

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

April 28, 2021

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

Re: Rick Moscarito - Special Permit  
1545 East Genesee Street  
Tax Map # 032.-03-21.0

### NARRATIVE

The property at 1545 East Genesee Street is 96,458 SF, has 298 ft of frontage on East Genesee Street and is located in the IRO District and outside the Skaneateles Lake watershed. The property has a vacant single family dwelling and a two family dwelling with decks, parking and on-site septic systems. A new 440 gal/day septic system has been approved for the site anticipating rebuilding the single family dwelling. The property is served by Town water. The ISC is 11.8 % and TSC is 12.3 %.

This application is to remove the existing single family dwelling and construct a 6,000 SF pole barn that will be used by the owner as a support facility for his service business. The driveway will be modified for access and parking to the new structure and the approved septic system will serve this building. Bio Swales will be placed west of the building and along the south side of the property to control and treat stormwater runoff. The ISC will be 19.9% and TSC 20.0%.

Fingerlakes Luxury Homes manages a number of properties, both owned by the company and owned by private clients. This location will provide storage and an employee work area associated with cleaning and maintaining off site properties in the local area from Otisco to Auburn. While it has as many as a dozen employees, only one person would possibly be full time at this location. Cleaning employees will stop in to the site on a daily basis at staggered times to pick up supplies. Maintenance employees may receive deliveries and work out of the building at random times to support their off-site building repairs and grounds maintenance. With the development of Skaneateles Springs, several properties to the east, this facility will also support that operation.

Employees may be at the building between 7am and 6pm, Monday through Saturday. Long term parking is at the north side of the parking area and short term parking on the side of the building where the overhead doors are used on occasion. The general public and clients will not visit the site. One of the dwelling units is currently occupied by the head housekeeper for the business in that the two dwelling will be available to employees as a preference. Deliveries to the building may be large panel trucks, such as furniture and cleaning supplies as well as UPS and FedEx. Trash and recyclables will be stored inside the building and removed by a commercial vendor.

(315) 685-8144

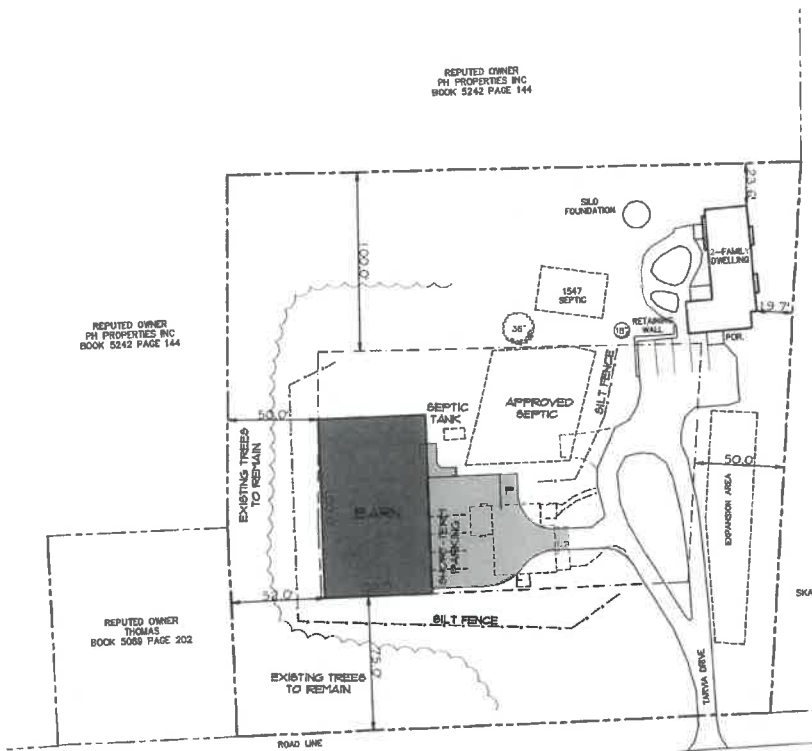
*Member of the American Institute of Architects*

The west end of the property has overgrown vegetation and trees. Many of the trees in the building area are dead and fallen over. The existing vegetation and mature trees will remain along the north, west and south side of the property and may be augmented by several evergreens. A single family dwelling is located to the west with will have the inactive side of the building facing them to the rear of their property. Any activity on site will be to the far east side of the building. An office complex it located to the east of the property. The only lighting on the building will be at the mid section on the east side with a dusk to dawn wall, dark sky complaint fixture. The entrance porch will have a ceiling light that is motion activated.

Sediment logs will be placed below disturbed areas to prevent potential erosions.

### **CONSTRUCTION SEQUENCE**

- 1) Install sediment logs below areas to be disturbed, maintain during construction.
- 2) Mark the septic leach field area to prevent construction traffic of staging.
- 3) Remove the existing single family house and foundation.
- 4) Remove the dead trees and vegetation for the building and barking site.
- 5) Install bio swales beyond and below the work areas of the building and driveway modifications. Spread topsoil, seed and mulch.
- 6) Install the driveway and parking area. Grade the site of the building area.
- 7) Drill holes for posts and install post frame structure.
- 8) After siding, roof and trim are complete final grade any disturbed areas around the building and parking. Install west bio swale. Spread topsoil, seed, and mulch. Water during dry periods.
- 9) After site is stabilized, remove silt fence, patch disturbed areas.



LOT AREA		96,458 SF
IMPERMEABLE COVERAGE		
	EXIST.	PROPOSED
NORTH HOUSE/PORCH	2,084 SF	2,084 SF
SOUTH HOUSE/PORCH	1352 SF	0 SF
SHED	65 SF	0 SF
TARVIA DRIVE	6,111 SF	9,861 SF
RETAINING WALL	81 SF	81 SF
SIDEWALK	84 SF	0 SF
SILO FOUNDATION	173 SF	173 SF
TARVIA SIDEWALK	859 SF	1,006 SF
BARN	---	5,000 SF
TOTAL	11,415 SF	19,205 SF
% IMPERMEABLE	11.8 %	19.9 %
PERMEABLE COVERAGE		
	EXIST.	PROPOSED
DECKS	299 SF	0 SF
STEPS	35 SF	0 SF
BAY	80 SF	80 SF
PERMEABLE	414 SF	80 SF
IMPERMEABLE	11,415 SF	19,205 SF
TOTAL	11,829 SF	19,285 SF
TOTAL COVERAGE	12.3 %	20.0 %

SITE INFORMATION IS OBTAINED FROM SURVEY  
DONE BY PAUL J. OLSZEWSKI, P.L.S., PLLC  
DATED 04/17/2019. ADDITIONAL INFORMATION  
BY EGGLESTON & KRENZER, ARCHITECTS PC

# SITE PLAN

FINGER LAKES LUXURY HOMES  
1545-1547 EAST GENESSEE STREET  
TOWN OF SKANEATELES, NY

# architect

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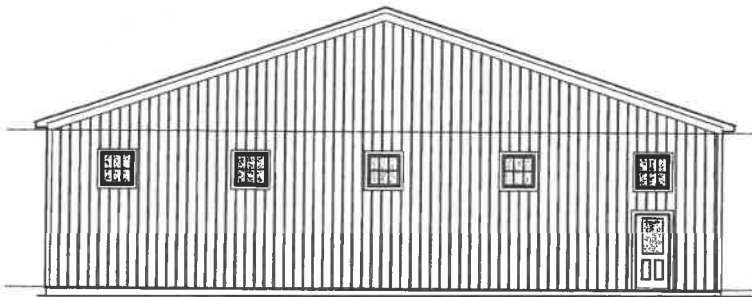
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DATE:  
28 APRIL 2021



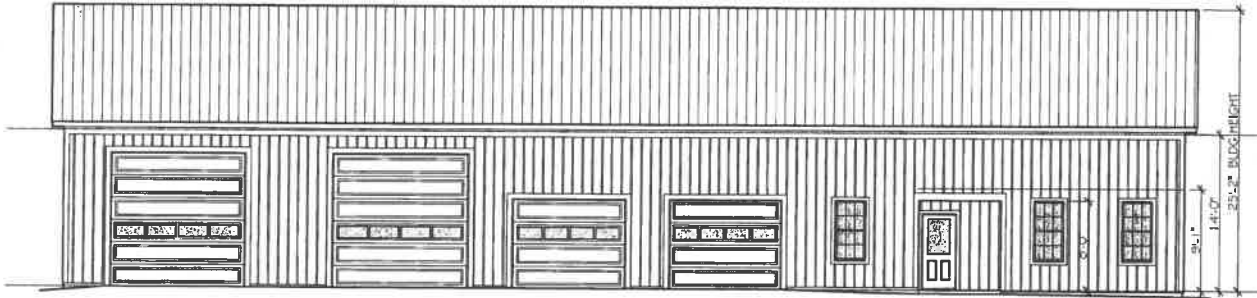
SITE PLAN  
SC.: 1"=50'-0"





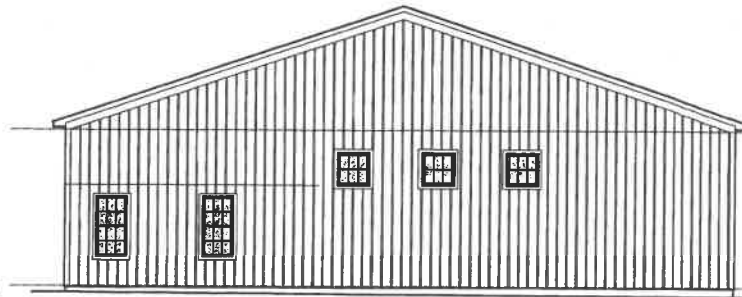
SOUTH ELEVATION

SC.: 1/8" = 1'-0"



EAST ELEVATION

SC.: 1/8" = 1'-0"



NORTH ELEVATION

SC.: 1/8" = 1'-0"

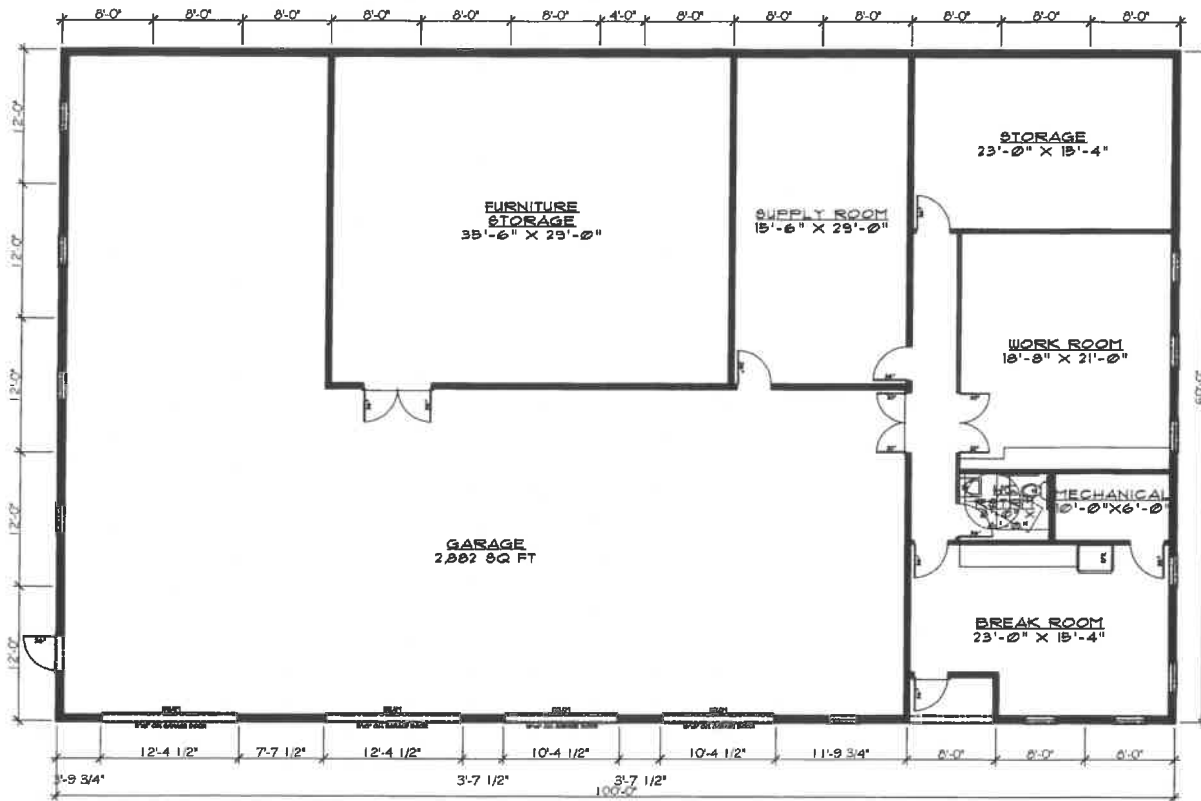
**NEW BARN**  
FINGER LAKES LUXURY HOMES  
1545 EAST GENESEE STREET  
TOWN OF SKANEATELES, NY

**architect**  
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# FLOOR PLAN

SC.: 1/8" = 1'-0"

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