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OCT 27 2023

VILLAGE OF SKANEATELES

REPUTED OWNER
PITTARD
BOOK 4947 PAGE 44

EDGE OF PAVEMENT

EAST GENESEE STREET
U.S. ROUTE 20

ROAD LINE

S80° 48' 22"E
18.17'

EX. 1.5'

REPUTED OWNER
18 EAST GENESEE ST LLC
BOOK 5380 PAGE 85

EX. 3 STORY
BRICK BUILDING
No. 20

PARKING AREA: 911 SF.
SECTION 225-58C(1)(a)
PARKING LOTS FIGURED AS 300 SF PER CAR
3 CARS ON SITE
PARKING REQUIREMENT IS 1 PER DU (X2 DU=2 CARS)

LOT AREA 2,402 SF TO RL.

LOT COVERAGE	EXIST.	PROPOSED
BUILDING	1258 SF	1258 SF
PARKING (4 CARS)	120 SF	120 SF
SEAWALL	36 SF	36 SF
TOTAL	2,014 SF	2,014 SF
% COVERAGE	83.8 %	83.8 %
% OPEN AREA	16.2 %	16.2 %

N9° 27' 20"E
133'

S9° 27' 20"W
125'

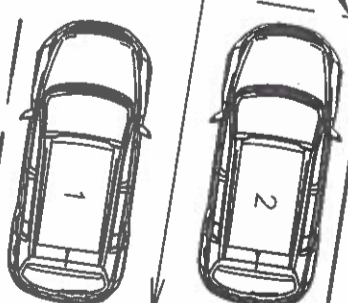
EX. AC



EX. ACCESS EASEMENT

EX. 53.7'

18.2'



EX. BLACKTOP PARKING

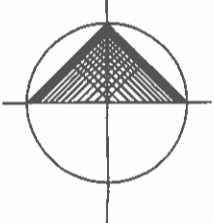
36.6' FIRE ACCESS

EX. TUNNEL

SKANEATELES LAKE

EX. LAWN

EX. SEAWALL



NORTH

SITE PLAN

SC: 1" = 10'-0"

SITE INFORMATION IS OBTAINED FROM SURVEY
DONE BY PAUL J. OLSZEWSKI, P.E., L.L.S. DATED 01/06/2022
ADDITIONAL INFORMATION BY EGGLESTON & KRENZER
ARCHITECTS P.C.



architect

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

SITE PLAN

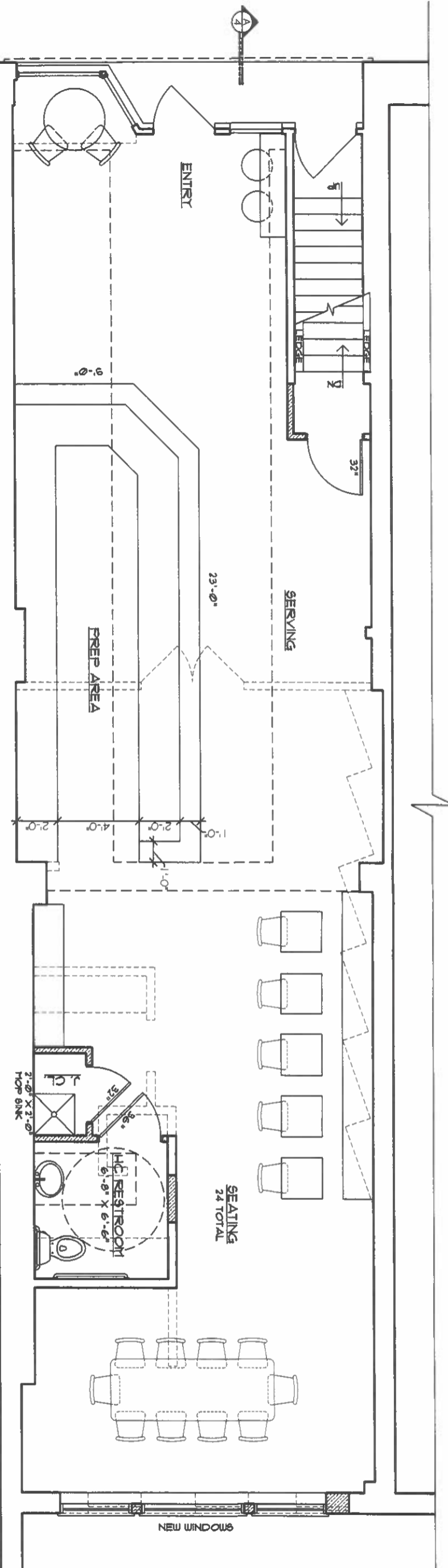
THOMAS BILLONE
20 EAST GENESEE ST.
V. OF SKANEATELES, NY

DATE:

13 SEP 2023
13 OCT 2023
27 OCT 2023

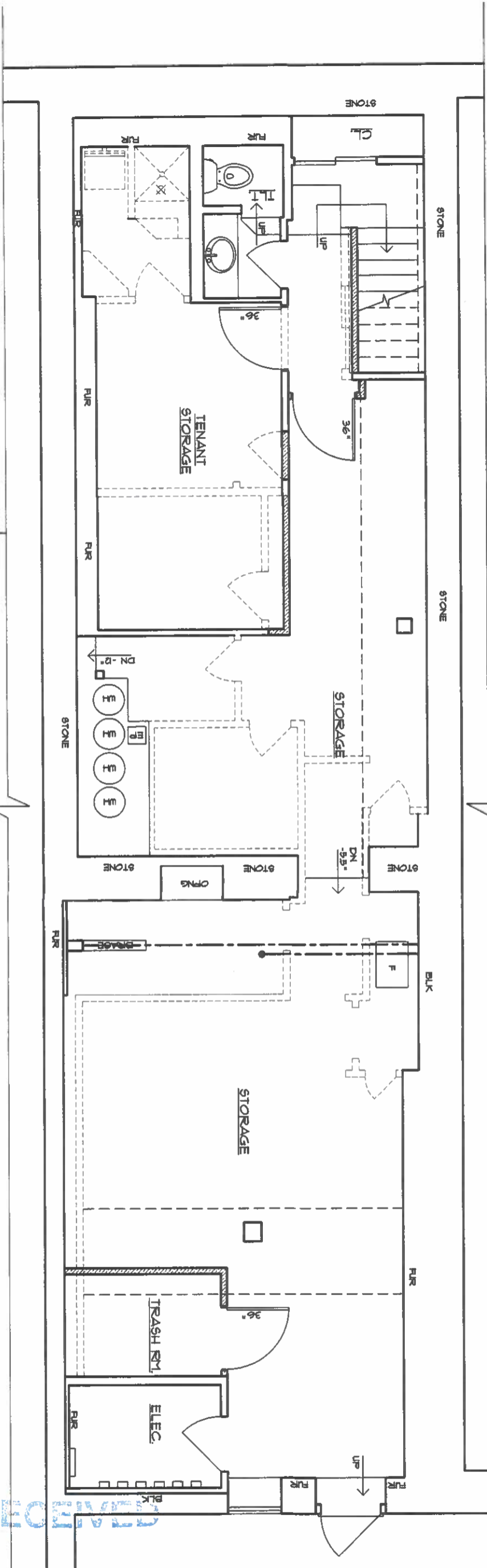
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FIRST FLOOR PLAN

1,669 SF TENANT
90 SF COMMON



BASEMENT PLAN

3/16" = 1'-0"

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DATE: 18 SEP 2023
19 OCT 2023

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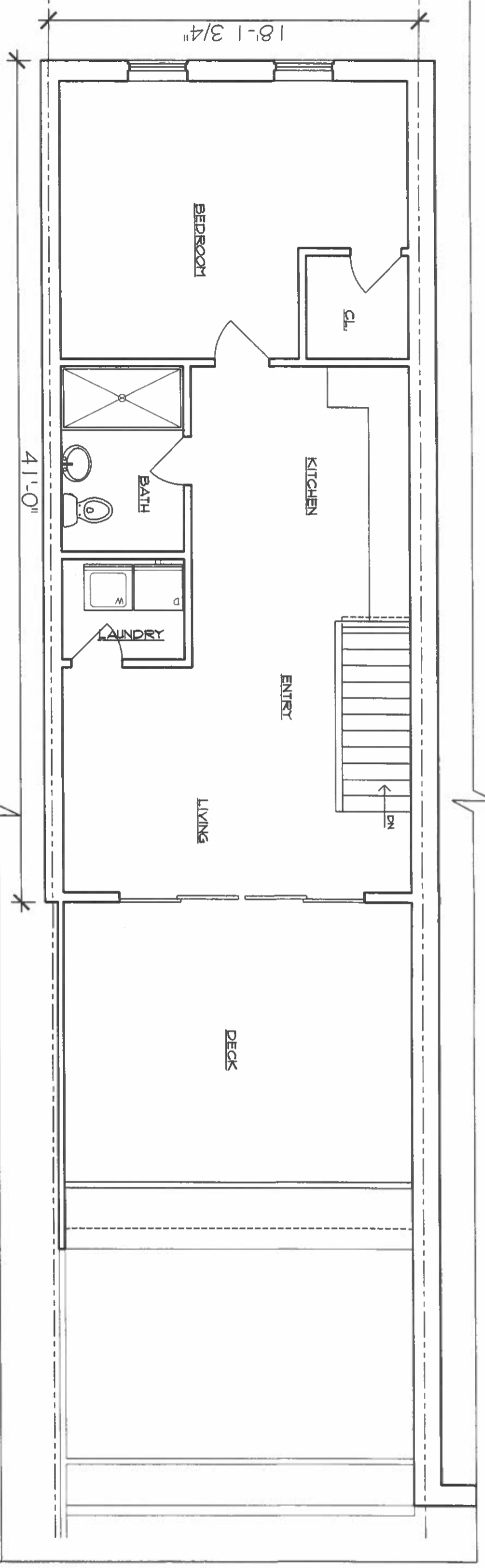
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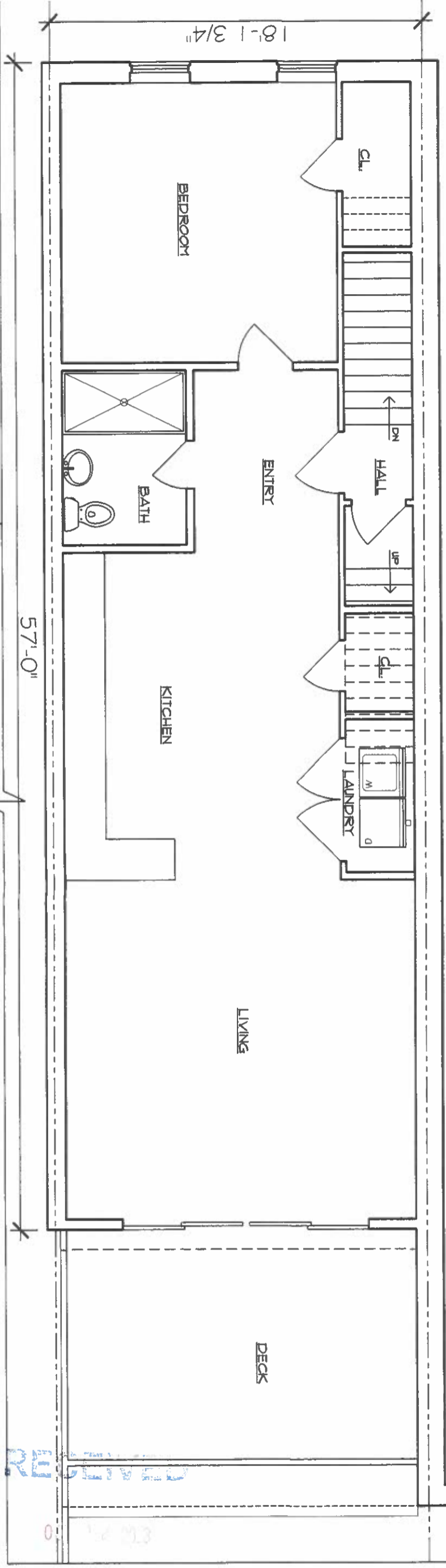
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ICE CREAM PARLOR

THOMAS BILLONE
20 EAST GENESEE ST.
VILLAGE OF SKANEATELES, NY



THIRD FLOOR PLAN
3/16" = 1'-0"
749 SF.



SECOND FLOOR PLAN
3/16" = 1'-0"
1,041 SF.

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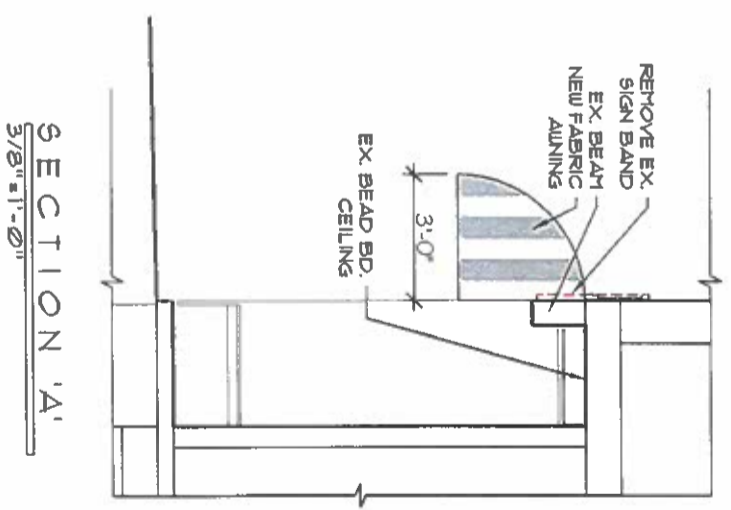
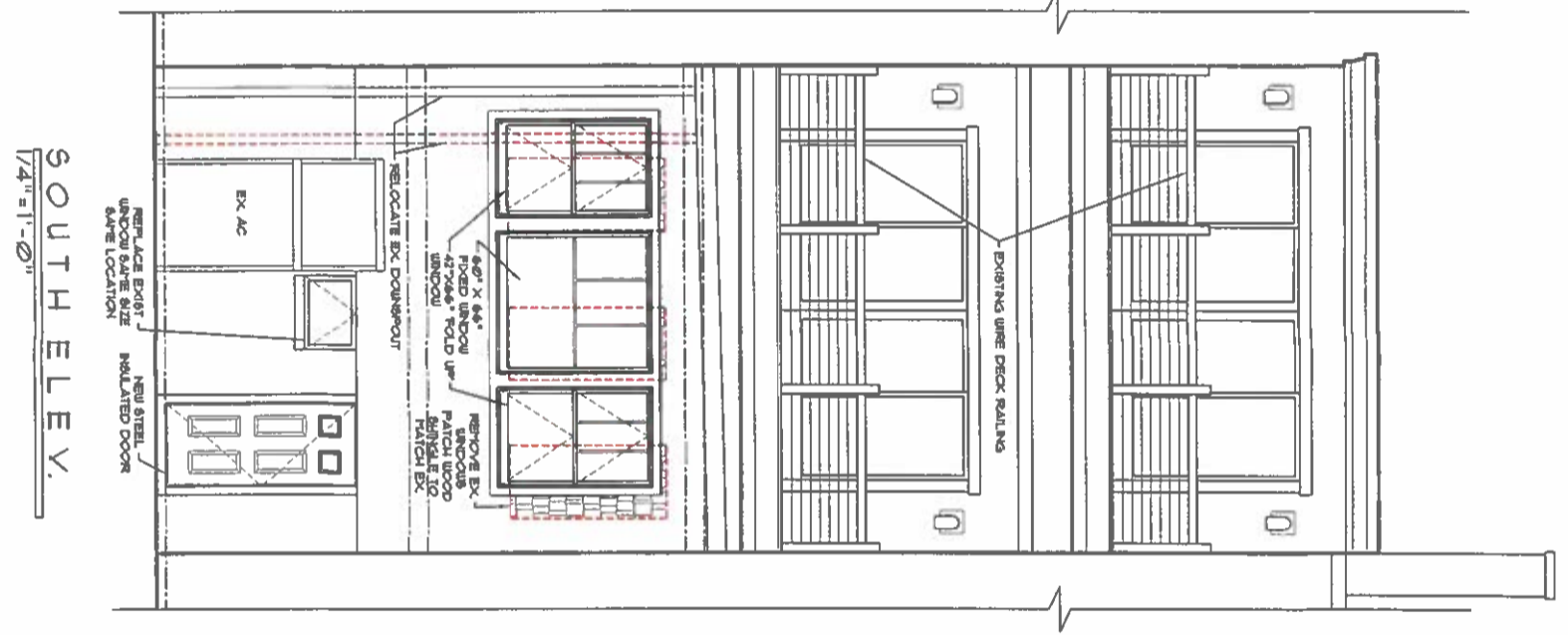
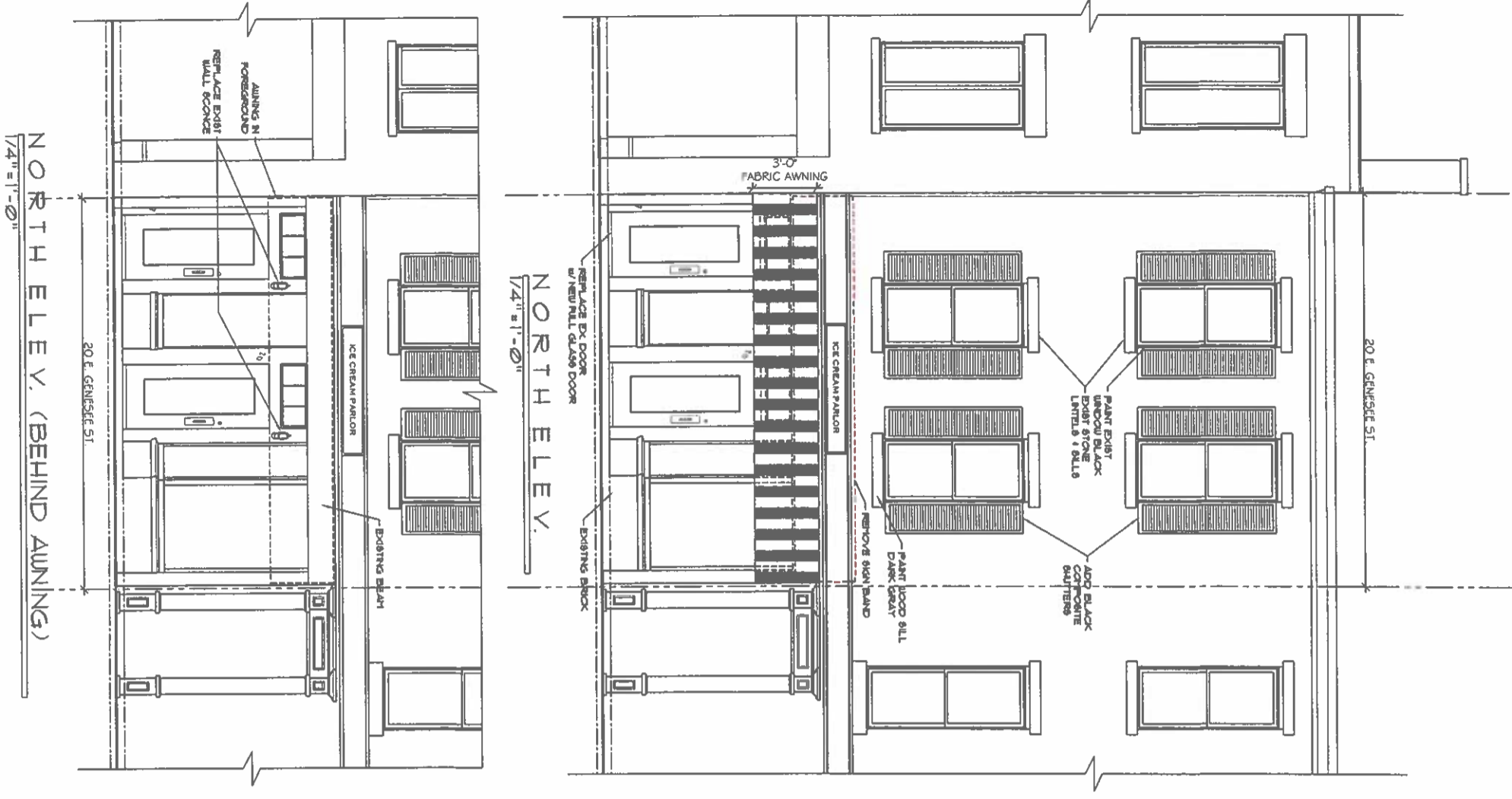
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DATE: 13 SEP 2023
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