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

July 8, 2024

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

Re: John Menapace - Major Special Permit Amendment
4022 Mill Road Tax ID# 027.-01-47.1

NARRATIVE

The existing property has 3.86 acres lot size with 744 ft of road frontage. It is in the RR zoning district outside the Lake Watershed. The 24,880 SF mixed use building has a 2,380 SF Brewery and a 3,540 SF Distillery on the main floor for public access, sales and tastings. A lower level has 4,680 SF work area for the Distillery. The balance of the building is warehouse and storage used by the owner, John Menapace. A 3,100 SF storage building is also on the property along with building remains of the original factory. The Skaneateles Creek runs under the building remains and the Charlie Major Nature Trail runs along the east property line. 60 parking spaces are available on the south side of the building for the general public and 12 parking spaces are available on the north side of the building for employees and vendors adjacent to a loading dock. A Beer Garten is just outside the main south entrance with optional areas for Food Truck vendors to set up. The property is served by Town water and has an on-site septic.

The Brewery and Distillery each have 3 employees and offer tastings and special events for up to 99 people Wednesday to Sunday, as early as noon and as late as 8:00 pm. Parking requirements are 33 cars for guests and 6 parking spaces for employees with additional parking for any vendors or guest entertainment. Occasional special outdoor/indoor events have used all 60 general public parking spaces in the past and on-street parking is available on the east side of Mill Road.

This application is to transform 9,500 SF of the main building into private Event spaces for private parties such as wedding receptions, family gathering, corporate parties and gatherings. Event Area 'A' is 4,900 SF and Event Area 'B' is 2,895 SF. Additional space will be used for toilet areas, storage and a catering set up/prep area. The main entrance is on the east side of the building to a common lobby that leads to the two event areas.

Only one Event Area will be booked at a time. Most events will be on weekends with set up as early as noon and concluding by 9:00 pm Sunday – Thursday and 10:00 pm Friday and Saturday. All music will be inside the building and will end 30 minutes before the event ends. Special Events will not be held at the Brewery or Distillery during a private event. The on-site public parking of 60 spaces can accommodate a total 180 people between the three uses. In addition, 12 spaces are available for the employees and vendors for the three uses. The owner has control over the scheduling of the special public events and private events to eliminate overlap.

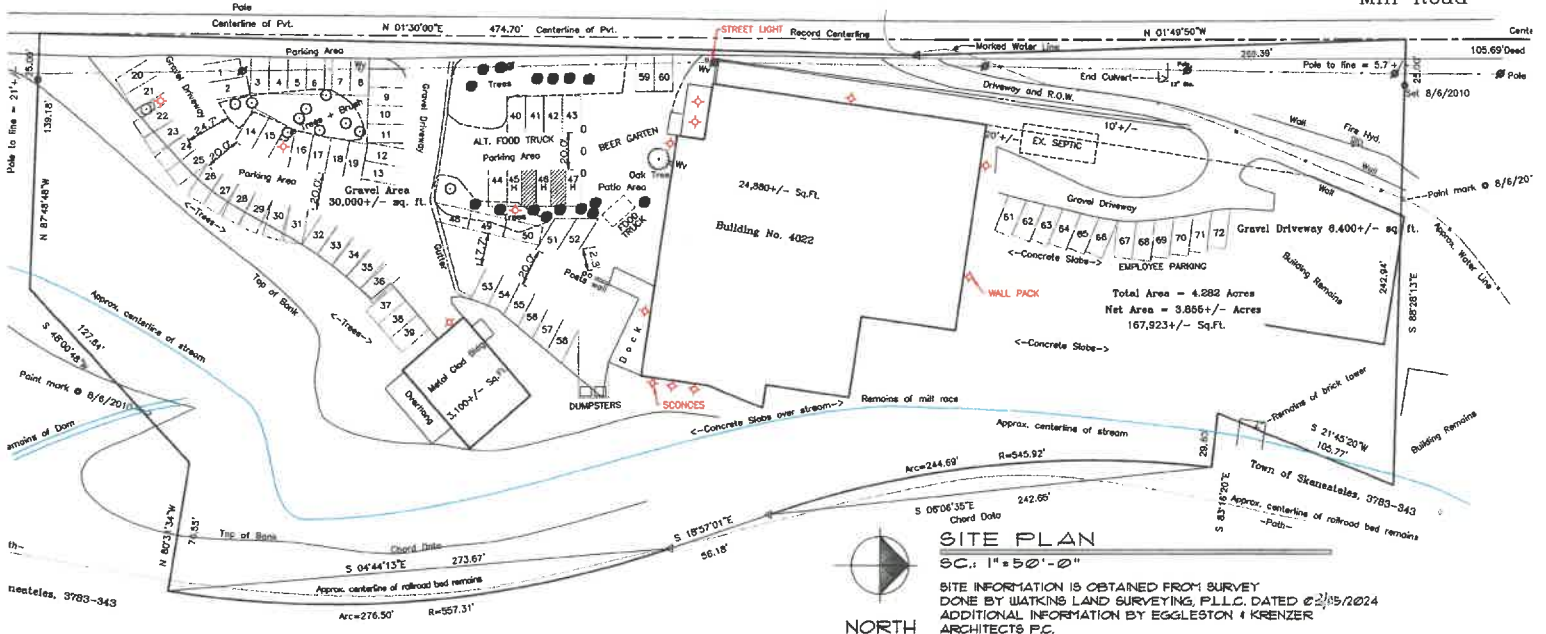
Most of the site lighting is existing including ceiling lights at the main entrance on the south side, gooseneck warehouse lights on the south side, and accessory building, and solar lights mounted in trees around the parking area. Dark sky compliant wall packs will be added on the west and north side of the building. Dark Sky compliant wall sconces will be added on the east side Event entrance. This application involves no exterior disturbance of ground or change in coverage.

(315) 685-8144

Member of the American Institute of Architects

property lines shown hereon are based on the deed from Karl Miller to the Town of Skaneateles, Book 5783 of deeds, Page 343.

Mill Road



SITE PLAN

SC: 1" = 50'-0"

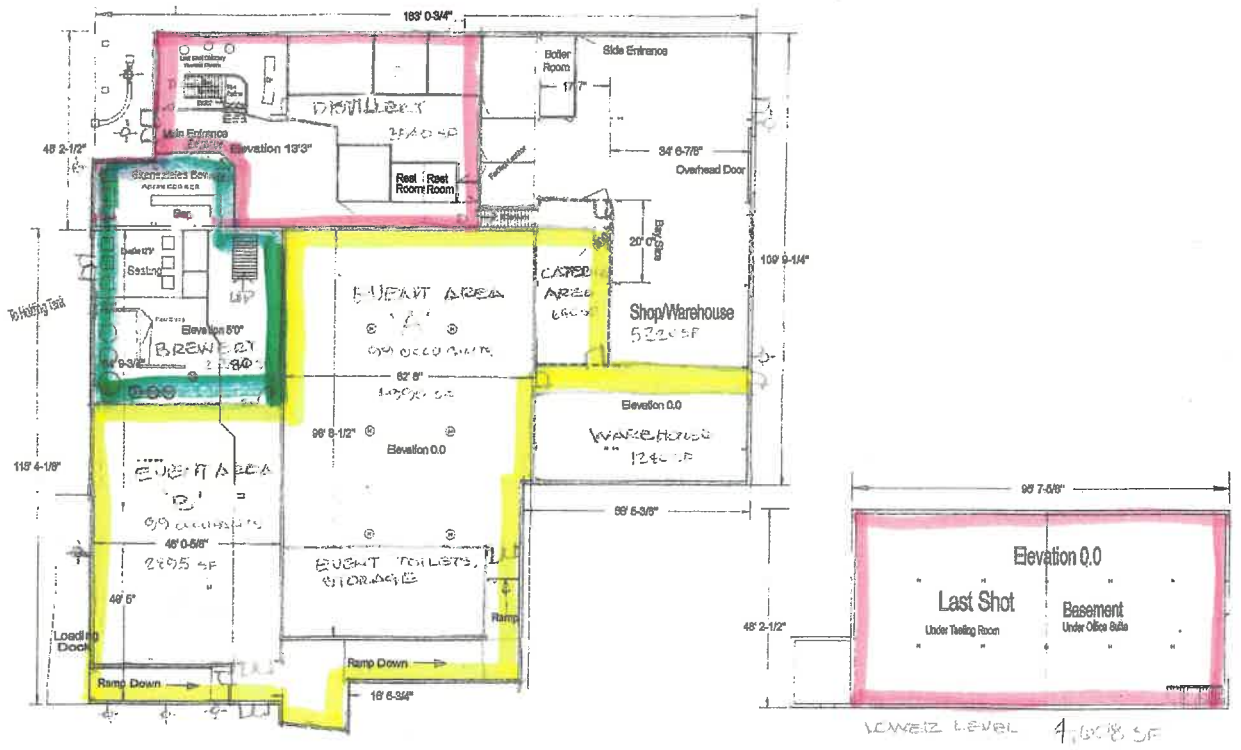
SITE INFORMATION IS OBTAINED FROM SURVEY DONE BY WATKINS LAND SURVEYING, P.L.L.C. DATED 02/05/2024
ADDITIONAL INFORMATION BY EGGLESTON & KRENZER ARCHITECTS P.C.

Handwritten signature in red ink.

architect
EGGLESTON & KRENZER, ARCHITECTS PC
1391 EAST GENESEE STREET
SKANEATELES, NY 13152
(315) 685-8144

SITE PLAN
JOHN MENAPACE
4022 MILL RD.
TN. OF SKANEATELES, NY

PROJ: 24099
DATE:
8 JUL 2024
1 OF 2



MAIN LEVEL 29,920 SF

architect
 EGGLESTON & KRENZER, ARCHITECTS PC
 1391 EAST GENESEE STREET
 SKANEATELES, NY 13152
 (315) 685-8144

SITE PLAN
 JOHN MENAPACE
 4022 MILL RD.
 TN. OF SKANEATELES, NY

PROJ: 24099
 DATE:
 8 JUL 2024
2 OF 2