

INSERT: MINOR – Site Plan Review

Submission Requirement 3. Narrative responses to review criteria or additional documentation

Thank you for your service on the board. I appreciate your consideration. My husband and I live and work in this community and wish to be active participants in doing our part in making the town and village reach its goals and potential.

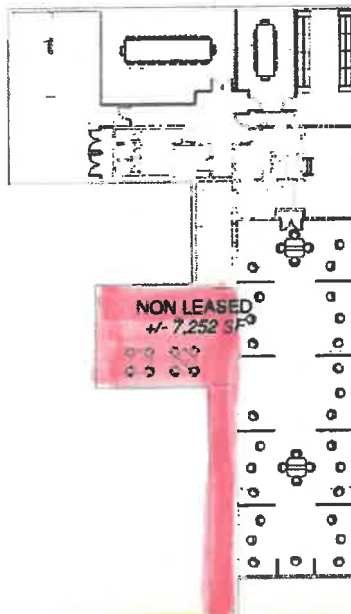
Our request to move a fabric store into 1400 East Genesee St., just outside the Village of Skaneateles appears to be consistent with the purposes of the land use district in which it is located. Further, I believe there are several reasons to believe that the request is consistent with the Town of Skaneateles Comprehensive Plan. Patchwork Plus started in the village of Skaneateles. It moved to Marcellus when it outgrew their space. All these years later, Tom and Judi West are retiring. We want to bring it back to Skaneateles because it fits with the character of a small rural but successful community. The name of the shop will be Finger Lakes Fabrics.

With the vacancy of the former Chase Design building, that part of town may continue to deteriorate. Fabric shops are typically located in rural areas and are well maintained and often a source of community activity. We feel that our presence there would encourage village gateway enhancement, Goal #4 of the comprehensive plan. Further, our shop works to teach the young and more advanced aged persons to sew. We provide space for open sewing for groups and provide year round recreation opportunities for the community. There are many people that might otherwise stay home and not move around if we didn't provide a safe place for them to come (Goal #6). Our shop in no way appears to work against the comprehensive plan or the relevant site planning criteria.

The store will occupy 6,500 +/- SF of space which includes access to the lobby and shared restrooms and kitchenette (Floor Plan attached). The planned hours of operations are 10:00 am to 4:00 pm Tuesday through Saturday. These hours will not add to the morning or evening traffic. 1400 E Genesee has ample off street parking on the side of the building to accommodate staff and customers. There will be no site improvements made and no changes or additions to exterior lighting, and no building modifications will be involved. With four employees and an average of no more than 10 customers today, parking requirement should be no more than 15 to 20 spaces maximum and the parking lot has 80 spaces. These numbers are far lower than the once large staff of Chase Design. Our clientele are typically women between 40 and 75 years of age; typically not a rowdy bunch who would cause excessive noise, dust, odors, glare, pollution or other nuisances. Quilters are a loyal group and they will travel from a distance to shop. We often recommend a trip into the village to enjoy the shops and restaurants. Last, we do sponsor charitable work such as sewing quilts for veterans and children through Make-A-Wish foundation. We want to fully embrace our responsibility to our neighbors and those in need.

Thank you.

Jolene B. Fitch



ChaseDesign
 1400 Genesee Street
 Skaneateles, NY 13152

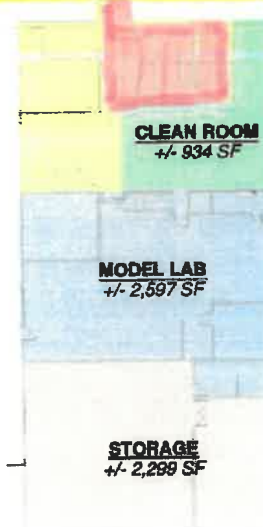
Total Building Square Footage

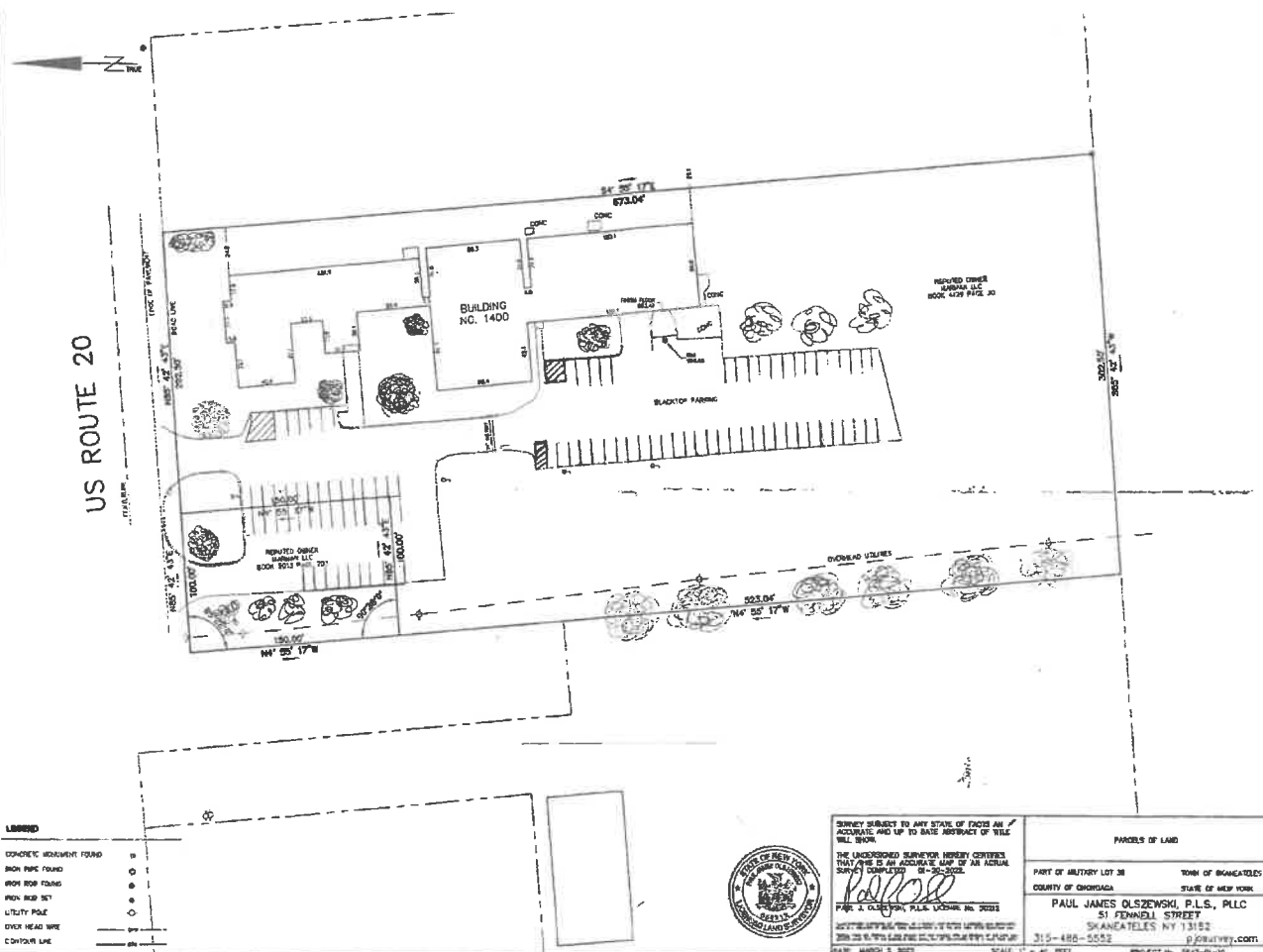
NON-LEASED:	+/- 7,252 SF
OFFICE:	+/- 8,454 SF
CLEAN ROOM:	+/- 934 SF
MODEL LAB:	+/- 2,597 SF
STORAGE:	+/- 2,299 SF
TOTAL:	+/- 21,536 SF



Finger Lakes Fabrics

Common Area





<p>SURVEY SUBJECT TO ANY STATE OF FACTS AS ACCURATE AND UP TO DATE ASPECT OF TITLE WILL SHOW.</p> <p>THE UNDERSIGNED SURVEYOR HEREBY CERTIFIES THAT THIS IS AN ACCURATE MAP OF THE ACTUAL SURVEY COMPLETED 08-20-2022.</p> <p>PAUL J. OLSZEWSKI, P.L.S., LICENSE NO. 00031</p> <p>315-488-5552</p> <p>DATE: MARCH 3, 2022</p>		<p>PARCELS OF LAND</p> <p>PART OF SHERIDAN LOT 38</p> <p>COUNTY OF CHENANGO</p> <p>TOWN OF BRANCAZIOLES</p> <p>STATE OF NEW YORK</p> <p>PAUL JAMES OLSZEWSKI, P.L.S., PLLC</p> <p>51 DONNELL STREET</p> <p>SKANEATELES, NY 13152</p> <p>PROJECT No. 0843-BH-10</p>	
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