

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

March 31, 2022

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

Re: Mandana Farms, LLC - Special Permit
1871 West Lake Road
Tax Map # 032.-03-21.0

NARRATIVE

The property owned by Mandana Farms, LLC located at 1871 West Lake Road is 1,005,707 SF, has 290 ft of frontage on West Lake Road and is located in the RF District and within the Skaneateles Lake watershed. The property is vacant land with farm fields, wetlands at the west end and a watercourse towards the north side of the property. It is adjacent to an auto repair business and several single family dwellings as well as other farm land. The ISC is 0% and TSC is 0%.

This application is to construct a 12,000 SF barn storage building, 80 ft x 160 ft fenced in area and driveway. The building will be used for agricultural purpose, including the storage and repair of farm equipment for the various properties owned and to be owned by Mandana Farms, LLC, the personal storage of evidence from Cherundolo Law Firm Law Practice, the storage of additional business items and records, and the storage of the owners vehicles, as well as storage of some boats. The ISC and TSC will be 3.4%.

To the extent that some boats will be stored from time to time at the facility, this will be done on a seasonal basis primarily, from October through May. The boats will be dropped off and picked up seasonally between the hours of 10am to 6pm Monday – Saturday, by appointment. The fenced in area will be where several boats may be placed waiting to be positioned inside the building or picked up by the owner. No service work will be performed on site for the boats. There will be fluorescent lighting inside, and the only other lighting will be a dark sky compliant wall pack above the overhead doors on the east and west elevations that operate dusk to dawn. The architectural styling of the building is similar to an agricultural pole barn found in the area.

Bio Swales will be placed on the east and south sides of the building and stone drip strips placed under the eaves on the north and south sides of the building to control and treat stormwater runoff. A construction entrance will be placed at the east end of the driveway during construction. Sediment logs will be placed below disturbed areas to prevent potential erosions. Just over an acre of land will be disturbed during construction. A double row of 6 ft high evergreen trees will be planted at the northeast corner of the property to provide screening for the adjacent dwelling.

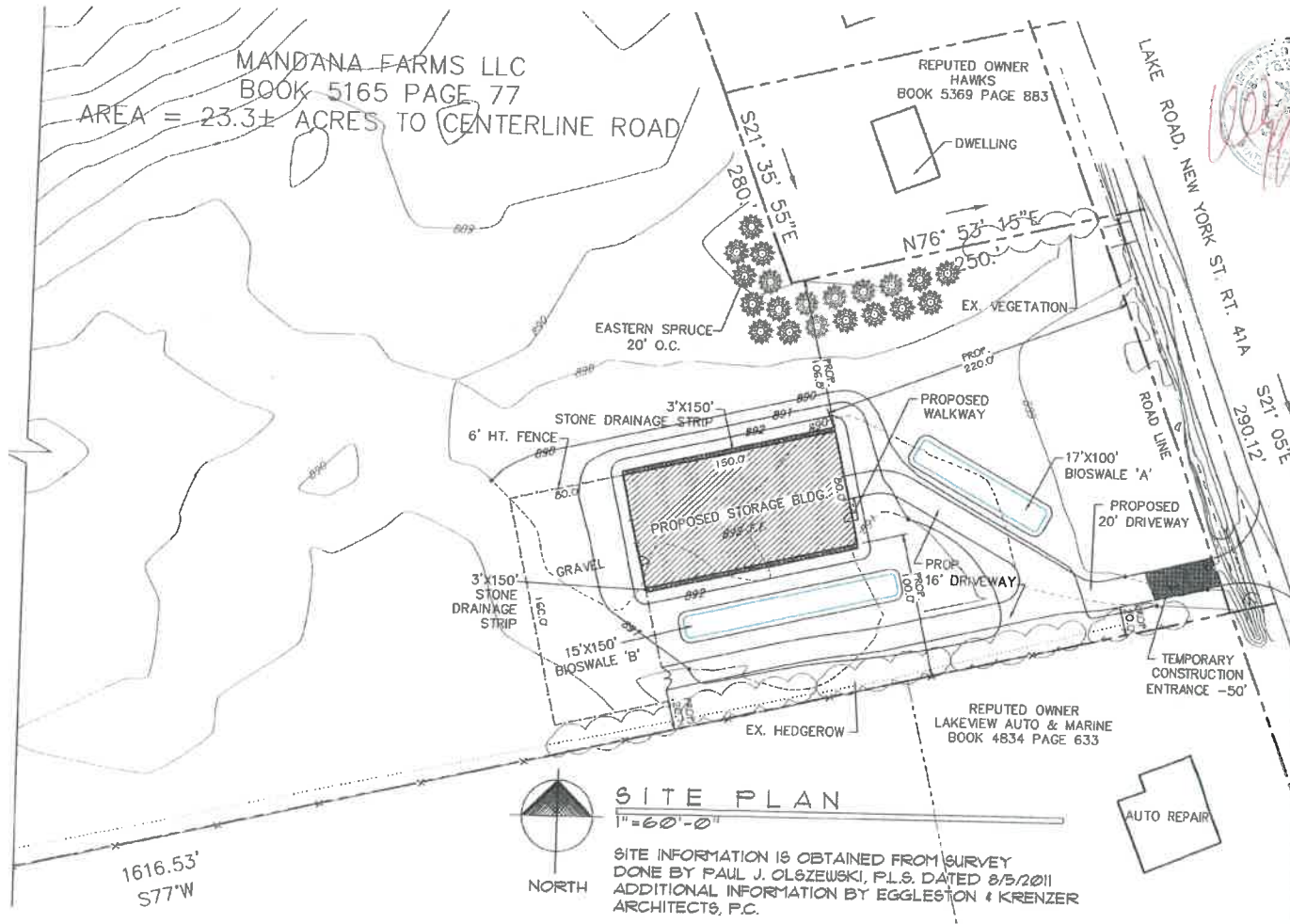
(315) 685-8144

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CONSTRUCTION SEQUENCE

- 1) Install sediment logs/silt fence below areas to be disturbed, maintain during construction.
- 2) Install driveway and temporary construction entrance.
- 3) Remove topsoil and prepare base for driveway and building.
- 4) Install bio swales. Spread topsoil, seed and mulch.
- 5) Drill holes for posts and install post frame structure.
- 6) After siding, roof and trim are complete final grade any disturbed areas around the building and driveway. Install stone drip strips each side of building. Spread topsoil, seed, and mulch. Water during dry periods.
- 7) Install 6 ft high privacy fence.
- 8) After site is stabilized, remove silt fence, patch disturbed areas.

MANDANA FARMS LLC
 BOOK 5165 PAGE 77
 AREA = 23.3± ACRES TO CENTERLINE ROAD



SITE PLAN

JOHN CHERUNDOLO
 1871 WEST LAKE ROAD
 TN. OF SKANEATELES, NY

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

PROJ: 22051

DATE:
 31 MAR 2022

SITE PLAN

1" = 60'-0"

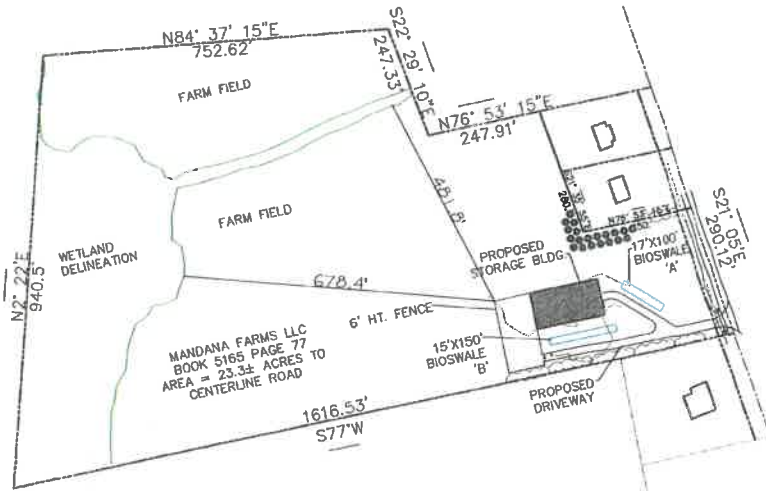
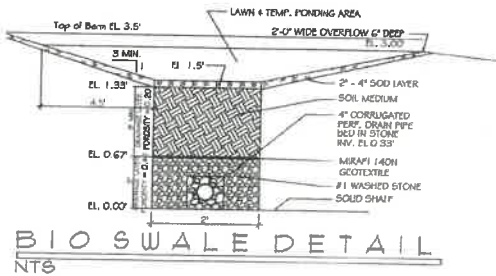
SITE INFORMATION IS OBTAINED FROM SURVEY
 DONE BY PAUL J. OLSZEWSKI, P.L.S. DATED 8/5/2011
 ADDITIONAL INFORMATION BY EGGLESTON & KRENZER
 ARCHITECTS, P.C.

LOT AREA 1005.107 SF TO ROAD LINE

IMPERMEABLE COVERAGE			
	EXIST.	PROPOSED	
STORAGE BLDG.	---	SF	12,000 SF
DRIVEWAY	---	SF	9,559 SF
WALKWAY	---	SF	62 SF
GRAVEL LOT	---	SF	12,800 SF
TOTAL	---	SF	34,421 SF
% IMPERMEABLE	0.0 %		3.4 %
PERMEABLE COV.	0 SF	0 SF	
TSC%	0.0 %		3.4 %
DISTURBED AREA: 59,999 SF.			

BIO-SWALE REQUIREMENT

$WQV = \frac{(0.05 + 0.009 \times I) \times A}{12}$
 WQV = WATER QUALITY VOLUME - CUFT
 I = IMPERVIOUS SURFACE COVERAGE - 3.4 %
 A = DRAINAGE AREA - 1,005.107 SF
 $WQV = \frac{(0.05 + 0.009 \times 3.4) \times 1,005.107 \text{ SF}}{12}$
 $WQV = 0.0306 \times 1,005.107 \text{ SF}$
 $WQV = 6,755 \text{ CU. FT. REQUIRED}$
 PROVIDED:
 A = 11' x 100' x 15' DEEP BIOSWALE = 3,375 SF
 B = 15' x 150' x 15' DEEP BIOSWALE = 2,250 SF
 STONE DRAINAGE STRIP (2) 3' x 150' = 900 SF
 TOTAL SF: 6,525 SF



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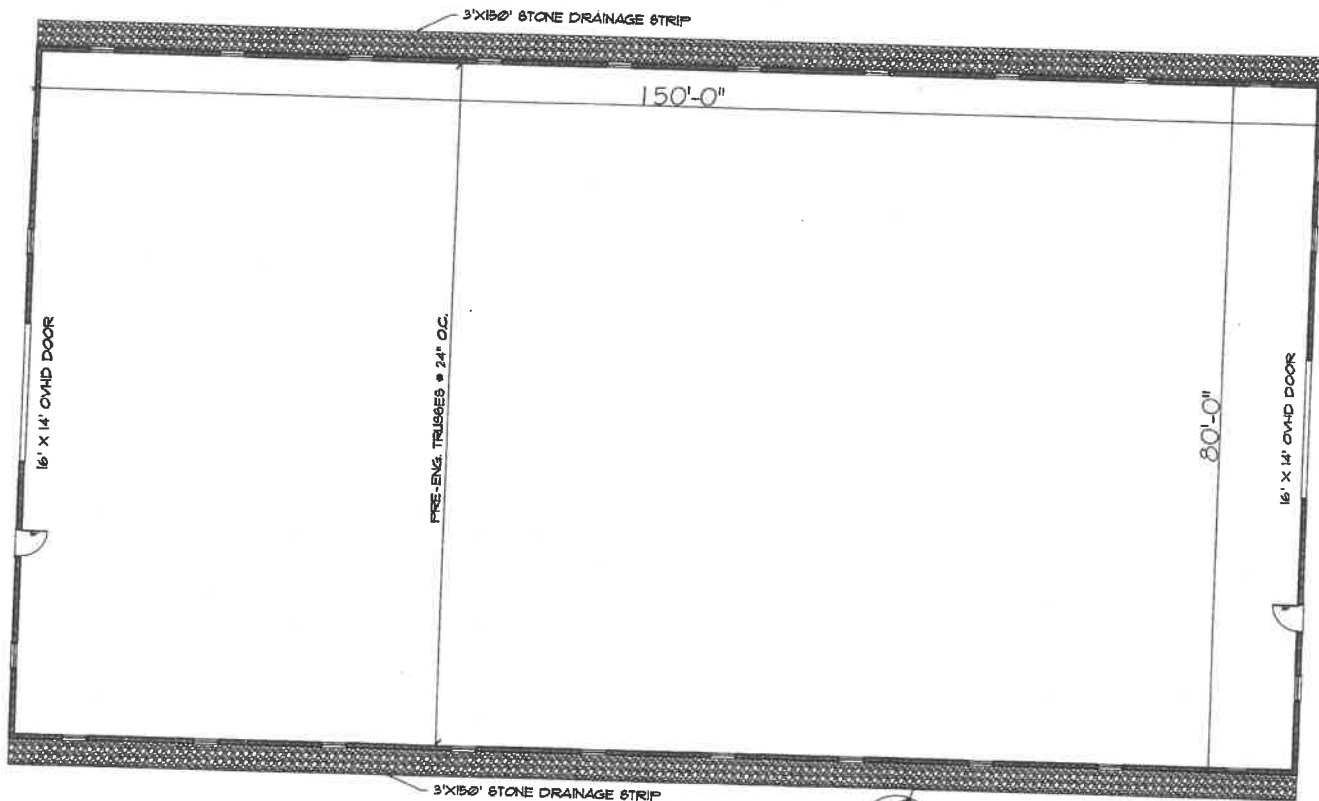
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FIRST FLOOR PLAN
3/32" = 1'-0"



NORTH

NEW BARN
JOHN CHERUNDOLLO
1871 WEST LAKE RD
TN. OF SKANEATELES, NY

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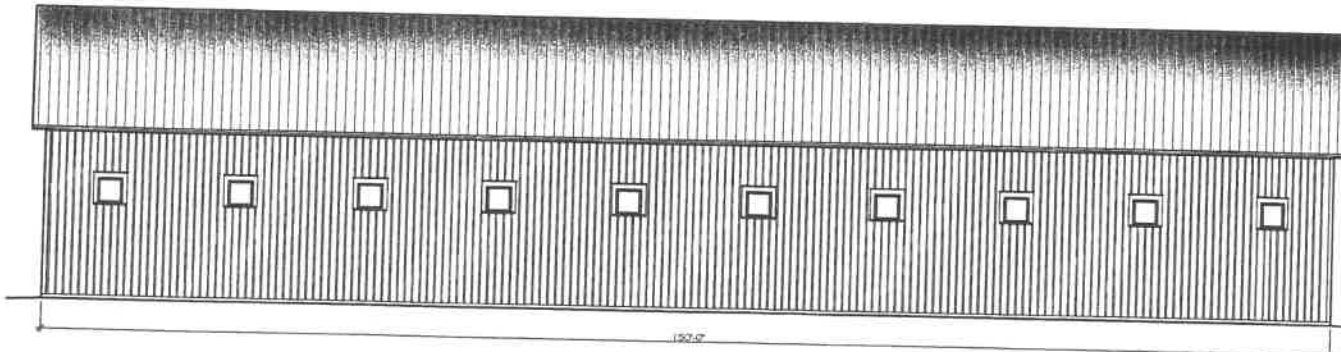
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FRONT ELEVATION

$\frac{3}{32}'' = 1' - 0''$



SIDE ELEVATION

$\frac{3}{32}'' = 1' - 0''$

NEW BARN
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