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**EGGLESTON & KRENZER ARCHITECTS, PC**

The Trolley Bldg

1391 East Genesee Street

Skaneateles, New York 13152

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

June 7, 2024

Re: Gavin McCaul, Cherry Valley Depot  
Site Plan Review – Amended Use Pet Grooming

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. In 2023, a Special Permit and Site Plan Review was approved to construct a 60 ft x 220 ft building, 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 with. A list of pre-approved tenants included certain Service Businesses, Automobile Service Station and/or Warehouse/Storage. The property is limited to 20 full time employees and a septic limit of 300 gal/day as well as no general public access vs. appointments by the public for a specific use and time.

This application is for Unit 10 at the south end to be rented to Lucky Dogs, an onsite dog grooming use classified as a Service Business. Two employees will groom up to 12 dogs a day with hours 8:00 AM to 6:00 PM, potentially Monday through Saturday. Clients drop off dogs for specific appointment times then pick them up later that day. Each pick up/drop off takes up to 5 minutes and times are staggered. Dogs are exercised outside on a leash when dropped off and held in an inside kennel/crate area for grooming. No dogs are kept on site overnight. Dog waste will be handled with their trash service. Total water usage for grooming 12 dogs a day is 80 gal/day. Lucky Dogs is phasing out their Company Mobile Dog Grooming Van which will not be parked on-site.

Other Building Tenants include:

**Units 1 and 2:** Financial Advisory firm that has a conference room, file room, 4 works stations/offices, and a client entertainment area. They have 4 employees that primarily work from home 75% of the time and may have no more than two employees on site at a given time. Every couple weeks, each employee will entertain clients on-site. No more than 4 parking spaces would be utilized at one time. Water usage may average 10 to 20 gal/day.

**Unit 3:** Local contractor that will use the space as storage and have an office on site. No more than two employees will be on site at any given time with one full time employee on site. Parking is two spaces and water use may average 20 gal/day.

**Unit 4 – 8:** Not yet leased.

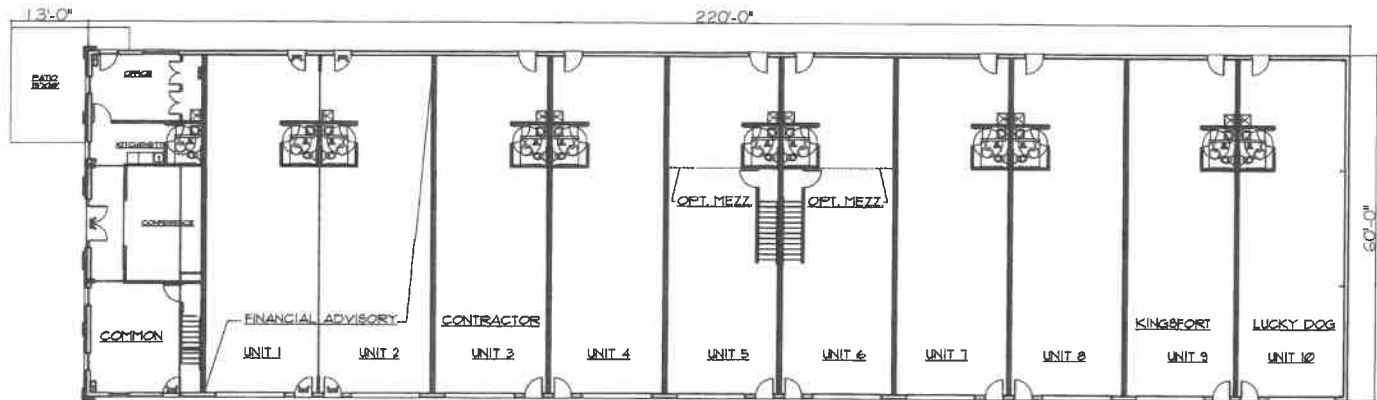
**Unit 9:** Kingsfort Builders, local contractor and owner of the property, will use the space for storage. Occasional access to the property by one or two employees to pick up or drop off supplies and tools. They will occupy one office in the Common Area for one full time employee. Parking is two spaces and water use is 15 gal/day.

**Total to date including Lucky Dogs:** 10 parking spaces, 1 or 2 drop-off/pick-up, 135 gal/day.

(315) 685-8144

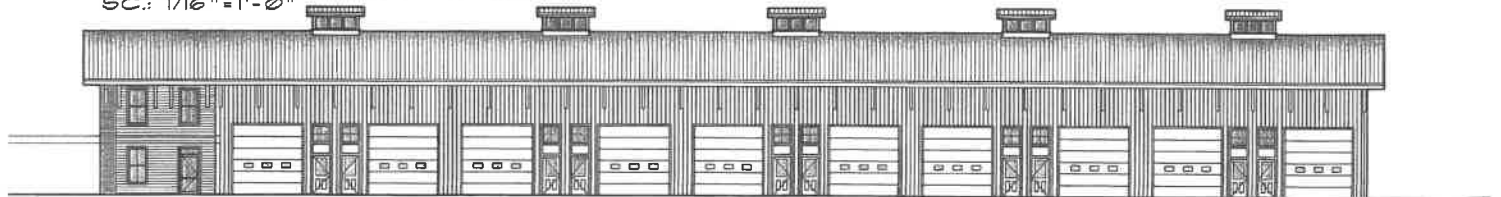
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# LOWER LEVEL PLAN

SC.: 1/16" = 1'-0"



# WEST ELEVATION

SC.: 1/16" = 1'-0"



# NORTH ELEVATION

SC.: 1/16" = 1'-0"

## architect

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## FLEX STORAGE BUILDING

GAVIN McCAUL- CHERRY VALLEY DEPOT  
1590 CHERRY VALLEY TPK  
TN. OF SKANEATELES, NY

PROJ: PROJECT

DATE:

7 SEP 2023  
7 JUN 2024

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