

Narrative



To: Town of Skaneateles Planning Board
From: William L Murphy Jr., R.A., AIA, SPACE Architectural Studio, P.C.
Date: July 15, 2022
Re: 1326 New Seneca Turnpike, Skaneateles, NY 13152
SAS Project #: 2022-27 LAB Building Renovation

Dear Board Members,

My client, MWB Family LLC, Asher Bitz, is working through lease negotiations with several tenants to occupy the space at 1326 New Seneca Turnpike. He is proposing to create a multi-tenant facility at the location within the existing structure. In addition to several larger tenant spaces, he is proposing the LAB Co-Work in a portion of the footprint.

The primary use of the property today is office space, and the property has a special permit to operate as office space in the Rural Residential district of the Town of Skaneateles. While we continue applying for a zone change for the property, we also would like to simultaneously apply for special permits to allow the following uses at the LAB building: Craft Workshop, Light industry, Office, Recreational Business, Service Business, Warehouse, Health Care Facility, or Membership Club. This will give the owner a little more flexibility in the tenants that he can allow within the space.

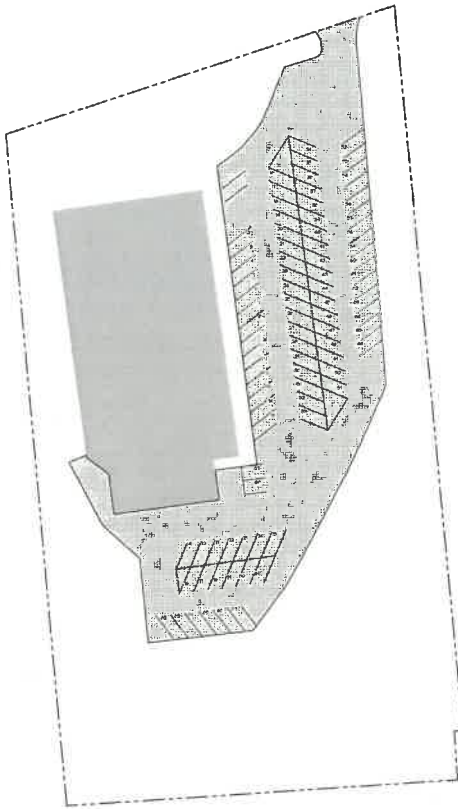
Attached to the narrative is a drawing of the building which starts to outline some of the tenant spaces, circulation routes, building infrastructure and exits. The multi-tenant facility is proposed to have several shared amenities including Conference Rooms, Rest Rooms, Printing Stations, Loading Dock, Recreation room, and a Kitchen or Breakroom area as well as a catering kitchen, which is a service business, which will double as a café for the occupants of the building and a nice amenity for the owner to offer the LAB Co-Work tenants.

Also included is a parking analysis of the existing building and parking area. We have diagrammed the parking and calculated the spots required for the building. The current parking infrastructure more than supports the proposed tenancy of the building allowing for several guest or visitor spots.

Sincerely,

Bill Murphy Jr, President

Space Architectural Studio, PC



Site Plan Parking
Scale: 1/2" = 1'-0"

DATE: 07.13.2022
BY: [Signature]



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SPACE Architectural Studio, P.C.
3 Fennell Street, Suite #2 Skaneateles, N.Y. 13152
Phone: (613) 663-0540 Email: info@spacestudio.com

LAB BUILDING RENOVATION
for
MWB FAMILY, LLC
1326 NEW SENECA TURNPIKE
SKANEATELES, NY 13152

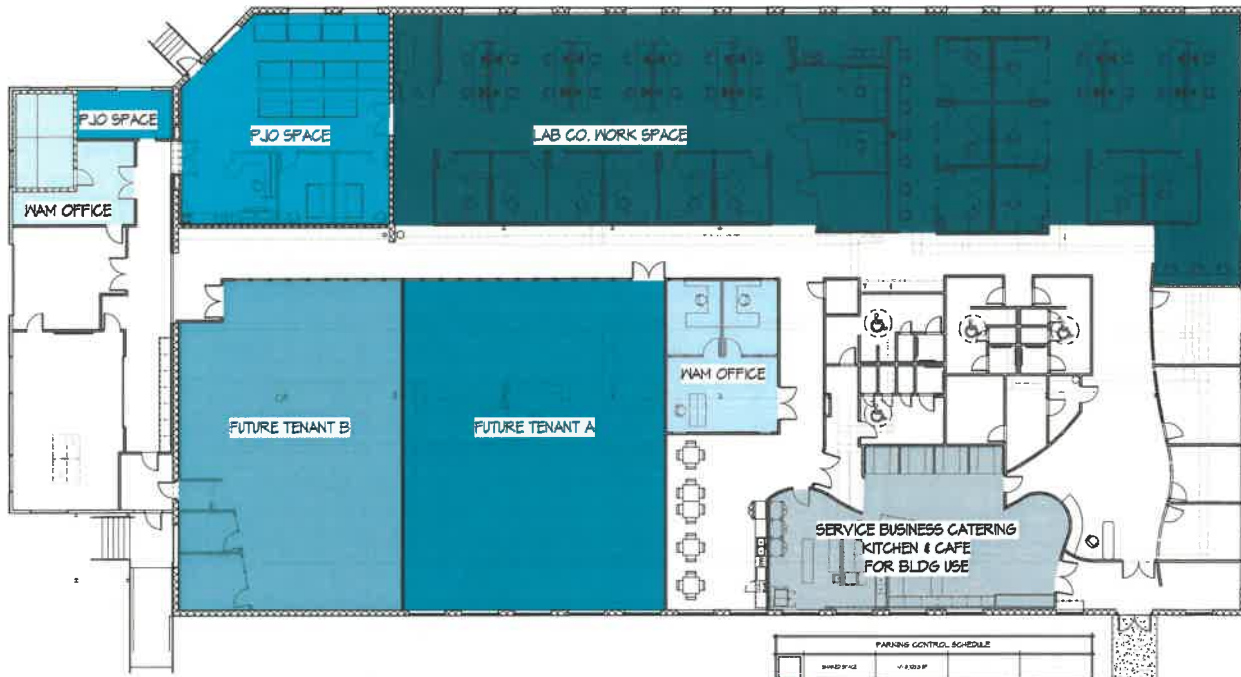
Revisions	Date



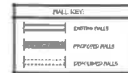
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Z-1

PARKING DIAGRAM



PARKING CONTROL SCHEDULE			
SHED SPACE	4' x 10'0" SF		
LAB CO. WORK SPACE	4' x 20'0" SF	11-10-2017-2018	10 PARKING SPACES
FUTURE TENANT A	4' x 10'0" SF	11-10-2017-2018	8 PARKING SPACES
FUTURE TENANT B	4' x 10'0" SF	11-10-2017-2018	8 PARKING SPACES
PJO SPACE	4' x 10'0" SF	11-10-2017-2018	8 PARKING SPACES
SHED SPACE	4' x 10'0" SF	11-10-2017-2018	8 PARKING SPACES
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SPACE Architectural Studio, P.C.
 3 Pennell Street, Suite #2, Skaneateles, N.Y. 13152
 Phone: (813) 685-0049 Email: studio@spacearchstudio.com

LAB BUILDING RENOVATION
 for
MWB FAMILY, LLC
 1034 NEW SPANCA TRUNK
 SKANEATELES, NY 13152

Revisions	DATE	BY	APP
1			
2			



1/8" = 1'-0"

FIRST FLOOR PLAN

07.13.2022
Z-2