EGGLESTON & KRENZER ARCHITECTS, PC

The Trolley Bldg 1391 East Genesee Street Skaneateles, New York 13152

Revised June, 2022 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, (potentially 2,100 SF) including the storage and repair of farm equipment for the various properties owned and to be owned by Mandana Farms, LLC, the storage of evidence from Cherundolo Law Firm Law Practice, (potentially 3270 SF) the storage of additional business items and records, (potentially 364 SF) and the storage of the owners vehicles, as well as storage of some boats (potentially 3,000 SF). The ISC and TSC will be 3.6%.

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. Should it become necessary for the occasional occupancy of the building by workers, a seasonal port-a-john can be placed on the west side of the building within the fenced area. There will be LED 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.

(315) 685-8144

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. 1.7 acres of land will be disturbed during construction and a SWPPP has been prepared for this project. 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. A double row of River Birch will be planted adjacent to West Lake Road.

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 STORAGE

1871 WEST LAKE ROAD SKANEATELES, NEW YORK

SITE DEVELOPMENT PLANS

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HANDANA FARMS STORAGE 1871 WEST LAKE ROAD TOWN OF SKAWEATELES

JUNE 83 2022 REVISION 1 - 86/27/2022

SHEET 1 OF

SITE DATA MANDAHA PARISS, LLC 1871 WEST LAKE ROAD SKANEATELE 5 NEW YORK 13152

3, TAX ID 8 I B01,011.21
4. PARCEL SIZE 23.34 ACRES (TO ROAD CENTERLINE)
5. ZOHNO CLASSIFICATION RF - RUAL FARMING A FOREST LWOO - LAKE WATER DIFC OVERLAY DISTRICT

4. BUSLORIO SETBACK REQUIREMENTS FRONT 75 SIDE FOR REAR 10F

LOT COVERAGE 20% REAR 1
MIPERMEABLE BURFACE 10%
MAXIMUM BUR DING FOOTPRINT 12,000 BQ, FT,
MAXIMUM BUR DING HEXPIT 36 FT,

PROFEST INFORMATION
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SRINVEY DATA
FIELD SURVEY WAS COMPLETED BY PAUL JAMES DESZEWSKII P.L.S.
PLIC ON DECEMBER 22, 2021.

EXISTING TOPOGRAPHIC DATA SHOWN HEREON PER DRAWING BITTILED "PARCEL OF LAND". HAVING PROJECT NO. SX81-01-12.5 DATED DECEMBER 23: 2021.

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THE UNITED STATES MOR SHALL WASHINGS FROM CONCRETE

TRUCKS BURGES, OR OTHER DEVICES SE ALLOWED TO STRITE ANY
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S. PERJODIC CLEMENT, DEPETION AND REPLACEMENT OF TEMPORATY SOR EROSION AND WATER POLLUTION CONTROL DEVICES SMALL BE NECESSARY.

ALL CONTROLS SHALL BE PLACED PRIOR TO STARTING EARTHWORK OPERATIONS AND SHALL REMAIN OF PLACE UNITS. THE NEW SLOPES ARE STABLIZED WITH BESDING AND/OR SLOPE PROTECTION.

WHERE SET FENCE IS USED IN AREAS OF CONCENTRATED FLOW.
 THE ENQINEER IN CHARGE MAY CALL FOR BACKING THE FENCE WITH STRAW BALES.

ADDITIONAL EROSION AND BEDIMENT CONTROL MEABURES MAY BE RECURNED DUE TO VARIATIONS IN BITE CONDITIONS.

IF THERE 25 SOME REASON THAT CUT OR FALL CANNOT BE BROUGHT TO FRAL GRADE AND MUST REMAN LINCOMPLETED FOR A PERIOD OF TIME IT BHALL BE TEMPORARRY SEEDED AND MULCHED WITHIN 7 DAYS.

EXERTION AS DIRECT TOP CONTROL OF EDWARD REID ENGINEERING, PLLC 2460 CEMETERY ROAD FABIUS. NEW YORK 13063 315-369-4378 TELCO LINE/ PEDE STALI HANDHOLE/
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LEGEND SHEET MANDANA FARMS ELC 1871 WEST LAKE ROAD SKANEAT ELES, NEW YORK 13192

MANDANA FARMS STORAGE 1871 WEST LAKE ROAD TOWN OF SKANEATELES STATE OF NEW YORK

GENERAL HOTES

PROJ MOR E.K.R. REVAEWED BY
DESIGNED BY E.K.A. DRAWN BY C.K.M.
DATE 3CAL
JUNE 05 2022 AS NOTED
PROJECT NO.

202216 REVISION NO. DAWN GAOO2 1 GAOO2







