

**Tax Map ID#042.-01-10.1**

**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 Fingerlakes Fabric/Jolene Fitch for a Special Permit/Site Plan Review.

The application is for the establishment of service business use for educational instruction and an accessory use to this service business for a lodging facility, as additional uses to the existing fabric store retail use. This would allow class instruction and up to eight overnight guests in a portion of the tenant space. The building is a mixed use building with additional retail, warehouse, and office uses.

The property in question is located at 1400 East Genesee Street in the Town of Skaneateles, New York and bears Tax Map ID#042.-01-10.1.

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 May 20, 2025 at 6:50 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: May 7, 2025

**Town of Skaneateles Planning Board**  
**INSERT: MINOR Special Permit/Site Plan Review**

(Pursuant to §148-10-5, 6, 8 & 9)

Contact Town Staff if you need assistance

Applicant Name: JOLENE FITCH  
Property Tax Map# 042-01-10.4

**PROJECT CLASSIFICATION**

Project is: New project: \_\_\_\_\_  
Amendment: \_\_\_\_\_ Minor Site Plan Review X

**PROJECT DESCRIPTION** (attach additional sheets if needed)

1. Describe the proposal:

FINGERLAKES FABRICS OCCUPIES 6936 SF FOR RETAIL,  
FABRIC STORE THAT ALSO SELLS & REPAIRS SEWING EQUIPMENT  
IN ADDITION HOLDS SEWING & QUILTING CLASSES. THEY ARE BEGINNING  
TO HOLD QUILTING RETREATS THAT MAY BE THREE TO FOUR DAYS  
ADD ACCESSORY LODGING USE OF TWO BEDROOMS FOR UP TO 8  
PEOPLE TO STAY ON PREMISE - FOR THREE NIGHTS (TYPICAL)

2. Describe existing conditions on the property:

4.67 ACRE LOT W/ 302.5 FT FRONTAGE ON EAST GENESSEE  
ST. 21,500 SF MIXED USE BUILDING W/ OFFICE, RETAIL,  
WAREHOUSE BUSINESSES, PARKING FOR 100+ CARS,  
DARK SKY COMPLIANT LIGHTING, WATER COURSE DISCPTS  
PROPERTY. 10' SIDEWALK BASEMENT (P. ROAD LINE). SEWER

3. Describe proposed physical or operational changes to the property: LIAGE WATER SITED. HC  
ZONING DISTRICT.

WOMENS BATHROOM IN COMMON AREA MODIFIED TO ADD PRIVATE  
SHOWER ROOM. LODGING IS DORMITORY STYLE, NO ON SITE  
COOKING, DINING OFF SITE OR DELIVERED PREPARED FOOD.  
8 OVERNIGHT PARKING SPACES IN SOUTH PARKING AREA.  
BEDROOMS ADJACENT TO INSTRUCTION AREA. RETREATS  
MAY OCCURE 10 TIMES A YEAR.

**SITE PLAN REVIEW STANDARDS** – see §148-10-6 and PROCEDURES §148-10-8 & 9

**NOTE:** LODGING WOULD BE ACCESSORY USE TO THE GROUP EDUCATION  
(SERVICE BUSINESS)

**SPECIAL PERMIT REVIEW CRITERIA**

The applicant shall submit a narrative written report responding to the criteria below. (see § 148-10-5-B)

1. That the request is consistent with the purposes of the land use district in which it is located and with all applicable provisions of this chapter.
2. That the request will not adversely affect surrounding land uses by creating excessive traffic, noise, dust, odors, glare, pollution or other nuisances.
3. That the request is consistent with the Comprehensive Plan.
4. That all relevant site planning criteria in §148-10-6 are satisfied.

REV. 2.7.25

**TURN OVER** - for REQUIRED SUBMISSIONS

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

October 29, 2024

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

Re: Jolene Fitch, Fingerlakes Fabrics - Special Permit  
1400 East Genesee Street - Tax Map # 042.-01-10.1

### **NARRATIVE**

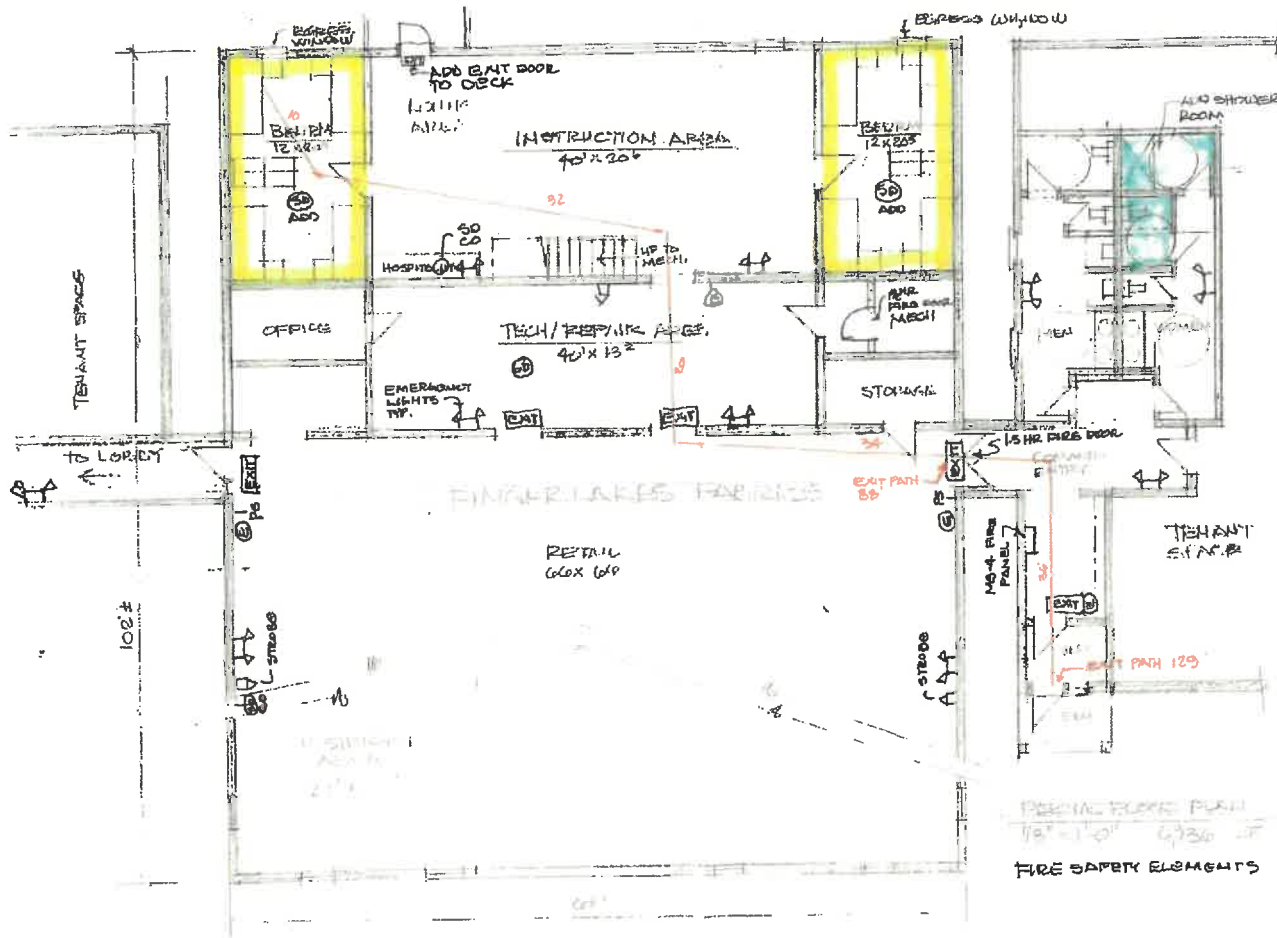
The property at 1400 East Genesee Street is 4.67 acres lot area and 302.5 ft of road frontage on East Genesee Street in the HC District and Skaneateles Lake watershed with a watercourse that bisects the property. The Town's Environmental Resource Planning Map shows a flood zone along the water course. The watercourse runs under the existing building and through a culvert under the driveway that is in good condition. The property has a 21,500 SF mixed use commercial building approved for Office, Retail and Warehouse Business. Much of the building and parking/driveway areas are within 100 ft of the watercourse. The parking lot has just 88 parking spaces and a loading dock area at the south end of the building. The site is level with trees that buffer the side property lines.

Fingerlakes Fabrics occupy 6,936 SF of floor space with access from two common entries. It shares two large restrooms off the south common area. The open retail area is 4,556 SF with 918 SF of tech/repair/administration area and 1,462 SF for instruction and storage. The retail use was approved in 2022 for the sale of fabric and related supplies as well as the sale and service of sewing/quilting equipment and classroom instruction for sewing/crafts/quilting. The retail hours are 10am to 4pm, Tuesday through Saturday, noon to 4pm Sunday with occasional evening classes. The business has 4 employees and typical no more the 10 customers at a time. Deliveries are by small commercial trucks and minimal trash and recyclables are generated. 15 to 20 parking spaces are sufficient.

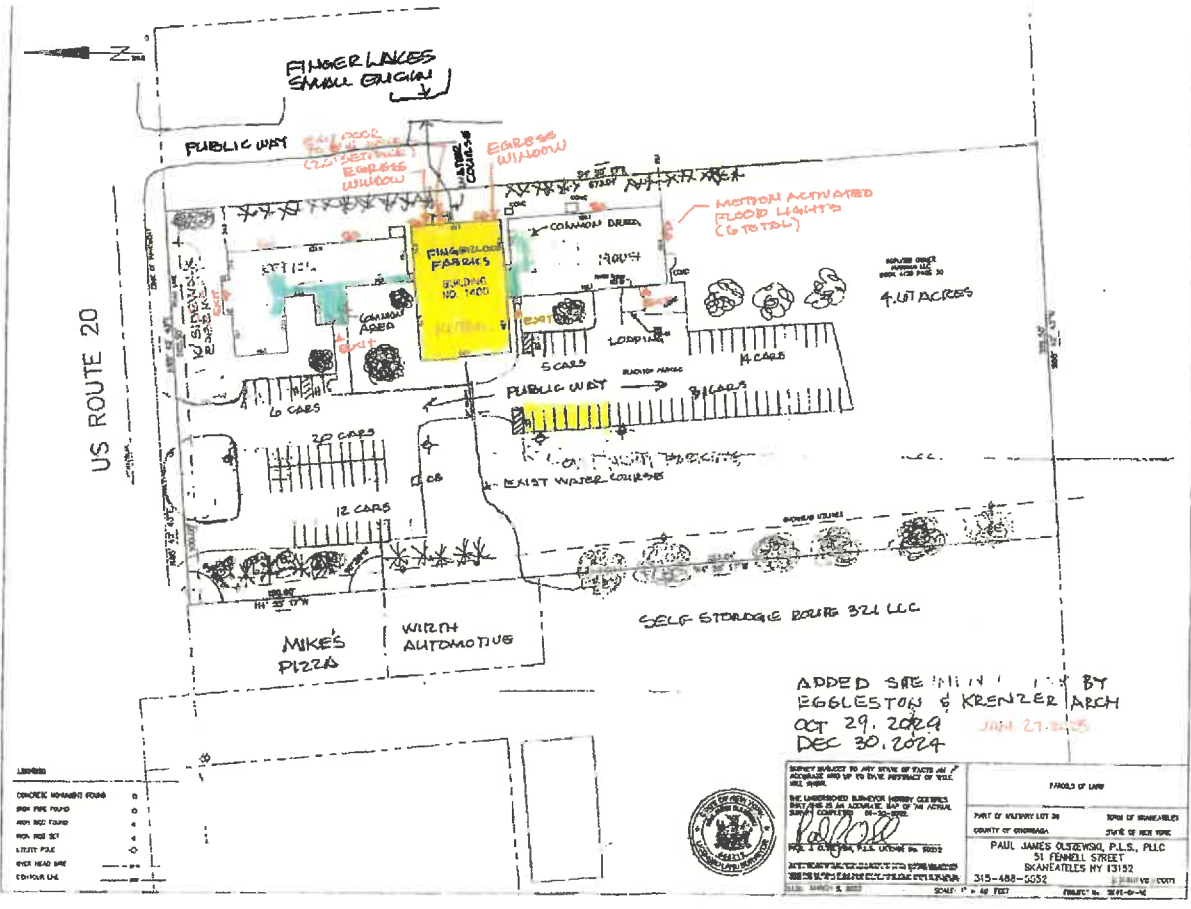
This application is to establish two bedrooms, dormitory style with 8 twin beds within the existing instruction area to be used by patrons for scheduled Quilting/Craft Retreats. Retreats are typically scheduled Thursday afternoon to Sunday morning with no more than 12 participants. They provide uninterrupted opportunity to sew, quilt or do crafts with instruction and use of specialty equipment for finishing quilts as well as sharing ideas between participants. Meals are brought in or arranged at local restaurants. There is no food prep on site. A general lounge and hospitality area will be set up as well as individual sewing tables for each participant. The only modifications to the building are replacing two windows to meet code required egress and modifying the south common women's room with a private shower room. The lodging use accessory to the retail/instruction is handicap accessible. Eight existing parking spaces in the south parking lot would be designated for overnight parking. No modifications to the exterior are required. Retreat participants will have overnight access to the instructor who lives 5 minutes away. The bedrooms would not be available to the general public as a traditional lodging facility. Occupancy tax will be collected on the accommodations portion of the Retreat fees.

(315) 685-8144

*Member of the American Institute of Architects*



241  
 OCT 29, 19  
 DEC 30, 24



ADDED SITE PLAN BY  
EGGLESTON & KRENZER ARCH  
OCT 29, 2024  
DEC 30, 2024



SURVEY SUBJECT TO ANY STATE OF FORCE AS APPLICABLE AND UP TO DATE PRESENT OF THE FILE NUMBER THE UNDERSIGNED ENGINEER HEREBY CERTIFIES THAT THIS IS AN ACCURATE MAP OF THE ACTUAL SURFACE CONDITIONS AS OF THE DATE OF THE SURVEY FOR & FOR THE FILE NUMBER OF THE INTERESTED PARTY'S TO THE SURVEY THE SURVEYOR'S SIGNATURE AND SEAL DATE: MARCH 5, 2025 SCALE: 1" = 40 FEET		PART OF SURVEY LOT IN COUNTY OF CHENANGO STATE OF NEW YORK PAUL JAMES OLZEWSKI, P.L.L.C. 51 FENWELL STREET BAKEFIELD NY 13152 315-488-5555
--	--	--

Draw 2022