

Narrative



To: Town of Skaneateles Planning Board

From: William L Murphy Jr., R.A., AIA, SPACE Architectural Studio, P.C.

Date: September 19, 2022

Re: 1326 New Seneca Turnpike, Skaneateles, NY 13152

SAS Project #: 2022-27 LAB Building Renovation

Dear Board Members,

The application for a zone change has been withdrawn. MWB Family 1 LLC is certainly not trying to frustrate any members of the community. We have asked the Town Board to reconsider completing the PDD language that they began to draft and develop. We have updated our application and are prepared to share that with you.

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. The building in total is approximately +/- 24,365.5 square feet in size. Most recently it served as the main office for Chase Design. They had 85-90 employees in the building and maintained another 35-40 employees in a building nearby. There was traffic back and forth between the two buildings often and box truck deliveries were common. At any point in time up to 130 people or more were at the Chase Design office. Many Chase Design employees commuted in from as much as an hour away each day, creating a lot of traffic, twice a day, which creates a challenge for walkers and runners along Highland Ave. The LAB Co-Workspace is going to generate a different type of traffic. Individual Office tenants, which will primarily consist of work from home people in the local community, who desire a space to work outside of their home. These users will all have their own schedules and likely never all occupy their spaces at the same time, improving the conditions and safety in the neighborhood during normal commuting hours which I know many Highland Ave residents have enjoyed since the Covid Pandemic started and the traffic in and out of the Chase Design site slowed to a halt.

Given the circumstances surrounding the Covid – 19 pandemic it is unlikely that a single tenant user for this building is looking for space right now. My client did spend some time trying to find a single tenant but has decided to move forward with a multi-tenant approach for the space. Several tenants are committed to the space, their names and square footages are listed below:

Tenant Space	Area	% of Building	Use
PJO Surveying + 3D Laser Scanning	+/-1,542.7 SF	6.3%	Office
WAM Office	+/-1,027.1 SF	4.2%	Office
LAB Co-Workspace	+/-6,291.3 SF	25.8%	Office
Shared Space	+/-8,812.9 SF	36.3%	Office
Future Tenant A	+/-2,911.0 SF	11.9%	Service Business*, Warehouse*, Health Care Facility*, Membership Club*
Future Tenant B	+/-2,432.8 SF	10.0%	Service Business*, Warehouse*, Health Care Facility*, Membership Club*
Catering Kitchen & Building Use Café	+/-1,347.7 SF	5.5%	Service Business*

*Special Permit being applied for with this application

We have withdrawn the pursuit of special permits for the uses of Craft Workshop, Light Industry, and Recreational Business from our Special Permit application. In the future should another use desire space within the facility we could come back to the Planning Board for a Minor Special Permit Approval to account for any changes and the new use. At present this would give the owner reasonable use of the property and facilities while allowing them a little more flexibility as they search for tenants to occupy space within the building. The new special permits proposed with our application would be for a +/- 3,000 SF space, a +/- 2,500 SF space, and a +/- 1,350 SF, for a total of just under 30% of the building footprint. The remainder of the building will remain office or shared space.

Attached to this narrative is a drawing of the building floor plan which outlines 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, Community room, Breakroom area as well as a catering kitchen, which is a service business, and will double as a café for the occupants of the building. This is a great amenity

for the owner to offer the tenants of the building, it is a must have for the LAB Co-Workspace. 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 with 75 spaces being required and 87 spaces existing on site.

In granting or denying special permits, the Planning Board shall take into consideration the scale of the proposed project and the possible impact of the proposed project on the functioning of nearby farm operations, as well as any proposed conservation easements, architectural restrictions or other measures that would tend to mitigate potential adverse impacts and preserve or enhance the scenic, natural, and historic character of the Town. This proposal contains no change to the exterior of the building or any part of the site. We are in the process of determining how we will install a grease trap on site for the proposed catering kitchen. It is a good thing for the Town when this building is occupied. I have not enjoyed driving by the empty parking lot.

This project complies with all provisions and requirements of Chapter 148-10-7 and of all other local laws and regulations in the fact that it is an existing building on a developed site. It will not be consistent with the purposes of the land use district in which it is located, the Rural Residential district, that is a hardship of this lot. It was developed prior to the current zoning laws and was previously developed in the Highway Commercial district. In the mid nineties it was changed to the Rural Residential District and thus no longer complies with the zoning regulations. This Comprehensive Plan supports adaptive reuse of existing structures. This structure is a part of the neighborhood and Town of Skaneateles, and its employees are a vibrant part of the local community and commerce in the area.

The Planning Board has several things to consider when granting a special permit, I have given my perspective on this criterion below:

- This proposal will not adversely affect surrounding land uses by creating excessive traffic, noise, dust, odors, glare, pollution, or other nuisances as this site has been occupied by Chase Design previously and I believe that this proposal will be less intensive as we will not be creating the same occupant load on the space as Chase Design.
- This project will not result in the release of harmful substances or any other nuisances, nor cause excessive noise, dust, odors, solid waste or glare.
- This project will not adversely affect the general availability of affordable housing in the Town of Skaneateles as it is not residential in nature.
- This project will not cause undue traffic congestion, unduly impair pedestrian safety, convenience, or comfort, or overload existing roads, considering their current width, surfacing and condition since it will be utilized at a lesser density than the previous occupant since all these things worked previously, the condition should be improved.
- The project already has appropriate parking infrastructure and is accessible to fire, police, and other emergency vehicles.
- This project will not overload any public water, drainage or sewer system or any other municipal facility or service, including schools. Per your request from our previous meeting, we have contacted Rich Abbott, at the City of Syracuse Water Authority and he transmitted the documents on the current infrastructure to our office. We have included a copy of it with our most recently submitted materials.
- This project will not degrade any natural resource, ecosystem, or historic resource, including Skaneateles Lake or Owasco Lake.
- This project is suitable for the property on which it is proposed, considering the property's size, location, topography, vegetation, soils, natural habitat, and hydrology and, if appropriate, its ability to be buffered or screened from neighboring properties and public roads.
- This project is subject to such conditions on operation, design and layout of structures and provision of screening, buffer areas and off-site improvements as may be necessary to ensure compatibility with surrounding uses and to protect the natural, historic, and scenic resources of the Town of Skaneateles.
- This project will be consistent with the community's goal of concentrating retail businesses in the village and hamlets and locating nonresidential uses that are incompatible with residential use on well-buffered properties, which we believe ours is.
- This project complies with relevant site plan review standards of 148-10-6 and the rural siting principles in Town Policy and Guideline Book shall be taken into consideration as much as they can working within the confines of our existing site development.
- This project will have no greater overall impact on the site and its surroundings than would full development of uses of the property permitted by right. Since this building was built prior to the current laws and change is being undertaken we have the right to use our property with no impact on the site.

This proposal would allow the MWB Family 1, LLC reasonable use of their property while creating little to no change in the neighborhood. With the departure of Chase Design from the community, a great deal of commerce is no longer occurring at the Village Businesses. It is important to our local community infrastructure that we get people working in this floor space again. This project is unnoticeable to a passerby and its effect on the immediate neighborhood area will be minimal if any however without this space being occupied the Town stands to lose a lot more. Thank you for your cooperation and consideration of this revised proposal.

Sincerely,

Bill Murphy Jr, President

Space Architectural Studio, PC

TENANT	USE	SP	% OF FOOTPRINT	AREA	# OF EMPLOYEES	PARKING SPACES	NORMAL HOURS	DELIVERIES/PICKUPS PER DAY	LIGHT	ODOR	NOISE	STORMWATER	WATER USE (Gal./Day)	
Committed Tenants								MIN	MAX					
Shared Space	Office		36.30%	8,812.90	-	-	6:30 AM - 6:30 PM	-		Existing	None	None	Existing	450
Skan Works (Cowork Managed by Owner)	Office		25.80%	6,291.30	30	39	6:30 AM - 6:30 PM	10	12	Existing	None	None	Existing	
	Membership Club	X												
PJO Land Surveying & 3D Laser Scanning	Office		6.30%	1,542.70	14	16	6:30 AM - 6:30 PM	2	3	Existing	None	None	Existing	210
WAM Office (Managed by Owner)	Office		4.20%	1,027.10	2	3	6:30 AM - 6:30 PM	2	3	Existing	None	None	Existing	30
Catering Kitchen	Service Business	X	5.50%	1,347.70	3	6	6:30 AM - 6:30 PM	4	5	Existing	None	None	Existing	45
										(Assumed one oven for water use calculation)				50
Total (Utilized)			78.10%	19,021.70	49	64	6:30 AM - 6:30 PM	18	23					
Prospective Tenants								MIN	MAX					
Future Tenant A	Office		11.90%	2,911.00	11	13	6:30 AM - 6:30 PM	2	3	Existing	None	None	Existing	165
	Service Business	X			3	4	5:30 AM - 7:30 PM	2	3					
	Warehouse	X			3	4	5:30 AM - 7:30 PM	10	12					
	Healthcare Facility	X			3	15	6:30 AM - 6:30 PM	4	4					
	Membership Club	X			3	4	6:30 AM - 6:30 PM	2	3					
Future Tenant B	Office		10%	2,432.80	9	10	6:30 AM - 6:30 PM	2	3	Existing	None	None	Existing	135
	Service Business	X			3	4	5:30 AM - 7:30 PM	2	3					
	Warehouse	X			3	4	5:30 AM - 7:30 PM	10	12					
	Healthcare Facility	X			2	10	6:30 AM - 6:30 PM	4	4					
	Membership Club	X			3	4	6:30 AM - 6:30 PM	2	3					
Remaining Space (Maximum Projections)			21.90%	5,343.80	20	25	5:30 AM - 7:30 PM	20	24					
Building Total			100.00%	24,365.50	69	89	5:30 AM - 7:30 PM	38	47					1085
*For Reference (Chase Design had the following)														
	Office		100.00%	24,365.50	85-120	89	6:00 AM - 9:00 PM							

** GREY DENOTES QUANTITY OF PHYSICIANS

*** MAX IN-TENANT AREA (INCLUDED IN TOTAL)

*** MAX IN-TENANT AREA (INCLUDED IN TOTAL)

X - NEW SPECIAL PERMIT BEING APPLIED FOR

SPACES REQUIRED	79
SPACES ON SITE	89
SPACES REMAINING	10

Water Usage: Office Building: 15 gpd per employee

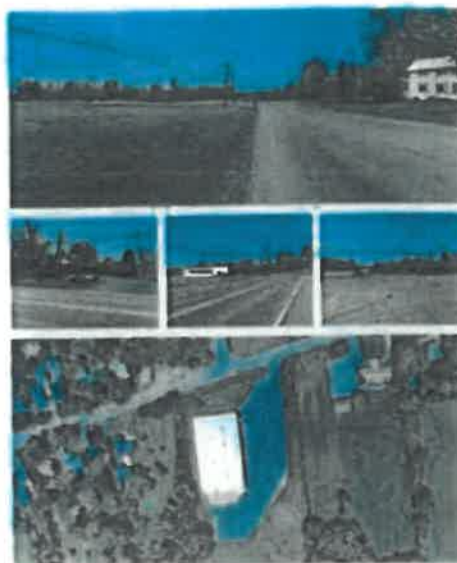
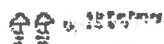
Warehouse: 15 gpd per employee per shift; add 10 gpd for showers

Health Care Facility: 30 gpd per patient plus 15 gpd per employee

Service Business: 5 gpd per visitor plus 15 gpd per employee

Catering Kitchen: 15 gpd per employee plus 50 gpd per oven

Reference: NYS DEC's Design Standards for Intermediate Sized Wastewater Treatment Systems



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STATION
NEW/CHS OUTLINE

Country	Year	Population (millions)	Urban population (millions)	Urban population (%)	Population growth rate (%)	Urban population growth rate (%)
Algeria	1980	10.0	4.0	40.0	2.5	3.5
Algeria	1985	10.5	4.5	42.9	2.8	3.8
Algeria	1990	11.0	5.0	45.5	3.0	4.0
Algeria	1995	11.5	5.5	47.8	3.2	4.2
Algeria	2000	12.0	6.0	50.0	3.5	4.5
Algeria	2005	12.5	6.5	52.0	3.8	4.8
Algeria	2010	13.0	7.0	53.8	4.0	5.0
Algeria	2015	13.5	7.5	55.6	4.2	5.2
Algeria	2020	14.0	8.0	57.1	4.5	5.5
Algeria	2025	14.5	8.5	58.6	4.8	5.8
Algeria	2030	15.0	9.0	60.0	5.0	6.0
Algeria	2035	15.5	9.5	61.3	5.2	6.2
Algeria	2040	16.0	10.0	62.5	5.5	6.5
Algeria	2045	16.5	10.5	63.6	5.8	6.8
Algeria	2050	17.0	11.0	64.7	6.0	7.0
Algeria	2055	17.5	11.5	65.7	6.2	7.2
Algeria	2060	18.0	12.0	66.7	6.5	7.5
Algeria	2065	18.5	12.5	67.6	6.8	7.8
Algeria	2070	19.0	13.0	68.4	7.0	8.0
Algeria	2075	19.5	13.5	69.2	7.2	8.2
Algeria	2080	20.0	14.0	70.0	7.5	8.5
Algeria	2085	20.5	14.5	70.7	7.8	8.8
Algeria	2090	21.0	15.0	71.4	8.0	9.0
Algeria	2095	21.5	15.5	72.1	8.2	9.2
Algeria	2100	22.0	16.0	72.7	8.5	9.5
Algeria	2105	22.5	16.5	73.3	8.8	9.8
Algeria	2110	23.0	17.0	73.9	9.0	10.0
Algeria	2115	23.5	17.5	74.5	9.2	10.2
Algeria	2120	24.0	18.0	75.0	9.5	10.5
Algeria	2125	24.5	18.5	75.5	9.8	10.8
Algeria	2130	25.0	19.0	76.0	10.0	11.0
Algeria	2135	25.5	19.5	76.5	10.2	11.2
Algeria	2140	26.0	20.0	76.9	10.5	11.5
Algeria	2145	26.5	20.5	77.3	10.8	11.8
Algeria	2150	27.0	21.0	77.8	11.0	12.0
Algeria	2155	27.5	21.5	78.2	11.2	12.2
Algeria	2160	28.0	22.0	78.6	11.5	12.5
Algeria	2165	28.5	22.5	78.9	11.8	12.8
Algeria	2170	29.0	23.0	79.3	12.0	13.0
Algeria	2175	29.5	23.5	79.7	12.2	13.2
Algeria	2180	30.0	24.0	80.0	12.5	13.5
Algeria	2185	30.5	24.5	80.3	12.8	13.8
Algeria	2190	31.0	25.0	80.6	13.0	14.0
Algeria	2195	31.5	25.5	81.0	13.2	14.2
Algeria	2200	32.0	26.0	81.3	13.5	14.5
Algeria	2205	32.5	26.5	81.6	13.8	14.8
Algeria	2210	33.0	27.0	81.8	14.0	15.0
Algeria	2215	33.5	27.5	82.1	14.2	15.2
Algeria	2220	34.0	28.0	82.4	14.5	15.5
Algeria	2225	34.5	28.5	82.6	14.8	15.8
Algeria	2230	35.0	29.0	82.9	15.0	16.0
Algeria	2235	35.5	29.5	83.1	15.2	16.2
Algeria	2240	36.0	30.0	83.3	15.5	16.5
Algeria	2245	36.5	30.5	83.6		



1. The first step is to identify the problem or question that needs to be answered. This involves understanding the context and the specific requirements of the task.

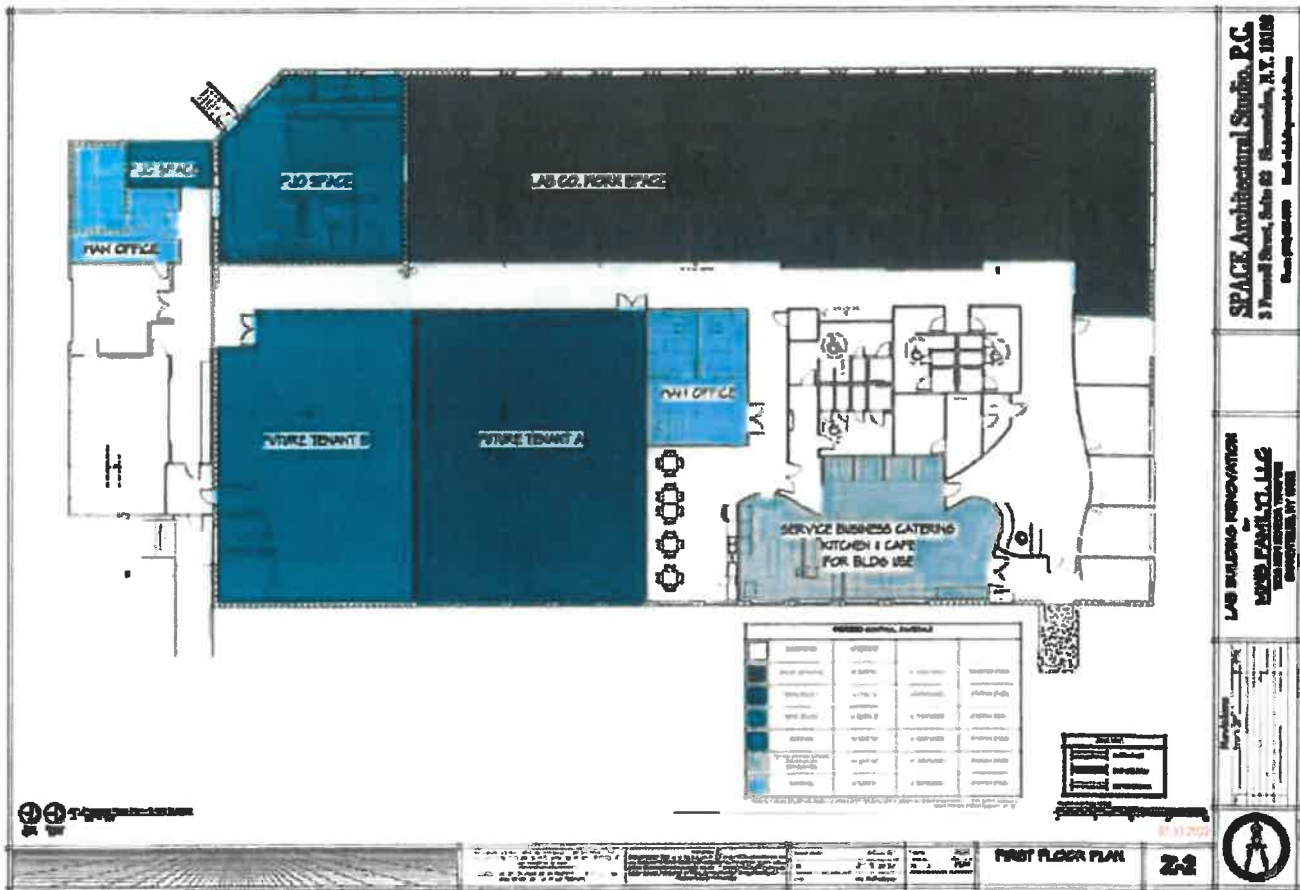
THE UNITED STATES OF AMERICA
DEPARTMENT OF JUSTICE
FEDERAL BUREAU OF INVESTIGATION
WASHINGTON, D. C. 20535

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PARKING DIAGRAM

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FIRST FLOOR PLAN

2-2