

Tax Map ID#032.-03-29.0

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 Sonbyrne Sales, Inc/MC Skaneateles LLC for a Special Permit/Site Plan Review.

The application is for the demolition of the existing carwash, gasoline sales station and convenience store and construction of a gasoline sales station and convenience store.

The property in question is located at 1387 East Genesee Street in the Town of Skaneateles, New York and bears Tax Map ID#032.-03-29.0.

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 December 17, 2024 at 6:50 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: December 4, 2024

Skaneateles Town Planning Board
24 Jordan Street
Skaneateles, NY 13152

November 11th, 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%.

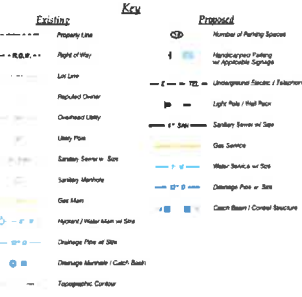
The non-conforming Car Wash use will be removed and the non-conforming Fueling Facility will be expanded by less than 25% of structure floor space as allowed by Section 148-12C.

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 excess 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.



Lot Coverage Table
Lot Area: 276,042 Sq Ft

Lot No.	Area (Sq Ft)	Area (Acres)	Front Setback (ft)	Side Setback (ft)	Depth Setback (ft)	Max Building Height (ft)	Max Impervious Surface Coverage (%)
1	10,000	0.23	10	10	10	10	10
2	10,000	0.23	10	10	10	10	10
3	10,000	0.23	10	10	10	10	10
4	10,000	0.23	10	10	10	10	10
5	10,000	0.23	10	10	10	10	10
6	10,000	0.23	10	10	10	10	10
7	10,000	0.23	10	10	10	10	10
8	10,000	0.23	10	10	10	10	10
9	10,000	0.23	10	10	10	10	10
10	10,000	0.23	10	10	10	10	10
11	10,000	0.23	10	10	10	10	10
12	10,000	0.23	10	10	10	10	10
13	10,000	0.23	10	10	10	10	10
14	10,000	0.23	10	10	10	10	10
15	10,000	0.23	10	10	10	10	10
16	10,000	0.23	10	10	10	10	10
17	10,000	0.23	10	10	10	10	10
18	10,000	0.23	10	10	10	10	10
19	10,000	0.23	10	10	10	10	10
20	10,000	0.23	10	10	10	10	10
21	10,000	0.23	10	10	10	10	10
22	10,000	0.23	10	10	10	10	10
23	10,000	0.23	10	10	10	10	10
24	10,000	0.23	10	10	10	10	10
25	10,000	0.23	10	10	10	10	10
26	10,000	0.23	10	10	10	10	10
27	10,000	0.23	10	10	10	10	10
28	10,000	0.23	10	10	10	10	10
29	10,000	0.23	10	10	10	10	10
30	10,000	0.23	10	10	10	10	10
31	10,000	0.23	10	10	10	10	10
32	10,000	0.23	10	10	10	10	10
33	10,000	0.23	10	10	10	10	10
34	10,000	0.23	10	10	10	10	10
35	10,000	0.23	10	10	10	10	10
36	10,000	0.23	10	10	10	10	10
37	10,000	0.23	10	10	10	10	10
38	10,000	0.23	10	10	10	10	10
39	10,000	0.23	10	10	10	10	10
40	10,000	0.23	10	10	10	10	10
41	10,000	0.23	10	10	10	10	10
42	10,000	0.23	10	10	10	10	10
43	10,000	0.23	10	10	10	10	10
44	10,000	0.23	10	10	10	10	10
45	10,000	0.23	10	10	10	10	10
46	10,000	0.23	10	10	10	10	10
47	10,000	0.23	10	10	10	10	10
48	10,000	0.23	10	10	10	10	10
49	10,000	0.23	10	10	10	10	10
50	10,000	0.23	10	10	10	10	10

Parking Summary

Category	Required	Provided
Automobile Parking	19	24
Handicapped Parking	2	2

Signage

Sign Type	Sign #	Size
Directional Sign	1	20' High 80 Sq Ft
Building Sign	1	8' x 6' x 4' 48 Sq Ft
Canopy Signage	1	18 Sq Ft sq

Lighting Chart

Light Type	Quantity
High Bay Light	10
Low Bay Light	10
Canopy Light	5

Plan Notes

- 1) 1/4" = 1' scale. All dimensions are in feet unless otherwise noted.
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- 10) 1/4" = 1' scale. All dimensions are in feet unless otherwise noted.
- 11) 1/4" = 1' scale. All dimensions are in feet unless otherwise noted.
- 12) 1/4" = 1' scale. All dimensions are in feet unless otherwise noted.
- 13) 1/4" = 1' scale. All dimensions are in feet unless otherwise noted.
- 14) 1/4" = 1' scale. All dimensions are in feet unless otherwise noted.
- 15) 1/4" = 1' scale. All dimensions are in feet unless otherwise noted.
- 16) 1/4" = 1' scale. All dimensions are in feet unless otherwise noted.
- 17) 1/4" = 1' scale. All dimensions are in feet unless otherwise noted.
- 18) 1/4" = 1' scale. All dimensions are in feet unless otherwise noted.
- 19) 1/4" = 1' scale. All dimensions are in feet unless otherwise noted.
- 20) 1/4" = 1' scale. All dimensions are in feet unless otherwise noted.

TOWN OF SKANEATELES ZONING ORDINANCE
ZONED INDUSTRIAL COMMERCIAL DISTRICT, IIC
WITHIN WATERSHED OVERLAY DISTRICT

Required	Provided
1. Lot Size: 0.5 Acres	1. Lot Size: 238,042 Sq. Ft. (5.46 Acres)
2. Building Subsection	2. Building Subsection
3. Front Yard Setback	3. Front Yard Setback: 10' to 100'
4. Side Yard Setback	4. Side Yard Setback: 10' to 100'
5. Max. Building Height: 10'	5. Max. Building Height: 10'
6. Max. Impervious Surface Coverage: 80% (or less)	6. Max. Impervious Surface Coverage: 80% (or less)
7. Lot Coverage: 200%	7. Lot Coverage: 244%



	PROJECT NO. 2024-001 DATE: 08/15/24 BY: JAC	SKANEATELES BYRNE DAIRY SONBYRNE SALES, INC. TOWN OF SKANEATELES, ONONDAGA COUNTY, NEW YORK		PROJECT TITLE: PRELIMINARY SITE PLAN	PROJECT NO. 2024-001 PLAN NO. 001 DATE: 08/15/24 DRAWN BY: JAC CHECKED BY: JAC	C201 © 2024 Skaneateles Planning Dept.
	1/8" = 1' SCALE 1/4" = 1' SCALE 1/2" = 1' SCALE 3/4" = 1' SCALE 1" = 1' SCALE			1/8" = 1' SCALE 1/4" = 1' SCALE 1/2" = 1' SCALE 3/4" = 1' SCALE 1" = 1' SCALE		

