

---

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

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 remain at 31.4%.

(315) 685-8144

*Member of the American Institute of Architects*

## **CONSTRUCTION SEQUENCE**

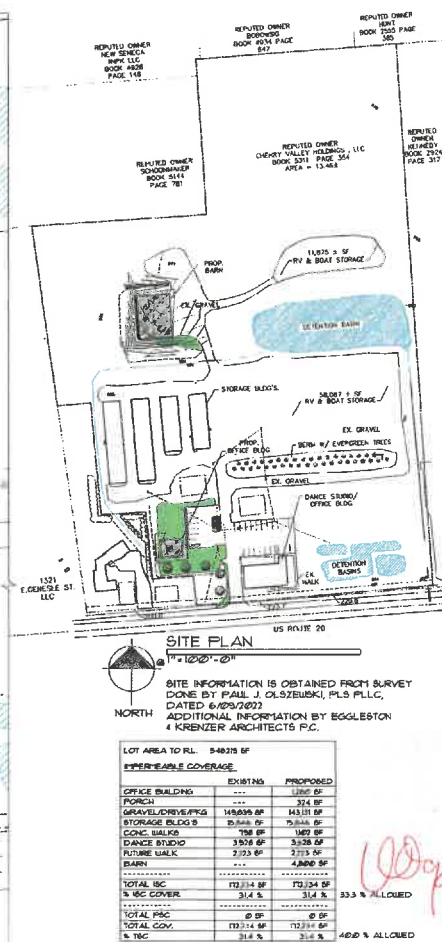
- 1) Install silt fence and/or sediment logs, maintain during construction.
- 2) Mark septic area to prevent construction traffic or staging on the leach field area.

### **Office Building Phase**

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

### **Storage Building Phase**

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



LOT AREA TO R/L		5-40215 BF	
<u>SPENDABLES COVERAGE</u>			
OFFICE BUILDING	EXISTING	PROPOSED	
FOURTH		374 BF	
GRAVEL/DRIVE/PAVS	146035 BF	143,111 BF	
STORAGE BLDG'S		75 BF	
CONC. WALKS	758 BF	1467 BF	
DETENT STUDIO	35026 BF	35,28 BF	
FUTURE WALK	2,723 BF	2,723 BF	
PLANN		4,840 SF	
*****			
TOTAL USC	172,114 BF	172,134 BF	
USC COVER		314	33.3 % ALLOWED
*****			
TOTAL PBC	0 BF	0 BF	
TOTAL COV	172,114 BF	172,134 BF	
USC	314	314	44.0 % ALLOWED

### SKETCH PLAN

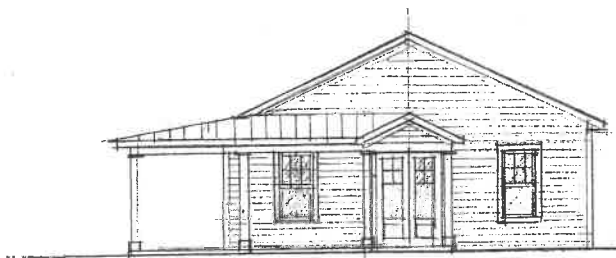
architect

PROJ: 22075

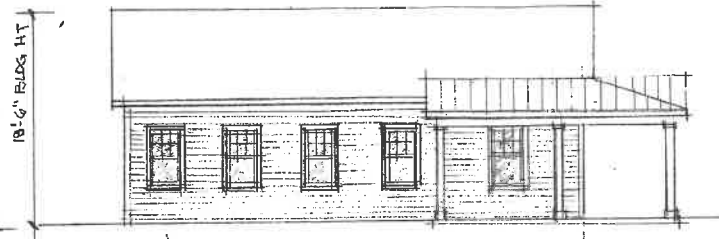
DATE: 2 OCT 2023

Dr

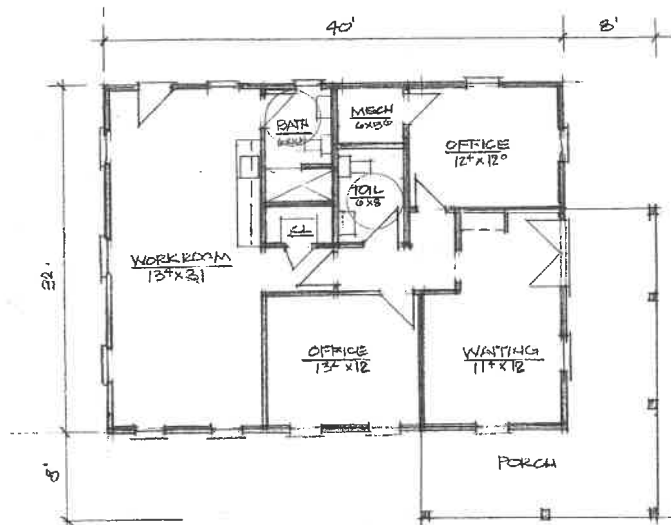
1 OF 1



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

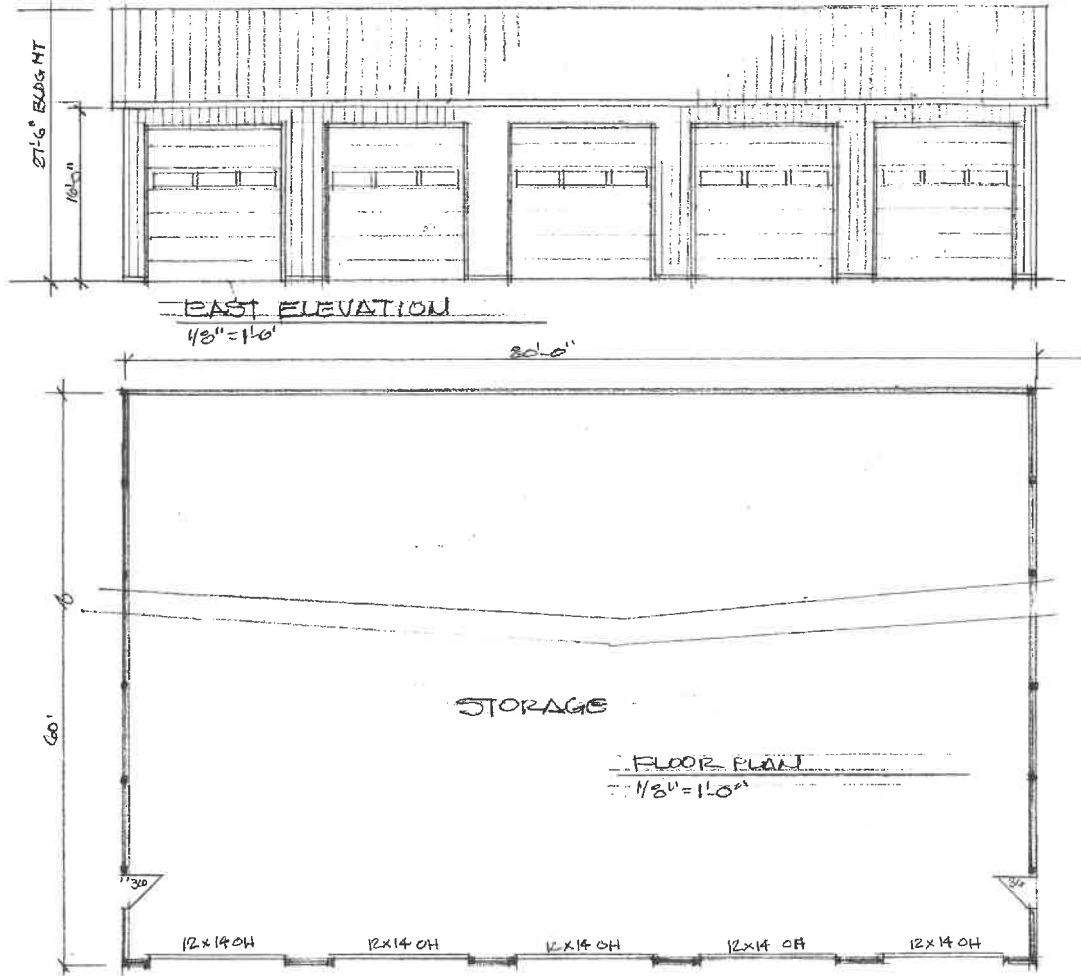
EGGLESTON & KRENZER, ARCHITECTS PC  
1391 EAST GENESSEE STREET  
SKANEATELES, NY 13152  
(315) 695-2144

PROJ: 22075

DATE:

2 OCT 2023

1 OF 2



**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  
 (315) 685-8144

PROJ: 22075

DATE:  
 2 OCT 2023

**2 OF 2**