

EGGLESTON & KRENZER ARCHITECTS, PC

The Trolley Bldg

1391 East Genesee Street

Skaneateles, New York 13152

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

April 26, 2021

Re: Joseph and Jennifer Bianculi -- Special Permit
3700 Highland Ave. Tax Map # 043.-02-10.2

NARRATIVE

The property at 3700 Highland Avenue is 82,550 SF, has 350 ft of road frontage Highland Ave and is located in the RR District and in the Skaneateles Lake watershed. A single family dwelling and large barn occupy the lot with detached patio and driveway/parking area. The existing barn is nonconforming with a 21.4 side yard setback and 19.4 rear yard setback. The barn has a total of 5,474 SF of floor space. The back portion of the barn is in poor condition and the shed on the north side poorly built. The property is served by Town water and the septic system is east of the house. The ISC is 9.6 % and TSC is 11.0 %.

This application is to construct a 24 ft x 36 ft garage on the north side of the barn after removing the 18 ft x 37 ft shed wing. Also, 26 ft of the east end of the two story barn will be removed, retaining the stone foundation wall and making that a permeable paver area. The driveway will be extended to the new garage area and part of the parking area reduced. The garage addition will be 15.4 ft off the north side yard making it more non-conforming, but the rear setback of the barn increased to 45.5 ft which is conforming in that it is greater than 25 ft. The total floor area of the barn will be reduced to 4,167 SF with is a 23.9% reduction. The ISC will be 10.0% and TSC 12.2%.

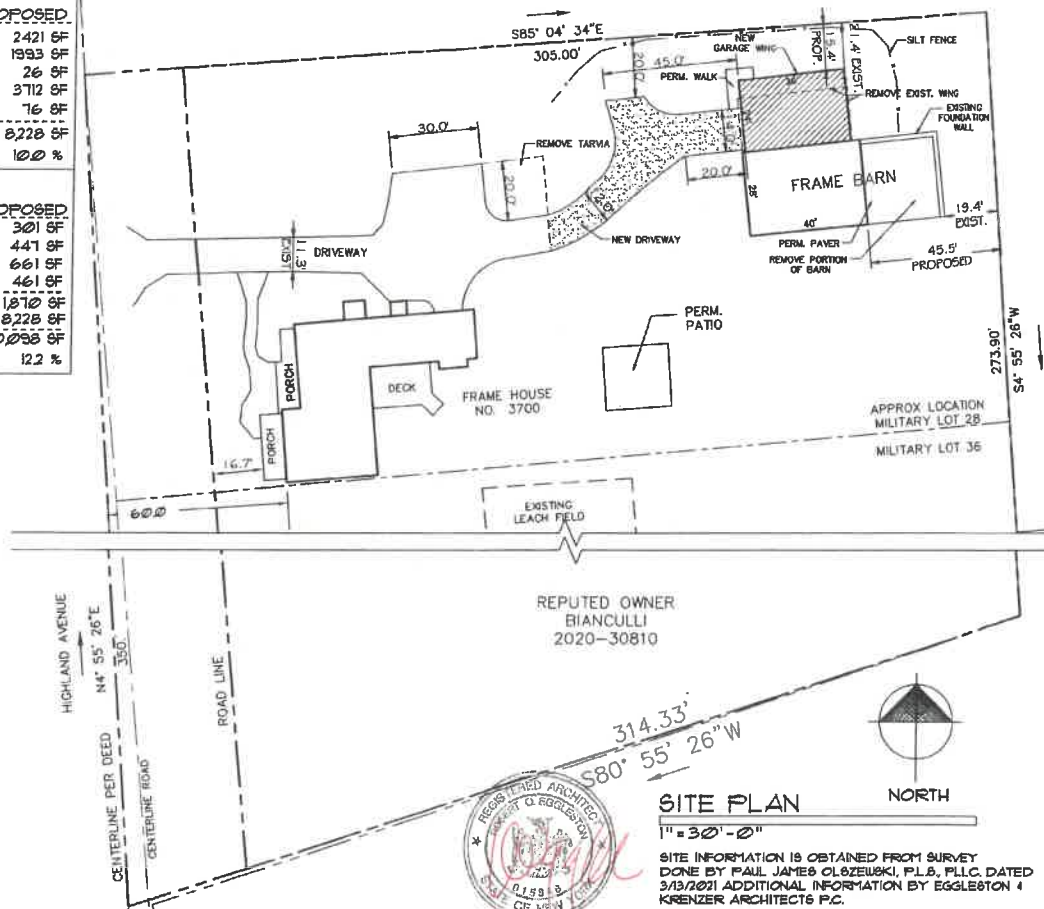
The addition has been designed to be allowed by Special Permit in that while the north side yard is more nonconforming, the floor area is increased less than 25%, in fact it is actually decreased in area. (Section 148-8-4.C) The property to the north is a flag lot driveway which will never be built on. The enlargement of the structure on this side will not pose a negative impact in the neighborhood. The modification of the barn will improve the appearance of the barn and help stabilize it. To make the basement of the existing barn function as a garage would require a much longer driveway which would exceed the allowed ISC. The ISC will remain conforming at 10%. Silt fence or sediment logs will be placed below the work area to prevent any potential erosion.

CONSTRUCTION SEQUENCE

- 1) Install silt fence/sediment logs, maintain during construction.
- 2) Remove the east and north wings of the barn.
- 3) Remove top soil and box in new driveway.
- 4) Prepare the area of the garage with granular fill. Drill holes for the post frame construction.
- 5) After siding and roof are complete, back fill and establish stone drip strip under eaves. Spread topsoil, seed and mulch. Water during dry periods.
- 6) After site is stabilized, remove silt fence, patch disturbed areas.

(315) 685-8144

LOT AREA	82,550 SF	
IMPERMEABLE COVERAGE		
EXIST.	PROPOSED	
HOUSE/PORCH	2421 SF	2421 SF
BARN	2548 SF	1993 SF
CONCRETE AREA	26 SF	26 SF
DRIVEWAY	2952 SF	3712 SF
FOUND. WALL	---	76 SF
TOTAL	7947 SF	8228 SF
% IMPERMEABLE	9.6 %	10.0 %
TOTAL COVERAGE		
EXIST.	PROPOSED	
DECK	301 SF	301 SF
PAVER WALKWAY	314 SF	441 SF
PAVER BARN	---	661 SF
PATIO	461 SF	461 SF
PERMEABLE	1136 SF	1870 SF
IMPERMEABLE	7947 SF	8228 SF
TOTAL	9083 SF	10098 SF
% TOTAL COVERAGE	11.0 %	12.2 %



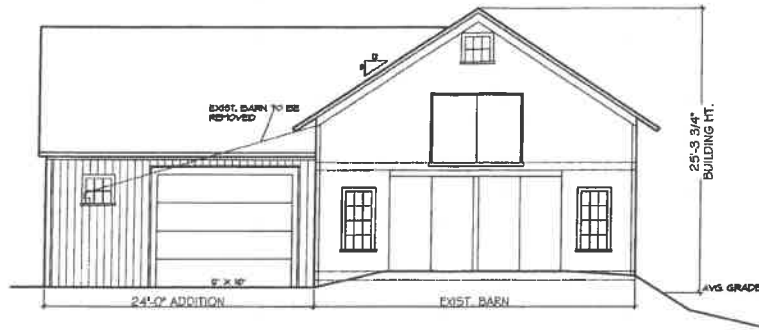
SITE PLAN
JENNIFER & JOSEPH BIANCULLI
3700 HIGHLAND AVE.
TOWN OF SKANEATELES, NY

architect
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PROJ: 20229

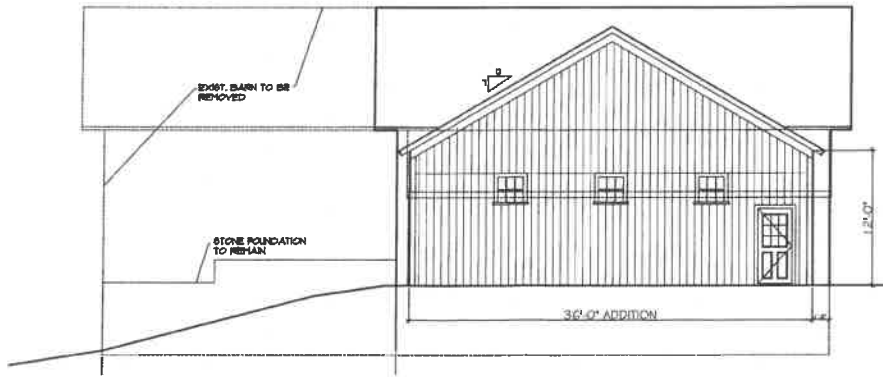
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WEST ELEVATION

1/8" = 1'-0"



NORTH ELEVATION

1/8" = 1'-0"

ALTERATIONS

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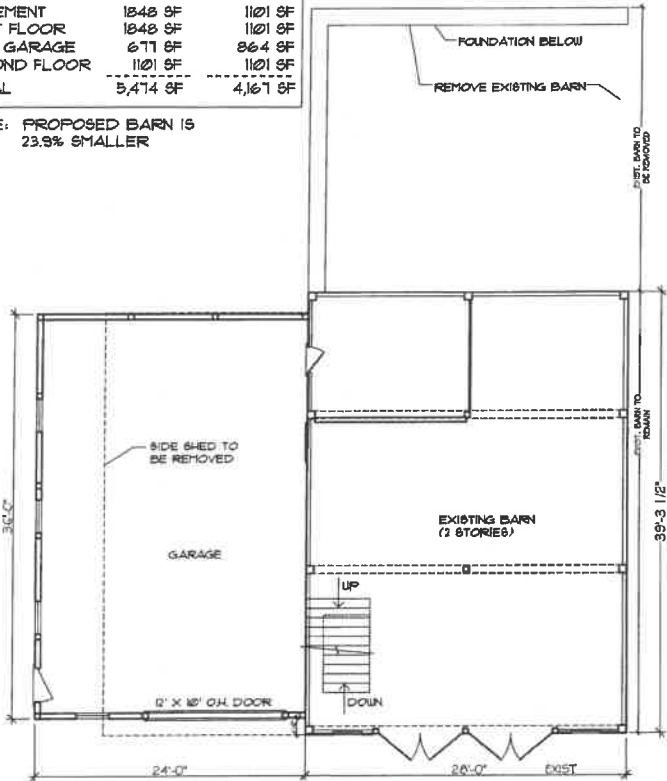
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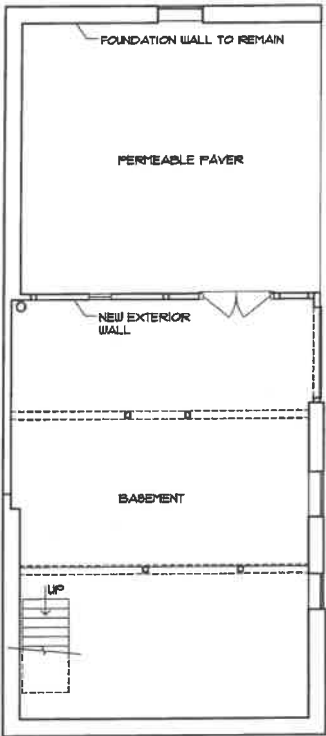
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BARN FLOOR AREAS		
	EXIST.	PROPOSED
BASEMENT	1848 SF	1101 SF
FIRST FLOOR	1848 SF	1101 SF
SIDE GARAGE	677 SF	864 SF
SECOND FLOOR	1101 SF	1101 SF
TOTAL	5,474 SF	4,167 SF

NOTE: PROPOSED BARN IS
23.9% SMALLER



FIRST FLOOR PLAN
1/8" = 1'-0"



BASEMENT PLAN
1/8" = 1'-0"

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