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

September 6, 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.

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 14 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.

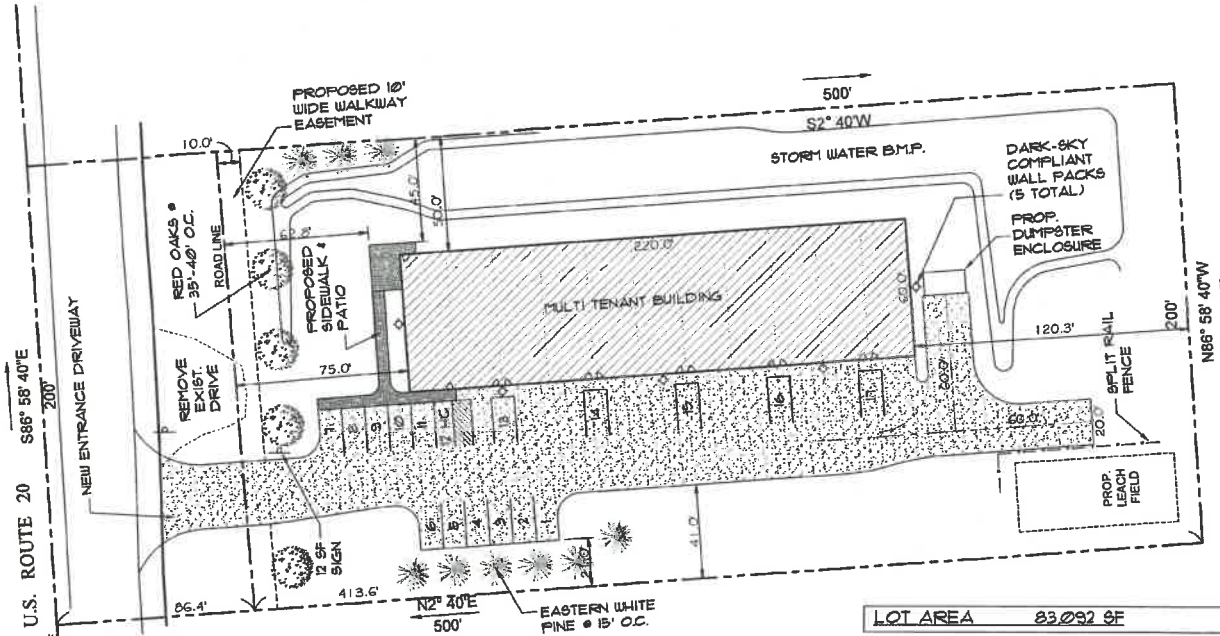
Stormwater will be managed with BMP facilities located on the east side of the property and in the Southeast corner that is designed for the total buildout. A septic field will be located in the Southwest corner of the property. A new driveway will be located 40 ft off the west side of the property that 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. 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.

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

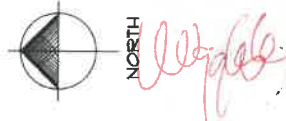


SITE PLAN

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
 15 % 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	83,092 SF
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LOT COVERAGE	40 % ALLOWED
	PROPOSED
BUILDING	13,200 SF
PAVING	10,356 SF
FUTURE SIDEWALK	812 SF
DUMPSTER	180 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:

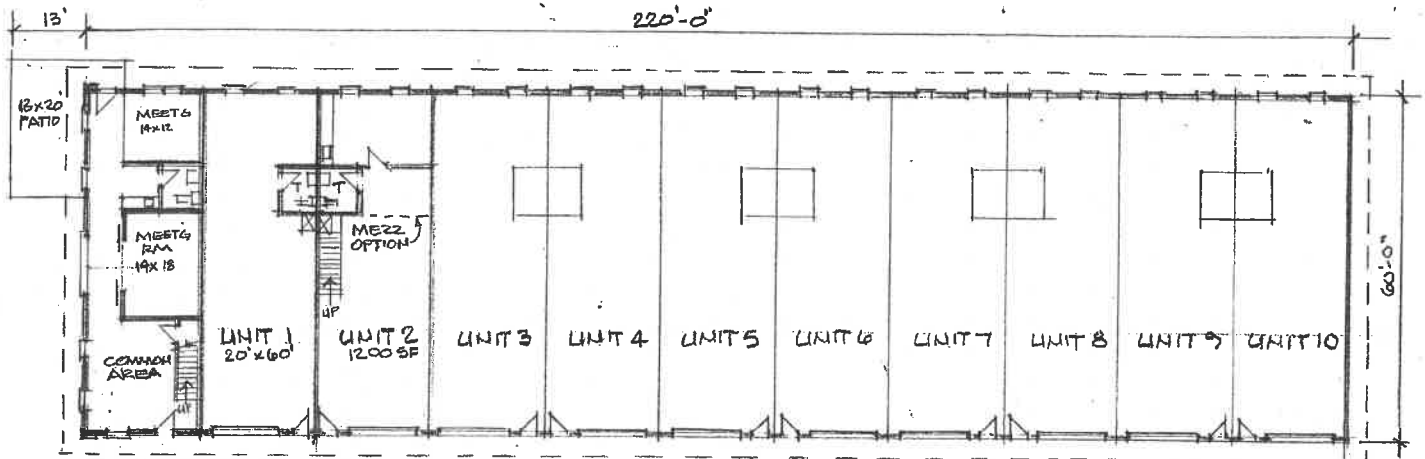
GAVIN MCCAUL - CHERRY VALLEY DEPOT
 1590 CHERRY VALLEY TPK
 SKANEATELES, NEW YORK

architect

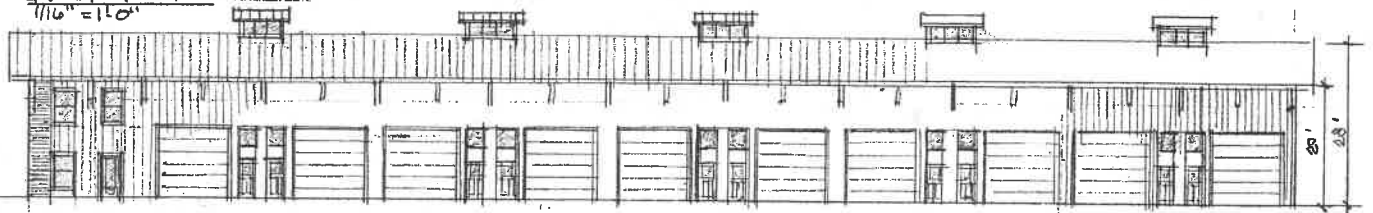
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PROJ: 21141

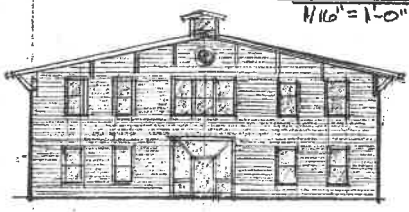
DATE:
 7 SEPT 2023



FLOOR FINISH
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
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