

# 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. August 28, 2017

#### Present:

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

Chairman Malfitano called the Planning Board to order at 7:34 p.m. noting that Mr. Fuller was excused.

#### **Sonbyrne Sale, Inc. (4815 & 4821 W. Seneca Turnpike and 4848 East Avenue)**

Mr. Christian Brunelle provided an update to the Planning Board regarding Sonbyrne Sales, Inc., noting changes that have been addressed since the July 24, 2017, Planning Board meeting. The hammerhead located on East Ave. was extended as requested and is noted on the revised plan. The photometric plan was reviewed on June 8, 2017 and per an email from C&S Engineers was found to be acceptable. Chairman Malfitano clarified that that review addressed the adjustments on the footcandles. Mr. Brunelle responded that it did and is referenced in Mr. Perrine's letter of August 21, 2017.

Mr. Brunelle explained that the elevation in the parking lot to the west of the building was modified and the sheet drainage is now directed inward towards a catch basin with the gravel edge being the high point and the low point being the catch basin.

While doing the legal description, Mr. Brunelle found an issue with the retaining wall, noting that it was incorrectly drawn on the map. The angle drawn on the map was incorrect and has now been adjusted which changed the shape of the catch basin. While the depth of the basin remains the same, the retaining wall had to be moved south, closer to the building, adding one course of block to the top to maintain the 3:1 grade. The overall length of the retaining wall remained the same but it is taller. Mr. Brunelle noted that the wall was moved forward by approximately 10 feet and pointed out one area that is 2 feet taller and another that is 3 feet taller. He also noted that C&S has reviewed the changes, the SWPPP numbers have been re-run and the changes were approved.

Ms. Campbell asked if there is a gate in that area. Mr. Brunelle responded that there are 3 gates to allow for access to mow. Referencing the revised plan, Chairman Malfitano noted the area in the back corner asking if the grade had changed. Mr. Brunelle responded that it was still

approximately 2.5:1 in the back corner due to the 3 properties meeting. Ms. Campbell asked why there is a chain link fence there. Mr. Brunelle stated that it was his proposal as he has done in other locations. He prefers this type of fence for safety, but has done stockade fence as well. Mr. Brunelle offered to remove the chain link fence from the plan if requested to do so by the Planning Board. Chairman Malfitano explained that he believes the fence has been proposed on a perceived risk of liability noting that the Town has elected not to for larger basins taking into account all of the factors including maintenance and the possibility of the fence making the area an unattractive nuisance. Chairman Malfitano noted that this being a privately owned property, the Planning Board will defer to the applicant's judgment, but with the understanding that the grass areas are maintained in good order and condition including weed eating along the fence.

Mr. Brunelle acknowledged that the final item is the easement along the Senior Center parking lot, noting that the legal description has been referred to Ms. Bell's office and Mr. Perrine has made comments on it and a preliminary map has been done.

The question as to the species of trees for the property was referred to a C&S landscape architect and the recommendation is Hillshire Juniper which is now the proposed species for the 234 trees shown on the revised plan.

Chairman Malfitano asked if Mr. Perrine had any further comments. Mr. Perrine responded that if the Board is so inclined, could they include his letter as advisory. Chairman Malfitano agreed.

There being no further questions or comments, Chairman Malfitano noted that the Planning Board's role is advisory and he proposed dictating a letter to the Town Board that would encompass the plans and discuss some of the conditions. He then dictated a letter to the Town Board with the Planning Board recommendation. A copy of the letter is attached hereto.

Mr. Baker made a motion to approve the transmittal back in accordance with the terms and conditions of the aforementioned letter. Ms. Campbell seconded the motion and it passed with all in favor.

### **Planning Board Minutes**

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

A motion was made by Mr. Mahaney, 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 8:02 p.m.

Respectfully submitted,

Melinda L. Mayer  
Secretary

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September 1, 2017

Town of Onondaga, Town Board  
5020 Ball Road  
Syracuse, NY 13215

Re: Application of Sonbyrne Sales, Inc. for Byrne Dairy Location Velasko Road and W.  
Seneca Turnpike

Dear Supervisor Andino and Members of the Town Board:

At your request, and upon your referral, the Planning Board has undertaken a review of the site plan documentation for the above referenced application. The applicant, represented by Christian Brunelle, has been before the Planning Board on a number of occasions and at this point in time we have completed our review. The following are the documents which form the basis for our review and recommendations:

Site Plan Documents (as prepared by Appel Osborne Landscape Architecture):

- SK-1 – Site Plan, dated August 14, 2017
- L100 – Survey Plan, dated August 14, 2017
- L101 – Site Preparation Plan, dated August 14, 2017
- L102 – Stormwater Pollution Prevention Plan, dated August 14, 2017
- L103 – Stormwater Pollution Prevention Plan, dated August 14, 2017
- L104 – Grading and Drainage Plan, dated August 14, 2017
- L105 – Utilities Plan, dated August 14, 2017
- L106 – Site Layout Plan, dated August 14, 2017
- L107 – Planting Plan, dated August 14, 2017
- L108 – Details, dated August 14, 2017
- L109 – Details, dated August 14, 2017
- Exterior Lighting Layout, RL-0953-S1-R9, dated June 8, 2017, as prepared by Red Leonard Associates
- Draft Stormwater Management Report and Stormwater Pollution Prevention Plan (SWPPP), dated May, 2017, last revised August, 2017
- C&S comment letter of August 25, 2017

The foregoing represents the list of plans that we have reviewed. We are referring this matter back to the Town Board for your consideration and approval with the following additional specific comments:

1. The existing Town Zoning Code does not provide any form of flexibility in its current form in dealing with landscape buffers, either for the conditions for special permit or where a non-residential use will abut a zoning district with a residential use. Both of those require conifers on 6 foot centers. The applicant here has proposed extensive landscaping and we continue to have concerns that the landscaping buffer still will be at risk of damage from road salt and at the risk of being eaten up by deer. C&S in working with the applicant has proposed Hillshire junipers as the species. Despite that recommendation we remain concerned about the longevity of the landscaping, but based on the code we don't have any flexibility.
2. The town should be requiring a private stormwater agreement be entered into by the applicant to cover long-term maintenance and operation of the stormwater management area. The stormwater system is shown on the plans.
3. There are still details that need to be worked out with the Town to confirm an easement for the outlet from the stormwater basin along the north property line. We are aware that counsel has been working with Byrne Dairy and it appears that the town should be authorizing the recording of a formal easement across town lands to provide documentation for the outlet from the basin into the existing stormwater management system along East Ave.
4. We have some concern over the slope of the property on the north east corner where rip rap is being proposed. We want the Town Board to be aware of the steepness of the slope at about 2:1.
5. We have suggested to the applicant, and C&S has confirmed, that on or before issuance of a building permit they should submit an engineering detail for the construction and installation of the retaining walls that will form the basis of review and inspection by the town engineer during the construction process.
6. We believe that there should be an additional ongoing covenant of the applicant to maintain the landscaping and other amenity improvements including sidewalks both along the road frontage and within the site itself.

Other than these identified follow-up items, we forward this package of plans for your consideration and approval of the site plan.

Very truly yours,

Marc A. Malfitano, Chairman

cc: Christian Brunelle, Senior Executive VP, Sonbyrne Sales, Inc.  
Nadine Bell, Esq.  
Bill Perrine, P.E.  
Ben Vincent, Codes Officer