

only be done in the nice weather. The pipeline will be done this year, which will take about 17 to 21 weeks to complete from the start, with the heater pressure protector and cabinets to be completed next year. This will make this a state of the art substation and will be extremely safe. The pipe is thicker and stronger and has epoxy coating. The cabinets are aluminum with sound proofing materials. The current cabinet does not have a noise continuator.

A lengthy discussion took place regarding the replacement of pipes and the new gas regulator station at this location. A main concern of National Grid is safety. Mr. Coffey explained that the fence will go up first. Mr. Madia has already talked to the neighbor next to the property where the fence will be and they are fine with a fence or trees or both. The ZBA asked if the Fire Department is aware of this project yet. National Grid will have their own safety officer, but they will notify the Fire Department. There was a discussion regarding the noise that there will be at this location after completion of the project. This will be a high frequency noise and will be about 40 decibels when the cabinet door is closed and about 70 decibels when the cabinet door is open. There is another substation that has been done exactly like this one proposed if anyone would like to see it, it is on Andrews Road near the school.

The audience was asked if there were any comments. Charles Petrie, 123 Ruhamah Ave, Syracuse, NY 13205 stated that the service has been very good there. He has been with the fire department for over 40 years and does not ever remember having a call to that substation. National Grid is well known for their safety record.

To help expedite this due to the time issue, we will refer this to the Town Planning Board due to the Special Permit to see if they can get this on their meeting Monday, April 24, 2017 and Ellen Priest will call the Supervisor to see if the Town Board can look at the Site Plan at their May 1st meeting. The Onondaga County Planning Board resolution should be back around April 20, 2017.

This application will be left open for the rest of the information required to be acquired before it can be voted on.

2. CST New York, LLC.

This was for the application **CST New York, LLC**, as owners, for an area variance under §285-34 of the Zoning Law of Town of Onondaga to allow a pylon sign 119 square feet, 20 feet tall, 3 feet 8 inches from the ground and 20 feet off the property line instead of 32 square feet and 18 feet tall. In addition, three wall canopy signs, one sign 63 square feet identifying the facility, one 19.5 square feet identifying the food component and one wall sign on the fascia of the gasoline canopy measuring 14.4 square feet identifying the facility, for a total of 96.9 square feet, instead of the 150 square feet allowed for a single wall sign at the property known as 5727 E. Seneca Turnpike in the Town of Onondaga in a neighborhood shopping district (NS).

Acting Chairman Carmody stated that the Posting Notice was published in the Post Standard on April 9, 2017.

Jim Hagan, architect and Brett Lockwood, CST Real Estate Manager appeared in support of this application.

There was no one else in attendance regarding this application.

Mr. Hagan explained the reasoning behind the request with the additional and larger signs. They feel it is important, due to the speed on this road and the distance from the road that the signs are larger. The Town Zoning Codes allow for one mounted sign, CST is looking for two signs and looking for less than 2' more than is currently at the Onondaga store. The signs should not have an adverse impact on the neighborhood and that CST would really like the relief for the number and area of signs that are being requested. Mr. Lockwood stated that the company is trying to make all new construction consistent so that customers see the signs and know what it is. The Constantia store signs are what is proposed, open 24 hours up at the Southwood store. The ZBA feels that it would be hard to approve anything more than what was done in 2012 on the Onondaga Nice 'N Easy. Why the need for the sign canopy? Could you meet the resolution that done in Onondaga in 2012? Mr. Hagen and Mr. Lockwood discussed that they felt that they could meet the same criteria for the Onondaga store. Mr. Hagen will shrink the building sign and there will be no directional signs. He will submit new drawings with the revised signs.

There was no further comments from the applicant, Board or audience, this application was closed.

Action taken on Tonight's Application

1. CST New York, LLC

After careful review and discussion of §285-9 of the Town of Onondaga Zoning Code, along with all submitted documents, Bénédicte Doran proposed a motion, seconded by Mitchell Carmody, that the Area Variance requested be APPROVED, as applied for and proposed with detailed conditions to be spelled out in the Resolution. Motion carried 3-0. Ronald Ryan abstained.

Action on Resolution From Previous Meeting:

Ronald Ryan proposed a motion, seconded by Carol Schattner, that the following Resolution be APPROVED as presented by Counselor Priest:

Motion carried 4-0.

Dale & Pat Neu

Action on Minutes of March 21, 2017 Meeting:

Mitchell Carmody proposed a motion, seconded by Bénédicte Doran, that the minutes of the March 21, 2017 meeting be APPROVED.

Motion carried 4-0

Adjourn:

Meeting was adjourned at 9:45 p.m.

Respectfully Submitted,

Cheryl E. Hammond
Secretary