

# TOWN OF ONONDAGA

## Planning Board

ALFRED J. FULLER  
4564 Cole Road  
Syracuse, NY 13215

DAVID C. BAKER  
5577 Bull Hill Road  
LaFayette, NY 13084

TOWN HALL  
5020 Ball Road • Syracuse, NY 13215

MARC A. MALFITANO, Chairman  
5155 Jupiter Inlet Way  
Syracuse, NY 13215

LINDA M. CAMPBELL  
4929 MacGregor Lane  
Syracuse, NY 13215

JAMES MAHANEY  
4934 Horizon Terrace  
Syracuse, NY 13215

### Meeting Conducted at 7:30 p.m. May 22, 2017

#### Present:

Marc Malfitano, Chairman  
David Baker  
Linda Campbell  
Alfred Fuller  
James Mahaney  
Nadine Bell, Attorney  
Bill Perrine, Engineer

Chairman Malfitano called the Planning Board to order at 7:30 p.m.

#### **2017 Phase 2 Annual Report**

Mr. Bill Perrine, Planning Board Engineer, presented a copy of the 2017 Phase 2 Annual Report as of March 9, 2017, to Chairman Malfitano. Chairman Malfitano inquired if the contact information should be updated. Mr. Perrine responded that he believed that because the reporting period was from March 2016 to March 2017, having Mr. Davie, former Director of Planning and Development's contact information on the report would be acceptable. Chairman Malfitano asked that Mr. Perrine obtain approval from the Town Supervisor.

Mr. Perrine explained that the report is part of our collaboration with the Central New York Regional Planning and Development Board to meet education and outreach goals, monitor storm sewer systems and collection efforts in that regard, cleanup programs and anything as it relates to the amount of inspections that the Codes Office does on an annual basis for our stormwater facilities, both maintenance and repair.

Chairman Malfitano noted that the MS4 was presented at the public meeting of the Town of Onondaga Planning Board on May 22, 2017.

#### **Paladin Park Subdivision (Resubdivision of Lot 2A – Byrne Subdivision)**

Mr. Bob DeForest of Cordelle Development Corporation appeared before the Planning Board regarding the Paladin Park Subdivision. Mr. DeForest presented an updated plan with a proposed road with Lot 1, Lot 2 is a future commercial lot and Lot 3 will contain future development to include offices and a residential component that is not yet designed. Chairman Malfitano noted that this pertains to the subdivision portion of the plan last revised May 3, 2017, covered by the Town Engineer's letter of May 18, 2017. Chairman Malfitano referenced site plan documents that are covered by the same letter noting that the dates are now adjusted.

Chairman Malfitano noted that the proposed stormwater agreement was emailed to himself and Ms. Bell, Planning Board Attorney; however, he added that it had not yet been reviewed.

Chairman Malfitano asked if the plans reflect the variances for the signage. Mr. James Hagan responded that they did. Chairman Malfitano asked for further clarification. Mr. Hagan then presented the resolution from the Zoning Board explaining that they did a combined resolution granting the special permit for the service station and they approved the signage with the stipulation that they reduce the overall size of the sign to 215.1 square feet, which is the same size that was approved for the Nice N Easy at Cedarvale Road and West Seneca Turnpike. Mr. Hagan noted this established a standard going forward. He also noted that there are slight differences in the signs but the total area is the same. Chairman Malfitano asked if the Planning Board has a set of plans with the sign revisions. Mr. Hagan responded that his drawings agree with the contract drawings and reference site lighting, buffering and signage as covered with the Zoning Board.

Chairman Malfitano asked for clarification of the changes made. Mr. Hagan explained that originally there was a landscaping buffer primarily along the north property line to the water tank. The revised plan carries the buffer further and along the west side as well. Mr. Hagan noted the plan shows Austrian pines and the spacing is different because they feel it is more appropriate for this species of tree. The spacing is 7 foot 6 inches on center staggered and 11 foot where there is a single row near the parking areas. Ms. Campbell asked what the code calls for. Mr. Hagan responded 6 foot on center which he believes was written when Arborvitae were being used. Mr. Hagan then explained that they have coordinated their notes regarding pipe size on the storm drainage utilities and the dumpster enclosure will be the same cedar material as the rest of the enclosure. He continued noting that they had a 2 x 2 catch basin detail but all of the catch basins were changed to standard detail shown on the contract document. They altered the details of the ADA ramp at the entrance to the store to comply with ADA standards, noted dimensions on the building and the overall height on the elevation which was done on the earlier plan. On the elevation drawings they also noted the height of the freestanding sign which was approved by the Zoning Board. Mr. Hagan explained that the lighting plan was reconfigured to eliminate the spill light and reduced the lighting level under the canopy to an average of 17.6 footcandles.

Chairman Malfitano asked, what is the size of the pylon sign? Mr. Hagan replied that it is 116.3 square feet with a dimension of 20 feet high, which is a reduction of 3 square feet from the earlier plan. There was discussion of sign size limitations and differences between the Cedarvale Road store signs and the proposed signs for the Paladin Park store. Mr. Baker questioned the buffer and the plan for the trees to be planted 7.5 feet on center. Mr. Hagan replied that the Zoning Board approved the plan being presented to the Planning Board but noted that they had not discussed specific dimensions. He added that it was his understanding that there was some flexibility in the design of the buffer area based on what was done at the Cedarvale Road store. Mr. Hagan advised they can present it to the Zoning Board again if necessary.

Mr. Mahaney asked if additional signs would be needed if additional tenants go in. Mr. DeForest replied that the plan has not gone that far but there may be a subdivision sign located at the entrance. Ms. Campbell asked if Lot 2 is neighborhood shopping. Mr. Hagan responded that it could be used for retail or restaurant and it is still to be determined. Mr. Fuller asked if the "right in", "right out" was agreed to. Mr. DeForest advised that it was agreed to.

There being no further questions, Chairman Malfitano made a motion to grant preliminary approval, waive further public hearing, ratify and reaffirm the SEQR determination of February 13, 2017, and grant final plan approval for the Paladin Park (Resubdivision of Lot 2a of the Byrne Subdivision) based upon a plan prepared by Cottrell Land Surveyors last revised May 3,

2017, and also approve Contract Drawings (prepared by Dunn & Sgromo Engineers, PLLC) as follows:

- Cover Sheet, dated 2017
- Overall Plan, Sheet C1.0, dated April 18, 2017
- Partial Site Drainage and Grading Plan, Sheet C1.1, dated April 18, 2017
- Partial Site Drainage and Grading Plan, Sheet C1.2, dated April 18, 2017
- Bio-Retention Planting Plan and Drainage Details & Notes, Sheet C1.3, dated April 18, 2017
- Erosion & Sediment Control Plan and Notes, Sheet C1.4, dated April 18, 2017
- Erosion & Sediment Control Details, Sheet C1.5, dated April 18, 2017
- Profiles, Sheet C2.0, dated April 18, 2017
- Cross-Sections, Sheet C2.1, dated April 18, 2017
- Details, Sheet C3.0, dated April 18, 2017
- Details, Sheet C3.1, dated April 18, 2017
- Stormwater Pollution Prevention Plan (SWPPP), dated February, 2017

Mr. Fuller seconded the motion and with all in favor it passed unanimously.

Chairman Malfitano then made a motion to refer the site plan documents, as listed below, back to the Town Board along with C&S's letter of May 18, 2017, subject to the applicant's submitted draft of a private stormwater facility maintenance covenant easement agreement subject to review by the Town Attorneys as to form and subject to final execution by any successor with evidence of signoff by CST NY LLC as the proposed purchaser of Lot 1; there is a minor discrepancy between the plan layout regarding the landscaping and the Zoning Board resolution in terms of the fact that the applicant proposes Austrian pines on a 7.5 foot spacing and the Zoning Board resolution states conifers at least 8 feet in height on 6 foot centers that requires clarification; and also subject to receipt of the necessary access permits from the Department of Transportation for the curb cut and traffic signal.

Site Plan Documents (prepared by J.S. Hagan Architect, P.C.):

- Site Plan, Sheet 1, dated November 29, 2016, last revised April 3, 2017
- Grading & Utility Plan, Sheet 2, dated November 29, 2016, last revised April 17, 2017
- Site Details, Sheet 3, dated November 29, 2016, last revised April 17, 2017
- Elevations, Sheet 4, dated November 29, 2016, last revised April 17, 2017
- Lighting Fixture Cut Sheets, Sheet 5 of 5
- Photometric Plan, Page 1 of 5, dated November 15, 2016, last revised March 28, 2017, prepared by Red Leonard Associates

Mr. Fuller seconded the motion and with all in favor it passed unanimously.

### **5075 West Seneca, LLC (Van Duyn) - Special Permit ZBA Referral**

Mr. Robert Seigart, Schopfer Architects LLP, appeared before the Planning Board with preliminary plans for an expansion of Van Duyn dated March 24, 2017 that were submitted to Zoning and subsequently found to be pre-existing and non-conforming because of the residential district, thus requiring a special permit. Mr. Seigart is appearing regarding the special permit and West Seneca Turnpike Corridor review.

Photographs were submitted showing the current configuration of the building with the roadway running under the building. The proposed plan includes stopping the road on either side of the

building, adding a 4200 square foot addition and renovating approximately 1000 square feet to create a single lobby with entrances off both the east and west side. Mr. Seigart explained that the modifications will make it safer and more comfortable for the staff and for visitors and easier to control access to the building. The proposed addition is on the first floor and basically under the building. A circle will be created on the east side with a covered entry to the main entrance. The proposal includes a drop-off circle on the other side. Currently there is parallel parking on both sides of the driveway. In the proposed plan the driveway will be widened by approximately 10 feet to allow parking on one side. Chairman Malfitano asked how many parking spaces are currently available. Mr. Seigart responded that there are 525 parking spaces on site currently and 4 spaces will be lost with the renovation for a total of 521 parking spaces. He also noted that the most conservative number of spaces based on zoning code is 304 spaces as was on the original application to the Zoning Board.

Ms. Campbell asked if the proposal includes adding any beds. Mr. Seigart responded that it does not add any beds and is completely about the lobby. There is no change expected to the number of residents, visitors or staff. Ms. Campbell asked for clarification of the proposed renovation. Mr. Seigart explained that they plan to renovate approximately 1000 feet on each side of the new lobby, which is the current lobby, so together there is approximately 6200 square feet of new and renovated space. He continued noting that the lobby includes entrance vestibules, a reception desk, family meeting room, an admissions office, a little café/seating area and a small serving kitchen. Mr. Seigart further explained that by renovating those areas and connecting them it provides access to the north and south elevator banks. Chairman Malfitano asked if there is outpatient rehabilitation services planned for this. Mr. Seigart advised he is not aware of plans for that.

Ms. Campbell asked how long the proposed roadway will be. Mr. Seigart responded that it is 200 to 240 feet. Most of the parking spaces will be made up by head-in parking in that area. Mr. Fuller asked if the change will make it more difficult for visitors to park. Mr. Seigart noted they it may not be convenient and visitors will have to drive around to park if there are no spaces in the main parking area.

Mr. Seigart stated that the stormwater on this site is all taken care of with drywells that are existing and they are gaining 365 square feet of more permeable land with the proposed plan which they feel is not a significant change. There are a couple of catch basins in the current roadway that will be lost and replaced with 3 drywells to take the drainage.

Chairman Malfitano noted that the Planning Board has jurisdiction over the overlay district, but the Town Board has jurisdiction over the site plan. Mr. Perrine noted that he has not yet seen the site plan. Chairman Malfitano noted for our purposes, that the site is set back from view. Ms. Campbell asked if there will be lighting on the parking area. Mr. Seigart responded that there is existing lighting that will remain; one site light that they will be moving and the canopy will have lighting in the soffit with 5 footcandles. Because of the topography, the lighting is not seen from the property lines.

Chairman then dictated a letter to the Zoning Board of Appeals. A copy of the letter is attached hereto.

### **Planning Board Minutes**

A motion was made by Mr. Fuller, seconded by Mr. Baker, that after minor changes, the Board approve and accept the meeting minutes of the April 24, 2017, meeting. The motion passed with Mr. Mahaney abstaining.

A motion was made by Mr. Baker, seconded by Mr. Mahaney, that there being no further business to come before the Board the meeting be adjourned. The motion passed unanimously and the meeting was adjourned at approximately 8:34 p.m.

Respectfully submitted,

Melinda L. Mayer  
Secretary

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JAMES MAHANEY  
4934 Horizon Terrace  
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May 22, 2017

Mr. John B. Elleman, Chairman  
Town of Onondaga Zoning Board of Appeals  
5020 Ball Road  
Syracuse, NY 1325

Re: 5075 West Seneca, LLC "Van Duyn"

Dear Chairman Elleman:

We received a presentation from Robert Seigart of Schopfer Architects LLP regarding the special permit application and the West Seneca Turnpike overlay district in conjunction with the ground floor addition and modifications to the existing Van Duyn facility whereby they would add approximately 4187 square feet of addition and renovation in the space between the two existing buildings. This would entail the elimination of the current drive-through and drop-off that runs under and between the two buildings.

We reviewed an extensive set of plans with a cover sheet of C1.0 dated April 21, 2017, which summarizes a package of approximately two dozen plans which are listed in detail on the cover sheet. We do not have additional substantive comments and have no objection of the granting of the special permit subject to review and conditions by the Zoning Board.

Since these buildings are located a distance from West Seneca Turnpike and since this is a modification of an existing facility, we do not offer additional comments or modifications under the West Seneca Turnpike corridor review requirement.

We made mention to the applicant's representative that they also need to be in contact with the Town Board regarding site plan review requirements. The Town Engineer has not seen any detail on the drainage revisions. There are some minor site plan revisions that may have a minor impact on the drainage but we believe those are more appropriately addressed under a site plan review.

Very truly yours,

Marc A. Malfitano, Chairman  
Town Planning Board

cc: Hon. Thomas P. Andino, Town Supervisor  
Cheryl Hammond  
Nadine Bell, Esq.  
Bill Perrine, P.E.  
Robert Seigart, Schopfer Architects LLP