

Narrative for Skaneateles Brewery LLC

This application to start brewing beer at 4022 Mill Rd . We have the ability to sell beer brewed in New York State in the existing distillery. We want to start brewing our own beer. By New York State law we need a designated separate area to brew beer. We will have a tasting room on site location similar to the Distillery tasting room. We will start with a small brewing system of 2 barrel capacity and grow if demand is sufficient. We would expect an increase in traffic of 3 or 4 cars per hour during the time the tasting room is open. We will only serve snack type food.

Our hours of operation will be 4:00 to 8:00 Friday, 12:00 to 7:00 on Saturday and 1:00 to 6:00 on Sunday. There will be minimal impact from this operation because of the staggered occupancy of the tenants in the building. There is sufficient utilities in to the building with 3 phase power, a 4" gas main and an 8" water main.

Modifications to Narrative for Skaneateles Brewery LLC
Original approval 1.16.2028

Skaneateles Brewery LLC requests approval for modifications made to the original narrative due to an increase in business since 2018. The original narrative is attached. Please find modifications below:

Updated Hours of operation:

Monday & Tuesday: CLOSED

Wednesday-Friday: 3pm-8pm

Saturday: 12-8pm

Sunday: 12-6pm

Changes will be made to shorten hours during slower winter months, likely closing on Wednesdays until the spring.

Use of additional space:

With the business/popularity growth of the original tasting room the brewery has added the use of the outdoor Beer Garden during the summer months, May - October. Food trucks are on site in the afternoons twice a week, with designated parking. The parking for food trucks minimally affects the number of spots available to public customers. See the attached "floor Plan" for layout and use of space.

The Brewery has also added use of another indoor room of 1330 sq ft. This room is used for small private events and tasting room overflow during winter months or bad weather days. Private events typically run during daytime hours for corporate lunches or work space, when the brewery itself is not open, or after the brewery has closed. Occasionally an event will start 1 hour before the brewery closes on weekend night, which is often a slow public traffic time. We have not seen an issue with traffic or overcrowding due to private events. Events must end by 10:00pm.

Typical event time:

7pm-10pm Weekend nights

The use of the indoor and outdoor spaces are not used in tandem. When the outdoors is open, the back room is closed off to the public. It is very seldom that an event will be booked in the back room during busy business daytime hours when the outdoor space is also in use. The back room is used on bad weather days or for evening/after hours events.

With the increase in traffic and additional space usage it is important to note that all other manufacturing businesses that occupied space within the building have vacated.

Live Music:

Both the outdoor beer garden and indoor room are used for live music events, depending on time of year and weather. Again, they are not typically used at the same time. If music is held

outdoors it is set up near the front entrance of the Big Mill Building. Speakers are facing south into the parking lot, and angled east towards the creek. The speakers are not pointed directly to any residential dwellings. Music happens in the afternoon, typically on Fridays/Sundays throughout the summer. And occasionally in the back room during the winter months. Live music does affect the flow of patrons and traffic as people tend to stay a little longer on property than on a typical day. However this has been addressed with the addition of a parking attendant and added parking spaces.

Increased parking demand on occasional days:

Please see the updated site plan which shows additional parking available to customers to address increase in parking demand on busier days. A parking attendant person has also been added for suspected busier days (historically this is Sunday with food trucks and live music in the summer months). This person is there to ensure all parking spots on site are used first, and correctly. This person is also to deter customers from parking along Mill Road, encourage customers to use public parking in town, and carpool back to the Brewery if need be. The typical flow of traffic/patrons through the brewery most often moves fairly quickly. Persons tend to stay for 1-1.5 hours at a time then they leave, opening their parking to other patrons. It is seldom, and typically only seen on days that there is live music during the summer, that guests might arrive, park, and stay for longer than 2 hours at a time. On these days is when the parking attendant will be on site to help direct traffic and park people accordingly. We may open satellite parking spots on these busiest days across the street at 4029 Mill Road if need be. This would offer an extra 20 parking spots and only be used when Willow Glen Weddings & Events is not hosting.

Short Environmental Assessment answer explanations:

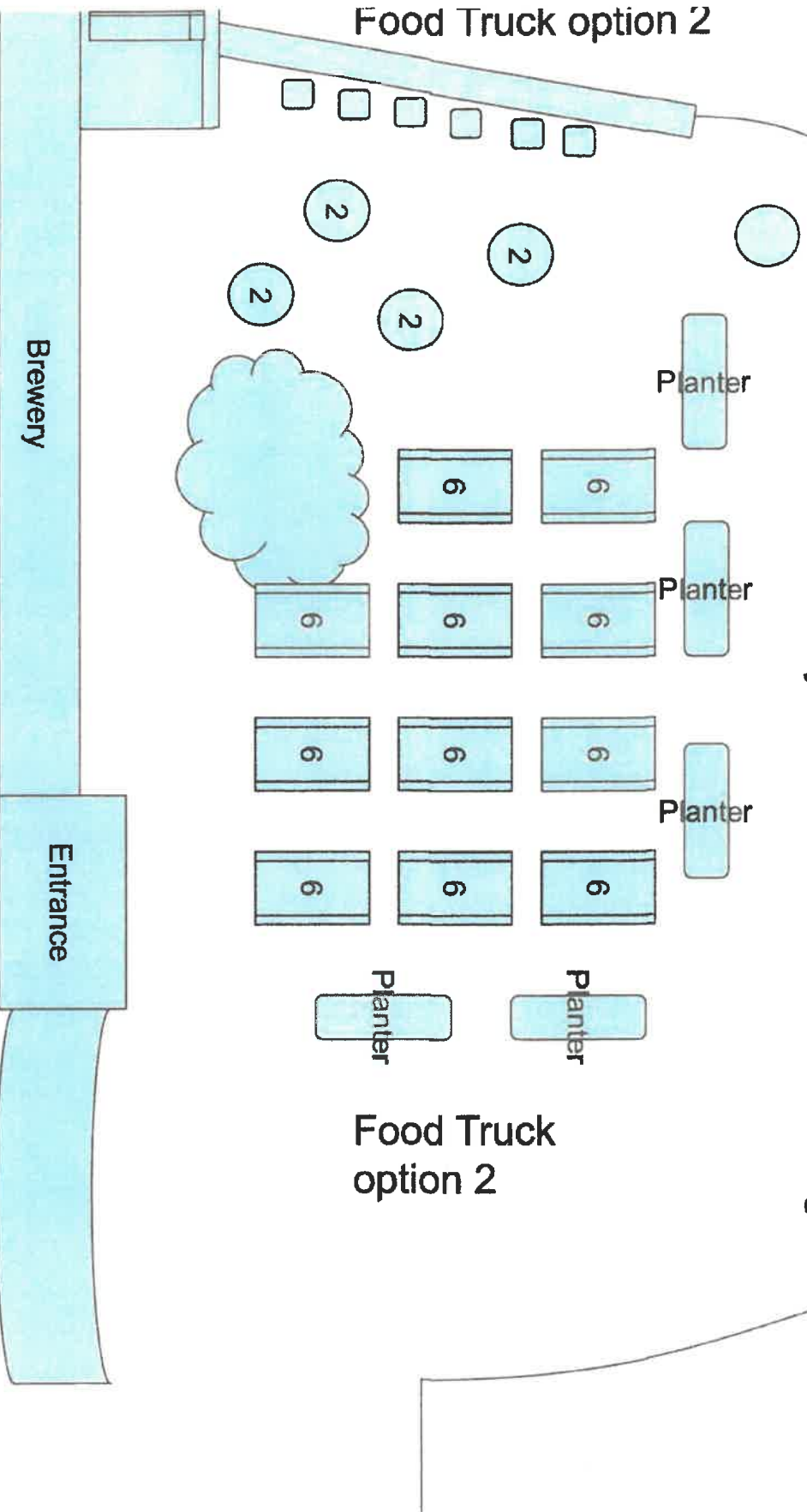
8. A. Will the proposed action result in a substantial increase in traffic above present levels?

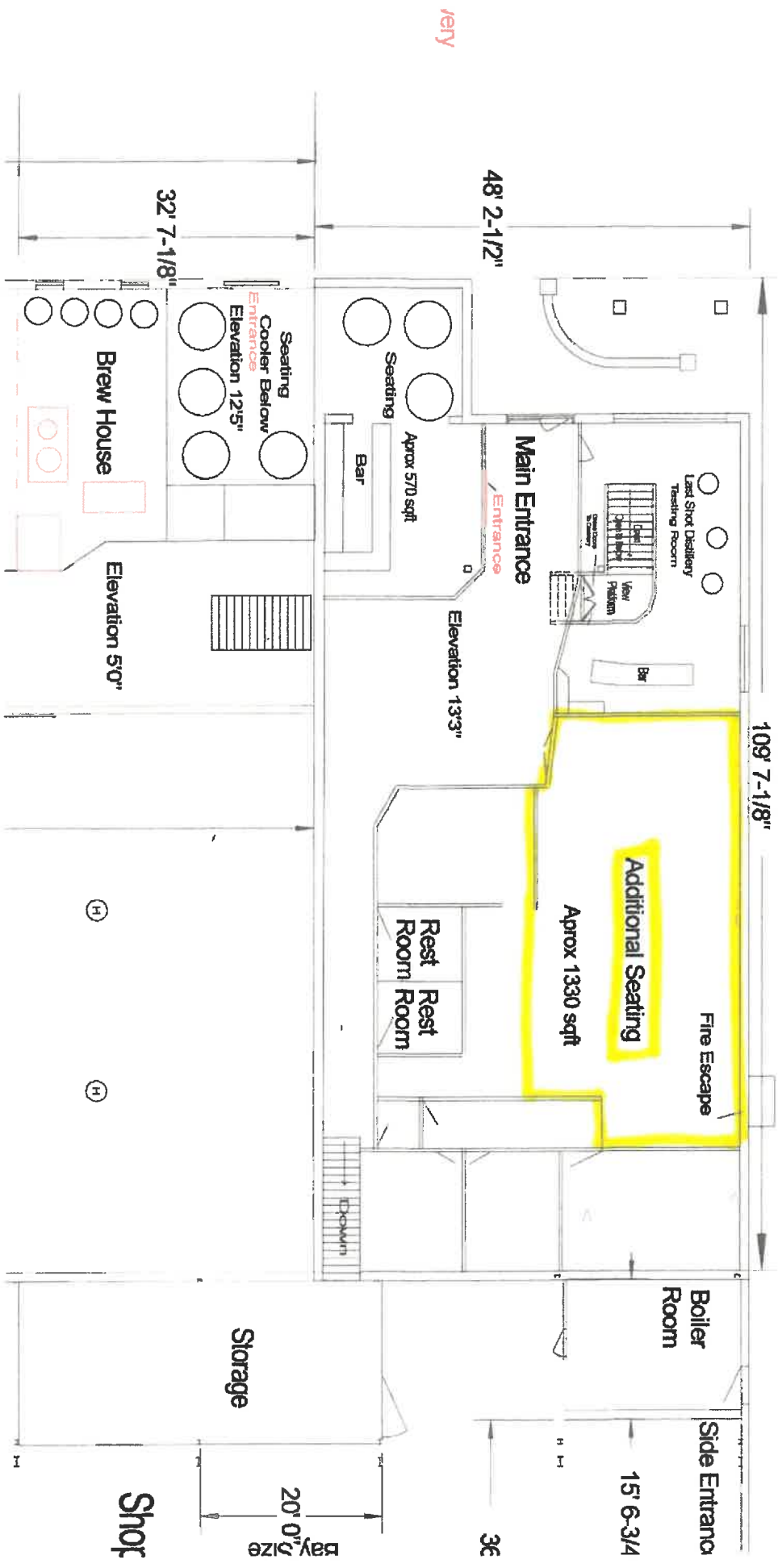
-Yes. The extensions on hours as well as the use of Food Trucks on certain days will increase the traffic levels. However, this has been addressed with the rework and addition of parking spaces, as well as adding a parking attendant on suspected busier days. Also, the occasional use of satellite parking at 4029 Mill Road could help with any parking issues on property.

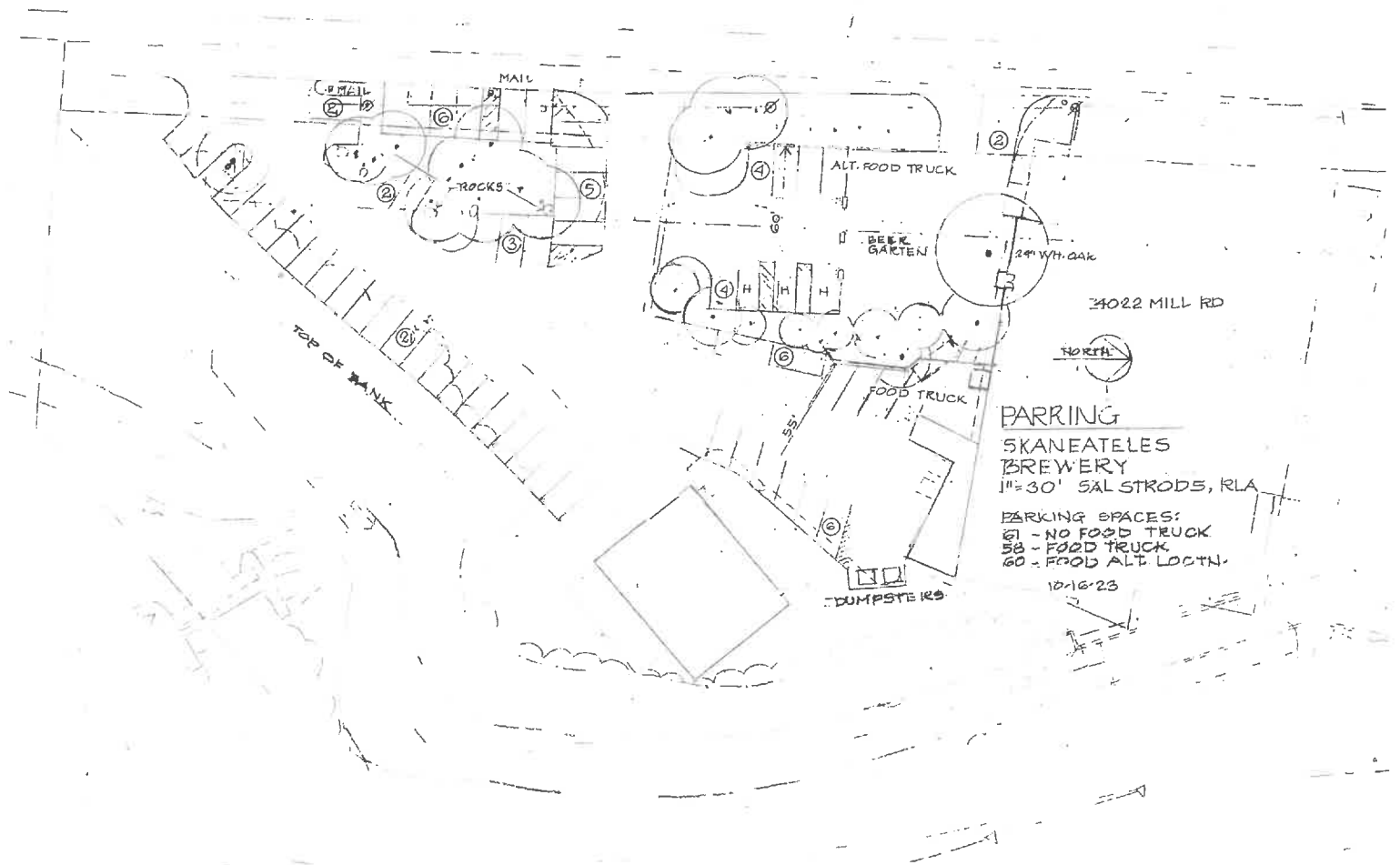
Parking Lot

Outdoor Seating Skaneateles Brewery

Seating for up to 84 ppl- Used May-Mid October each year.
Occasional warm days in winter with minimal seating.







PARRING
SKANEATELES
BREWERY
1"=30' SAL STRODS, RLA
PARKING SPACES:
61 - NO FOOD TRUCK
58 - FOOD TRUCK
60 - FOOD ALT. LOCTN.

10-16-23