

Planning Board Meeting Minutes

Regular Meeting

December 14, 2023

Upon due notice, a Continuation of Public Hearing Meeting of the Village of Minoa Planning Board, was held on Thursday, December 14 at 6:30 p.m. at the Municipal Building, 240 North Main Street, Minoa, New York.

Present: Chairman **Dan DeLucia**, Planning Board Members: **John Jarmacz** and **Dan Engelhardt**, **Sarah Coleman**, **Alan Archer**, Attorney Courtney Hills and Secretary Barbara Sturick.

Absent:

Also Present: Sharon & Bob Caron, Joanne & Larry Wood, Bill Wood, Jim DeLaney, Mike Rossi, MFD Chief Grevelding and Jeremiah Butchko.

The Continuation public hearing notification was posted on the Village of Minoa Website, and copies were posted on the following locations Bulletin Boards: Village Library, Village Hall, Post Office, Scotty's Automotive, and Trappers II.

Chairman Dan DeLucia opened the continued public hearing from the November 9, 2023, for the review the Site Plan Application submitted by Bob and Sharon Caron, for the development of Apartments to be located at 7235 N. Central Ave. The property is located within the Industrial District tax map parcel #054.-02-26.1.

As requested at the Planning Board Public Hearing on November 9, 2023, in response to the LJR Engineering review letter dated November 1, 2023, the Applicant's engineers, Napierala Consulting, submitted a detailed response by letter dated December 7, 2023. Both are attached hereto as Schedule "1" and Schedule "2".

Chairman DeLucia asked if anyone had any questions or comments they would like to address. No one present spoke. A Motion was made by Dan Engelhardt and seconded by John Jarmacz to close the Public Hearing and continue into Regular Session at 6:34 pm. All in favor. Motion carried.

Attorney Hills asked Bob and Sharon if they received the Village of Minoa Engineer Alex Wisniewski's second letter dated December 14, 2023, a copy of which is attached hereto as Schedule "3". The Applicants indicated they had received the letter, and in response updated the Full Environment Assessment Form, a copy of which is attached hereto as Schedule "4".

The Board then turned their attention to the SEQRA review process, determined the action was classified as an Unlisted Action, and opted to conduct an uncoordinated review. The Planning Board then proceed with the review, as summarized in the resolution attached as Schedule "5" hereto. Upon completion of the environmental review, the Planning Board determined the Project will not have any significant adverse environmental impact in accordance with the SEQRA Regulations and issued a Negative Declaration.

The Planning Board then turned its attention to the review standards **per Article IV § 127-12** General standards and considerations of the Village of Minoa Code Book, and made the following findings:

1. The location, arrangement, size, design and general site compatibility of buildings, light and signs: The proposal meets the Village Code standards.
2. The adequacy and arrangement of vehicular traffic access and circulation, including intersections, road widths, pavement surfaces, dividers and traffic controls: The applicant shall coordinate with OCDOT and obtain required permit(s).

3. The location, arrangement, appearance and sufficiency of off-street parking and loading: The proposal meets Village of Minoa Code requirements for off-street parking and loading.
4. The adequacy and arrangement of pedestrian traffic access and circulation, walkway structures, control of intersections with vehicular traffic and overall pedestrian convenience: The proposal meets Village of Minoa Code standards and Applicant shall coordinate with OCDOT for traffic safety and obtain any required permit(s).
5. The adequacy of stormwater and drainage facilities: The Village Engineer has reviewed and is satisfied with the SWPPP. The Applicant shall enter into a Stormwater Maintenance Agreement with the Village of Minoa.
6. The adequacy of water supply and sewage disposal facilities: Applicant shall coordinate with OCWA for water supply. Village of Minoa Wastewater Treatment Facilities are adequate to serve the proposed Project.
7. The adequacy, type and arrangement of trees, shrubs and other landscaping constituting a visual and/or noise buffer between the applicant's and adjoining lands, including the maximum retention of existing vegetation: The proposal meets Village of Code standards and added fencing around pocket ponds.
8. The adequacy of fire lands and other emergency zones and the provision of fire hydrants: The proposal meets Village of Minoa and New York State standards and reviewed and approved by Village of Minoa Chief Greveling.
9. Special attention to the adequacy and impact of structures, roadways and landscaping in areas with susceptibility to ponding, flooding and/or erosion: Applicant shall enter into a Stormwater Maintenance Agreement with the Village of Minoa.
10. Overall impact on the neighborhood, including compatibility of design considerations, environmental and aesthetic impacts. The proposal meets Village of Minoa Code and New York State standards.

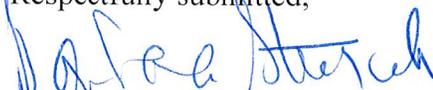
Attorney Courtney Hills the list of outstanding items as possible conditions of application approval:

1. A NYSDEC SPDES Permit is required. Applicant stated they have initiated application, the process is pending Planning Board approval.
2. A OCDOT Permit is required for driveway work within the County right of way. Applicant stated they have initiated application, the process is pending Planning Board approval.
3. Applicant shall coordinate traffic considerations with the OCDOT.
4. Applicant shall coordinate sewer extension with the Village Board of Trustees. The applicant has Preliminary approval with Village Board and contract drawings will be submitted to with Village and Private Easements drawn.
5. Applicant shall provide contract documents and record drawings for public sewer extension.
6. Applicant shall coordinate with OCWA and Project MEP on water utility routing on the Project site. Applicant stated they have initiated it is also pending Planning Board approval.
7. Applicant shall enter into a Stormwater Maintenance Agreement with the Village of Minoa.
8. Any filed easements associated with the extended sewer system should be added to the survey, and private easement related to adjacent parcel shall be 20' wide and dedicated to the Village.
9. Architect drawings need to be submitted and any Signage will need approval.

A Motion made by Dan DeLucia and seconded by Dan Engelhardt to approve the Site Plan based on the previous (9) outstanding conditional Factors previously stated by Attorney Hills.

A Motion was made by Dan Engelhardt and seconded by Sarah Coleman to close the Planning Board Meeting at 7:00 pm. All in favor. Motion carried.

Respectfully submitted,



Secretary Barbara Sturick

December 7, 2023

Ms. Barbara Sturick
Village of Minoa
240 N. Main Street
Minoa, NY 13116

Re: Site Plan Application Review
Proposed 48-unit apartment project
7235 N. Central Ave

Dear Barb,

In response to L.J.R. Engineering, P.C.'s review letter dated November 1, 2023, for the above reference project, our office offers the following responses:

Full Environmental Assessment Form (EAF)

- 1) Page 2, Item B – identifies governmental approvals required for the project. The following should be listed:
 - i) Site Plan approval from the Village Planning Board is required.

Acknowledged and concur. The Applicant has revised the EAF accordingly.

- ii) Sewer extension approval from the Village Board is required (if the sewer extension is to be dedicated to the Village).

Acknowledged and concur. The Village Board approved the sewer extension at their November 20, 2023, board meeting. We will continue coordinating with the Village on additional approvals.

- iii) A NYSDEC SPDES Permit will be required for the project as it will result in disturbance greater than one acre

Acknowledged and concur. A project SWPPP has been prepared per SPDES permitting requirements and is resubmitted as a part of this submittal package.

- iv) N. Central Ave. is under the jurisdiction of OCDOT. Accordingly, permitting from OCDOT for the proposed site driveway and other work within the County highway R.O.W. will be required.

Acknowledged and concur. We are coordinating with OCDOT for permitting the proposed driveway work within the OCDOT ROW.



- 2) Page 5, Item D.2.c.i – Anticipated daily water use should be calculated using the NYSDEC standard of 110 gallons per day per bedroom. If these are all 2- bedroom units, the daily water use estimate would be 10,560 gpd.

Acknowledged. The Applicant has revised the EAF accordingly utilizing the standard rate.

- 3) Page 5, Item D.2.d.i – Anticipated daily liquid waster generation should use the same calculation (110 gpd per bedroom).

Acknowledged and concur. The applicant has revised the EAF accordingly.

- 4) Page 12, Item E.2.o – Indicated the project site contains potential habitat for threatened of endangered species (Indiana Bat). As such, and tree removal should occur during the bat's hibernation season (October to April).

Acknowledged and concur.

Site Plan Set

General Comments:

- 1) The Site Plan set is complete and through, and meets the Village's application requirements. Note that the plans are currently stamped "Preliminary/For Concept Review Only". Prior to all approval, all sheets should be stamped and signed by a Licensed NYS Professional Engineer.

Acknowledged and concur.

Sheet C-0, Title Sheet:

No comments.

Acknowledged.

Sheet C-1, General Plan Notes:

No comments.

Acknowledged.

Sheet C-2, Site Plan Preparation:

No comments.

Acknowledged.

Sheet C-3, Layout Plan:

- 1) The site layout meets or exceeds the Village's zoning requirements for setbacks and parking.

Acknowledged and concur.



- 2) The proposed driveway location should be confirmed with OCDOT. I also recommend that the applicant coordinate with OCDOT in regard to any traffic considerations. A permit from OCDOT will be required.

Acknowledged and concur. We will continue to coordinate with OCDOT on this matter.

- 3) The plan includes a note to extend a public sewer easement across the front of the adjacent parcel to the east. If an easement must be acquired from the adjacent landowner, I suggest that the applicant secure this easement as soon as possible since the proposed project is dependent upon it. I would also recommend that the applicant confirm the extent of any filed sewer easements on the adjacent property to ensure the ability to connect to the existing sewer.

Acknowledged and concur. We will continue to coordinate with the Village on the proposed sewer extension.

- 4) The plan calls for a public sewer extension (to be dedicated to the Village) to serve the site. The sewer would connect to the existing sewer manhole located on the adjacent parcel and then extend west along North Central Ave and north into the subject site. After speaking with Tom Petterelli and Eric Cushing, I recommend that the public portion of the sewer extension be limited to the portions that extends along North Central Ave. The remainder of the sewer that is to extend into the subject site should be private (to be owned and maintained by the applicant).

Acknowledged and concur.

- 5) The applicant should be advised that a public sewer extension will require the applicant to prepare a set of Contract Documents for review and approval by the Village Board, along with Village inspection during installation, the preparation of Record Drawings (by applicant), and dedication to the Village.

Acknowledged and concur. Contract Documents and Record Drawings will be provided for review and approval to all necessary parties.

- 6) The plan noted a safety fence to be installed around the perimeter of the stormwater management facility proposed in front of the site. A detail of this fence should be included on the plans. Gate location(s) should also be identified for maintenance access.

Acknowledged and concur. A safety fence detail has been added to Sheet C-8 and gate locations are now specified on Sheet C-3.

- 7) The plan noted a proposed extension of OCWA facilities to serve the site. The plan also shows the nearest fire hydrant located in front of the adjacent parcel to the east. The plan should also identify and proposed hydrant locations (as required by local building code) necessary to serve the site along with service routings to each building.

Acknowledged and concur. We're proposing a meter and backflow prevention within the proposed hotbox. We will coordinate with OCWA and project MEP on water utility routing on the project site. Sheet C-3 and C-4 have been revised to include proposed hydrant location, which meets code being within 600' of the furthest building.



- 8) Adjacent parcel ownership should be labeled on the plan.

Acknowledged and concur. Adjacent parcel ownership labels have been added to the plans.

- 9) Add metes and bounds to the property lines.

Acknowledged and concur. Metes and bounds for the parcel property lines have been added to the plans.

Sheet C-4, Grading and Utility Plan

- 1) This plan depicts the proposed site grading and stormwater management facilities. The development will disturb more than 1-acre of land, and therefore a NYSDEC SPDES Permit will be required for the project. The proposed stormwater management system includes a piped drainage system, overland swales, a bioretention filter, and a pocket pond with pretreatment. These facilities have been designed in accordance with NYSDEC SPDES Permit requirements to mitigate the runoff from the development. The facilities provide adequate water quality treatment and runoff attenuation to mitigate the impacts of the development. These facilities are modeled and details further in the project SWPPP.

Acknowledged and concur.

- 2) These facilities will be private and maintained by the owner. As such, a stormwater management maintenance agreement will need to be established between the owner and the Village in accordance with SPDES permit requirements.

Acknowledge and concur. A stormwater maintenance agreement will be established between the owner and the Village.

- 3) According to the SWPPP, the design intent is to direct runoff from all new impervious surfaces to the stormwater management practices. Discharge from the pocket pond will be directed to the roadside swale that extends along the northern side of N. Central Ave. Discharge rates will be limited to rates less than existing conditions.

Acknowledged and concur. Proposed condition discharge rates are below the existing conditions.

- 4) Because discharge is directed to the N. Central Ave roadside swale, OCDOT will also review the design and SWPPP.

Acknowledged and concur. The site plans and SWPPP have been submitted to OCDOT for review and the SWPPP has since been approved.



- 5) Proposed lawn areas to the east, north, and west sides of the site will drain off-site without being directed to the stormwater management facilities. This is acceptable because the drainage areas have been reduced and do not include new impervious areas. As a result, the rate of runoff from these areas will be reduced.

Acknowledged and concur.

- 6) Based on the grading currently shown, I am unclear how runoff from the rear roofs of the northern and eastern apartment buildings will be directed to the stormwater management facilities. It may be necessary to extend a piped drainage system behind these buildings to collect the roof downspouts (similar to the western building).

Acknowledged and concur. Runoff from the northern and eastern building 'end-caps' will be routed to roof downspouts that will drain into the proposed on-site stormwater management facility.

Negligible impervious runoff from the mid-east apartment building (± 0.029 acres) will be disconnected and discharge onto pervious ground cover along the rear east side of the building before draining into and being further treated by the proposed adjacent swale. Sheet C-4 has been revised accordingly to reflect this proposed drainage pattern. The SWPPP and drainage maps have been revised to reflect changes to the drainage plan.

- 7) The pocket pond should be labeled along with its permanent pool elevations, 100-year highwater elevations, detention volume, and water quality volume.

Acknowledged and concur, Sheet C-4 has been revised accordingly.

Sheet C-4.1, Erosion and Sediment Control Plan

No comments.

Acknowledged.

Sheet C-5, Landscaping Plan

- 1) The proposed landscaping should be reviewed with the applicant to the satisfaction of the Planning Board

Acknowledged.

- 2) The project abuts single-family residential properties to the north. As such, the Planning Board and applicant may want to consider additional screening (additional plantings and/or privacy fence) along the northern flank of the site.

Acknowledged.



Sheet C-6, Lighting Plan

- 1) The proposed lighting plan consists of a series of pole mounted LED fixtures. Pole mounting heights are proposed at 22' above grade. A manufacturer's fixture cut sheet is included.

Acknowledged.

- 2) The lighting levels shown are reasonable and no off-site light spill is shown. (Although, the applicant may want to revisit lighting levels within the bio-retention area, as they appear to be unnecessarily high).

Acknowledged. Site lighting has been revised accordingly to address the high light levels measured at the bioretention area.

Sheet C-7, Site Details

- 1) Detail #6: The dumpster enclosure is proposed as a 7' high chain link fence. If the Planning Board desires better screening of the refuse collection area, I suggest this be reviewed with the applicant.

Acknowledged.

- 2) A detail of the proposed safety fence identified on Sheet C-3 should be included.

Acknowledged and concur. The safety fence detail has been added to Sheet C-8.

Sheet C-8, Site Details

- 1) Detail #5: The design of the proposed outlet structure may not work as shown. The design engineer should revisit the outlet structure design and adjust stormwater analysis if needed.

Acknowledged and concur. The proposed outlet structure has been redesigned and Sheet C-4 and Detail #5 on Sheet C-7 have been revised accordingly.

- 2) Detail #6: I recommend that the emergency spillway be lined with rip-rap rather than #2 stone.

Acknowledged and concur. Detail #6 has been revised accordingly.

Sheet C-9, Site Details

- 1) Detail #3: I suggest the minimum top of berm width be 6' to allow for maintenance access.

Noted, Detail #3 has been revised to specify a minimum berm width of 6'.

Sheet C-10

No comments.

Acknowledged.



Topographic Survey Map

The survey shows the existing sanitary sewer system that terminates on the adjacent parcel to the east. I suggest that any filed easements associated with this sewer system be added to the survey.

Acknowledged. We will coordinate this with the public sewer extension documents and plans.

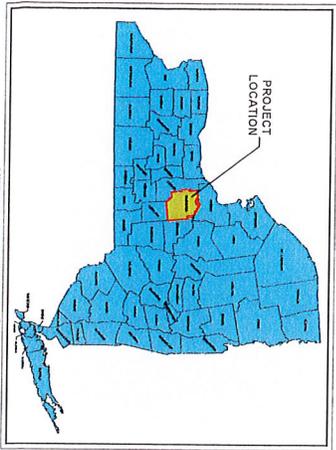
Stormwater Pollution Prevention Plan (SWPPP)

The SWPPP has been prepared in accordance with NYSDEC SPDES Permit guidelines and I generally support its content. Following the initial public hearing, I suggest that I meet with the design engineer to review my comments and questions.

Acknowledged. The design engineering team has met with the Village's review engineer to discuss comments pertaining to the project SWPPP. The SWPPP has been revised accordingly.

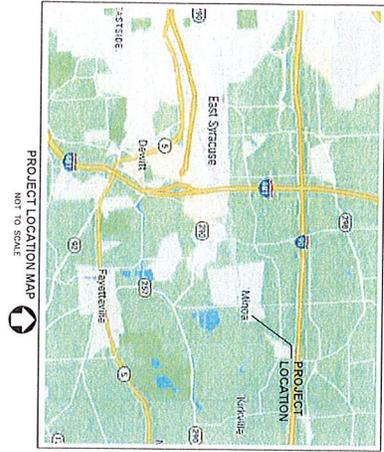
Respectfully Submitted,
NAPIERALA CONSULTING
Professional Engineer, P.C.

Neal H. Zinsmeyer, Jr., P.E.
Senior Project Manager

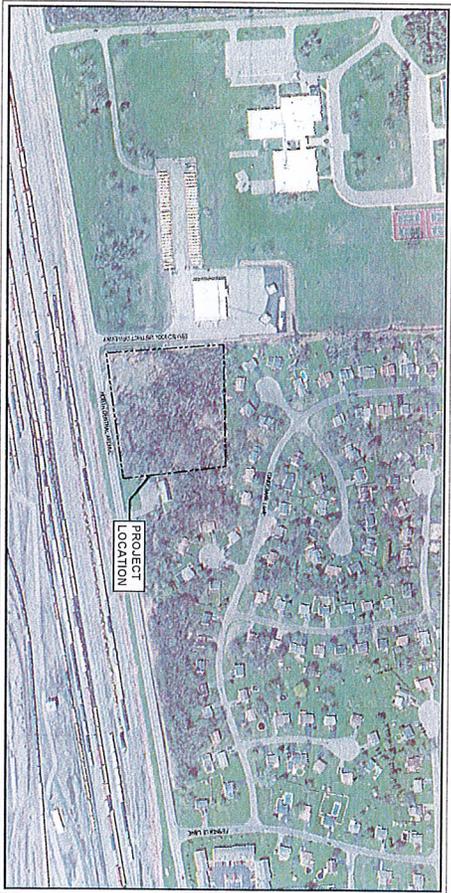


SITE LOCATION MAP
NOT TO SCALE

**PROPOSED
MINOIA APARTMENTS**
7235 NORTH CENTRAL AVENUE
MINOIA, NY 13116
VILLAGE OF MINOIA
ONONDAGA COUNTY
NEW YORK STATE



PROJECT LOCATION MAP
NOT TO SCALE



AERIAL MAP
1"=200'

PREPARED BY:

**NAPIERALLA
CONSULTING
PROFESSIONAL ENGINEERS, P.C.**
SITE • DESIGN • ENGINEERING
110 FAYETTE STREET
MANLIUS, NEW YORK 13104
email: MNAP@NAPCON.COM
PH: (315) 682-5580 FAX: (315) 682-5544

PREPARED FOR:

Robert Caron Homes, Inc.
7990 BLARNEY STONE WAY
MANLIUS, NY 13104

SHEET INDEX:

- C-1 GENERAL NOTES
- C-2 SITE FENCE PLAN
- C-3 LANDSCAPE PLAN
- C-4 UTILITY PLAN
- C-4.1 EROSION CONTROL PLAN
- C-5 LANDSCAPING PLAN
- C-6 UTILITY PLAN
- C-7 TRAIL C-10
- C-7 TRAIL C-10



APPROVED BY OWNER

NAME: _____ DATE: _____

SHEET TITLE

TITLE SHEET

NO.	DESCRIPTION OF RELATED ENGINEERING COMPONENTS	DATE
1		09/20/23

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PROJECT NO. 23-21-148 DATE 15 SEPT 2023 SHEET

MINOIA APARTMENTS
NORTH CENTRAL AVENUE
VILLAGE OF MINOIA
ONONDAGA COUNTY, NY

C-0

schedule " 2 "



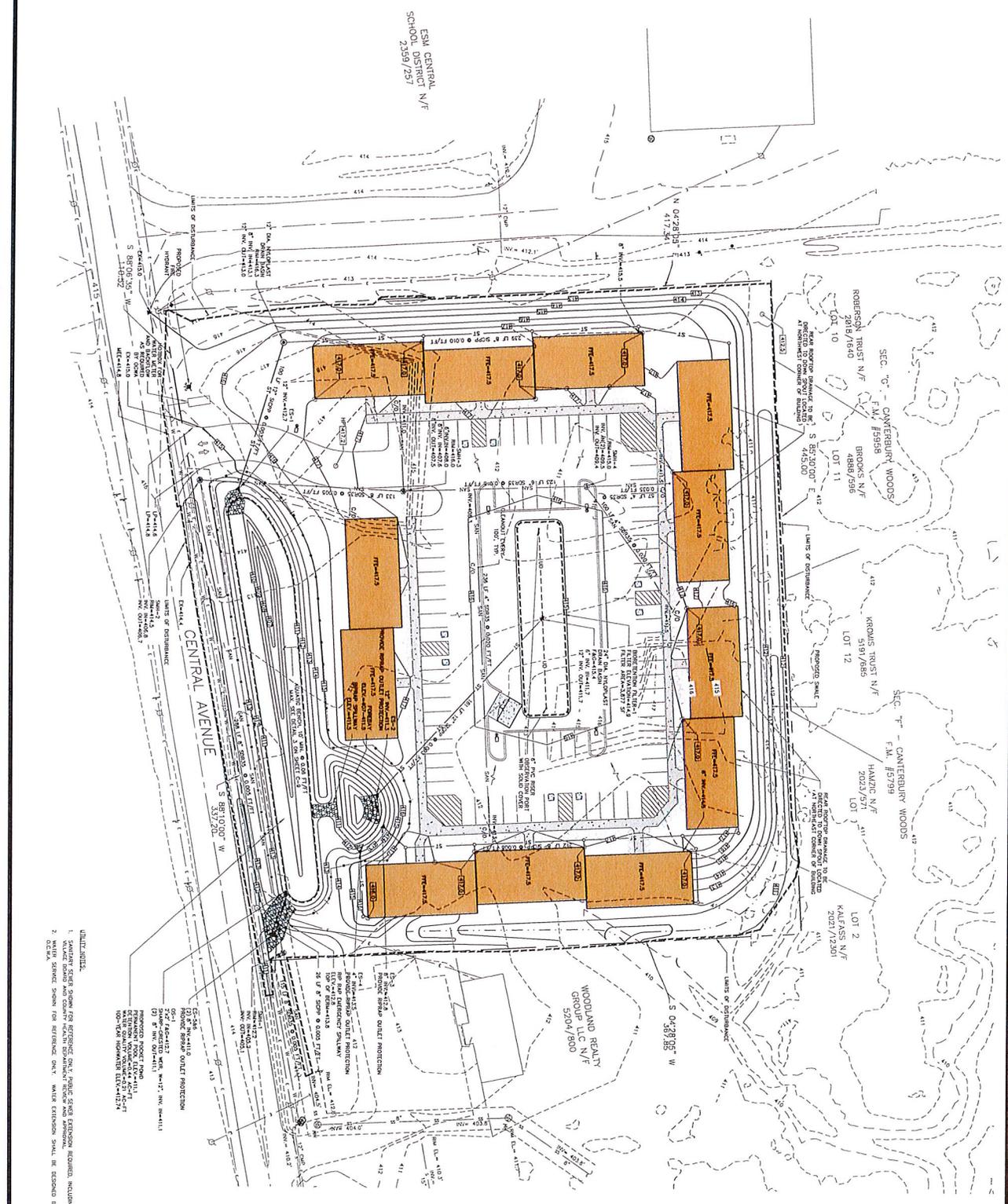
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C-2
 SHEET
 PROJECT NO. 22-2146
 DATE 15 SEPT 2023
 SCALE 1"=30'
 PREPARED BY: NAPIERALA CONSULTING, INC.
 110 FAWCETT STREET
 MONROE, NY 10856-3104
 TEL (516) 682-5580 FAX (516) 682-5544

NO.	REVISION/ISSUE	DATE
1	REVISIONS PER VILLAGE ENGINEER COMMENTS	12/07/23

SHEET TITLE:
SITE PREPARATION PLAN

PROJECT TITLE:
MINOA APARTMENTS
 VILLAGE OF MINOA ONONDAGA CO., NY
 PREPARED FOR:
ROBERT CARON HOMES, INC.
 7395 BLARNEY STONE WAY
 MANLIUS, NY 13104



- UNITS: 200
1. SANITARY SEWER AND WATER MAINS FOR REFERENCED PLANS, UTILITY SIZES AND EXTENSIONS REQUIRED, INCLUDING ALL NECESSARY CONNECTIONS TO EXISTING UTILITY LINES.
 2. WATER SERVICE SHOWN FOR REFERENCE ONLY. WATER EXTENSION SHALL BE DESIGNED BY OTHERS.

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STATE OF NEW YORK
 PROFESSIONAL ENGINEER
 No. 10811
 NAPIERALA CONSULTING
 110 PARKVIEW STREET
 MANHATTAN, NY 10014

PROJECT NO. 23-2146
 DATE 15 SEPT 2023
 SCALE 1" = 30'

NO.	REVISIONS PER VILLAGE ENGINEER COMMENTS	DATE
1	REVISIONS PER VILLAGE ENGINEER COMMENTS	12/07/23

PROJECT TITLE
GRADING AND UTILITY PLAN

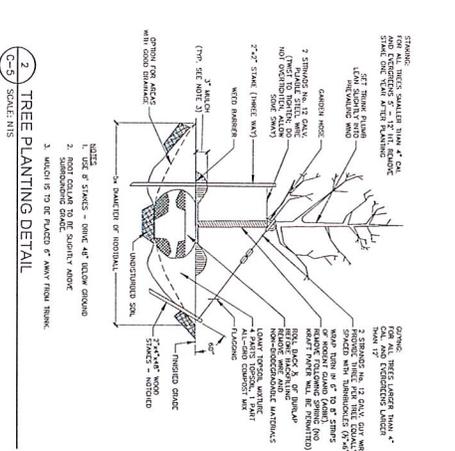
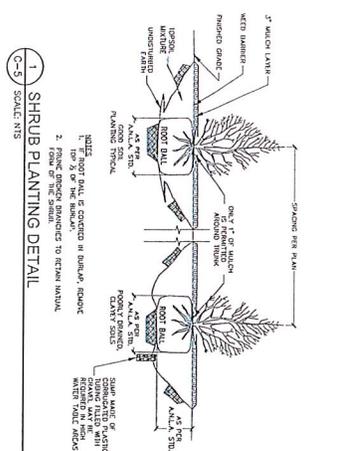
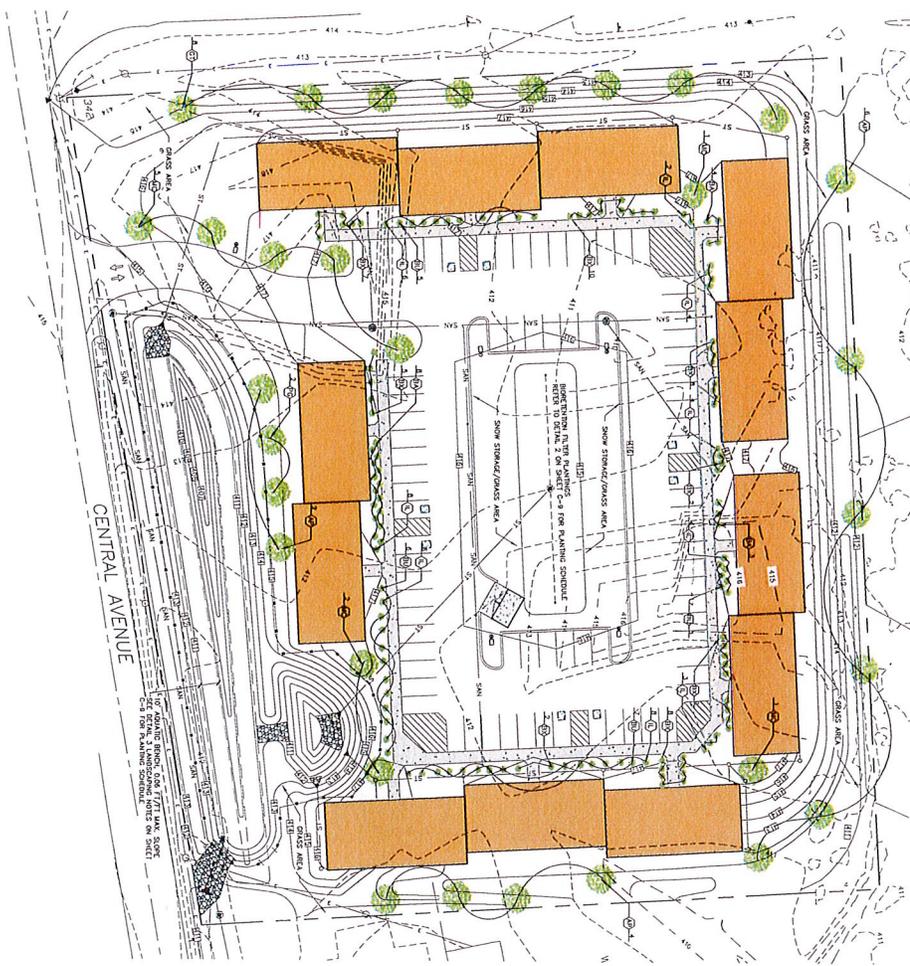
PROJECT TITLE
MINOA APARTMENTS
 VILLAGE OF MINOA ONONDAGA COUNTY, NY
 PREPARED FOR:
 ROBERT CARON HOMES, INC.
 7330 BLANNEY STONE WAY
 MANHATTAN, NY 13104

SHEET
C-4

LANDSCAPE LISTING	QTY	LAND NAME	COMMON NAME	HEIGHT	ROOT
ITEMS - TREES	6	CELESTIA BRACHYCARPA	HONEY LOCUST	2'-3' 1/2"	1841
6	ACEI PALM	CHINA PALM	1841		
6	MALES COMPLANATI	CHAMPAGNE	1841		
ITEMS - SHRUBS	2	PIZZA PALM	COYOTE BLUE SHRUB	6"	1841
15	VERONIA DORNICARINA	SHRUBBERY	3 PAL		
21	COMPLANATI	WINTERBERRY HEDERA	3 PAL		
21	VERONIA DORNICARINA	WINTERBERRY HEDERA	3 PAL		
51	VERONIA DORNICARINA	GREEN YELLET BROWNS	3 PAL		

LANDSCAPING NOTES:

1. ALL PLANTINGS SHALL BE SUBMITTED BY A LIST OF PLANTING SPECIFICATIONS TO THE VILLAGE ENGINEER FOR REVIEW AND APPROVAL.
2. 6" DIA. MATERIAL SHALL BE PROVIDED AND PLANT TO BE PLANTED IN THE SPECIFIED PLANTING AREA.
3. TREES AND SHRUBS PLANTED SHALL BE SUBMITTED AT THE TIME OF PLANTING AND SHALL BE PLANTED IN THE SPECIFIED PLANTING AREA.
4. ALL PLANTINGS AND SHRUBS ARE TO BE MAINTAINED.

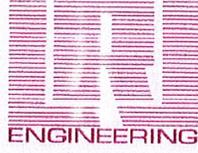


PROJECT NO. 23-2146
 DATE 15 SEPT 2023
 SCALE 1" = 30'
 SHEET C-5

PREPARED BY:
NAPIERALA CONSULTING
 PROFESSIONAL ENGINEER, P.E.
 110 FAYETTE STREET
 MIDDLETOWN, NY 10940-3104
 TEL: (845) 682-5390 FAX: (845) 682-5544

NO.	REVISIONS PER VILLAGE ENGINEER COMMENTS	DATE
1	REVISIONS PER VILLAGE ENGINEER COMMENTS	12/07/23

PROJECT TITLE:
MINOA APARTMENTS
 VILLAGE OF MINOA ONONDAGA COUNTY, NY
 PREPARED FOR:
ROBERT CARON HOMES, INC.
 7995 BLARNEY STONE WAY
 MANLIUS, NY 13104



L.J.R ENGINEERING, P.C.

8394 ELTA DRIVE
CICERO, NY 13039

December 14, 2023

Ms. Barbara Sturick
Village of Minoa
240 N. Main Street
Minoa, NY 13116

Re: Site Plan Application Review
Proposed 48-unit Apartment Project
7235 N. Central Ave.
File No. 331.015

Dear Barb:

At your request, I have reviewed the following updated documents related to the above referenced application:

- 1) Response letter from Napierala Consulting, dated 12/7/23
- 2) Revised Environmental Assessment Form (page 5 only), as prepared by owner, undated
- 3) Revised Site Plan Set (Sheets C-0 to C-10) as prepared by Napierala Consulting, revised 12/7/23
- 4) Stormwater Pollution Prevention Plan (SWPPP) as prepared by Napierala Consulting, revised December 2023

Upon review of these documents, I offer the following comments for Village consideration and/or response by the applicant:

Full Environmental Assessment Form (EAF)

- 1) The revised page 5 addresses my previous comments related to projected daily water usage and liquid waste generation.
- 2) I was not provided any other updates to the EAF and my previous comments on Page 2 and Page 12 are still applicable.

Site Plan Set

General Comments

The Site Plan set is complete and meets the Village's application requirements. The plans are now stamped and signed by a Licensed NYS Professional Engineer.

Sheet C-0, Title Sheet

No comments.

Sheet C-1, General Plan Notes

No comments.

Sheet C-2, Site Preparation Plan

No comments.

Sheet C-3, Layout Plan

- 1) The site layout meets or exceeds the Village's zoning requirements for setbacks and parking.
- 2) The proposed driveway location should be confirmed with OCDOT. I also recommend that the applicant coordinate with OCDOT in regard to any traffic considerations. A permit from OCDOT will be required.
- 3) The plan includes a note to extend a public sewer easement across the front of the adjacent parcel to the east. The applicant has also provided a copy of a 10' private easement agreement related to the adjacent parcel. The applicant should be advised that if the sewer extension is to be public, the associated easement will need to be dedicated to the Village. The easement should be 20' wide (10' either side of the sewer main). I again recommend that the applicant confirm the extent of any filed sewer easements on the adjacent property to ensure the ability to connect to the existing sewer.
- 4) The plan calls for a public sewer extension (to be dedicated to the Village) to serve the site. The plans now appear to show the public portion of the sewer (included within a proposed easement) limited to the portion that extends along North Central Ave (per my previous comments). The remainder of the sewer to extend into the subject site will be private (to be owned and maintained by the applicant).
- 5) The applicant should be advised that a public sewer extension will require the applicant to prepare a set of Contract Documents for review and approval by the Village Board, along with Village inspection during installation, the preparation of Record Drawings (by applicant), and dedication to the Village.
- 6) The plan notes a proposed extension of OCWA facilities to serve the site. The plan also now identifies a new proposed hydrant location. However, the plan still does not show proposed water service routings to each building. The applicant will need to coordinate with OCWA as appropriate. It is unclear if fire services will extend to the buildings and/or if the buildings will be sprinklered. I believe NYS building code would require a fire hydrant within 300 feet of all buildings' exterior walls if the buildings aren't sprinklered (as opposed to 600' with sprinklers).

Sheet C-4, Grading & Utility Plan

- 1) This plan depicts the proposed site grading and stormwater management facilities. The development will disturb more than 1-acre of land, and therefore a NYSDEC SPDES Permit will be required for the project. The proposed stormwater management system includes a piped drainage system, overland swales, a bio-retention filter, and a pocket pond with pretreatment. These facilities have been designed in accordance with NYSDEC SPDES Permit requirements to mitigate the runoff from the development. The facilities provide adequate water quality treatment and runoff attenuation to mitigate the impacts of the development. These facilities are modeled and detailed further in the project SWPPP.
- 2) These facilities will be private and maintained by the owner. As such, a stormwater management maintenance agreement will need to be established between the owner and the Village in accordance with SPDES permit requirements.
- 3) A minor comment for the design engineer: The information for the outlet structure (OS-1) noted on this sheet does not match the information included on the detail on Sheet C-8. Otherwise, the revisions address my previous concerns.

Sheet C-4.1, Erosion & Sediment Control Plan

No comments.

Sheet C-5, Landscaping Plan

No further comments.

Sheet C-6, Lighting Plan

No further comments.

Sheet C-7, Site Details

No further comments.

Sheet C-8, Site Details

No further comments.

Sheet C-9, Site Details

No further comments.

Sheet C-10

No comments.

Topographic Survey Map

The survey shows the existing sanitary sewer system that terminates on the adjacent parcel to the east. I suggest that any filed easements associated with this sewer system be added to the survey.

Stormwater Pollution Prevention Plan (SWPPP)

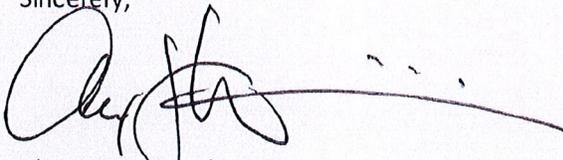
The SWPPP has been updated in accordance with my discussions with the design engineer and I recommend the Village execute the MS4 SWPPP Acceptance Form for the project.

Architecture and Signage

Please note that I did not review any architectural drawings or signage plans as part of my efforts. These documents should be reviewed with the applicant to the satisfaction of the Planning Board and to ensure compliance with Village regulations.

Should there be any remaining questions, please feel free to contact me.

Sincerely,

A handwritten signature in black ink, appearing to read 'Alex J. Wisniewski', with a long horizontal flourish extending to the right.

Alex J. Wisniewski, P.E.
President
LJR Engineering, PC

**Full Environmental Assessment Form
Part 1 - Project and Setting**

Instructions for Completing Part 1

Part 1 is to be completed by the applicant or project sponsor. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification.

Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information; indicate whether missing information does not exist, or is not reasonably available to the sponsor; and, when possible, generally describe work or studies which would be necessary to update or fully develop that information.

Applicants/sponsors must complete all items in Sections A & B. In Sections C, D & E, most items contain an initial question that must be answered either "Yes" or "No". If the answer to the initial question is "Yes", complete the sub-questions that follow. If the answer to the initial question is "No", proceed to the next question. Section F allows the project sponsor to identify and attach any additional information. Section G requires the name and signature of the applicant or project sponsor to verify that the information contained in Part 1 is accurate and complete.

A. Project and Applicant/Sponsor Information

Name of Action or Project:		
Project Location (describe, and attach a general location map):		
7235 N Central Ave <u>Mindoc</u>		
Brief Description of Proposed Action (include purpose or need):		
Build 48 Apartment Dwellings		
Name of Applicant/Sponsor:	Telephone:	315-882-5500
Robert & Sharon Caron	E-Mail:	scaron@twcny.rr.com
Address:		
7990 Blarney Stone Way		
City/PO:	State:	Zip Code:
Mantius	NY	13104
Project Contact (if not same as sponsor, give name and title/role):	Telephone:	
	E-Mail:	
Address:		
City/PO:	State:	Zip Code:
Property Owner (if not same as sponsor):	Telephone:	
	E-Mail:	
Address:		
City/PO:	State:	Zip Code:

schedule " 4 "

B. Government Approvals

B. Government Approvals, Funding, or Sponsorship. ("Funding" includes grants, loans, tax relief, and any other forms of financial assistance.)

Government Entity	If Yes: Identify Agency and Approval(s) Required	Application Date (Actual or projected)
a. City Council, Town Board, <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No or Village Board of Trustees		
b. City, Town or Village Planning Board or Commission <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Village of Minoa Sewer Extension Village of Minoa Planning Board	Received 12/14/23
c. City, Town or Village Zoning Board of Appeals <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
d. Other local agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
e. County agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	OC DOT CHIP Already Approved (Grant)	12/15/23 Received
f. Regional agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
g. State agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	NYSDEC SPDES	12/18/23
h. Federal agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
i. Coastal Resources.		
i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
iii. Is the project site within a Coastal Erosion Hazard Area?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

C. Planning and Zoning

C.1. Planning and zoning actions

Will administrative or legislative adoption, or amendment of a plan, local law, ordinance, rule or regulation be the only approval(s) which must be granted to enable the proposed action to proceed? Yes No

- If Yes, complete sections C, F and G.
- If No, proceed to question C.2 and complete all remaining sections and questions in Part 1

C.2. Adopted land use plans

a. Do any municipally- adopted (city, town, village or county) comprehensive land use plan(s) include the site where the proposed action would be located? Yes No

If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located? Yes No

b. Is the site of the proposed action within any local or regional special planning district (for example: Greenway; Brownfield Opportunity Area (BOA); designated State or Federal heritage area; watershed management plan; or other?) Yes No

If Yes, identify the plan(s):

c. Is the proposed action located wholly or partially within an area listed in an adopted municipal open space plan, or an adopted municipal farmland protection plan? Yes No

If Yes, identify the plan(s):

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C.3. Zoning	
a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance. If Yes, what is the zoning classification(s) including any applicable overlay district?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <u>Industrial</u>
b. Is the use permitted or allowed by a special or conditional use permit?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
c. Is a zoning change requested as part of the proposed action? If Yes, i. What is the proposed new zoning for the site?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
C.4. Existing community services	
a. In what school district is the project site located?	<u>East Syracuse Minna</u>
b. What police or other public protection forces serve the project site?	<u>Mantius</u>
c. Which fire protection and emergency medical services serve the project site?	<u>MINNA</u>
d. What parks serve the project site?	<u>Lewis Park</u>

D. Project Details

D.1. Proposed and Potential Development	
a. What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if mixed, include all components)?	<u>Apartments</u>
b. a. Total acreage of the site of the proposed action?	<u>4.0</u> acres
b. Total acreage to be physically disturbed?	<u>3.3</u> acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?	<u>4.0</u> acres
c. Is the proposed action an expansion of an existing project or use? i. If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)? % _____ Units: _____	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
d. Is the proposed action a subdivision, or does it include a subdivision? If Yes, i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
ii. Is a cluster/conservation layout proposed?	<input type="checkbox"/> Yes <input type="checkbox"/> No
iii. Number of lots proposed?	_____
iv. Minimum and maximum proposed lot sizes? Minimum _____ Maximum _____	
e. Will the proposed action be constructed in multiple phases? i. If No, anticipated period of construction: _____ months	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
ii. If Yes: <ul style="list-style-type: none"> Total number of phases anticipated: <u>3</u> Anticipated commencement date of phase 1 (including demolition) - <u>Do not know how long Approval Process will take</u> _____ month _____ year Anticipated completion date of final phase: _____ month _____ year Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: <u>Will construct 2 buildings per phase 1 & 2 Last Building in Phase 3</u> 	

<p>f. Does the project include new residential uses? If Yes, show numbers of units proposed.</p> <p style="text-align: center;"> <u>One Family</u> <u>Two Family</u> <u>Three Family</u> <u>Multiple Family (four or more)</u> </p> <p>Initial Phase _____ At completion _____ of all phases _____</p>	<p style="text-align: right;"><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p style="text-align: center;">12-76 48</p>
<p>g. Does the proposed action include new non-residential construction (including expansions)? If Yes,</p> <p>i. Total number of structures _____ ii. Dimensions (in feet) of largest proposed structure: _____ height; _____ width; and _____ length iii. Approximate extent of building space to be heated or cooled: _____ square feet</p>	<p style="text-align: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>
<p>h. Does the proposed action include construction or other activities that will result in the impoundment of any liquids, such as creation of a water supply, reservoir, pond, lake, waste lagoon or other storage? If Yes,</p> <p>i. Purpose of the impoundment: <u>Mandatory Detention basin per NYS DEC Requirements</u> ii. If a water impoundment, the principal source of the water: <input type="checkbox"/> Ground water <input type="checkbox"/> Surface water streams <input type="checkbox"/> Other specify: <u>Rain / Surface Water & possible ground water</u> iii. If other than water, identify the type of impounded/contained liquids and their source. iv. Approximate size of the proposed impoundment. Volume: <u>see plan</u> million gallons; surface area: _____ acres v. Dimensions of the proposed dam or impounding structure: _____ height; _____ length vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete): <u>Earth</u></p>	<p style="text-align: right;"><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>
<p>D.2. Project Operations</p>	
<p>a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both? (Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite) If Yes:</p> <p>i. What is the purpose of the excavation or dredging? _____ ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site? • Volume (specify tons or cubic yards): _____ • Over what duration of time? _____ iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them. iv. Will there be onsite dewatering or processing of excavated materials? If yes, describe. _____ v. What is the total area to be dredged or excavated? _____ acres vi. What is the maximum area to be worked at any one time? _____ acres vii. What would be the maximum depth of excavation or dredging? _____ feet viii. Will the excavation require blasting? _____ ix. Summarize site reclamation goals and plan: _____</p>	<p style="text-align: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p style="text-align: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p style="text-align: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>
<p>b. Would the proposed action cause or result in alteration of, increase or decrease in size of, or encroachment into any existing wetland, waterbody, shoreline, beach or adjacent area? If Yes:</p> <p>i. Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description): _____</p>	<p style="text-align: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>

ii. Describe how the proposed action would affect that waterbody or wetland, e.g. excavation, fill, placement of structures, or alteration of channels, banks and shorelines. Indicate extent of activities, alterations and additions in square feet or acres:

iii. Will the proposed action cause or result in disturbance to bottom sediments? Yes No
If Yes, describe: _____

iv. Will the proposed action cause or result in the destruction or removal of aquatic vegetation? Yes No
If Yes:

- acres of aquatic vegetation proposed to be removed: _____
- expected acreage of aquatic vegetation remaining after project completion: _____
- purpose of proposed removal (e.g. beach clearing, invasive species control, boat access): _____
- proposed method of plant removal: _____
- if chemical/herbicide treatment will be used, specify product(s): _____

v. Describe any proposed reclamation/mitigation following disturbance: _____

c. Will the proposed action use, or create a new demand for water? Yes No
If Yes:

i. Total anticipated water usage/demand per day: 9,240 gallons/day

ii. Will the proposed action obtain water from an existing public water supply? Yes No
If Yes:

- Name of district or service area: OCWA
- Does the existing public water supply have capacity to serve the proposal? Yes No
- Is the project site in the existing district? Yes No
- Is expansion of the district needed? TBD Yes No
- Do existing lines serve the project site? Yes No

iii. Will line extension within an existing district be necessary to supply the project? Yes No
If Yes:

- Describe extensions or capacity expansions proposed to serve this project: Extending Water lines 250'
- Source(s) of supply for the district: OCWA

iv. Is a new water supply district or service area proposed to be formed to serve the project site? Yes No
If Yes: Do Not think so, do not know yet

- Applicant/sponsor for new district: _____
- Date application submitted or anticipated: _____
- Proposed source(s) of supply for new district: _____

v. If a public water supply will not be used, describe plans to provide water supply for the project: _____

vi. If water supply will be from wells (public or private), what is the maximum pumping capacity: _____ gallons/minute.

d. Will the proposed action generate liquid wastes? Yes No
If Yes:

i. Total anticipated liquid waste generation per day: 9240 gallons/day

ii. Nature of liquid wastes to be generated (e.g., sanitary wastewater, industrial; if combination, describe all components and approximate volumes or proportions of each): SEWER

iii. Will the proposed action use any existing public wastewater treatment facilities? Yes No
If Yes:

- Name of wastewater treatment plant to be used: Village of Minoa Treatment Plant
- Name of district: Minoa
- Does the existing wastewater treatment plant have capacity to serve the project? Yes No
- Is the project site in the existing district? Yes No
- Is expansion of the district needed? Yes No

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<ul style="list-style-type: none"> Do existing sewer lines serve the project site? Will a line extension within an existing district be necessary to serve the project? <p>If Yes:</p> <ul style="list-style-type: none"> Describe extensions or capacity expansions proposed to serve this project: <u>200'</u> 	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
<p>iv. Will a new wastewater (sewage) treatment district be formed to serve the project site?</p> <p>If Yes:</p> <ul style="list-style-type: none"> Applicant/sponsor for new district: <u>We don't think so but will find out</u> Date application submitted or anticipated: What is the receiving water for the wastewater discharge? <p>v. If public facilities will not be used, describe plans to provide wastewater treatment for the project, including specifying proposed receiving water (name and classification if surface discharge or describe subsurface disposal plans):</p> <p>vi. Describe any plans or designs to capture, recycle or reuse liquid waste:</p>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<p>c. Will the proposed action disturb more than one acre and create stormwater runoff, either from new point sources (i.e. ditches, pipes, swales, curbs, gutters or other concentrated flows of stormwater) or non-point source (i.e. sheet flow) during construction or post construction?</p> <p>If Yes:</p> <p>i. How much impervious surface will the project create in relation to total size of project parcel?</p> <p>_____ Square feet or <u>1</u> acres (impervious surface) _____ Square feet or <u>4</u> acres (parcel size)</p> <p>ii. Describe types of new point sources: <u>buildings, parking lot</u></p> <p>iii. Where will the stormwater runoff be directed (i.e. on-site stormwater management facility/structures, adjacent properties, groundwater, on-site surface water or off-site surface waters)?</p> <p><u>to detention basin and to currently managed ditches</u></p> <ul style="list-style-type: none"> If to surface waters, identify receiving water bodies or wetlands: Will stormwater runoff flow to adjacent properties? 	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<p>iv. Does the proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater?</p> <p>f. Does the proposed action include, or will it use on-site, one or more sources of air emissions, including fuel combustion, waste incineration, or other processes or operations?</p> <p>If Yes, identify:</p> <p>i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles)</p> <p>ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers)</p> <p>iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation)</p>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<p>g. Will any air emission sources named in D.2.f (above), require a NY State Air Registration, Air Facility Permit, or Federal Clean Air Act Title IV or Title V Permit?</p> <p>If Yes:</p> <p>i. Is the project site located in an Air quality non-attainment area? (Area routinely or periodically fails to meet ambient air quality standards for all or some parts of the year)</p> <p>ii. In addition to emissions as calculated in the application, the project will generate:</p> <ul style="list-style-type: none"> _____ Tons/year (short tons) of Carbon Dioxide (CO₂) _____ Tons/year (short tons) of Nitrous Oxide (N₂O) _____ Tons/year (short tons) of Perfluorocarbons (PFCs) _____ Tons/year (short tons) of Sulfur Hexafluoride (SF₆) _____ Tons/year (short tons) of Carbon Dioxide equivalent of Hydrofluorocarbons (HFCs) _____ Tons/year (short tons) of Hazardous Air Pollutants (HAPs) 	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> No

<p>h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)?</p> <p>If Yes:</p> <p>i. Estimate methane generation in tons/year (metric): _____</p> <p>ii. Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring): _____</p>	<p>limited to, sewage treatment plants, <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>
<p>i. Will the proposed action result in the release of air pollutants from open-air operations or processes, such as quarry or landfill operations?</p> <p>If Yes: Describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust): _____</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>
<p>j. Will the proposed action result in a substantial increase in traffic above present levels or generate substantial new demand for transportation facilities or services?</p> <p>If Yes:</p> <p>i. When is the peak traffic expected (Check all that apply): <input type="checkbox"/> Morning <input type="checkbox"/> Evening <input type="checkbox"/> Weekend <input type="checkbox"/> Randomly between hours of _____ to _____.</p> <p>ii. For commercial activities only, projected number of truck trips/day and type (e.g., semi trailers and dump trucks): _____</p> <p>iii. Parking spaces: Existing _____ Proposed _____ Net increase/decrease _____</p> <p>iv. Does the proposed action include any shared use parking? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe: _____</p> <p>vi. Are public/private transportation service(s) or facilities available within 1/2 mile of the proposed site? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>vii. Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes? <input type="checkbox"/> Yes <input type="checkbox"/> No</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>
<p>k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy?</p> <p>If Yes:</p> <p>i. Estimate annual electricity demand during operation of the proposed action: _____</p> <p>ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other): <u>National Grid</u></p> <p>iii. Will the proposed action require a new, or an upgrade, to an existing substation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	<p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>
<p>l. Hours of operation. Answer all items which apply.</p> <p>i. During Construction:</p> <ul style="list-style-type: none"> • Monday - Friday: <u>7 AM - 7 PM</u> • Saturday: _____ • Sunday: _____ • Holidays: _____ <p>ii. During Operations:</p> <ul style="list-style-type: none"> • Monday - Friday: _____ • Saturday: _____ • Sunday: _____ • Holidays: _____ 	

<p>m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both? If yes: i. Provide details including sources, time of day and duration:</p>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<p>ii. Will the proposed action remove existing natural barriers that could act as a noise barrier or screen? Describe:</p>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<p>n. Will the proposed action have outdoor lighting? If yes: i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures:</p>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
<p>ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen? Describe:</p>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
<p>o. Does the proposed action have the potential to produce odors for more than one hour per day? If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures:</p>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<p>p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage? If Yes: i. Product(s) to be stored _____ ii. Volume(s) _____ per unit time _____ (e.g., month, year) iii. Generally, describe the proposed storage facilities:</p>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<p>q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation? If Yes: i. Describe proposed treatment(s):</p>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<p>ii. Will the proposed action use Integrated Pest Management Practices?</p>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<p>r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)? If Yes: i. Describe any solid waste(s) to be generated during construction or operation of the facility: • Construction: _____ tons per _____ (unit of time) • Operation: _____ tons per _____ (unit of time) ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste: • Construction: <u>Roll off container Recycle wherever possible</u> • Operation: <u>Dumpsters</u> iii. Proposed disposal methods/facilities for solid waste generated on-site: • Construction: <u>Roll off Container</u> • Operation: <u>DUMPSTERS</u></p>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No

s. Does the proposed action include construction or modification of a solid waste management facility? Yes No

If Yes:

i. Type of management or handling of waste proposed for the site (e.g., recycling or transfer station, composting, landfill, or other disposal activities): _____

ii. Anticipated rate of disposal/processing:

- _____ Tons/month, if transfer or other non-combustion/thermal treatment, or
- _____ Tons/hour, if combustion or thermal treatment

iii. If landfill, anticipated site life: _____ years

t. Will the proposed action at the site involve the commercial generation, treatment, storage, or disposal of hazardous waste? Yes No

If Yes:

i. Name(s) of all hazardous wastes or constituents to be generated, handled or managed at facility: _____

ii. Generally describe processes or activities involving hazardous wastes or constituents: _____

iii. Specify amount to be handled or generated _____ tons/month

iv. Describe any proposals for on-site minimization, recycling or reuse of hazardous constituents: _____

v. Will any hazardous wastes be disposed at an existing offsite hazardous waste facility? Yes No

If Yes: provide name and location of facility: _____

If No: describe proposed management of any hazardous wastes which will not be sent to a hazardous waste facility: _____

E. Site and Setting of Proposed Action

E.1. Land uses on and surrounding the project site

a. Existing land uses.

i. Check all uses that occur on, adjoining and near the project site.

Urban Industrial Commercial Residential (suburban) Rural (non-farm)

Forest Agriculture Aquatic Other (specify): _____

ii. If mix of uses, generally describe: Surrounded by Residential, bus garage & train tracks

b. Land uses and covertypes on the project site.

Land use or Covertype	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces	0	More	
• Forested	TREES	LESS	
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)	not much		
• Agricultural (includes active orchards, field, greenhouse etc.)	0		
• Surface water features (lakes, ponds, streams, rivers, etc.)	0	detention basin	
• Wetlands (freshwater or tidal)			
• Non-vegetated (bare rock, earth or fill)			
• Other Describe: _____			

v. Is the project site subject to an institutional control limiting property uses? Yes No

- If yes, DEC site ID number: _____
- Describe the type of institutional control (e.g., deed restriction or easement): _____
- Describe any use limitations: _____
- Describe any engineering controls: _____
- Will the project affect the institutional or engineering controls in place? Yes No
- Explain: _____

E.2. Natural Resources On or Near Project Site

a. What is the average depth to bedrock on the project site? greater than 15 feet

b. Are there bedrock outcroppings on the project site? Yes No
 If Yes, what proportion of the site is comprised of bedrock outcroppings? _____ %

c. Predominant soil type(s) present on project site: probability 1 _____ %
 _____ %
 _____ %

d. What is the average depth to the water table on the project site? Average: N/A feet

e. Drainage status of project site soils: Well Drained: _____ % of site
 Moderately Well Drained: _____ % of site
 Poorly Drained: _____ % of site

f. Approximate proportion of proposed action site with slopes: 0-10%: 100 % of site
 10-15%: _____ % of site
 15% or greater: _____ % of site

g. Are there any unique geologic features on the project site? Yes No
 If Yes, describe: _____

h. Surface water features.

i. Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds or lakes)? Yes No

ii. Do any wetlands or other waterbodies adjoin the project site? Yes No
 If Yes to either i or ii, continue. If No, skip to E.2.i.

iii. Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency? Yes No

iv. For each identified regulated wetland and waterbody on the project site, provide the following information:

- Streams: Name _____ Classification _____
- Lakes or Ponds: Name _____ Classification _____
- Wetlands: Name _____ Approximate Size _____
- Wetland No. (if regulated by DEC) _____

v. Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies? Yes No
 If yes, name of impaired water body/bodies and basis for listing as impaired: _____

i. Is the project site in a designated Floodway? Yes No

j. Is the project site in the 100-year Floodplain? Yes No

k. Is the project site in the 500-year Floodplain? Yes No

l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer? Yes No
 If Yes:
 i. Name of aquifer: _____

m. Identify the predominant wildlife species that occupy or use the project site: squirrel racoons birds bunnies

n. Does the project site contain a designated significant natural community? Yes No
 If Yes:
 i. Describe the habitat/community (composition, function, and basis for designation): XXXXXX central Park
 ii. Source(s) of description or evaluation: _____
 iii. Extent of community/habitat:
 • Currently: _____ acres
 • Following completion of project as proposed: _____ acres
 • Gain or loss (indicate + or -): _____ acres

o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species? Yes No
 If Yes:
 i. Species and listing (endangered or threatened): Site contains potential habitat for threatened or endangered species (the Indiana Bat)

p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern? Yes No
 If Yes:
 i. Species and listing: _____

q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? Yes No
 If yes, give a brief description of how the proposed action may affect that use: _____

E.3. Designated Public Resources On or Near Project Site

a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? Yes No
 If Yes, provide county plus district name/number: _____

b. Are agricultural lands consisting of highly productive soils present? Yes No
 i. If Yes: acreage(s) on project site? _____
 ii. Source(s) of soil rating(s): _____

c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? Yes No
 If Yes:
 i. Nature of the natural landmark: Biological Community Geological Feature
 ii. Provide brief description of landmark, including values behind designation and approximate size/extent: _____

d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? Yes No
 If Yes:
 i. CEA name: _____
 ii. Basis for designation: _____
 iii. Designating agency and date: _____

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e. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? If Yes: i. Nature of historic/archaeological resource: <input type="checkbox"/> Archaeological Site <input type="checkbox"/> Historic Building or District ii. Name: _____ iii. Brief description of attributes on which listing is based: _____	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
f. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
g. Have additional archaeological or historic site(s) or resources been identified on the project site? If Yes: i. Describe possible resource(s): _____ ii. Basis for identification: _____	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
h. Is the project site within five miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource? If Yes: i. Identify resource: _____ ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): _____ iii. Distance between project and resource: _____ miles.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666? If Yes: i. Identify the name of the river and its designation: _____ ii. Is the activity consistent with development restrictions contained in 6 NYCRR Part 666?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> No

F. Additional Information

Attach any additional information which may be needed to clarify your project.

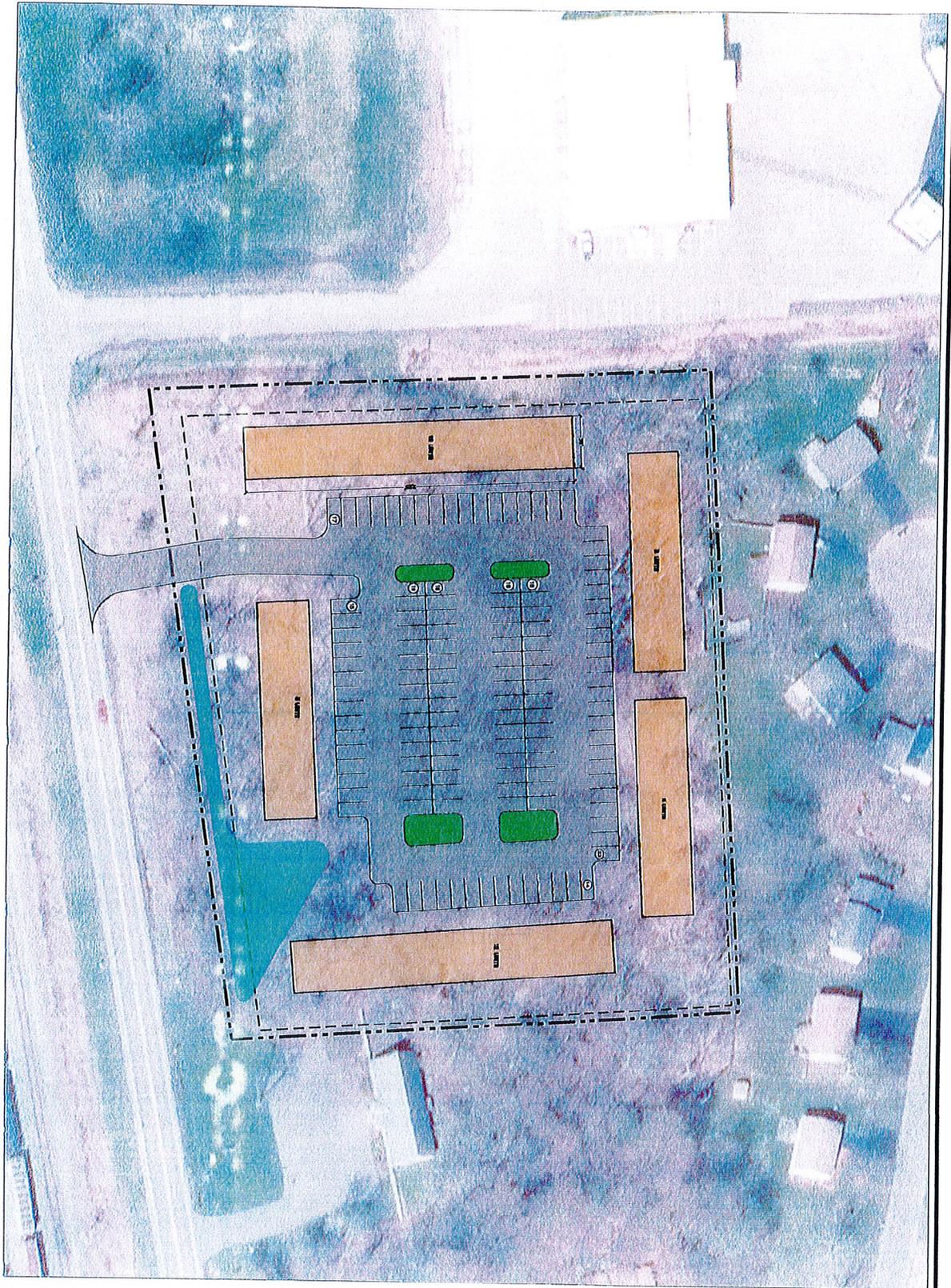
If you have identified any adverse impacts which could be associated with your proposal, please describe those impacts plus any measures which you propose to avoid or minimize them.

G. Verification

I certify that the information provided is true to the best of my knowledge.

Applicant/Sponsor Name Sharon Caron Date 10/22/23
Robert Caron
 Signature Sharon Caron Title _____
[Signature]

PRINT FORM



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SCALE:
 1" = 20' (AS SHOWN)

DATE:
 2/23/2023

PROJECT NO.:
 22-2146



SHEET:
SK-2

DATE:
 23 FEB 2023

SCALE:
 AS NOTED

PREPARED BY:
NAPIERALA CONSULTING
 1100 FALGOUTS BLVD.
 MOHAWK, NY 13524-3303

WWW.NAPIERALACONSULTING.COM
 TEL: (518) 243-4546 FAX: (518) 243-5544

NO.	REVISION/ISSUE	DATE

SKETCH PLAN

PROJECT FILE:
 ONONDAGA CO., NY

PREPARED FOR:

**RESOLUTION DETERMINING SEQRA DESIGNATION
APPROVING SITE PLAN**

The Planning Board Members of the **VILLAGE OF MINOA**, in the County of Onondaga, State of New York, met at a regular meeting held in the Municipal Building, located at 240 North Main Street, Minoa, New York 13116, on the 14th day of December, 2023 at 6:30 p.m.

Dan DeLucia, Chairman, and the following board members were present:

John Jarmacz
Dan Engelhardt
Sarah Coleman
Alan Archer

Absent: None

Also present: Barbara Sturick, Planning Board Secretary
Courtney M. Hills, Attorney for the Planning Board

The following resolution as drafted and proposed by the Attorney for the Village, was moved, seconded and adopted:

WHEREAS, whereas Robert and Sharon Caron (the "Applicant") sought site plan review for the construction of a 5 building apartment complex with a total of forty-eight (48) apartments consisting of a mix of 1 bedroom and 2 bedroom units, pursuant to those certain site plan drawings submitted by Napierala Consulting Professional Engineer, P.C. dated September 15, 2023 and subsequently amended thereafter (the "Application"); and

WHEREAS, the Project is proposed to be located on an approximately 4.00 acre parcel located at 7235 North Central Avenue in the Village of Minoa, New York, and identified as Tax Map No. 054-02-26.1 (the "Project Site"); and

WHEREAS, the Project Site is located within a designated Industrial zoning district; and

WHEREAS, the Village's Code Enforcement Office has determined that the proposed use is one of the categories of uses specifically identified in the Village of Minoa Code as a permitted use within an Industrial zoning district, upon Site Plan Review (Section 160-13); and

WHEREAS, pursuant to the Village of Minoa Code (Section 127-2), the Planning Board of the Village of Minoa (the "Planning Board") is authorized to review and approve, approve with modifications, or disapprove site plans in accordance with the standards and procedures set forth in the Village of Minoa Code; and

WHEREAS, on November 9, 2023 the Planning Board held a duly noticed public hearing on the Application, at which time several adjoining property owners, and other residents of the Village of Minoa submitted comments regarding the proposed use;

Schedule "5"

WHEREAS, said public hearing was continued to December 14, 2023 to allow further comments and review by the adjoining property owners and other residents of the Village of Minoa; and

WHEREAS, the Village Engineer, L.J.R. Engineering, P.C. ("Village Engineer"), reviewed the Application and by letter dated November 1, 2023 had the following concerns and recommendations, and the Applicant's Engineer's responded as follows:

1. Full Environmental Assessment From (the "Full EAF"):
 - a. Page 2, Item B - identifies governmental approvals required for the project. The following should be listed:
 - i. Site Plan approval from the Village Planning Board is required. Applicant acknowledged and concurred. The Applicant revised the the Full EAF accordingly;
 - ii. Sewer extension approval from the Village Board of Trustees (the "Village Board" is required (if the sewer extension is to be dedicated to the Village). The Village Board approved the sewer extension at their November 20, 2023 board meeting.
 - iii. A New York State Department of Environmental Conservation State Pollutant Discharge Elimination System (the "NYSDEC SPDES") Permit is required for the Project as it will result in disturbance greater than one acre. A Project SWPPP has been prepared per SPDES permitting requirements and has been submitted.
 - iv. N. Central Avenue is under the jurisdiction of Onondaga County Department of Transportation (the "OCDOT"). Accordingly, permitting from OCDOT for the proposed site driveway and other work within the County highway right of way is required. Applicant is coordinating with OCDOT for permitting the proposed driveway work within the OCDOT right of way.
 - b. Page 5, Items D.2c.i. - Anticipated daily water use should be calculated using the NYSDEC standard of 110 gallons per day per bedroom. Applicant revised the Full EAF accordingly utilizing the standard rate - 9,240 gallons per day.
 - c. Page 5, Item D.2.d.i - Anticipated daily liquid waste generation should use the same calculation. The Applicant revised the Full EAF - 9,240 gallons per day.
 - d. Page 12, Item E.2.o - The Project site contains potential habitat for threatened endangered species (Indian Bat). Applicant shall limit tree removal during the bat's hibernation season - October to April.
2. Site Plan Set.
 - a. General Comments. The Site Plan is complete and thorough, and meets the Village's application requirements.
 - b. Layout Plan.
 - i. The site layout meets or exceeds the Village's zoning requirements for setbacks and parking.
 - ii. The proposed driveway location should be confirmed with OCDOT. A permit from OCDOT is required. Applicant is coordinating with OCDOT on this matter.

- iii. The Site Plan includes a note to extend a public sewer easement across the front of the adjacent parcel to the east. Applicant is coordinating with the Village Board on the proposed sewer extension and any easements required.
 - iv. The Site Plan calls for a public sewer extension (to be dedicated to the Village of Minoa) to serve the Project Site. The sewer would connect to the existing sewer manhole located on the adjacent parcel and then extend west along North Central Avenue and north onto the subject Project site. The Village Engineer recommends that the public portion of the sewer extension be limited to the portions that extend along the North Central Avenue. The remainder of the sewer that is to extend into the Project Site should be private (to be owned and maintained by the Applicant). Applicant agrees.
 - v. A public sewer extension requires the Applicant to prepare a set of contract documents for review and approval by the Village Board, along with the Village inspection during installation, the preparation of record drawings (by the Applicant) and dedication to the Village. Applicant agrees and will provide contract documents and record drawings.
 - vi. The Site Plan notes a safety fence to be installed around the perimeter of the stormwater management facility proposed in front of the Project site. Applicant added a safety fence detailed to Sheet C-8 and gate locations are now specified on Sheet C-3.
 - vii. The Site Plan notes a proposed extension of OCWA facilities to serve the site. The plan also shows the nearest fire hydrant in front of the adjacent parcel to the east. The Site Plan should also identify hydrant locations (as required by local building codes) necessary to serve the site along with service outings to each building. Applicant proposes a meter and backflow prevention within the proposed hotbox. Applicant shall coordinate with OCWA and Project MEP on water utility routing on the Project site. Sheets C-3 and C-4 have been revised to include proposed hydrant locations, which meets code being within 600' of the furthest building.
- c. Grading and Utility Plan.
- i. The Site Plan depicts the proposed site grading and stormwater management facilities. The development will disturb more than one acre of land, and therefore a NYSDEC SPDES Permit is required. The proposed stormwater management system includes a piped drainage system, overland swales, a bioretention filter, and a pocket pond with pretreatment. These facilities have been designed in accordance with NYSDEC SPDES Permit requirements to mitigate the runoff from the development. The facilities provide adequate water quality treatment and runoff attenuation to mitigate the impacts of the development. These facilities are modeled and detailed further in the Project SWPPP.
 - ii. These facilities will be private and maintained by the Applicant. As such, a stormwater management maintenance agreement will need to be established between the Applicant and Village in accordance with SPDES Permit requirements.

- iii. According to the Project SWPPP, the design intent is to direct runoff from all new impervious surfaces to the stormwater management practices. Discharge from the pocket pond will be directed to the roadside swale that extends along the northern side of N. Central Avenue. Discharge rates will be limited to rates less than existing conditions. Proposed condition discharge rates are below the existing conditions.
 - iv. Because discharge is directed to the N. Central Avenue roadside swale, OCDOT must also review the design and SWPPP. The Site Plans and SWPPP have been submitted to OCDOT for review and the SWPPP has been approved.
 - v. Proposed lawn areas to the east, north and west sides of the site will drain off-site without being directed to the stormwater management facilities. This is acceptable because the drainage areas have been reduced and do not include new impervious areas. As a result, the rate of runoff from these areas will be reduced.
 - vi. Based on the grading currently shown on the Site Plan, it is unclear how runoff from the rear of roofs of the northern and eastern buildings will be directed to the stormwater management facilities. Applicant clarified runoff from the northern and eastern building “end caps” shall be routed to roof downspouts and will rain into the proposed on-site stormwater management facility. Negligible impervious runoff from the mid-east apartment building will be disconnected and discharge onto previous ground cover along the rear east side of the building before draining into and being further treated by the proposed adjacent swale. Sheet C-4 has been revised accordingly to reflect this proposed drainage pattern. The SWPPP and drainage maps have been revised to reflect changes to the drainage plan.
3. Landscaping Plan.
 - a. The proposed landscaping should be reviewed with the Applicant to the satisfaction of the Planning Board.
 - b. The Project abuts single-family residential properties to the north. As such, the Planning Board and Applicant may want to consider additional screening.
 4. Lighting Plan.
 - a. The proposed lighting plan consists of a series of pole mounted LED fixtures. Pole mounting heights are proposed at 22’ above grade. A manufacturer’s fixture cut sheet is included with the Site Plan.
 - b. The lighting levels shown are reasonable and no off-site light spill is shown. Applicant may want to revisit lighting levels within the bioretention areas, as they appear to be unnecessarily high. Applicant has revised site lighting to address the high light levels measured at the bioretention area.
 5. Sheet C-7 Site Details.
 - a. Detail #6 - the dumpster enclosure is proposed as a 7’ high chain link fence. The Planning Board may require better screening.
 - b. Details of the proposed safety fence should be included. Sheet C-8 has been revised by Applicant to include such details.
 6. Sheet C-8 Site Details.

- a. Detail #5 - the design of the proposed outlet structure may not work as shown. The design engineer should revisit the outlet structure design and adjust stormwater analysis if needed. Applicant redesigned the outlet structure and Sheets C-4 and Detail #5 on Sheet C-7 has been revised.
7. Sheet C-9 Site Details.
 - a. Detail #3 - Village Engineer suggests the minimum top of berm width be 6' to allow for maintenance access. Applicant revised Detail #3 to specify a minimum berm width of 6'.
8. Topographic Survey Map. Any filed easements associated with the extended sewer system should be added to the survey.
9. Stormwater Pollution Prevention Plan. The SWPPP has been prepared in accordance with NYSDEC SPDES Permit guidelines.

WHEREAS, by resolution this night, the Planning Board resolved that proposed action constitutes an Unlisted pursuant to the State Environmental Quality Review Act (“SEQRA”), and as such elected to conduct an Uncoordinated Review; and

WHEREAS, the Planning Board noted all Involved and Interested Agencies (as defined under SEQRA) were previously notified, provided with a copy of the Full Environmental Assessment Form (the “Full EAF”) and a copy of the Application and Plans; and

WHEREAS, pursuant to GML Section 239-L and M, the Onondaga County Planning Commission reviewed the proposed Application and by resolution dated November 1, 2023 recommended the following modifications to the proposed action:

The Applicant is required to coordinate North Central Avenue access plans with the Onondaga County Department of Transportation. To further meet Department requirements, the Applicant must submit a copy of the Stormwater Pollution Prevention Plan and traffic data to the Department for review. The municipality must ensure any mitigation as may be determined by the Department is reflected on the project plans prior to, or as a condition of, municipal approval; and

WHEREAS, upon a thorough review and due consideration by the Planning Board of the Full EAF including the completed answers to Parts 1, 2 and 3 of such form and the attachments thereto incorporated into it, and in consideration of other information, including from involved agencies, and the reviews completed by the Village Engineer, the Onondaga County Planning Commission makes the following findings:

- 1. Impacts to Community Character and to Land:** The Project will not have a significant adverse impact on land or on community character. Because the site will continue to be utilized for those or similar purposes when the Project is completed, no adverse impact to land is anticipated. The site is within the Village’s Industrial zoning district, and the planned use falls within the permitted uses identified in such district.

- 2. Groundwater/Stormwater Impacts and Wetlands Impacts:** The Project will not have any significant adverse environmental impact on water, including surface (ground) water and stormwater. The Project will not affect any protected water body. Further, in undertaking the Project, the Applicants contractors shall comply with applicable permit requirements set forth in NYSDEC SPDES as applicable to the Project site including as necessary, obtaining any applicable permits for implementing features to prevent as feasible, adverse impacts from stormwater discharges during or as the result of construction activities. In addition, Sheet flows will be directed to keep existing drainage patterns, and a reduction in impervious surfaces will reduce stormwater runoff. Stormwater will be mitigated through area reduction and on-site stormwater structures. The Project will not have any impacts on federal or state wetlands as no such wetlands have been identified within the area of the Project to be developed. There will be no significant potential adverse impact to any non-protected water body. There will be no significant potential adverse impact to surface or groundwater quality and quantity. The Project involves the use of water from public utilities but there is no evidence demonstrating that such water usage will result in a potential significant adverse environmental impact to the existing water system. In addition, the Project will not alter drainage flow or patterns in the area of the Project site or on it, nor will it impact surface water runoff, but to the extent there is any potential modification to same, it will be undertaken in accordance with applicable requirements and as may be directed by NYSDEC and pursuant to any applicable permit or approval.
- 3. Air Quality Impacts:** The Project will not result in any significant adverse impact to air quality from traffic and other operations associated with the Project, including from construction vehicles during construction of the Project, as the Planning Board finds that there will be no significant negative impacts to air quality from the Project including from construction activities. Further, the site improvements associated with the Project are not anticipated to result in significant increases in the number of vehicle trips, including from buses. As such, there is no indication that there will be significant adverse impacts to air quality from changes in the number of vehicles associated with the Project, including after the Project becomes operational.
- 4. Impacts to Plants and Animals:** The Project will not result in any significant adverse impact on plants or animals, based upon the Project review conducted by the Planning Board's consultant, including after it reviewed and analyzed pertinent information from among other sources, the Department of Environmental Conservation's mapper program, no threatened or endangered plant or animal species were identified other than the potential Indiana Bat. Applicant will limit tree removal during the bat's hibernation season - October to April.
- 5. Impacts on Agricultural Resources:** The Project will not result in any significant adverse impact on agricultural resources and no loss to agricultural resources will result from the construction of the Project.
- 6. Impacts of Aesthetic Resources:** The Project will not have any significant adverse impact on aesthetic resources. The Project will be consistent with the current use of the property and buildings within the zoning district. Thus, it is not anticipated that the Project will have any adverse impact to aesthetic resources, including to the area in which the Project work will be undertaken.

7. **Impacts to Historic and Archeological Resources:** The Project will not result in any significant adverse impact to historic or archaeological resources. The Planning Board's Engineer has opined that the Project is not anticipated to result in any significant impacts on listed historic resources based on information provided by the New York State Department of Environmental Conservation's mapper program which was provided with the completion of the EAF.
8. **Impacts on Open Space and Recreation:** The Project will not have any significant adverse impact on existing open space and recreation.
9. **Impacts on Critical Environmental Areas:** The Project will not have any significant adverse impact on a Critical Environmental Area as designated pursuant to § 617.14(g) of the Regulations as the Planning Board has been informed by its Engineer that no such areas are encompassed by the Project.
10. **Impacts on Transportation (Traffic):** The Project is expected to increase traffic in the area, but with minimal increase.
11. **Impacts Related to Noise and Odors:** The Project will not have any significant adverse impact from objectionable noise and odor. While during Project construction there will be some noise and potential odors from heavy equipment, same are not anticipated to be of any significant duration, and will be within the normal range of such noise and odor issues for construction projects of the size proposed under the Project.
12. **Impacts on Local Utilities:** For the reasons set forth in EAF, no adverse impact is expected on local utilities from the Project, including to such utilities after the Project becomes operational. Thus, no such significant adverse impacts are anticipated based on water usage, or from sewer usage associated with the Project and other public utilities. Further, any energy usage from the Project is within the capacity of the service providers at issue, including any such use associated with the new structures and underground facilities to be constructed.

WHEREAS, based on the findings, the Planning Board finds that the Project will not have any significant adverse environmental impact in accordance with the SEQRA Regulations; and

WHEREAS, the Planning Board, in its regular session, discussed the Application and in particular, the general standards and considerations outlined in the Village Code for site plan review standards (Section 127-12), and whether the proposed use complies with all requirements of the Village of Minoa Code, and made the following findings:

1. The location, arrangement, size, design and general site compatibility of buildings, light and signs: The proposal meets the Village Code standards.
2. The adequacy and arrangement of vehicular traffic access and circulation, including intersections, road widths, pavement surfaces, dividers and traffic controls: The applicant shall coordinate with OCDOT and obtain required permit(s).
3. The location, arrangement, appearance and sufficiency of off-street parking and loading: The proposal meets Village of Minoa Code requirements for off-street parking and loading.

4. The adequacy and arrangement of pedestrian traffic access and circulation, walkway structures, control of intersections with vehicular traffic and overall pedestrian convenience: The proposal meets Village of Minoa Code standards and Applicant shall coordinate with OCDOT for traffic safety and obtain any required permit(s).
5. The adequacy of stormwater and drainage facilities: The Village Engineer has reviewed and is satisfied with the SWPPP. The Applicant shall enter into a Stormwater Maintenance Agreement with the Village of Minoa.
6. The adequacy of water supply and sewage disposal facilities: Applicant shall coordinate with OCWA for water supply. Village of Minoa Wastewater Treatment Facilities are adequate to serve the proposed Project.
7. The adequacy, type and arrangement of trees, shrubs and other landscaping constituting a visual and/or noise buffer between the applicant's and adjoining lands, including the maximum retention of existing vegetation: The proposal meets Village of Code standards.
8. The adequacy of fire lanes and other emergency zones and the provision of fire hydrants: The proposal meets Village of Minoa and New York State standards.
9. Special attention to the adequacy and impact of structures, roadways and landscaping in areas with susceptibility to ponding, flooding and/or erosion: Applicant shall enter into a Stormwater Maintenance Agreement with the Village of Minoa.
10. Overall impact on the neighborhood, including compatibility of design considerations, environmental and aesthetic impacts. The proposal meets Village of Minoa Code and New York State standards.

NOW THEREFORE, IT IS HEREBY RESOLVED, Planning Board finds that the Project will not have any significant adverse environmental impact in accordance with the SEQRA Regulations, and thus issues a Negative Declaration pursuant to SEQRA; and it is further

RESOLVED, the Planning Board, after careful consideration of the criteria and objectives as set forth in the Village of Minoa Code for Site Plan Review, hereby grants approval of the Site Plan, subject to the following conditions:

1. A NYSDEC SPDES Permit is required.
2. A OCDOT Permit is required for driveway work within the County right of way.
3. Applicant shall coordinate traffic considerations with the OCDOT.
4. Applicant shall coordinate sewer extension with the Village Board of Trustees.
5. Applicant shall provide contract documents and record drawings for public sewer extension.
6. Applicant shall coordinate with OCWA and Project MEP on water utility routing on the Project site.
7. Applicant shall enter into a Stormwater Maintenance Agreement with the Village of Minoa.
8. Any filed easements associated with the extended sewer system should be added to the survey, and private easement related to adjacent parcel shall be 20' wide and dedicated to the Village.
9. Architectural drawings and signage must be approved by Planning Board.

The adoption of the foregoing Resolution was moved by Dan DeLucia, and seconded by Dan Engelhardt, the foregoing resolution was put to a roll call, which resulted as follows:

Dan DeLucia, Chairman
John Jarmacz
Dan Engelhardt
Sarah Coleman
Alan Archer

AYE
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Resolution was adopted on December 14, 2023.

CERTIFICATION

I, the undersigned, Secretary of the Village of Minoa Planning Board, Onondaga County, New York, do hereby certify that the above is a true copy of the original resolution passed at a meeting of the Village of Minoa Planning Board on December 14, 2023.

IN WITNESS WHEREOF, I have set my hand and affixed the seal of said Village this 14th day of December 2023.

Barbara Sturick

Barbara Sturick, Planning Board Secretary
Village of Minoa