

PROJECT NARRATIVE: Anyela's Vineyard's and 2413 West Lake Rd (Revised 3/8/2024)

Background: In April 2023, the 6 acres lot, with house and barn, namely 2413 West Lake Rd. came for sale and Anyela's Vineyards purchased it. The barn is in slight disrepair, however, has considerable charm and historic value. The eventual goal was to reestablish the farmstead to its original state (house, barn, and farmland). An application and narrative (below) were submitted and reviewed by the Planning board at a meeting of 8/15/23 and a public hearing was held on 9/19/23. After review and hearing with no response from the public, the amendment application and merger (tax map .055-03-13.1 and -13.2) request was approved with resolutions.

Narrative of 7/26/23: *"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 x 78' = 2,808 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."

At the time the original application was filed, and narrative were prepared (7/26/2023) very little planning was introduced into the project and its potential. In addition, a time dependent grant submission was pending. The grant was sponsored by the NYS Craft Beverage Grant Program, which unfortunately was not awarded. Since that time, much consideration has been given to the functionality of the area and its proximity to Anyela's Vineyards, thus the reason for this revised narrative and amended submission.

MAJOR ADDITIONS ASSOCIATED WITH THIS CURRENT AMENDED APPLICATION:

- Covered patio, Covered Service Patio and Pergola Area attached to barn.
- Farm Road connecting North and South vineyards with Overflow Parking off the road.
- Access Road from main winery driveway to barn.
- Handicap Drop Off and Parking area near barn.

Illustrations:

C1.0 Site Plan (Full, w/ Use Designations)

C1.1 Site Plan (Enlarged Area of Interest)

A1.1 Barn, Main Floor

A1.3 Barn, Roof Plan

A2.0 Barn, North and West Elevations

A2.1 Barn, East and South Elevations

A9.0 Barn Axons

This Amended project has two parts:

1. BARN RENOVATION AND IMPROVEMENT

2. LANDSCAPE INTEGRATION

1. BARN RENOVATION AND IMPROVEMENT (C1.1, A1.1, A1.3, A2.0, A2.1, A9.0)

- includes structural reinforcement (barn support post replacement), floor replacement, new sliding barn doors, covered patio, covered service area, pergola, and barn insulation (See C1.0, A1.1, A1.3, A2.0, A2.1).
 - The originally approved project included an approximately 1000 sq ft open deck off the west and north end of the barn. The present amendment will seek expansion into a 36' x 32' "*covered patio*" (labeled in C1.1) directly off the west end of the barn (C1.1, A1.1). Attached to the south side of the "*covered patio*" will be a 36' x 41' "*covered service patio*" that will house a catering trailer and portable restroom (labeled in C1.1). Both of these covered areas will provide protection from inclement weather. On the north side of the "*covered patio*" area will be a 36' x 20' "*pergola area*" (labeled in C1.1).
 - The capacity for the main barn will be 99 visitors and for the "Covered Patio" 70 visitors.

- **Motif:** All additional construction will possess architectural design and use materials that will mimic the “vision” of the original historic barn (A9.0).
- **Uses:** this facility uses will include all activities Anyela’s Vineyards has and is currently conducting and will facilitate:
 - Special and overflow wine tastings to be performed as needed (daily, ranging from 2-50 people).
 - All food preparation will be conducted by a caterer with the catering trailer located under the “covered service patio” (C1.1, A1.1).
 - Special event gatherings including:
 - Private and commercial wine tastings: will occur at variable days and hours, as they present themselves (estimate 2-3 times/week) and will not be held later than 10pm.
 - Catered “farm to table” wine pairing events: will occur at variable days and hours, as they present themselves (estimate 2-3 times/week) and will not be held later than 10pm.
 - Rehearsals, ceremonies, and weddings reception gatherings will occur at variable days and hours, as they present themselves (estimate 2-3 times/week) and will not be held later than 10pm.
 - A specific event may or may not be accompanied by music. If music is used for an event, amplification will be in stride with programs conducted at Anyela’s for the past 15 years resulting in no adverse noise concerns in the neighborhood. No music will be held later than 10 pm.
 - No plans are currently being made for the farmhouse.

Specific Renovation Considerations:

- **Barn insulation:** The barn will be insulated to allow for more effective climate and sound control and will allow events to occur year-round if needed in conjunction with what is currently occurring at Anyela’s. Sound from amplified music will be managed by use of acoustic insulation within the building and music will be directed westerly, away from surrounding neighbors, like that of the Robinson Pavilion (operated by the Skaneateles Festival) currently on site.
- **Catering and restroom trailers:** will be parked parallel to each other and will enter the “service patio” from the west end via a grass path, as needed (See C1.1, A1.1, A9.0). The restroom will have its own contained septic system and will be serviced as needed by L.A. Mathieson. The customer entrance into the restroom trailer will be away from public view, facing south. The catering trailer is also self-contained and will come and go as needed. The service side of the catering trailer will be camouflaged by a partial wall

with sliding doors. The east end wall of the “*service patio*” will contain a trellis with grape vines grown to camouflage the back of both trailers.

- **Utilities:** The source of potable water for use in both trailers will originate from the preexisting well water system on this property and water quality will be under the guidance of the Onondaga Health Department. A 200-amp electrical service will be installed to accommodate electrical needs. The service will be run off a utility pole on the east end of the barn (C1.1).
- **Roof Run Off:** The original barn roof does not have a rainwater gutter system. The added roof on the north side will have a gutter system and will be channeled underground to a rain garden system (C1.1). Rainwater from the South elevation roof will sheet-flow into grass areas which will act as a level spreader.
- **Operating Strategy:** Anyela’s has a successful operating strategy for the types of events that will be hosted in this facility, as they have been and are hosted at Anyela’s. Strategies include adequate parking and traffic management with signs and personal, signs advertising designations and handicap parking, foot path demarcation (day and night), and visitor handicap transport on site if requested
- **Visitor flow:** ingress/egress barn: Visitors will proceed from the parking area via walking paths or the “access road”. Entry will be either through the barn doors on the north side of the barn, or the west end of the patio. Circulation to the restroom area will be under cover. Exiting the barn will be through the same doors.

2. LANDSCAPE INTEGRATION OF THE SIX ACRES INTO FLOW OF ANYELA’S VINEYARDS (SITE PLAN AND LANDSCAPE RENDERING, C1.0, C1.1).

- **Property Merger:** The property on which the barn resides (Tax Map # 055.-03-13.1) has merged with the property which holds Anyela’s Vineyards (Tax Map # 055.-03-13.2). The application was received November 2, 2023, and the “Tax Status Date” was March 1, 2024
- The objective of the landscape program is to create and manage the landscape such that it has functionality yet maintains its natural appearance and supports the agricultural element of Anyela’s and accentuates the view shed of the vineyard and lake, while providing connectivity and accessibility between locations.
- Elements of the landscape integration are shown in the attached site plan (C1.1).
- The site plan (C1.0) illustrates how the barn fits into the proximity of the entire property. The barn is uniquely positioned adjacent to a block of established vineyards which provides an immediate connection to agriculture and holds historic value in the local community.

- The primary separation between the historic barn and Anyela's existing buildings consists of an "open field" area (~70' x 600', C1.1). Additionally, as we progress east, indigenous trees in various stages of health (mainly walnut and ash) and heavily thicketed areas exist. Healthy trees have been tagged and remain, while dead, ill and undesirable foliage will be removed. "Minimum mow" grass will be planted to create a glade appearance. The northeast end of the barn area has undesirable foliage which poses a traffic visibility threat. This will be removed and replaced with low level shrubs which will not obstruct traffic visibility.
- A 50' x 100' area west of the renovated barn will be maintained in grass in case a tented area is required.

Farm road and overflow parking: (C1.0)

- The "open field" bordering the west end of the property will have a farm road (C1.1) incorporated, which logistically connects our North and South vineyards for farm traffic and will also connect into the regular tasting room parking lot. This farm road will be used regularly and as needed for agricultural activities.
- During events, overflow parking will exist on each side of the farm road. There will be room for approximately 100 spaces. The entire field will be framed by two rows of grapes on each side (C1.1).
- Access walking paths will be incorporated to allow pedestrian circulation among facilities. All car traffic will enter from the main winery entrance (C1.0). Traffic will enter the farm road overflow parking from the north and traffic will exit to the south and proceed through the regular tasting room parking lot and continue north out the main road (C1.0) to exit.
- Lighting for access roads and walking paths (C1.1) will be lit with fixtures that coincide with the current lighting program at Anyela's (Path lights every 30' and Post lamps every 50').

Access Road from main winery driveway to barn:

- The "access road" (C1.1) will be an extension from a road heading east off the main winery road along the south side of a vineyard. The "access road" will continue east to the barn area. The road will be a gravel road and will accommodate 2-way traffic.

Handicap Drop Off and Parking area near barn.

- The access road will continue to the barn where it will turn into circular drop-off area for handicap, and accessibility to a five-car handicap parking area, which will be grass

surfaced (C1.1). The short entrance drive from the barn to 41A will be designated "Emergency Use Only", with a gate to block access from "normal" visitor traffic.

Water Runoff Plan:

- Water Runoff plan associated with impermeable space is shown on C1.1.
- The slope on the property is a consistent 3.00%: southwest to northeast (C1.1).
- Starting from the West: A grass swale approximately 700' long will run south to north along the east side of the newly planted grapes paralleling the farm road. At the northern end of the swale, water will empty into a "rain garden" where the filtered water will empty underground into existing vineyard drainage. Another grass swale will run parallel and south of the "2-way access road", where it will empty into a second "rain garden" located on the north side of the original barn. Filtered water will empty underground into existing vineyard drainage. This is the same "rain garden" that will receive water from the north roof runoff.
- All calculations for "impermeable" space are shown on C1.0 and C1.1.

General Landscape Features:

- The main tie-in element to connect the properties will be a walking path from the main tasting room to the center of the property (between the house and barn). The path will spill north for path access to the barn. Trees that were diseased and thicket brush will be removed and select native trees will be kept providing dimension and necessary shade to the landscape. A "minimal mow" grass will be planted providing a glade appearance.
- House: No plans have been developed thus far.

Farm Winery License: We have submitted an addendum to our Farm Winery liquor license (SLA,) to incorporate this property into the existing liquor license held by Anyela's Vineyards.

James E. Nocek, 3/15/2024

2433 W Lake Rd, Skaneateles, NY 13152

HKK PROJECT #24004

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Figure 1 is a flowchart illustrating the data flow and processing steps. The flow starts with 'DATA LOCATION' (triangle) leading to 'READ TIME' (circle), which then leads to 'WRITE TIME' (diamond). From 'WRITE TIME', the flow goes to 'DATA LOCATION' again, then to 'WRITE TIME' again, and finally to 'WRITE TIME' again. The flowchart includes various symbols: triangles for data locations, circles for read/write times, and diamonds for processing steps. A legend at the bottom defines the symbols: a triangle for 'DATA LOCATION', a circle for 'READ TIME', a diamond for 'WRITE TIME', and a circle with a dot for 'WRITE TIME'.

GENERAL	
73.1	TITLE SHEET & DRAWING INDEX (SYMBOLS & ABBREVIATIONS)
ARCHITECTURE	
G1.0	Site Plan <input type="checkbox"/> of Use <input type="checkbox"/>
C1.1	Site Plan (Enlarged Area of Interest)
LANDSCAPE ARCHITECTURE	
A1.1	Plant: Major Plant
A1.5	Plant: Root Plant
A2.0	Plant: North and Plant Situations
A2.5	Plant: East and South Situations
A4.0	PROPOSED PLANTING

THE UNDERWRITING ARCHITECT CERTIFIES THAT TO THE BEST OF HIS KNOWLEDGE INFORMATION AND BELIEF THE PLANS AND SPECIFICATIONS ARE IN ACCORDANCE WITH APPLICABLE REQUIREMENTS OF THE INTERNATIONAL BUILDING CODE AS ADOPTED BY NEW YORK STATE AND THE

ISSUE DATE	XX/XX/XX
BID SET No	

SITE REVIEW

ALL INFORMATION CONTAINED HEREIN IS UNCLASSIFIED
DATE 08-11-2010 BY 60322 UCBAW/BJS

PROJECT NO. 1000	JOB NO. 3001
	DATE Issue Date
	Drawn by: K. M. R.
	CHECKED BY: T. M. R.
	SCALE

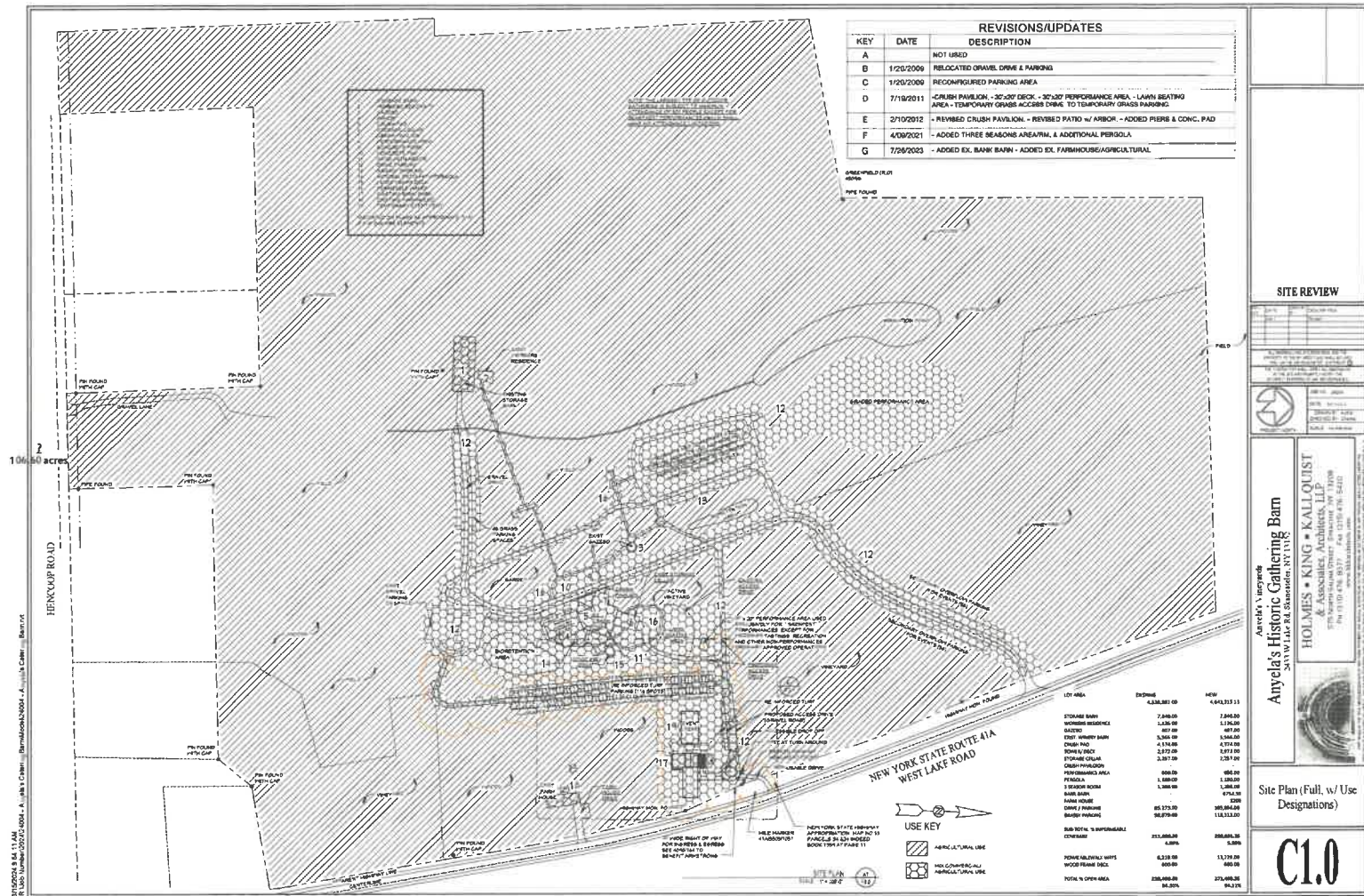
Gathering Barn
Architects, NY 11118

■ **KING • KALLQUIST**
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NEW YORK, NY 10038
76-8371 FAX (315) 478-5420
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Anyela's Historic
Anyela's Vintage
2411 W. 1st Ave. Rd. Ste. 504
HOLMES & ASSOC.
5716 Northway
Ph. 431.954.4141

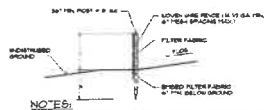
TITLE SHEET &
DRAWING INDEX
(SYMBOLS &
ABBREVIATIONS)

T1.1





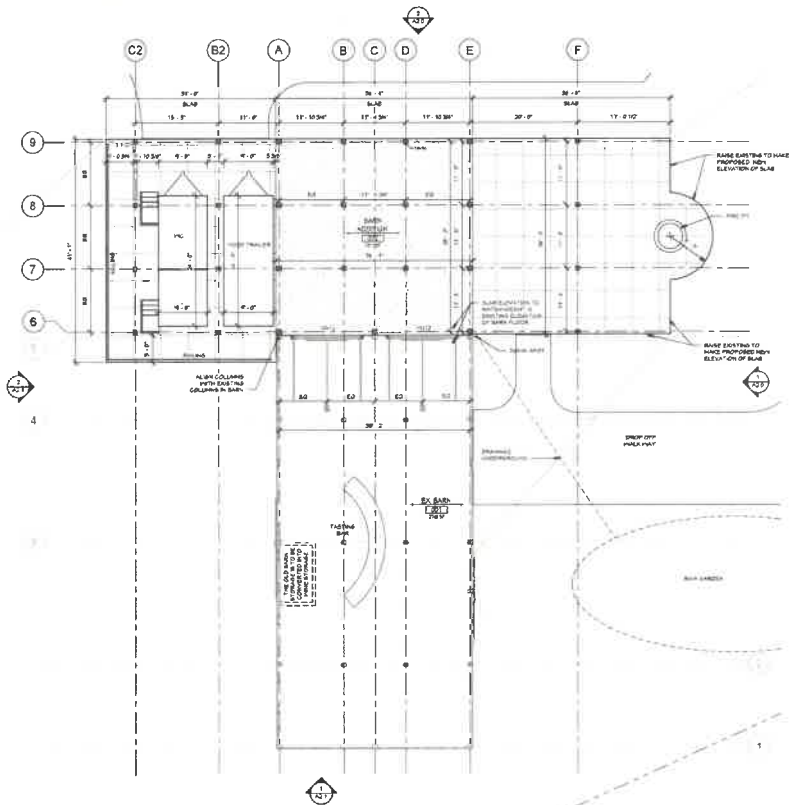
EXISTING BARN
SCALE 1/8" = 1'-0"



NOTES:

1. ALL WOOD FENCE TO BE CONSTRUCTED ACCORDING TO FENCE POSTS AT LINE. FENCE SHALL BE 10'-0" HIGH. FENCE SHALL BE 10'-0" HIGH. FENCE SHALL BE 10'-0" HIGH.
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1/2" FENCE DETAIL
SCALE 1/2" = 1'-0"



SITE REVIEW

DATE	10/1/2014
PROJECT	Anyela's Historic Gathering Barn
CLIENT	Anyela's Historic Gathering Barn
ARCHITECT	HOLMES & KING - KALLQUIST & ASSOCIATES, LLP
ENGINEER	ANYELA'S HISTORIC GATHERING BARN
SCALE	1/8" = 1'-0"

Anyela's Historic Gathering Barn
1000 W. 10th St. Manhattan, NY 10011

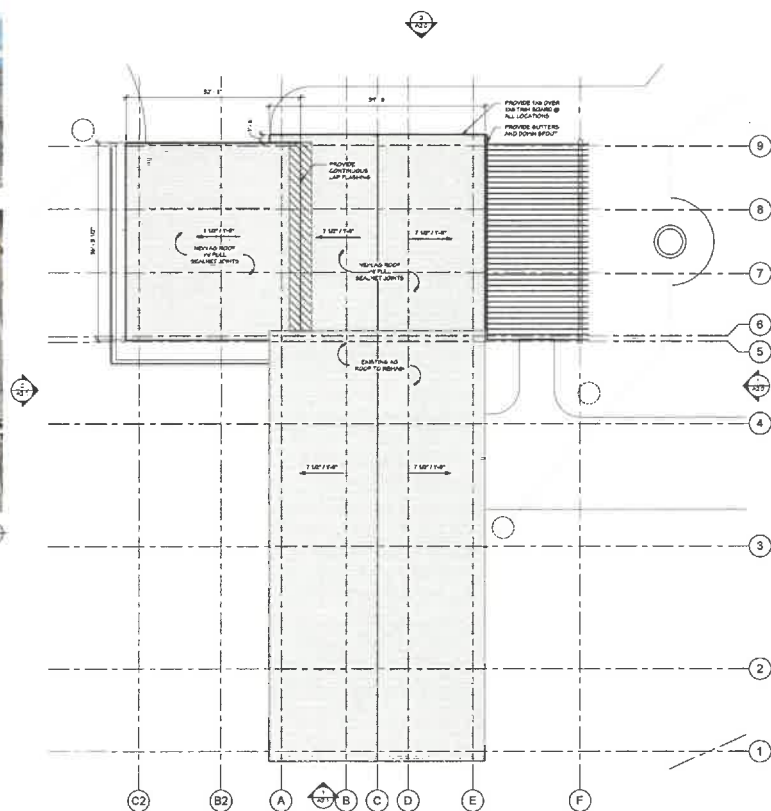
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Barn, Main Floor

A1.1



ENDING BATH 11:14



SITE REVIEW

DATE	25.11.2017
TIME	
NAME	
ADDRESS	
PHONE	
EMAIL	
REMARKS	

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DESIGNATION: [Signature]

ADDRESS: [Signature]

PHONE: [Signature]

EMAIL: [Signature]

REMARKS: [Signature]

Annexa's Vineyard
Historic Gathering Barn
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Anvela's Historic Gathering Barn

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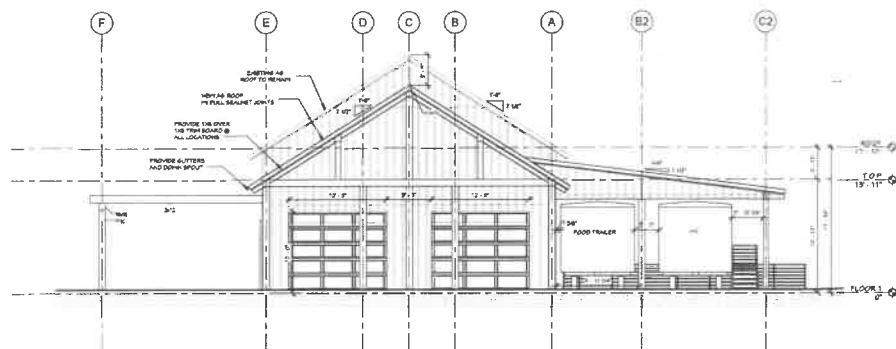
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Barn, Roof Plan

A1.3



PROPOSED - NORTH ELEVATION



PROPOSED REGULATION

SITE REVIEW

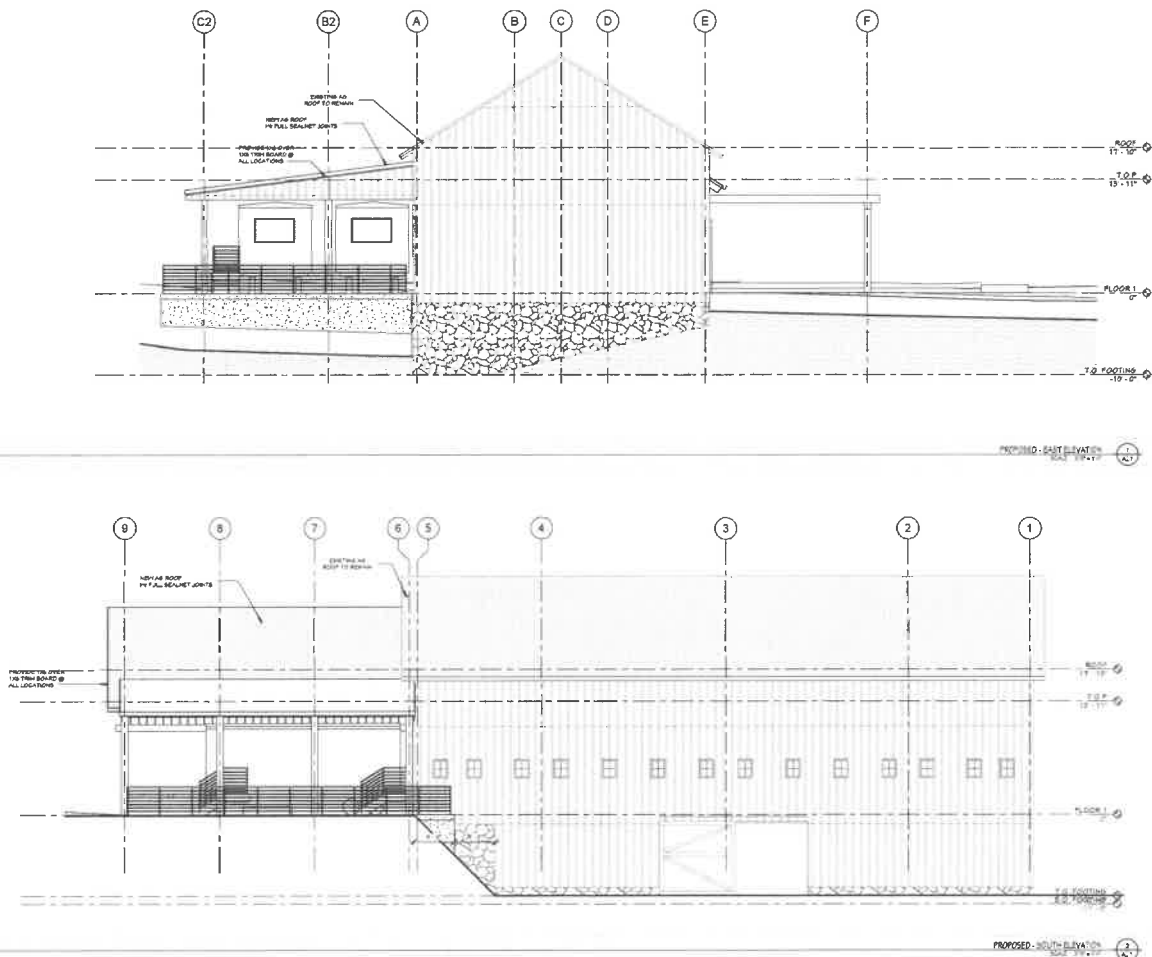
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Anyela's Historic Gathering Barn

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Barn, North and West
Elevations

A2.0



SITE REVIEW

CITY	STATE	COUNTRY	ZIP CODE
NO SHIPPINGS AND WEIGHSTONES ARE THE PROPERTY OF THE NATIONAL ACADEMY OF SCIENCES			



Anylea's Vaseyard
Anylea's Historic Gathering Barn
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Barn, East and South
Elevations

A2.1

