

Tax Map ID#023.-01-09.0

NOTICE OF HEARING

PLEASE TAKE NOTICE that pursuant to Section 148-10 of the Zoning Law of the Town of Skaneateles of 2020 and Section 267-b Town Law of the State of New York, the Zoning Board of Appeals of the Town of Skaneateles will hold a Public Hearing on the Application of Habermaass Corp 1220/Hugh Reed II.

The applicant is proposing a height of the proposed warehouse addition exceeding the maximum height allowed in the IRO district.

The involved Section of the Skaneateles Town Code is Section 148-4-6-C.1.b. Building Height

The maximum height allowed for a structure is 35 feet above average grade whereas the proposed addition exceeds the maximum height allowed.

The property in question is located at **4407 Jordan Road** in the Town of Skaneateles, New York, and bears Tax Map ID #023.-01-19.0.

A Copy of the application is available for inspection at the Town Hall, 24 Jordan Street, Skaneateles, New York.

Said Hearing will be continued on *Tuesday, August 2, 2022 at 7:05 pm* at the Town Hall, 24 Jordan Street, or electronically as required by local and/or Executive Orders applicable to COVID-19. At that time, or for a period of time thereafter, all persons will be heard or have an opportunity to provide written comment on this application.

Denise Rhoads, Chair
Zoning Board of Appeals
Town of Skaneateles

Dated: July 20, 2022

Michael J. Palmieri Architect

6028 South Street Road
June 24, 2022

Auburn, New York, 13021

Phone 315-255-1010

Codes Officer
Robert Herrmann Jr.
Town of Skaneateles
Skaneateles, NY 13152

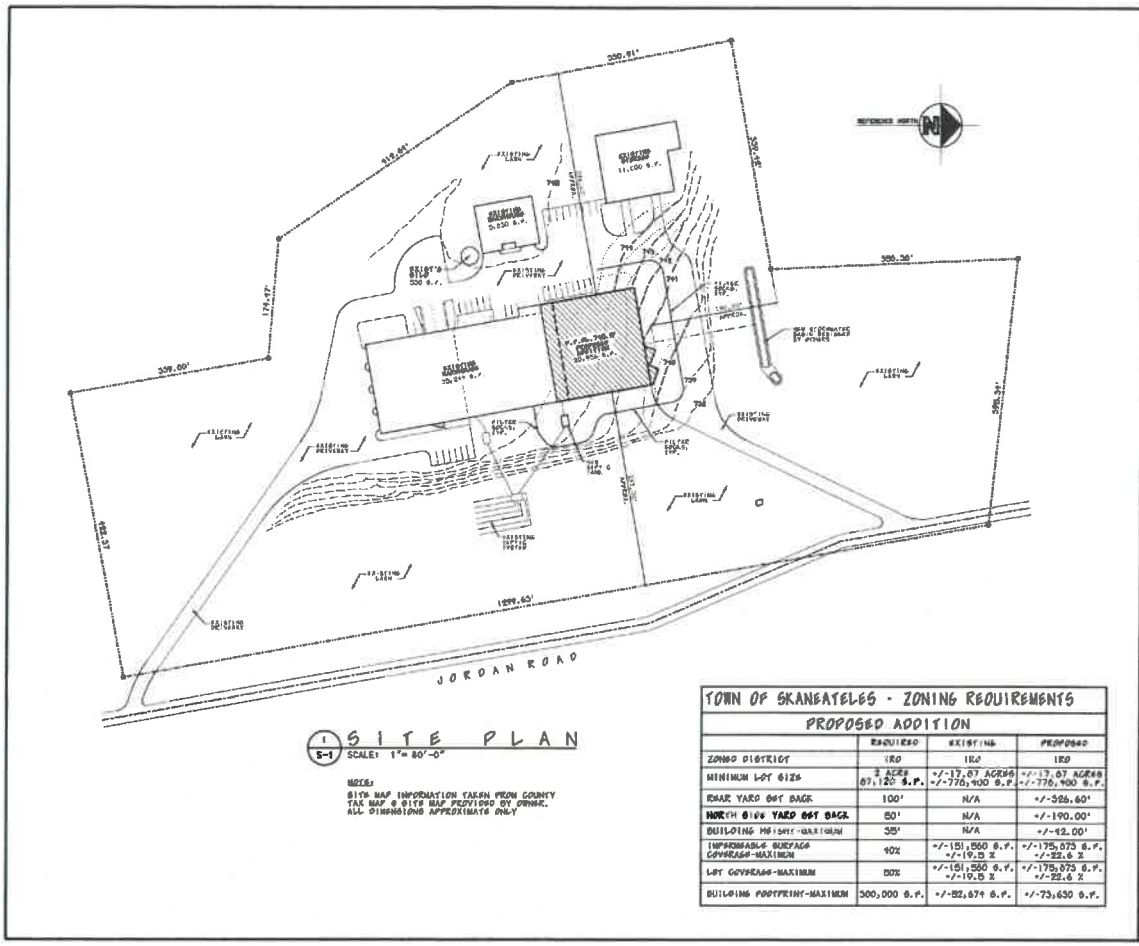
Re: HABA Toys
4407 Jordan Road
Skaneateles, NY 13152

NARRATIVE

Due to the increase in business we are looking to build additional warehouse space to keep up with the increasing demand of product. With new technology available for us to use, we feel it is in the company's best interests to increase the building's height to maximize storage space within the same building footprint. Building taller besides wider is also better for traffic flow through the existing site and any future expansions. The proposed 20,448 s.f. addition will comprise of 2 new toilet rooms and the rest will be storage space to handle an increase of inventory. Our existing warehouse also includes 2,880 s.f. of office space and a 1,350 s.f. retail store that averages 3-4 customers per day. The proposed warehouse space will also allow us to keep a safe work environment for our 20 employees by providing them the space needed to properly execute their roles on a daily basis as the business grows.

CONSTRUCTION SEQUENCE

1. Install filter socks around proposed building area.
2. Excavate for and construct new foundation walls.
3. Install all underground utilities/plumbing as required, backfill, and rough grade around foundation.
4. Spread and compact required amount of gravel in preparation for concrete slab.
5. Pour concrete slab throughout building area and secure anchor bolts.
6. Once concrete is cured, install all steel framing per plan layout.
7. When all steel framing is complete, install all windows, doors, siding, exterior siding, & interior walls.
8. Install all roofing, insulation, fascia, trim, and exterior accessories needed to complete the finishing of the building.
9. Install sprinkler system, heating equipment, plumbing fixtures, and electrical throughout the building.
10. When all exterior work on the building is complete, install new walkways and/or blacktop needed and finish grading site.
11. Seed all disturbed soil and top with layer of straw.
12. After lawn is established, remove filter socks and patch lawn as required.



TOWN OF SKANATELES - ZONING REQUIREMENTS
PROPOSED ADDITION

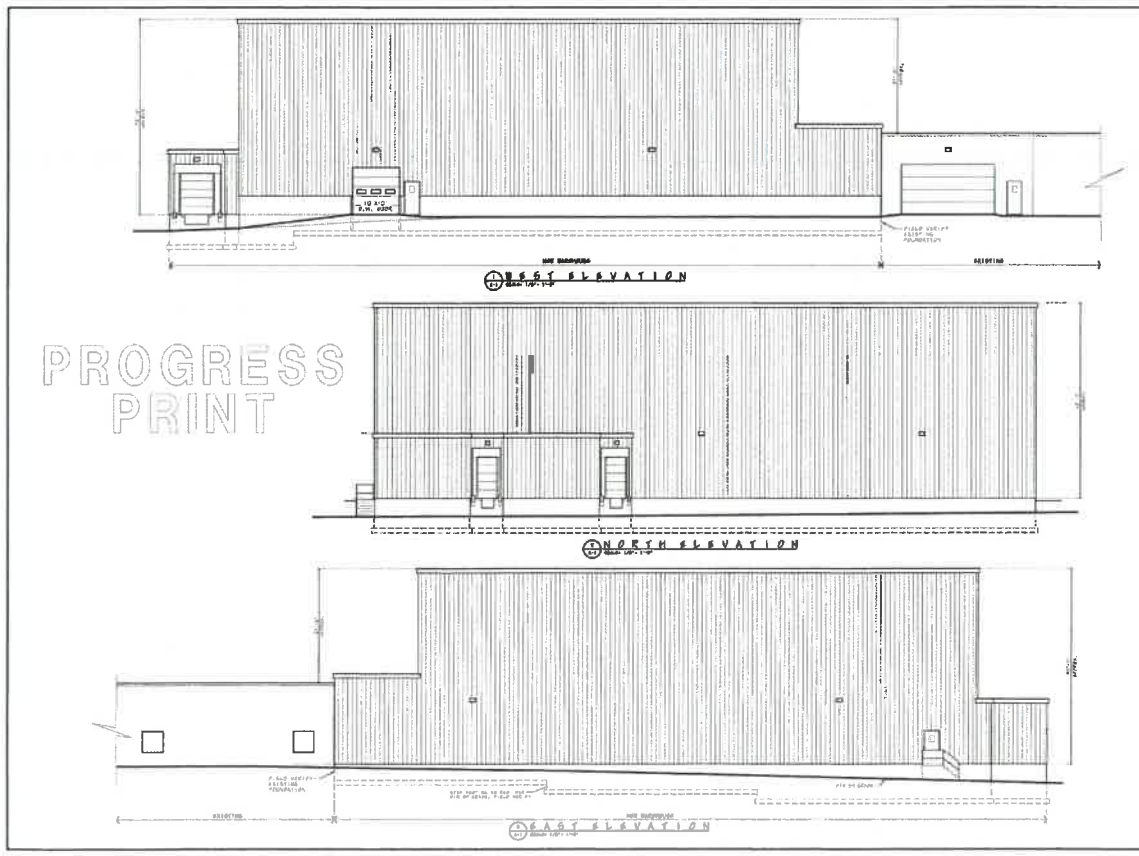
	REQUIRED	EXISTING	PERMITTED
ZONING DISTRICT	1B2	1B2	1B2
MINIMUM LOT SIZE	2 ACRES	~/-17,07 ACRES	~/-17,07 ACRES
	87,120 S.F.	~/-776,400 S.F.	~/-776,400 S.F.
DRIVE YARD SET BACK	100'	N/A	~/-326.60'
WORTH SIDE YARD SET BACK	50'	N/A	~/-190.00'
BUILDING HEIGHT-MAXIMUM	35'	N/A	~/-42.00'
IMPERVIOUS SURFACE COVERAGE-MAXIMUM	40%	~/-10,500 S.F.	~/-175,075 S.F.
		~/-19.0 %	~/-22.6 %
LOT COVERAGE-MAXIMUM	80%	~/-151,500 S.F.	~/-175,075 S.F.
		~/-19.0 %	~/-22.6 %
BUILDING FOOTPRINT-MAXIMUM	300,000 S.F.	~/-82,674 S.F.	~/-73,630 S.F.

MICHAEL J. PALMERI ARCHITECT
 4325 SOUTH STREET ROAD
 PHOENIX, AZ 85041
 PHONE: 312-255-1010
 EMAIL: MP@ARCHITECT @ OUTLOOK.COM

WAREHOUSE ADDITION
 FOR: HADA TOYS
 4407 JORDAN ROAD
 SKANATELES,
 NEW YORK

DRAWING TITLE:
 SITE PLAN

JUNE 27, 2022
 DRAWING NO.
S-1
 OF 2



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WAREHOUSE ADDITION
 FOR: HADA TOYS
 4407 JORDAN ROAD
 SKANATELES,
 NEW YORK

DRAWING TITLE:
 ELEVATIONS

JUNE 27, 2022
 DRAWING NO.
A-1
 OF 2