

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. March 27, 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.

Paladin Park Subdivision (Resubdivision of Lot 2A – Byrne Subdivision) - 5727 E. Seneca Turnpike, Jamesville, NY 13078

Chairman Malfitano called the public hearing to order. He noted receipt of the affidavit of publication of the notice of public hearing dated March 19, 2017. Robert DeForest of Cordelle Development Corporation presented a plan for the subdivision of Paladin Park, a 3 lot subdivision. Lot 1 is for a grocery store with petroleum sales, Lot 2 will be a restaurant or retail, and Lot 3, the balance of the property, will be designed most likely for residential apartments.

Ms. Campbell asked if she was correct in recalling that there is a right in/right out. Mr. DeForest responded that there is a right in/right out on the western side of the property and that CST is currently working with the DOT on the design. Ms. Campbell noted that it does not appear on the current plan. Mr. DeForest confirmed that it is not on the plan yet and explained that it is not a road but a private driveway. Chairman Malfitano clarified that there will be a new road built by the developer and the location of the road will line up with a future road across the street which is in the planning stages. Chairman Malfitano also noted that the State has preliminarily approved the road and the traffic light. He further indicated that the Town did an overall traffic study of this area of East Seneca Turnpike and within the assumptions of the study was the development of the store and the housing units on Lot 3.

Having received no further questions or comments, Chairman Malfitano declared the public hearing closed.

James Hagan appeared on behalf of CST and requested permission to discuss the special permit and variance relief for the Nice 'n Easy proposal. Chairman Malfitano clarified that the

variance relief referred to was for signage. Although Chairman Malfitano had requested information relative to the variances granted by the ZBA for the Nice 'n Easy on Cedarvale Road and West Seneca Turnpike, he had not received the information.

Mr. Hagan reported that the Zoning Board had rendered a SEQR determination. The Planning Board acknowledged having provided the ZBA a letter addressing the special permit criteria for the gasoline pumps and recommending that the site plan be modified to include a tree buffer. The Planning Board further noted in its correspondence that the applicant needed to clarify its signage proposal to determine the scope of variance relief to be sought. Mr. Hagan indicated that they have since appeared before the Zoning Board with an application for the sign variance. Discussion ensued regarding the sufficiency of the Board's February 13, 2017 letter and whether additional correspondence was necessary.

Mr. Hagan presented a landscaping plan depicting trees that extend past the water tank and down the property line to create a buffer along the two properties.

Chairman Malfitano proceeded to dictate a letter to the Zoning Board ratifying and reaffirming its recommendations in its prior correspondence of February 13, 2017, and further concluding that because the revised plan, which depicts a landscaping buffer, complies with the Town's special permit criteria, approval was recommended. A copy is attached hereto.

Amendment of Lot 2 of Mercurio Subdivision 2004 - Corporal Welch Road

Mr. Al Mercurio appeared before the Planning Board. Chairman Malfitano noted that we have received the driveway permit, a letter from the Health Department and the septic plan dated March 16, 2017, for Lot 2a. It was noted that the plan does not contain the lot numbers and the final copy needs to be revised providing the lot numbers.

Chairman Malfitano made a motion to grant preliminary approval, waive further public hearing, and grant final approval based upon a plan titled, "Resubdivision of Lot 2 of the Mercurio Subdivision," as last revised March, 23, 2017; with the condition that the plan submitted for signature include a note which indicates that the septic approval granted by the Health Department dated March 16, 2017, applies to Lot 2a. The Board further ratified and reaffirmed the prior SEQR determination. Mr. Baker seconded the motion, and with all in favor it passed unanimously.

Old Business

Crown Point Extension Section 2

Chairman Malfitano noted that the Planning Board's resolution of February 27, 2017, did not include the conditions that had been imposed in the Board's prior approval granted on July 25, 2011. Because it had been the intent of the Board to include the prior conditions, as well as the more recent conditions, approval for Crown Point Extension Section 2 must be revised to include the following three (3) conditions as read by Ms. Bell, Planning Board Attorney:

- (1) The existing access easement as shown on lot number 87 must be extinguished due to common ownership;

(2) The applicant shall enter into appropriate restrictive covenants for purposes of confirming that the property labeled "preserve area," situated on lots numbered 46, 47, 48, 49 and 50 are to remain undisturbed; and

(3) The construction plans shall be revised to specify the use of deer-resistant arborvitaes.

Mr. Fuller made a motion to revise the resolution of February 27, 2017, to reflect the conditions stated above. Ms. Campbell seconded the motion and will all in favor it passed unanimously.

Planning Board Minutes

A motion was made by Mr. Mahaney, seconded by Mr. Baker, that after minor changes, the Board approve and accept the meeting minutes of the February 27, 2017, meeting. The motion passed unanimously.

A motion was made by Ms. Campbell, seconded by Mr. Baker, 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 8:09 p.m.

Respectfully submitted,

Melinda L. Mayer
Secretary

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March 27, 2017

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

Re: Special Permit Referral of CST New York LLC

Dear Chairman Elleman:

The Planning Board is supplementing its letter of February 16, 2017, regarding the above referenced application. We have now received a site plan last revised March 23, 2017, which adds a landscaping buffer which is required by Section 285-26 of the zoning code.

With this, and other than the sign variances, we believe the applicant has complied with the requirements of the conditions for the Special Permit.

On the sign variances, while we have not reviewed the current application, we have attempted to find the variances that were granted by your Board for the Nice and Easy facility on West Seneca Turnpike and Cedarvale Road and it would be our intent to recommend that the sign variances not exceed the extent and height of the signs that are permitted there.

Very truly yours,

Marc A. Malfitano, Chairman
Town Planning Board

cc: Jordan Davie, Director of Planning and Development
Cheryl Hammond
Nadine Bell, Esq.
Bill Perrine, Town Engineer
James Hagan
Robert DeForest