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

December 2, 2024

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

Re: Andrew Peterson,
Gateway Pastures Special Permit and Site Plan Review
1068 – 1074 Old Seneca Tnpk (and State Street Road)
Tax Map # 028.-02-01.0

NARRATIVE

The property at State Street Road and Old Seneca Turnpike is 207,781 SF, has 1,131 ft of road frontage on State Street Road and 834 ft of road frontage on Old Seneca Turnpike in the RR District. The property is vacant with a driveway access at the west corner of the lot off Old Seneca Turnpike. The site is flat with a drainage ditch that bisects the middle of the property. The property is served by Town water. The lot requires a 60 ft front yard on Old Seneca Tnpk, 75 ft front yard on State Street Road and a 50 ft side yard setback along the south property line. The ISC is allowed to be 10% and TSC 20%. The property is open meadow with a dense hedgerow on the south side.

This application is to construct three two-story office buildings and a 2,000 SF storage building with parking for 26 cars between the buildings and. A septic system will be over designed for up to 450 gallons per day. The total building footprint will be 7,756 SF whereas 8,000 SF is allowed. The total office space will be 11,512 SF. The applicant/owner will occupy Building 2 and the storage building for his office and personal storage. The office space for Buildings 1 and 3 will be leased out to one or several tenants for each building. The office buildings have been designed to replicate a traditional farmstead with farmhouse, barn and carriage house.

The office usage is expected to be 8:00 am to 6:00 pm weekdays with occasional evening and weekend usage. It is anticipated that each building will have a maximum of 8 employees. This is a total of up to 24 employees that requires up to 29 parking spaces, but 85% of peak demand allows for 24.65 spaces. While only two HC parking spaces are required, one is placed at each building entrance. The parking lot will be broken up by two landscaped peninsulas between buildings 1 and 2. Trees will be planted north of the parking area. Snow will be pushed to the north and south ends of the parking lot. 24 employees require 360 gallons per day of water usage. The septic field will be located in the SE corner of the lot. Stormwater management will be designed to manage the roof and pavement stormwater and release it into the ditch that bisects the property. Exterior lighting will be dark sky compliant that will turn off at 10:00 pm with only security lighting dusk to dawn. A common dumpster area will be located on the south end of the parking lot for trash and recyclable.

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The north half of the lot will be maintained as a wild flower meadow with native species deciduous trees planted 60 ft oc along the two highways. A 10 ft wide walkway easement will be put in place along State Street Road and Old Seneca Turnpike. The thick hedgerow on the south side of the property will be maintained to buffer the dwelling to the south of the property. The ISC will be 10.0% and TSC will be 10.0%. In that more than one acre of land will be disturbed, a SWPPP is being developed and a SPDES permit will be obtained prior to construction.

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

Note that Building 2 and 4 will be built initially along with the driveway, parking, septic and stormwater BMF. Building 1 and 3 may be built at the same time or in a later phase depending on tenant demand.



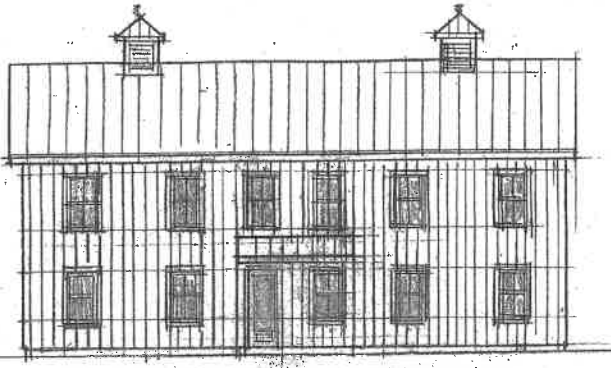
NORTH WEST ELEVATION

1/16" = 1'-0"

24'-0"

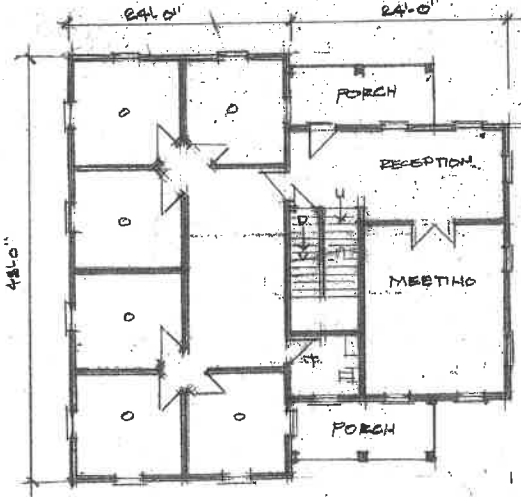
24'-0"

22' = BLDG HEIGHT



SOUTH EAST ELEVATION

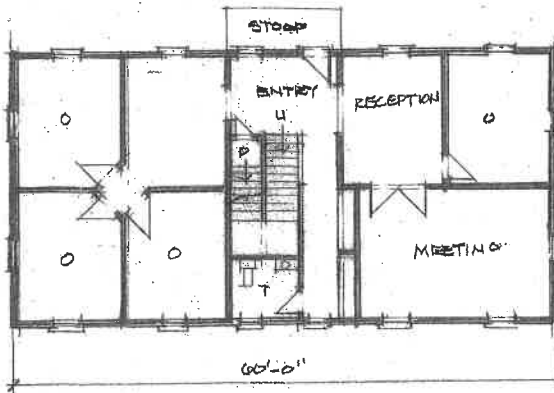
1/16" = 1'-0"



BUILDING 1 'HOUSE'

1/16" = 1'-0"

1824 SF/FLOOR



BUILDING 2 'BARN'

1/16" = 1'-0"

1800 SF/FLOOR

OFFICE BUILDINGS

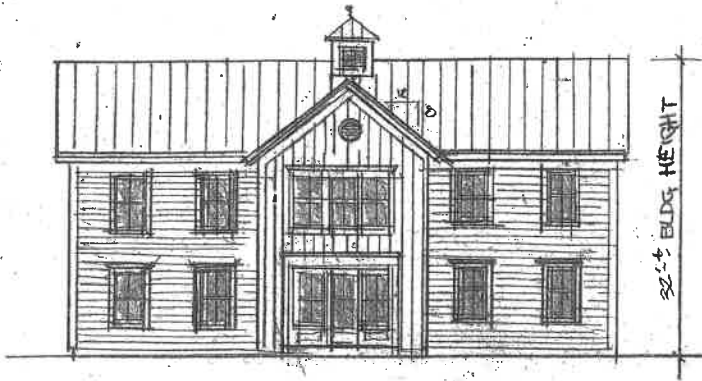
ANDREW PETERSON
OLD SENECA TPK
TOWN OF SKANEATELES, NY

architect

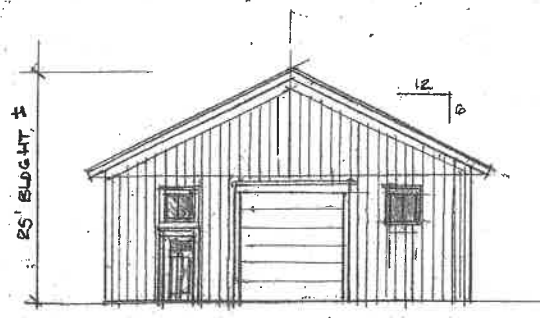
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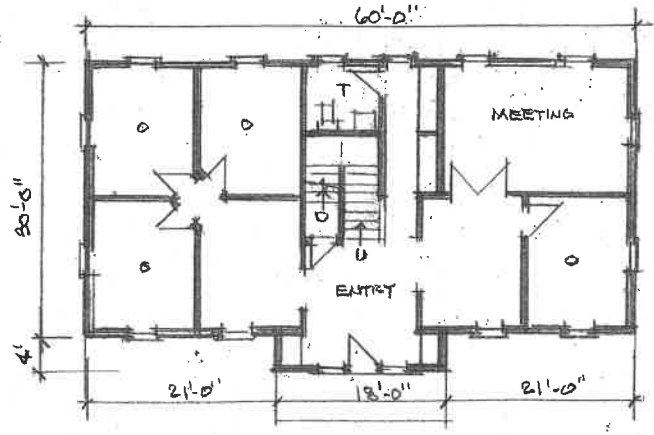
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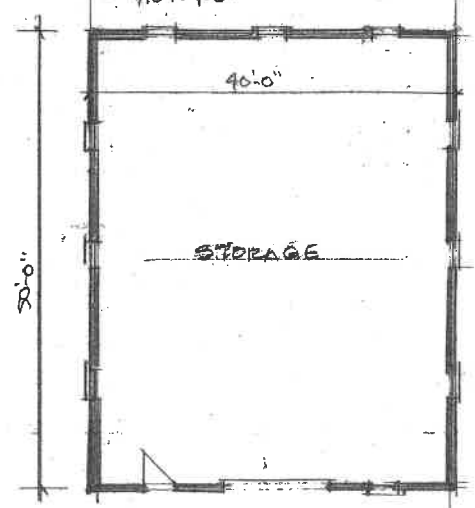
NORTH WEST ELEVATION
1/10" = 1'-0"



NORTH WEST ELEVATION
1/10" = 1'-0"



BUILDING 3 - CARRIAGE HOUSE
1/10" = 1'-0" 1876 SF/FLOOR



BUILDING 4 - STORAGE
1/10" = 1'-0" 2,088 SF

OFFICE BUILDINGS
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