



Our goal with the residential portion of 1321 East Genesee St is to run a small, boutique motel on the site of the original Chapman Hotel, which operated on the same footprint from 1953-1973. Our operation will have 6 units in the motel block. The new property, renamed the Inn at the Gate (a nod to its location at the “eastern gateway to the finger lakes”) will be refreshed with a new updated look and feel (paint, fixtures, wall art) that aligns with the charm and agricultural roots of Skaneateles. In recent decades, the property had fallen into some disrepair, and our goal is to bring it back to a more clean, well-maintained look and revert to short-term accommodation. Our perspective is that visitors to Skaneateles and its residents want more options for accommodations that are within walking distance to all the village and town have to offer. The objective with the Inn at the Gate is to tastefully and sustainably modernize the property while incorporating eco-friendly improvements that are inline with Elmer Chapman’s original 1953 property layout. The current focus is updating the individual rooms cosmetically followed by exterior beautification of both the structures and the grounds of the property. These updates will not impact the surrounding land and based on the recent history will only improve the property’s standing with the neighbors. Additional visual changes to the property will include an updated sign in front and hanging string lights in the back. As we make updates, we will also create ADA-compliant units.

Our research of the property surfaced that a roadside motel operated 9 single-room motel units from 1953-1973, at which point the owners (Elmer and Bessie Chapman) shuttered their business and moved out of state. The Chapmans were at least a 3-generation Skaneatelesan family, and also ran the gas station and auto dealership adjacent to the motel. It was converted into long-term, furnished housing that operated until we acquired the property in 2020. At that point, the units had fixtures and furnishings that were outdated and seriously neglected.

Some of the tenants were troubled, delinquent on rent, and often reported altercations amongst themselves. It was not a nice place to live. As we turned over the tenancy, we updated the units and realized that sourcing airbnb guests would meet a community need and also be scaleable for us as new business owners. We would like to continue on this path as a formal motel and marketing strategy.

We are raising 3rd-generation Skaneateleans, and we love our community as a special and vibrant place to live and visit. We want our friends and family near and far to discover and understand what we know to be so special about this lake and this community. We also believe that travel and travelers spread new ideas, share in culture, and keep communities alive. We have over 10 years experience in financing, developing and managing residential real estate and we look forward to continuing it with 1321 East Genesee St, The Gate.

