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**EGGLESTON & KRENZER ARCHITECTS, PC**

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

September 6, 2022

Town of Skaneateles Planning Board  
24 Jordan Street, Skaneateles, NY 13152

Re: Justin Marchuska - Special Permit Amendment  
1590 Cherry Valley Turnpike - Tax Map # 042.-05-03.0

**NARRATIVE**

The property at 1590 Cherry Valley Turnpike is 83,092 SF, has 200.0 ft of road frontage on Cherry Valley Turnpike (US Rte 20) in the IRO District. The property had an abandoned restaurant on it that has been removed and a small gravel parking area. The site is flat with the Early Childhood Center on the west side and Grace Chapel on the east side. The site is served by Town water. In that the lot is less than 2 acres, 20% lot width (40 ft) is allowed for side yard setback. The ISC and TSC is less than 0.1% whereas 40% ISC is allowed for non residential uses.

This application is construct two 60 ft x 100 ft buildings to be rented out in 1,200 SF to 2,400 SF or larger tenant spaces for service businesses. Each unit will have an overhead door, pass door and toilet room with minimum 16 ft high ceilings. The tenants will be contractors and service businesses that are looking for large storage or work space where employees can pick up materials for off site projects. It is possible to have a small office or assembly space in a tenant space, but with minimal full time working on site. The buildings will be built in two phases with the first on the north end with access on three sides and parking/overhead doors on two sides. The second building will have parking/overhead doors on just one side and will be finished in the first phase as a gravel building pad and extra parking. The ISC will be 39.7% and TSC will be 39.7 %.

Stormwater will be managed with BMP facilities located on the east side of the property and in the Southeast corner that is designed for the total buildout. A septic field will be located in the Southwest corner of the property. A new driveway will be located 20 ft off the west side of the property that will be designed for large trucks to enter and turn around on site. Such trucks include tractor trailers, emergency vehicles and dumpster trucks. This is being engineered by Edward Reid Engineering. A SWPPP is being developed and a NYS SPDES permit will be required in that 1.4 acres will be disturbed.

A common dumpster area will be located on the east side of the driveway between the two building for trash and recyclable. The building will have a dusk to dawn dark sky compliant wall pack on the north, west and south sides for security purposes. Each tenant space will have a motion activated light. Silt fence will be used for erosion control during construction.

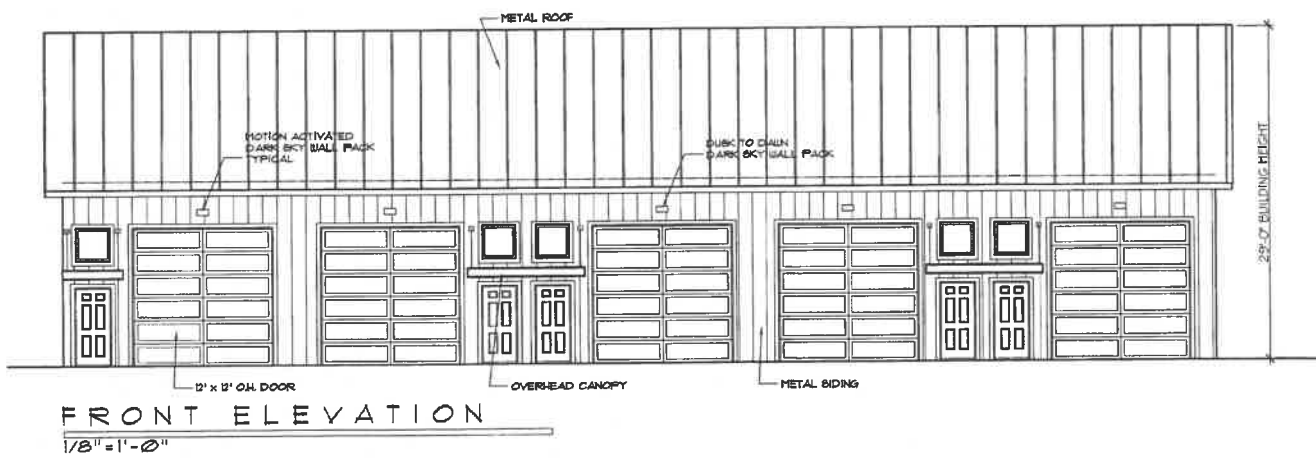
(315) 685-8144

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## CONSTRUCTION SEQUENCE

- 1) Install silt fence, maintain during construction.
- 2) Install construction entrance at new driveway area.
- 3) Install stormwater BMP facilities, spread topsoil, seed and mulch to stabilize.
- 4) Excavate for building foundation and install foundation.
- 5) Back fill and place stone base for driveway, parking and building slab.
- 6) During dry period, install septic system. Spread top soil, seed and mulch. Water during dry periods.
- 7) After siding, roof and trim are complete, install roof gutters and direct down spouts to stormwater facilities.
- 8) Box in final parking area, finish grading, spread topsoil, seed, plant landscape/trees and mulch. Water during dry periods.
- 9) After lawn is established, remove silt fence, patch disturbed areas.





**SERVICE BUSINESS  
BUILDING:**

JUSTIN MARCHUSKA  
1590 CHERRY VALLEY TPK  
SKANEATELES, NEW YORK

**architect**

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DATE:  
2 SEPT 2022

