

**Tax Map ID#042.-05-03.0**

**NOTICE OF HEARING**

**PLEASE TAKE NOTICE** that pursuant to Section 148-4, 148-5 148-6 148-7 148-8 and 148-10 of the Zoning Law of the Town of Skaneateles 2020 and Section 274-a and 274-b Town Law of the State of New York, the Planning Board of the Town of Skaneateles will hold a Public Hearing on the application of Justin Marchuska for a Special Permit.

The application is to establish multi occupant buildings with the intended uses of service use, automobile service station use, and warehouse storage use.

The property in question is located at 1590 Cherry Valley Turnpike in the Town of Skaneateles, New York and bears Tax Map ID#042.-05-03.0.

A copy of the application is available for inspection at the Town Hall, 24 Jordan Street, Skaneateles, New York.

**SAID HEARING** will be held on ***Tuesday, October 18, 2022 at 6:40 p.m.*** at the Town Offices, 24 Jordan Street, Skaneateles, New York or electronically as required by local and/or Executive Orders applicable to COVID 19. At that time all people will be heard or have an opportunity to provide written comment on this application.

Donald Kasper, Chair  
Planning Board -Town of Skaneateles  
Dated: October 5, 2022

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**EGGLESTON & KRENZER ARCHITECTS, PC**

The Trolley Bldg

1391 East Genesee Street

Skaneateles, New York 13152

**October 5, 2022 revised**

September 6, 2022

Town of Skaneateles Planning Board

24 Jordan Street, Skaneateles, NY 13152

Re: Justin Marchuska - Special Permit **and Site Plan Review**

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, **Automobile Service Station and/or Warehouse/Storage**. Each unit will have an overhead door, pass door and toilet room with minimum 16 ft high ceilings. The tenants may 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 workers on site. **Addition tenants may be rental business, such as party rentals or equipment rental. These uses are classified as Service Businesses. Tenants could also be Storage or Warehouse uses that are Permitted and Site Plan Review uses respectively.**

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 **may** have parking/overhead doors on just one side **on the area** 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 %.

**Any of the acceptable tenants would have low on-site employees with a maximum of 10 full time employees for the first building. Businesses would not be accessible to the general public but have visitors and customers by appointment only. Business hours would generally be 6:00am to 8:00pm Monday through Saturday.**

**While three parking spaces are designated on each side of the building, tenants have the option of parking in front of their overhead door when not in use providing seven additional parking spaces on each side. 11 additional parking spaces are on the south side of the south parking area. Any overnight parking of vehicles would be on the south side of the north building. There will be no outside storage of product or materials. Deliveries may be with**

(315) 685-8144

*Member of the American Institute of Architects*

**tractor trailers, panel trucks, vans and pickup trucks that can easily maneuver on site and be unloaded from the tailgate; there will be no loading dock. A common 12 SF freestanding sign will be located by the entrance identifying the address and complex name. Each tenant will have a sign on the face of its entry canopy.**

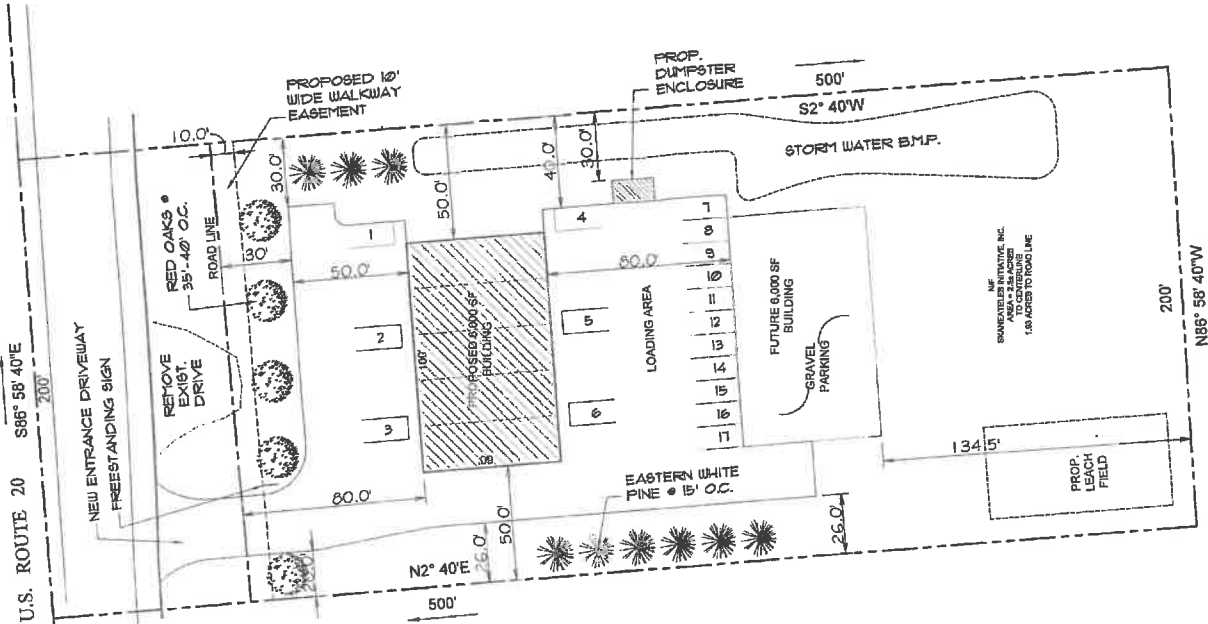
Stormwater will be managed with BMP facilities located on the east side of the property and in the Southeast corner that is designed for the total buildout. A septic field will be located in the Southwest corner of the property. A new driveway will be located 20 ft off the west side of the property that 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. **A ten foot wide sidewalk easement will be established along the road line and Red Oaks, 2.5" caliper, will be spaced 35' to 40' on center. Eastern White Pine will be planted adjacent to the ends of the parking areas.**

**Should any proposed tenant not fit the criteria spelled out in this Special Permit application, an amended application will be made for the Planning Board to review that tenant's use and requirement. When the second building is designed and ready to be built, an amended application will be made for the Planning Board to review the details of that application.**

### **CONSTRUCTION SEQUENCE**

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



## SITE PLAN

1" = 40' - 0"

SITE INFORMATION IS OBTAINED FROM SURVEY  
DONE BY PAUL J. OLSZEWSKI, P.E., L.L.S. DATED 8/11/2021  
ADDITIONAL INFORMATION BY EGGLESTON & KRENZER, ARCHITECTS

BUILDING ENVELOPE FOR NON-CONFORMING  
LOTS LESS THAN 2 ACRES  
FRONT YARD = 15 FT  
20 % SIDE YARD = 40 FT  
REAR YARD = 25 FT



LOT AREA	83,092 SF
LOT COVERAGE	40 % ALLOWED PROPOSED
BUILDING	6,000 SF
PAVING	20,796 SF
GRAVEL / FUTURE BLDG	6,000 SF
DUMPSTER	180 SF
TOTAL	32,976 SF
% TOTAL COVERAGE	



## SITE PLAN:

JUSTIN MARCHUSKA  
1590 CHERRY VALLEY TPK  
SKANEATELES, NEW YORK

## architect

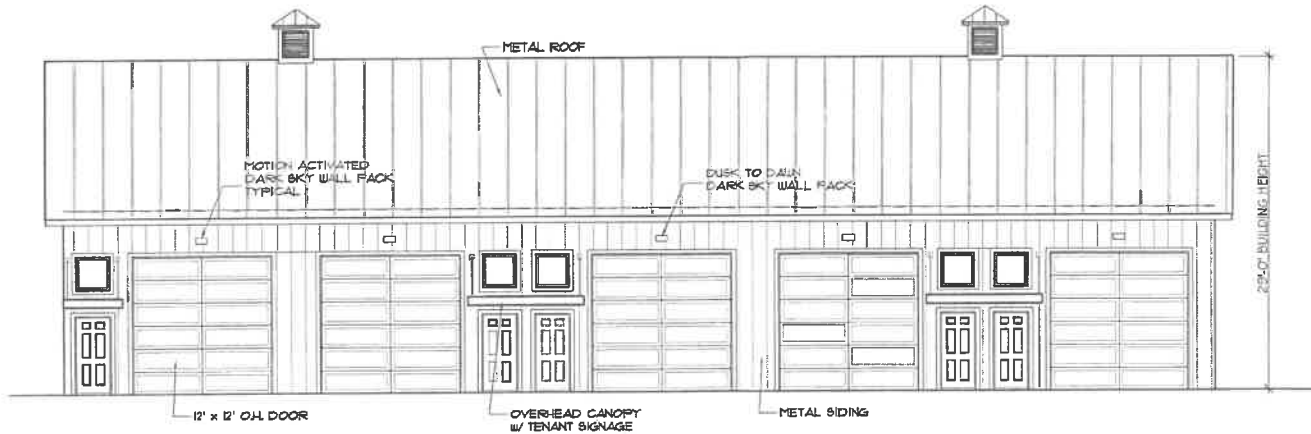
EGGLESTON & KRENZER, ARCHITECTS PC  
139 J EAST GENESEE STREET  
SKANEATELES, NY 13152  
(315) 685-8144

PROJ: 21141

DATE:

2 SEPT 2022  
5 OCT 2022

1 OF 3



FRONT ELEVATION  
 1/8" = 1'-0" REAR ELEVATION SIMILAR

**SERVICE BUSINESS  
 BUILDING:**  
 JUSTIN MARCHUSKA  
 1590 CHERRY VALLEY TWP  
 SKANEATELES, NEW YORK

**architect**  
 EGGLESTON & KRENZER, ARCHITECTS PC  
 1391 EAST GENESEE STREET  
 SKANEATELES, NY 13152  
 (315) 685-6144

PROJ: 21141

DATE:  
 2 SEPT 2022  
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