

EGGLESTON & KRENZER ARCHITECTS, PC

The Trolley Bldg

1391 East Genesee Street

Skaneateles, New York 13152

January 2, 2024

Town of Skaneateles Planning Board

24 Jordan Street

Skaneateles, NY 13152

Re: David Lee/Jason Armijo - Special Permit Application

1741 Port Street

Tax Map # 034-04-13.0

NARRATIVE

The property at 1741 Pork Street is 98 acres, has 1905 ft of road frontage on Pork Street in the RF District and Skaneateles Lake Watershed. The property has a 4-bedroom dwelling, 705 SF home office building, 40 ft x 120 ft dairy barn with silo and milk house, sap house, smoke house, 2,529 SF Shop and two additional barns used for storage and a personal shop. The site has a tarvia driveway and gravel drives and parking areas, two septic systems and a well. 85.5 acres are tillable and rented by the Richard's Farm. A water course crosses the NW corner of the property and another watercourse bisects the property east to west. The property was approved in 1988 as a home occupation for David B Lee & Co. Currently the 705 SF stone office building is used as a home office and the 2,491 SF shop is used by a former employee. The ISC & TSC is 1.0%.

This application is to convert 4,000 SF of the dairy barn (**Bldg. Hb**) into a service business for Armijo Carpentry and add a 24 ft x 60 ft shed roof on the east side of the barn for covered storage. The 2,529 SF shop (**Bldg. E**) will be rented to Hans Vogt as a cabinet shop. The 705 SF stone building (**Bldg. B**) will remain a home office for the owner. The driveway area around the dairy barn will be enhanced for access and parking associated with the service business. The ISC & TSC will be 1.0%.

The 2,529 SF Shop (**E**) will be used for producing custom millwork products with one to two employees on site. Materials are delivered to the building that has a raised loading dock on the north side of the building. The shop is set up with a sophisticated dust collecting system and will operate much as it has for the last 35 years. Product produced in the shop are delivered and installed off site. An employee toilet room is located in the lower level of the shop. An occasional client or vendor may visit the site. Hours of operation are 7:00 am to 5:00 pm Monday thru Friday.

Armijo Carpentry will use 4,000 SF of the converted dairy (**Hb**) as a shop and storage of tools and equipment to be used off site. They will also have the 1,440 SF covered shed for outdoor storage of materials and equipment. The construction service business has 5 employees that report directly to their off-site project location. This could increase in the future. Employees will visit this site during the day to retrieve tools of equipment to be taken to the off-site project locations. Normal hours of operation are 7:00 am to 5:00 pm Monday thru Friday.

(315) 685-8144

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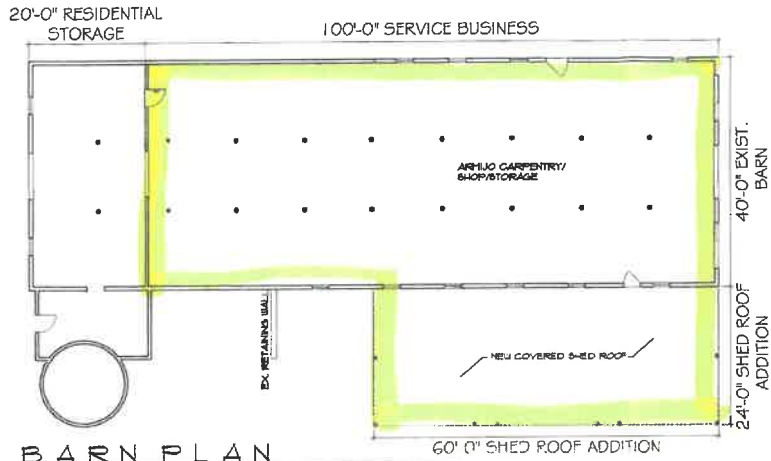
Occasionally, several employees may be working on site during the day. The toilet room in the Shop is available for employee use. 8 parking spaces are available on the east and north sides of the barn. Delivery of materials may be made to this site. Any deliveries made by tractor trailer are off loaded from the main loop driveway with a fork lift. Any waste materials, recyclables or trash are stored inside and removed by trailer or taken to off-site project dumpsters.

Existing site lighting is located on the house (A), east side of stone office building (B), south, east and north sides of the Shop (E), east side of the private shop building (F) and on the Milk House (Ha). Three dark sky compliance wall packs on motion detectors will be added to the south and north side of the barn and east side of the proposed shed (Hb).

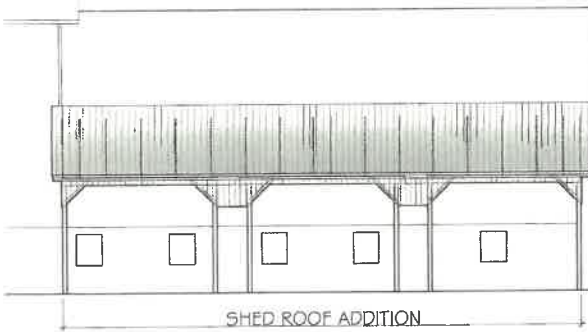
The dwelling (A) and additional buildings (C, D, F, G Ha) remain as personal use. The farm fields will continue to be rented to the Richard's Farm.

CONSTRUCTION SEQUENCE

- 1) Silt fence protection should not be necessary in that this is a flat site.
- 2) Place stone base for parking, driveway and building areas.
- 3) Drill holes for posts on shed structure. Erect posts, beams and roof structure.
- 4) After roof and fascia are complete, add roof gutters and direct downspouts to east side of driveway.
- 5) Pour concrete pads for covered storage areas.
- 6) Box in final parking area, finish grading, spread topsoil, seed and mulch over disturbed areas. Water during dry periods.



BARN PLAN
1/16" = 1'-0"



EAST ELEVATION
3/32" = 1'-0"



NORTH ELEVATION
3/32" = 1'-0"

BARN ALTERATION

DAVID LEE & JASON ARMUO
1741 PORK ST.
TN. OF SKANEATELES, NY

architect

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DATE:
2 JAN 2024

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