

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

**January 6, 2022**  
**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 11.7 ft off the east property line, and zero feet off the west property line and road line.

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, hotel check-in and offices. 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 4,400 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 reduced to 61.7% and TSC will increase to 67.1%.

This application will require a parking 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

*Member of the American Institute of Architects*

The prescribed parking requirements are outlined on the Zoning site plan. 26 spaces for the hotel rooms, 5 spaces for the hotel staff, 33 spaces for the restaurant, 4 spaces for the bowling and 29 spaces for recreation. This is a total of 97 spaces. The hotel rooms, 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 83 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 an 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 north east side of the property that will filter the storm water and release it slowly into the existing storm water system. Stone lined French drains are located along the edge of the east and west parking areas that direct stormwater to the Bio swales. Existing catch basin at the south end of the parking area will be maintained. 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 113,776 SF lot would be required to achieve 50% ISC which is 21,593 SF less than exists. At \$1.09/ SF, a contribution will be made for \$23,536.37

## AREA VARIANCE CRITERIA

The following criteria should be considered in granting an area variance:

- 1) *Whether an undesirable change will be produced in the character of the neighborhood or a detriment to nearby properties will be created by the granting of the area variance.*

Granting the requested variances will not change the character of the neighborhood or be a detriment to nearby properties. The redevelopment of this property will enhance the neighborhood with a better quality building that follows many of the design intents of the Gateway Neighborhood.

- 2) *Whether the benefit sought by the applicant can be achieved by some method, feasible for the applicant to pursue, other than an area variance.*

The benefit sought by the applicant can not be achieved by any method other than an area variance. The rear yard setback for the driveway and parking has been modified from 5.3 ft to 11 ft and now is just for a 50 ft log area instead of over 200 ft. The ISC and TSC has been reduced 2.1%. The sidewalk around the parking area could be further reduced but then customers and guests would need to walk in the driveway to reach the entrances instead of using the sidewalk in front of the cars.

- 3) *Whether the requested area variance is substantial.*

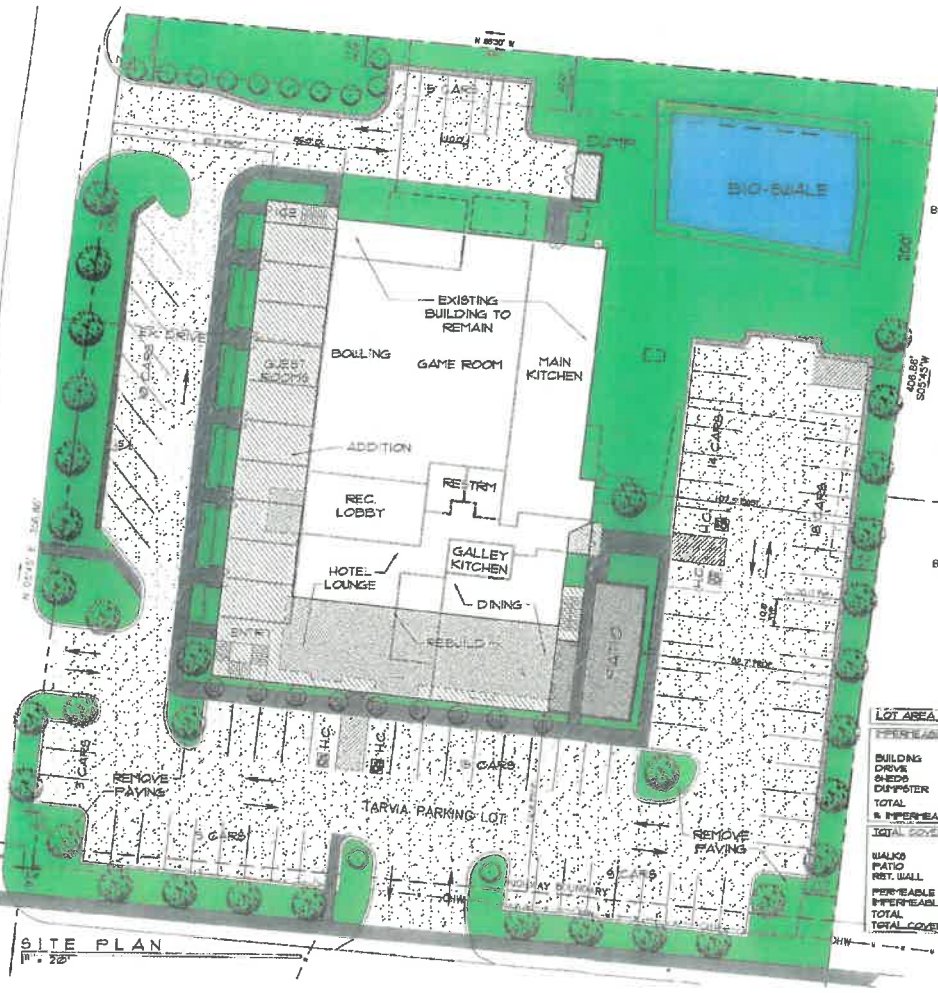
The requested variance is not substantial. While the TSC is being increased 3.3%, it provides the safety of the sidewalks for the guests and customers. The excess ISC has been reduced and stormwater management is being incorporated into the design. The area of the driveway setback is substantial reduced and the rear yard setback increased.

- 4) *Whether the proposed variance will have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district.*

Granting the requested variances will not have an adverse effect on the physical or environmental conditions of the neighborhood. The ISC is being reduced and the stormwater is now being totally managed, slowed down and cleaned with the bio swale. The parking lot is being broken up with trees and landscaping. The service end of the use is separated from the customer/guest parking and circulation.

- 5) *Whether the alleged difficulty was self-created, which shall be relevant to the decision of the Board but which shall not necessarily preclude the granting of the area variance.*

By virtue of making application, one can state that this is self created. The redevelopment of this property utilizes an empty, large building, maintaining the bowling and restaurant use and adds reasonable hotel accommodations to the community. The redevelopment will enhance the gateway to the community.



REPUTED OWNER  
ROBINSON  
BOOK 5336 PAGE 176

PARKING:  
HOTEL: 26 ROOMS 26 CARS  
10 STAFF 5 CARS  
RESTAURANT: 100 SEATS 33 CARS  
BOWLING: 4 LANES 4 CARS  
RECREATION: 4,400 SF 25 CARS  
1 CAR/LINE SF 51 CARS  
TOTAL - PEAK PARKING PROVIDED: 88 CARS

REPUTED OWNER  
ARAFLECTIONS LLC  
BOOK 4984 PAGE 909

LOT AREA		92,163 SF
PERMEABLE COVERAGE		
BUILDING	115,555 SF	22.8%
DRIVE	46,114 SF	34.8%
SHEDS	389 SF	0.4%
DYPTER	188 SF	0.2%
TOTAL	58,046 SF	63.0%
% IMPERMEABLE	36.0%	36.0%
TOTAL COVERAGE		
WALKWAY	3,751 SF	3.9%
PATIO	133 SF	0.1%
RET. WALL	96 SF	0.1%
PERMEABLE	4,046 SF	4.4%
IMPERMEABLE	58,046 SF	63.0%
TOTAL	62,092 SF	67.4%
TOTAL COVERAGE	63.6%	63.6%

HOTEL / RESTAURANT / RECREATION

SITE PLAN:  
613 WEST GENESSEE STREET  
STAMFORD, CT 06907

architect  
BEGGINS & BENDER ARCHITECTS PC  
100 WEST GENESSEE STREET  
STAMFORD, CT 06907  
(203) 355-0144

PROJ: 21128

DATE:  
3 DEC 2021  
31 DEC 2021  
6 JAN 2022  
19 JAN 2022



**SOUTH ELEVATION**  
N.T.S.

**PROPOSED ELEVATIONS:**

HOTEL / RESTAURANT / RECREATION  
613 WEST CONESSE STREET  
SKANEATELES, NEW YORK

**architect**

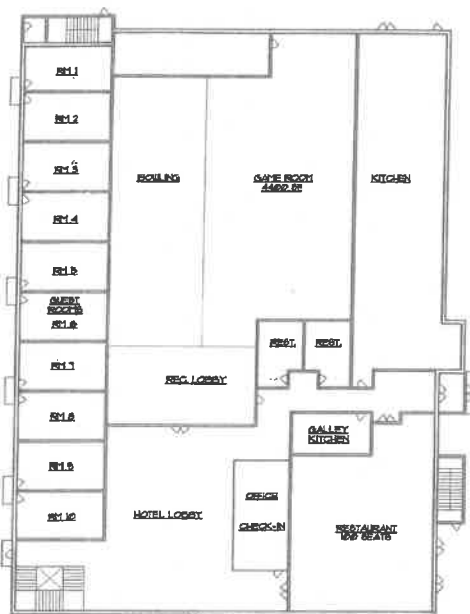
EGGLESTON & KRANZKE ARCHITECTS PC  
1391 EAST CONESSE STREET  
SKANEATELES, NY 13152  
(615) 685-8144

PROJ: 211220

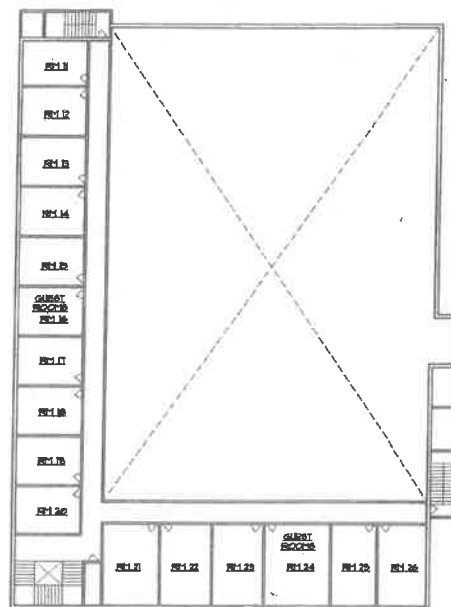
**DATE:**

8 DEC 2021  
6 JAN 2022

**2a OF 2**



FIRST FLOOR PLAN  
1/8"=1'-0"



SECOND FLOOR PLAN  
1/8"=1'-0"

PROPOSED ELEVATIONS:  
HOTEL / RESTAURANT / RECREATION  
615 WEST GANESKE STREET  
SKANEATELES, NEW YORK

architect  
EGGLISTON & KRUMHOLTZ, ARCHITECTS PC  
1391 EAST GANESKE STREET  
SKANEATELES, NY 13152  
(315) 655-6144

DATE:  
3 DEC 2021  
6 JAN 2022  
2b OF 2