

EGGLESTON & KRENZER ARCHITECTS, PC

The Trolley Bldg

1391 East Genesee Street

Skaneateles, New York 13152

October 1, 2021

Town of Skaneateles Planning Board

24 Jordan Street, Skaneateles, NY 13152

Re: Nathan Card, Card Mowing LLC - Major Special Permit Amendment

4440 Jordan Road - Tax Map # 023.-02-24.0

NARRATIVE

The property at 4440 Jordan Road is 471,21 SF, has 278.2 ft of road frontage on Jordan Road in the IRO District. The property was developed for the Card Mowing, a Service Business in 2014 with the construction of a 5,227 SF heated building, 3,200 SF unheated storage building and a 40 ft x 80 ft concrete slab with bins for landscape material storage. The site has a tarvia driveway and gravel parking area, septic system and large stormwater bio swale area adjacent to Jordan Road. The site is served by Town water. The ISC is 15.1% and the TSC 15.3%.

This application is to expand the gravel parking area 120 feet and construct a 40 ft x 80 ft unheated storage building adjacent to the existing storage building and a 40 ft x 80 ft heated storage building adjacent to the concrete slab for outdoor storage. Two additional 30 ft x 30 ft concrete slabs will be placed at the end of each building for additional outdoor storage. The ISC will be 22.1% and TSC will be 22.7 %.

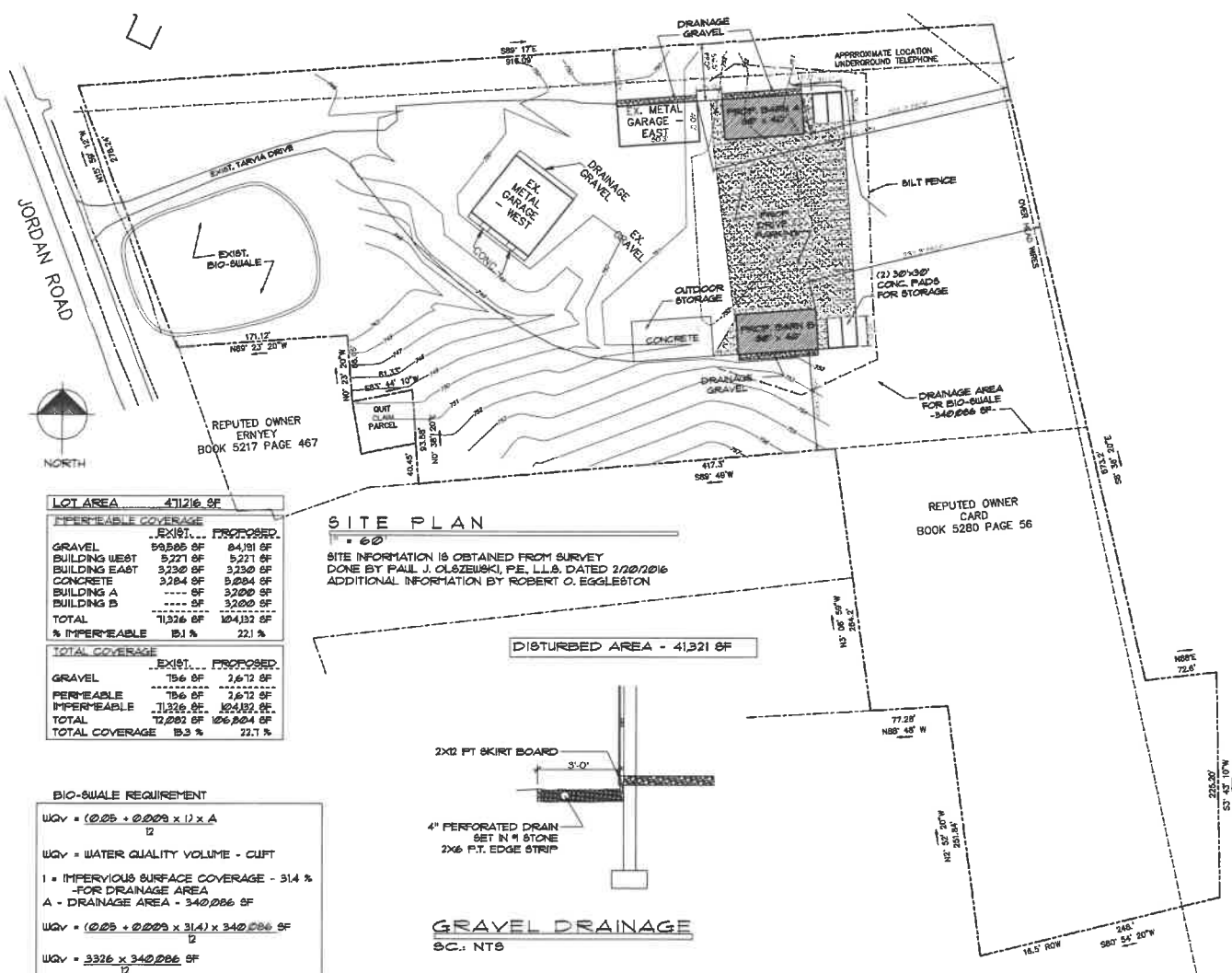
The bio-swale installed at the west end of the property is oversized and able to take the additional stormwater for this expansion. The buildings will have stone drainage strips under the eaves. Two LED flood lights on motion detectors, dark-sky compliant, will be located on each building. The operation of the site will remain the same in that employees report to the site, park and then take company vehicles to their work sites. Company vehicles and equipment are stored inside with landscape materials such as mulch, stone and top soil are stored outside in bins. The area disturbed will be less than one acre. Silt fence will be used for erosion control during construction.

CONSTRUCTION SEQUENCE

- 1) Install silt fence, maintain during construction.
- 2) Remove brush and trees for expanded area and level off the area.
- 3) Place stone base for parking, driveway and building areas.
- 4) Drill holes for post frame structures. Erect pole barns.
- 5) After siding, and trim are complete, box in drainage strips under the eaves.
- 6) Pour concrete pads for outdoor storage areas.
- 7) Box in final parking area, finish grading, spread topsoil, seed, plant landscape and mulch. Water during dry periods.
- 8) After lawn is established, remove silt fence, patch disturbed areas.

(315) 685-8144

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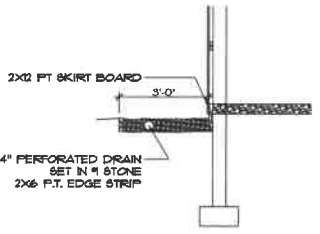


LOT AREA	
EXIST.	PROPOSED
GRAVEL	59,505 SF
BUILDING WEST	5,271 SF
BUILDING EAST	3,230 SF
CONCRETE	3,284 SF
BUILDING A	3,200 SF
BUILDING B	3,200 SF
TOTAL	71,326 SF
% IMPERMEABLE	15.1 %

TOTAL COVERAGE	
EXIST.	PROPOSED
GRAVEL	756 SF
PERMEABLE	756 SF
IMPERMEABLE	11,326 SF
TOTAL	12,082 SF
TOTAL COVERAGE	15.3 %

SITE PLAN
 SITE INFORMATION IS OBTAINED FROM SURVEY
 DONE BY PAUL J. OLSZEWSKI, P.E., L.L.S. DATED 2/20/2016
 ADDITIONAL INFORMATION BY ROBERT O. EGGLESTON

DISTURBED AREA - 41,321 SF



GRAVEL DRAINAGE
 SC.: NTS

BIO-SWALE REQUIREMENT

$WQV = \frac{(0.25 + 0.009 \times 12) \times A}{12}$

WQV = WATER QUALITY VOLUME - CUFT

I = IMPERVIOUS SURFACE COVERAGE - 31.4 %
 -FOR DRAINAGE AREA
 A = DRAINAGE AREA - 340,086 SF

$WQV = \frac{(0.25 + 0.009 \times 31.4) \times 340,086}{12}$

WQV = 3,326 x 340,086 SF

WQV = 3,421 CUFT

BIO-SWALE SIZE : 21,435 GQFT

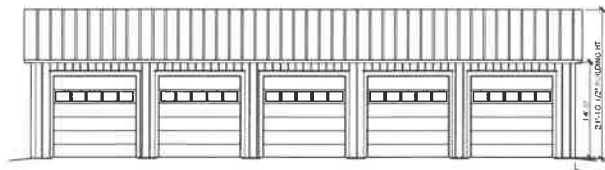
SKANATELES CREEK

SITE PLAN:
 NATHAN CAHO
 JORDAN ROAD
 TN, OF SKANATELES, NY

architect
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PROJ: 21001

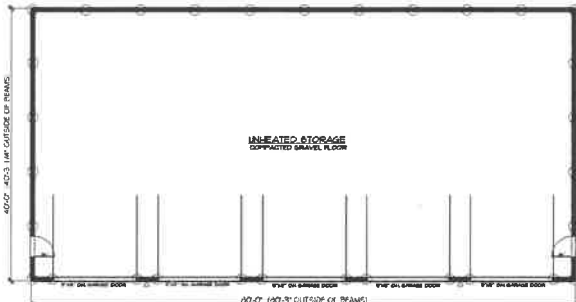
DATE:
 9 SEPT 2021
 27 SEPT 2021
 1 OCT 2021



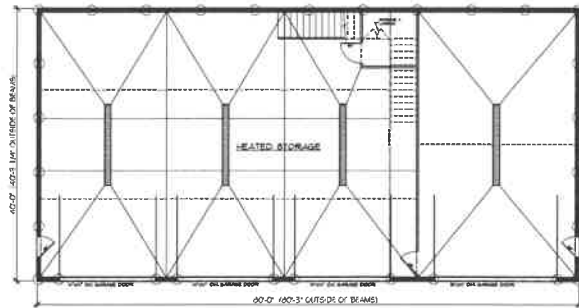
SOUTH ELEVATION
 N.T.S. **EXISTING NORTH BUILDING**
 86' LONG - 14'x14' DOORS



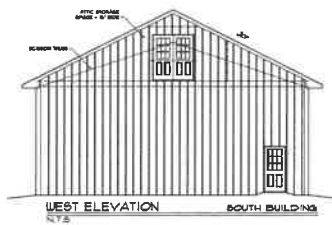
SOUTH ELEVATION
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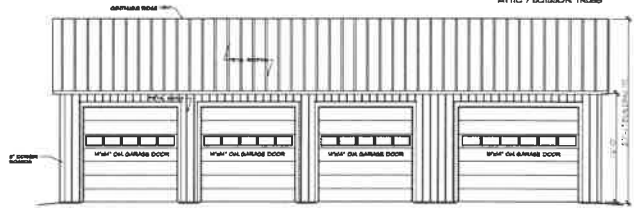
NORTH BUILDING PLAN
 N.T.S. **EXISTING NORTH BUILDING**
 86' LONG - 14'x14' DOORS



FLOOR PLAN
 N.T.S. **SOUTH BUILDING**
 86' LONG - 14'x14' DOORS
 16' PLATE - 6/12 PITCH
 ATTIC / 8/20B0R TRUSS



WEST ELEVATION
 N.T.S. **SOUTH BUILDING**



NORTH ELEVATION
 N.T.S. **SOUTH BUILDING**
 86' LONG - 14'x14' DOORS
 16' PLATE - 6/12 PITCH
 ATTIC / 8/20B0R TRUSS



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 NATHAN CARD
 JORDAN ROAD
 THT. OF SCANDALEES, NY

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