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

October 29, 2024

Town of Skaneateles Planning Board  
24 Jordan Street, Skaneateles, NY 13152

Re: Jolene Fitch, Fingerlakes Fabrics - Special Permit  
1400 East Genesee Street - Tax Map # 042.-01-10.1

### NARRATIVE

The property at 1400 East Genesee Street is 4.67 acres lot area and 302.5 ft of road frontage on East Genesee Street in the HC District and Skaneateles Lake watershed with a watercourse that bisects the property. The Town's Environmental Resource Planning Map shows a flood zone along the water course. The watercourse runs under the existing building and through a culvert under the driveway that is in good condition. The property has a 21,500 SF mixed use commercial building approved for Office, Retail and Warehouse Business. Much of the building and parking/driveway areas are within 100 ft of the watercourse. The parking lot has just 88 parking spaces and a loading dock area at the south end of the building. The site is level with trees that buffer the side property lines.

Fingerlakes Fabrics occupy 6,936 SF of floor space with access from two common entries. It shares two large restrooms off the south common area. The open retail area is 4,556 SF with 918 SF of tech/repair/administration area and 1,462 SF for instruction and storage. The retail use was approved in 2022 for the sale of fabric and related supplies as well as the sale and service of sewing/quilting equipment and classroom instruction for sewing/crafts/quilting. The retail hours are 10am to 4pm, Tuesday through Saturday, noon to 4pm Sunday with occasional evening classes. The business has 4 employees and typical no more the 10 customers at a time. Deliveries are by small commercial trucks and minimal trash and recyclables are generated. 15 to 20 parking spaces are sufficient.

This application is to establish two bedrooms, dormitory style with 8 twin beds within the existing instruction area to be used by patrons for scheduled Quilting/Craft Retreats. Retreats are typically scheduled Thursday afternoon to Sunday morning with no more than 12 participants. They provide uninterrupted opportunity to sew, quilt or do crafts with instruction and use of specialty equipment for finishing quilts as well as sharing ideas between participants. Meals are brought in or arranged at local restaurants. There is no food prep on site. A general lounge and hospitality area will be set up as well as individual sewing tables for each participant. The only modifications to the building are replacing two windows to meet code required egress and modifying the south common women's room with a private shower room. The lodging use accessory to the retail/instruction is handicap accessible. Eight existing parking spaces in the south parking lot would be designated for overnight parking. No modifications to the exterior are required. Retreat participants will have overnight access to the instructor who lives 5 minutes away. The bedrooms would **not** be available to the general public as a traditional lodging facility. Occupancy tax will be collected on the accommodations portion of the Retreat fees.

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