

VILLAGE OF SKANEATELES
26 Fennell St
Skaneateles, NY 13152

315-685-2118
Email: codes@villageofskaneateles.com

Fax: 315-685-0730

UH#688
Pd 3/12/2024
\$100

Application for Licensing (page 1 of 2)

Date of Application 3/12/2024 Permit Date and Number _____

Name of Applicant Stephen DiNardo

Address of Applicant 50 E. Geneva Street

Applicant's Email KayCarree@the29mail.com Contact # 315-685-1570

Name of Property Owner (if different from applicant) Robert Parnbeck - 50-58 E Geneva St Mount LLC

Property Owner Address 211 Court Street Binghamton, NY 13901

Property Owner Email R.Parnbeck@25thny.ny.com Contact # 607-343-9724

Type of Facility (as terms defined by Village Code):

Restaurant _____ Other Retail Coffee Shop

Tax Map Number 012. -01-25

Existing Use Retail Coffee Shop

Criteria as described in Chapter 225, sections-83-87 of the Village Code:

Any other authorizations needed or approvals obtained to operate _____

Business Owners' Policy Insurance/Certificate of Insurance

Name TRUMBULL INSURANCES CO Term 7.9.23 - 7.9.24

DELMONICO INSURANCES AGENT

Note: Certificate of Occupancy for Retail space issued < 1980s. Green Mountain Specialty Co. has occupied space since 1991 when tableware existing Retail space (Final Torch - Fran Jevitt)



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Application for Licensing (page 2 of 2)

By signing below, the applicant agrees to indemnify, defend and save harmless the Village, its elected officials, officers, employees and agents from and against any claim, loss, liability or damage, including reasonable attorneys' fees, resulting from bodily injury, including death and property damage, sustained by any person as a result of a applicant's operation of a sidewalk cafe on public property - 225-87(E)(4).

The applicant declares that the information contained in this application, and the plans, specifications and other supporting materials submitted in support of this application are true, the applicant has reviewed the excerpts of the Skaneateles Village Code attached hereto, and has made such representations to induce the Village of Skaneateles to issue a license and the applicant will comply with all laws, codes and ordinances controlling this work.

Date 3/12/2024 Signature Kathleen DiMarco

Print Applicant's Name KATHLEEN DIMARCO

Affidavit of Owner or Applicant

STATE OF NEW YORK)

) ss:

COUNTY OF Onondaga)

On the 12th day of March, in the year 2024, before me, the undersigned, personally appeared _____, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.


Notary Public



Licensing Application Review Sheet

Date Received 3/12/24 Tax Map Number 018.-01-85


Applicant's Name Kathleen Dineks

Name of Property Owner (if different from applicant) Robert Parnbeck

Address of Worksite 50 E. Geneva Street

Permit Fee Date Received 3/12/24 Amount Received 100.00

Additional Info. Requested _____

Date Review Completed 3/25/24 Signature 

Reasons for Denial – Does not comply with the following:

Planning Board Review and Positive Recommendation _____

Planning Board Recommended Term of License _____

Planning Board Conditions, if any _____



MAR 14 2024

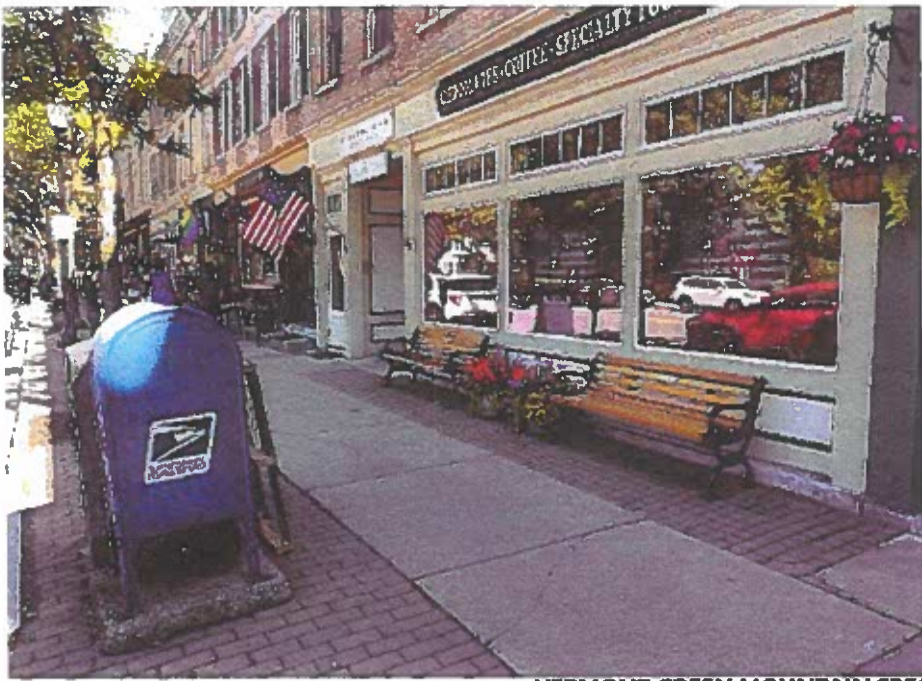
VILLAGE OF SKANEATELES

Permit Number _____ Date Issue _____ Term _____

Application Status: _____ Approved _____ Denied _____



Photo from Codes Office
summer 2023



VERMONT GREEN MOUNTAIN SPECIALTY- 50 E GENESEE STREET



VILLAGE OF SKANSATELEC

50-52 E Genesee St Mgt LLC
210 Court St
Binghamton NY 13901
Tel. (607)343-7721

06/16/2022

I Robert J Pornbeck sole member of 50-52 Genesee St Mgt LLC authorize Kathleen DiNardo to make application and act on my behalf in this Sidewalk Café License application.

I Robert J Pornbeck hereby affirm that all information listed above is true to the best of my knowledge.

DATE 6-16-22 signature Robert J Pornbeck

Subscribed to and sworn to before me this 16 Day of June 2022



Robert J. Pornbeck
Notary Public, State of New York
Qual. in Broome Co. No. 01M06191675
My Commission Expires Aug. 18, 20 24



NYS Department of State

Division of Corporations

Entity Information

The information contained in this database is current through December 15, 2020.

Selected Entity Name: 50-52 EAST GENESEE STREET MANAGEMENT, LLC
 Selected Entity Status Information
 Current Entity Name: 50-52 EAST GENESEE STREET MANAGEMENT, LLC
 DOS ID #: 4623776
 Initial DOS Filing Date: AUGUST 19, 2014
 County: BROOME
 Jurisdiction: NEW YORK
 Entity Type: DOMESTIC LIMITED LIABILITY COMPANY
 Current Entity Status: ACTIVE

Selected Entity Address Information

DOS Process (Address to which DOS will mail process if accepted on behalf of the entity)
 50-52 EAST GENESEE STREET MANAGEMENT, LLC
 ATTN: ROBERT J. PORNBECK
 7 WILBUR WAY
 CONKLIN, NEW YORK, 13748
 Registered Agent
 NONE

This office does not require or maintain information regarding the names and addresses of members or managers of nonprofessional limited liability companies. Professional limited liability companies must include the name(s) and address(es) of the original members, however this information is not recorded and only available by viewing the certificate.

*Stock Information

# of Shares	Type of Stock	\$ Value per Share
No Information Available		

*Stock information is applicable to domestic business corporations.

Name History

Filing Date	Name Type	Entity Name
AUG 19, 2014	Actual	50-52 EAST GENESEE STREET MANAGEMENT, LLC

A Fictitious name must be used when the Actual name of a foreign entity is unavailable for use in New York State. The entity must use the fictitious name when conducting its activities or business in New York State.

NOTE: New York State does not issue organizational identification numbers.

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CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY) 4/12/2023

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions of the endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER
Delmonico Insurance Agency
11 Fennell Street
Suite 2
Skaneateles NY 13152

CONTACT NAME: Niki Kline
PHONE: 315-472-4242
FAX: 315-425-7010
EMAIL: nkline@delmonicolifeinsurance.com
ADDRESS: nskline@delmonicolifeinsurance.com
INSURER(S) AFFORDING COVERAGE
NAIC # 27120

INSURED
Vermont Green Mountain Specialty Co., Inc.
PO Box 485
Skaneateles NY 13152

VERMONT
VERMONTREG-01

INSURER A: Tumbell Insurance Company
INSURER B:
INSURER C:
INSURER D:
INSURER E:
INSURER F:

CERTIFICATE NUMBER: 1414514712

REVISION NUMBER:

COVERAGES
THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

Table with columns: INSR LTR, TYPE OF INSURANCE, ADDITIONAL INSURER, POLICY NUMBER, POLICY EFF. DATE, POLICY EXPI. DATE, LIMITS. Includes rows for Commercial General Liability, Umbrella Liability, and Automobile Liability.

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
Per the terms and conditions of form number: SS 0008 04/05 Blanket Additional Insured applies as required by written contract re: outdoor dining

CERTIFICATE HOLDER

Village of Skaneateles
26 Fennell St.
Skaneateles NY 13152

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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

June 16, 2022

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

Re: Kathleen DiNardo, Vermont Green Mountain Specialty Co
Sidewalk Café License Application
50 East Genesee Street, Tax ID # 012.-01-25.0

NARRATIVE

50-52 East Genesee Street is a mixed-use building on a 31 ft wide, 3,875 SF lot in the Downtown D District and Historic District. The street level has a 1,875 SF retail space occupied by Vermont Green Mountain Specialty Co. and a 159 SF office occupied by DeRosa and Ide. The lower level has a 642 SF office space, the second floor a two-bedroom apartment and the third floor a two-bedroom apartment. The property had substantial renovations in the 2010 and recently had the building uses reviewed by Site Plan Review in 2021. The retail use has been established in this location for over 50 years with Vermont Green Mountain occupying the space since 1992.

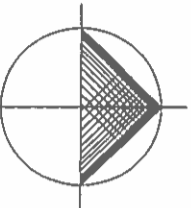
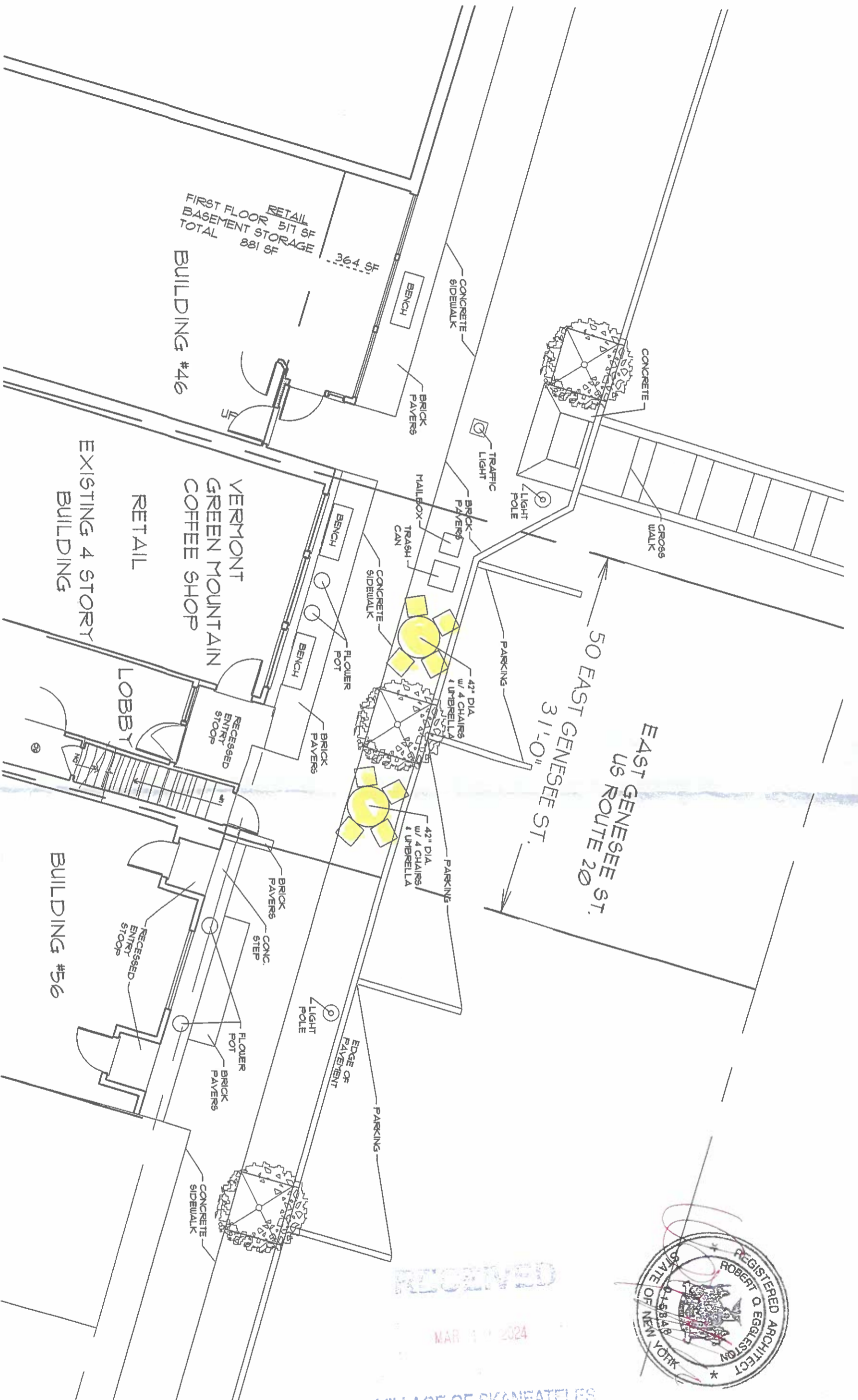
This application is to request a Sidewalk Café License to be allowed to place two tables with umbrellas and eight chairs on the public sidewalk between April 15 and November 15. While hours of operation for the retail store are 6:30 am to 5:00 pm Monday thru Saturday and 11:00 am to 5:00 pm on Sunday, the chairs and tables would be available for use 7:00 am to closing with the chairs and umbrellas brought inside the shop when closed for business.

During the pandemic, the same setup and location of the two tables and 8 chairs was used without any issues or problems with the general foot traffic on the sidewalk. The 42" round pvc and steel tables and dark brown chairs were placed on the brick portion of the sidewalks between the curb and concrete main walk path. Being at the east end of the downtown district, less foot traffic passes the building than closer to Jordan Street. The tables cannot be placed between the building and concrete walk path in that two street benches and two flower urns occupy that space. At the west end of the building frontage is a mail box and village trash receptacle. A table/chair setup is placed each side of a street tree.

Vermont Green Mountain Specialty Company is an Artisanal Chocolate/ Gourmet/ Coffee Boutique. As a Retail Shop, it sells coffee, tea and specialty drinks as well as chocolates and other package foods for consumption off site. While there is no street side service, employees in the shop have a clear view of the table and chairs and monitor it for cleanliness during business hours. Employees will regularly bring in the trash from the Village trash receptacle when it is filled. Many customers will enjoy their beverages sitting on the village bench in front of the shop while they take a break from shopping in the Downtown district. The addition of the table and chairs has enhanced that experience for the last two years and the applicant would like to continue.

(315) 685-8144

RECEIVED
MAR 17 2024
VILLAGE OF SKANEATELES



NORTH

SITE PLAN

SC.: 1" = 8' - 0"

SITE INFORMATION IS OBTAINED FROM SURVEY
 DONE BY PAUL J. OLSZEWSKI, P.E., L.L.S. DATED 01/26/2014
 ADDITIONAL INFORMATION BY EGGLESTON & KRENZER
 ARCHITECTS P.C.



RECEIVED

MAR 11 2024

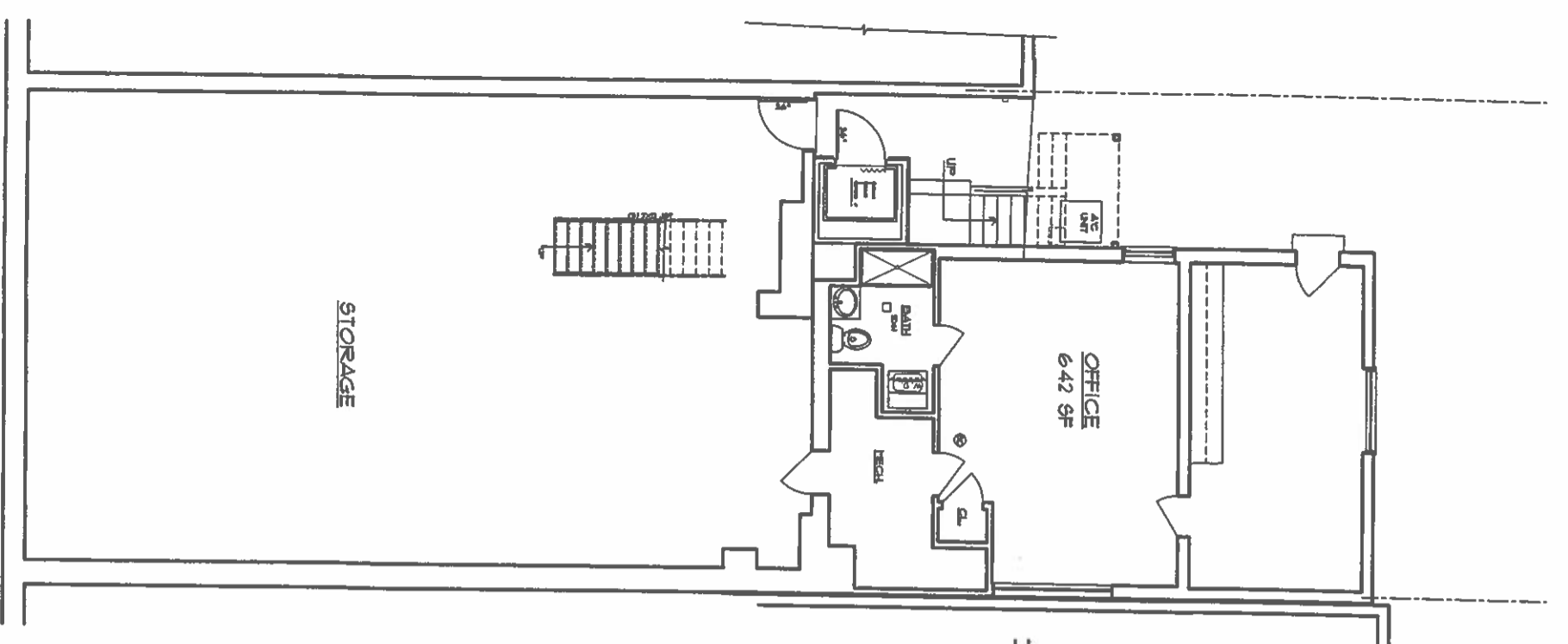
VILLAGE OF SKANEATELES

DATE: 13 JAN 2021
 16 June 2023
 12 March 2024
 1 OF 1

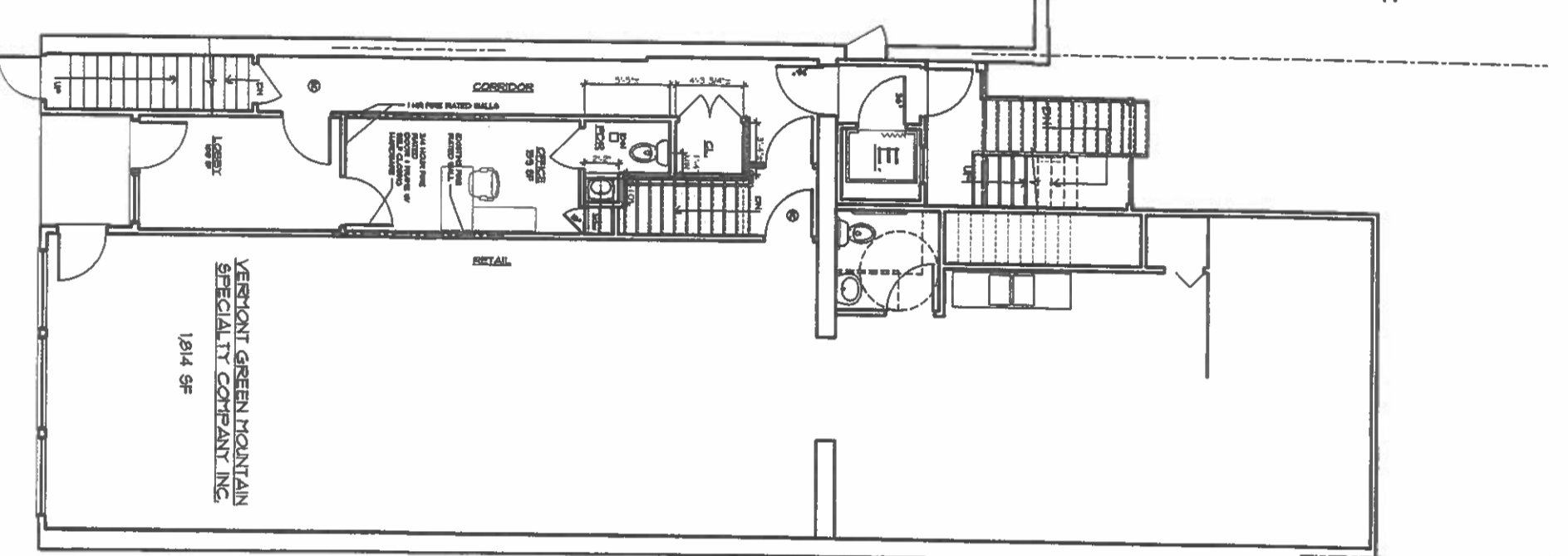
PROJ: 22102

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

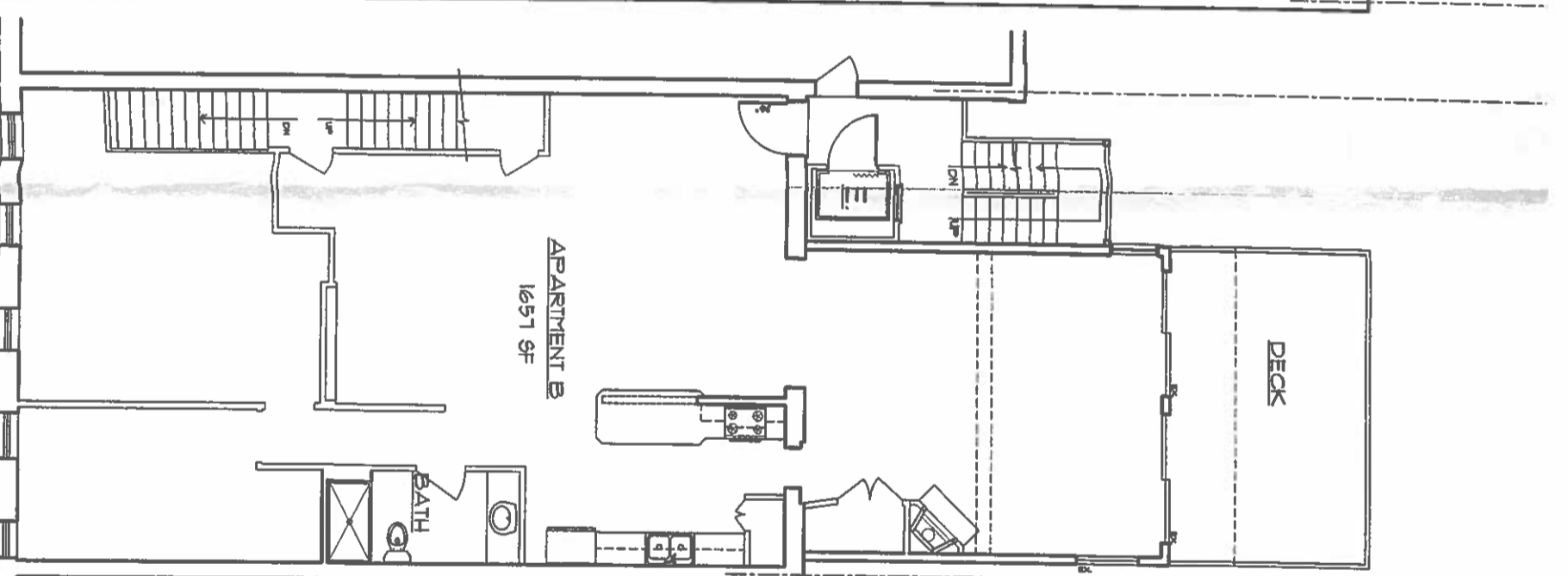
STREET SCAPE PLAN
 ROBERT PORNBECK - OWNER
 50-52 EAST GENESEE STREET
 VILLAGE OF SKANEATELES, NEW YORK



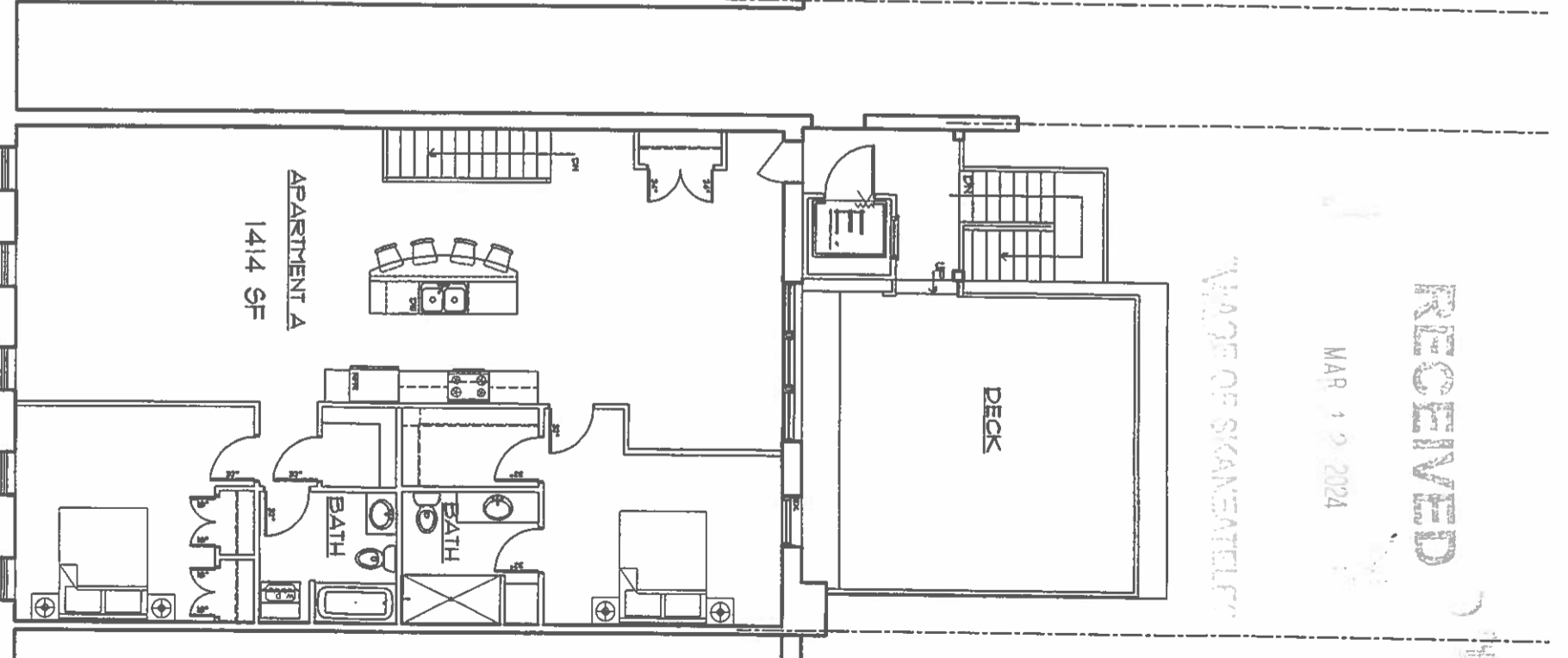
BASEMENT PLAN
NTS



FIRST FLOOR PLAN
NTS



SECOND FLOOR PLAN
NTS



THIRD FLOOR PLAN
NTS

MAR 12 2024

RECEIVED

VILLAGE OF SKANEATELES

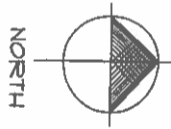
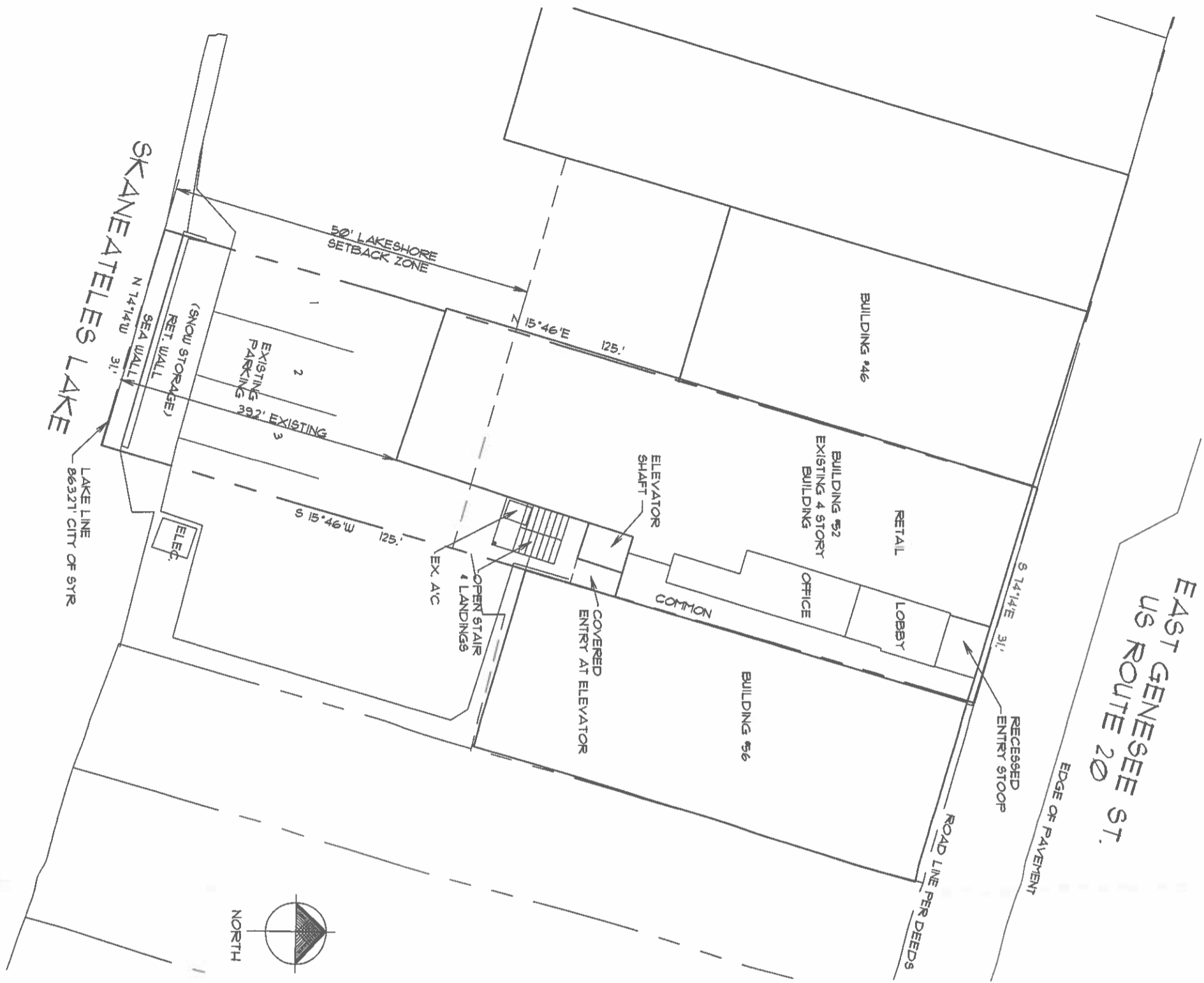
BLDG. FLOOR PLANS
ROBERT PORNBECK - OWNER
50-52 EAST GENESEE STREET
VILLAGE OF SKANEATELES, NEW YORK

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

PROJ: 20233

DATE:
13 JAN 2021

1 OF 2



LOT AREA	3,815 SF
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BLDG. w/ DECKS	EXIST.	PROPOSED
STAIRS	2,380 SF	2,380 SF
PARKING	95 SF	95 SF
EX. A/C	540 SF	540 SF
	8 SF	8 SF
TOTAL	3,023 SF	3,023 SF
% COVERAGE	79.0 %	79.0 %
% OPEN AREA	21.0 %	21.0 %

PARKING	EXIST.	PROPOSED
RETAIL SPACE	1,875 SF	1,875 SF
OFFICE SPACE	61 CARS	61 CARS
DUELLING UNITS	558 SF	558 SF
	28 CARS	28 CARS
	2 D.U.	2 D.U.
	4 CARS	4 CARS
TOTAL PARKING	129 CARS	129 CARS
PKG PROVIDED	3 CARS	3 CARS

OFFICE -	162 SF
LOBBY -	100 SF
COMMON -	232 SF
RETAIL -	1,814 SF

SITE INFORMATION IS OBTAINED FROM SURVEY DONE BY PAUL J. OLSEWICKI, P.L.S., P.L.L.C. DATED 12/02/2009. ADDITIONAL INFORMATION BY ROBERT O. EGGLESTON.

SITE PLAN
1" = 10'-0"

PROJ: 20233

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

SITE PLAN:
MICHAEL DEROSA
50 EAST GENESEE STREET
VILLAGE OF SKANEATELES, NEW YORK



DATE:
17 DEC 2020

1 OF 1

RECEIVED

MAY 2 2024



NOTES

- 1 ELEVATION DATUM = CITY OF SYRACUSE
- 2 SUBJECT TO AND THE RIGHT TO PASS AND REPASS IN THE REAR OF THE BUILDINGS TO GENESEE STREET AS DESCRIBED IN DEED BOOK 4349 PAGE 194, HARRIET CONNELLY TO JILLETTE SHARPE.
- 3 SUBJECT TO THE STARWAY USE IN COMMON TO SALLY ALVORD OR HER ASSIGNS.

SKANEATELES LAKE



SURVEY SUBJECT TO ANY STATE OR 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 07-08-2014

PAUL J. OLSZEWSKI, P.L.S. LICENSE NO. 50212

DATE: JULY 28, 2014

SCALE: 1" = 10 FEET

PROJECT NO. SK12-01-25

LOT 15 ORFINS MAP	PART OF BLOCK 16
VILLAGE OF SKANEATELES	STATE OF NEW YORK
COUNTY OF ONONDAGA	
PAUL JAMES OLSZEWSKI, P.L.S., PLLC	
P.O. BOX 336	
CAMILLUS NEW YORK, 13031	
315-488-5552	