

**Tax Map ID#048.-01-09.0**

**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 Beth Endres/ Justin Marchuska for a Special Permit/Site Plan Review.

The application is for the change of use of the existing building to a dog grooming service business.

The property in question is located at 796 West Genessee Street in the Town of Skaneateles, New York and bears Tax Map ID#048.-01-09.0.

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, December 19, 2023 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 people will be heard or have an opportunity to provide written comment on this application.

Donald Kasper, Chair  
Planning Board -Town of Skaneateles  
Dated: December 6, 2023

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

**December 4, 2023 Revised**

November 8, 2023

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

Re: Justin Marchuska/Beth Endres - Special Permit  
796 West Genesee Street -  
Tax Map # 048.-01-09.0

### **NARRATIVE**

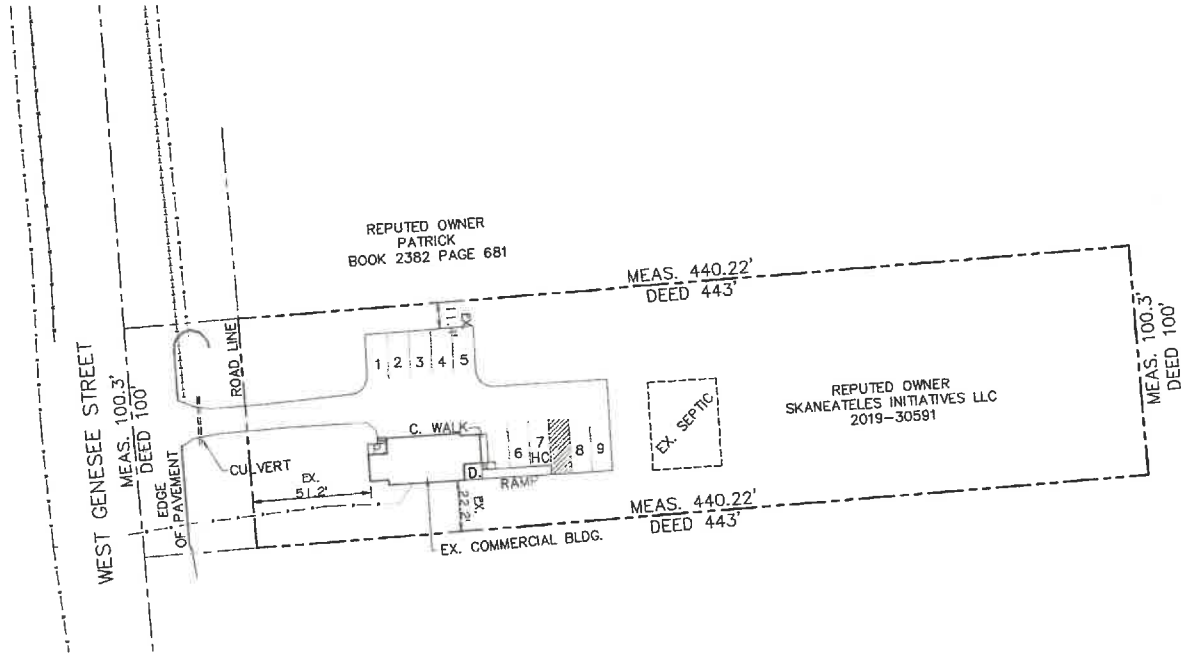
The property at 796 West Genesee Street is 39,189 SF, has 100.0 ft of road frontage on West Genesee Street (US Rte 20) in the HC District and the Skaneateles Lake Watershed. The property has an 859 SF single floor commercial building and a gravel parking area. The site is flat and at the west edge of the Highway Commercial District. The site is served by Town water and has an existing septic system. The ISC is 8.6% and TSC is 8.8% whereas 33.3% ISC and 40% TSC is allowed. **Since the survey was done, the parking area was paved more like earlier parking areas and the ISC is 15.2% and TSC is 15.4%**

This application is to change the use of the building from a glass service business to a Dog Grooming service business. There will be no change in the structure or site. **Nine** parking spaces including a handicap designated space adjacent to the ramp on the south side of the building **are available on site**. The business will have a 12 SF free standing sign and signage on the front of the building.

The Dog Grooming business will have one to two employees and be open Monday through Friday 7:30am to 6:00 pm, Saturday 7:30 through 4:00 pm. They will groom 5 to 8 dogs per day with them being held in a crated holding area and exercised on leash in the back yard as required. The business will also offer pickup and drop off service using a company vehicle. Off site, the business will offer dog walking, dog adventures and check in on pets at home. They will not do any dog boarding and no dogs will be left onsite overnight or without employees also on site. **If the company vehicle is parked on site overnight, it will be behind the building.**

(315) 685-8144

*Member of the American Institute of Architects*



NORTH

## SITE PLAN

SC: 1"=40'-0"

SITE INFORMATION IS OBTAINED FROM SURVEY  
DONE BY PAUL J. OLSZEWSKI, P.E., L.L.S. DATED 12/15/2021  
ADDITIONAL INFORMATION BY EGGLESTON & KRENZER  
ARCHITECTS P.C.

LOT AREA 39,189 SF

### IMPERMEABLE COVERAGE

	EXIST.
BLDG.	859 SF
PORCH	38 SF
GRAVEL	4,911 SF
RAMP	121 SF
CONC. WALK	36 SF
TOTAL	5,971 SF
% IMPERMEABLE	15.2 %

### TOTAL COVERAGE

	EXIST.
DECK/STEPS	12 SF
PERMEABLE	12 SF
IMPERMEABLE	5,971 SF
TOTAL	6,043 SF
% TSC	15.4 %



## SITE PLAN

BETH ENDRES  
796 W. GENESEE ST.  
TN. OF SKANEATELES, NY

## architect

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

PROJ: 23152

DATE:

8 NOV 2023  
4 DEC 2023

1 OF 2