 - A PLANTING STRIP BETWEEN THE SIDEWALK AND THE STREET SHALL BE PLANTED WITH STREET TREES AND GRASS BETWEEN THE TREES.
 - ONE LARGE TREE OF AT LEAST 3.5 INCH CALIPER SHALL BE PLANTED AT LEAST EVERY 20 FEET WITHIN THE PLANNING STRIP.
 - WITHIN EACH LOT AT LEAST ONE SHADY CALIPER PLANT TREE SHALL BE PLANTED PER 400 SQUARE FEET OF LOT AREA. EXISTING TREES SHALL BE RETAINED TO THE EXTENT FEASIBLE AND MAY SUBSTITUTE FOR THE PLANTING OF NEW TREES.
 - ALL AREAS NOT OCCUPIED BY BUILDINGS, DRIVEWAYS, OR OTHER IMPROVEMENTS SHALL BE INTENSIVELY PLANTED WITH TREES, HERBACEOUS, GRASSLAND AND/OR OTHER PLANTS, UNLESS THE RETENTION OF EXISTING TREES FROM AN ADJACENT LOT OR DEVELOPMENT ON ADJACENT LOTS IS FEASIBLE.
 - TREES OVER 3.5 INCH CALIPER MAY NOT BE REMOVED WITHOUT SITE PLAN APPROVAL BY THE PLANNING BOARD.
- BUILDING SETBACK REQUIREMENTS: FRONT: 8.0'
SIDE: 5.0'
REAR: 25'
SIDE, BOTH: 25'
MAX. STRUCTURE WIDTH: 40% OF LOT WIDTH
 - MINIMUM DENSITY FOR A SUBDIVISION SHALL BE ONE DWELLING UNIT PER 22,000 SQUARE FEET. THE MINIMUM LOT AREA FOR INDIVIDUAL LOTS SHALL BE 10,000 SQUARE FEET FOR A SINGLE FAMILY RESIDENCE.



**EDWARD REID
 ENGINEERING, PLLC**
 2480 CEMETERY ROAD
 FABUS, NEW YORK 13063
 315-569-4328

811
 Know what's below.
 Call before you dig.

NO.	REVISION DESCRIPTION	BY	DATE
1	REVISED PER VALUE COMMENT	EJR	2/28/2024

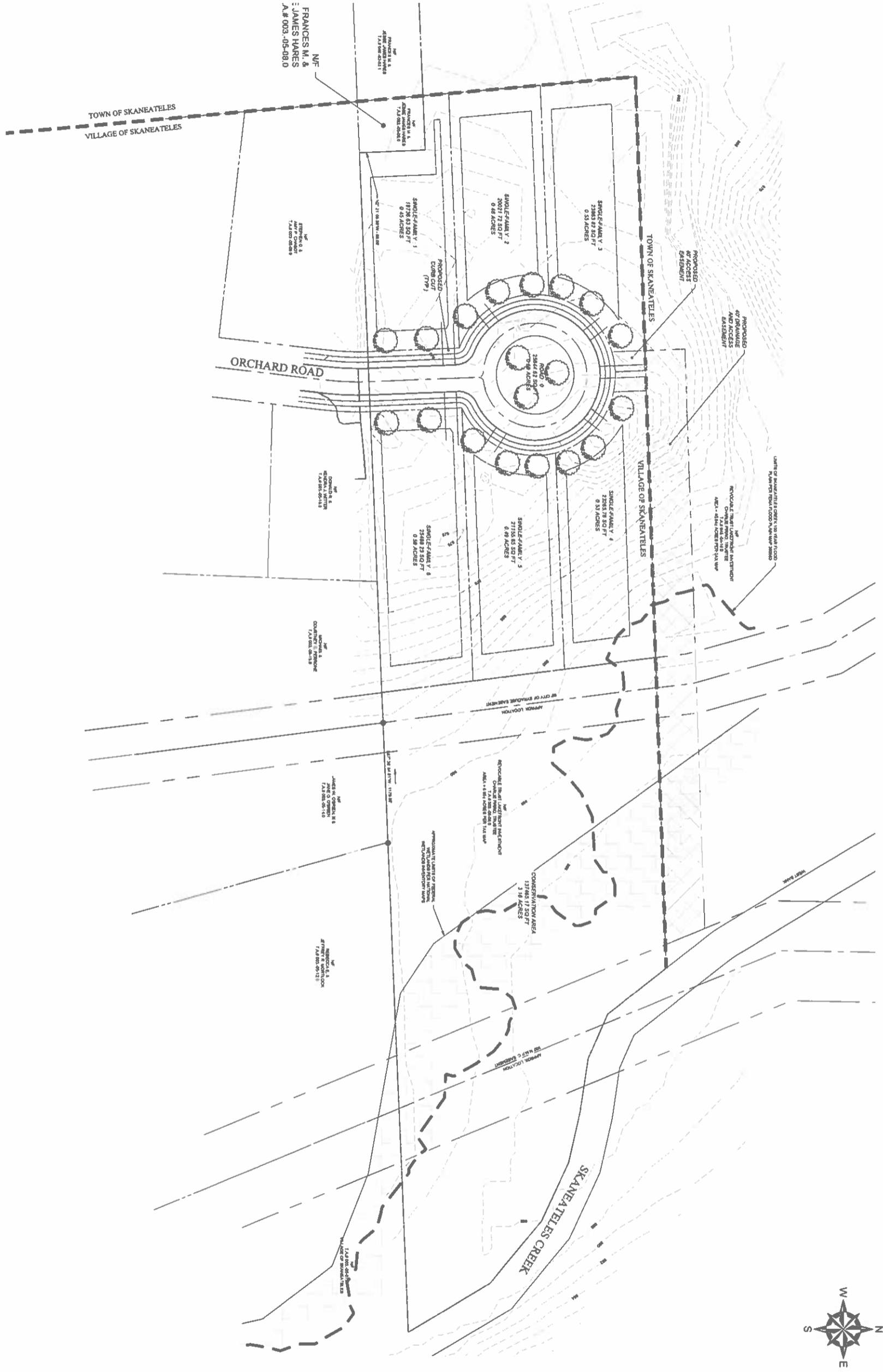
EDWARD REID ENGINEERING, PLLC

PARKSIDE SUBDIVISION
 EXTENSION
 ORCHARD ROAD
 TOWN OF SKANEATELES
 STATE OF NEW YORK

**OVERALL
 SUBDIVISION
 PLAN**

PREPARED FOR:
 LAKEFRONT INVESTMENT
 REVOCABLE TRUST, SUITE 200
 344 SOUTH WARREN STREET, SUITE 200
 SYRACUSE, NEW YORK 13202

DESIGNED BY: E.K.R. DRAWN BY: C.J.M.
 DATE: FEBRUARY 14, 2024 SCALE: AS NOTED
 PROJECT NO: 2022963
 REVISION NO: DWG
 SHEET NO. 1 OF 2



0 25 50 100 150
SCALE IN FEET 1" = 50'



**EDWARD REID
ENGINEERING, PLLC**
2480 CEMETERY ROAD
FABIUS, NEW YORK 13063
315-569-4328

811
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1	REV'D PER VLLAGE COMMENT	EKR	2/28/2024
<p>EDWARD REID ENGINEERING, PLLC 2480 CEMETERY ROAD FABIUS, NEW YORK 13063 315-569-4328</p>			

EDWARD REID P.E.
PARKSIDE SUBDIVISION
EXTENSION
ORCHARD ROAD
TOWN OF SKANEATELES
STATE OF NEW YORK

**DETAILED
SUBDIVISION
PLAN**

PREPARED FOR:
LANEFONT INVESTMENT
REVOCABLE TRUST
344 SOUTH WARREN STREET, SUITE 200
SYRACUSE, NEW YORK 13202

PROJ MGR: EKR REVIEWED BY:
DESIGNED BY: EKR DRAWN BY: CJM
DATE: SCALE:
FEBRUARY 14, 2024 AS NOTED

PROJECT NO. 202363
REVISION NO. DWG
CS110
SHEET NO. 2 OF 2



OLD SENECA TURNPIKE
100' W. SIDE
100' W. SIDE

AREA = 47.24 ACRES

REPORTED OWNER
HARRIS
BOOK 4932 PAGE 142

REPORTED OWNER
TOM RIZ & BERGAN
BOOK 5217 PAGE 344

APPROXIMATE LOCATION
OF 1/2" RIGHT OF WAY
REPORTED OWNER
BOOK 4038 PAGE 201

REPORTED OWNER
INSTRUMENT #2021-56123

REPORTED OWNER
BENNETT
BOOK 5234 PAGE 922

N3° 46' 34" W
1491.10'

55° 08' W
261.5'

34.2'

112.5'

58.4' 39' 08" E

42.4'

23.8' FROM
DEED WEST BANK

932.58'

587' 29' 46" W

N2° 30' 14" W

66'

1179.95'

587' 29' 46" W

1179.95'

587' 29' 46" W

1179.95'

587' 29' 46" W

1179.95'

587' 29' 46" W

1179.95'

587' 29' 46" W

1179.95'

587' 29' 46" W

1179.95'

587' 29' 46" W

1179.95'

587' 29' 46" W

ORCHARD ROAD

SKANEATELES CREEK

CLOSING LINE

1812.3'

S40° 55' 30" E

1812.3'

S40° 55' 30" E

1812.3'

S40° 55' 30" E

1812.3'

S40° 55' 30" E

1812.3'

LEGEND

- CONCRETE MONUMENT FOUND
- IRON PIPE FOUND
- IRON ROD FOUND
- IRON ROD SET
- UTILITY POLE

- SUBJECT TO:
- EASEMENT TO AUBURN & SYRACUSE ELECTRIC RAILROAD COMPANY DEED BOOK 411 PAGE 109
 - RIGHT OF WAY TO NEW YORK TELEPHONE COMPANY DEED BOOK 431 PAGE 219
 - EASEMENT & RIGHT OF WAY TO NIAGARA LOCKPORT & ONTARIO POWER COMPANY PER DEED BOOK 431 PAGE 533
 - EASEMENT TO THE VILLAGE OF SKANEATELES PER DEED BOOK 935 PAGE 118

REFERENCES:

- FILED MAP No. 2975
- FILED MAP No. 12972
- FILED MAP No. 11302
- FILED MAP No. 11757 (BASIS OF BEARINGS)



TOWN OF SKANEATELES
VILLAGE OF SKANEATELES

ORCHARD ROAD

ROAD LINE

P.O.C.

REPORTED OWNER
PATRICK
BOOK 5300 PAGE 160

REPORTED OWNER
BOOK 5322
PAGE 880

REPORTED OWNER
BOOK 5347
PAGE 734

REPORTED OWNER
BOOK 5339
PAGE 899

REPORTED OWNER
BOOK 5311 PAGE 578

REPORTED OWNER
MORTLOCK
BOOK 5311 PAGE 578

REPORTED OWNER
VILLAGE OF SKANEATELES
BOOK 3162 PAGE 766

REPORTED OWNER
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REPORTED OWNER
VILLAGE OF SKANEATELES
BOOK 3162 PAGE 766

SURVEY COMPLETED WITH BENEFIT OF ABSTRACT
OF TITLE PROVIDED BY STEWART TITLE INSURANCE
COMPANY, ABSTRACT NO. 81247847 DATED
04-14-2023.
THE UNDERSIGNED SURVEYOR HEREBY CERTIFIES
THAT THIS IS AN ACCURATE MAP OF AN ACTUAL
SURVEY COMPLETED 05-05-2023.

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

DATE: FEBRUARY 29, 2024

PART OF MILITARY LOT 27
COUNTY OF ONONDAGA
VILLAGE OF SKANEATELES
TOWN OF SKANEATELES
STATE OF NEW YORK

PAUL JAMES OLSZEWSKI, P.L.S., PLLC
1326 NEW SENECA TRKE, SUITE A
SKANEATELES NEW YORK, 13152
315-488-5552
pjsurvey.com

SCALE: 1" = 150 FEET PROJECT NO. SK03-05-06

NOTE: VERTICAL DATUM - NAVD 1988