

EGGLESTON & KRENZER ARCHITECTS, PC

The Trolley Bldg
1391 East Genesee Street
Skaneateles, New York 13152

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

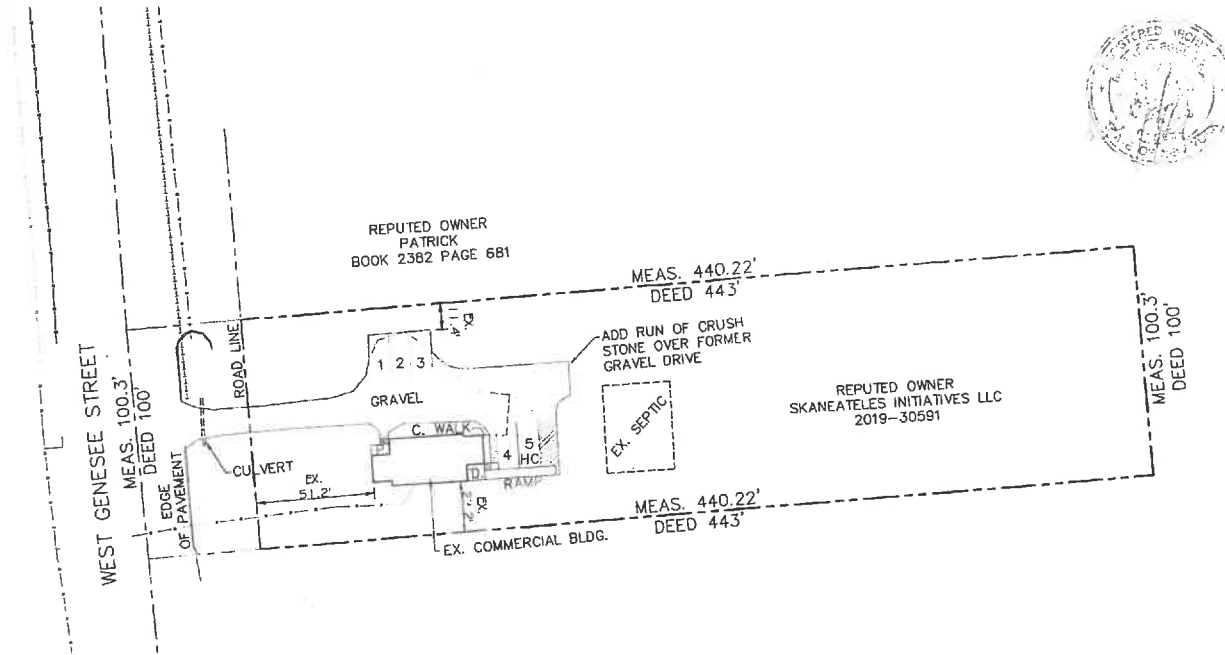
The property at 796 West Genesee Street is 39,189 SF, has 100.0 ft of road frontage on West Genesee Street (US Rte 20) in the HC District and the Skaneateles Lake Watershed. The property has an 859 SF single floor commercial building and a gravel parking area. The site is flat and at the west edge of 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.

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 other than add run of crusher stone over the former parking area to re-establish five parking spaces including a handicap designated space adjacent to the ramp on the south side of the building. 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.

(315) 685-8144

Member of the American Institute of Architects



SITE PLAN
 BETH ENDRES
 796 W. GENESSEE ST.
 TN. OF SKANEATELES, NY

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



SITE PLAN
 SC: 1"=40'-0"

SITE INFORMATION IS OBTAINED FROM SURVEY
 DONE BY PAUL J. OLSZEWSKI, P.E., L.L.S., DATED 12/15/2007
 ADDITIONAL INFORMATION BY EGGLESTON & KRENZER
 ARCHITECTS P.C.

LOT AREA	39,889 SF	
IMPERMEABLE COVERAGE		
	EXIST.	PROPOSED
BLDG.	859 SF	859 SF
FORCH	38 SF	38 SF
GRAVEL	2,314 SF	3,817 SF
RAMP	121 SF	121 SF
CONC. WALK	36 SF	36 SF
TOTAL	3,368 SF	4,835 SF
% IMPERMEABLE	8.6 %	12.3 %

TOTAL COVERAGE		
	EXIST.	PROPOSED
DECK/STEPS	12 SF	12 SF
PERMEABLE	12 SF	12 SF
IMPERMEABLE	3,368 SF	4,835 SF
TOTAL	3,440 SF	4,907 SF
% TSC	8.8 %	12.5 %

PROJ: 23152

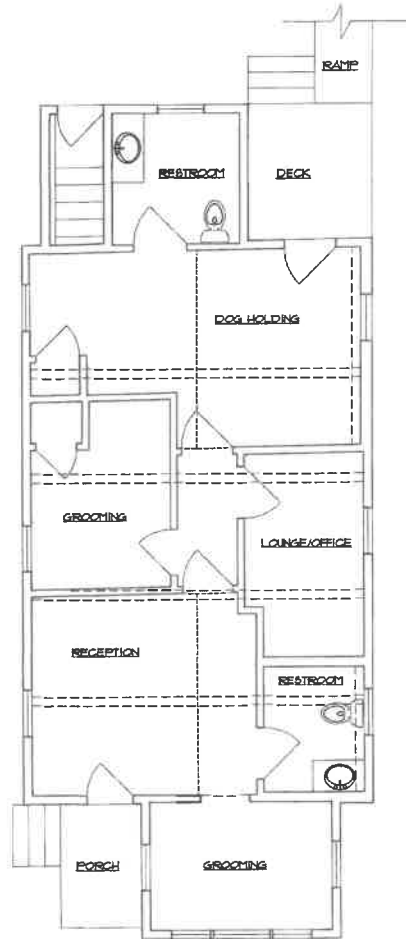
DATE:
 9 NOV 2023



FIRST FLOOR PLAN

3/16" = 1'-0"

859 SF.



SKANEATELES DOGS

BETH ENDRES
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a r c h i t e c t

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