

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 Gavin McCaul/1590 Cherry Valley TPK LLC for a Special Permit Amendment.

The application is to reconfigure the site with one 13,200 square foot building 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 17, 2023 at 6:20 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: September 27, 2023

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

September 6, 2023

REVISED OCTOBER 10, 2023

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

Re: Gavin McCaul, Cherry Valley Depot
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 and 15% lot depth (62 ft) for the front and rear yard setbacks. The ISC and TSC is less than 0.1% whereas 40% ISC is allowed for non-residential uses.

In 2022, a Special Permit and Site Plan Review was approved to construct two 60 ft x 100 ft buildings to be rented out as multiple tenant spaces for Service Businesses, Automobile Service Station and/or Warehouse/Storage. This application is to amend the approved Special Permit and Site Plan with one proposed building that is 60 ft x 220 ft, 13,200 SF that will have ten 20 ft wide tenant spaces (1,200 SF each) and one 2 story 20 ft x 60 ft common area for meeting space and individual offices for the tenants.

Each unit will have an overhead door, pass door and toilet room with minimum 18 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 storage space in a tenant space, but with minimal full-time workers on site. Additional tenants may be rental business, such as party rentals or equipment rental. These uses are classified as Service Businesses. Another possible tenant may be for auto detailing where automobiles are cleaned and polished on an appointment basis and does not involve engine repair, lubrication or oil changing. (This is classified as Automobile Service Station and requires a Special Permit.) Tenants could also be Storage or Warehouse uses that are Permitted and Site Plan Review uses respectively. **See "Potential Tenant List for the Cherry Valley Depot".**

The north bay will be two stories and have common space that the tenants may use for meetings or be assigned private office space in conjunction with their main tenant space. This will also have a permeable patio in the north east corner as a tenant/employee amenity. The ISC will be 39.2% and TSC will be 41.7 %.

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Any of the acceptable tenants would have low number of on-site employees with a maximum of 20 full time employees for the building at one time. 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.

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 40 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 large panel trucks, emergency vehicles and dumpster trucks. **Floor drains in the building will have an oil separator prior to discharge into the stormwater swale. There will be no interior floor drains. The first 20 ft of each unit will drain to the overhead door and the remaining 40 ft will be flat.** This is being engineered by Edward Reid Engineering. A SWPPP has been developed and a NYS SPDES permit will be required in that 1.53 acres will be disturbed. **The required SPDES permit has been activated with the current fill operations and weekly inspections are being made.**

A common dumpster area will be located on the south end of the 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. Additional landscaping is at the owner's option.

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.

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

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October 6, 2023

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List of Potential Tenants for The Cherry Valley Depot:

(This does not preclude separate Site Plan Review or Special Permits in the future for allowed uses)

- HVAC Contractors
- AV/Digital Contractors
- Electrical Contractors
- Plumbing Contractors
- Landscaping Equipment Rental (interior storage of equipment)
- Light Construction Equipment Rental (interior storage of equipment)
- Event and Party Rental
- Building Maintenance Services
- Painters and Decorators
- General Contractors
- Flooring Contractors
- Roofing Contractors
- Interior Design Studios
- Custom Furniture Makers
- Artisan Craft Workshop
- Packaging and Shipping Services (off-site service)
- Computer Repair and Services
- Home Improvement Contractors
- Home Staging Companies
- Signage and Graphic Design Studios
- Mobile Car Detailing Services (small bucket)
- Upholstery Repair and Restoration
- Appliance Repair Services
- Commercial Cleaning Companies
- Wholesale Distributors – small product items i.e. electronics, small parts
- Printing and Copying Services – (on-line ordering)
- Event Planning and Coordination – (for off-site events)
- Janitorial Supply Warehousing
- Photography Studios

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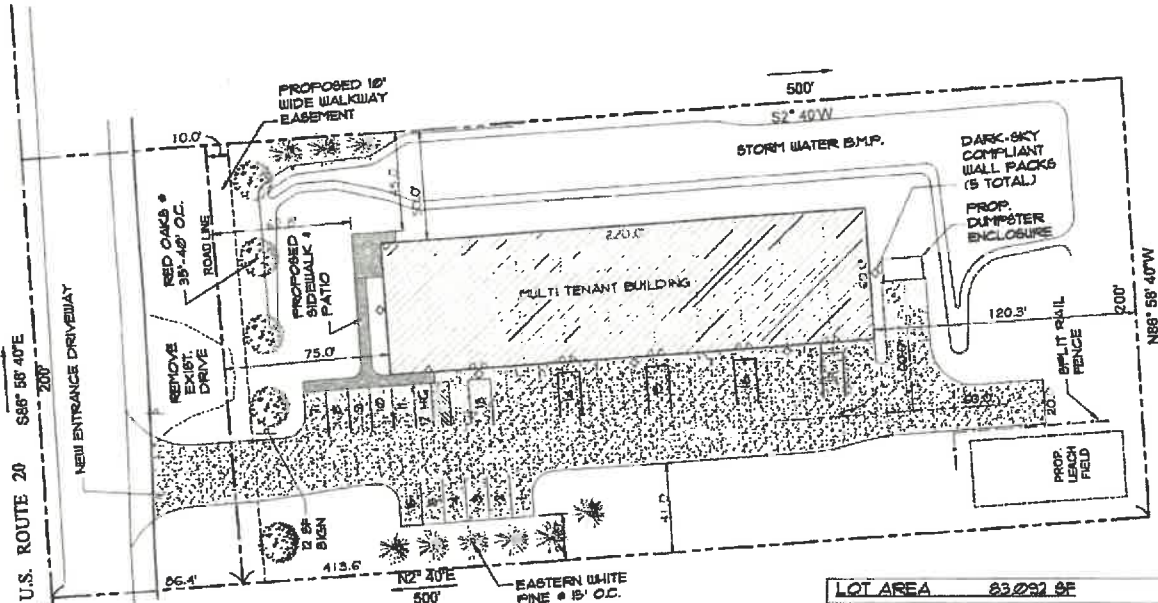
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- Fitness Equipment Rental
- Small Manufacturing Workshops
- E-commerce Distribution Centers
- Private Golf Simulator – (by appointment – single group use)
- Car, Boat, Small Boat and Kayak Storage (Interior Storage only - No exterior)
- Specialty Auto Parts Installation (non-fuel/engine/oil related)
- Mobile Pet Grooming Services
- Bicycle Repair and Storage
- Woodworking and Carpentry Shops
- Catering and Event Supplies Storage
- Homebrewing and Winemaking Supplies
- Musical Instrument Storage/Rental
- Sports Equipment Rental and Storage
- Electronics Repair Workshops
- Greenhouse and Nursery Storage
- Vintage and Antique Furniture Dealers
- Gardening and Landscaping Supplies
- Film and Video Production Studios (off-site filming)
- Craft Beverage Distribution
- Costume and Prop Storage
- Archery Range and Equipment Storage
- Pet Daycare and Boarding Facilities
- Caterers and Event Planners (no cooking on site)
- Front private office space offered to on-site tenants as priority or separate office dependent on total full time employee limit.

List of Excluded Tenants for The Cherry Valley Depot:

- Automotive Repair Shops
- Auto Body Repair Shops
- Gas Stations
- Restaurants, Cafes, Catering, Food Service Preparation.
- Medical or Dental Offices
- Daycare Centers
- Fitness Gyms or Health Clubs
- Entertainment Venues
- Large-Scale Industrial/Manufacturing Operations
- Food Processing Facilities
- Educational Institutions (e.g., schools, colleges)
- Large-Scale Warehouses
- High-Volume Business with Public Access

The building use and onsite full-time employees will be policed through the leasing documents and limited to 20 full time employees on site (Septic design is 300 gal/day)



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
13 % LOT DEPTH FRONT YARD = 62.0 FT
20 % LOT WIDTH SIDE YARD = 40.0 FT
15 % LOT DEPTH REAR YARD = 62.0 FT



LOT AREA	83,292 SF
LOT COVERAGE	40 % ALLOWED
	PROPOSED
BUILDING	13,200 SF
PAVING	16,356 SF
FUTURE SIDEWALK	872 SF
DUMPSTER	120 SF
TOTAL	32,608 SF
% ISC	39.2 %
TOTAL COVERAGE	50 % ALLOWED
	PROPOSED
SIDEWALK	526 SF
PATIO	284 SF
IMPERMEABLE	32,608 SF
TOTAL	33,418 SF
% TOTAL COVERAGE	40.2 %

SITE PLAN:

GAVIN MCCAUL - CHERRY VALLEY DEPOT
1590 CHERRY VALLEY TRPK
SKANEATELES, NEW YORK

architect

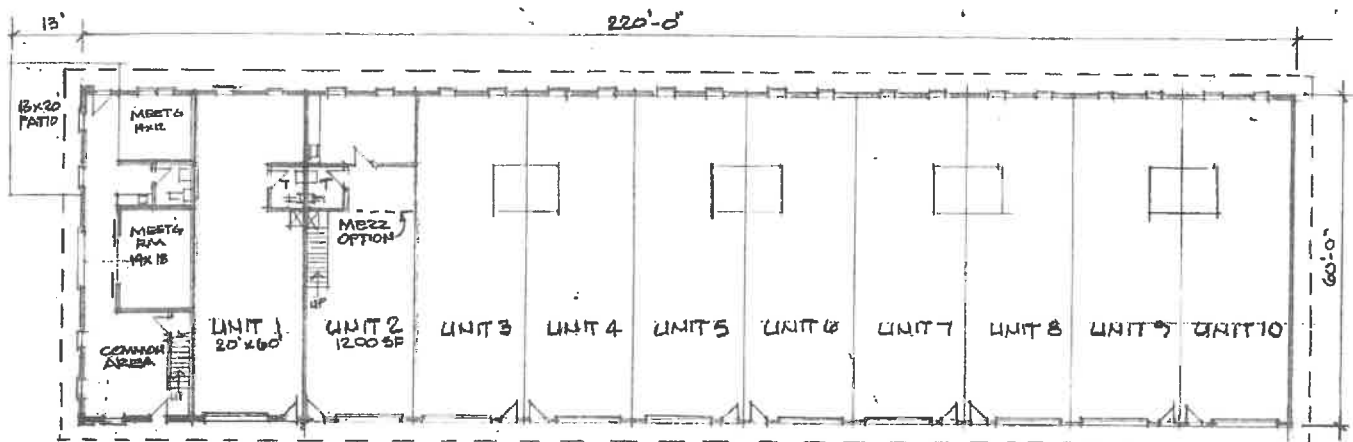
EGGLESTON & KRENZER, ARCHITECTS PC
1391 EAST GENESSEE STREET
SKANEATELES, NY 13152
(315) 685-8144

PROJ: 21141

DATE:

7 SEPT 2023

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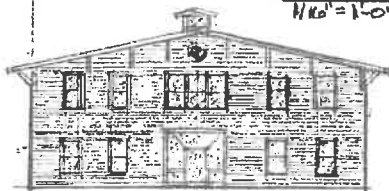
FLOOR PLAN

1/16" = 1'-0"



WEST ELEVATION

1/16" = 1'-0"



NORTH ELEVATION

1/16" = 1'-0"

FLEX STORAGE BUILDING:

GAVIN MCCAUL - CHERRY VALLEY DEPOT
1590 CHERRY VALLEY TPK
SKANEATELES, NEW YORK

architect

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