

**Tax Map ID#028.-02-01.0**

**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 Andrew Peterson for a Special Permit/Site Plan Review.

The application is for the establishment of three office buildings and one storage building located on a vacant lot in the RR district.

The property in question is located at 1068-1074 Old Seneca Turnpike in the Town of Skaneateles, New York and bears Tax Map ID#028.-02-01.0

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 January 21, 2025 at 6:30 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: January 8, 2025

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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.

(315) 685-8144

*Member of the American Institute of Architects*

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

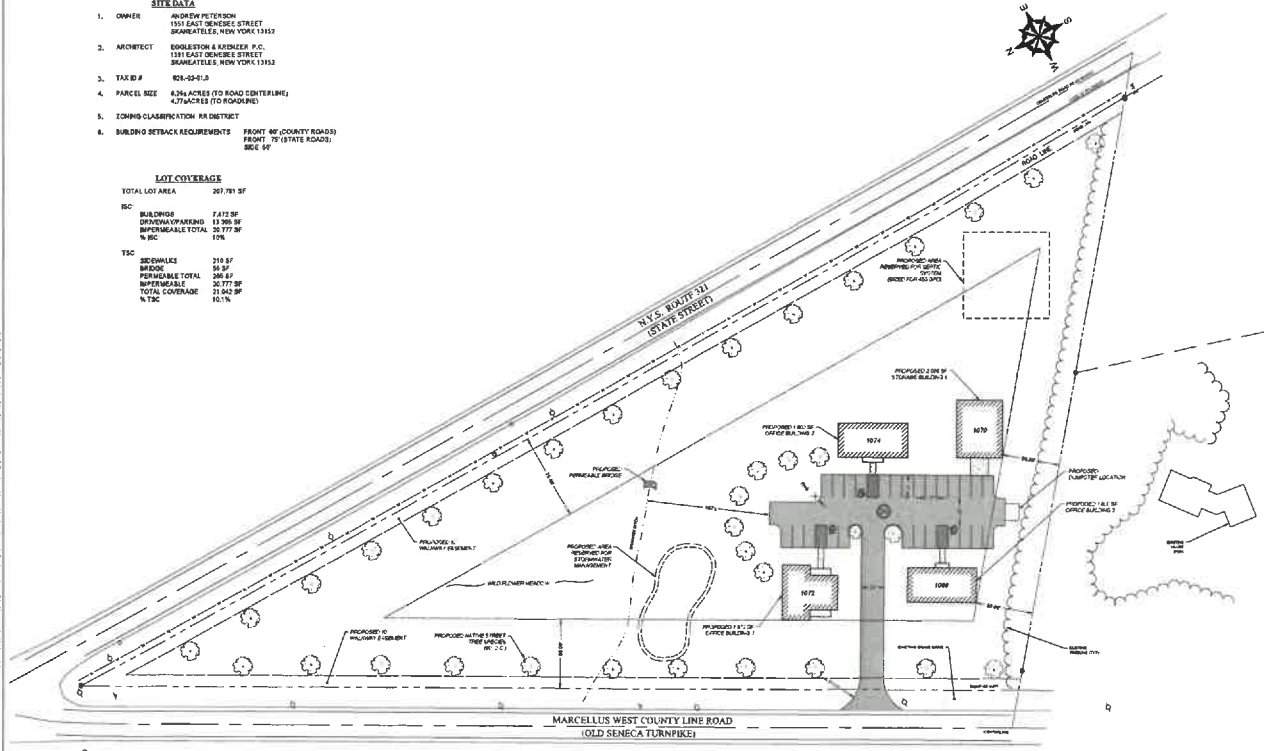
- 1) Install silt fence, maintain during construction.
- 2) Mark septic area to prevent construction traffic and staging
- 3) Install construction entrance at new driveway area.
- 4) Bring in and place fill material as required for parking area and storage building.
- 5) Install stormwater BMP facilities, 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.

- SITE DATA**
- OWNER: ANDREW PETERSON  
153 EAST GENESEE STREET  
SKANEATELES, NEW YORK 13152
  - ARCHITECT: EDGESTON & KINZEE P.C.  
1331 EAST GENESEE STREET  
SKANEATELES, NEW YORK 13152
  - TAX ID #: 808-02-61-0
  - PARCEL SIZE: 4.26 ACRES (TO ROAD CENTERLINE)  
4.77 ACRES (TO ROADLINE)
  - ZONING CLASSIFICATION: RA DISTRICT
  - BUILDING SETBACK REQUIREMENTS: FRONT: 40' (COUNTY ROAD)  
FRONT: 75' (STATE ROAD)  
SIDE: 0'

**LOT COVERAGE**

TOTAL LOT AREA	207,781 SF
<b>ISC</b>	
BUILDINGS	7,112 SF
DRIVEWAY/PARKING	13,360 SF
IMPERMEABLE TOTAL	20,472 SF
% ISC	9.85%
<b>TSC</b>	
SEWER/ELC	218 SF
SEWER/ELC	56 SF
IMPERMEABLE TOTAL	280 SF
IMPERMEABLE	20,777 SF
TOTAL COVERAGE	21,057 SF
% TSC	10.1%



OVERALL SKETCH PLAN  
1" = 40'



**EDWARD REID  
ENGINEERING, PLLC**  
2480 CEMETERY ROAD  
FARBUS, NEW YORK 13055  
315-869-4523



Know what's below.  
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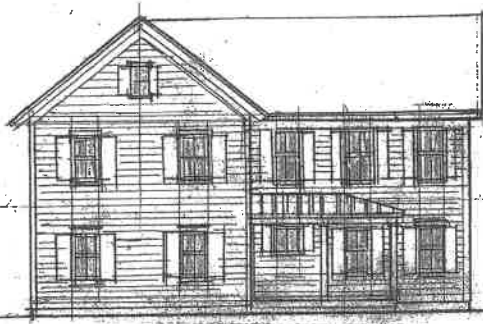
NO.	FOR DATE	BY	DATE



GATEWAY PASTURES  
066-1074 OLD SENECA TURNPIKE  
T.A. # 028-02-01-D  
TOWN OF SKANEATELES

**OVERALL  
SKETCH PLAN**

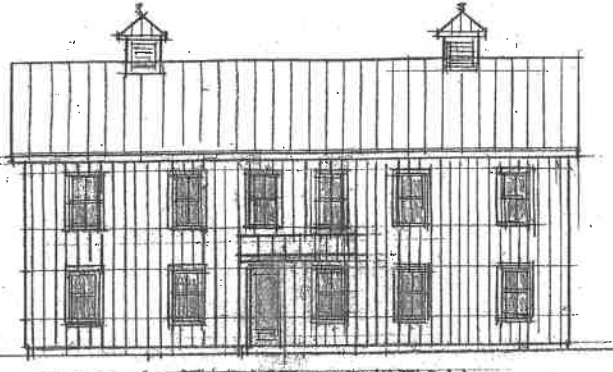
PREPARED FOR:	ANDREW PETERSON 153 EAST GENESEE STREET SKANEATELES, NEW YORK 13152
PROJ. NO.	E.S.A.      REVIEWED BY: C.J.M.
DESIGNED BY:	E.S.A.      DRAWN BY: E.S.A.
DATE:	DEC. 3, 2024      SCALE: AS NOTED
PROJECT NO.:	202409
REVISION NO.:	000
	DWG. <b>CA100</b>
	SHEET NO. 1 OF 1



NORTH WEST ELEVATION

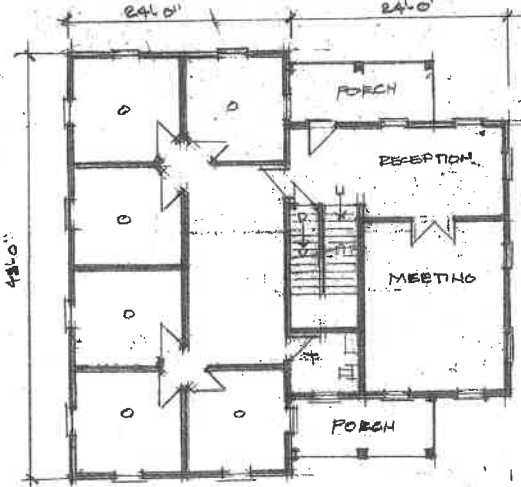
1/16" = 1'-0"

20' ± BLDG HEIGHT



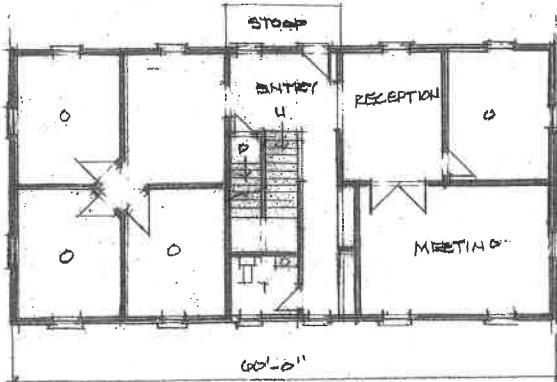
SOUTH-EAST ELEVATION

1/16" = 1'-0"



BUILDING 1 'HOUSE'

1/10" = 1'-0" 1324 SF/FLOOR



BUILDING 2 'BARN'

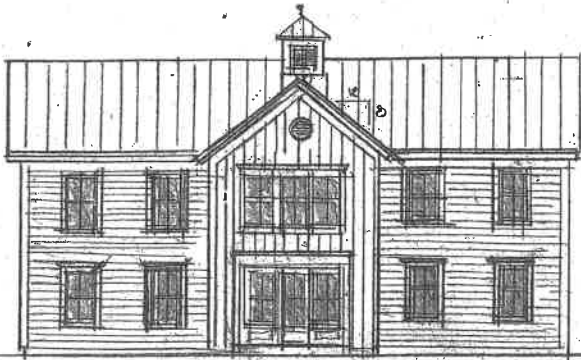
1/10" = 1'-0" 1800 SF/FLOOR

**OFFICE BUILDINGS**  
 ANDREW PETERSON  
 OLD SENECA TPK  
 TOWN OF SENECA, NY

**architect**  
 EGGLESTON & KRENZER, ARCHITECTS PC  
 1391 EAST GENESEE STREET  
 SENECA, NY 13152  
 (315) 665-8144

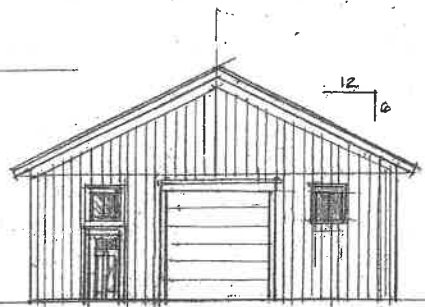
PROJ: 24219

DATE:  
 1 DEC 2024



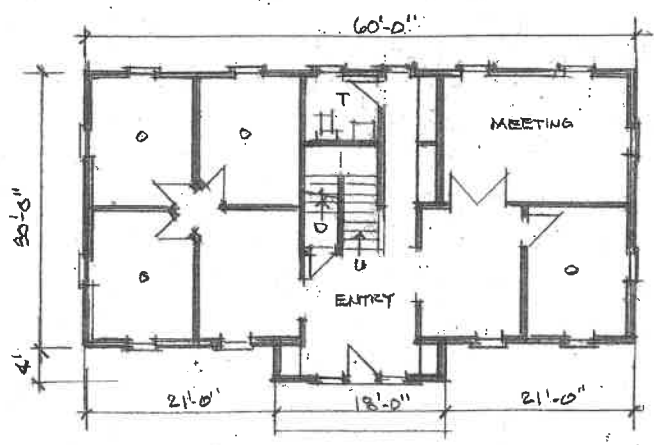
32'-0" BLDG HEIGHT

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

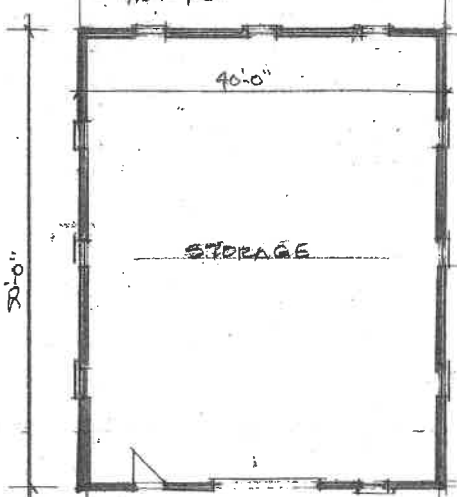


25' BLDG HT

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**  
ANDREW PETERSON  
OLD SENECA TPK  
TOWN OF SKANEATELES, NY

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

PROJ: 24219

DATE:  
1 DEC 2024

2 OF 2

# GATEWAY PASTURES OLD SENECA TURNPIKE TOWN OF SKANEATELES

## SITE DEVELOPMENT PLANS

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CA502	DETAILS (3 OF 3), (7 OF 7)



GATEWAY PASTURES  
 OLD SENECA TURNPIKE  
 TOWN OF SKANEATELES, STATE OF NEW YORK

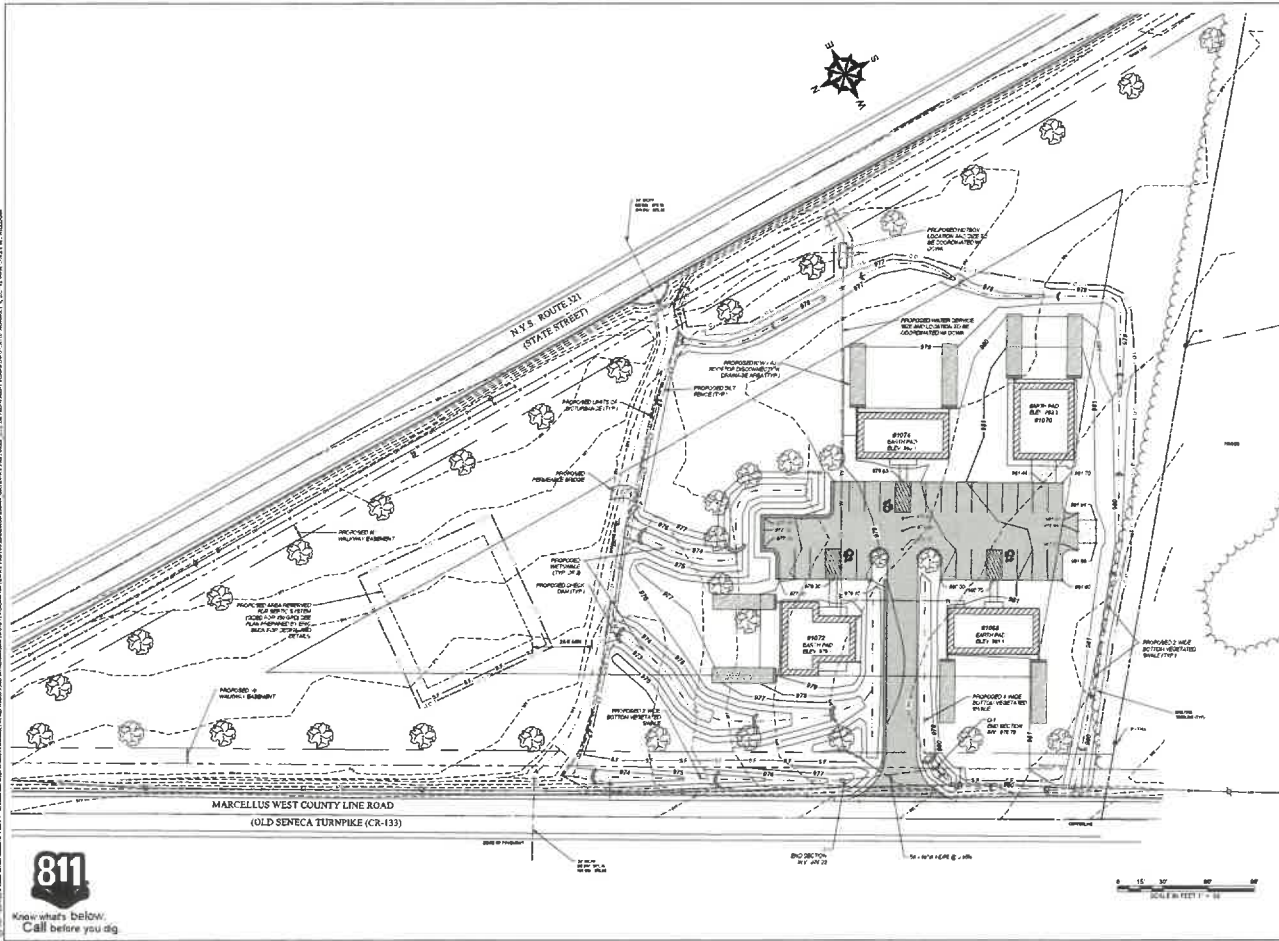
JANUARY 10, 2013  
 REVISION  
 PROJECT # 13-001

GA001 - COVER SHEET  
 SHEET 1 OF 8









**EDWARD REID  
ENGINEERING, PLLC**  
2480 CEMETERY ROAD  
FARBUS, NEW YORK 12063  
315-568-4328



**GREENLINE  
STORMWATER  
DESIGNS, LLC**  
780 BELL ROAD  
NEWARK, NEW YORK 14513  
585-529-4222

NO.	DESCRIPTION	DATE



GATEWAY PASTURES  
1068-1074 OLD SENECA  
TURNPIKE  
T.A. # 028-02-01.0  
TOWN OF SKANEATELES

**GRADING, EROSION  
CONTROL &  
UTILITY PLAN**

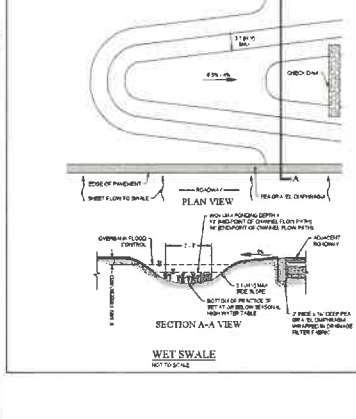
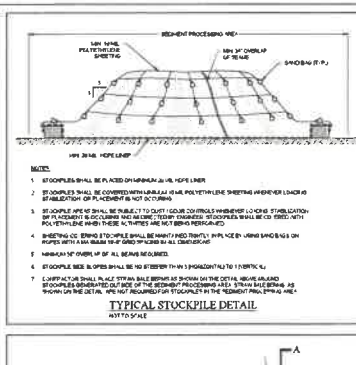
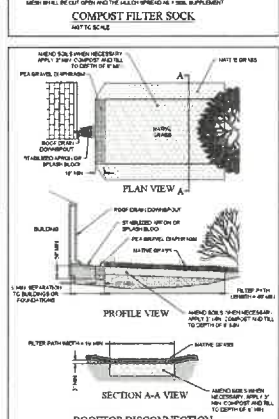
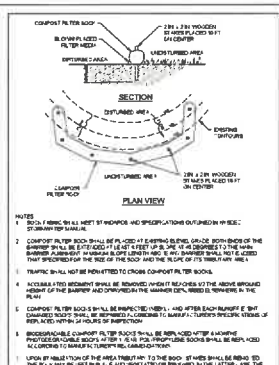
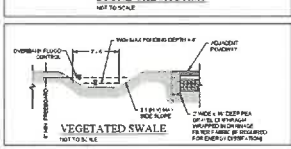
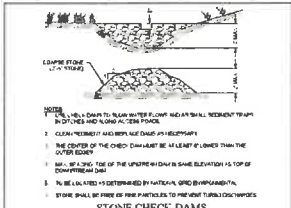
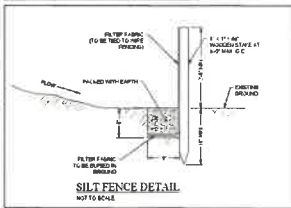
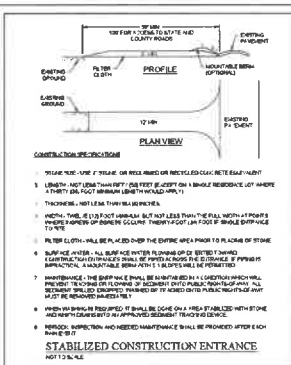
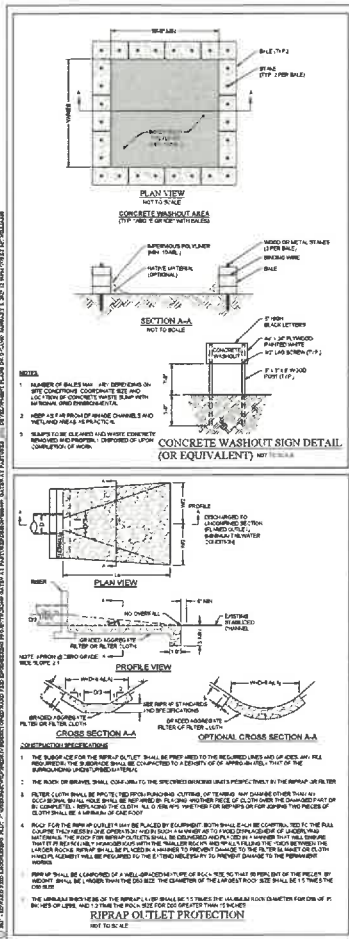
PREPARED FOR  
ANDREW PETERSON  
1561 EAST DENISE STREET  
SKANEATELES, NEW YORK 13152

PROJECT NO. E.A.R. DRAWN BY E.A.R.  
DESIGNED BY C.J.M. CHECKED BY C.A.M.

DATE SCALE  
JANUARY 08, 2025 AS NOTED

PROJECT NO. 202449  
REVISION NO. DWG  
**CA110**





**EDWARD REID ENGINEERING, PLLC**  
2400 CEMETERY ROAD  
FARMLAND, NEW YORK 11735  
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**GREENLINE STORMWATER DESIGNS, LLC**  
100 BELL ROAD  
NEWARK, NEW YORK 14513  
585-520-4322

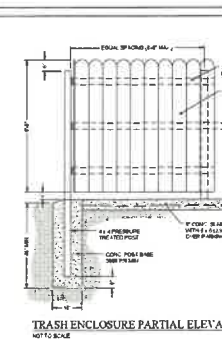
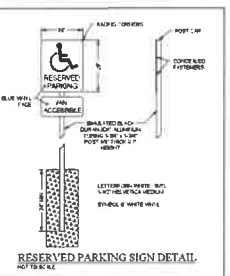
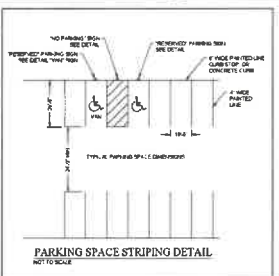
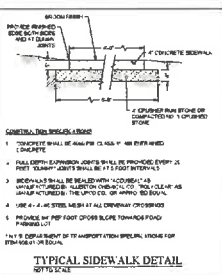
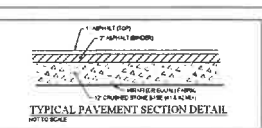
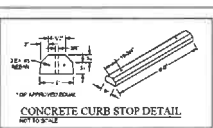
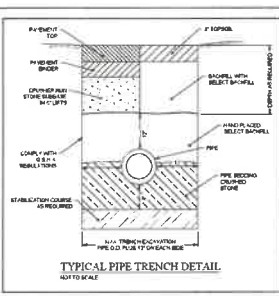
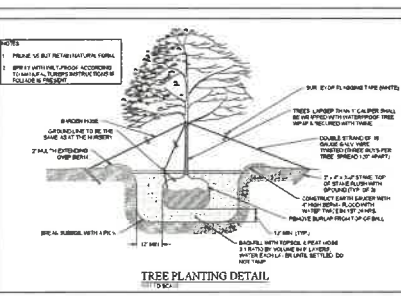
NO.	REV.	DESCRIPTION	DATE

**GATEWAY PASTURE'S TURNPIKE**  
T.A. # 028-03-01-0  
TOWN OF SENECALES

**DETAILS (1 OF 4)**

PREPARED FOR: ANDREW PETERSON  
1841 EAST CEMETERY STREET  
SARASOTA, FLORIDA 34231

DESIGNED BY: E.A.R. CHECKED BY: G.J.M.  
DATE: JANUARY 04, 2025 AS NOTED  
PROJECT NO.: 202408  
REVISION NO.: (DWS)  
811 Know what's below. Call before you dig.  
CA500



**EDWARD REID ENGINEERING, PLLC**  
2480 CEMETERY ROAD  
FARBUS, NEW YORK 13063  
315-569-1326

**GREENLINE STORMWATER DESIGNS, LLC**  
700 BELL ROAD  
NEWARK, NEW YORK 14613  
585-870-3222

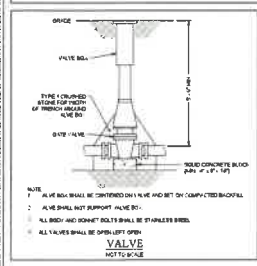
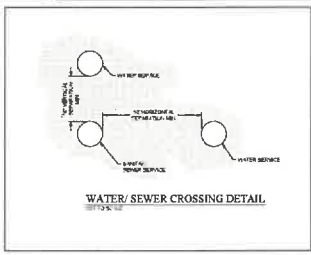
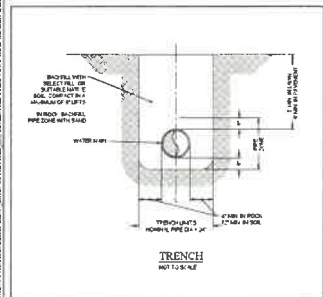
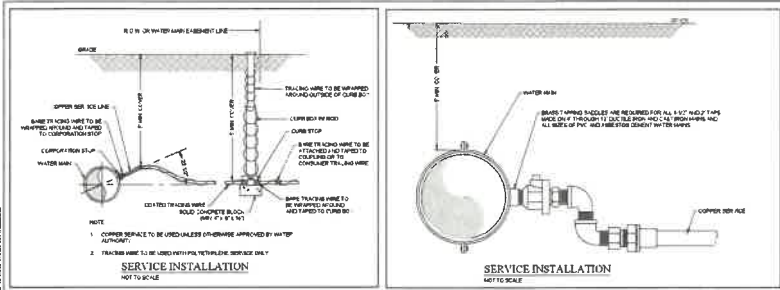
NO.	DESCRIPTION	DATE

**GATEWAY PASTURES 1068-1074 OLD SENECA TURNPIKE T. A. R. C. 038-020-01.0 TOWN OF SKANEATELES**

**DETAILS (2 OF 4)**

PREPARED FOR	ANDREW PETERSON	1941 EAST ONESIE STREET	SKANEATELES, NEW YORK 13152
DESIGNED BY	E.A.R.	DRAWN BY	C.J.M.
DATE	JANUARY 08, 2025	SCALE	AS NOTED
PROJECT NO.	202489	REVISION NO.	DWG
		<b>CA501</b>	





**EDWARD REID ENGINEERING, PLLC**  
2480 GENESEE ROAD  
FARMUS, NEW YORK 13643  
315-985-4328

**GREENLINE STORMWATER DESIGNS, LLC**  
180 BELL ROAD  
NEWARK, NEW YORK 14513  
562-226-4222

NO.	REVISION/DESCRIPTION	BY	DATE

**EDWARD REID, P.E.**

**GATEWAY PASTURES**  
1066-1074 OLD SENECA  
TURNPIKE  
T.A. # 028-00-01.0  
TOWN OF SKANEATELES

**DETAILS (3 OF 4)**

PREPARED FOR:  
ANDREW PETERSON  
184 EAST GENESEE STREET  
SKANEATELES, NEW YORK 13152

DESIGNED BY: E.R.A.    CHECKED BY: C.J.M.  
DRAWN BY: E.R.A.    REVIEWED BY: C.J.M.

DATE: JANUARY 06, 2025    AS NOTED

PROJECT NO.: 202468

REVISION NO.:    DWG NO.: CA502

