

Tax Map ID#047.-01-30.0

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 Jonathan Laduca for a Special Permit.

The application is for the establishment of a portrait studio in an existing building in the Highway Commercial District.

The property in question is located at 833 West Genesee Street in the Town of Skaneateles, New York and bears Tax Map ID#047.-01-30.0

A copy of the application is available for inspection at the Town Hall, 24 Jordan Street, Skaneateles, New York.

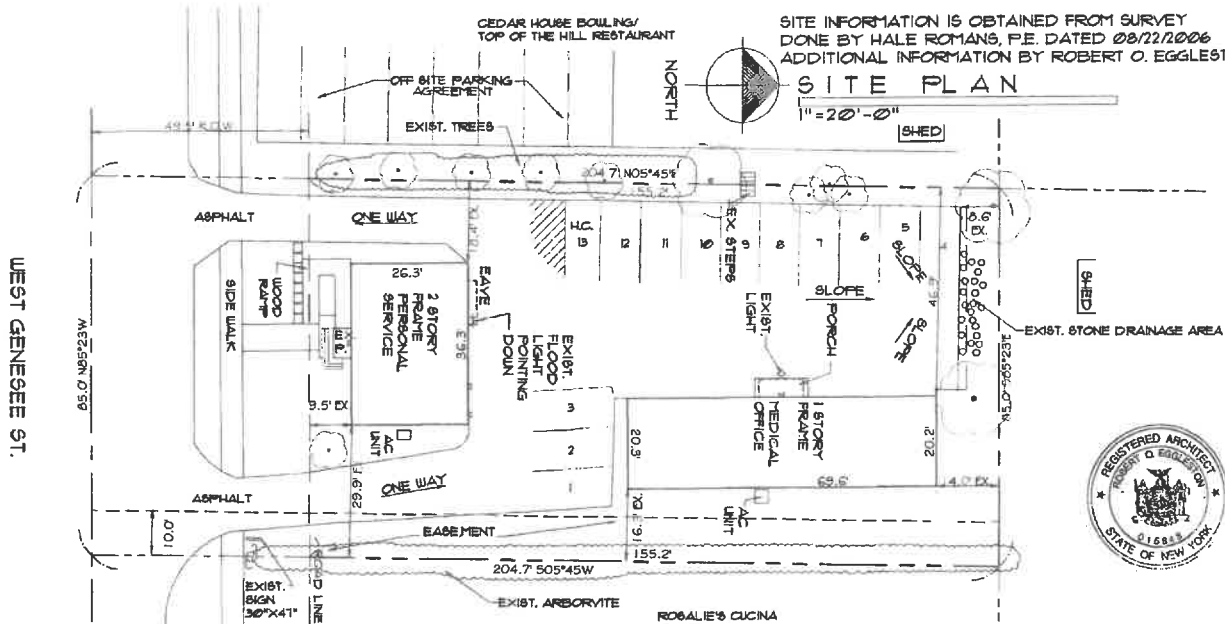
SAID HEARING will be held on *Tuesday July 16, 2024 at 6:30 p.m.* at the Town Offices, 24 Jordan Street, Skaneateles, New York or electronically as required by local and/or Executive Orders applicable to COVID 19. At that time all people will be heard or have an opportunity to provide written comment on this application.

Donald Kasper, Chair
Planning Board -Town of Skaneateles
Dated: July 2, 2024

SITE INFORMATION IS OBTAINED FROM SURVEY
 DONE BY HALE ROMANS, P.E. DATED 08/22/2006
 ADDITIONAL INFORMATION BY ROBERT O. EGGLESTON

SITE PLAN

1" = 20'-0"



SITE PLAN:
 833 WEST GENESEE STREET
 TN OF SKANEATELES, NY

architect
 ROBERT O. EGGLESTON
 1391 EAST GENESEE STREET
 SKANEATELES, NY 13152
 (315) 685-0144

PROJ: 14159

DATE:
 30 OCT 2014
 20 JUN 2024
1 OF 2

PARKING REQUIREMENTS:

	DAYTIME		
	M	W,TH,F	T,SAT,SUN
MEDICAL OFFICE	1	5	-
1 PROF X 5 CARS	10	-	-
2 PROF X 5 CARS	-	9.5	9.5
BARBER SHOP	-	3.1	3.1
469 SF/150 SF/CAR	10	17.6	13.6
TOTAL		11.6	13.6
85% PEAK DEMAND		15.0	11.6
ON SITE PARKING		13 CARS	
OFF SITE PARKING		5 CARS	

LOT AREA	13,188 SF	
IMPERMEABLE COVERAGE		
	APPROVED	PROPOSED
BUILDINGS	2,364 SF	2,364 SF
PORCHES	79 SF	79 SF
PAVEMENT	6,418 SF	6,418 SF
CONC. WALK	27 SF	27 SF
TOTAL	8,948 SF	8,948 SF
% IMPERMEABLE	67.8 %	67.8 %

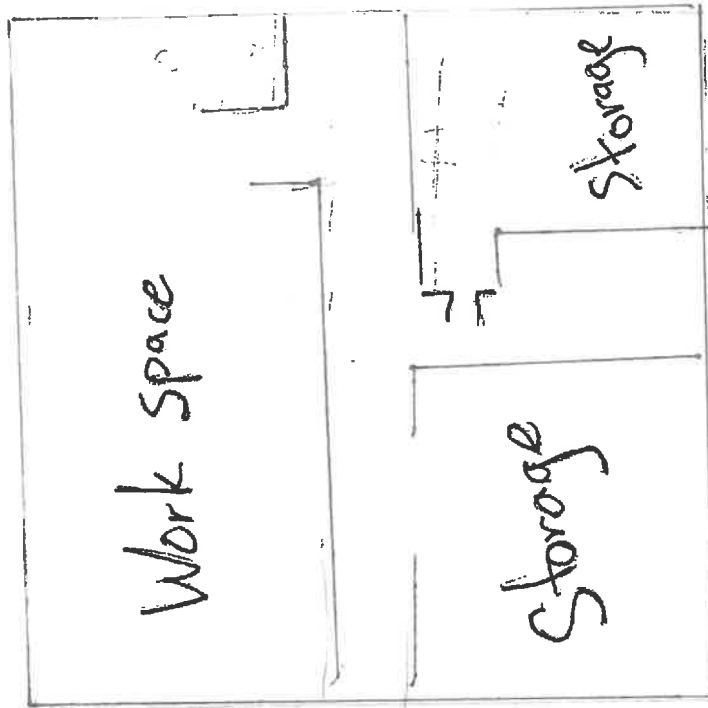
MIXED USE LOT - TABLE 2 APPLIES

BUILDING FLOOR AREA		
SOUTH BLDG	2,425 SF	
NORTH BLDG	1,461 SF	
TOTAL	3,886 SF	
OPEN SPACE		
	APPROVED	PROPOSED
AC PADS	18 SF	18 SF
WOOD STEPS	31 SF	31 SF
RAMP	120 SF	120 SF
PERMEABLE	155 SF	155 SF
IMPERMEABLE	8,948 SF	8,948 SF
TOTAL	9,103 SF	9,103 SF
% OPEN AREA	31.0 %	31.0 %

*FOOTNOTE 6 TABLE 2 - "HAS BEEN WAIVED FOR PREEXISTING NONCONFORMING LOTS"

LaDoca

2nd floor



1st floor

