

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

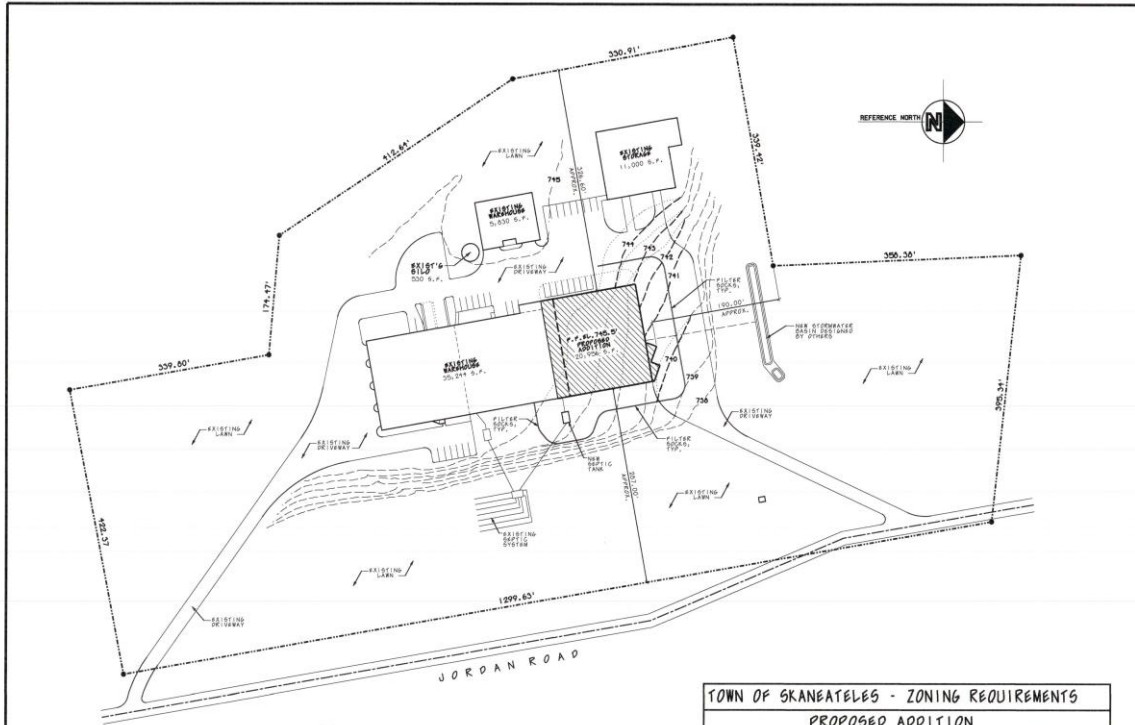
Re: HABA Toys
4407 Jordan Road
Skaneateles, NY 13152

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.



1 SITE PLAN
S-1 SCALE: 1" = 80'-0"

NOTES:
SITE MAP INFORMATION TAKEN FROM COUNTY TAX MAP & SITE MAP PROVIDED BY OWNER. ALL DIMENSIONS APPROXIMATE ONLY.

TOWN OF SKANEATELES - ZONING REQUIREMENTS			
PROPOSED ADDITION			
ZONING DISTRICT	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT SIZE	2 ACRES	+/- 17.57 ACRES	+/- 17.57 ACRES
REAR YARD SET BACK	100'	N/A	+/- 326.60'
NORTH SIDE YARD SET BACK	50'	N/A	+/- 190.00'
BUILDING HEIGHT-MAXIMUM	35'	N/A	+/- 42.00'
IMPERMEABLE SURFACE COVERAGE-MAXIMUM	40%	+/- 151,500 S.F.	+/- 175,073 S.F.
LOT COVERAGE-MAXIMUM	50%	+/- 151,500 S.F.	+/- 22.6 %
BUILDING FOOTPRINT-MAXIMUM	300,000 S.F.	+/- 52,674 S.F.	+/- 73,630 S.F.

MICHAEL J. PALMIERI ARCHITECT
6020 SOUTH STREET ROAD
AUBURN, NEW YORK 13020
PHONE: 315-252-1010
EMAIL: MPARCHITECT@OUTLOOK.COM

WAREHOUSE ADDITION
FOR: HABA TOYS
4407 JORDAN ROAD
SKANEATELES,
NEW YORK

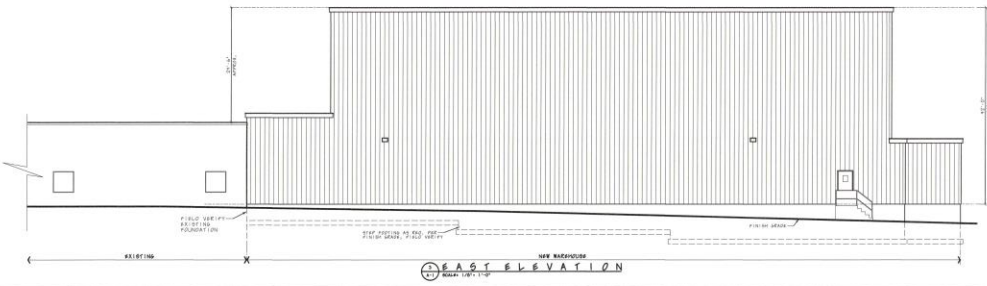
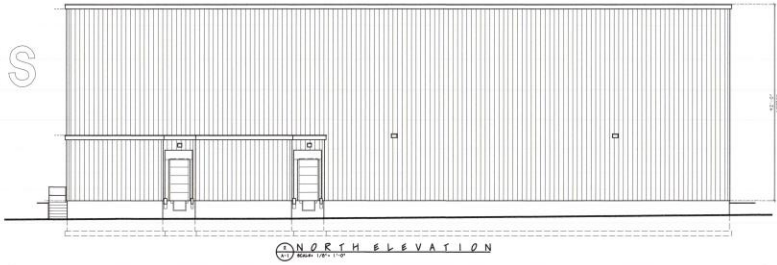
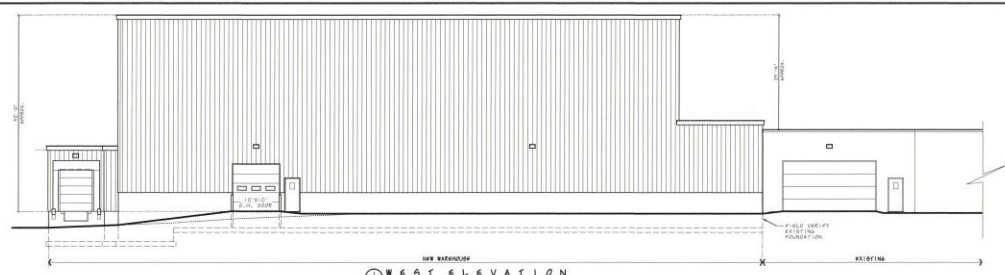
DRAWING TITLE: **SITE PLAN**

SEAL
MICHAEL J. PALMIERI
REGISTERED PROFESSIONAL ARCHITECT
STATE OF NEW YORK

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

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PROGRESS
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MICHAEL J. PALMIERI ARCHITECT
6020 SOUTH STREET ROAD
AUBURN, NEW YORK 13020
PHONE: 315-252-1010
EMAIL: MPARCHITECT@OUTLOOK.COM

WAREHOUSE ADDITION
FOR: HABA TOYS
4407 JORDAN ROAD
SKANEATELES,
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DRAWING TITLE: **ELEVATIONS**

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