

Project Narrative

MWB Family I, LLC

Project Location: 1326 New Seneca Turnpike, Skaneateles, NY 13152

Tax Map No.: 043.-04-09.0

Town Zoning District: Rural Residential

SPACE Architectural Studio project #: 2022-27

Date: 20 May 2022

MWB Family I, LLC has recently acquired the building formally known as the LAB Building located at 1326 New Seneca Turnpike. Since 2010, this building has been occupied by Chase Design which has been an integral part of the community. Chase Design is leaving this space in June and once their lease is complete, MWB would like to fill the void they are leaving in the community by continuing to operate a professional office building at this location.

MWB Family I, LLC are proposing to create a multi-tenant facility at the location within the existing structure. In addition to finding major tenants for portions of the space, they are also looking to open a we work-like facility. This would provide business amenities such as conference rooms and offices for residents to meet and for smaller businesses in the area. The primary use of the property today is office space, which requires a special permit to operate within the Rural Residential district.

While searching for new tenants to occupy the building, it has become clear that clarification is needed as to what is allowed on the premises to allow for a successful future of the building. We are hoping to gain some insight into what potential uses could be future tenants of this space. The aim to establish the allowable uses for this property while planning for construction and prior to filling building with tenants.

The owners have been approached by several different types of uses as defined by town ordinance. These uses include healthcare facility,¹ medical office,² office,³ retail/retail business,⁴ and service business.⁵ The last time the town did an overhaul of the zoning map, this property was changed from highway commercial to rural residential. This proposal for this application is to change the zoning back from rural residential to highway commercial. This change would allow for both the occupancies that have been considered at present but foster a future of commercial tenants in this area. Unlock viability for other uses to be allowed on the premises vs need a special permit to allow for their uses

¹Healthcare facility: a hospital, nursing home, medical clinic, or office building for doctors and other medical personnel, including any residential facility in which the resident's receive medical, nursing, or other care meeting the needs of daily living because of the resident's state of health, including but not limited to assistant living congregate care and rehabilitation facilities.

²Medical office: structure occupied principle by offices of physicians, dentists, or other medical service providers

³Office: space in a building used to provide professional services or to conduct activities of a business or not for profit organization excluding retail light industry or craft workshop uses

⁴Retail/retail business: an establishment selling goods directly to customers for personal and household consumption, including but not limited to an appliance store, bakery, convenience store, delicatessen, drug store, florist, grocer, hardware store, liquor store, newsstand, shoe store, stationary store, and variety store

⁵Service business: a business or non-profit organization that provides service directly to the customers, either on or off the premises including but not limited to building, electrical, plumbing, landscape contractor, arts instruction of studio, business or educational services, catering, health club, house cleaning services, locksmith, office support services, furniture repair and restoration services, and tailoring (service business does not include retail business, restaurants, warehouses, or other uses separately listed on the use table in article 4. A service business may include the sale of accessories, supplies, and incidental items, provided if more than 20% of the floor space is used for used for such sales, it will also be considered as a retail business)

We believe there is a precedent for this request based on the special use permit acquired by Chase Design and the current use of the surrounding area. Immediately to the east is first professional office building in the Town of Skaneateles. While they are also located in the Rural Residential district, they have a special permit to operate as a professional office and a medical office.

MWB has been approached by a catering business that specializes in wedding services, a business that largely benefits the community. In addition to providing these wedding service to the community, this tenant would also like to be able to provide services to the former LAB Building as an accessory use⁶ to the structure. The Skaneateles Town code does not allow for customers to walk in off the street and utilize facility without it being classified as a retail business, a use that is not allowed in the Rural Residential district.

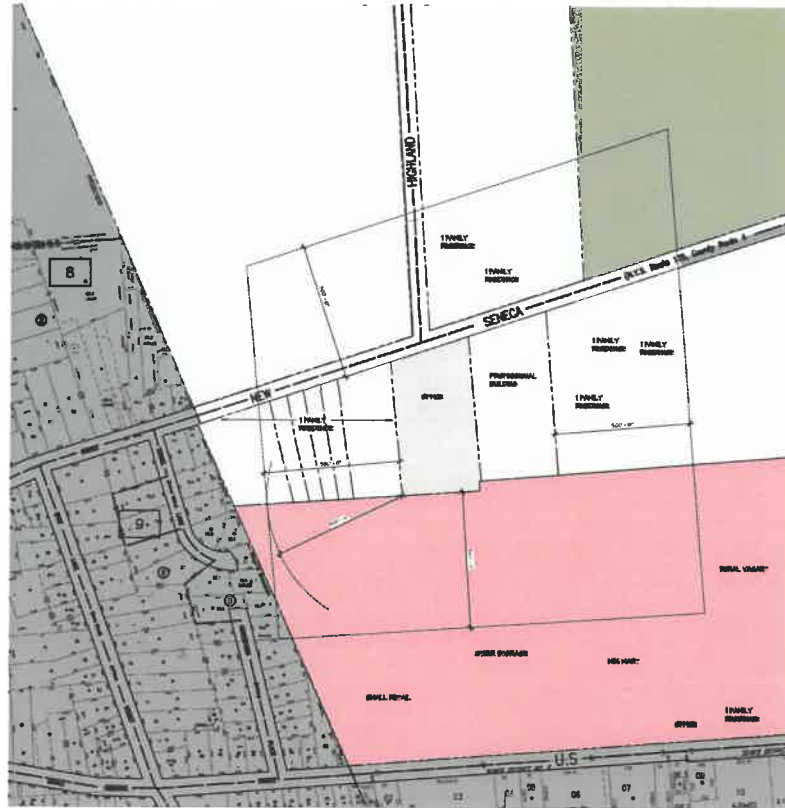
We believe the accessory use would be considered an accessory use to the office space. The proposed tenant space is approximately 1,500 SF of the total 24,389 SF building or 5.98% of the floorspace. It is not uncommon for larger office and public spaces to have an accessory use like what we are proposing here. There are several within the Town of Skaneateles that come to mind, Community Center, and Baxter for example. We because this catering company would provide both to the immediate office space and the larger Skaneateles wedding community, that we have a strong argument for this argument.

In meeting with the Karen Barkdull, P&Z Clerk and Bob Herrman, Codes Enforcement Officer, we were made aware of a potential planned update to the zoning law and provided with a draft for our review. The proposed Section 148-7-4 PDD language would be another way for us to proceed forward to achieve a similar benefit for our client. It is our understanding that this law has yet to be adopted, however our applicant would be amenable to pursuing this improvement under those guidelines should they be adopted.

Our proposal is solely for a change of use and not to make any changes to the exterior of this existing facility, which we view as a vital, economic resource to the village and town business community. By allowing the zoning district to change from rural residential to highway commercial, it would allow for the potential future tenants of this building to have a greater variety of uses while having little or no impact to the surrounding community as there will be not change to the traffic utilization of the property.

⁶Accessory use: a use which is customarily incidental to and subordinate to the principal use of a lot or structure, located on the same lot as the principal use or structure.

Definitions from the New York State Building Code 508.3.1 Accessory Occupancies: accessory occupancies are those occupancies subsidiary to the main occupancy of the building or portion thereof. Aggregate accessory occupancies shall not occupy more than 10% of the area of the story in which they are located and shall not exceed the tabular values in Table 503, without height and area increases in accordance with Sections 504 and 506 for such accessory occupancies



1 Site Plan
 2/15/2022



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LAB BUILDING RENOVATION
 for
MMB FAMILY 1, LLC
 1525 NEW SENeca TURNPIKE
 SKANEATELES, NY 13152

Revision	Date	By	Check

5-20-2022

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Project No.	2022-01	Drawn By	PKL
Date	05/15/22	Checked By	PKL
Scale	As Indicated		

PROPOSED ZONE CHANGE

A-1

