

EAST GENESEE STREET  
U.S. ROUTE 20

PAVEMENT



**RECEIVED**

OCT 27 2023

VILLAGE OF SKANEATELES

REPUTED OWNER  
PITTARD  
BOOK 4947 PAGE 44

ROAD LINE

S80° 48' 22"E  
18.17'

EX. 1.5'

125'  
S9° 27' 20"W

133'  
N9° 27' 20"E

REPUTED OWNER  
18 EAST GENESEE ST LLC  
BOOK 5380 PAGE 85

EX. 3 STORY  
BRICK BUILDING  
No. 20

EX. AC

EX. TUNNEL

36.6'  
FIRE ACCESS

4 OPT.

EX. ACCESS  
EASEMENT

EX.  
53.7'

EX. BLACKTOP  
PARKING

2

1

19.8'

16.9'

17.1'

18.2'

19.7'

SKANEATELES LAKE

EX. SEAWALL

EX. LAWN

**SITE PLAN**

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

**architect**

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

PROJ: 2315

DATE:

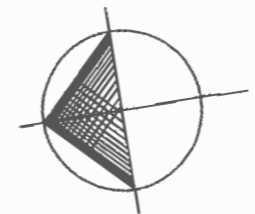
13 SEP 20  
13 OCT 20  
27 OCT 20

10

PARKING AREA: 977 SF.  
SECTION 225-58C(1)(a)  
PARKING LOTS FIGURED AS 300 SF PER CAR  
3 CARS ON SITE  
PARKING REQUIREMENT IS 1 PER DU (X)2 DU=2 CARS

LOT AREA	2,402 SF TO RL.	
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	EXIST.	PROPOSED
BUILDING	1,258 SF	1,258 SF
PARKING	720 SF	720 SF
(4 CARS)		
SEAWALL	36 SF	36 SF
TOTAL	2,014 SF	2,014 SF
% COVERAGE	83.8 %	83.8 %
% OPEN AREA	16.2 %	16.2 %

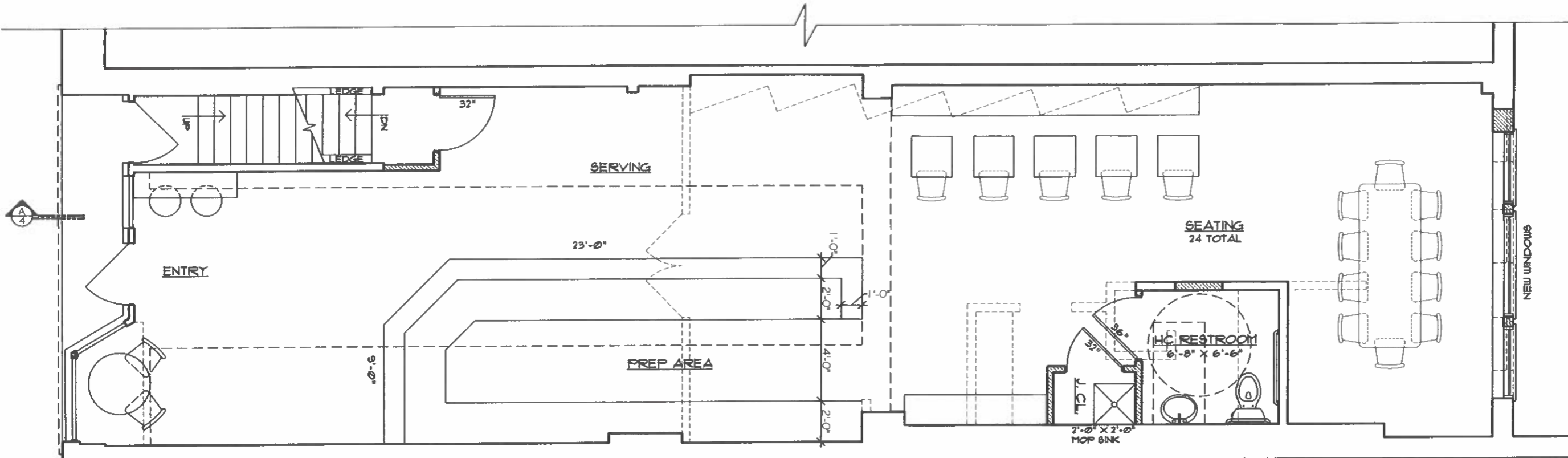


NORTH

**SITE PLAN**

SC.: 1" = 10'-0"

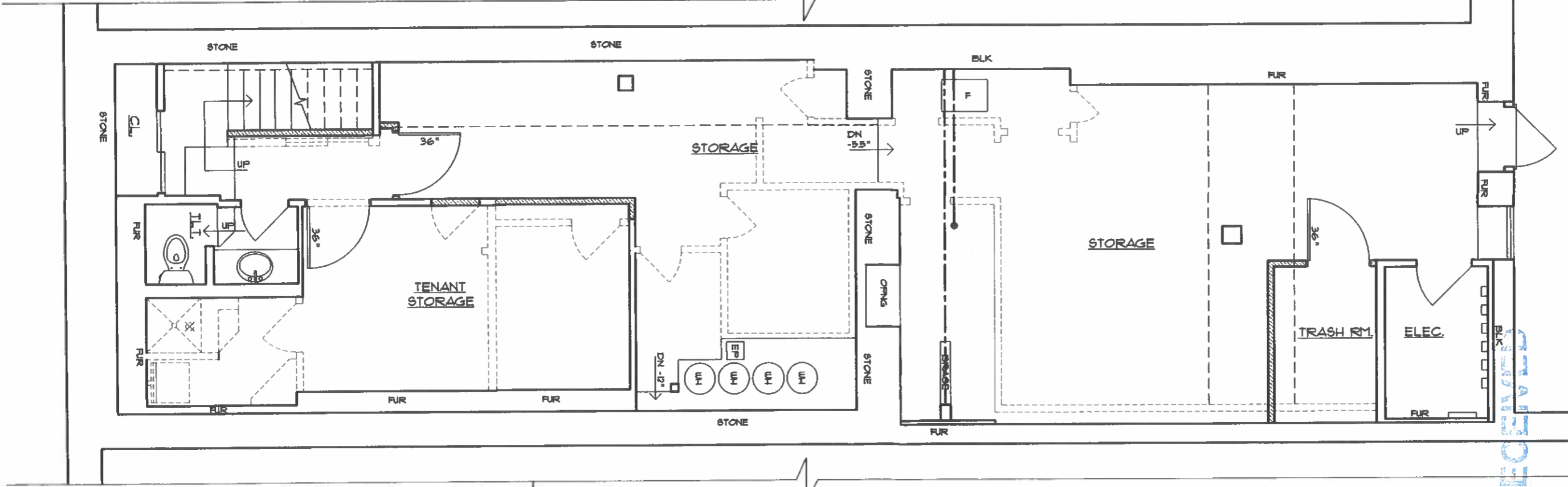
SITE INFORMATION IS OBTAINED FROM SURVEY  
DONE BY PAUL J. OLSZEWSKI, P.E., L.L.S. DATED 01/06/2022  
ADDITIONAL INFORMATION BY EGGLESTON & KRENZER  
ARCHITECTS P.C.



FIRST FLOOR PLAN

3/16" = 1'-0"

1,169 SF TENANT  
90 SF COMMON



BASEMENT PLAN

3/16" = 1'-0"

**ICE CREAM PARLOR**

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

**architect**

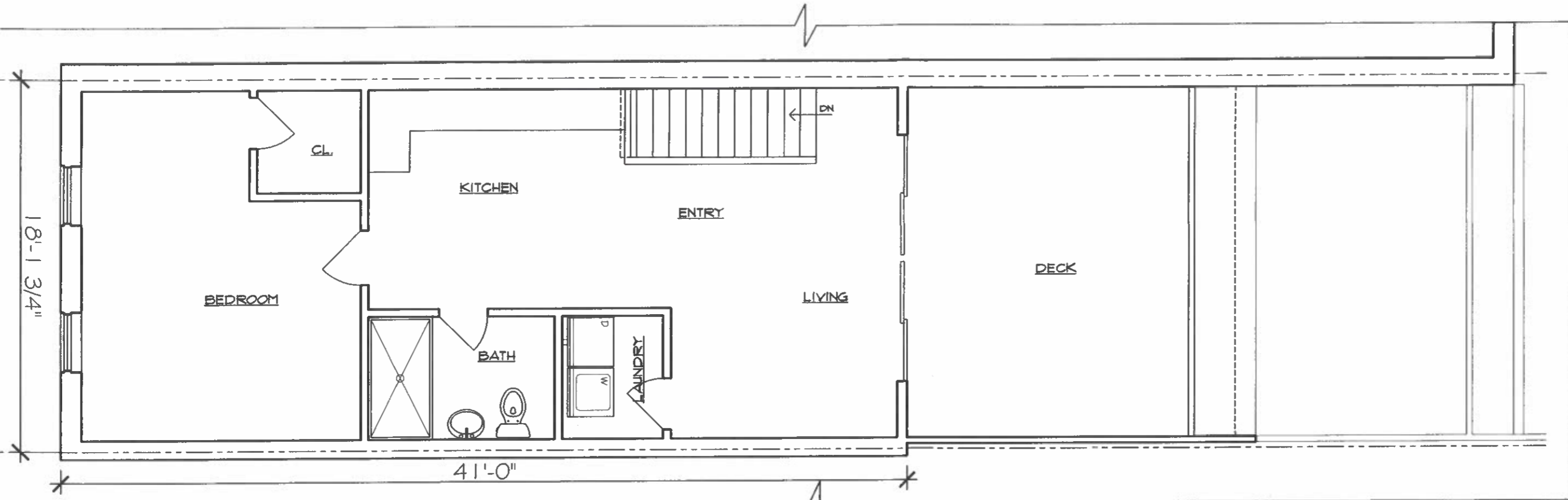
EGGLESTON & KRENZER, ARCHITECTS PC  
1391 EAST GENESEE STREET  
SKANEATELES, NY 13152  
(315) 685-8144

PROJ: 23157

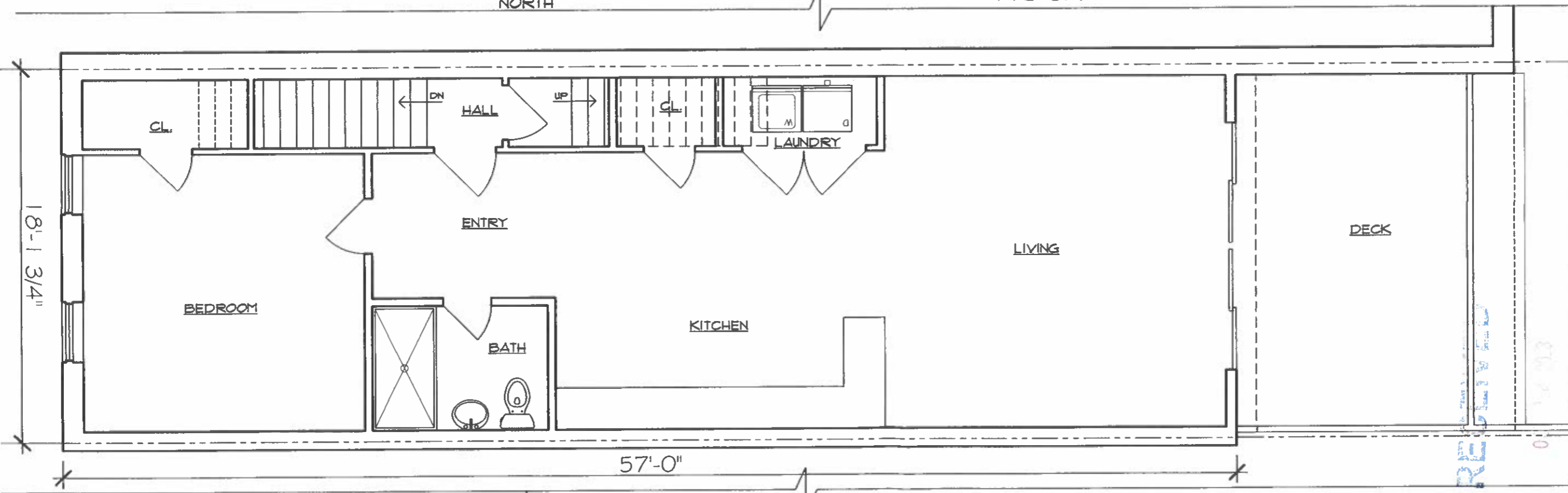
DATE:  
18 SEP 2023  
19 OCT 2023

RECEIVED

OCT 19 2023



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



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

**ICE CREAM PARLOR**

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

**architect**

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

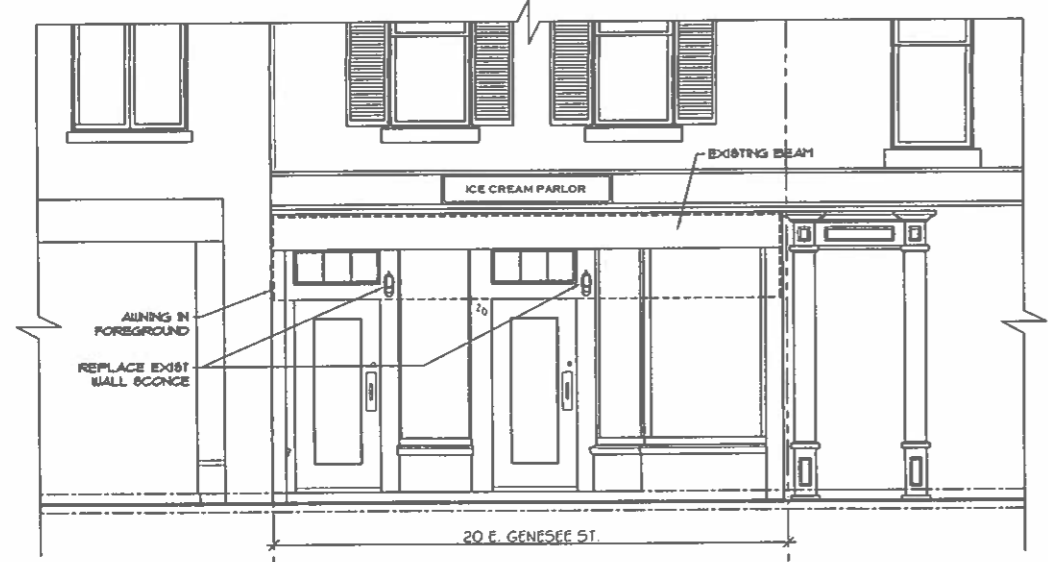
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DATE:  
 13 SEP 2023  
 12 OCT 2023

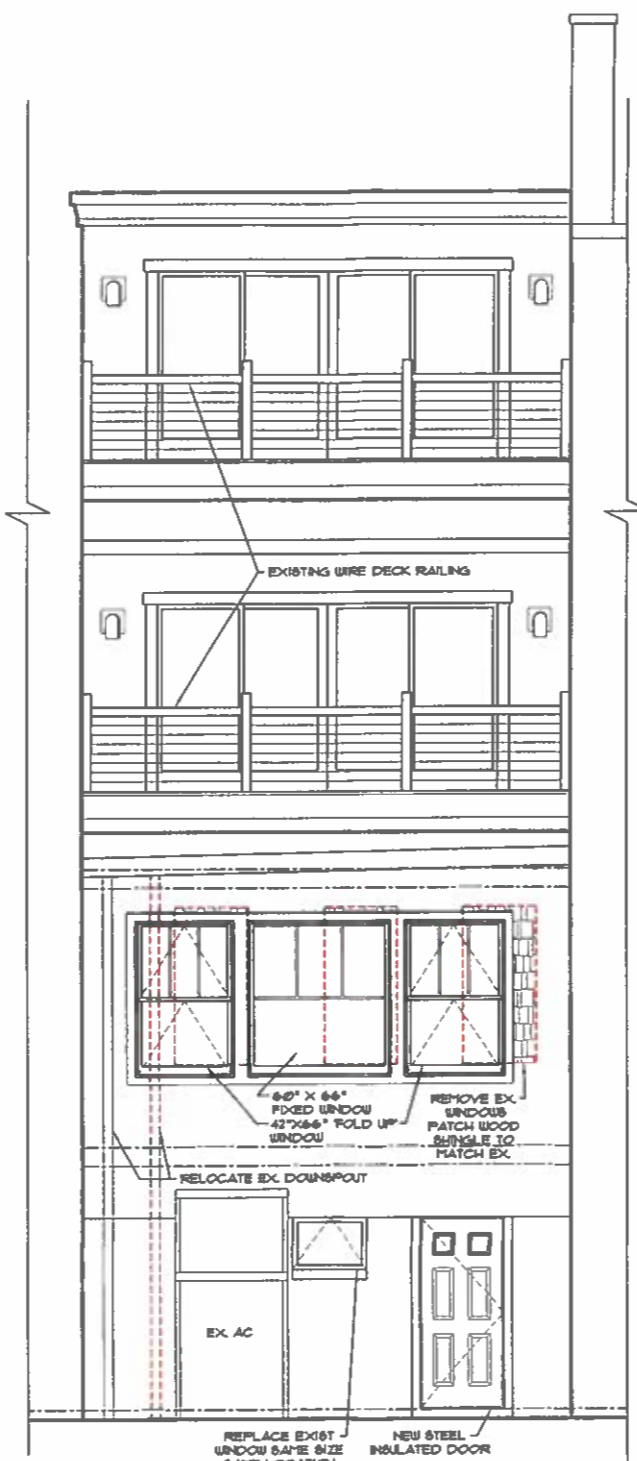
VILLAGE OF SKANEATELES



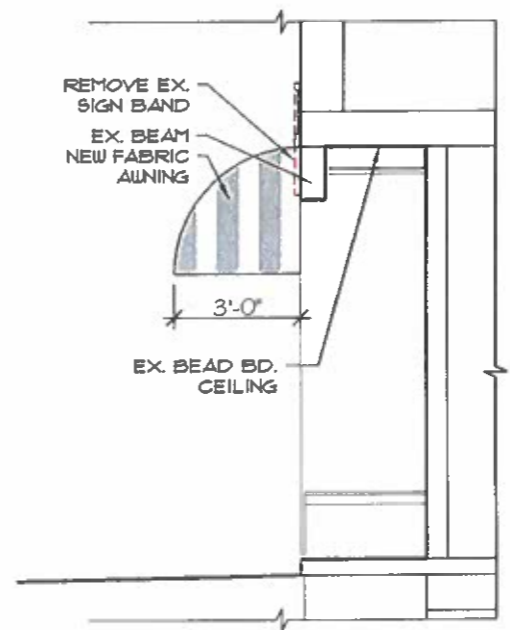
NORTH ELEV.  
1/4" = 1'-0"



NORTH ELEV. (BEHIND AWNING)  
1/4" = 1'-0"



SOUTH ELEV.  
1/4" = 1'-0"



SECTION 'A'  
3/8" = 1'-0"

ICE CREAM PARLOR

ICE CREAM PARLOR  
THOMAS BILLORE  
20 E. GENESEE ST.  
VILLAGE OF SKANEATELES, NY

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

PROJ: 23157

DATE:  
13 SEP 2023  
12 OCT 2023

4 OF 4

RECEIVED

OCT 12 2023

VILLAGE OF SKANEATELES

Village of Skaneateles  
Planning Board Meeting  
October 5, 2023  
Skaneateles Village Hall

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Site Plan Review and Critical Impact Permit (Redevelopment in D District) in the matter of the application of **Thomas Billone** to change the use for street-level and basement space from hair salon (C-16) Personal Services to ice cream shop (C-20) Restaurant at the property addressed as **20 East Genesee Street** in the Village of Skaneateles.

---

Present: Stephen Hartnett, Chairman  
Connie Brace, Member  
Albert Giannino, Member  
Melissa Komanecky, Member  
Jeff Liccion, Member

Riccardo Galbato, Attorney for the Planning Board  
John Crompton, Code Enforcement Officer  
Ian Carroll, Municipal Planning and Development Coordinator  
Beth O'Sullivan, Deputy Zoning Inspector  
Dennis Dundon, Clerk to the Boards

Bob Eggleston, Architect, on behalf of the applicant  
Tom Billone, applicant

Tyde Richards, Village Trustee  
Dan Bennett, 62 W Elizabeth St.  
Daro Arezzo, 190 E Genesee St  
Bill Murphy, 3 Fennell St

At 7:00 pm, Chairman Hartnett called for the Billone matter at 20 East Genesee Street.

Attorney Galbato recapped the application as a change of use from C-16 to C-20 restaurant to develop and ice cream parlor. This requires a Special Use Permit and a Critical Impact Permit by the Planning Board. The Municipal Board has determined that it will have *de minimus* impact on Village utilities. The Board will need to schedule a public hearing.

Mr. Eggleston explained that this multi-use structure has one apartment on each of the second and third floors. The street level first floor is open space front to back. The space was occupied for years by Hairtique, a hair salon. The change of use is to accommodate redevelopment as a

boutique ice cream shop, that has its headquarters in Syracuse. There will be nothing cooked or baked on site. There will be seating for 24 chairs making it a restaurant. They are adding an accessible rest room. There are 4 parking spaces on the property; there will be no public parking, two the spaces will be available for employees. There is a trash room in the basement. No dishwashing will be required, since all service materials will be disposable. The applicant has provided 5 years of utility usage to the Municipal Board for its review – no major differences are expected. Mr. Eggleston continued that he is working on a signage plan for the HLPC in which the large Hairtique sign will be replaced with signage closer in size to Bev and Co. and others. The front door will change to a ¾ light door and awnings may be used. Chairman Hartnett reminded the applicant that a permit is required for outdoor dining and many of the appearance elements may be standard. Mr. Billone introduced himself. Chairman Hartnett asked where the Syracuse location is? Mr. Billone said he believed it is Harrison Place. Member Komanecky asked if the apartments are occupied? Mr. Billone said Yes.

Member Brace asked about the hours of operation, noting that the change of use may impact the residents in the immediate area? Chairman Hartnett stated that restrictions should be anticipated. Mr. Eggleston said that the market will dictate the hours. Chairman Hartnett said the hours will be discussed at the public hearing.

**Member Brace, “I move that the Board schedule this matter for public hearing for Site Plan Review and Critical Impact Permit at its October meeting. This matter is to be continued.” Member Komanecky seconded the motion. Upon the unanimous vote of the members in favor of the motion, the motion was carried 5 – 0.**

Mr. Eggleston asked about SOCPA? Mr. Carroll noted that it had been submitted and OCPB determined it was exempt.

This matter was concluded at 7:16 pm.

Respectfully submitted,  
Dennis Dundon, Clerk to the Boards

Village of Skaneateles  
Planning Board Meeting  
November 2, 2023  
Skaneateles Village Hall

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Public Hearing for Site Plan Review and Critical Impact Permit (Redevelopment in D District) in the matter of the application of **Thomas Billone** to change the use for street-level and basement space from hair salon (C-16) Personal Services to ice cream shop (C-20) Restaurant at the property addressed as **20 East Genesee Street** in the Village of Skaneateles.

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Present: Stephen Hartnett, Chairman  
Connie Brace, Member  
Albert Giannino, Member  
Melissa Komanecky, Member  
Jeff Liccione, Member

Riccardo Galbato, Attorney for the Planning Board  
John Crompton, Code Enforcement Officer  
Ian Carroll, Municipal Planning and Development Coordinator  
Beth O'Sullivan, Deputy Zoning Inspector  
Dennis Dundon, Clerk to the Boards

Bob Eggleston, Architect, on behalf of the applicant  
Tom Billone, applicant

Tyde Richards, Village Trustee  
Bill Murphy, 3 Fennell St  
Eloise Luchsinger, 44 E Genesee St  
Steve & Bev White, 20 State St  
Kristin Bealer, 26 W Genesee St  
Terry & Cara Moran, 57 Jordan St  
Dave Hempson, 1769 Shady Pond La  
Maureen Wopwerer, 24 E Genesee St  
Elizabeth Dreyfuss, 100 E Genesee St  
Laurie Haefele, 40 State St  
Jacqueline Jones, 1934 Masters Rd  
Jackie Keady, 4 E Genesee St  
Ellie Krause, 317 S Clinton St, Syracuse  
Adrienne Drumm, 61 E Genesee St  
Andy Ramsgard, 61 E Genesee St  
Nicole Vintimilla, 61 E Genesee St

Chedy Hampson, 3333 E Lake Rd  
Amanda Hughes, 3333 E Lake Rd  
Doug Smith, 3766 Highland Rd  
Joseph Cavender, 450 S Salina St

At 6:59 pm, Chairman Hartnett called for the Billone matter at 20 East Genesee Street.

Attorney Galbato recapped the application as a change of use from C-16 to C-20 restaurant to develop an ice cream parlor. The Board should open a public hearing for the Special Use Permit and Critical Impact Permit by the Planning Board. The Municipal Board on 09.26.2023 determined that it will have *de minimis* impact on Village utilities. The Board has discovered that a rear deck was constructed illegally, without a building permit or HLPC approval.

Mr. Eggleston noted that Mr. Billone, the property owner and Amanda Hughes who will be the tenant and operator of the business are present tonight. He explained that the first floor and basement hair salon is to be replaced by the street-level ice cream shop and basement storage. Because the first floor space will have indoor seating capacity, it is classified as a restaurant rather than retail use, like Vermont Green Mountain, Mr. Eggleston asserted. In addition to ice cream, the business will serve baked goods and specialty products. There will be no cooking on-site. All baked goods will be prepared in her Syracuse location. The business will not serve alcohol, and will have 24 seats and a handicap restroom.

Mr. Eggleston continued saying that the basement will have a bathroom for staff and dedicated storage for the ice cream shop. There is also storage for tenants and a trash room for trash and recyclables, that will be serviced as other north shore properties are handled. The applicant has also submitted an exterior alteration proposal that shows the removal of the Hairtique sign, replacement of the door, installation of a new sign in the sign band, added shutters and maybe an awning. In the rear, the applicant would like to use fold-up windows. This will all be reviewed by the HLPC. There is to be no rear entrance for the public. Mr. Eggleston argued that the decks were not enlarged, and the upper one is actually smaller.

Mr. Eggleston continued saying that no changes are anticipated with the parking, where 4 cars park currently. Parking is not available for the general public. The required parking is two cars; at 300 SF each, there is sufficient parking space for 3 cars and 66.6 feet of emergency access behind the building. This is intended to be a seasonal business that will be closed during the winter months. Hours will be 11 AM to 10 PM. It is noted that most restaurants close at 9 or 9:30, and would accept a 9:30 closing time. There will be 2-3 staff on duty with 4 during peak times. Mr. Eggleston recapped that the basement has no public access, trash will be stored inside in the basement, the staff will monitor the street and clean up any spills or other messes, and this is only 6 doors up from Jordan Street and across from the Elephant & Dove restaurant. One of the apartments is Mr. Billone's.

Ms. Hughes introduced herself and explained that she is the prospective tenant and owner of the business. She started the business in 2016 and is proud of the products she serves and the service that she provides. She is excited to create a new location in Skaneateles. The business will serve



coffee baked goods and ice cream. She looks to be an asset to the community and to bring people joy and happiness. Member Giannino asked if she plans to use outdoor seating? If so, will it be a separate application? Mr. Eggleston replied Not in the beginning, but she knows that such a license can be applied for.

**Chairman Hartnett, “I move to open the public hearing.” Member Komanecy seconded the motion. Upon the unanimous vote of the members in favor of the motion, the motion was carried 5 – 0.** He asked if any members of the public wished to comment?

- Ms. Luchsinger asked who is running the business? Mr. Billone explained that he is the building owner, but this is Amanda Hughes’ business. Mr. Eggleston said that she will be the tenant. Ms. Hughes said it is not a franchise; she is owner and operator. Member Brace noted that we have a letter from Ms. Luchsinger as well.
- Mr. White asked where the current operation is? Ms. Hughes replied that it’s around Clinton Square in Syracuse.
- Mr. Hampson said that he is in favor of the application. He feels it will enhance Skaneateles’ appeal as a most magical Village.
- Ms. Dreyfuss quoted Section 225 – 4 regarding the definition of a restaurant. Chairman Hartnett pointed out that the Board has the ability to impose restrictions that it considers reasonable, and that this would be viewed as an individual use. Ms. Dreyfuss said that she has a concern about the impact on the residents whose front doors are there. Traffic is very congested.
- Ms. Haefele said that she is in support and submitted a letter from Katie Hess who is also in support.
- Mr. White said that there has been no restaurant in that block in the last 45 years, and he’s disappointed that this is coming along. The Board has to put restrictions on it – 10 pm is too late; no access from the rear; no cooking; deliveries from the front; parking has never been a problem; cleaning up in front. The awning is OK per Bev. Mr. Eggleston said that deliveries will be on the street, though some could be by van to the rear. Mr. White asked what a grease trap needed for? Mr. Eggleston said it is required by the health code. He expressed concern about what happens on the street.
- Ms. Keady, said that she had submitted a list of concerns and while she is sure the business will be lovely, but this business does not belong in the heart of the residential and retail part of our Village. No eatery belongs in the block from Legg Hall to First National Gifts. She is very much against it. This is not an appropriate location for an ice cream parlor, that will undoubtedly become a bar and restaurant at some point in the future.
- Ms. Wopperer said she is head of the North Lake association. Mr. Billone has been attending meetings and working together as neighbors. She is in favor of the project, since she believes it will promote connection.
- Ms. Keady repeated that it does not belong on East Genesee Street in the middle of the retail/residential area.
- CEO Crompton noted that there had been a bar at 4 East Genesee and there had been a diner in the Loftus building [62 East Genesee]. Mr. White noted that was why he said in the last 45 years.

- Mr. Billone asserted that he has specific verbiage in his lease agreement regarding housekeeping upkeep and performance expectations.

**Chairman Hartnett, “I move that the Board adjourn the public hearing and continue this matter to its December meeting.” Member Liccion seconded the motion. Upon the unanimous vote of the members in favor of the motion, the motion was carried 5 – 0.**

This matter was concluded at 7:44 pm.

Respectfully submitted,  
Dennis Dundon, Clerk to the Boards

Village of Skaneateles  
Planning Board Meeting  
December 7, 2023  
Skaneateles Village Hall

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Continuation of Public Hearing on Site Plan Review and Critical Impact Permit (Redevelopment in D District) in the matter of the application of **Thomas Billone** to change the use for street-level and basement space from hair salon (C-16) Personal Services to ice cream shop (C-20) Restaurant and to replace the south windows and door, north door and to install awnings and shutters at the property addressed as **20 East Genesee Street** in the Village of Skaneateles.

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Present: Stephen Hartnett, Chairman  
Connie Brace, Member  
Melissa Komanecky, Member  
Jeff Liccion, Member

Riccardo Galbato, Attorney for the Planning Board  
John Crompton, Code Enforcement Officer  
Ian Carroll, Municipal Planning and Development Coordinator  
Beth O'Sullivan, Deputy Zoning Inspector  
Dennis Dundon, Clerk to the Boards

Tom Billone, applicant  
Bob Eggleston, architect, on behalf of the applicant

Bob Eggleston, 1391 E Genesee St  
Clark Maher, 2 W Lake St  
Katie Hess, 34 State St  
Tom Fairhurst, 20 E Elizabeth St  
Tom Billone, 20 E Genesee St

Excused: Albert Giannino, Member

At 8:29 pm, Chairman Hartnett called for the Billone matter for 20 East Genesee Street.

Attorney Galbato recapped the application to change the use from hair salon to restaurant. On 09.26.2023 the Municipal Board found a *de minimis* impact on Village utilities. On 10.05.2023 the Planning Board scheduled a public hearing and on 11.09.2023 it conducted a public hearing.

Chairman Hartnett announced that he will be reopening the public hearing in this matter.

Mr. Eggleston noted that the Board has received one more letter from Elizabeth Dreyfuss which he stated had some factual issues. He said this will not be a seasonal operation, but rather will be open year-round. It will have limited hours in winter. There will not be music or other entertainment. He characterized it as a mixed use district and the business will close according to conditions. The applicant has made a submission to the HLPC for its review.

**Chairman Hartnett, “I move to reopen the public hearing.” Member Liccion seconded the motion. Upon the unanimous vote of the members present in favor of the motion, the motion was carried 4 – 0.** The only public input came from Mr. Billone who said he favors it.

Chairman Hartnett said that the Board intends to keep the matter open until the HLPC has acted to sign off on work done previously without a building permit. **Chairman Hartnett, “I move to adjourn the public hearing for tonight and continue this matter to the Board’s January meeting. Member Komaneky seconded the motion. Upon the unanimous vote of the members present in favor of the motion, the motion was carried 4 – 0.**

This matter was concluded at 8:39 pm.

Respectfully submitted,  
Dennis Dundon, Clerk to the Boards

Village of Skaneateles  
Planning Board Meeting  
January 4, 2024  
Skaneateles Village Hall

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Continuation of Public Hearing on Site Plan Review and Critical Impact Permit (Redevelopment in D District) in the matter of the application of **Thomas Billone** to change the use for street-level and basement space from hair salon (C-16) Personal Services to ice cream shop (C-20) Restaurant and to replace the south windows and door, north door and to install awnings and shutters at the property addressed as **20 East Genesee Street** in the Village of Skaneateles.

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Present: Stephen Hartnett, Chairman  
Connie Brace, Member  
Albert Giannino, Member  
Melissa Komanecky, Member  
Jeff Liccione, Member

Riccardo Galbato, Attorney for the Planning Board  
John Crompton, Code Enforcement Officer  
Ian Carroll, Municipal Planning and Development Coordinator  
Dennis Dundon, Clerk to the Boards

Bob Eggleston, Architect, on behalf of the applicant  
Tom Billone, applicant  
Amanda Hughes, prospective tenant

Tyde Richards, Village Trustee  
Clark Maher, 2 W Lake St  
Katie Hess, 34 State St  
Jackie Jones, 1934 Masters Rd  
Nate Patterson, student

At 6:59 pm, Chairman Hartnett expressed the Board's condolences to Trustee Richards for the loss of his father. Chairman Hartnett also noted that Gerald Carroll has assumed the position of Town Justice and has resigned as Chairman of the Zoning Board of Appeals, where he provided outstanding cooperation and a terrific working relationship.

**At 7:00 pm, Chairman Hartnett, "I move to open the January 2024 meeting of the Village Planning Board." Member Komanecky seconded the motion. Upon the unanimous vote of the members present in favor, the motion was carried 5 – 0.**

Attorney Galbato recapped the application for site plan review and critical impact in connection with a proposed change of use from personal service to restaurant at the subject location.

Mr. Eggleston reported that the applicant has been before the HLPC. All work done previously and all work proposed as part of this application has received that Board's approval.

Chairman Hartnett said that there has been talk that another hair salon has reached out about assuming the lease? Mr. Billone asserted that the Hairtique lease expired at 12.31.2023. They had requested a two week extension which they were granted. They are now vacating on 01.14.2024.

**Chairman Hartnett, "I move to reopen the public hearing." Member Brace seconded the motion. Upon the unanimous vote of the members present in favor, the motion was carried 5 – 0.**

There were no further questions from the Board and no one from the public wished to be heard. **Chairman Hartnett, "I move to close the public hearing." Member Brace seconded the motion. Upon the unanimous vote of the members present in favor, the motion was carried 5 – 0.**

Chairman Hartnett stated that if the Board chooses to grant approvals, it will need to consider any conditions or restrictions that it feels are appropriate and reasonable. Some that have been mentioned are: no cooking on-premises, though coffee will be brewed on site; all baking to be done off-site and delivered; 9 pm closing time – Mr. Eggleston said they could accept 9:00 pm as last service time. Chairman Hartnett said this was Board discussion only and noted that these restrictions were offered by the applicant. Member Brace said she is concerned about a seasonal business in which the storefront is vacant during the winter season. Is there a plan for limited hours in winter? Mr. Billone said that his lease does not permit the space to be dark. There will be lights on in the building. Ms. Hughes said that she intends to be open weekends, maybe closed just 1 or 2 days during the week.

Member Liccion asked about regulations for outdoor seating? Chairman Hartnett said that will be a separate application, at a later time. Mr. Billone asked if there will be standards for outdoor dining? Chairman Hartnett said the Board will be discussing that matter.

Member Komanecky mentioned live music restrictions and security cameras? Mr. Billone asked that the Board should specify a closing time, after last service. Member Komanecky said that given resident concerns, a closing time should be imposed.

Chairman Hartnett asked counsel to prepare a resolution for the consideration of the Board

Mr. Billone asked if he could have the Board's agreement that he could begin demolition while waiting for final Board action. He acknowledged that doing so would be at his risk, with no representations from this Board. It was the sense of the Board that he could do so.

**Chairman Hartnett, “I move that the Planning Board continues this matter to its February meeting. Any new input regarding restrictions should be forwarded to Counsel.” Member Komanecky seconded the motion. Upon the unanimous vote of the members in favor of the motion, the motion was carried 5 – 0.**

This matter was concluded at 7:21 pm.

Respectfully submitted,  
Dennis Dundon, Clerk to the Boards

\$100. Critical Impact  
225 - site plan review  
CK #610  
pd 9/14/23

VILLAGE OF SKANEATELES  
26 Fennell St  
Skaneateles, NY 13152

Critical Impact  
paid  
site plan review  
paid

315-685-2118

Fax: 315-685-0730

Email: codes@villageofskaneateles.com

11/16jc

Application for a Building/Zoning Permit (page 1 of 2)

Date of Application 9.13.2023 Permit Date and Number \_\_\_\_\_

Name of Applicant and/or Owner's Agent (e.g., LLC Manager or Architect) TOM Billone / 20 E. Genesee Street LLC

Address of Applicant and/or Owner's Agent 3939 East Avenue Rochester, NY 14618

Applicant's Email Thomas.Billone@comfortsystemsusa.com Contact # 585-370-7946

Address of worksite 20 E. Genesee Street

Name of Property Owner (if different from applicant) SAME

Property Owner Address \_\_\_\_\_

Property Owner Email \_\_\_\_\_ Contact # \_\_\_\_\_

Type of Work Proposed:

New Structure \_\_\_\_\_ Addition \_\_\_\_\_ Alteration  Swimming Pool \_\_\_\_\_ Repair \_\_\_\_\_

Fence/Wall \_\_\_\_\_ Paved Surface \_\_\_\_\_ Other \_\_\_\_\_

Square Footage of new work 1 Accurate Project Cost \_\_\_\_\_

Describe the work proposed: CHANGE OF USE FROM HAIR SALON TO ICE CREAM SHOP (RESTAURANT) & STORAGE IN BASEMENT. REMOVE HAIR SALON WALLS IN BASEMENT. MODIFY WALLS, ADD TOILET ROOM, PREP AREA FIRST FLOOR

Zoning District (circle one): A-1 A-2 A-3 A-4 B C D PL

Tax Map Number 012-01-15.0 Square Footage of Lot 2,402 SF

Existing use of lot MIXED USE Proposed use of lot MIXED USE

STRUCTURE INFORMATION:

Single Family \_\_\_\_\_ Two Family  Multi-Family \_\_\_\_\_ Garage \_\_\_\_\_ Commercial

Accessory Building \_\_\_\_\_ Boat House \_\_\_\_\_ Other \_\_\_\_\_

Existing Use TRANSITION, 2 DU Proposed Use RESTAURANT, 2 DU

RECEIVED

SEP 14 2023

VILLAGE OF SKANEATELES



VILLAGE OF SKANEATELES

26 Fennell St

Skaneateles, NY 13152

315-685-2118

Fax: 315-685-0730

Email: codes@villageofskaneateles.com

Application for a Building/Zoning Permit (page 2 of 2)

LOT INFORMATION:

Indicate in box  North  South  East  West

Setbacks - Existing Structure

(Distances from structure to property or lot lines)

Setbacks - Proposed work

Front Yard 1.5 ft.

Front Yard 1.5 ft.

Left Side Yard 0 ft.

Left Side Yard 0 ft.

Right Side Yard 0 ft.

Right Side Yard 0 ft.

Rear Yard 53.7 ft.

Rear Yard 53.7 ft.

New connection for: (Yes/No) Sewer NO Electric Service NO Storm Sewer NO

Does the proposed work/structure comply with the Energy Conservation Construction Code?  Yes  No  N/A

Architect's Name Eggleston & Krenzer Architects pc

Architect's Address 1391 E. Genesee Street Skaneateles NY 13152

Contractor/Builder Name \_\_\_\_\_

Contractor's Phone # \_\_\_\_\_

Contractor's Address \_\_\_\_\_

Contractor's Email \_\_\_\_\_

The applicant and/or agent declares that the information contained in this application, and the plans, specifications and other supporting materials submitted in support of this application is true and has made such representations to induce the Village of Skaneateles to issue a Building/Zoning Permit and the applicant will comply with all laws, codes and ordinances controlling this work.

Date 9.13.2023 Signature [Signature]

Print Applicant's and/or Agent's Name THOMAS BILLONE

RECEIVED SEP 13 2023 VILLAGE OF SKANEATELES

Affidavit of Owner or Applicant or Agent

(To be completed if application is not made by the property owner)

STATE OF NEW YORK )

) SS:

COUNTY OF ONONDAGA )

On this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_;

personally appeared before me.

NOTARY PUBLIC

VILLAGE OF SKANEATELES

26 Fennell St

Skaneateles, NY 13152

315-685-2118

Fax: 315-685-0730

Email: codes@villageofskaneateles.com

Building/Zoning Application Review Sheet

Date Received 9/14/23 Tax Map Number 12.-01-15

Applicant's Name THOMAS BILLONE

Address of Worksite 20 E. Geneva Street

Permit Fee Date Received \_\_\_\_\_ Amount Received \_\_\_\_\_

Additional Info. Requested \_\_\_\_\_

Date Review Completed 9/28/23 Signature [Signature]

Application Status:  Approved  Denied

Reasons for Denial – Does not comply with the following:

Section 225-A5, Density Control Schedule for:

- Front Yard Setback
- Side Yard Setback, left
- Side Yard Setback, Right
- Rear Yard Setback
- Percentage of Open Area
- Both Side Yards Combined
- Percentage of Structure width/lot width

Other Density Control Schedule \_\_\_\_\_

Section 225-69D, Non-conforming Buildings, Structures and Uses, Extension or Expansion

Section 225-14(d), Swimming Pools, 25 ft. distance to lot lines

Section 225-14C (5) (a/b), Accessory Buildings, distance to lot lines or structures

Section 225-A1-3, Permitted Use Chart

Other Sections of the Zoning Law 225-A-29 SITE PLAN REV

And/or Needs:

Certificate of Approval from the Historical Landmarks Preservation Commission, Section 225-25

Critical Impact Permit, per Section 225-52, form Board of Trustees F, H, K. (L?).

Special Use Permit from the Zoning Board of Appeals

Permit Number \_\_\_\_\_ Date Issue \_\_\_\_\_

Planning Board Review \_\_\_\_\_ Zoning Board of Appeals Approval N/A.

Critical Impact Permit Approval \_\_\_\_\_ Historical Commission Approval N/A. # \_\_\_\_\_

RECEIVED

SEP 14 2023

VILLAGE OF SKANEATELES

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

September 13, 2023

Village of Skaneateles Planning Board  
26 Fennell Street, Skaneateles, NY 13152

Re: Thomas Billone; 20 East Genesee St, LLC  
20 East Genesee Street  
Tax Map # 012.-01-15.0

### NARRATIVE

20 East Genesee Street is a mixed-use property on a 2,402 SF lot with 18 feet of street frontage. The first floor has a 1,169 SF hair salon space and the cellar has 600 SF of salon space with the rest as storage and mechanical space. The second and third floor have (2) one bedroom dwelling units that are less than 1,000 SF each. The required parking is one space for each dwelling unit (under 1,000 SF) The south end of the lot has four parking spaces, two for the dwelling units and two for the commercial tenant. The south end of the property has access to Genesee Street across the back of the properties to the west. The existing Open Area is 16.2%.

This application is to change the use of the first floor from a Hair Salon (service business) to an Ice Cream Parlor (restaurant). The 1,169 SF space will have a prep and serving area, 24 seats for patrons and an accessible bathroom. The cellar will have the hair salon portion removed and have the space used for tenant and general building storage and mechanical space. The existing toilet room will remain. An exit to the south end of the building will remain.

The boutique Ice Cream Parlor will feature locally sources menu items and seasonal specialties of ice cream items and beverages. Any baked goods will be prepared at their Syracuse location and brought in to be sold. Most items will be carry out with limited seating for 24 patrons inside for customer comfort and convenience. The establishment will be open 11:00 am to 10:00 pm with limited hours in the winter. It will operate with 2 to 3 staff members and a possible 4<sup>th</sup> staff member during peak periods of the day/season.

Deliveries will be by panel trucks off the street using common vendors as the other restaurants in the Village. Trash and recyclables will be contained inside the cellar along with the residential trash and picked up several times a week with a common vendor as adjacent properties.

Parking, stormwater, electric, water and sewer usage will not change for the building. The water/sewer and electric requirements will be similar to that of the Hair Salon that included its own laundry facility. The Ice Cream parlor will not have any dishwashing, in that it uses take out containers. A small interior grease trap will be required for the prep area fixtures. Only prep equipment and general cleaning will occur. The open area will remain at 16.2%. There will be no expansion or exterior alterations of the building at this time.

(315) 685-8144

Member of the American Institute of Architects

## UTILITY USAGE

Attached is the five year history for the water, sewer and electric use for the hair salon tenant space. As summarized, the water/sewer usage for the hair salon has been 180 gallons/day. The electric usage has been 70 kw/day. The building is total electric with no gas service and uses an electric furnace and heat pumps for HVAC as well as electric water heaters. The hair salon used hair dryers and did laundry on site that will be substituted with refrigeration and coffee maker for the ice cream parlor. There is no cooking required for this use. Also, the refrigeration will be a constant load on the electric demand rather than just during open hours.

The water usage design load for a hair salon is 500 gal/day, yet the 5 year history shows only 180 gal/day. Similar, a restaurant water design load is 25 gal/seat/day and 15 gal/employee/day which would be 645 gal/day for 24 sets and 3 employees. The reality is that similar ice cream shops without dishwashing in below 200 gal/day. Using 'design loads' the increase in water usage would be 145 gal/day. Using actual water history, the increase would be 20 gal/day. In either analysis, any increase in water usage would be less than 400 gal/day.

## CRITICAL IMPACT CRITERIA

As a supplement to the drawings and narrative submitted with this application, the following statements will assist in determining the critical impact of this project.

A) *"The plans for the proposed critical impact use meet the prescribed requirements of this chapter, including all of the regulations contained in this chapter for the district in which located."*

No variances are required for this application. This is a change of use for a commercial tenant that requires site plan review and critical impact permit.

B) *"The proposed critical impact use will not have an adverse impact upon the character or integrity of any land use within the immediate neighborhood having a unique cultural, historical, geographical, architectural, or other special quality of similar magnitude."*

HLPC will review any future signage or exterior alterations. Only interior alterations are required for this change of use from Hair Salon to Ice Cream Parlor.

C) *"The proposed critical impact use is in harmony within the visual and physical context of the immediate neighborhood."*

There is no change in the number of dwelling units on the upper floors and the first floor tenant is changing from a service business to a restaurant that is desired in the Downtown District. There will no longer be public access to the cellar space.

D) *“Such critical impact use and site development plan are in harmony with and will not impede the orderly development or redevelopment of the general neighborhood and the location, nature and height of buildings, structures, walls, fences and parking areas will not discourage the appropriate development and use of adjacent lands or adversely affect existing land use in close proximity to the subject site.”*

This is a change of use of the commercial tenant on the first floor. No exterior alterations are required. The property has the required parking for the two dwellings plus two spaces for the commercial employees accessed in the back of the building.

E) *“The proposed critical impact use is to be developed in such a way as to ensure maximum amenities will be available to the site based upon a consideration of the site plan and functional requirements of the proposed critical impact use, including a specific finding that all structures, equipment and materials are reasonably accessible for police and fire protection and that the water supply, sewage disposal and surface drainage systems are adequate to serve the proposed critical impact use.”*

No exterior alterations are required for the change of use of the first floor commercial space. There will no longer be public access to the cellar. Access to the building for police and fire protection will remain the same. The water/sewer and electric demand will be similar for the building. There is no change in the surface drainage.

F) *“Traffic controls for vehicular and pedestrian movement are designed to protect the safety of the general public and the occupants, employees, attendants, and other persons for whose benefit the use is intended.*

*(1) In making this determination, the Planning Board shall review but need not be limited to the following considerations.*

*(a) Location and adequacy of parking and loading facilities.*

No change to on-site parking. The required parking is available for the two dwelling units with two spaces available for the commercial employees.

*(b) Pedestrian rights-of-way.*

The general public has access to all the spaces in the building from East Genesee Street. Access to the back of the building and parking is thru the cellar or over the access easement to the west.

*(c) Traffic regulatory devices.* N/A

*(d) Location number and design of points of ingress and egress.*

The building has ingress and egress to both the front and back of the building. The apartments have egress windows on each level. There are no physical changes to the exterior access of the building.

*(e) Accessibility to emergency vehicles with particular emphasis on proximity to structures, no-parking or no-loading zones or areas and provision for turning and free movement.*

No change. The building is accessible from East Genesee Street and the driveway easement on the south side of the building to the west.

*(f) Storage facilities for snow.*

No change. Snow is pushed to the south by a common vendor for the North Shore Property owners.

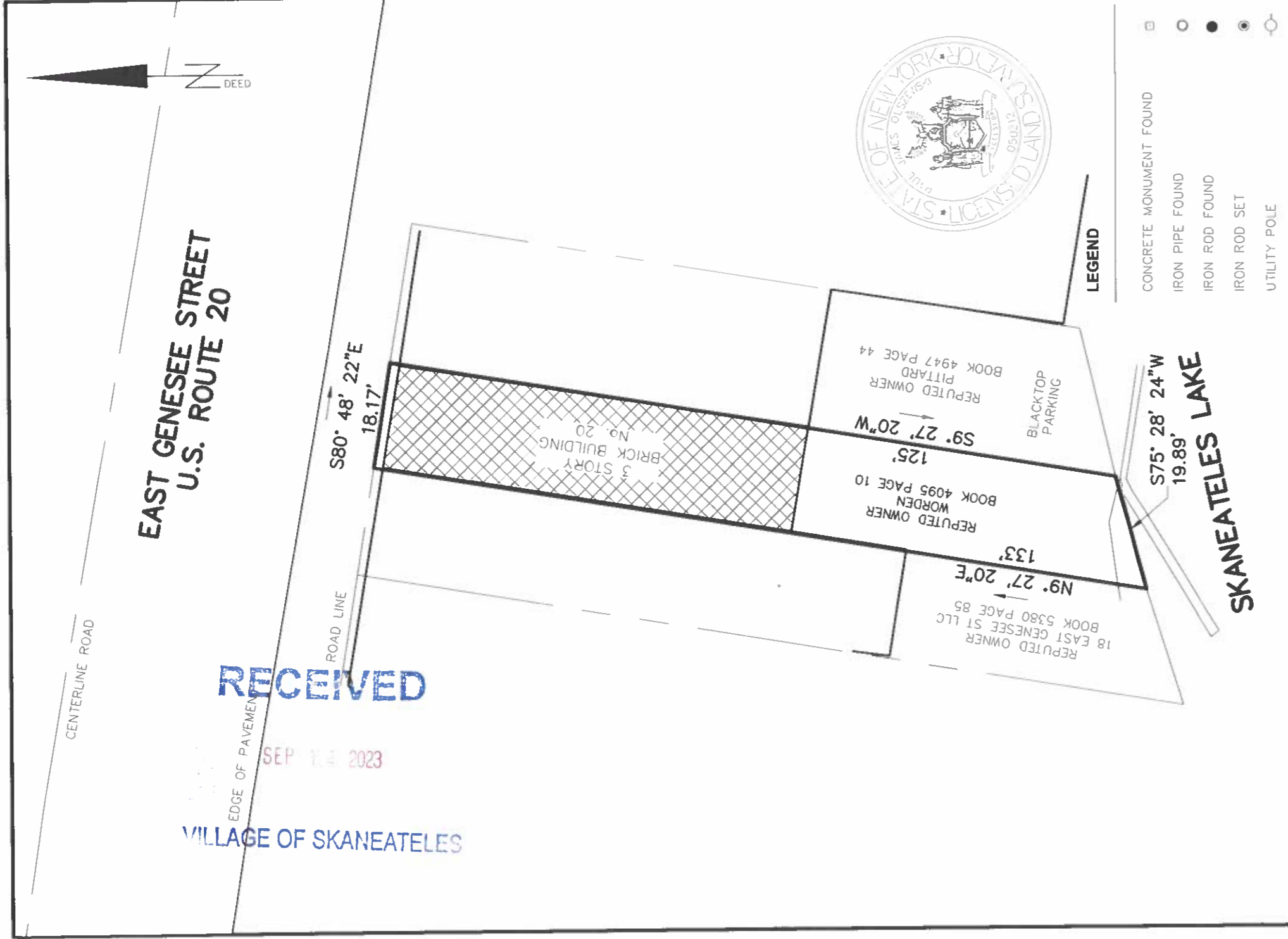
*(g) Age and mobility of all persons for whose benefit the use is intended.*

There is no change. The public has street access to the restaurant space. An accessible toilet room is added to the first floor for employee and patron use.

*(h) Speed limits upon and general character of public highways. N/A.*

G) *“The proposed critical impact use shall comply with the provisions of Chapter 167, Article III, Use of Sewers, of the Village Code, as amended by Local Law No. 1-1994 and as it may be amended in the future, and all applicable laws, rules and regulations of the Village, United States and New York State governments (Added 3-22-1999 by L.L. No. 1-1999)*

There is minimal change in the anticipated water/sewer usage, well under 400 gallos/day.



SURVEY SUBJECT TO ANY STATE OF FACTS AN ACCURATE AND UP TO DATE ABSTRACT OF TITLE WILL SHOW.

THE UNDERSIGNED SURVEYOR HEREBY CERTIFIES THAT THIS IS AN ACCURATE MAP OF AN ACTUAL SURVEY COMPLETED 12-27-2021.

*Paul J. Olzowski*

PAUL J. OLZSEWSKI, P.L.S. LICENSE No. 50212

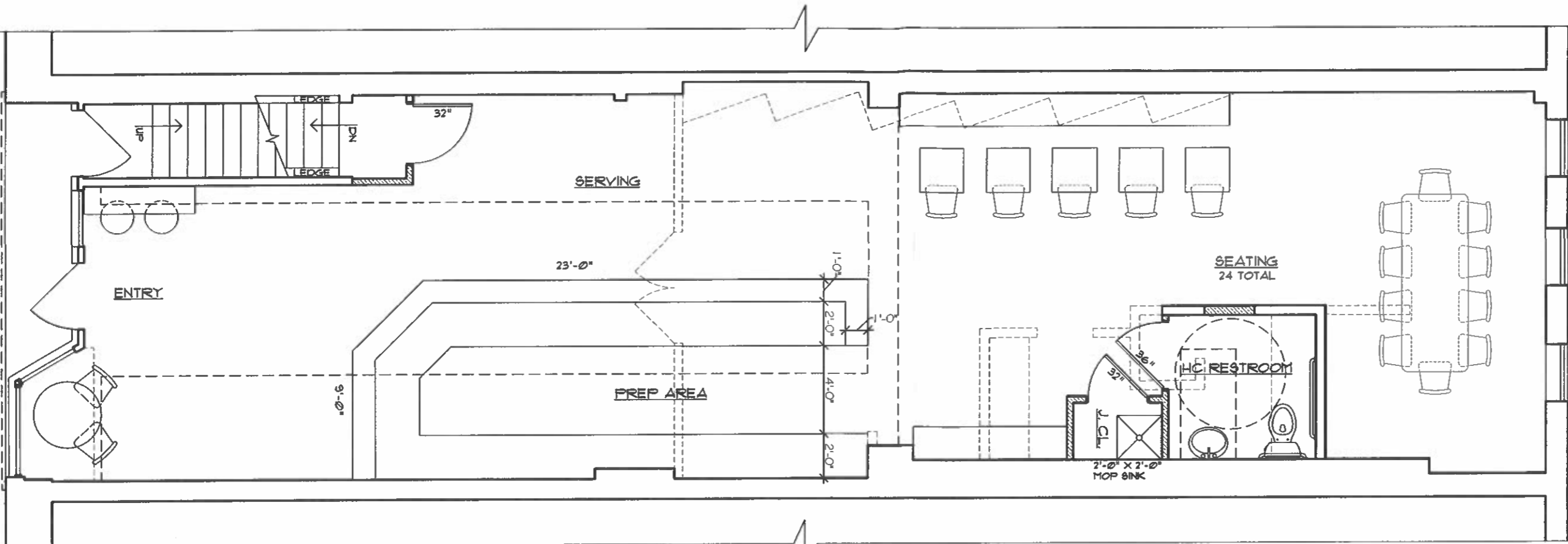
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PARCEL OF LAND

PART OF MILITARY LOT 36  
COUNTY OF ONONDAGA  
VILLAGE OF SKANEATELES  
STATE OF NEW YORK

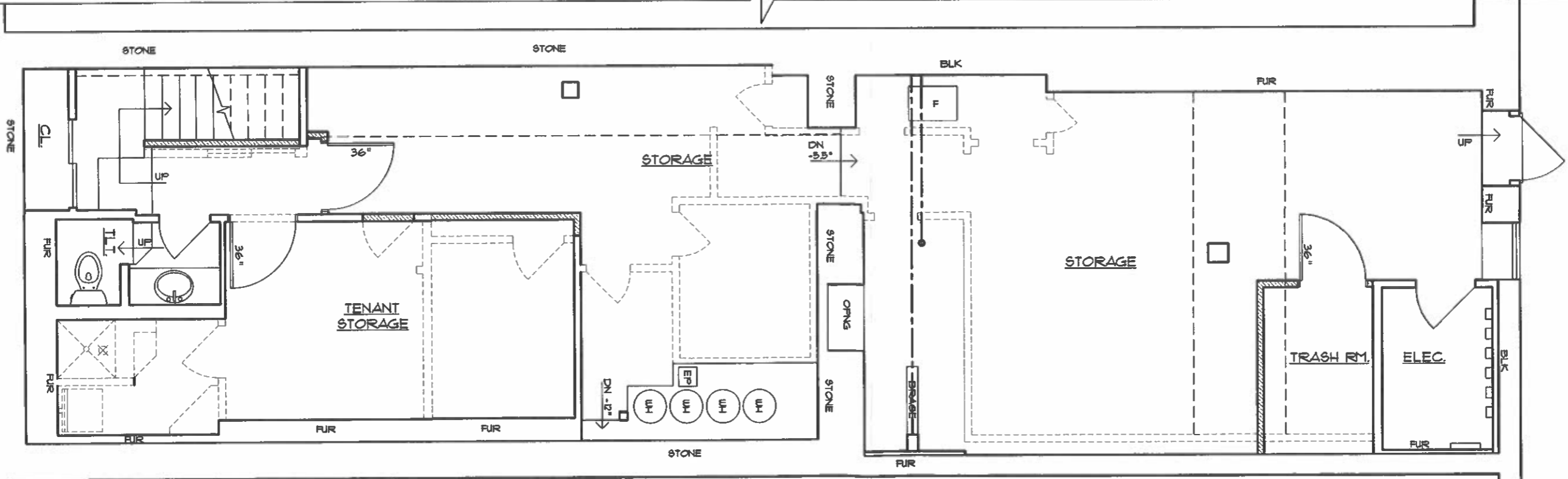
PAUL JAMES OLZSEWSKI, P.L.S., PLLC  
51 FENNEL STREET  
SKANEATELES NEW YORK, 13152  
315-488-5552  
pjosurvey.com

DATE: JANUARY 6, 2022  
SCALE: 1" = 20 FEET  
PROJECT No. SK12-01-15



**FIRST FLOOR PLAN**  
 3/16" = 1'-0"

1,169 SF TENANT  
 90 SF COMMON



**BASEMENT PLAN**  
 3/16" = 1'-0"

**ICE CREAM PARLOR**  
 THOMAS BILLONE  
 20 EAST GENESEE ST.  
 VILLAGE OF SKANEATELES, NY

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

PROJ: 23157

DATE:  
 13 SEP 2023