

Tax Map ID#032.-03-21.0

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 Fingerlakes Luxury Himes, LLC/Rick Moscarito for a Special Permit.

The applicant proposes construction of a pole barn for storage for a rental home business.

The property in question is located at 1545 East Genesee Street in the Town of Skaneateles, New York and bears Tax Map ID#032.-03-21.0.

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, June 15, 2021 at 6:40 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

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

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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.

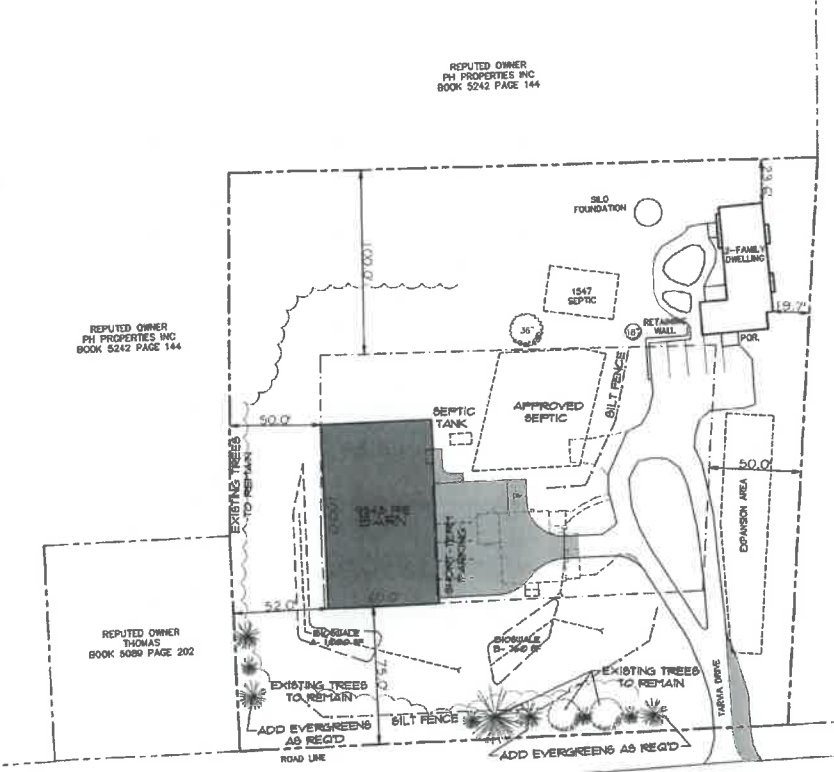
CONSTRUCTION SEQUENCE

- 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.

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REPUTED OWNER
THOMAS
BOOK 5080 PAGE 202



LOT AREA		96,458 SF
IMPERMEABLE COVERAGE		
	EXIST.	PROPOSED
NORTH HOUSE/PORCH	2,084 SF	2,084 SF
SOUTH HOUSE/PORCH	1,352 SF	0 SF
SHED	65 SF	0 SF
TARIYA DRIVE	6,717 SF	9,261 SF
RETAINING WALL	81 SF	81 SF
SIDEWALK	84 SF	0 SF
SILO FOUNDATION	173 SF	173 SF
TARIYA SIDEWALK	859 SF	1,006 SF
BARN	-----	9,200 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	20 SF	20 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 04/11/2018. ADDITIONAL INFORMATION
BY EGGLESTON & KRENZER, ARCHITECTS PC

SITE PLAN

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

architect

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

PROJ: 18012

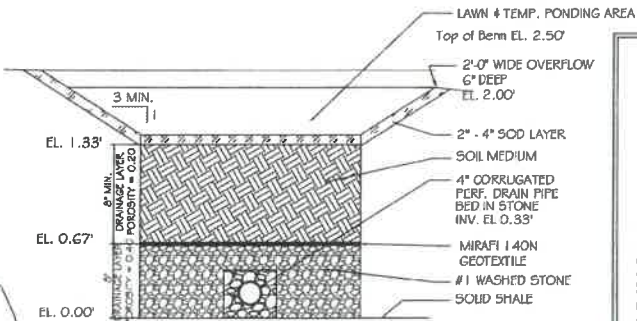
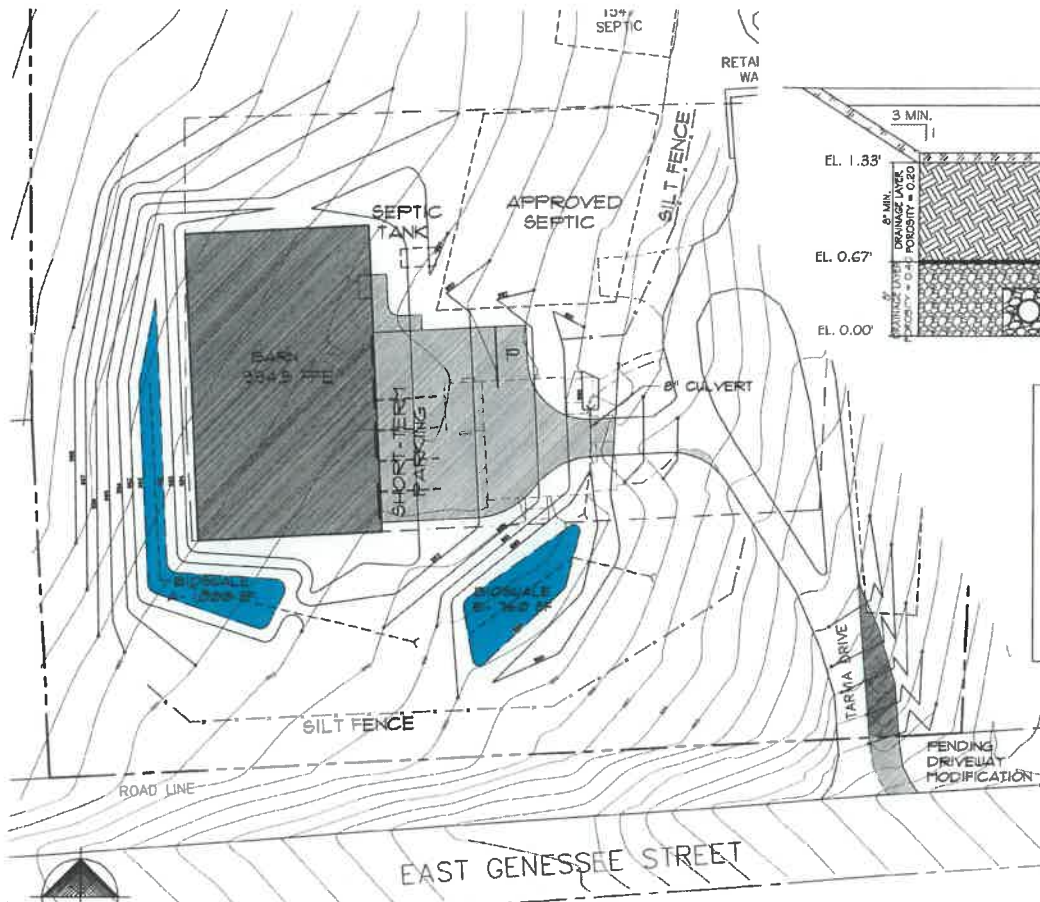
DATE:
28 APRIL 2021
07 JUNE 2021



SITE PLAN

NORTH
3C.: 1"=50'-0"





BIO-SWALE REQUIREMENT

$$WQV = \frac{(0.05 + 0.009 \times 1) \times A}{12}$$

WQV = WATER QUALITY VOLUME - CUFT

I = IMPERVIOUS SURFACE COVERAGE - 13.9 %

A = DRAINAGE AREA - 36,458 SF

$$WQV = \frac{(0.05 + 0.009 \times 13.9) \times 36,458 \text{ SF}}{12}$$

$$WQV = \frac{229 \times 36,458 \text{ SF}}{12}$$

$$WQV = 1,841 \text{ CUFT}$$

$$1,228 \text{ SF} \times 15 \text{ FT} = 1,842 \text{ CUFT}$$

BIO-SWALES	
1A' =	1,000 SF
1B' =	162 SF
TOTAL =	1,162 SF

GRADING PLAN

FINGER LAKES LUXURY HOMES
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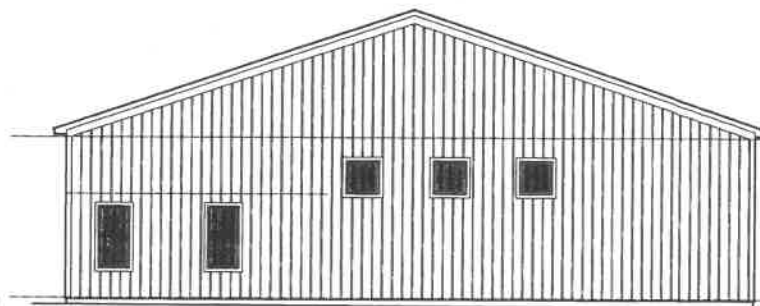
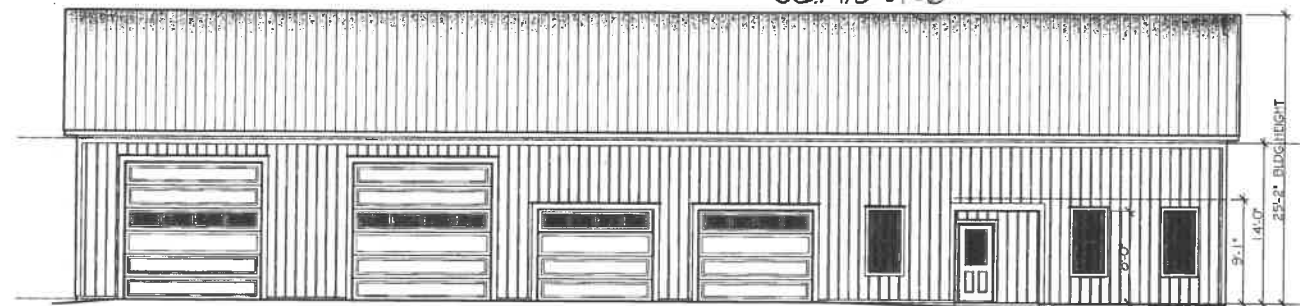
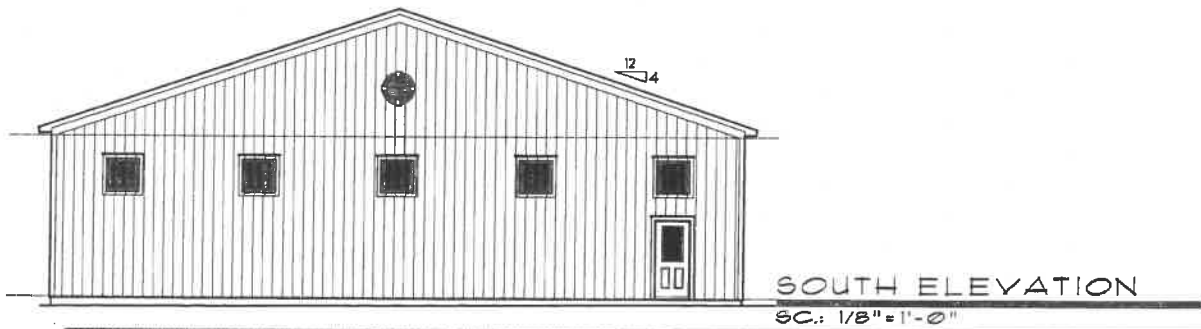
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GRADING PLAN

NORTH SC.: 1" = 30'-0"



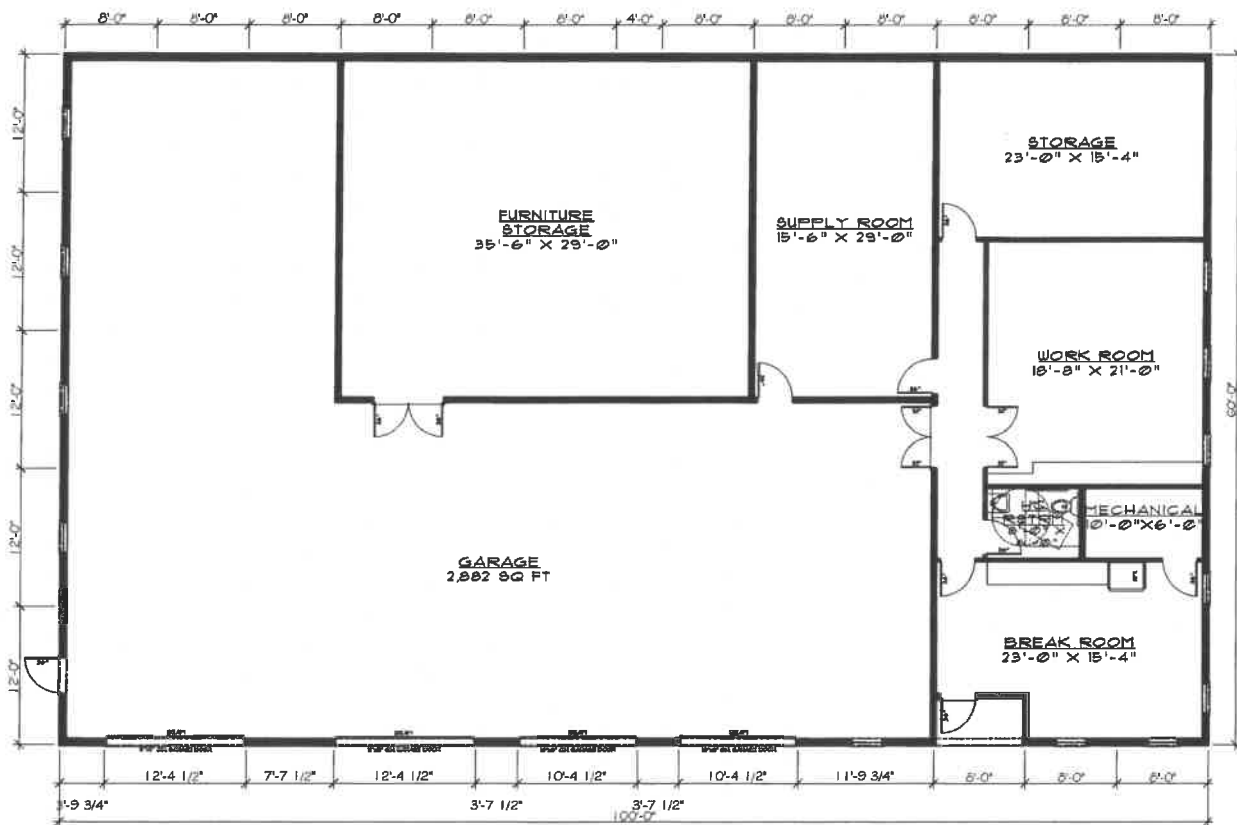
NEW BARN
FINGER LAKES LUXURY HOMES
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NEW BARN

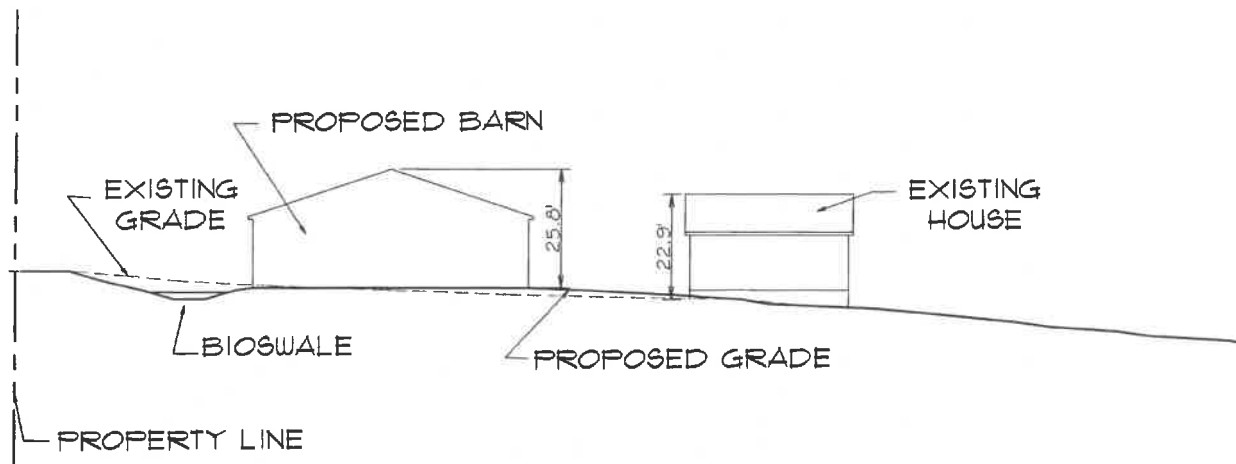
FINGER LAKES LUXURY HOMES
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SITE SECTION

SC: 1"=20'-0"

SITE ELEVATION

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