

Tax Map ID#043.-02-10.2

NOTICE OF HEARING

PLEASE TAKE NOTICE that pursuant to Section 148-9, 148-12, 148-13, 148-14, 148-15, 148-16, 148-18, 148-20, 148-21, 148-29, and 148-36 of the Zoning Law of the Town of Skaneateles 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 Joseph & Jennifer Bianculli for a Special Permit.

The applicant proposes modifications to the existing barn with the removal of two portions and replacement with a permeable patio and a new garage wing.

The property in question is located at 3700 Highland Avenue in the Town of Skaneateles, New York and bears Tax Map ID#043.-02-10.2.

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, June 15, 2021 at 6:50 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 persons will be heard or have an opportunity to provide written comment on this application.

Donald Kasper, Chair
Planning Board -Town of Skaneateles
Dated: June 2, 2021

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

Revised June 5, 2021

April 26, 2021

Re: Joseph and Jennifer Bianculli – 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%.

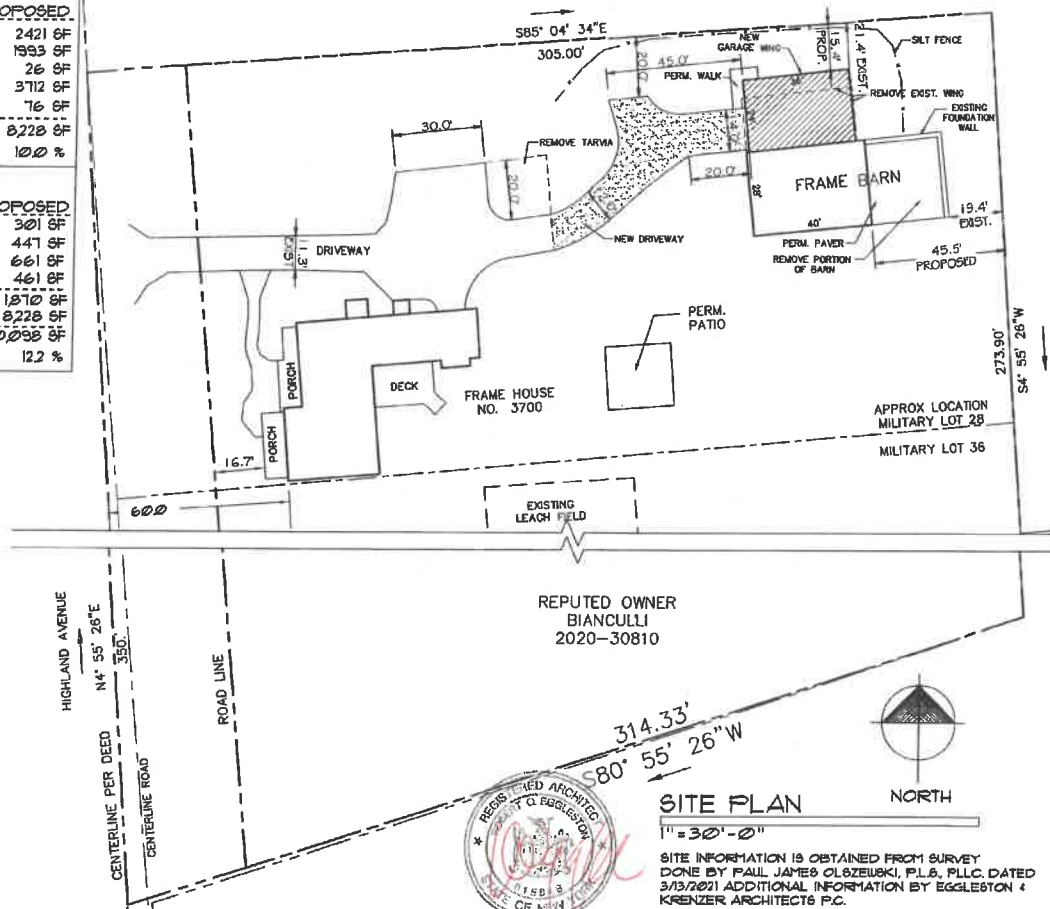
The addition has been designed to be allowed by Special Permit in that while the north side yard is more nonconforming, the floor area is increased less than 25%, in fact it is actually decreased in area. (Section 148-8-4.C) The property to the north is a flag lot driveway which will never be built on. 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. **While the double set of double doors will be retained on the front of the barn, the wood floor of the existing barn is not capable of supporting vehicles and the lawn in front of the doors will not be driven on.** The ISC will remain conforming at 10%. 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	82550 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	--- SF	76 SF
TOTAL	1947 SF	8228 SF
% IMPERMEABLE	9.6 %	10.0 %
TOTAL COVERAGE		
EXIST.	PROPOSED	
DECK	301 SF	301 SF
PAVER WALK WAY	374 SF	447 SF
PAVER BARN	--- SF	661 SF
PATIO	461 SF	461 SF
PERMEABLE	1156 SF	1210 SF
IMPERMEABLE	1947 SF	8228 SF
TOTAL	9083 SF	10095 SF
% TOTAL COVERAGE	11.0 %	12.2 %



SITE PLAN

1"=30'-0"

SITE INFORMATION IS OBTAINED FROM SURVEY DONE BY PAUL JAMES OLASZEWSKI, P.L.B., P.L.L.C. DATED 3/13/2021 ADDITIONAL INFORMATION BY EGGLESTON & KRENZER ARCHITECTS P.C.



SITE PLAN

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

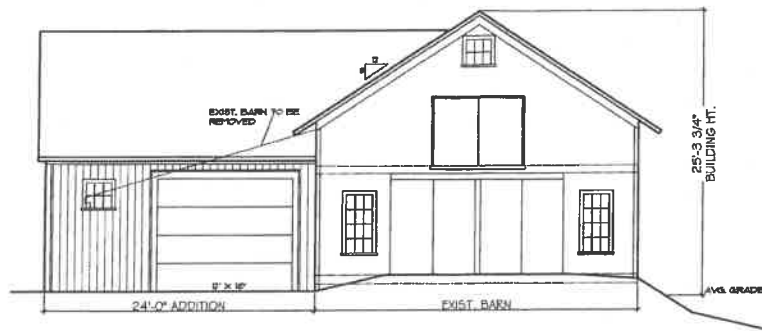
architect

EGGLESTON & KRENZER, ARCHITECTS PC
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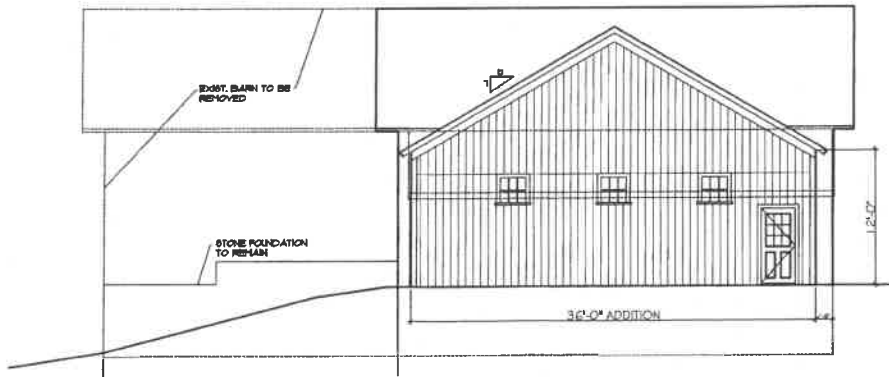
PROJ: 20229

DATE:
26 APR 2021

1 OF 3



WEST ELEVATION
1/8" = 1'-0"



NORTH ELEVATION
1/8" = 1'-0"

ALTERATIONS

JOE & JENNIFER BIANCULLI
3700 HIGHLAND AVE.
TOWN OF SKANEATELES, NY

architect

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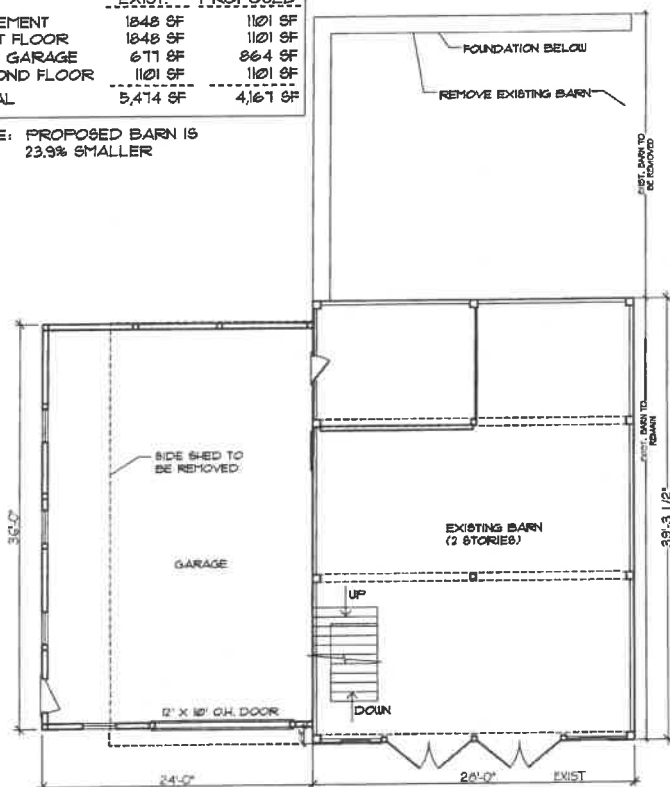
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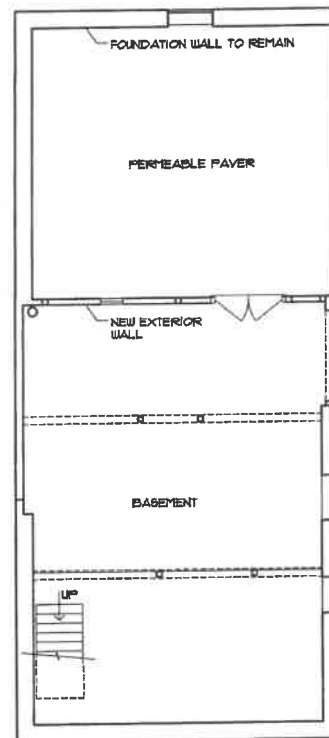
2 OF 3

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"

ALTERATIONS

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3 OF 3