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# **Patsy M. Iannolo, M.D., Ph.D., P.C.**

**Internal Medicine, Emergency Medicine & Pharmacology**

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## **Amendment of Minor Special Permit for 1551 U.S. Route 20 Skaneateles, NY**

### **Narrative Supplement for Minor Special Permit Insert**

#### **1. Describe the Proposal**

In 2015 I was granted a Minor Special Permit to convert an existing jewelry manufacturing space into medical offices. This was accomplished and a Certificate of Occupancy was granted. Please refer to the floor plan of the approved medical office that is attached. The left hand 2/3 of the plan shows traditional medical exam rooms with their own waiting room and an X-Ray area for scheduled patients. The right hand 1/3 of the plan shows an acute care ambulatory area with its own waiting room for acute walk-in patients of the medical practice or other walk-in patients. This part of the approved medical office was intended to be for acute ambulatory care similar to an urgent care but not named in that way. In 2015 another of my medicine corporations was Eastern Finger Lakes Emergency Medical Care, PLLC. I was under contract with Auburn Community Hospital(ACH) to provide the Professional Services for the ACH Urgent Care Center on the west side of Skaneateles. Thus, in 2015, I had no need to have the acute ambulatory care part of my office called an urgent care.

Healthcare is a constantly changing and evolving environment. So, currently, I am seeking to extend my collaboration with ACH to transfer the ACH Urgent Care Center into this approved ambulatory acute care space in my office. The rationale for this actually relates to restoring Women's Services in Skaneateles. Dr. James Alexander had provided that service for many years but has departed that practice. Two of the female OB/GYN Physicians of ACH are interested in establishing a Women's Services practice in Skaneateles. ACH has proposed to move the existing UCC practice to the designated area of my office space and renovate the current UCC behind the Red Apple into the Women's Services practice.

#### **2. Describe Existing Conditions on the Property**

The site plan in my prior application is attached for reference. I renovated what the Landlord refers to as the North Building into my medical office. The South building contains other individual offices. The site is very open and easy to navigate. Traffic circulation is excellent and there are many parking spaces. Medical office patients come and go in short periods of time which leaves parking spaces constantly available.

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### **3. Describe proposed physical or operational changes to the property**

#### **Physical-**

ACH has requested improved signage for the UCC. It is my recollection that I was granted my own free-standing sign at the street with lighting that shined on the sign. Also, that I could place a building mounted sign on the North building in keeping with the square footage allowed by zoning regulations. Once again the lighting would shine on the sign and not from within the sign.

#### **Operational-**

The right hand side of my office that was built for acute ambulatory care would now be designated as an UCC and operated by ACH. Also, ACH would enter into a new lease with the Landlord and be able to provide continuity of care for the community for years to come which is something that an individual physician like myself cannot guarantee. In collaboration with ACH I will continue to provide medical services to my patients and new patients.

The existing ACH UCC has been in that location for years. In 2023 an average of 21 patients per day visited the UCC in each 12 hour period. The usual length of stay was 30 to 90 minutes. Given this rapid turnover and my own office rapid turnover I do not anticipate any parking congestion. Also, the majority of UCC visits happen after 5 pm on weekdays and on weekends when the other offices in the South building would be closed anyway.

#### **Special Permit Review Criteria**

1. It is consistent with the purposes of the land use district
2. No adverse effect on surrounding land uses.
3. This is consistent with the Comprehensive Plan
4. No Changes to the site plan

Respectfully submitted

Dr Pat Iannolo





