

EGGLESTON & KRENZER ARCHITECTS, PC

The Trolley Bldg

1391 East Genesee Street

Skaneateles, New York 13152

February 26, 2024

Town of Skaneateles Planning Board

24 Jordan Street,

Skaneateles, NY 13152

March 20, 2024 Revised

Re: Skaneateles Dogs/Beth Endres - Special Permit

1170 Heifer Road -

Tax Map # 061.-03-01.0

NARRATIVE

The property at 1170 Heifer Road is 54,473 SF, has 360 ft of road frontage on Heifer Road and 198 ft on Route 38A and is in the RF District and the Owasco Lake Watershed. The property is vacant with a driveway off Heifer Road. The site is flat and surrounded by farm fields with several trees on the west end of the lot. The ISC and TSC are 0.0% whereas 10% ISC and 20% TSC are allowed.

This application is to construct a 36 ft x 60 ft, two story building for a service business for Dog Daycare and Boarding in 3,362 SF and have a one bedroom, accessory apartment that is 784 SF. Fenced in exercise areas will be included as well as a circle driveway with two parking spaces. The property will have a well and on-site septic system. The business will have a 12 SF free standing sign and signage on the front of the building. The ISC will be 10.0% and TSC 10.4%

The Dog Daycare and Boarding will have up to 20 dogs during the day and 10 dogs overnight that utilize a combination of crates and kennels inside. A large interior space provides for inside dog activities as well as a supplemental dog grooming area. A smaller fenced area will be utilized for dogs relieving themselves with two larger fenced in areas for supervised exercise and activities. This site will have one to two employees and be open Monday through Friday 7:30am to 6:00 pm, Saturday 7:30 through 4:00 pm for dog drop off and pick up. The business will also offer pickup and drop off service using a company vehicle.

Off site, the business will offer dog walking, dog adventures and check in on pets at home. This business also has the Dog Grooming facility recently approved at 796 West Genesee where the bulk of the dog grooming will occur but patrons may drop off dog daycare canine that are transported down to this facility with the company van. The company van has an interior garage space to assist in loading and unloading dogs in a contained environment and out of the weather. The one-bedroom accessory apartment will be used by the staff when dogs are boarded overnight.

Three dark sky compliant wall pack lights on motion detectors will be on the east, south and west sides of the building. Three entry doors will have recessed lights in the eaves/porch ceiling. Bio-swales will be placed on the north side of the building to take the roof stormwater from both sides of the building. A second bio-swale will be along the south side of the driveway/paring area. In that the site is low, the building area and driveway/parking area will be built up about 2 feet in height. Silt fence/sediment logs will be used around the disturbed areas for erosion control.

(315) 685-8144

Member of the American Institute of Architects

CONSTRUCTION SEQUENCE

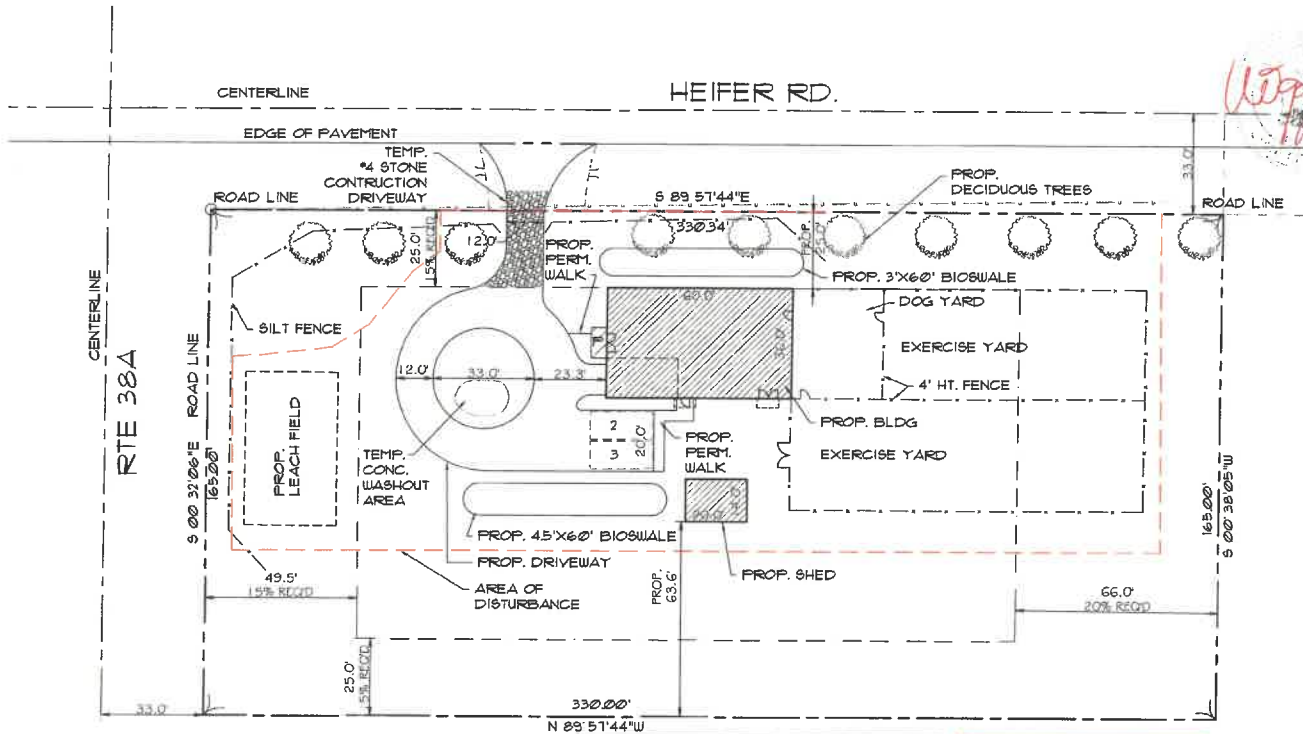
- 1) Install silt fence/sediment logs, maintain during construction.
- 2) Mark septic area to prevent construction traffic and staging
- 3) Stockpile top soil and stabilize with rye grass and sediment logs.
- 4) Install construction entrance at new driveway area.
- 5) Bring in and place fill material as required.
- 6) Install stormwater bio-swales, spread topsoil, seed and mulch to stabilize.
- 7) Excavate for building foundation and install foundation.
- 8) Back fill and place stone base for driveway, parking and building slab.
- 9) During dry period, install septic system. Spread top soil, seed and mulch. Water when dry.
- 10) After siding, roof and trim are complete, install roof gutters and direct down spouts to stormwater facilities.
- 11) Box in final parking area, finish grading, spread topsoil, seed, plant landscape/trees and mulch. Water during dry periods.
- 12) Install fence areas.
- 13) After lawn is established, remove silt fence, patch disturbed areas.

Owasco Watershed Notes for Erosion and Sediment Control:

- The use of hay bales is not recommended for erosion control
- Place sediment logs/fences around the construction area prior to land disturbance (excavation, stump removal, etc.)
- The placement of the sediment logs/fences should be parallel with the topographic contours of the property
- Ensure all stock piles are placed within the boundary of the sediment logs
- Stake sediment logs directly through the center, rather than in front of or behind
- Silt fences should be staked on the downhill side of the fence
- Silt fences should be toed in up to recommended fence line
- Silt fences should be cleared out each time they reach 50% capacity
- Ensure drainage outlets are protected with stone to reduce scouring and erosion
- Extend erosion and sediment control product to include all land disturbance as necessary
- Inspect erosion and sediment control product at the end of each work day, remove captured/accumulated sediment to prevent failures, and repair/replace when necessary
- Utilize a stabilized construction entrance to reduce sediment migration
- Seed and mulch with straw all disturbed areas as soon as possible
- Remove erosion and sediment control product after vegetation is established (~80% coverage)

Concrete:

- Do not wash out concrete directly on the ground surface
 - Concrete washout can leach into groundwater, is highly corrosive and can negatively impact water quality
 - Utilize a tarp or other impermeable surface and remove off-site once dry



SITE PLAN 5C, 1"=30'-0"

SITE INFORMATION IS OBTAINED FROM SURVEY
 DONE BY HEATHER WARREN, L.L.S. P.L.L.C. DATED 6/02/2004
 ADDITIONAL INFORMATION BY EGGLESTON & KRENZER
 ARCHITECTS P.C.

LOT AREA 54,473 SF

IMPERMEABLE COVERAGE

	EXIST.	PROPOSED
BLDG.	--- SF	2,160 SF
PORCH	--- SF	50 SF
DRIVEWAY	--- SF	2,300 SF
SHED	--- SF	280 SF
TOTAL	--- SF	5,410 SF
% IMPERMEABLE	0 %	10.0 %

AREA OF DISTURBANCE: 31,020 SF

TOTAL COVERAGE

	EXIST.	PROPOSED
WALK	--- SF	193 SF
PERMEABLE	--- SF	193 SF
IMPERMEABLE	--- SF	5,410 SF
TOTAL	0 SF	5,603 SF
% TSC	0 %	10.4 %

SITE PLAN

BETH ENDRES - SKANEATELES DOGS
 1170 HEIFER RD.
 TN. OF SKANEATELES, NY

architect

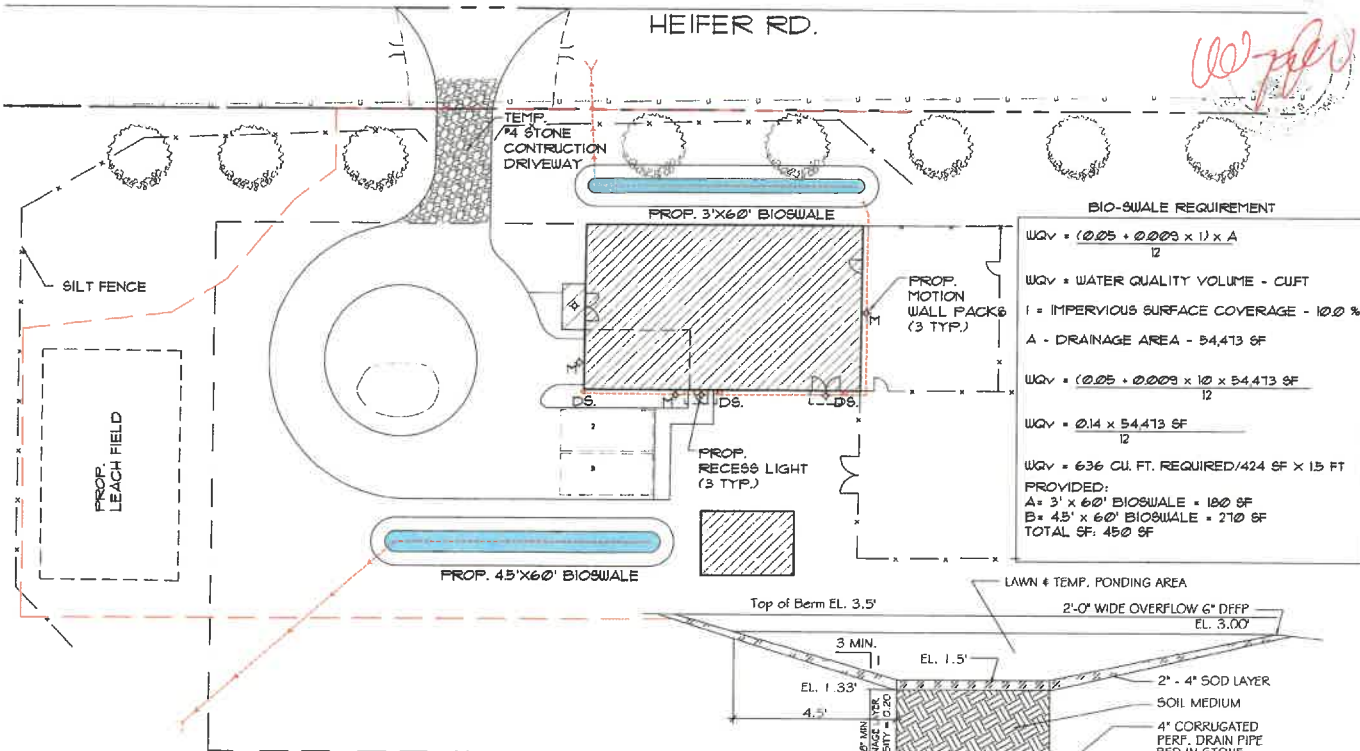
EGGLESTON & KRENZER, ARCHITECTS PC
 1391 EAST GENESEE STREET
 SKANEATELES, NY 13152
 (315) 685-8144

PROJ: 23152

DATE:

26 FEB 2024
 20 MAR 2024

1 OF 4



BIO-SWALE REQUIREMENT

$WQV = \frac{(0.05 + 0.009 \times I) \times A}{12}$

WQV = WATER QUALITY VOLUME - CUFT

I = IMPERVIOUS SURFACE COVERAGE - 100 %

A = DRAINAGE AREA - 54,413 SF

$WQV = \frac{(0.05 + 0.009 \times 100) \times 54,413 \text{ SF}}{12}$

$WQV = 0.14 \times 54,413 \text{ SF}$

WQV = 636 CU. FT. REQUIRED/424 SF x 15 FT

PROVIDED:

A = 3' x 60' BIOSWALE = 180 SF

B = 45' x 60' BIOSWALE = 270 SF

TOTAL SF: 450 SF

GRADING PLAN

SC: 1" = 20' - 0"

NORTH

SITE INFORMATION IS OBTAINED FROM SURVEY
 DONE BY HEATHER WARREN, L.L.S., P.L.L.C. DATED 6/01/2024
 ADDITIONAL INFORMATION BY EGGLESTON & KRENZER
 ARCHITECTS P.C.

BIOSWALE DETAIL

NTS

GRADING PLAN

BETH ENDRES - SKANEATELES DOGS
 1170 HEIFER RD.
 TN. OF SKANEATELES, NY

architect

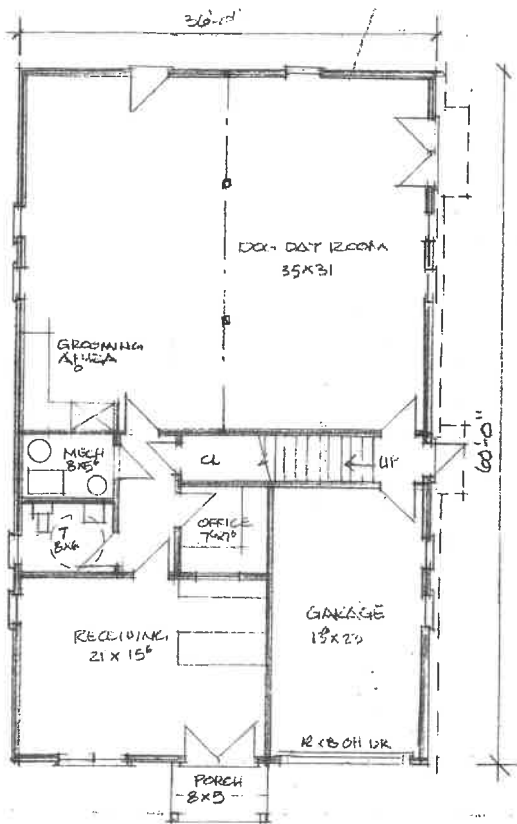
EGGLESTON & KRENZER, ARCHITECTS PC
 1391 EAST GENESEE STREET
 SKANEATELES, NY 13152
 (315) 685-8144

PROJ: 23152

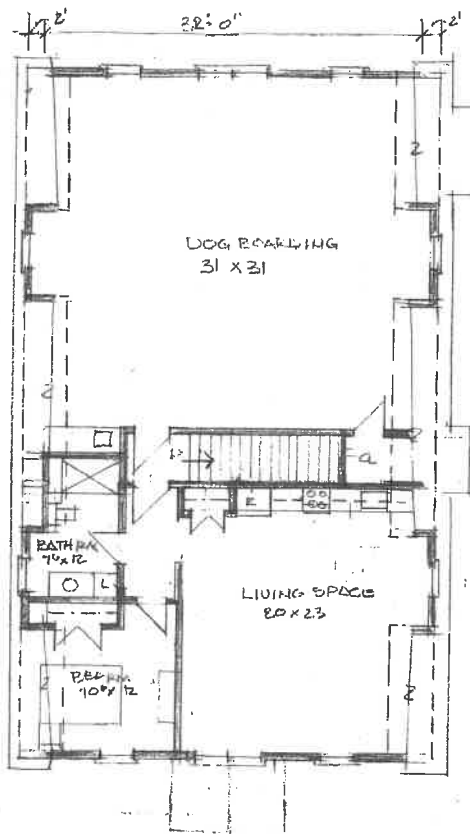
DATE:

26 FEB 2024
 20 MAR 2024

2 OF 4



FIRST FLOOR PLAN
1/8" = 1'-0" 2160 SF SERVICE



SECOND FLOOR PLAN
1/8" = 1'-0" 784 SF LIVING
1202 SF SERVICE

NEW BUILDING
BETH ENDRES - SKANEATELES DOGS
1170 HEIFER RD.
TN. OF SKANEATELES, NY

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

PROJ: 23152

DATE:
26 FEB 2024

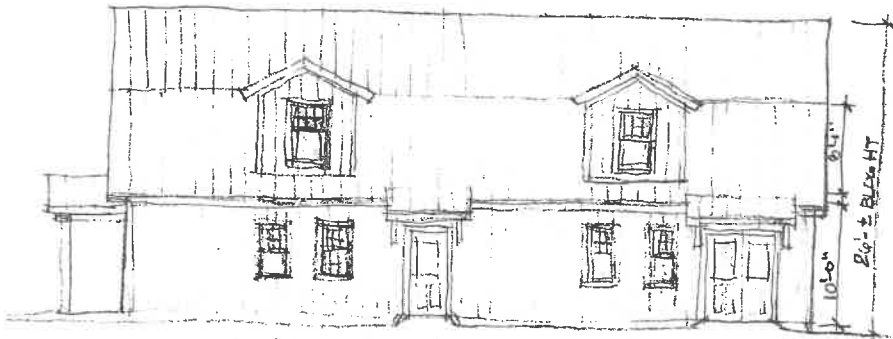
3 OF 4



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



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



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

NEW BUILDING
BETH ENDRES - SKANEATELES DOGS
1170 HEIFER RD.
TN. OF SKANEATELES, NY

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

PROJ: 23152

DATE:
26 FEB 2024

4 OF 4