

Tax Map ID#032.-03-32.0

NOTICE OF HEARING

PLEASE TAKE NOTICE that pursuant to Section 148-4, 148-5 148-6 148-7 148-8 and 148-10 of the Zoning Law of the Town of Skaneateles 2020 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 Seth Thibault for a Special Permit.

The application is for a change in use of three of the existing buildings to a Lodging facility.

The property in question is located at 1321 East Genesee Street in the Town of Skaneateles, New York and bears Tax Map ID#032.-03-32.0.

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, November 21, 2023 at 6:30 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 people will be heard or have an opportunity to provide written comment on this application.

Donald Kasper, Chair
Planning Board -Town of Skaneateles
Dated: November 8, 2023

EGGLESTON & KRENZER ARCHITECTS, PC

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

October 26, 2023

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

RE: Seth Thibault – Inn at the Gate
Special Permit Application

1321 East Genesee Street
Tax ID# 032.-03-32

NARRATIVE

1321 East Genesee Street is located in the HC District with 3.6 acres and 224.24 FT of road frontage. The property has a 4 bedroom, two-story single-family dwelling, a two bedroom, one story single family dwelling, a multi-family building with (4) one bedroom dwellings and (2) efficiency dwellings, a 3,192 SF commercial building used as an office and service business and a 24' x 32' storage building. The property has two septic systems, one serving the two single family dwellings and commercial building and the second behind the multi-dwelling building. The property is served by Town water. Historically, the multi-family building was built as 10 motel rooms, each with its own bathroom and outdoor entrance. Over the years it was converted into the (4) one-bedroom units and two efficiency units rented long term. The ISC is 16.8% and TSC is 16.9% whereas 33.3% is allowed.

This application is to change the use of the two-single family-dwellings and the multi-family building to Lodging use for short term rentals. All of the dwelling units and buildings are being updated and brought out of disrepair to meet current energy and building codes. The two-bedroom, single story dwelling will be handicap accessible with a ramped walkway to the deck for universal access. The two-bedroom unit and 4-bedroom unit will each be rented to a common party with complete household amenities. As Lodging units, sales tax and occupancy tax will be collected for each rental.

Parking requirements are 1 car per bedroom and one car for every two employees. There will be 12 bedrooms total and no more than two employees for housekeeping and turnover of the units. 14 parking spaces are provided for the Lodging use on this property with an additional 8 parking spaces for the Commercial uses. Two parking spaces are adjacent to the 4-bedroom house. The parking area south of the multi-unit building has 8 spaces of which two are handicap accessible and 4 additional spaces are north of the multi-unit building.

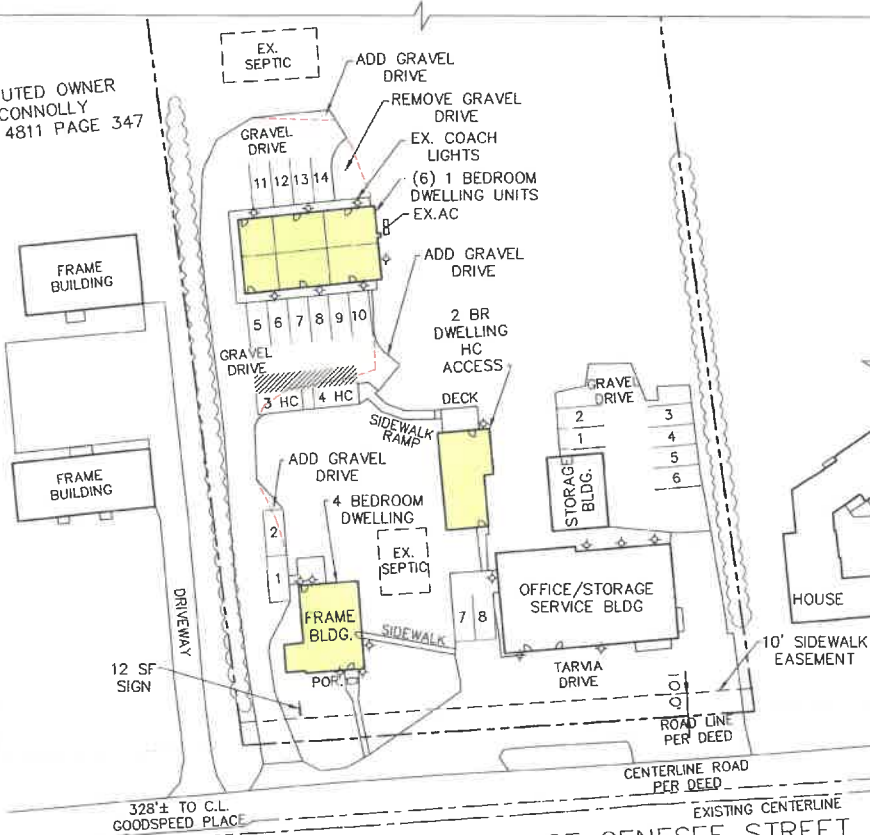
The existing residential buildings have traditional coach lights by the entry doors that are controlled within each unit. The multi-unit building has three recessed lights in the soffit on each side that provide dusk to dawn security lighting. Additional low voltage landscape and string lighting with provide lighting in the parking and common lawn areas.

A 10 ft wide sidewalk easement is proposed along the road line and the ISC includes a future sidewalk. The site will have minimal disturbance as parking areas are adjusted and better defined.

(315) 685-8144

Member of the American Institute of Architects

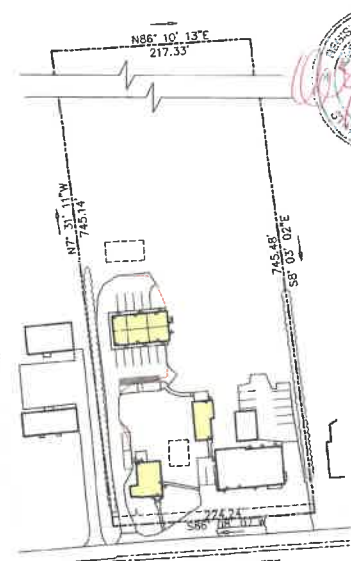
REPUTED OWNER
CONNOLLY
BOOK 4811 PAGE 347



SITE PLAN
S.C.: 1" = 40'-0"
SITE INFORMATION IS OBTAINED FROM SURVEY
DONE BY PAUL J. OLSZEWSKI, P.E., L.L.S., DATED 06/16/2021
ADDITIONAL INFORMATION BY EGGLESTON & KRENZER
ARCHITECTS P.C.



EAST GENESEE STREET
US RTE 20



KEY PLAN
S.C.: 1" = 100'-0"
NORTH

LOT AREA	156,110 SF TO RL
	33.3% ISC ALLOWED
IMPERMEABLE COVERAGE	
EXIST.	PROPOSED
BLDG'S	1,907 SF
GRAVEL DRIVE	11,462 SF
TARVIA DRIVE	5,158 SF
CONC. WALK	852 SF
SIDEWALK	396 SF
FUTURE SW	340 SF
TOTAL	20,361 SF
% IMPERMEABLE	16.8%
TOTAL COVERAGE	40% ISC ALLOWED
EXIST.	PROPOSED
DECK	160 SF
STEPS	22 SF
PERMEABLE	182 SF
IMPERMEABLE	26,361 SF
TOTAL	26,543 SF



SITE PLAN
SETH THIBAUT
1321 E. GENESEE ST.
SKANEATELES, NY 13152
(315) 685-8144

architect
EGGLESTON & KRENZER, ARCHITECTS PC
1321 EAST GENESEE STREET
SKANEATELES, NY 13152
(315) 685-8144

PROJ: 23152

DATE:
24 OCT 2023