

Skaneateles Town Planning Board  
24 Jordan Street  
Skaneateles, NY 13152

November 11<sup>th</sup>, 2024

RE: Byrne Dairy – Special Permit Application  
1387 East Genesee Street Tax Map 032-03-29.0

## Byrne Dairy – Skaneateles Project Narrative

1387 East Genesee Street is a 5.46+/- acre parcel with 244 FT of road frontage on East Genesee Street (US Rte 20) in the HC zoning district and is within the Lake Watershed Overlay District (LWOD). A drainage ditch which is part of the Skaneateles Storage, LLC property storm water management system (possible watercourse) is located to the west of the property. The property has 4 current approved uses that include a 1,284 SF Convenience Store, 6 fueling positions, 3 fuel pumps on 3 islands of which two islands are protected by a canopy, a 2,528 SF, 4 bay Car Wash and a 2,400 SF Auto Detailing Shop. The property has two curb cut driveway accesses onto East Genesee Street and over 40,000 SF of tarvia for parking and driveways. The current ISC is 22.8%. The current open space is 77.2%. The property is served by Public Water and has an on-site septic system.

The property is currently owned by MC Skaneateles LLC and the Convenience Store and Fuel Facility are leased to Sonbyrne Sales Inc. operating as Byrne Dairy. The Carwash and Auto Detailing shop are currently vacant. The Fueling Facility and Car Wash are currently non-conforming uses in the LWOD as a result of zoning changes in 1996. The following is a history of the Zoning approvals for the property.

1981: Special permit granted for gasoline service station.  
1995: Special permit granted for modification of tanks and relocation of gasoline pumps.  
1996: Received a special permit for the Convenience store.  
1998: Special permit granted for the 40' x 60' Building for Auto Detailing.

The current Car Wash, Convenience Store and Fueling Facility will be removed, and the Detailing building will remain. A new 4,232 SF Convenience Store with 3,125 SF porch will be constructed 53 FT from the ROW and 138 FT from the possible west watercourse/ditch. Three fuel islands with 6 fueling positions and 3 fuel pumps will be located 61 FT from the west property line and 82 FT from the ROW. The two curb cuts onto East Genesee Street will be maintained. A new septic system has been approved by the Onondaga County Health Dept. for the proposed project. The ISC will be 23.6% and Open Space 76.4%.

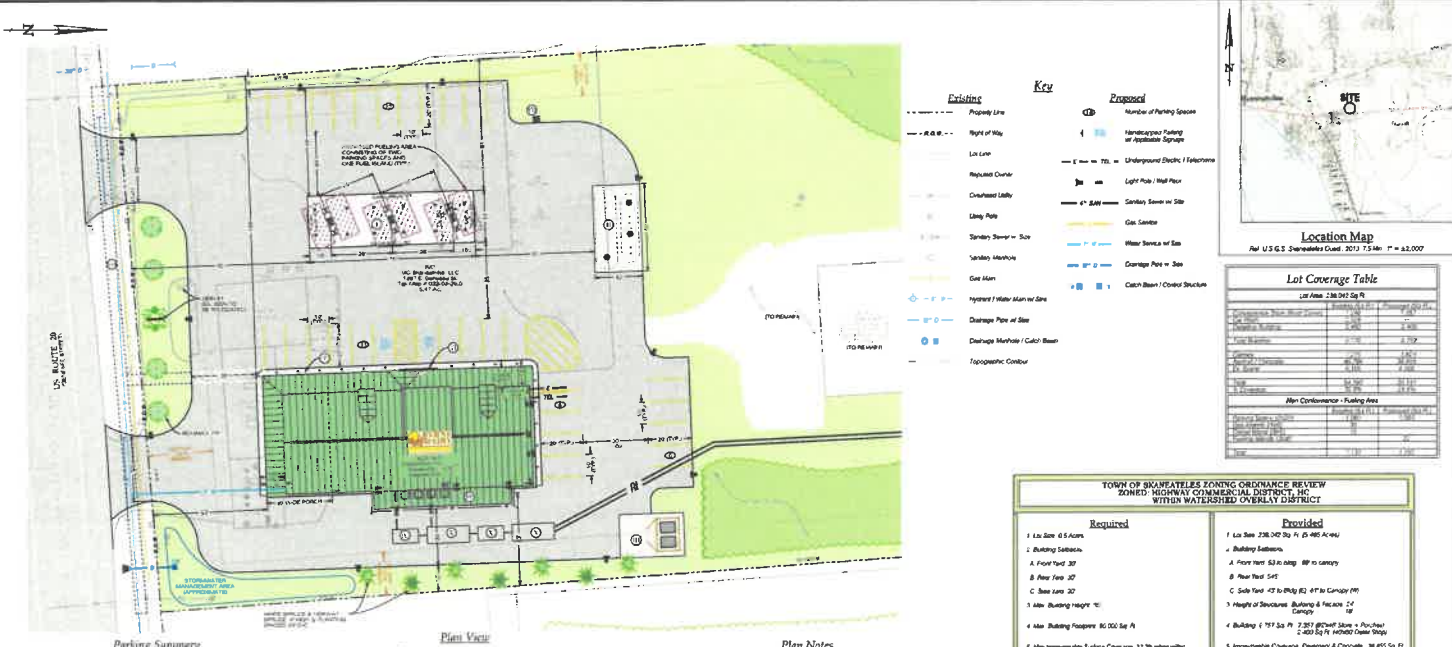
The non-conforming Car Wash use will be removed and the non-conforming Fueling Facility will be expanded by less than 25% of structure floor space as allowed by Section 148-12C.

The existing 3 fuel islands with 6 fueling positions and 3 fuel pumps are 1,131 SF of area including the parking space for the vehicle being fueled. The proposed 3 fuel islands with 6 fueling positions and 3 fuel pumps will be 1,152 SF for a net increase of less than 2%. (See Plumley Site Plan) Diesel as well as three grades of gasoline will be available. The fuel tanks will be located over 50 FT from the possible west watercourse and 175 FT from the proposed stormwater management area. They are currently within 50 FT of the road ditch and stormwater swale.

Byrne Dairy will operate the store 365 days/24 hours. An outside screened dumpster enclosure will be used for trash and cardboard removal. LED and “Dark Sky” approved lighting will be used for ALL exterior site lighting and fuel canopy lighting. The operation will employ in access of (25) employees or approximately (16) +/- Full-time equivalent employees. The site will have (34) parking spaces available for customers and employees. The proposal will comply with all NYSDEC Stormwater regulations’ (SWPPP) and will improve current stormwater management issues on the site. Outside mechanical equipment will be screened under a porch roof on the east side of the building.

#### Project Benefits:

- Enhance the character of the Eastern Gateway. Current Convenience store and fueling facility is over 40 years old.
- Discontinuance of (1) non-conforming use (Carwash) that has non-conforming setbacks.
- New state of the art Fuel tanks, fuel dispensers, tank monitoring systems, product piping, product sensors and fuel equipment. Current Fuel tanks and equipment is over 25 years old.
- Site Drainage would be designed to the new NYSDEC Stormwater Management standards and practices. Currently there is limited Stormwater management onsite and site has drainage issues with Stormwater accumulating in eastern driveway and tank pad area.
- New Building would be setback further from Route 20.
- Landscaping and street trees will be added to the site.
- A sidewalk easement will be established for a future sidewalk along East Genesee Street that will follow the future Eastern Gateway standards.
- The redeveloped site will follow the guidelines for the Highway Commercial District and the Joint Comprehensive Plan as well as the current Special Permit and site Plan Review Criteria.



**Key**

<b>Existing</b>	<b>Proposed</b>
- - - Property Line	CD Number of Parking Spaces
--- Right of Way	Light Pole / Wall Sign
Lo-Line	Underground Electric / Fiberoptic
Repaired Corner	Gas Service
Crownfast Liability	Light Pole / Wall Sign
Utility Pole	Water Service to Site
Sandwich Sewer - Size	Water Service to Site
Sandwich Sewer - S/S	Gas Service
Gas Main	Drainage Pipe - 24"
Hydrant / Water Meter on Site	Drainage Pipe - 18"
Drainage Pipe of Site	Catch Basin / Control Structure
Drainage Manhole / Catch Basin	
Topographic Contour	

**Lot Coverage Table**

Lot Area: 238,000 Sq. Ft.

Use	Max. Coverage (%)	Max. Coverage (Sq. Ft.)
Commercial	100	238,000
Residential	30	71,400
Public	100	238,000
Industrial	100	238,000
Health Care	100	238,000
Office	100	238,000
Hotel/Motel	100	238,000
Warehouse	100	238,000
Storage	100	238,000
Other	100	238,000
<b>Total</b>	<b>100</b>	<b>238,000</b>

Min. Containment - Parking Area

**Parking Summary**

Automobile Parking	18
Handicapped Parking	2

**Plant Notes**

Sign	Size
Sign	27' x 18'
Sign #1	80 sq. ft.
Sign #2	27' x 14' 48 sq. ft.
Sign #3	18 sq. ft. sq.

**Lighting Chart**

Item	Description	Quantity
1	One 10' Light Pole (Each 50' Height)	1
2	One 10' Light Pole (Each 50' Height)	1
3	One 10' Light Pole (Each 50' Height)	1
4	One 10' Light Pole (Each 50' Height)	1
5	One 10' Light Pole (Each 50' Height)	1
6	One 10' Light Pole (Each 50' Height)	1

**Plan Notes**

- 70 x 4' of overhead canopy of recessed canopy lights to pump station at 20' x 4' of steel reinforced concrete structure per site plan. See contractor responsible for E of canopy load.
- 200 gpm x 100' x 40' area enclosed concrete area used for 20,000 gallon 10' diameter x 37' 6" high. See contractor responsible for E of canopy load.
- 20,000 gallon 10' diameter x 37' 6" high. See contractor responsible for E of canopy load.
- See contractor responsible for E of each pad. Turn on, LST and USF piping in petroleum contractor.
- Drainage Enclosure: The structure shall be cast in place with PVC slab with lean chain bar using rebar. The report to be completed by field contractor. The structure shall rest on a 20" x 20" deep reinforced concrete structure per site plan.
- See contractor responsible for E of each pad. Turn on, LST and USF piping in petroleum contractor.
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**TOWN OF SKANEATELES ZONING ORDINANCE REVIEW**  
**ZONED: HIGHWAY COMMERCIAL DISTRICT, HC**  
**WITHIN WATERSHED OVERLAY DISTRICT**

Required	Provided
1. Lot Area: 6.5 Acres	1. Lot Area: 238,000 Sq. Ft. (6.465 Acres)
2. Building Setbacks:	2. Building Setbacks:
A. Front Yard: 30'	A. Front Yard: 53.0' (adj. 80' to canopy)
B. Rear Yard: 30'	B. Rear Yard: 54'
C. Side Yard: 30'	C. Side Yard: 42.0' (adj. 82' 47' to canopy)
3. Max. Building Height: 35'	3. Height of Structure: Building & Canopy: 24' Canopy: 18'
4. Max. Building Footprint: 80,000 Sq. Ft.	4. Building: 4,197.50 Sq. Ft. (20' x 207' 8") Canopy: 2,000.00 Sq. Ft. (100' x 200')
5. Max. Impervious Surface Coverage: 20% when within Watershed Overlay District	5. Impervious Coverage: Building & Canopy: 38,495 Sq. Ft. (16.18%) Building & Canopy: 11,581.50 Sq. Ft. (4.86%) Total: 50,076.50 Sq. Ft. (21.04%)
6. Lot Coverage: 20% when within Watershed Overlay District	6. Lot Coverage: Building & Canopy: 30.65% Building & Canopy: 4.86% Total: 35.51% (Total: 50,076.50 Sq. Ft. = 21.04%)
7. Lot Fencing: 100'	7. Lot Fencing: 240'



**PLUMLEY ENGINEERING**  
 7600 Skaneateles Rd., Skaneateles, NY 13152  
 Tel: 815.684.5600  
 Fax: 815.684.5601  
 www.plumleyeng.com

REVISIONS: \_\_\_\_\_ DATE: \_\_\_\_\_ BY: \_\_\_\_\_

PROJECT: **SKANEATELES BYRNE DAIRY**  
**SONBYRNE SALES, INC.**

LOCATION: TOWN OF SKANEATELES, ONONDAGA COUNTY, NEW YORK

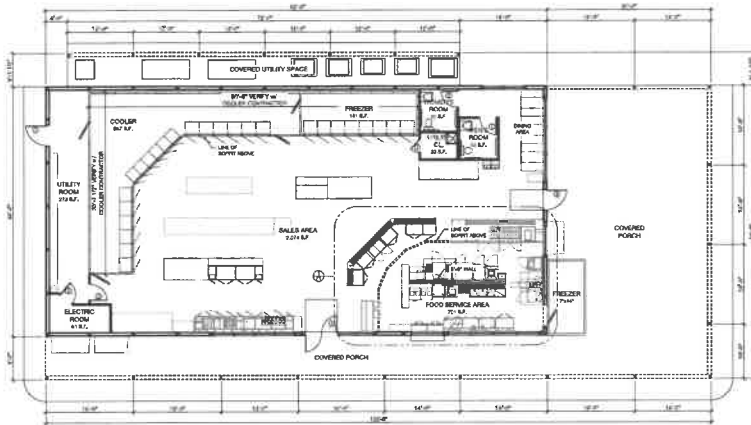
DWG TITLE: **PRELIMINARY SITE PLAN**  
 Scale: 1/8" = 1'-0"

PROJECT NO.: 2024-012  
 FILE NO.: 2024-012  
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 DATE: 05/20/24  
 DRAWN BY: JMC  
 CHECKED BY: JMC  
 APPROVED BY: JMC

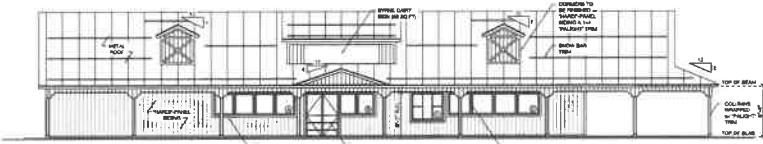
**C201**

**SKANEATELES BYRNE DAIRY**  
**SONBYRNE SALES, INC.**

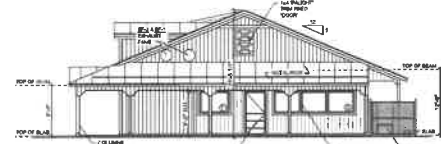
**BYRNE DAIRY**



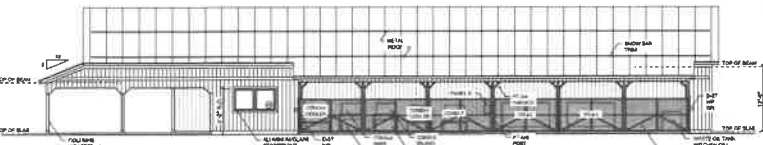
FLOOR PLAN  
1/8" = 1'-0"



WEST ELEVATION  
1/8" = 1'-0"

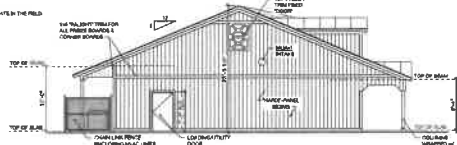


SOUTH ELEVATION  
1/8" = 1'-0"



EAST ELEVATION  
1/8" = 1'-0"

**EXTENDED ELEVATION**  
 1/8" = 1'-0"  
 1/4" = 1'-0"  
 1/2" = 1'-0"  
 3/4" = 1'-0"  
 1" = 1'-0"  
 1 1/2" = 1'-0"  
 2" = 1'-0"  
 3" = 1'-0"  
 4" = 1'-0"  
 6" = 1'-0"  
 8" = 1'-0"  
 12" = 1'-0"  
 18" = 1'-0"  
 24" = 1'-0"  
 36" = 1'-0"  
 48" = 1'-0"  
 72" = 1'-0"  
 96" = 1'-0"  
 144" = 1'-0"



NORTH ELEVATION  
1/8" = 1'-0"



**DONAHUE GROUP**  
 ARCHITECTS  
 1000 WEST 10TH AVENUE  
 DENVER, CO 80202  
 TEL: 303.733.1100  
 FAX: 303.733.1101  
 WWW.DONAHUEGROUP.COM

**NEW BUILDING FOR:  
 SONBYRNE SALES BYRNE DAIRY  
 1387 EAST GENESEE STREET  
 SKANEATELES, NEW YORK 13152**

PLAN & ELEVATIONS

OWNER	SONBYRNE SALES BYRNE DAIRY
CPD	
DATE	08/11/10
PROJECT	24063

**A-1**