

**Tax Map ID#042.-01-10.0**

**NOTICE OF HEARING**

**PLEASE TAKE NOTICE** that pursuant to Section 148-4, 148-5 148-6 148-7 148-8 and 148-10 of the Zoning Law of the Town of Skaneateles 2020 and Section 274-a and 274-b Town Law of the State of New York, the Planning Board of the Town of Skaneateles will hold a Public Hearing on the application of Jolene Fitch/Fingerlakes Fabrics for a Special Permit.

The application is for a change in use of a portion of the existing building for retail use(quilt and fabric store).

The property in question is located at 1400 East Genesee Street in the Town of Skaneateles, New York and bears Tax Map ID#042.-01-10.0

A copy of the application is available for inspection at the Town Hall, 24 Jordan Street, Skaneateles, New York.

**SAID HEARING** will be held on *Tuesday, November 15, 2022 at 6:30 p.m.* at the Town Offices, 24 Jordan Street, Skaneateles, New York or electronically as required by local and/or Executive Orders applicable to COVID 19. At that time all people will be heard or have an opportunity to provide written comment on this application.

Donald Kasper, Chair  
Planning Board -Town of Skaneateles  
Dated: November 2, 2022

## **INSERT: MINOR – Site Plan Review**

### **Submission Requirement 3. Narrative responses to review criteria or additional documentation**

Thank you for your service on the board. I appreciate your consideration. My husband and I live and work in this community and wish to be active participants in doing our part in making the town and village reach its goals and potential.

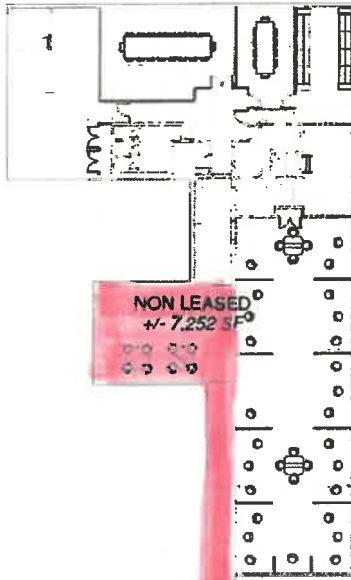
Our request to move a fabric store into 1400 East Genesee St., just outside the Village of Skaneateles appears to be consistent with the purposes of the land use district in which it is located. Further, I believe there are several reasons to believe that the request is consistent with the Town of Skaneateles Comprehensive Plan. Patchwork Plus started in the village of Skaneateles. It moved to Marcellus when it outgrew their space. All these years later, Tom and Judi West are retiring. We want to bring it back to Skaneateles because it fits with the character of a small rural but successful community. The name of the shop will be Finger Lakes Fabrics.

With the vacancy of the former Chase Design building, that part of town may continue to deteriorate. Fabric shops are typically located in rural areas and are well maintained and often a source of community activity. We feel that our presence there would encourage village gateway enhancement, Goal #4 of the comprehensive plan. Further, our shop works to teach the young and more advanced aged persons to sew. We provide space for open sewing for groups and provide year round recreation opportunities for the community. There are many people that might otherwise stay home and not move around if we didn't provide a safe place for them to come (Goal #6). Our shop in no way appears to work against the comprehensive plan or the relevant site planning criteria.

The store will occupy 6,500 +/- SF of space which includes access to the lobby and shared restrooms and kitchenette (Floor Plan attached). The planned hours of operations are 10:00 am to 4:00 pm Tuesday through Saturday. These hours will not add to the morning or evening traffic. 1400 E Genesee has ample off street parking on the side of the building to accommodate staff and customers. There will be no site improvements made and no changes or additions to exterior lighting, and no building modifications will be involved. With four employees and an average of no more than 10 customers today, parking requirement should be no more than 15 to 20 spaces maximum and the parking lot has 80 spaces. These numbers are far lower than the once large staff of Chase Design. Our clientele are typically women between 40 and 75 years of age; typically not a rowdy bunch who would cause excessive noise, dust, odors, glare, pollution or other nuisances. Quilters are a loyal group and they will travel from a distance to shop. We often recommend a trip into the village to enjoy the shops and restaurants. Last, we do sponsor charitable work such as sewing quilts for veterans and children through Make-A-Wish foundation. We want to fully embrace our responsibility to our neighbors and those in need.

Thank you.

Jolene B. Fitch



**ChaseDesign**  
 1400 Genesee Street  
 Skaneateles, NY 13152

**Total Building Square Footage**

NON-LEASED:	+/- 7,252 SF
OFFICE:	+/- 8,454 SF
CLEAN ROOM:	+/- 934 SF
MODEL LAB:	+/- 2,597 SF
STORAGE:	+/- 2,299 SF
<b>TOTAL:</b>	<b>+/- 21,536 SF</b>

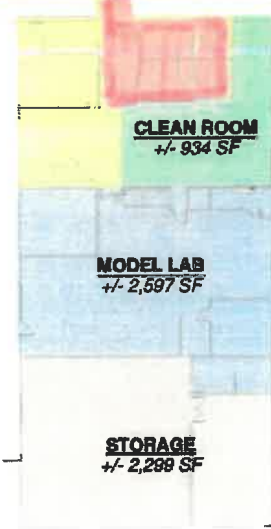
**NON LEASED**  
 +/- 7,252 SF



**OFFICE**  
 +/- 8,454 SF  
 6525 +/- SF

*Finger Lakes Fabrics*

*Common Area*



**CLEAN ROOM**  
 +/- 934 SF

**MODEL LAB**  
 +/- 2,597 SF

**STORAGE**  
 +/- 2,299 SF



