

EGGLESTON & KRENZER ARCHITECTS, PC

The Trolley Bldg

1391 East Genesee Street

Skaneateles, New York 13152

December 3, 2021

Town of Skaneateles Planning Board and ZBA

24 Jordan Street, Skaneateles, NY 13152

Re: 813 West Genesee St, LLC, Norman Swanson

Major Special Permit and Area Variance

813 West Genesee Street Tax ID# 047.-02-04

NARRATIVE

The existing property has 92,183 SF lot size with 300 ft of road frontage. It is in the HC zoning district outside the Lake Watershed. The 17,683 SF mixed use building has a 12,449 SF bowling alley, 2,749 SF restaurant and 2,485 SF vacant service business. The property is served by Town water and Sewer. The road frontage was part of the Western Gateway Improvement project and has a driveway entrance with curbs, sidewalks and trees. The property shares a ROW easement with Transportation Drive on the west side of the property. The parking lot has a series of storm drains that takes the water onto the town property and ties into that stormwater system. The ISC is 63.8% whereas 50% is allowed and the TSC is 63.8% whereas 60% is allowed. The existing parking is 11.8 ft off the east property line, and zero feet off the west property line and road line. The property has a nonconforming free-standing sign.

This application is to remove the 2,749 SF restaurant structure and maintain the original 14,934 SF masonry structure. The hotel area will be along a 26 ft wide wing on the west side and rebuilt south side that will be two stories and 26.75 ft high. The redeveloped structure will have a 26 room hotel with lobby, 1,200 SF of accessory convenience shops and 1,534 SF coffee bar. A restaurant with up to 100 seats, will be located on the south east corner with the kitchen on the east side of the existing building. Four lanes of the bowling alley will be maintained and the remaining 3,823 SF will be a Game Room/Recreation space. The exterior of the building is designed with traditional architectural forms as found in the Village complete with a corner clock tower that accommodates the elevator. Brick sidewalks, an outdoor dining area and landscaping will transition the building to the parking area. The ISC will be maintained at 63.8% and TSC will increase to 69.2%.

This application will require a driveway rear lot setback and Total Surface Coverage variance as well as Major Special Permit for the use, Special Permit for ISC/Redevelopment and Site Plan review.

The parking area will remain in the same area as dictated by the position of the existing building and the completion of the Western Gateway Project. As required by zoning, the parking will be broken up by landscape and trees. An island will be place in the West Genesee Street driveway entrance to allow for a sidewalk to connect the public sidewalk to the Hotel entrance. A brick sidewalk will transition the curbed parking lot and provide safe pedestrian access around the exterior of the building and tie into to an exterior patio used for outdoor dining. A bike rack will be placed near the Restaurant entrance.

(315) 685-8144

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The prescribed parking requirements are outlined on the Zoning site plan. 26 spaces for the hotel rooms, 5 spaces for the hotel staff, 8 spaces for the shops, 33 spaces for the restaurant and 29 spaces for the bowling/recreation. This is a total of 101 spaces. The hotel rooms, shops, restaurant and recreation use will be used by the same people. Also, the peak parking demand for each of the uses occur at different times. Hotel use overnight, recreation use evenings and weekends, restaurant breakfast, lunch and dinner. The zoning allows to provide 85% peak demand or 86 spaces. The public parking and circulation has been kept to the east, south and west sides of the building. Employee parking and truck delivery/dumpster traffic has been kept to the north end of the lot for safety concerns.

Lighting is anticipated to use period style street post lights that are dark sky compliant and will be placed along the brick sidewalks especially at entrances. A lighting plan and light level diagram will be developed for the site.

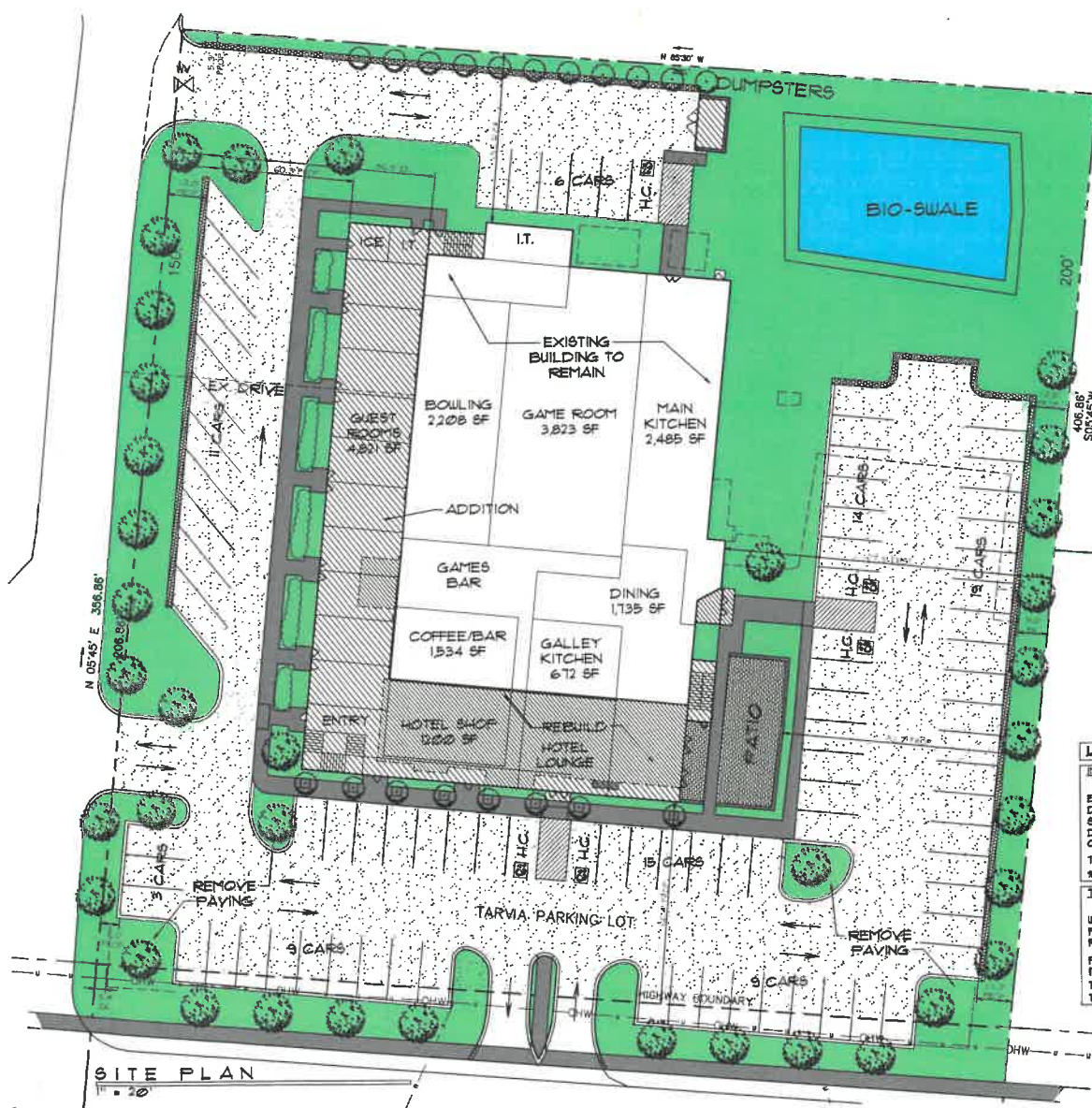
The property is served by Town water and sewers. The water usage is anticipated to be similar to the current use in that the new facility will use water saving fixtures. A separate report outlining the proposed usage as compared with the current water use history is being developed and will be reviewed by the Village Trustees as agreed by the Town Sewer District. The building will be sprinklered for fire protection. In that water pressure and flow is low in this part of the Town, storage tanks, pumps and generators will be incorporated into the design and located in the addition basement. AC condensers and air intake/exhaust vents will be located on the roof and screened from public view.

Hours of operation will be 24/7 for the hotel with onsite staff. The restaurant may vary but generally will be 6:00 am to 9:00 pm and the bowling/recreation afternoons to 11:00 pm.

Following the guidelines in the zoning and comprehensive plan, this project repurposes and existing large building, creates an actual two story building in the Highway Commercial District and breaks up the façade with traditional architectural forms. The project completes the walkable neighborhood connecting the building to the Gateway sidewalks that in turn connects directly to the Village Center.

To minimize the impact of the higher ISC, a bio swale will be placed on the northeast side of the property that will filter the storm water and release it slowly into the existing storm water system through underdrains. Stone lined French drains/pea gravel strips are located along the edge of the north, west and parking areas that will pre-treat runoff prior to discharge or directed toward the bio-swale. Existing catch basins at the south of the existing building will be removed and new collection within grass islands will be used to collect the runoff prior to discharging into the bioswale to the north. Engineering drawings detail the stormwater management and erosion control measures.

In that the ISC has not been reduced to 50%, payment will be made to the Town's LDRA Fund to compensate for the shortage of land area. A 117,632 SF lot would be required to achieve 50% ISC which is 25,449 SF less than exists. At \$1.09/ SF, a contribution will be made for \$27,739.41.



REPUTED OWNER
ROBINSON
BOOK 5336 PAGE 176

PARKING:

HOTEL:	26 ROOMS	26 CARS
	10 STAFF	5 CARS
SHOPS:	1200 SF	8 CARS
RESTAURANT:	1 CAR / 50 SF	33 CARS
BOULING:	100 SEATS	4 CARS
RECREATION:	3823 SF	25 CARS
	1 CAR / 50 SF	121 CARS
TOTAL - PEAK PARKING PROVIDED:	88% PEAK	86 CARS

REPUTED OWNER
ARAFLECTIONS LLC
BOOK 4964 PAGE 809

LOT AREA 92183 SF

IMPERMEABLE COVERAGE	
EXIST.	PROPOSED
BUILDING	11683 SF
DRIVE	40144 SF
SHEDS	389 SF
DUMPSTER	180 SF
CONC. PAD	0 SF
TOTAL	58816 SF
% IMPERMEABLE	63.8 %

TOTAL COVERAGE	
EXIST.	PROPOSED
WALKS	3500 SF
PATIO	113 SF
RET. WALL	96 SF
PERMEABLE	5203 SF
IMPERMEABLE	58816 SF
TOTAL	63825 SF
TOTAL COVERAGE	69.2 %

SITE PLAN

SITE PLAN:
HOTEL / RESTAURANT / RECREATION

architect
EGGLESTON & KREMER, ARCHITECTS PC
139 E. EAST GENESEE STREET
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PROJ: 21126

DATE:
3 DEC 2021

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