

Tax Map ID#032.-03-30.1

NOTICE OF HEARING

PLEASE TAKE NOTICE that pursuant to Section 148-4, 148-5 148-6 148-7 148-8 and 148-10 of the Zoning Law of the Town of Skaneateles 2020 and Section 274-a and 274-b Town Law of the State of New York, the Planning Board of the Town of Skaneateles will hold a Public Hearing on the application of Jeremy Kimball/Skaneateles Storage LLC for a Special Permit Amendment.

The application is for the construction of an office building and a storage building on the mixed use lot.

The property in question is located at 1351 East Genesee Street in the Town of Skaneateles, New York and bears Tax Map ID#032.-03-30.1.

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

SAID HEARING will be held on *Tuesday, November 21, 2023 at 6:40 p.m.* at the Town Offices, 24 Jordan Street, Skaneateles, New York or electronically as required by local and/or Executive Orders applicable to COVID 19. At that time all people will be heard or have an opportunity to provide written comment on this application.

Donald Kasper, Chair
Planning Board -Town of Skaneateles
Dated: November 8, 2023

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

October 26, 2023 Revised
October 2, 2023

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

RE: Jeremy Kimball Skaneateles Storage
1351 Cherry Valley Tnpk
Amended Special Permit/Site Plan Review
Tax ID# 032.-03-30.1

NARRATIVE

1351 Cherry Valley Tnpk is located in the HC District with 12.58 acres and 444 FT of road frontage after a recent subdivision that removed the single-family dwelling from this property. This current property remains with 4 storage buildings, a dance studio/gym and office use in the front building, outside boat/RV/truck storage and boat rental uses. The ISC and TSC is 31.4% whereas 33.3% is allowed. A 10 ft wide sidewalk easement has been put in place and the ISC includes a future sidewalk. Two engineered storm water ponds are on site which is in the Skaneateles Lake watershed and were designed for the total potential buildout of the site.

This application is to construct a 60' x 80' storage building and a 32' x 40' office building with a 324 SF porch. The proposed setbacks of the two buildings are conforming. The storage building will be used for storing the owner's vehicles and equipment as well as storing RVs and boats associated with the current special permit. It will remain unheated and have no plumbing associated with it. The office building is to relocate April Ward from the dance studio building to have her own space where she provides medical services. There will be one medical professional which requires 5 parking spaces. Seven spaces including a handicap space are provided. Deciduous trees will be placed in front of the building as well as general landscaping.

The existing septic system will serve the new office building and the storage office. A new leach field has been designed to be placed closer to the dance studio for its use. Drainage from the storage building will be directed into the initial drainage swales and pond similar to the current gravel parking area. Drainage from the office building will be tied into the internal storm drains on site and the second pond, similar to the current parking area it sets in. Silt fence will be placed around the disturbed area for erosion control during construction. The ISC and TSC will **increase to 31.8%**.

To compensate for the lost parking lot and to improve the circulation for drop-offs at the dance studio, a 22 car gravel parking lot will be established east of the existing parking lot and tie into the gravel driveway just south of the berm. This will increase the total parking for the dance studio from 20 cars to 42 cars and allow a circle drive for cars and the school bus to be able to drop off students for class.

(315) 685-8144

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CONSTRUCTION SEQUENCE

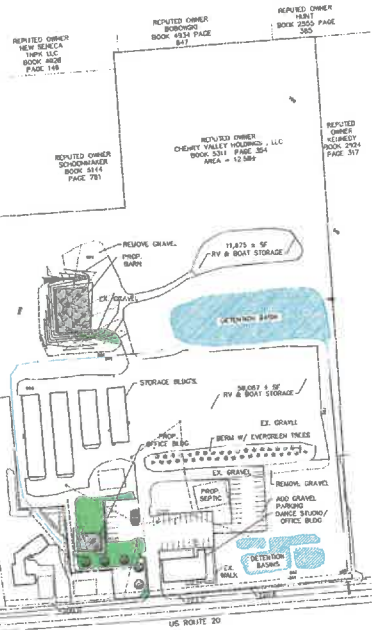
- 1) Install silt fence and/or sediment logs, maintain during construction.
- 2) Mark septic area to prevent construction traffic or staging on the leach field area.
- 3) Expand the Dance Studio gravel parking lot and driveway.

Office Building Phase

- 4) Excavate for office building foundation, construct foundation.
- 5) After first floor slab is completed, back fill and rough grade. Spread straw for temporary erosion control.
- 6) Modify or install new leach field during dry periods. Spread top soil, seed and mulch. Water during dry periods.
- 7) Construct addition framing and enclosure.
- 8) After siding and roofing are complete, install roof gutters and direct downspouts to the stormwater system.
- 9) Box out the final driveway and sidewalks.
- 10) Finish grade, spread topsoil, seed, plant landscape and mulch. Water during dry periods.
- 11) After lawn is established, remove silt fence/sediment logs, patch disturbed areas.

Storage Building Phase

- 12) Level off building pad for storage building.
- 13) Drill holes for post frame construction, erect structure.
- 14) After roof and siding is complete, install stone eave drip strip.
- 15) Box out gravel parking area, finish grade, spread top soil, seed and mulch. Water during dry periods
- 16) After site is stabilized, remove silt fence/sediment logs, patch disturbed areas.



SITE PLAN

1" = 100'-0"

SITE INFORMATION IS OBTAINED FROM SURVEY DONE BY PAUL J. OLSEWICKI, PLS PLLC, DATED 6/19/2022. ADDITIONAL INFORMATION BY EGLESTON & KRENZER ARCHITECTS P.C.

LOT AREA TO RL 841305 SF

PERMISSIBLE COVERAGE		
	EXISTING	PROPOSED
OFFICE BUILDING	---	1386 SF
FRONT	---	324 SF
GRAVEL DRIVE/PKG	14839 SF	14839 SF
STORAGE BLDGS	5846 SF	1046 SF
CONC WALK	788 SF	1462 SF
DANCE STUDIO	5328 SF	3528 SF
FUTURE WALK	2223 SF	2223 SF
BASE	---	8800 SF
TOTAL BLDG	11234 SF	17448 SF
% TBC COVER	31.4 %	5.18 %
TOTAL TBC	0 SF	0 SF
TOTAL COV.	11234 SF	17448 SF
% TBC	31.4 %	3.8 %

83.3 % ALLOWED
49.8 % ALLOWED

REPORTED OWNER
NEW SENCA
TRK, LLC
BOOK 5311
PAGE 149

REPORTED OWNER
BORINGS
BOOK 4931 PAGE
817

REPORTED OWNER
11,875 ± SF
RV & BOAT STORAGE

REPORTED OWNER
CHERRY VALLEY HOLDINGS, LLC
BOOK 5311 PAGE 354
AREA = 12.584

REPORTED OWNER
1481
BOOK 2003 PAGE
285

REPORTED OWNER
GRUES
HERSEY
BOOK 7924
PAGE 317

REPORTED OWNER
CHERRY VALLEY HOLDINGS, LLC
BOOK 5311 PAGE 354
AREA = 12.584

REPORTED OWNER
GRUES
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PAGE 317

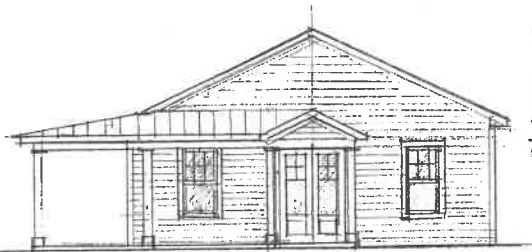
SKETCH PLAN
EGLESTON & KRENZER ARCHITECTS P.C.
1391 EAST GENESEE STREET
SMARSHALLS, NY 13152
(315) 665-6144

architect
EGLESTON & KRENZER ARCHITECTS P.C.
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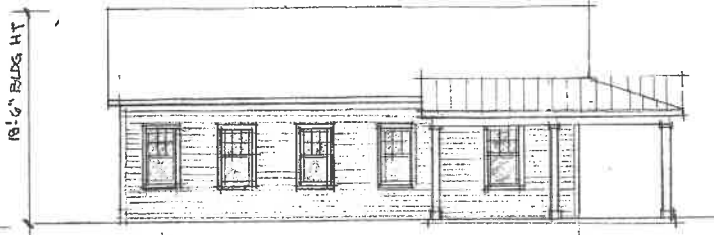
PROJ: 22075

DATE: 06/20/2022
SCALE: 1" = 100'-0"
DRAWN BY: [Signature]
CHECKED BY: [Signature]

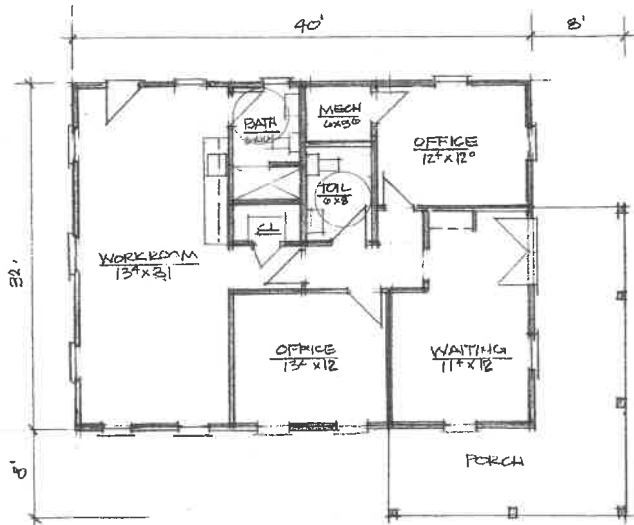
1 OF 1



EAST ELEVATION
1/8" = 1'-0"



SOUTH ELEVATION
1/8" = 1'-0"



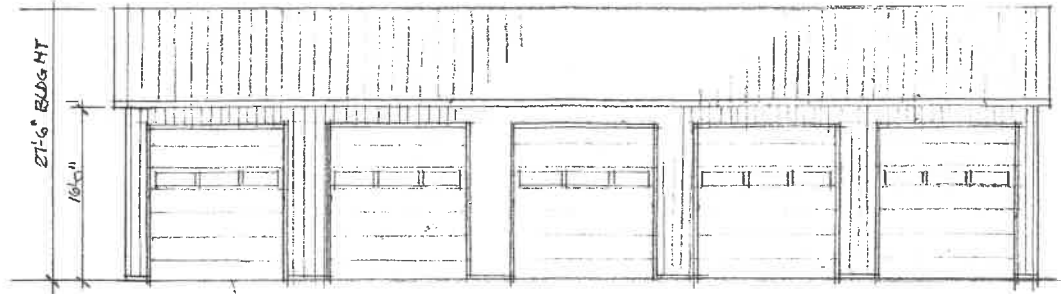
FLOOR PLAN
1/8" = 1'-0" 1200 SF

NEW OFFICE BLDG.
JEREMY KIMBALL
1351 CHERRY VALLEY TURNPIKE
TN. OF SKANEATELES, NY

architect
EGGLESTON & KRENZER, ARCHITECTS PC
1391 EAST GENESEE STREET
SKANEATELES, NY 13152
(315) 685-8144

PROJ: 22075

DATE:
2 OCT 2023



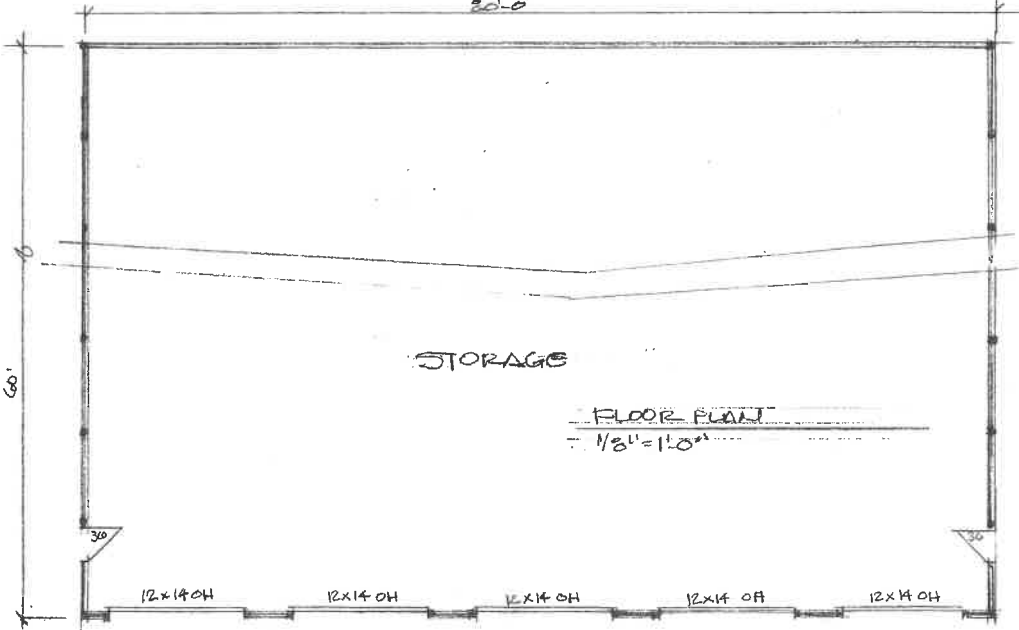
27'-6" BLDG HT

16'-0"

EAST ELEVATION

1/8" = 1'-0"

30'-0"



60'

STORAGE

FLOOR PLAN

1/8" = 1'-0"

3/8"

12x14 OH

12x14 OH

EXIT OH

12x14 OH

12x14 OH

NEW STORAGE BARN
 JEREMY KIMBALL
 1351 CHERRY VALLEY TURNPIKE
 TN. OF SKANEATELES, NY

architect
 EGGLESTON & KRENZER, ARCHITECTS PC
 1391 EAST GENESEE STREET
 SKANEATELES, NY 13152
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