

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

September 5, 2023 Revised
July 8, 2024

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

Re: John Menapace - Major Special Permit Amendment
4022 Mill Road Tax ID# 027.-01-47.1

NARRATIVE

The existing property has 3.86 acres lot size with 744 ft of road frontage. It is in the RR zoning district outside the Lake Watershed. The 24,880 SF mixed use building has a 2,380 SF Brewery and a 3,540 SF Distillery on the main floor for public access, sales and tastings. A lower level has 4,680 SF work area for the Distillery. The balance of the building is warehouse and storage used by the owner, John Menapace. A 3,100 SF storage building is also on the property along with building remains of the original factory. The Skaneateles Creek runs under the building remains and the Charlie Major Nature Trail runs along the east property line. **50** parking spaces are available on the south side of the building for the general public **(after removing any cars within the road Right of Way)** and 12 parking spaces are available on the north side of the building for employees and vendors adjacent to a loading dock. A Beer Garten is just outside the main south entrance with optional areas for Food Truck vendors to set up. The property is served by Town water and has an on-site septic system.

The Brewery and Distillery each have 3 employees and offer tastings and special events for up to 99 people Wednesday to Sunday, as early as noon and as late as 8:00 pm. Parking requirements are 33 cars for guests and 6 parking spaces for employees with additional parking for any vendors or guest entertainment. Occasional special outdoor/indoor events have used all **50** general public parking spaces in the past and on-street parking **has been** available on the east side of Mill Road.

This application is to transform 9,500 SF of the main building into private Event spaces for private parties such as wedding receptions, family gathering, corporate parties and gatherings. Event Area 'A' is 4,900 SF and Event Area 'B' is 2,895 SF. Additional space will be used for toilet areas, storage and a catering set up/prep area. The main entrance is on the east side of the building to a common lobby that leads to the two event areas. **At this time the applicant will only develop the "B" space which is subdivided into three smaller spaces. He will limit the total number of Event Guests to 60. After the "B" space has operated for several years, he may come back to further develop the "A" if the parking and septic have proven adequate.**

Only one Event Area will be booked at a time. Most events will be on weekends with set up as early as noon and concluding by 9:00 pm Sunday – Thursday and 10:00 pm Friday and Saturday. All music will be inside the building and will end 30 minutes before the event ends. Special Events will not be held at the Brewery or Distillery during a private event. The on-site public parking of 50 spaces can accommodate a total 100 people between the three uses **(based on a more conservative ratio of two people per car.) With 60 event guest using 30 spaces, 20 spaces remain available for 40 patrons of the brewery and distillery during overlap periods.** In addition, 12 spaces are available for the employees and vendors for the three uses. The owner has control over the scheduling of the special public events and private events to eliminate overlap. **The owner has secured permission from Andrew Miles, 3869 Fennell Street, Skaneateles Excavation, for the use of his**

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parking lot on weekday evening, holidays and weekends for overflow parking and shuttle service that the applicant would manage. This gives an additional 30 plus parking spaces available.

The revised parking plan has no parking space partially or totally in the road R.O.W. Furthermore, the parking areas closest to the Event Space (spaces 32-40) and the Distillery and Brewery (spaces 41-50) will be paved for easier access. The 'gutter' between parking spaces 31 and 32 will be converted into a trench drain with grate that will allow low vehicles to easily pass over it. A permeable walk will be placed between the parking and event space entrance for easy access.

Most of the site lighting is existing including ceiling lights at the main entrance on the south side, gooseneck warehouse lights on the south side, and accessory building, and solar lights mounted in trees around the parking area. Dark sky compliant wall packs will be added on the west and north side of the building. Dark Sky compliant wall sconces will be added on the east side Event entrance. This application involves minimal exterior disturbance of ground or change in coverage.

The existing septic system was designed and installed in 2003 for 442 gallons per day and included a 1,250 gallon septic tank. Currently, using a three year average, this facility uses 93.5 gallons per day. The last year average was 110 gallons per day. The distillery and brewery use a holding tank to remove process waste and cleanup water. The 2,000 gallon holding tank is emptied at least once a month. That is a minimum of 66 gal/day not going into the septic system – making 398 gal/day available for the event use.

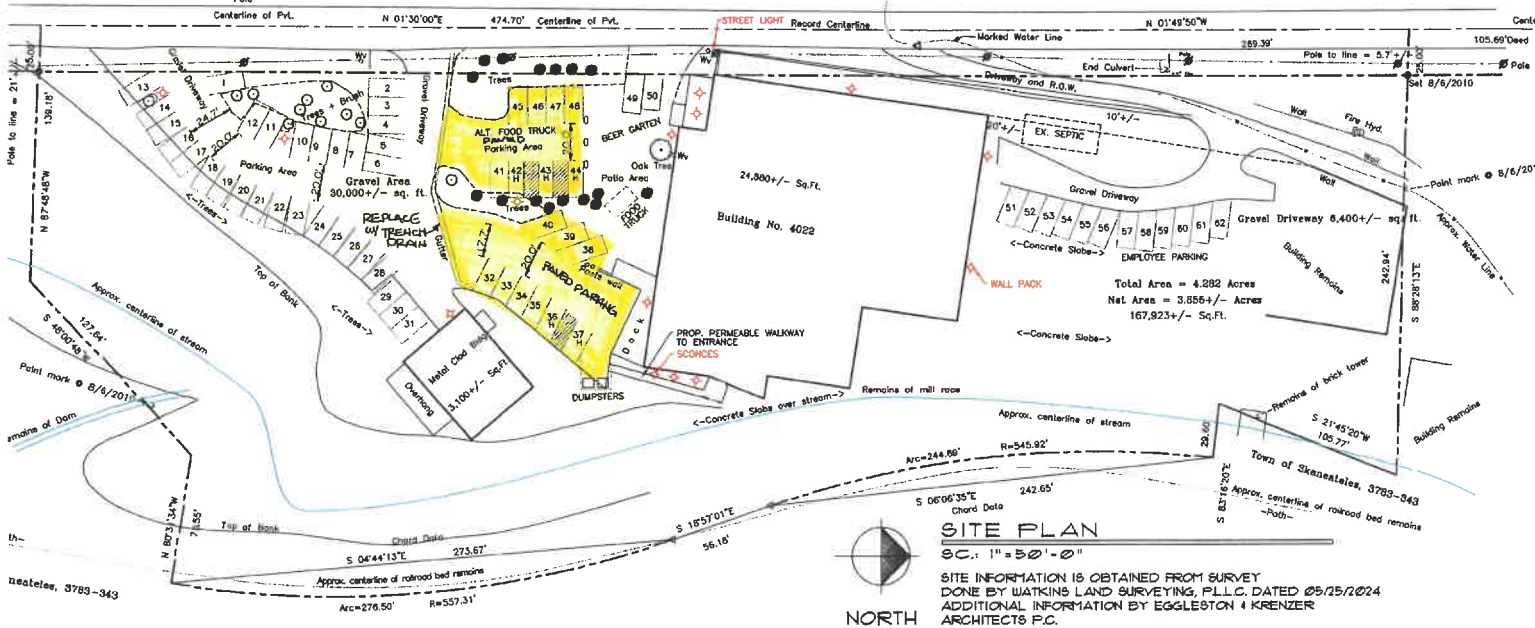
Comparing the water use with The Sinclair Event Center, their high quarter water usage was 552 gal/day and low quarter 215 gal/day. The last 12 month average was 355 gal/day. Their events typically have 125 guests. These are conservative numbers in that they water their landscape as part of their water usage. Based on this comparison, 4022 Mill Road has plenty of septic capacity for the proposed addition of a 60 person Event usage to the current Distillery and Brewery use.

Attached are the following documents:

- **April 14 2003 Onondaga Ct Health Dept. Septic Approval for 4022 Mill Road**
- **4022 Mill Road water usage Jan 1, 2020 – August 28, 2024**
- **4357 Jordan Road water usage Jan 1, 2020 – August 28, 2024**

property lines shown hereon are based on the deed from Karl Miller to the Town of Skaneateles, Book 3783 of deeds, Page 343.

Mill Road



SITE PLAN

SC: 1" = 50' - 0"

SITE INFORMATION IS OBTAINED FROM SURVEY
DONE BY WATKINS LAND SURVEYING, PLLC, DATED 05/25/2024
ADDITIONAL INFORMATION BY EGGLESTON & KRENZER
ARCHITECTS P.C.

12 EMPLOYEE/ VENDOR PARKING SPACES

50 GUEST PARKING SPACES

X2 PEOPLE PER CAR

100 GUEST/CUSTOMERS



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SITE PLAN

JOHN MENAPACE
4022 MILL RD.
TN. OF SKANEATELES, NY

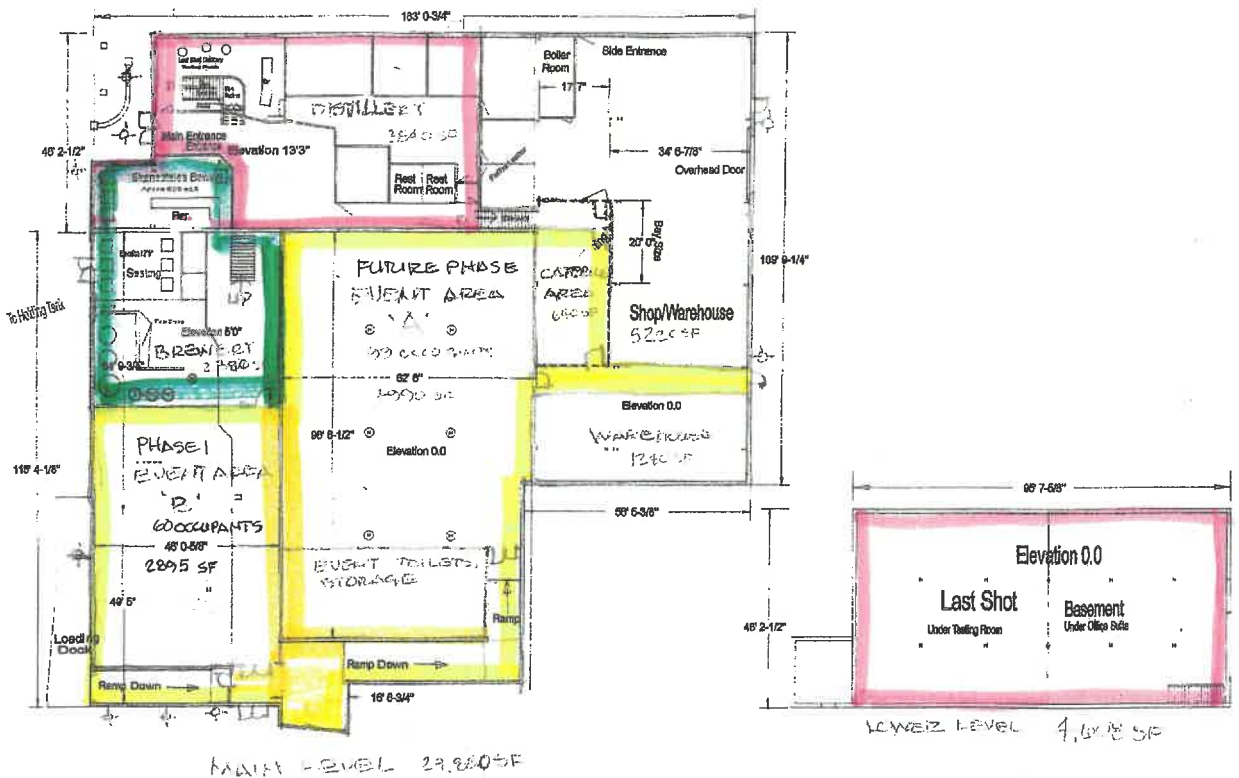
PROJ: 24039

DATE:

8 JUL 2024

5 SEP 2024

1 OF 2



architect

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SITE PLAN

JOHN MENAPACE
4022 MILL RD.
TN. OF SKANEATELES, NY

PROJ: 24099

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