

Michael J. Palmieri Architect

6028 South Street Road

Auburn, New York, 13021

Phone 315-255-1010

February 1, 2022

Codes Officer
Robert Herrmann Jr.
Town of Skaneateles
Skaneateles, NY 13152

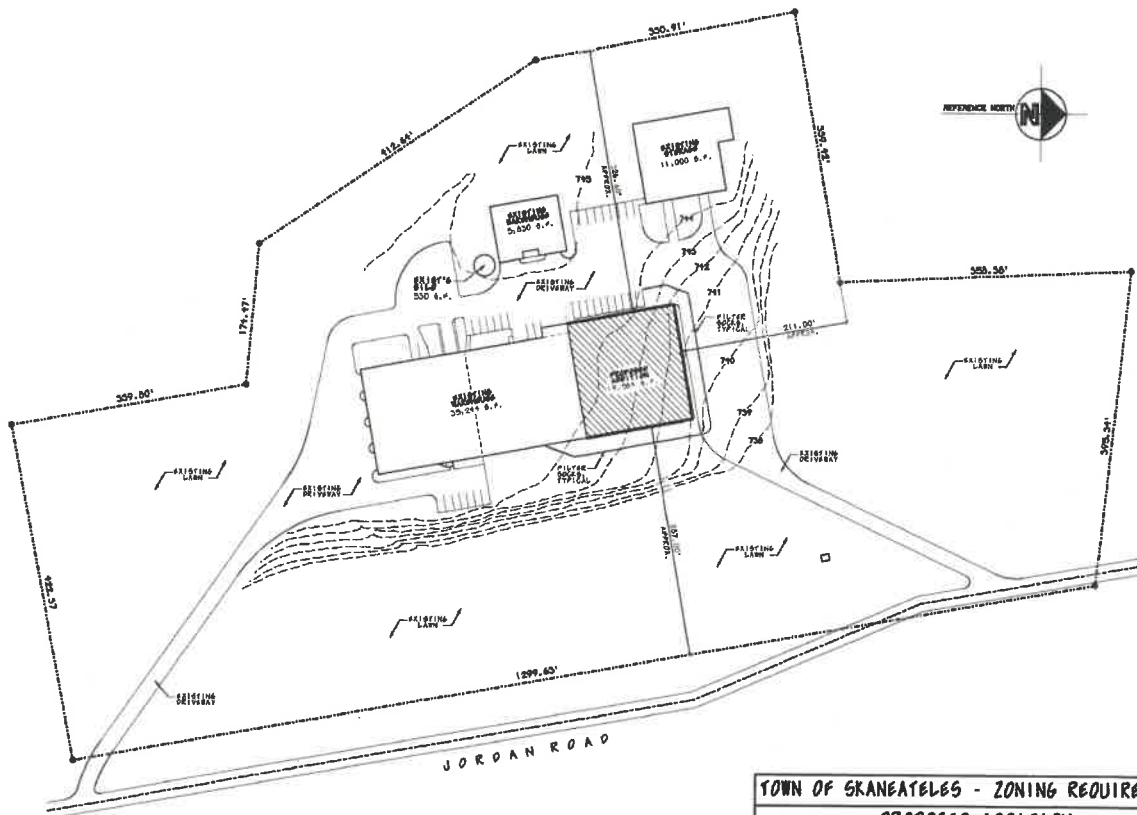
Re: HABA Toys
4407 Jordan Road
Skaneateles, NY 13152

NARRATIVE

Due to the increase in business we are looking to build additional warehouse and office space to keep up with the increasing demand of product. This addition will provide more storage as we handle a higher quantity of packages coming in and out of the facility. The proposed space will also allow us to keep a safe work environment for our employees by giving them the space needed to properly execute their roles while business increases.

CONSTRUCTION SEQUENCE

1. Install filter socks around proposed building area.
2. Excavate for and construct new foundation walls.
3. Install underground utilities 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, sheathing, & paneling for walls and roof.
8. Once the building is erected, install all insulation, roofing, fascia, siding, trim, and/or exterior accessories needed to complete the finishing of the building.
9. When all exterior work on the building is complete, install new walkways and/or blacktop needed and finish grading site.
10. Seed all disturbed soil and top with layer of straw.
11. 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

	REQUIRED	EXISTING	PROPOSED
ZONING DISTRICT	IR2	IR2	IR2
MINIMUM LOT SIZE	2 ACRES 67,120 S.F.	+/-17.67 ACRES +/-776,400 S.F.	+/-17.67 ACRES +/-776,400 S.F.
REAR YARD SET BACK	100'	N/A	+/-326.60'
NORTH SIDE YARD SET BACK	50'	N/A	+/-211.00'
BUILDING HEIGHT-MAXIMUM	35'	+/-21.00'	+/-22.00'
IMPERMEABLE SURFACE COVERAGE-MAXIMUM	40%	+/-151,500 S.F. +/-19.5 X	+/-174,500 S.F. +/-22.4 X
LOT COVERAGE-MAXIMUM	50%	+/-151,500 S.F. +/-19.5 X	+/-174,500 S.F. +/-22.4 X
BUILDING FOOTPRINT-MAXIMUM	300,000 S.F.	+/-32,674 S.F.	+/-73,255 S.F.

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

DRAWING TITLE:

SITE PLAN

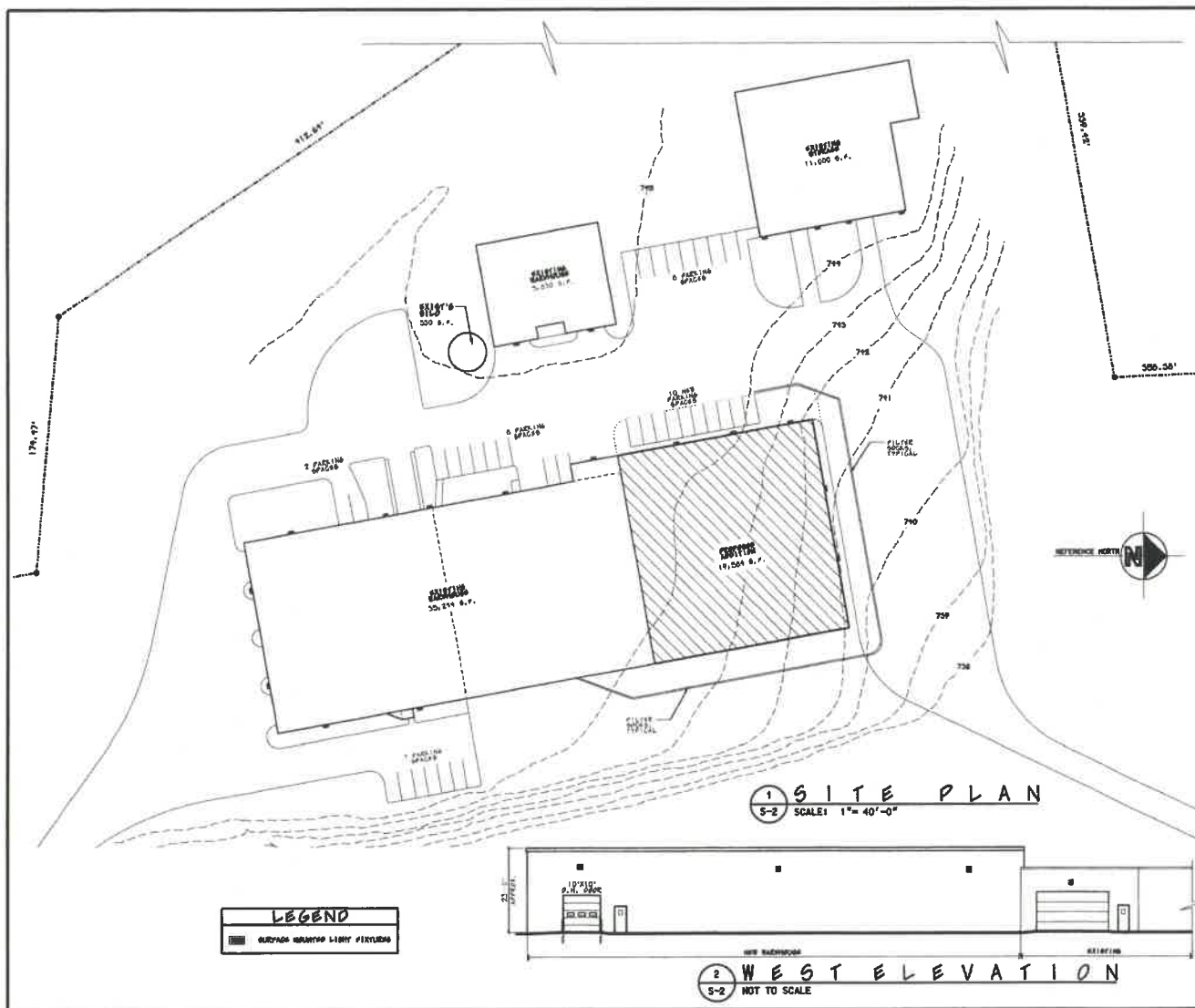


JANUARY 31, 2022

DRAWING NO.

S-1

OF 2



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