

Tax Map ID#055.-03-13.1 & 13.2

NOTICE OF HEARING

PLEASE TAKE NOTICE that pursuant to Section 148-4, 148-5 148-6 148-7 148-8 and 148-10 of the Zoning Law of the Town of Skaneateles 2020 and Section 274-a and 274-b Town Law of the State of New York, the Planning Board of the Town of Skaneateles will hold a Public Hearing on the application of James Nocek for a Special Permit Amendment.

The application is the merger of the two lots and to expand the event center use to the historic barn to be used seasonally.

The property in question is located at 2413/2433 West Lake Road in the Town of Skaneateles, New York and bears Tax Map ID#055.-03-13.1 & 13.2.

A copy of the application is available for inspection at the Town Hall, 24 Jordan Street, Skaneateles, New York.

SAID HEARING will be held on *Tuesday, September 19, 2023 at 6:40 p.m.* at the Town Offices, 24 Jordan Street, Skaneateles, New York or electronically as required by local and/or Executive Orders applicable to COVID 19. At that time all people will be heard or have an opportunity to provide written comment on this application.

Donald Kasper, Chair
Planning Board -Town of Skaneateles
Dated: September 6, 2023

PROJECT NARRATIVE:

The project consists of renovating an antique barn to create a multi-functional gathering area: additional tasting room for our estate winery, event gathering for our wine club lecture events, covered location of a "farm to table" catered dining events, private and commercial events. The property on which the barn resides (Tax Map # 055.-03-13.1) will be merged with the property which holds Anyela's Vineyards (Tax Map # 055.-03-13.2). The barn is uniquely positioned adjacent to a block of our vineyards which provides an immediate connection to agriculture and holds historic value in the local community: representing the presence and sustainability of agricultural history. The barn requires some infrastructural enhancement in the basement area to provide a sound and safe foundation to support about 150 occupants (36 x 78' = 2,808 sq ft, @ 15 sq ft/person). In addition, the main floor will require some board replacement and refurbishment. A smooth transition access ramp area will be developed for disabled guests and a 44'x 20' deck on the east side will provide an outside area to enjoy the vineyards. The barn possesses an intimate proximity to our current facility and customer flow. The barn will serve to tie the old and new elements of agriculture. Portable toilets and/or a restroom toilet trailer (depending on the event) will be provided at this time.

The barn will be used seasonally (May-October) and therefore will not require winterization. Currently the barn is used for storage. During the off season (November-April) the barn will continue as a storage area for agriculture equipment.

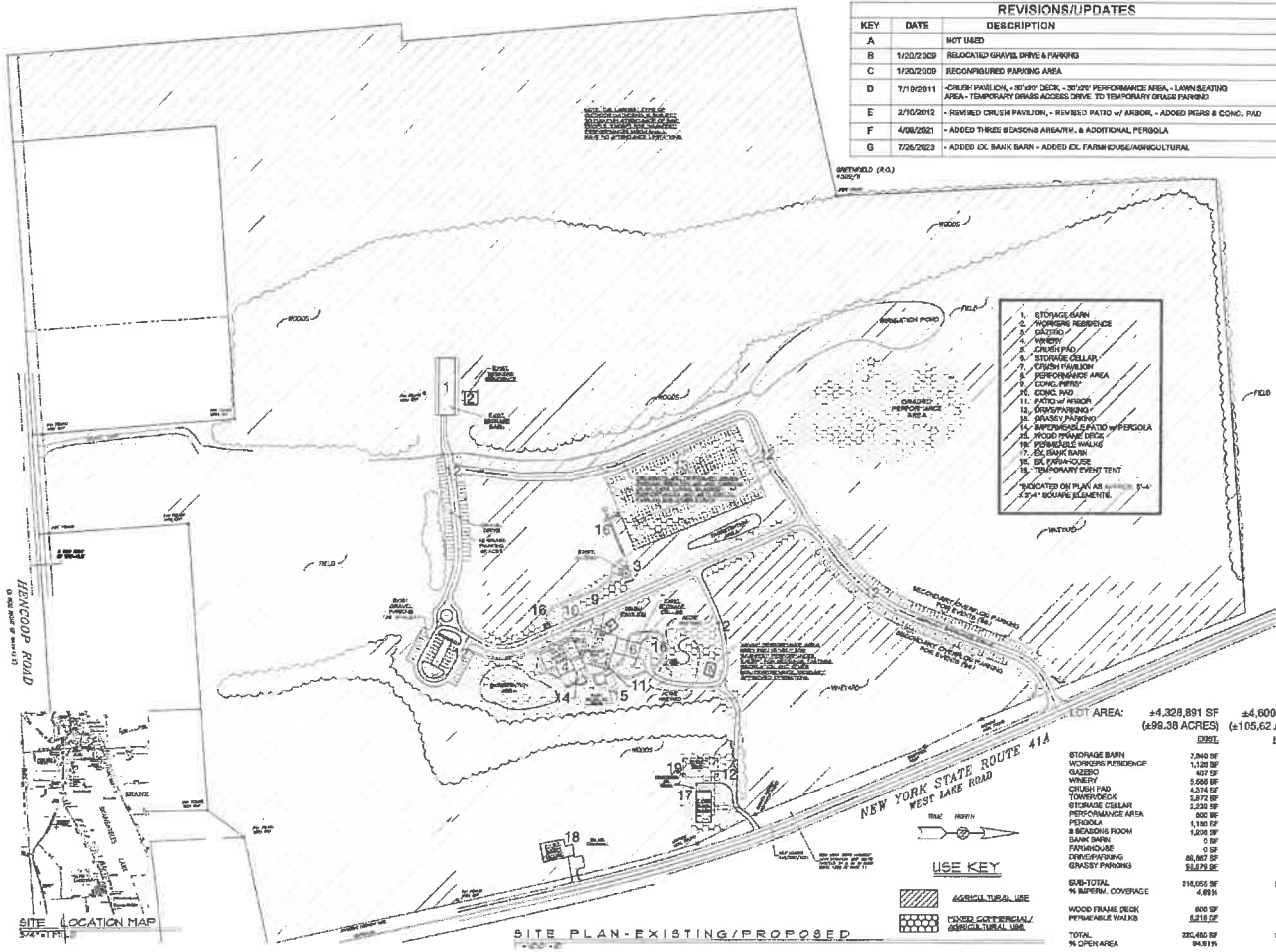
It is expected the barn usage (May- October) will be similar to that of Anyela's , whereby:

- Special and overflow wine tastings will be performed as needed: 12-5 pm, possibly 2-3 times/week
- Wine club gatherings, special event gatherings (private and commercial): Variable hours but not later than 10pm, possibly 2-3 times/week
- Catered "farm to table" wine pairing events, variable hours but not later than 10 pm, possibly 1-2/month

There will be no additional parking required for this barn beyond that which already exists for Anyela's. Handicapped people can be driven to the barn from Anyela's main entrance, dropped off and the car returned to existing parking lots.

James E. Nocek

7/26/2023



REVISIONS/UPDATES		
KEY	DATE	DESCRIPTION
A		NOT USED
B	1/22/2020	RELOCATED GRAVEL DRIVE & PARKING
C	1/22/2020	RECONFIGURED PARKING AREA
D	7/1/2011	- CRUSH PAVILION, - 30'x32' DECK, - 30'x32' PERFORMANCE AREA, - LAWN SEATING AREA - TEMPORARY GRAVE ACCESS DRIVE TO TEMPORARY GRAVE PARKING
E	2/10/2012	- REVISED CRUSH PAVILION, - REVISED PATIO w/ ARBOR, - ADDED PERG & CONC. PAD
F	4/08/2021	- ADDED THREE BARNHOUSE AREAS, & ADDITIONAL PERGO
G	7/26/2023	- ADDED EX. BARN BARN - ADDED EX. FARMHOUSE/AGRICULTURAL

- 1. STORAGE BARN
- 2. PROPOSED RESIDENCE
- 3. GARAGE
- 4. VINERY
- 5. CRUSH PAD
- 6. STORAGE CELLAR
- 7. CRUSH PAVILION
- 8. PERFORMANCE AREA
- 9. CONC. PATIO
- 10. CRUSH PAD
- 11. PATIO w/ PERGO
- 12. GASTRO-PANTRY
- 13. GASTRO-PANTRY
- 14. GASTRO-PANTRY w/ PERGO
- 15. WOOD FRAME DECK
- 16. BARNHOUSE
- 17. EX. BARN BARN
- 18. TEMPORARY EVENT TENT

LOT AREA: ±4,328,891 SF (±99.38 ACRES) ±4,600,742 SF (±105.62 ACRES)

	EXIST.	PROPOSED
STORAGE BARN	7,840 SF	7,840 SF
WINE/DRY STORAGE	1,120 SF	1,120 SF
GARAGE	407 SF	407 SF
VINERY	5,600 SF	5,600 SF
CRUSH PAD	4,574 SF	4,574 SF
STORAGE CELLAR	2,872 SF	2,872 SF
PERFORMANCE AREA	2,238 SF	2,238 SF
PERGO	600 SF	600 SF
BARNHOUSE	11,180 SF	11,180 SF
BANK BARN	1,208 SF	1,208 SF
FARMHOUSE	0 SF	2,800 SF
TEMPORARY PARKING	0 SF	2,500 SF
DEVELOPING	60,863 SF	60,863 SF
GASTRO-PANTRY	13,172 SF	13,172 SF
SUB-TOTAL	114,055 SF	200,458 SF
% IMPERV. COVERAGE	4.83%	4.79%
WOOD FRAME DECK	400 SF	1,960 SF
PERGO/WALKWAYS	5,812 SF	5,812 SF
TOTAL	220,467 SF	220,467 SF
% OPEN AREA	95.17%	95.21%



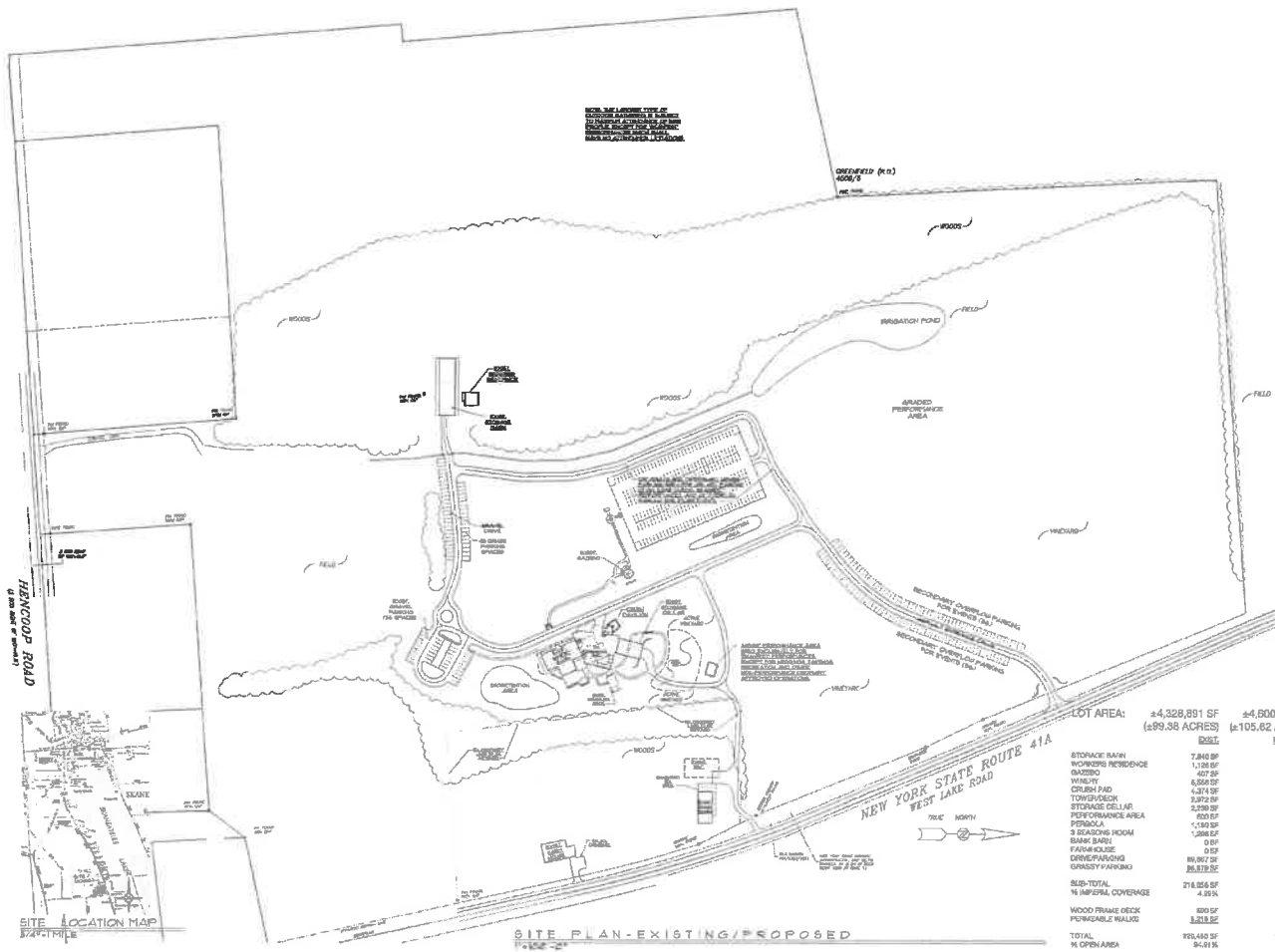
SPECIFICATIONS	
1. GENERAL NOTES	SEE ATTACHED SHEETS
2. DIMENSIONS	AS SHOWN ON SHEETS
3. MATERIALS	AS NOTED
4. FINISHES	AS NOTED
5. UTILITIES	AS NOTED
6. EROSION CONTROL	SEE EROSION CONTROL SHEET
7. ENVIRONMENTAL	SEE ENVIRONMENTAL REPORT
8. OTHER	AS NOTED
9. NOTES	AS NOTED

SITE PLAN EX. BARN BARN FOR:
 ANYELA'S VINEYARD
 2433 W. LAKE ROAD
 TOWN OF SPOONTELES, NY 13152

SITE PLAN EXISTING/PROPOSED CONDITIONS

DATE	BY	FOR
12/15/2023	AC	AC
12/15/2023	AC	AC
12/15/2023	AC	AC

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HENRICUS ROAD

SITE LOCATION MAP

SITE PLAN - EXISTING/PROPOSED



DONAHOE GROUP, INC.
 2433 W. LAKE ROAD
 SKENEATELES, NY 13152

THE DONAHOE GROUP, INC. IS A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF NEW YORK. THE DESIGN AND CONSTRUCTION OF THIS PROJECT IS SUBJECT TO THE SUPERVISION AND SEAL OF A LICENSED PROFESSIONAL ENGINEER. THE DESIGN AND CONSTRUCTION OF THIS PROJECT IS SUBJECT TO THE SUPERVISION AND SEAL OF A LICENSED PROFESSIONAL ENGINEER.

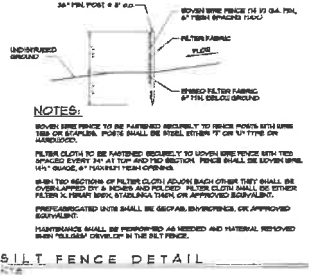
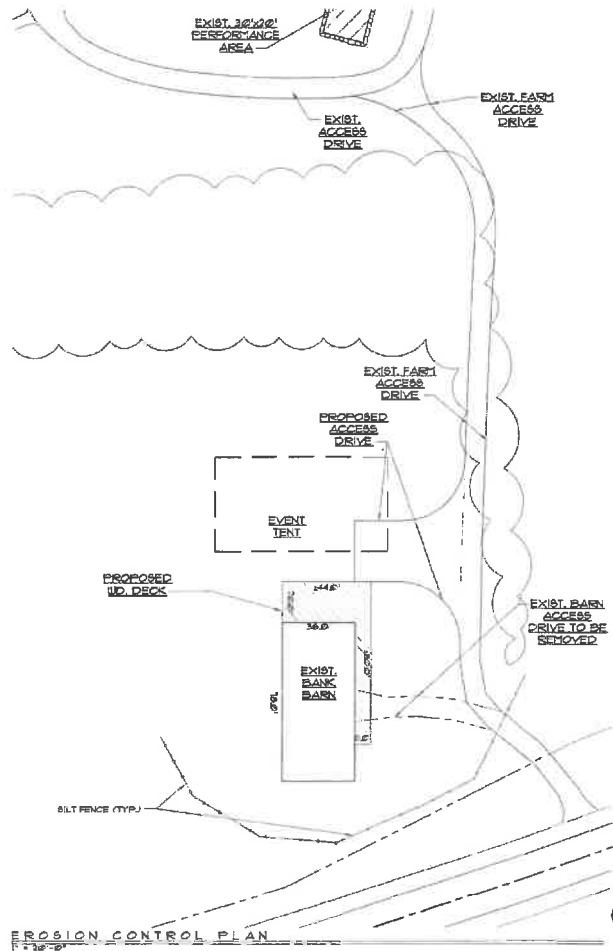
SITE PLAN EX. BANK EAFIN FOR:
ANYELA'S VINEYARD
 2433 W. LAKE ROAD
 TOWN OF SENEATELES, NY 13152

SITE PLAN EXISTING/PRCP. CONDITIONS

NOOR#	NOOR#	NOOR#
LSA	LSA	LSA
228040	228040	228040
SITE	SITE	SITE
72292023	72292023	72292023
PRECED	PRECED	PRECED
23043	23043	23043

ITEM	EXISTING		PROPOSED	
	SF	ACRES	SF	ACRES
LOT AREA:	±4,328,891 SF	(±99.38 ACRES)	±4,600,742 SF	(±105.62 ACRES)
STORAGE BAYN	7,840 SF	0.18 AC	7,840 SF	0.18 AC
WORKING PERFORMANCE	1,120 SF	0.03 AC	1,120 SF	0.03 AC
GAZONC	407 SF	0.01 AC	407 SF	0.01 AC
WALKWAY	4,550 SF	0.10 AC	4,550 SF	0.10 AC
CRUSH PAD	4,274 SF	0.10 AC	4,274 SF	0.10 AC
TOWERSHED	2,872 SF	0.07 AC	2,872 SF	0.07 AC
STORAGE DEL. LAB.	2,708 SF	0.06 AC	2,708 SF	0.06 AC
PERFORMANCE AREA	600 SF	0.01 AC	600 SF	0.01 AC
PERCOLA	1,120 SF	0.03 AC	1,120 SF	0.03 AC
3 SEASONS ROOM	1,200 SF	0.03 AC	1,200 SF	0.03 AC
BIKING BAYN	0 SF	0.00 AC	2,200 SF	0.05 AC
FARM HOUSE	0 SF	0.00 AC	2,200 SF	0.05 AC
DRIVE/PARKING	22,432 SF	0.51 AC	22,432 SF	0.51 AC
GRASSY PARKING	22,432 SF	0.51 AC	22,432 SF	0.51 AC
SUB-TOTAL	214,056 SF	4.85 AC	220,428 SF	4.97 AC
1/8 IMPERIAL COVERAGE	4.25 AC		4.25 AC	
WOOD TRAILER DECK	800 SF	0.02 AC	1,800 SF	0.04 AC
POSSIBLE WALLS	3,212 SF	0.07 AC	3,212 SF	0.07 AC
TOTAL	220,428 SF	4.97 AC	220,428 SF	4.97 AC
1/8 OPEN AREA	94.61 AC		94.61 AC	

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SILT FENCE DETAIL
SCALE 1/2" = 1'-0"



DONAHUE GROUP
INCORPORATED
2431 W. LAKE ROAD
TOWN OF SHARON, NY 14757

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SITE PLAN EX. BARN BARN FOR:
ANYELA'S VINEYARD
2431 W. LAKE ROAD
TOWN OF SHARON, NY 14757

DATE	1/15/20
BY	USA
PROJECT	77800023
PROJECT	25045

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