

ROBERT O. EGGLESTON, ARCHITECT

The Trolley Bldg
1391 East Genesee Street
Skaneateles, New York 13152

RECEIVED

JUN 21 2019

**TOWN OF MANLIUS
PLANNING AND DEVELOPMENT**

June 21, 2019

Town of Manlius, Town Board and Planning Board
301 Brooklea Drive
Fayetteville, NY 13066

Re: Linda Jones - Special Permit Application
8317 Manlius Cazenovia Road - 117.-01-03.0

COVER LETTER

Submission:

- Town of Manlius Special Permit Application, June 19, 2019, 2 pages
- Town of Manlius Planning Department Initial Appearance Application, June 19, 2019, 1 page
- Exhibit A – Site Plan, Plan, Elevations, Robert O. Eggleston, Arch, June 14, 2019, 2 pages
- Exhibit B – Survey, Cottrell Land Surveyors, February 19, 2019, 1 page
- Exhibit C – Deed, James Stanton to Linda Jones, August 30, 2001, 1 page
- Exhibit D – Drainage/SWPPP – Not Required
- Exhibit D1 – Water usage 185 W Seneca Tnpk, February 28, 2019, 1 page
- Exhibit E – Short EAF, June 19, 2019, 4 pages
- Exhibit F – Freshwater Wetlands Letter – Not Required
- Exhibit G - Professional Fees Reimbursement Agreement, June 19, 2019, 2 pages
- Exhibit H – Disclosure Affidavit, June 21, 2019, 2 pages
- Photos – Aerial Photo and Photos on south side of property, June 20, 2019, 2 pages
- Application Fee – Town Board \$250, Planning Board \$300, June 20, 2019, Ck 692
- Professional Fee Escrow – TB legal \$525, PB engineering \$1,325, PB legal \$525 – Ck 693

NARRATIVE

The Jones property is 4.31 acres with 257 ft of road frontage on Manlius Cazenovia Road in the R-A zoning district. It has a single family dwelling with attached two car garage, shed, deck, well, septic system and fenced yard on it. This application is to construct a 1,200 SF detached building that will have 740 SF personal dog training room and 460 SF for a commercial dog grooming business. The existing driveway will be expanded to have 2 parking spaces. The existing dwelling and proposed building will have the required front and side yard setbacks. The lot coverage will be 4.2%. The total disturbed area will not exceed 5,000 SF.

Ms Jones owns three dogs that she competes with in various dog agility and obedience venues for her personal past time. She currently trains them in her fenced in yard behind the house. The 740 SF space of the new building will allow her to train the dogs inside year round and protect her training equipment from the weather. This is strictly an accessory use to her residence.

(315) 685-8144

Ms Jones is a certified dog groomer and has worked locally in the dog grooming business. The 460 SF portion of the new building will be used by her for commercial dog grooming. She will groom 5 to 6 small dogs a day, four days a week. There will be no other people working here. All grooming is by appointment and the dogs are dropped off in the morning and picked up before 5:00pm. Dogs are kept in crates inside and may be walked on a leash outside if kept more than four hours on site. No dogs are boarded overnight or left unattended outside. Dogs are washed and groomed then returned to their crate until they are picked up. Customers will park on site for the 10 minutes it takes to drop off or pick up their dog and do not park for extended periods of time. Pick up and drop off times are often staggered. Two parking spaces are dedicated for customer parking and additional space is available in front of the owner's garage door.

In that the business operates from 8am to 5pm, lighting will be limited to a dark sky compliant flood light on the front of the building operated by a motion detector. It will remain off most of the time. There will be no signage at the road, other than the street number on the current mail box. A sign on the building, if any, will not exceed 4 SF.

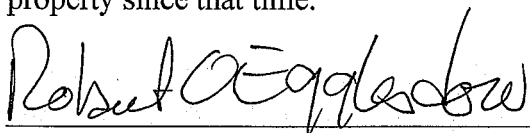
Water usage for this business is rather low. The current facility she works at (185 W Seneca TnPk) uses an average of 312 gallons/day to groom 35 dogs by 5 employees. This works out to 6.5 gallons/dog groomed. With 5 to 6 dogs per day at this facility, water usage will be less than 40 gallons per day, four days a week. This building will tie into the existing home septic system and well.

Construction Sequence

1. Remove tree in area adjacent to building.
2. Install silt fence. Maintain during construction.
3. Remove topsoil, stock pile and surround with silt fence for temporary duration.
4. Place granular fill for building pad drainage.
5. Drill post holes and erect post and building framing.
6. Tie in underground utilities to building; electric, water and septic.
7. After exterior is finished, box out side walk and parking area. Spread topsoil, seed and mulch. Water during dry periods.
8. After lawn is established, remove silt fence, patch lawn as required.

Survey accuracy affidavit

The current survey for this property was dated February 19, 2019 by Gary Cottrell, Land Surveyor. I have been to the property in the last week and can attest that there have been no changes made to the property since that time.

 JUNE 21, 2019
Robert O. Eggleston, Architect