

Town of Skaneateles Planning Board
INSERT: MINOR Special Permit/Site Plan Review

(Pursuant to §148-10-5, 6, 8 & 9)

Contact Town Staff if you need assistance

Applicant Name: JOLENE FITCH
Property Tax Map# 042-01-10.4

PROJECT CLASSIFICATION

Project is: New project:
Amendment: Minor Site Plan Review

PROJECT DESCRIPTION (attach additional sheets if needed)

1. Describe the proposal:

FINGERLAKES FABRICS OCCUPIES 6936 SF FOR RETAIL, FABRIC STORE THAT ALSO SELLS & REPAIRS SEWING EQUIPMENT
IN ADDITION IT HAS SEWING & QUILTING CLASSES, THEY ARE BEGINNING TO HOLD QUILTING RETREATS THAT MAY BE THREE TO FOUR DAYS
ADD ACCESSORY LODGING USE OF TWO BEDROOMS FOR UP TO 8 PEOPLE TO STAY ON PREMISE - FOR THREE NIGHTS (TYPICAL)

2. Describe existing conditions on the property:

4.67 ACRE LOT W/ 302.5 FT FRONTAGE ON EAST GENESEE ST. 21,500 SF MIXED USE BUILDING W/ OFFICE, RETAIL, WAREHOUSE BUSINESSES, PARKING FOR 100+ CARS, DARK SKY COMPLIANT LIGHTING, WATER COURSE DIRECTS PROPERTY. 10' SIDEWALK BASEMENT @ ROAD LINE. SIGN LIKE WATER SITED. HC ZONING DISTRICT.

3. Describe proposed physical or operational changes to the property:
WOMENS BATHROOM IN COMMON AREA MODIFIED TO ADD PRIVATE SHOWER ROOM. LODGING IS DORMITORY STYLE, NO ON SITE COOKING, DINING OFF SITE OR DELIVERED PREPARED FOOD. 8 OVERNIGHT PARKING SPACES IN SOUTH PARKING AREA. BEDROOMS ADJACENT TO INSTRUCTION AREA. RETREATS MAY OCCURE 10 TIMES A YEAR.

SITE PLAN REVIEW STANDARDS - see §148-10-6 and PROCEDURES §148-10-8 & 9

NOTE: LODGING WOULD BE ACCESSORY USE TO THE GROUP EDUCATION (SERVICE BUSINESS)

SPECIAL PERMIT REVIEW CRITERIA

The applicant shall submit a narrative written report responding to the criteria below. (see § 148-10-5-B)

1. That the request is consistent with the purposes of the land use district in which it is located and with all applicable provisions of this chapter.
2. That the request will not adversely affect surrounding land uses by creating excessive traffic, noise, dust, odors, glare, pollution or other nuisances.
3. That the request is consistent with the Comprehensive Plan.
4. That all relevant site planning criteria in §148-10-6 are satisfied.

REV. 2.7.25

TURN OVER - for REQUIRED SUBMISSIONS

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

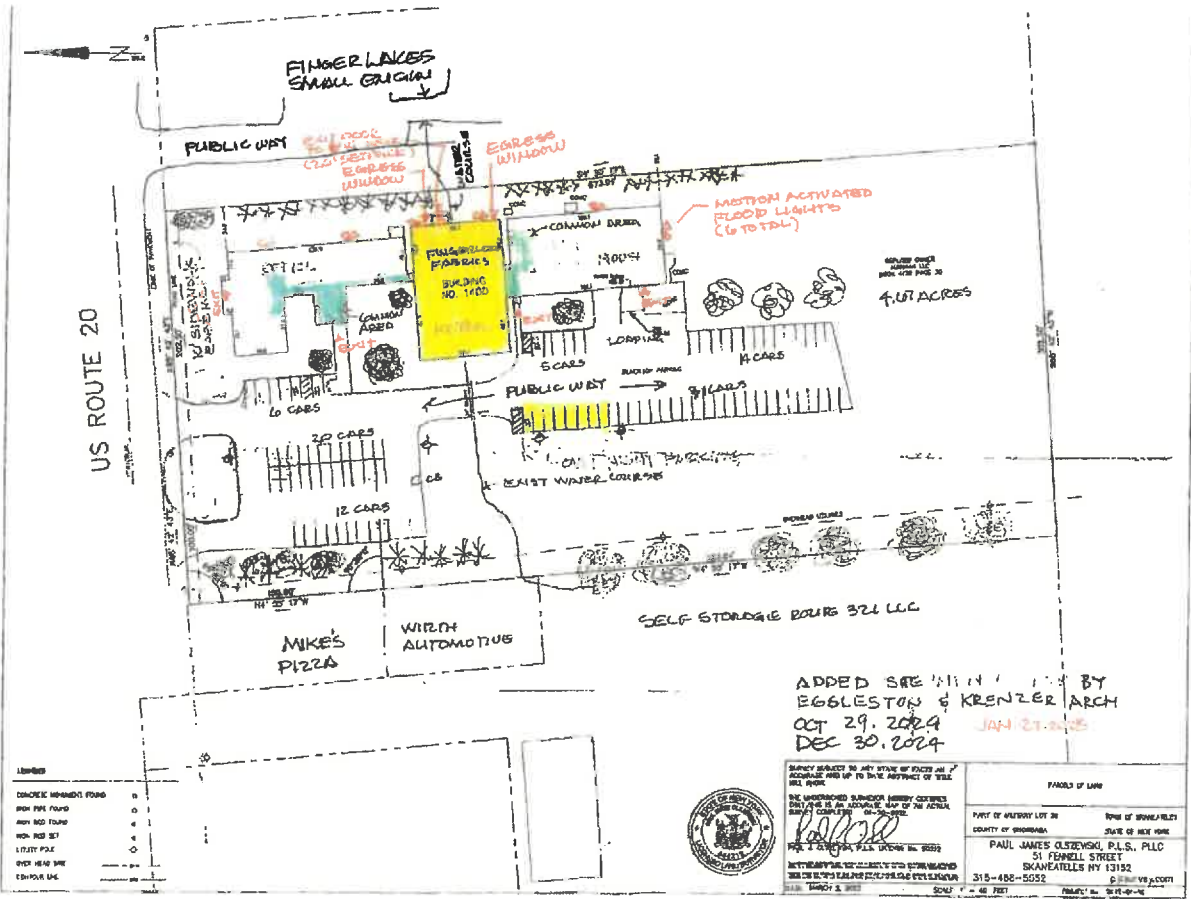
The property at 1400 East Genesee Street is 4.67 acres lot area and 302.5 ft of road frontage on East Genesee Street in the HC District and Skaneateles Lake watershed with a watercourse that bisects the property. The Town's Environmental Resource Planning Map shows a flood zone along the water course. 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.

(315) 685-8144

Member of the American Institute of Architects



US ROUTE 20

ADDED SITE PLAN BY
 EGGLESTON & KRENZER ARCH
 OCT 29, 2024
 DEC 30, 2024

Legend

CONCRETE FOUNDATION FOUND	0
IRON PIPE FOUND	0
IRON ROD FOUND	0
IRON ROD SET	0
UTILITY PIPE	0
OTHER IRON PIPE	0
CONCRETE LINC	0



BEFORE ME, the undersigned authority, on this day personally appeared Paul James Olstzewski, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 30th day of December, 2024.

Paul James Olstzewski, P.L.S., PLLC
 51 FENNEL STREET
 SKANEATELES NY 13152
 315-488-5000

PARCELS OF LAND	
PART OF HUNTERY LOT IN	TOWNSHIP OF SHARPLEY
COUNTY OF BROOME	STATE OF NEW YORK
PAUL JAMES OLSTZEWSKI, P.L.S., PLLC 51 FENNEL STREET SKANEATELES NY 13152 315-488-5000	

DWG 2024