

## PROJECT NARRATIVE:

The project consists of renovating an antique barn to create a multi-functional gathering area: additional tasting room for our estate winery, event gathering for our wine club lecture events, covered location of a "farm to table" catered dining events, private and commercial events. The property on which the barn resides (Tax Map # 055.-03-13.1) will be merged with the property which holds Anyela's Vineyards (Tax Map # 055.-03-13.2). The barn is uniquely positioned adjacent to a block of our vineyards which provides an immediate connection to agriculture and holds historic value in the local community: representing the presence and sustainability of agricultural history. The barn requires some infrastructural enhancement in the basement area to provide a sound and safe foundation to support about 150 occupants ( $36 \times 78' = 2,808 \text{ sq ft}$ , @ 15 sq ft/person). In addition, the main floor will require some board replacement and refurbishment. A smooth transition access ramp area will be developed for disabled guests and a 44'x 20' deck on the east side will provide an outside area to enjoy the vineyards. The barn possesses an intimate proximity to our current facility and customer flow. The barn will serve to tie the old and new elements of agriculture. Portable toilets and/or a restroom toilet trailer (depending on the event) will be provided at this time.

The barn will be used seasonally (May-October) and therefore will not require winterization. Currently the barn is used for storage. During the off season (November-April) the barn will continue as a storage area for agriculture equipment.

It is expected the barn usage (May- October) will be similar to that of Anyela's , whereby:

- Special and overflow wine tastings will be performed as needed: 12-5 pm, possibly 2-3 times/week
- Wine club gatherings, special event gatherings (private and commercial): Variable hours but not later than 10pm, possibly 2-3 times/week
- Catered "farm to table" wine pairing events, variable hours but not later than 10 pm, possibly 1-2/month

There will be no additional parking required for this barn beyond that which already exists for Anyela's. Handicapped people can be driven to the barn from Anyela's main entrance, dropped off and the car returned to existing parking lots.

James E. Nocek

7/26/2023

REVISIONS/UPDATES		
KEY	DATE	DESCRIPTION
A		NOT USED
B	1/20/2009	RELOCATED GRAVEL DRIVE & PARKING
C	1/20/2009	RECONFIGURED PARKING AREA
D	7/19/2011	CRUSH PAULICH - 30'x50' DECK - 30'x30' PERFORMANCE AREA - LAWN SEATING AREA - TEMPORARY GRASS ACCESS DRIVE TO TEMPORARY GRASS PARKING
E	2/10/2012	REVISED CRUSH PAULICH - REVISED PATIO w/ ARBOR - ADDED PERGOLA & CONC. PAD
F	4/08/2021	ADDED THREE SEASONS ARBORW. & ADDITIONAL PERGOLA
G	7/26/2023	ADDED EX. BANK BARN - ADDED EX. FARMHOUSE/AGRICULTURAL



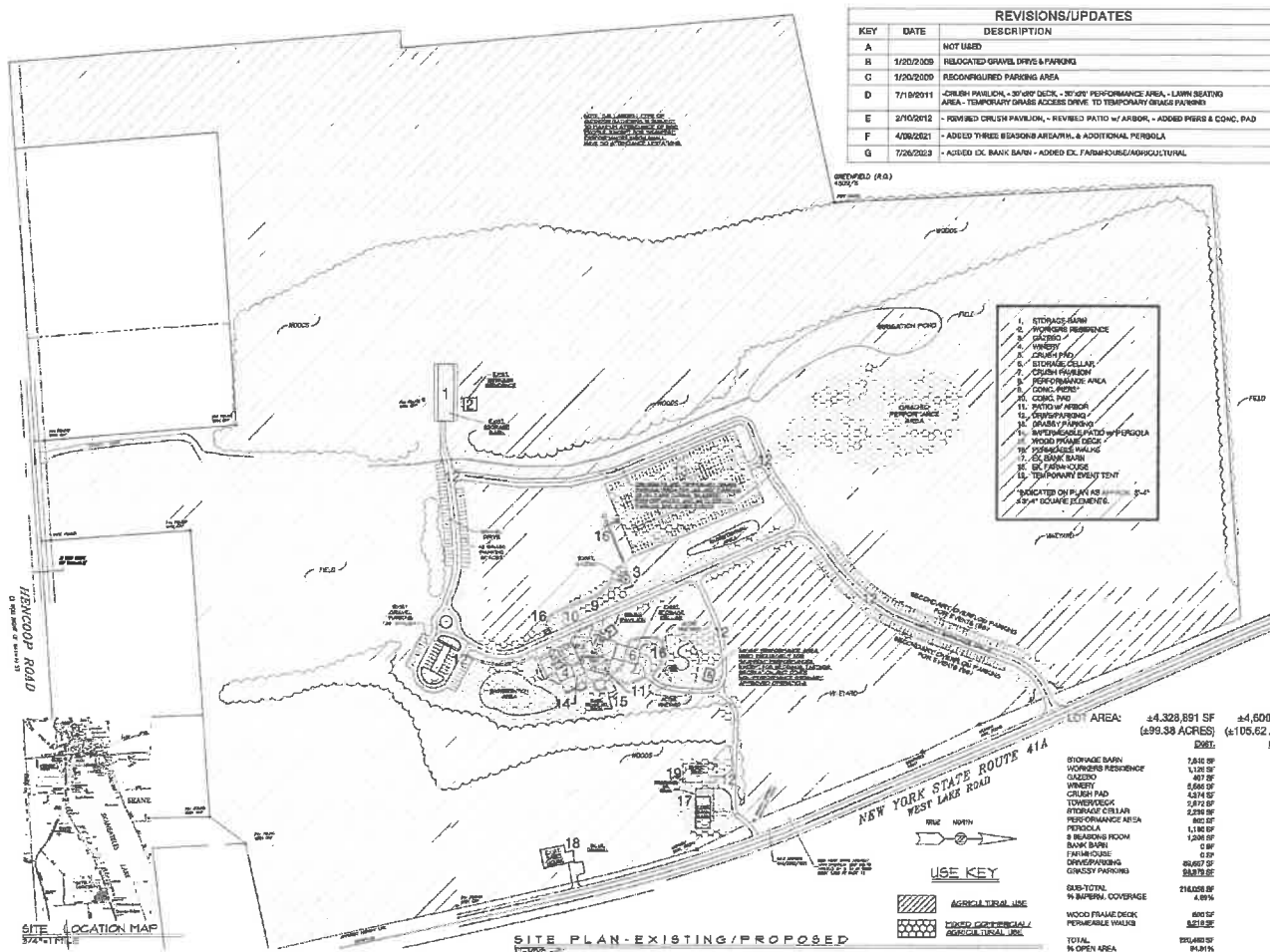
DATE	BY	DESCRIPTION
1/20/09	Donahoe Group	Initial Design
7/19/11	Donahoe Group	Revised Design
2/10/12	Donahoe Group	Revised Design
4/08/21	Donahoe Group	Revised Design
7/26/23	Donahoe Group	Revised Design

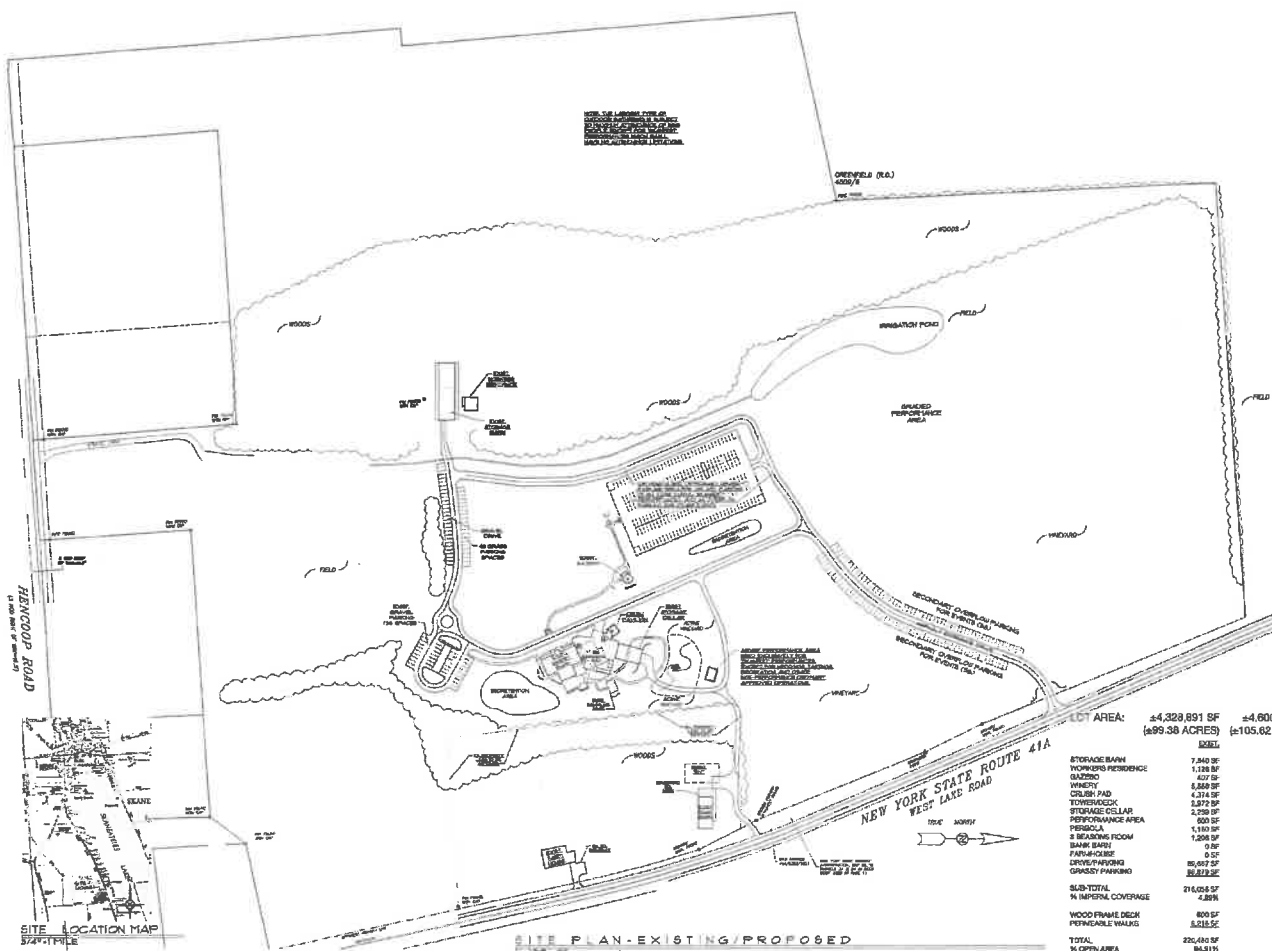
**SITE PLAN EX. BANK BARN FOR ANYELA'S VINEYARD**  
2433 W. LAKE ROAD  
TOWN OF SKANEATELES, NY 13152

**SITE PLAN EXISTING/PROPOSED CONDITIONS**

DATE	BY	DESCRIPTION
1/20/09	Donahoe Group	Initial Design
7/19/11	Donahoe Group	Revised Design
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**SP-1**





**DONATOS GROUP**  
 2453 W. LAKE ROAD  
 TOWN OF SKANEATELES, NY 13152

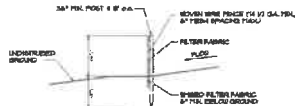
**SITE PLAN EX. BANK BARN FOR:  
 ANYELA'S VINEYARD**  
 2453 W. LAKE ROAD  
 TOWN OF SKANEATELES, NY 13152

**SITE PLAN  
 EXISTING/PROG.  
 CONDITIONS**

NO.	DESCRIPTION	DATE	BY
1	EXISTING	7/20/2023	73043
2	PROPOSED	7/20/2023	73043

**S-1**

EXISTING	PROPOSED
LOT AREA: 44,328,891 SF (101.38 ACRES)	44,600,742 SF (101.62 ACRES)
STORAGE BARN	7,840 SF
HOMERES RESIDENCE	1,128 SF
GAZBO	427 SF
VINEYARD	8,568 SF
CLUB PAD	4,314 SF
TENNIS COURT	2,272 SF
STORAGE CELLAR	2,758 SF
PERFORMANCE AREA	800 SF
PERGOLA	1,100 SF
2 SEASONS ROOM	1,208 SF
BANK BARN	2,208 SF
PARTHOUSE	0 SF
GRASSY PARKING	82,432 SF
GRASSY PARKING	80,878 SF
SUB-TOTAL	215,028 SF
N. INTERNAL COVERAGE	4.20%
WOOD FRAME DECK	800 SF
PERMEABLE WALKS	5,218 SF
TOTAL	220,480 SF
% OPEN AREA	84.51%



**NOTES:**

SEVEN WIRE FENCE (14 1/2 GAL. TYP. 36\"/>

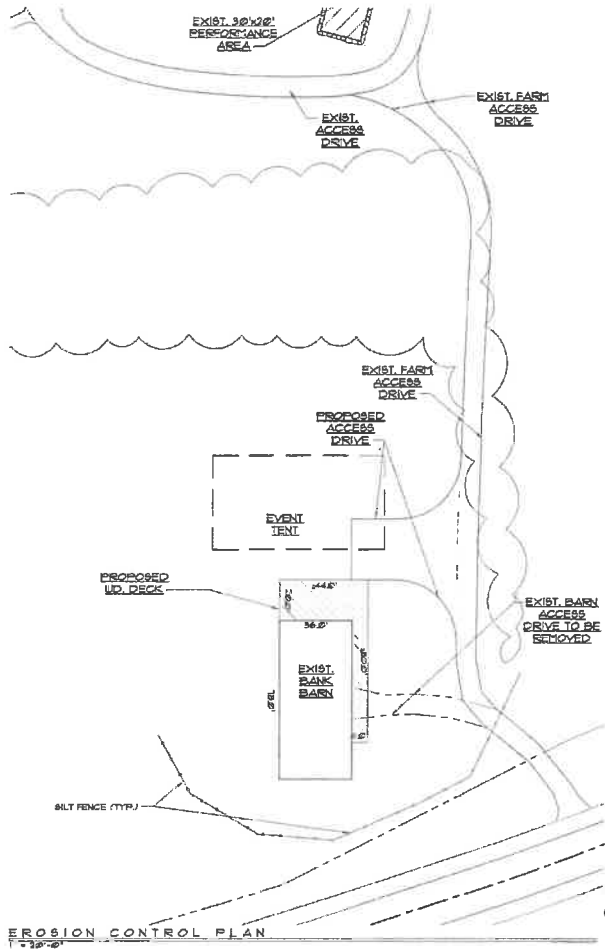
INSTALL FENCE TO BE MAINTAINED REGULARLY TO FENCE PORTS WITH WIRE TIES OR STAPLES. FENCE SHALL BE STUCK STRAIGHT TO TOP OF TYPICAL GRADE.

FILTER CLOSURE TO BE MAINTAINED REGULARLY TO LOCK WIRE TIES WITH TIES SPACED EVERY 30\"/>

SEAL TWO SECTIONS OF FILTER CLOSURE ON EACH OTHER THEY SHALL BE OVERLAPPED BY 6\"/>

INSTALLATION SHALL BE PERFORMED AS NOTED AND MATERIAL PROVIDED WITHIN 14\"/>

**SILT FENCE DETAIL**



**EROSION CONTROL PLAN**



**SITE PLAN EX. BANK BARN FOR: ANYELA'S VINEYARD**  
 2433 W. LAKE ROAD  
 TOWN OF SHANATELES, NY 13152

**DATE:** 1/15/2023  
**BY:** 7280/0223  
**PROJECT:** 23043

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BY	7280/0223
PROJECT	23043