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

January 19, 2023

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

Re: Harmony Homes NY LLC – Mark Aberi  
1000 Old Seneca Tnpk – Special Permit Application  
Tax ID# 027.-04-06.0

### **NARRATIVE**

The property at 1000 Old Seneca Turnpike is a 1.4 acres vacant lot with 262.59 FT of road frontage. The moderately sloped lot has a seasonal drainage swale along the southwest side of the property. The lot has a 330 gallons/day septic system designed and being reviewed by the Onondaga County Health Dept. and an approved driveway curb cut for a commercial driveway from Onondaga County DOT.

This application is to build a 2,880 SF two story carriage house building to be used for an esthetician service business on the first floor with up to five office spaces to be leased to compatible businesses on the second floor. The structure will be located along the northeast side of the lot with a front yard set back of 74.8 FT off the road line and 70.9 ft side yard. It will have a 13 car parking lot and access to the building from the rear. The ISC and TSC will be 13.7%. The parking and building will be greater than 100 FT from the water course.

An Esthetician will occupy the first floor that has two employees providing services by appointment to one client at a time. Another client may arrive as the first client is finishing their appointment. 6 parking spaces are anticipated as the maximum parking requirement. Appointment may last as long as an hour each.

The second floor will have five general offices that will be leased to other compatible businesses and a common conference room. There will be a maximum of 5 employees that may have an occasional visitor. 6 parking spaces are anticipated for this use. A total of 13 parking spaces including one handicap space are provided on site behind the building and to the northeast side.

Staggered 6 FT high Eastern White Pine will be along the north and south side of the property offering a buffer for the parking spaces. A residential coach light will be at the end of the driveway next to the 12 SF freestanding sign that will have the building name and address on it. Individual tenants will not be listed on the sign. Site lighting will be compatible with the residential neighborhood using a LED dark sky compliant light pack at the peak of the northeast and south east side and be on dusk to 10:00 pm. A ceiling light will be at the entrance stoop.

(315) 685-8144

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The office and service uses will have 8 am – 6 pm week day hours with possibly some evening and weekend meetings or appointments with customers. Occasional deliveries may be made to this location by small panel trucks or UPS. Basic office trash and recyclables will be stored inside and removed weekly.

The designed septic system (330 Gallons/Day) will be installed even though the design load for 7 employees is 105 G/D. The property will have a well for domestic water. A bio swale has been designed to manage the stormwater from the parking area and building and release it slowly toward the existing drainage ditch.

### CONSTRUCTION SEQUENCE

- 1) Install silt fence. Maintain during construction.
- 2) Mark septic area to prevent construction traffic and staging.
- 3) Remove brush from construction area. Stock pile topsoil
- 4) Install bio swale, spread topsoil, seed and mulch. Water during dry periods.
- 5) Install driveway and parking base.
- 6) Excavate for foundation, construct foundation walls.
- 7) Rough grade around foundation.
- 8) After structure is framed and roof and eaves are completed, install gutters and down spouts. Direct drainage towards bio swale.
- 9) Install septic and utilities at appropriate dry period. Spread topsoil, seed and mulch. Water during dry periods.
- 10) After siding and trim are complete, box out final driveway, parking and walks. Finish grade, spread topsoil, seed and mulch. Water during dry periods.
- 11) After lawn is established, remove silt fence and patch lawn as required.

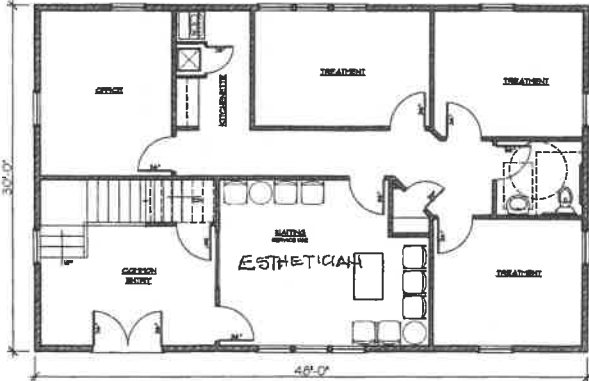




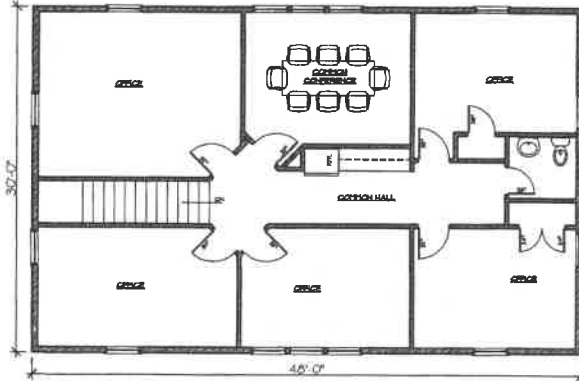
S. E. ELEVATION  
1/8" = 1'-0"



N. E. ELEVATION  
1/8" = 1'-0"



FIRST FLOOR PLAN  
1/8" = 1'-0"



SECOND FLOOR PLAN  
1/8" = 1'-0"

**OFFICE BLDG**  
MARK ABERI  
1000 SENECA TURNPIKE  
TN OF SKANEATELES, NEW YORK

**architect**  
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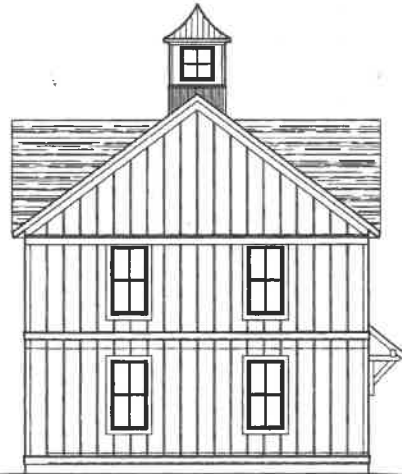
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N.W. ELEVATION  
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S.W. ELEVATION  
1/8" = 1'-0"

**OFFICE BLDG**

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**a r c h i t e c t**

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