

**Tax Map ID#061.-03-01.0**

**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 Beth Endres for a Special Permit/Site Plan Review.

The application is for the establishment of a two story building with the uses of a dog day care and kennel service business, in addition to an accessory apartment.

The property in question is located at 1170 Heifer Road in the Town of Skaneateles, New York and bears Tax Map ID#061.-03-01.0.

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 April 23, 2024 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: April 3, 2024

**EGGLESTON & KRENZER ARCHITECTS, PC**

The Trolley Bldg

1391 East Genesee Street

Skaneateles, New York 13152

February 26, 2024

Town of Skaneateles Planning Board

24 Jordan Street,

Skaneateles, NY 13152

Re: Skaneateles Dogs/Beth Endres - Special Permit

1170 Heifer Road -

Tax Map # 061.-03-01.0

**NARRATIVE**

The property at 1170 Heifer Road is 54,473 SF, has 360 ft of road frontage on Heifer Road and 198 ft on Route 38A and is in the RF District and the Owasco Lake Watershed. The property is vacant with a driveway off Heifer Road. The site is flat and surrounded by farm fields with several trees on the west end of the lot. The ISC and TSC are 0.0% whereas 10% ISC and 20% TSC are allowed.

This application is to construct a 36 ft x 60 ft, two story building for a service business for Dog Daycare and Boarding in 3,362 SF and have a one bedroom, accessory apartment that is 784 SF. Fenced in exercise areas will be included as well as a circle driveway with two parking spaces. The property will have a well and on-site septic system. The business will have a 12 SF free standing sign and signage on the front of the building. The ISC will be 10.0% and TSC 10.4%

The Dog Daycare and Boarding will have up to 20 dogs during the day and 10 dogs overnight that utilize a combination of crates and kennels inside. A large interior space provides for inside dog activities as well as a supplemental dog grooming area. A smaller fenced area will be utilized for dogs relieving themselves with two larger fenced in areas for supervised exercise and activities. This site will have one to two employees and be open Monday through Friday 7:30am to 6:00 pm, Saturday 7:30 through 4:00 pm for dog drop off and pick up. The business will also offer pickup and drop off service using a company vehicle.

Off site, the business will offer dog walking, dog adventures and check in on pets at home. This business also has the Dog Grooming facility recently approved at 796 West Genesee where the bulk of the dog grooming will occur but patrons may drop off dog daycare canine that are transported down to this facility with the company van. The company van has an interior garage space to assist in loading and unloading dogs in a contained environment and out of the weather. The one-bedroom accessory apartment will be used by the staff when dogs are boarded overnight.

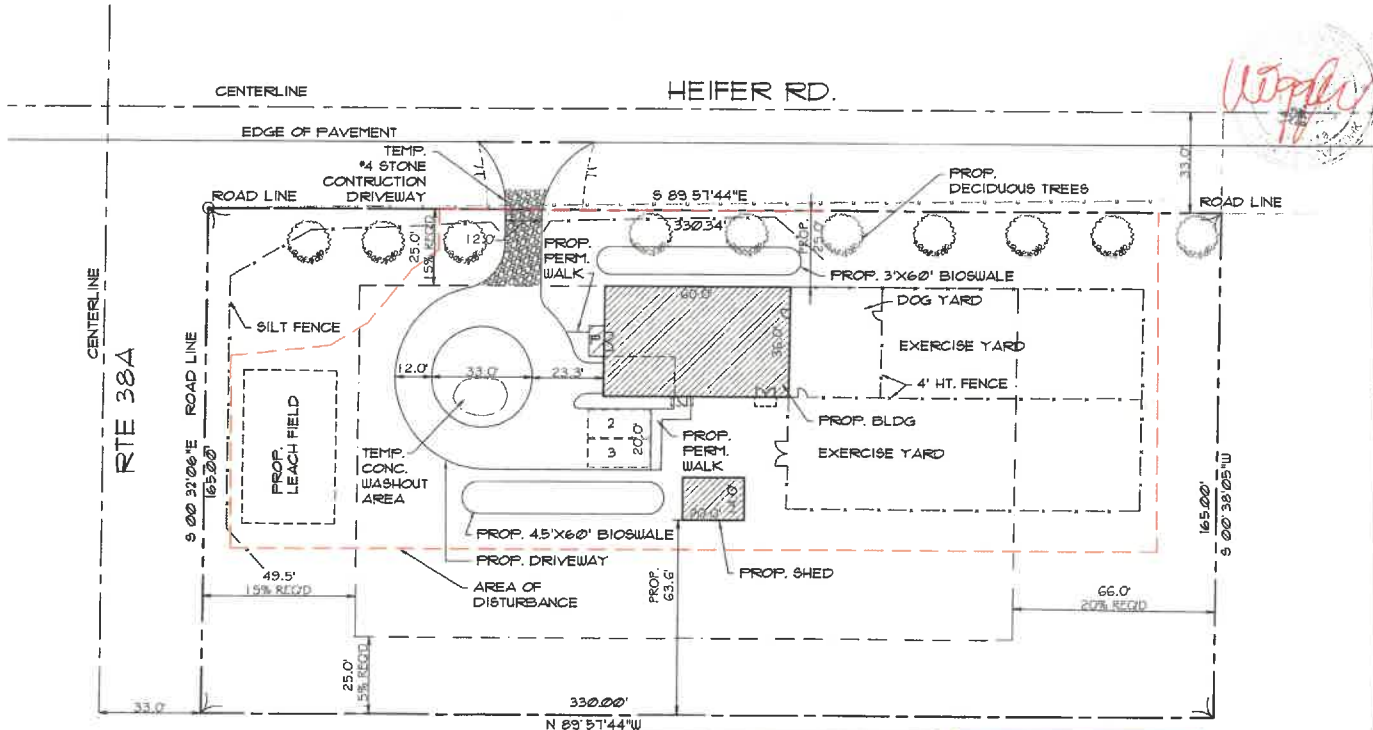
Three dark sky compliant wall pack lights on motion detectors will be on the east, south and west sides of the building. Three entry doors will have recessed lights in the eaves/porch ceiling. Bio-swales will be placed on the north side of the building to take the roof stormwater from both sides of the building. A second bio-swale will be along the south side of the driveway/paring area. In that the site is low, the building area and driveway/parking area will be built up about 2 feet in height. Silt fence/sediment logs will be used around the disturbed areas for erosion control.

(315) 685-8144

*Member of the American Institute of Architects*

## CONSTRUCTION SEQUENCE

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



*Warren*

**SITE PLAN**  
 BETH ENDRES - SKANEATELES DOGS  
 1170 HEIFER RD.  
 TN. OF SKANEATELES, NY

**architect**  
 EGGLESTON & KRENZER, ARCHITECTS P.C.  
 1391 EAST GENESEE STREET  
 SKANEATELES, NY 13152  
 (315) 685-8144

PROJ: 23152

DATE:  
 26 FEB 2024  
 20 MAR 2024

1 OF 4



**SITE PLAN**

SC.: 1" = 30'-0"

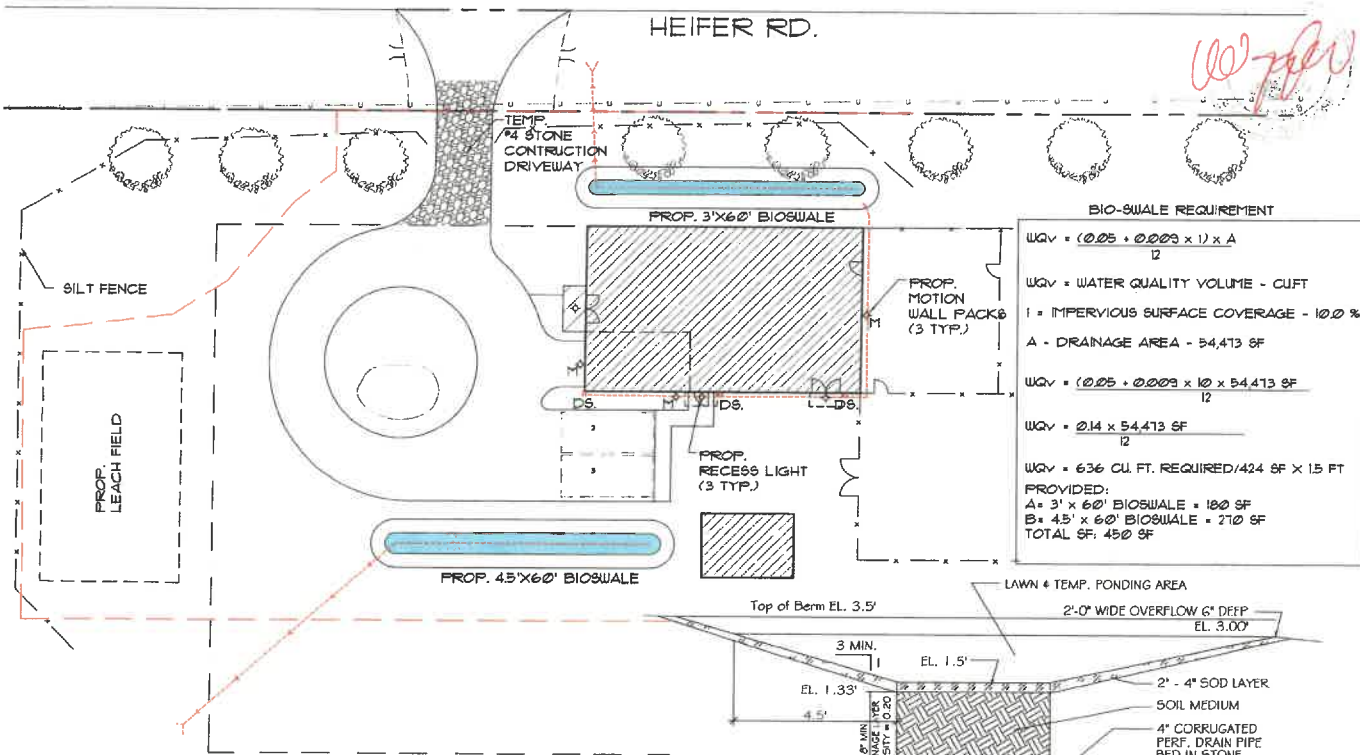
SITE INFORMATION IS OBTAINED FROM SURVEY  
 DONE BY HEATHER WARREN, L.L.S., F.L.L.C., DATED 6/02/2004  
 ADDITIONAL INFORMATION BY EGGLESTON & KRENZER  
 ARCHITECTS P.C.

LOT AREA 54,413 SF

AREA OF DISTURBANCE: 3,102 SF

IMPERMEABLE COVERAGE	EXIST. PROPOSED	
	EXIST.	PROPOSED
BLDG.	--- SF	2,160 SF
PORCH	--- SF	50 SF
DRIVEWAY	--- SF	2,380 SF
SHED	--- SF	280 SF
<b>TOTAL</b>	<b>--- SF</b>	<b>5,470 SF</b>
% IMPERMEABLE	0 %	100 %

TOTAL COVERAGE	EXIST. PROPOSED	
	EXIST.	PROPOSED
WALK	--- SF	193 SF
PERMEABLE	--- SF	193 SF
IMPERMEABLE	--- SF	5,470 SF
<b>TOTAL</b>	<b>0 SF</b>	<b>5,663 SF</b>
% TSC	0 %	10.4 %



**GRADING PLAN**  
 SC.: 1" = 20'-0"

SITE INFORMATION IS OBTAINED FROM SURVEY  
 DONE BY HEATHER WARREN, LL.S, PLLC, DATED 6/01/2004  
 ADDITIONAL INFORMATION BY EGGLESTON & KRENZER  
 ARCHITECTS P.C.

**GRADING PLAN**  
 BETH ENDRES - SKANEATELES DOGS  
 1170 HEIFER RD.  
 TN. OF SKANEATELES, NY

**architect**  
 EGGLESTON & KRENZER, ARCHITECTS PC  
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NORTH ELEVATION  
1/8" = 1'-0"



WEST ELEVATION  
1/8" = 1'-0"



SOUTH ELEVATION  
1/8" = 1'-0"

**NEW BUILDING**

BETH ENDRES - SKANEATELES DOGS  
1170 HEIFER RD.  
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**architect**

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