
EGGLESTON & KRENZER ARCHITECTS, PC

The Trolley Bldg

1391 East Genesee Street

Skaneateles, New York 13152

Revised June, 2022

March 31, 2022

Town of Skaneateles Planning Board

24 Jordan Street

Skaneateles, NY 13152

Re: Mandana Farms, LLC - Special Permit

1871 West Lake Road

Tax Map # 032.-03-21.0

NARRATIVE

The property owned by Mandana Farms, LLC located at 1871 West Lake Road is 1,005,707 SF, has 290 ft of frontage on West Lake Road and is located in the RF District and within the Skaneateles Lake watershed. The property is vacant land with farm fields, wetlands at the west end and a watercourse towards the north side of the property. It is adjacent to an auto repair business and several single family dwellings as well as other farm land. The ISC is 0% and TSC is 0%.

This application is to construct a 12,000 SF barn storage building, 80 ft x 160 ft fenced in area and driveway. The building will be used for agricultural purpose, **(potentially 2,100 SF)** including the storage and repair of farm equipment for the various properties owned and to be owned by Mandana Farms, LLC, the storage of evidence from Cherundolo Law Firm Law Practice, **(potentially 3270 SF)** the storage of additional business items and records, **(potentially 364 SF)** and the storage of the owners vehicles, as well as storage of some boats **(potentially 3,000 SF)**. The ISC and TSC will be 3.6%.

To the extent that some boats will be stored from time to time at the facility, this will be done on a seasonal basis primarily, from October through May. The boats will be dropped off and picked up seasonally between the hours of 10am to 6pm Monday – Saturday, by appointment. The fenced in area will be where several boats may be placed waiting to be positioned inside the building or picked up by the owner. No service work will be performed on site for the boats. **Should it become necessary for the occasional occupancy of the building by workers, a seasonal port-a-john can be placed on the west side of the building within the fenced area.** There will be LED lighting inside, and the only other lighting will be a dark sky compliant wall pack above the overhead doors on the east and west elevations that operate dusk to dawn. The architectural styling of the building is similar to an agricultural pole barn found in the area.

(315) 685-8144

Member of the American Institute of Architects

Bio Swales will be placed on the east and south sides of the building and stone drip strips placed under the eaves on the north and south sides of the building to control and treat stormwater runoff. A construction entrance will be placed at the east end of the driveway during construction. Sediment logs will be placed below disturbed areas to prevent potential erosions. 1.7 acres of land will be disturbed during construction and a SWPPP has been prepared for this project. A double row of 6 ft high evergreen trees will be planted at the northeast corner of the property to provide screening for the adjacent dwelling. A double row of River Birch will be planed adjacent to West Lake Road.

CONSTRUCTION SEQUENCE

- 1) Install sediment logs/silt fence below areas to be disturbed, maintain during construction.
- 2) Install driveway and temporary construction entrance.
- 3) Remove topsoil and prepare base for driveway and building.
- 4) Install bio swales. Spread topsoil, seed and mulch.
- 5) Drill holes for posts and install post frame structure.
- 6) After siding, roof and trim are complete final grade any disturbed areas around the building and driveway. Install stone drip strips each side of building. Spread topsoil, seed, and mulch. Water during dry periods.
- 7) Install 6 ft high privacy fence.
- 8) After site is stabilized, remove silt fence, patch disturbed areas.

MANDANA FARMS STORAGE

1871 WEST LAKE ROAD SKANEATELES, NEW YORK

SITE DEVELOPMENT PLANS

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LOCATION MAP
SIT 10-W-LAKE



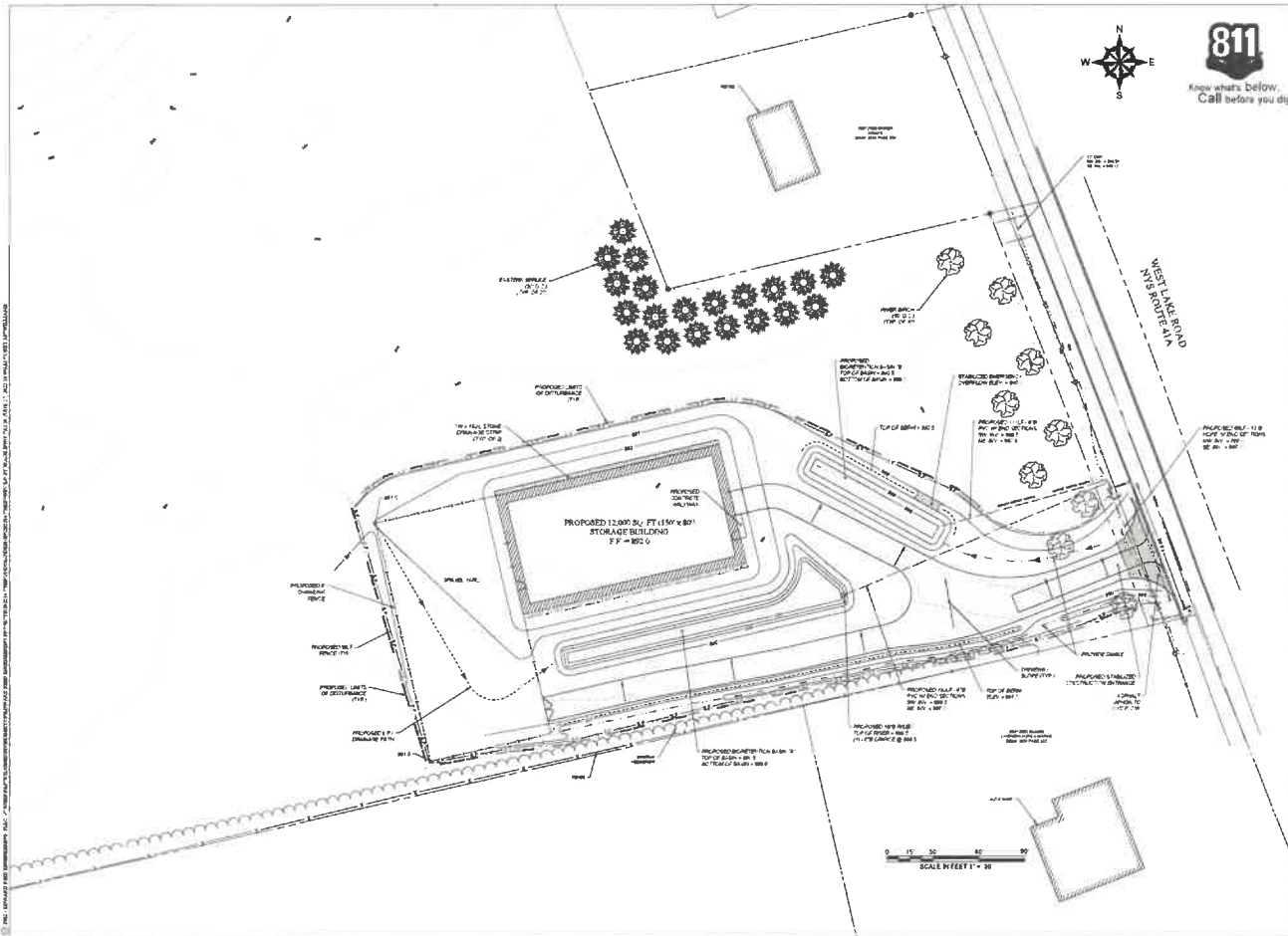
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1840 CANTERBURY ROAD
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MANDANA FARMS STORAGE
1871 WEST LAKE ROAD, TOWN OF SKANEATELES,
COUNTY OF MADISON, STATE OF NEW YORK

JUNE 02 2021
REVISION: 1-06/2022
PROJECT # 202111

GAB1 - COVER SHEET
SHEET 1 OF 1

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FARMS, NEW YORK 13063
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NO.	ADD. SHEET(S) SHALL	DATE	BY



MANDANA FARMS STORAGE
1871 WEST LAKE ROAD
TOWN OF SHARPLESS
STATE OF NEW YORK

**GRADING & EROSION
CONTROL PLAN**

PREPARED FOR
MANDANA FARMS, LLC
1871 WEST LAKE ROAD
SHARPLESS, NEW YORK 13152

PROJECT NO. 202214

DATE: JUNE 03, 2022

SCALE: AS NOTED

REVISION NO. 1

DWG. NO. CA120

NO.	REVISION/DESCRIPTION	BY	DATE



MANDANA FARMS STORAGE
1871 WEST LAKE ROAD
TOWN OF SKANEATELES
STATE OF NEW YORK

DETAILS

PREPARED FOR
MANDANA FARMS LLC
1871 WEST LAKE ROAD
SKANEATELES, NEW YORK 13152

PROJ MGR: E.A.R. REVIEWED BY: C.J.M.
DESIGNED BY: E.A.R. DRAWN BY: C.J.M.
DATE: JUNE 03, 2022 SCALE: AS NOTED
PROJECT NO.: 202218
REVISION NO.: 1 DWD CA500
DATE: 6/15/22

