

VILLAGE OF MINOA  
Planning Board Meeting Minutes  
September 10, 2020

6439 Schepps Corners Road - Family Dollar Site Plan

The **VILLAGE OF MINOA PLANNING BOARD**, in the County of Onondaga, State of New York, met in regular session at the Municipal Building in the Village of Minoa, located at 240 North Main Street, County of Onondaga, State of New York, on the 10<sup>th</sup> day of September, 2020 at 7:00 P.M.

The meeting was called to order by Chairman Dan DeLucia, and the following were present, namely: Planning Board Members: Alan Archer, Gail Greiner, Sheri Hayner, and John Jarmacz, Planning Board Attorney Courtney Hills, Planning Board Secretary Barbara Sturick Village of Minoa Security Attendant Caskinett.

Absent: None

Also Present: David Muraco, Louis Muraco Co-Owners and Matthew R. Napierala, P.E. the Managing Engineer of Napierala Consulting Professional Engineer, P.C. and Christian Hill the Site Engineer of Napierala Consulting Professional Engineer. Gary Lighton, August F. Matt, Bobby Schepp, Terry Edwards, Tricia Hargraves, Krystle Porter, Jeff Porter, Diana Markowitz, Andrew and Karen Inglis, David Tyler, Janet C Frye, Diane Landry, Charlie Tocci, Christopher Staub, Theresa Shepherd, Brandon Mastrangelo and Eric Christensen.

Upon due notice, a scheduled Public Hearing of the Village of Minoa Planning Board was scheduled for this night, September 10, 2020 at 7:00 p.m. at the Municipal Building, in the Board Room, 240 North Main Street, Minoa, New York.

Chairman Dan DeLucia opened the Public Meeting at 7:00 pm. Stating the purpose for the meeting was a Public Hearing for an application of New Plan East, LLC for consideration of development of premises situated at 6439 Schepps Corners Road, Tax Parcel No. 001.1-02-40.0 and 6441 Schepps Corners Road, Tax Parcel No. 001.1-02-39. The current use of the premises is mixed commercial/residential. The applicant proposes to construct a 9,200 square foot retail store, more specifically a Family Dollar retail store.

Secretary Sturick stated for the record, per section Village of Minoa Code Section §127-14 a public hearing notice was published in the Post-Standard (ad order #0009699671 run date 08/20/2020). The public hearing notification was mailed on 8/20/2020 to the owners of adjacent properties within a 500' radius of the subject premises, using the Onondaga County GIS website. In addition, the public hearing notification was posted in the Village of Minoa Library, Village Hall Bulletin Board, Post Office, Scotty's Automotive, and Sunshine Mart. Also Per NYS General Municipal Law §239-nn, the legislative body or other authorized body having jurisdiction in a municipality shall give notice to an adjacent municipality when a hearing is held by such body relating to a subdivision, site plan, special use permit, or a use variance on property that is within five hundred feet of an adjacent municipality; such notice shall be given by mail or

electronic transmission to the clerk of the adjacent municipality at least ten days prior to any such hearing; and the municipal boundary between the Village of Minoa and the Town of Manlius; therefore Public Hearing Notice was sent via email to Town of Manlius Clerk Allison Weber on September 3, 2020 for their Records and Distribution to the Town Board.

Chairman DeLucia informed the public that this is their opportunity to speak, and ask questions to the developer on the Family Dollar proposal. Chairman DeLucia requested that each public speaker state their name and address for the record, that only one person speak at a time and please keep the comments to three minutes to allow all residents the opportunity to speak.

Attorney Hills requested the Applicant to present their proposal for those in attendance at the Public Hearing.

Christian Hill stated:

- They have submitted a revised application meeting all requirements of site plan review, and advising there is ample parking in the front with parking counts per Village Code, and there is full landscape & lighting plan.
- He stated the project meets all setback requirements and does not need any Zoning Variance.
- He informed the Planning Board they will respond line by line to all items addressed in Village Engineer, Alex J. Wisniewski's, letter to the Planning Board and all items addressed by Onondaga County Planning Board Resolution.

David Muraco stated:

- Reiterated preliminary information provided at the pre-submittal application review on July 9, 2020.
- He has two separate properties, stating he is keeping the garage on the adjacent property but renovating same to provide a "face lift".
- He is willing to provide fencing and/or a light berm to separate properties, and he will add these items to the site plan.
- He believes the parking lot lighting will not have an impact on the adjacent property owned by Auggie Matt as there is a property in-between the parcels.
- He stated there will be wider road cuts per requirement of OCDOT.
- He said the Family Dollar retail store is a national chain store and has ample security on the inside and outside of building.
- His company is local and based in DeWitt.
- He said independent stores are gone and they did make efforts with other chain stores to locate in Minoa for grocery needs, such as Aldi's.
- The Family Dollar retail store sells name brand products and are more of a convenient store with affordable prices and believes there is a need for this in the community.
- He annexed the property into village years ago to have access to water and sewage.

Matt Naperilli stated:

- He provide an in depth interpretation of the traffic study stating the studies are done at

peak times and are based on analytical facts.

- He stated the application went to County Planning which supports their review that traffic will be minimal based on trip generation statistical analysis.
- He believes in land owner rights; of the residents and the developers.
- The Development will satisfy all Village of Minoa Codes Requirements.

Louis Muraco stated:

- There will be one delivery daily during non-peak times to avoid traffic.

Chairman DeLucia confirmed for the record additional correspondence was received here attached Schedule "A-1 through A-8".

**Public Comments as follows:**

Town of Manlius resident August F. Matt of 6449 Schepps Corner Road:

- Stated his concern is regarding safety with the school being so close proximity to kids, their safety, sexual predators, active shooter threats, loitering at night, and increase traffic flow.
- He purchase his property in residential not commercial and believes this will decrease his property value, how can he sell his property next to Family Dollar?
- He is concerned with how this is going to change his property visual sight, lighting concerns, what can be done to address change in safety, lighting, barriers, quality of life that effects adjacent residential property.

Resident Brandon Mastrangelo of 145 Osborne:

- Stated he is against the development and believes it gives the impression of a decline in the community and cheapens the community.
- He is opposed to this type of store in the community, a store that does not carry fresh or nutritious food.
- He is also concerned with security for the community and traffic.
- He opined that the Village is local community and that it support local business, small business that the community can be proud about.
- Inquired of the developer as to when would the construction begin. David Murraco stated in the spring and expect it to take approximate 90 days.

Resident Diane Landry of 56 Windebank:

- She believes this building sticks out like sore thumb and there are so many in the surrounding area that they don't need this type store in this community.
- She believes this type of development next to the school doesn't fit in, it is not right nor is it appealing to have red and orange building at the entrance of the Village.

Resident Trisha Hargraves of 233 Edgewood Place:

- She agrees with everything that has been previously said.

- When she is at the school and the traffic is a nightmare in morning and afternoon for buses and that adding trailers dropping off merchandise will just add to the nightmare.
- She stated there are already issues with speeders in the school zone and having the store will add to those issues.
- She is not opposed to having one in the village, just not next to elementary school, she is not okay with location.

Resident Diana Markowitz of 328 N Main Street:

- She believes there would be problem with increased traffic, speeding and tractor trailers.
- She stated there is not distinct intersection at the location.
- She asked if the developer could change the proposed façade.

Resident Eric Christensen of 61 Windebank Lane:

- Asked whether there has been a study done on the longevity of the business? Bantered with Mr. Muraco on business closures.
- He recalled and told of a predator story in the district.
- Asked Mr. Muraco if he planned on connecting to the village sewer system and who he expected would be paying?

Resident Theresa Shepherd of 404 Ferndale Lane:

- She chose to move here because there weren't a lot of stores and liked the residential area, and believes this would change the whole environment.

Resident Jeff Porter of 104 Woonsocket Circle:

- He asked if the appearance of building could be altered to not be as stark, possible change facade of building to look less industrial. Mr. Muraco stated that he would look into that.

**Board Member Comments as follows:**

Sheri Hayner:

- She stated the lighting specifications provided are horizontal foot candles and asked if they have vertical foot candle calculations? Discussion ensued on the lighting specifications she was looking for with Christian Hill and Mr. Muraco and is requesting on behalf of the neighborhood.

Dan DeLucia:

- He believes there are contradictions being presented in opposition, such as controversial lighting providing too much light vs safety not enough lighting.
- The public is concerned not enough business will result in a closure, leaving a vacant building in the village, but this is in contradiction of complaint that the store will generate too much traffic.
- His concern is that he does not want to be that Village Planning Board that is too difficult to work with to the point that new business will not come to the village in the future, and that keeping that bedroom community feel is important.

Alan Archer:

- He is requesting clarification on signage and concerned with sign codes and what exactly are they are proposing?
- The Planning Board discussion Village Code §160-17-K monument signs which goes to Village Board and signage as part of Site Plan.

A motion was made by Gail Greiner and seconded by Sheri Hayner to Close the Public Hearing at 8:14 p.m. All in favor. Motion carried.

A motion was made by Chairman Dan DeLucia and seconded by Gail Greiner to Open the Regular Planning Board Meeting at 8:20 p.m. All in favor. Motion carried.

Planning Board Members Discussed:

- Whether or not the School District has a position on the development and the age of the Elementary Students age. Per discussion it is believed the oldest age to be 10 years old.
- The reason for residents in opposition on one hand is the business is going to fail leaving empty building and same resident's reason for opposition direct opposite stating that there will be too much traffic is a contradictions of reasons to not allow development.
- The board discussed how many conditions can be set with approval.
- The board discussed walkway for children safety concerns and maintaining character of neighborhood which was also in OCPB Case #Z-20-232.
- The members stated that the developer needed to make sure supplemental plans addressing the Village Engineer's concerns and the County's resolution are provided in timely manner to give the board ample time review everything.
- The subject of children biking to the store vs the current subject of children not being permitted to walk to school, the circle is the only entrance into school.
- Detail information needs to be provide on sewer hookup.

Attorney Hills stated the Planning Board will needed to address the following:

- Alex J. Wisniewski, PE President L.J.R. Engineering, and P.C: letter to the Planning Board, attached Schedule "B".
- Onondaga County Planning Board Resolution of the Onondaga County Planning Board meeting held September 02, 2020 OCPB Case #Z-20-232 (3) Modifications and comments. Here Attached Schedule "C".
- Attorney Hills stated she suggested the Planning Board need to review each of the review standards per Article IV § 127-12 General standards and considerations of the Village of Minoa Code Book.

A motion was made by Alan Archer and seconded by John Jarmacz to close the regular meeting 8:53 p.m. All in favor. Motion carried.

Respectfully submitted,

Barbara Sturick  
Secretary

SIGN-IN SHEET  
VILLAGE OF MINOA

SCHEDULED PLANNING BOARD MEETING  
Thursday, September 10, 2020 at 7:00 p.m

Site Plan Application Review  
6439 Schepps Corners Road – New Plan East LLC

(Please Print)

<u>Name</u>	<u>Address</u>
<u>GARY Lighton</u>	<u>86 Ripplebrook Ln</u> <u>Minoa, NY</u>
<u>August F. Matt</u>	<u>6449 Schepps Corners Rd</u> <u>Kirkville, NY 13082</u>
<u>Bobby Schupp</u>	<u>116 Beresford Ln</u> <u>Minoa, NY 13116</u>
<u>Terry Edwards</u>	<u>146 Melzer Ln</u> <u>Minoa, NY 13116</u>
<u>Tricia Hargraues</u>	<u>233 Edgewood Pl. #2</u>
<u>Krystle Porter</u>	<u>104 Woonsocket Cir.</u>
<u>Jeff Porter</u>	<u>104 Woonsocket Cir</u>
<u>Diana Markowitz</u>	<u>328 N Main St Minoa</u>
<u>Andrew &amp; Korn Inglis</u>	<u>51 Ripplebrook Ln Minoa</u>
<u>David Tyler</u>	<u>3880 Heanberry Rd., Jville</u>

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SIGN-IN SHEET  
VILLAGE OF MINOA

SCHEDULED PLANNING BOARD MEETING  
Thursday, September 10, 2020 at 7:00 p.m

Site Plan Application Review  
6439 Schepps Corners Road – New Plan East LLC

(Please Print)

<u>Name</u>		<u>Address</u>
<u>Janet C. Frye</u>		<u>208 Dorothy ST</u>
<u>Diane Lendry</u>		<u>56 Windebank</u>
<u>Charlie Torres</u>		<u>108 Winsboro</u>
<u>Christopher Staub</u>	staub	<u>127 Beresford Lane</u>
<u>Theresa Shepherd</u>		<u>404 Ferndale Lane</u>
<u>Brandon Mastrangelo</u>		<u>145 Osborne st.</u>
<u>ERIC CHRISTENSEN</u>		<u>61 WINDIEBANK Lane</u>
<u> </u>		<u> </u>
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SEP 08 2020  
VILLAGE OF MINOA

Village of Minoa Planning Board,

Chair :Dan DeLucia

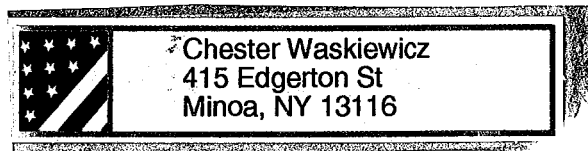
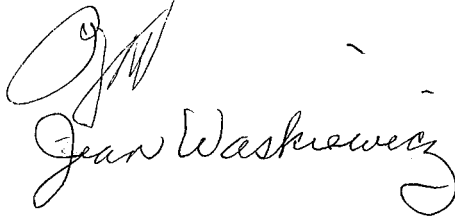
Members: Alan Archer, Gail Greiner, Sheri Hayner, John Jarmacz

We would like our opinions recognized about the Family Dollar store proposed right next door to the Minoa Elementary school. We feel that our village is not suited for this business to be located there with concerns for our children and grandchildren's safety - it's vehicle and traffic congestion and the family appearance of our village.

We would appreciate our and your concern about this business and hope that all of our village residents opinions will be recognized.  
Thank you !

Sincerely,

Chester and Jean Waskiewicz



Schedule "A-1"



September 3, 2020

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Planning Board Members

c/o Planning Board, Village of Minoa

240 N. Main St

Minoa, NY 13116

Please be advised that I am strongly opposed to the Dollar Store being located next to the Minoa Elementary School.

Besides all of the obvious reasons i.e. traffic and congestion it gives unknown people and perhaps undesirables the legal right to congregate and loiter close to the school grounds. THIS IS UNACCEPTABLE

I STRONGLY urge the entire planning board to vote against this proposal.

Respectfully,

Bernard J Beck Jr

Regina Beck

305 Ferndale Lane

Minoa, NY. 13116

Schedule A-2

To: Village of Minoa Planning Board

From: Peter and Susan Winans  
108 Kenner Rd  
Minoa, NY

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VILLAGE OF MINOA

Re: Proposal to allow a Family Dollar store to be built next to Minoa Elementary.

We are very much against building any retail store so close to a public school, especially an elementary school.

More important than the appearance, or vehicle traffic or congestion is the safety of our children. A store so close to the elementary school could be an attractive nuisance for young children that could lead to injury or potential abduction especially for students who might walk to school.

There is already a Dollar General less than 5 miles from the site for the proposed store.

We do not feel this is advisable or necessary.  
Please make the safety of our children a priority.

Thank you

Peter Winans

*Peter Winans*

Susan Winans

*Susan Winans*

Schedule "A-3"

Rod & Arlene Tyo  
115 S Central Ave  
Minoa NY 13116

September 10, 2020  
To Planning Board Members

Dan DeLucia, Alan Archer, Gail Greiner, Sheri Hayner, and John Jarmacz,

We honestly feel a Family Dollar store would benefit Minoa as a Community. It is not being built right smack next door to the school. There's a large woods next to school a good separation. There's not a Huge traffic problem if planned right maybe a light could be put in it Would slow traffic down for school population and allow easy access For in the in and out traffic. Also this would be so nice to have a store That's reasonable priced and not outdated products. Another good benefit Parents can now get their last minute school supplies or that gallon of Milk when they pick up their kids at school. Sure hope this all goes Through looking forward to a decent store in Minoa.

Thank You for taking the time to read this.

*Arlene M. Tyo*  
*Rodney Tyo*

RECEIVED

SEP 10 2020

VILLAGE OF MINOA

Schedule "A-4"

## Barbara Sturick

---

**From:** Lisa Devona  
**Sent:** Thursday, September 10, 2020 8:03 AM  
**To:** Barbara Sturick  
**Subject:** FW: September 10th Planning Board Public hearing ( comment)

**From:** Theobald, Ed [mailto:etheobald@TownofManlius.org]  
**Sent:** Wednesday, September 9, 2020 6:12 PM  
**To:** Lisa Devona <LDevona@villageofminoa.com>  
**Subject:** September 10th Planning Board Public hearing ( comment)

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SEP 10 2020  
VILLAGE OF MINOA

Lisa:

I am unable to make the planning board's public hearing tomorrow night regarding the proposed site plan application of New Plan East, LLC on Schepps Corner Road. Please relay my comments from this email to the planning board members to be added into the comment section.

I have read the minutes from the July 7, 2020 meeting and this type of business clearly meets the zoning requirements for Commercial use. The discussed bullet points by the planning board which the applicant responded to, also shows the concerns which the applicant answered and how they were imperative to this projects goals for this property. Also, the applicant answered my concerns regarding any environmental impact and especially that the wetlands will be protected.

It is important that we as a community support businesses in our village as it will provide jobs as well as an increase in or tax base. Also, as the applicant stated, this is more of a grocery store than a Dollar General proto-type, as there is a need for this service in our village.

As a resident of Minoa for 42 years, I am in full support of this business and welcome them to our community.

Sincerely,  
Edmond J Theobald  
204 East Ave. Minoa NY

Schedule "A-5"

Nancy Tillman

RECEIVED

SEP 10 2020

VILLAGE OF MINOA

Alan ~

I am opposed to the idea of a  
Family Dollar store right next  
door to Minoa Elementary School.

I am concerned for the safety of  
the children. And I am worried  
about the extra traffic and congestion.

Sincerely,  
Nancy Tillman.

102 Westwood Lane  
Minoa NY 13116

Schedule "A-b"

September 10, 2020

To: The Planning Board, Village of Minoa.

Re: Family Dollar Store, 9200 sq. ft., next to Elementary School.

RECEIVED  
SEP 10 2020  
VILLAGE OF MINOA

To the Chair and Members,

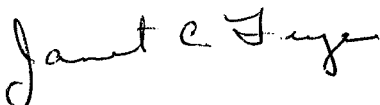
I would like to respectfully submit my opinion on this matter. For the record, as a long-time citizen, of Minoa, I oppose this development.

My primary concern is that of the safety and wellbeing of the children attending Minoa Elementary School or using the nearby fields and playgrounds, The proposed location will present safety concerns in terms of increased traffic as well as potential for victimization of our most vulnerable. This area is known for its high caliber school district for which residents pay significant taxes to maintain. We should not make any decisions which put this asset at risk.

Secondly, and very important to me is the quality of life in our village. We have a quaint oasis away from the maddening crowd of nearby over developed areas. I choose to live here because of the lack of traffic, for the privacy, the ability to safely enjoy a well-kept village. The addition of this particular vendor will in my opinion detract from all the attributes we now enjoy. Nobody needs a Dollar General filled with low quality, imported, unnecessary products. In addition, the idea of such an eye sore saddens me and will clearly change the impression of our village. I am aware that change is necessary and growth is a part of that change, however we need to be vigilant with regard to our standards and that which improves our area not that which depreciates it. One does not have to look far to see the deterioration of nice residential areas downgraded as imprudent decisions were made for the purpose of increasing tax revenue through business development. Often, the area is left with an abandoned building at the expense of the tax payers. If I wanted to live in Clay, near Erie Blvd, or Butternut St, I would. I picked Minoa for it attractive, safe, small town atmosphere. We have plenty of Dollar Stores and Dollar General Stores nearby. I pass by two on the way home. The development off 481 will have a huge negative impact on this area in terms of traffic, pollution, and quality of life (demolition of wet lands and forestation). All of which will result in short term and long term consequences which will come with a price tag.

Please do not consider this "quick fix" to the difficult financial times we find ourselves in. I would hope that future development would be geared toward current area needs such as a bigger grocery store with unexpired products. We do not need this kind of store in this location bringing with it low quality, unnecessary products, and a few low paying jobs. Please record my comments in the record. I appreciate your consideration of my input. Let's keep Minoa family friendly where generations will want to raise their families and thrive.

Respectfully,



Janet C. Frye

Established Minoa Resident, Tax Payer, Voter

schedule "A-7"

September 10, 2020

RECEIVED  
SEP 10 2020  
VILLAGE OF MINOA

To: The Planning Board, Village of Minoa.

Re: Family Dollar Store, 9200 sq. ft., next to Elementary School.

To the Chair and Members,

I would like to respectfully submit my opinion on this matter. For the record, as a long-time citizen of Minoa, I oppose it.

My reasons are, first and foremost, I don't believe it should be built right next to an elementary school. It would increase traffic and put children at risk for traffic accidents. Some children close by walk to school. And children would be drawn to it wanting to buy something. Given we are talking about an elementary school, the children would be too young to wander into a traffic area.

In addition, the store may also provide 'opportunities' for unsavory characters that may be drawn first to the store, then to an ideal place to take advantage of children. That coupled with children being drawn to the store, I believe it increases the risks.

Putting a retail store next to an elementary school is just NOT a good idea.

Secondly, our little village seems to have difficulty supporting businesses, even when the Village goes out of its way to try to promote it. I remember a little sign store that started off well and ended up closing up. There was a deli, an ice cream store, a little diner and others who tried to make a go of it here, and sadly all failed. Of particular note, we also had a dollar store that went out.

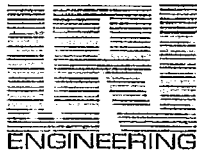
Given that so many businesses have a hard time here, developing this land may well ultimately create a deserted business area that would greatly diminish the beauty and aesthetics of our Village at one of its entrances. And this diminishes people's image of the village as a whole.

In closing, I thank you for your time and consideration.

Darlene Yamrose  
208 Dorothy St., Minoa, NY



Schedule "A-8"



**L.J.R. ENGINEERING, P.C.**

ELTA BUSINESS PARK

8394 ELTA DRIVE

CICERO, NEW YORK 13039

September 1, 2020

Planning Board  
Village of Minoa  
240 N. Main Street  
Minoa, NY 13116

Re: Site Plan Application Review  
Proposed Family Dollar Store  
6439 Schepps Corners Road (N. Main St)  
File No. 331.013

Dear Planning Board Members:

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

- 1) Planning/Zoning General Application, dated 06/26/20
- 2) Short Environmental Assessment Form, Part 1, dated 07/24/20
- 3) Site Plan Set (Sheets C-1 to C-10) as prepared by Napierala Consulting, dated 07/24/20
- 4) Traffic Summary Memo as prepared by Napierala Consulting, dated 07/24/20
- 5) Stormwater Pollution Prevention Plan as prepared by Napierala Consulting, dated July 2020

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

**Planning/Zoning General Application**

- 1) The application identifies the site zoning as Commercial (C). It is my understanding that this is the current zoning designation for the site and that no zone change is required. My review assumes such. Retail stores are a code permitted use within the Commercial (C) District.
- 2) The application indicates that the 13.4 acre subject site is comprised of two separate tax parcels. The application does not make any reference to consolidation of the lots into a single parcel nor does it reference any intent to reconfigure existing lot lines (resubdivision). However, it appears that the plans submitted suggest a reconfiguration of the common lot line between the two parcels. If this is the intent, the applicant would need to follow the resubdivision procedure outlined in Chapter 140 of the Village Code. When resubdividing, the applicant should also consider sewage disposal means for the residual lot. (If the existing garage facility to remain is served by an existing on-site sewage disposal system, the reconfiguration of lot lines should ensure that the existing garage parcel to remain contains the sewage disposal system within its new boundaries).
- 3) The application identifies the applicant as: New Plan East, LLC while all the other documents identify the applicant as: Empire Management of CNY, Inc. I suggest that the application be updated to be consistent with the other documents.
- 4) The application identifies both floodplain and wetlands are present on the subject site. The accompanying plan set should be updated to show the limits of the floodplain and wetlands within the subject site.
- 5) Item number 3 under Requirements (Site Plan) should be updated pursuant to the current Site Plan drawing set.



- 6) Item number 5 under Requirements (Specific Requirements) is applicable and should be filled in.

### **Short Environmental Assessment Form (EAF)**

- 1) Item 2 identifies the NYSDEC and OCDOT as other agencies that will require permitting for the project. A NYSDEC SPDES Permit will be required for the project as it will result in disturbance greater than on acre. Schepps Corners Road (N. Main Street) is under the jurisdiction of OCDOT. Accordingly, permitting from OCDOT for the proposed site driveways and other work within the County highway r.o.w. will also be required. These permits are the responsibility of the applicant. However, as the Village is an MS4 under the State's SPDES program, the Village will be required to sign-off and accept the Stormwater Pollution Prevention Plan prepared by the applicant.
- 2) Item 8a indicates that the project will not result in a substantial increase in traffic. The Traffic Summary Memo submitted by the applicant supports this claim.
- 3) Item 11 indicates that the project will connect to existing wastewater utilities. However, the Site Plan drawing set submitted does not identify this proposed connection.
- 4) Item 13 confirms the presence of regulated wetlands within the subject site. It also states that the project will not alter or encroach into any existing wetlands. However, the Site Plan drawing set does not identify the extent of wetlands on the site. Based on my review of published NYSDEC wetland mapping, *it does appear that the site development may encroach into NYS regulated wetlands*. It should also be noted, that NYSDEC wetlands also include a 100 foot buffer. As such, I would recommend that the applicant perform a wetland delineation and include such wetland delineation and associated buffer on the Site Plan drawing set. If a NYSDEC wetland permit is required, that would also be the responsibility of the developer. Please be advised that the applicant would need to secure any needed wetlands permitting before a SPDES permit could be issued.
- 5) Item 13a indicates that the project site contains habitat for threatened or endangered species. The species is not identified. If the site contains potential habitat of the Indiana Bat, the developer would be required to perform a study to determine the presence of Indiana Bats or wait to perform any tree removal (and potential habitat) until the bat's hibernation season (October to April).

### **Site Plan Set**

#### General Comments

- 1) All sheets should be stamped and signed by a Licensed NYS Professional Engineer.
- 2) The extent and elevation of the 100-year floodplain should be added to Sheets C-3, C-4, C-5, and C-6.
- 3) The location of NYSDEC wetlands and associated 100' buffer should be added to Sheets C-3, C-4, C-5, and C-6.

#### Sheet C-1

- 1) The scale shown on the Aerial Map appears to be incorrect.

#### Sheet C-2

- 1) No other comments.

#### Sheet C-3

- 1) Identify adjacent use and ownership.
- 2) Add existing property line between lots. Note proposed lot line reconfiguration.
- 3) Add metes and bounds to property lines.
- 4) Label all existing contours.
- 5) Show limits of trees to remain.
- 6) Identify limits of existing pavement to remain. Will the asphalt remain that extends to the garage to be removed?
- 7) Existing culverts extend under the existing driveways. Label culvert diameters and inverts.
- 8) An existing hydrant is located near the site's northern property line. The location should be added.
- 9) Add Legend or amend Legend on Sheet C-2.

#### Sheet C-4

- 1) What appears to be a proposed reconfigured lot line is shown. Proposed metes & bounds should be added. Proposed lot sizes should be shown. The applicant should be advised that a resubdivision is required to reconfigure lot lines.
- 2) Based on the assumed lot line reconfiguration, the plan meets the setback requirements of the Commercial (C) District.
- 3) The plan meets the required parking provisions of the Village Code.
- 4) The plan shows two proposed driveways at Schepps Corners Road (N. Main St). As this road is under the jurisdiction of OCDOT, the applicant must secure permitting from OCDOT for the proposed driveways and any other work within the County r.o.w. I recommend that applicant consult OCDOT in regard to any traffic considerations as well as the proposed driveways.
- 5) Please note that the northern proposed driveway will be in very close proximity to the existing driveway to remain to the north. OCDOT may suggest a shift of this driveway and/or a consolidation of driveways. Again, I recommend the applicant coordinate with OCDOT.
- 6) Please also note that an existing utility pole is situated immediately adjacent to this same northern proposed driveway and may pose a hazard. I recommend that the applicant reach out to National Grid to ensure that their minimum separation distance to the existing utility pole is maintained. Otherwise, I would suggest that the driveway be shifted to provide additional offset. I would also recommend that the throat of both proposed driveways include curbing to better define the driveways for customer vehicles, deliveries, and snowplows.
- 7) Sheet C-3 suggests that existing trees will remain as a buffer along the southern property line. I suggest that the proposed limits of trees to remain be clearly identified on Sheet C-4.
- 8) With the exception of the proposed sidewalk adjacent to the store, no pedestrian accommodations are shown on Sheet C-4. The Planning Board should consider if they want any additional accommodations (i.e., bike rack, sidewalk along site frontage, pedestrian access to building sidewalk from street, etc.)
- 9) Add Legend or amend Legend on Sheet C-2.

#### Sheet C-5

- 1) Add proposed limits of disturbance and label proposed disturbance acreage.
- 2) 12" dia. culverts are proposed under both proposed driveways. These culverts are intended to drain northerly to the existing driveway culvert to the north. The design engineer should verify the invert elevation of this existing culvert to ensure that the proposed culverts will drain appropriately. I also believe that OCDOT will require 15" dia. culverts minimum.

- 3) A flat bottomed detention is proposed. I recommend that the bottom of the detention be pitched to drain towards the proposed outlet to avoid nuisance ponding and mosquito breeding.
- 4) A bioretention facility is also proposed (to meet the requirements of the NYSDEC SPDES Permit). An underdrain is required as shown on the details included on Sheet C-9. This underdrain and inverts should be shown on Sheet C-5. Based on the current proposed detention basin outlet invert, it is unclear how this undrain can discharge.
- 5) The top of the detention basin berm should be elevation to provide a minimum of 1 foot of freeboard above the 100-year high water elevation.
- 6) I also recommend that the top of the detention basin berm be flat and a minimum of 6 feet wide to provide for easy access to the proposed outlet structure.
- 7) The design of the proposed outlet structure doesn't work as shown. For example, the outside top of the outlet pipe will be higher than the top of the frame and grate as currently proposed. The design engineer should revisit the outlet structure design and adjust the design and stormwater analysis accordingly.
- 8) The proposed discharge elevation of the detention basin outlet pipe is 404.3. This elevation appears to be lower than the majority of the surrounding area. It is unclear how the detention basin will fully drain with this design.
- 9) The 100-year highwater elevation and related storage volume of the detention basin should be labeled.

#### Sheet C-6

- 1) The proposed sanitary sewer service for the new store is not fully designed. The size, slope, depth, type (gravity vs. pressure), and proposed point of connection should be shown. Please be advised that the nearest Village sewer is several hundred feet to the south on Main Street. If the applicant intends to connect to the Village sewer at that point, sewer service would likely require a private on-site ejector pump and private force main routed south within the Main Street r.o.w. to the point of connection. Because the work would occur with the County r.o.w., permitting from OCDOT would also be required.
- 2) Water service is proposed via a connection to the OCWA main that extends across the site frontage. The applicant will need to coordinate the service connection with OCWA. The size of the proposed service should be labeled.
- 3) Gas and electric services are shown with proposed connections to National Grid facilities at the front of the site. The applicant will need to coordinate the service connections with National Grid.
- 4) My previous comments in regard to the drainage and stormwater management facilities also apply to this sheet.
- 5) Proposed landscaping is included on this sheet. The proposed landscaping should be reviewed with the applicant to the satisfaction of the Planning Board.

#### Sheet C-7

- 1) The proposed lighting plans consists of a series of both pole mounted and building mounted LED fixtures. Pole mounting heights are proposed at 12' and 25' above grade. Manufacturer's catalogue cut sheets were not provided. I recommend that cut sheets be provided and reviewed to ensure dark sky compliance. I recommend that all fixtures be horizontally mounted with flat or recessed lenses to prevent glare.
- 2) The lighting levels shown are reasonable and no off-site light spill is shown.

Sheet C-8

- 1) The refuse 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.

Sheet C-9

- 1) My previous comments related to the detention basin outlet structure and bioretention underdrain also apply to this sheet.

Sheet C-10

- 1) My previous comments related to the detention basin top of berm also apply to this sheet.
- 2) The 12" vertical dimension shown on the emergency spillway detail does not match the elevations shown.

**Traffic Summary Memo**

The trip generation analysis shows a peak of 23 vehicles entering and exiting the site during the PM peak hour with only 5 entering and 3 exiting during the AM peak hour. A significant portion of these vehicles are anticipated to be "by-pass" traffic. As compared to the average daily traffic on the County road, the traffic impacts from the project are minor. Again, the applicant will need to coordinate with OCDOT. If not already, I recommend that the applicant submit the Traffic Study Memo to OCDOT for acceptance.

**Stormwater Pollution Prevention Plan (SWPPP)**

The SWPPP has been prepared in accordance with NYSDEC SPDES Permit guidelines. My previous comments will require some modifications to the SWPPP, but otherwise I find it acceptable.

Again, the Village will be required to sign-off and accept the SWPPP before the applicant can file for SPDES Permit coverage. As such, I recommend that the applicant complete the Notice of Intent (NOI) included in the SWPPP for my review prior to the Village's acceptance of the SWPPP.

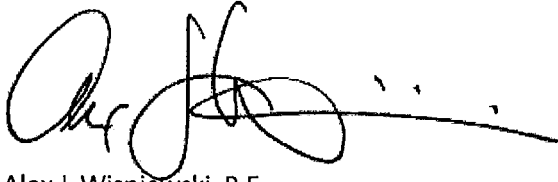
Please also note, if it is determined that a NYSDEC Wetlands permit is required for the project, the wetlands permit should also be secured prior to the Village's sign-off on the SWPPP.

**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.

I hope this review letter is helpful as you consider this application. Should you have any questions, please feel free to reach out to me. Please also advise if you require additional assistance or review efforts in the event the applicant submits revised documents in response to these comments or comments from the Planning Board.

Sincerely,

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

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



J.Ryan McMahon II  
County Executive

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: September 02, 2020

OCPB Case # Z-20-232

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Village of Minoa Planning Board at the request of David Muraco for the property located at 6439 Schepps Corners Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Schepps Corners Road (Route 55 / Minoa Bridgeport Road / North Main Street), a county highway, and the municipal boundary between the Village of Minoa and the Town of Manlius; and
- WHEREAS, the applicant is proposing construction of a 9,180 sf retail store (Family Dollar) and associated amenities on two parcels totaling 13.4 acres in a Commercial zoning district; and
- WHEREAS, the Board recently offered no position with comment for concurrent local law (Z-20-62) and zone change (Z-20-63) referrals to change the zoning of the subject parcels from Residential (R-A) to Commercial (C) and subsequently amend the Village Zoning Map as part of the proposed project; and
- WHEREAS, the site is located along Schepps Corners Road, a county road, adjacent to Minoa Elementary School; other surrounding land uses include residential lots, athletic fields, and a cemetery and undeveloped, wooded areas; and
- WHEREAS, aerial imagery and the submitted Existing Conditions and Demolition Plan dated July 24, 2020 show the site contains an existing one-story house and three garage structures, one of which is a vacant auto body shop; the house and adjacent garage will both be demolished as part of the project; there is a u-shaped driveway with two access points onto Schepps Corners Road that serve both the house and former commercial use; this area is surrounded by an acre of maintained lawn; the remainder of the site appears to be wooded; and
- WHEREAS, the submitted Layout Plan dated July 24, 2020 shows a proposed 9,180 sf retail building (Family Dollar store) surrounded on all sides by asphalt with drive aisles at the rear and south side of the building and parking (34 spaces total) at the front and north side; the plan shows two 24' wide, full access proposed driveways onto Schepps Corners Road and a 20' wide access driveway connecting to the remaining structures on the site, a vacant auto body shop; there is no indication what is intended for the existing development; and
- WHEREAS, per the Layout Plan, additional site improvements include a rear mechanical pad, concrete sidewalks along the front and north sides of the building, a 22' x 22' concrete pad and dumpster enclosure at the rear of the site, and a proposed monument sign at the front of the site; proposed lighting is shown to include 4 pole-mounted lighting fixtures around the perimeter of the parking areas; a lighting plan was included with the referral materials; a row of new shrubs is

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Schedule "C"

shown to screen the front parking area; and

WHEREAS, a letter to the Village from a representative for the applicant, dated July 24, 2020, indicates a traffic generation summary has been prepared for the proposed Family Dollar store; based on ITE Trip Generation data, the store will generate 5 entering and 3 exiting vehicles during the AM peak hour and 23 entering and 23 exiting vehicles during the PM peak hour; the letter concludes that the anticipated traffic impact is negligible as existing traffic counts on Schepps Corners Road are approximately 3,750 trips per day on average, per NYSDOT Traffic Data Viewer; and

WHEREAS, per the submitted Environmental Assessment Form (EAF) dated July 24, 2020, 1.5 acres of the site will be disturbed by the proposed project and storm culverts are to be installed at each driveway access along Schepps Corners Road; the Layout Plan shows a proposed stormwater mitigation basin and a bioretention area at the rear of the new development; a Stormwater Pollution Prevention Plan (SWPPP) was included with the referral materials;

ADVISORY NOTES: drainage in this area is owned by the Village of Minoa; any project that cumulatively disturbs one acre or more of land must be covered under the NYS SPDES Permit, and the municipality is advised to ensure that the applicant has obtained the appropriate permits from the NYS Department of Environmental Conservation prior to future development; and

WHEREAS, the site is served by public drinking water and a septic system; drinking water and wastewater services for the proposed development would be provided by the existing infrastructure;

ADVISORY NOTE: the applicant is advised to contact OCWA's Engineering Department to determine the activities and structures permitted within OCWA easements/right-of-ways, water availability and service options, obtain hydrant flow test information, evaluate backflow prevention requirements, and/or request that the Authority conduct hydrant flow testing to assess fire flow availability; and

WHEREAS, current FEMA Flood Insurance Rate Maps (FIRM) indicate that the rear half of the site is located within the 100-year floodplain, which may require elevation of structures and other mitigation; a portion of the proposed development appears to be in the floodplain; the Onondaga County Hazard Mitigation Plan has identified flooding as one of five primary natural hazards of local concern, with the potential to cause extensive threat to property and safety; buildings within the floodplain can negatively affect the free flow of nearby waterways and drainage, and building within a floodplain is therefore discouraged; and

WHEREAS, GIS mapping shows the rear half of the site may contain state wetlands; a portion of the proposed development appears to be located in the potential wetland area and/or its adjacent 100' buffer; and

WHEREAS, the site may contain the Indiana bat, or its associated habitat, which has been listed by the state or federal government as a threatened or endangered animal species (per EAF Mapper); impacts to bat species are often associated with tree clearing and from aerial imagery it appears that some wooded areas would have to be cleared for the proposed development; the site is also located over, or immediately adjoining, a principal aquifer (per EAF Mapper);

ADVISORY NOTE: per the NYS Department of Environmental Conservation (DEC),

if the site contains a threatened or endangered species and/or associated habitat, and the project requires review under the State Environmental Quality Review Act (SEQRA), a request for a project screening should be submitted to the New York Natural Heritage Program or to the regional DEC Division of Environmental Permits office; and

WHEREAS, ADVISORY NOTE: per GML § 239-nn, the legislative body or other authorized body having jurisdiction in a municipality shall give notice to an adjacent municipality when a hearing is held by such body relating to a subdivision, site plan, special use permit, or a use variance on property that is within five hundred feet of an adjacent municipality; such notice shall be given by mail or electronic transmission to the clerk of the adjacent municipality at least ten days prior to any such hearing; and

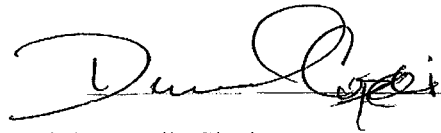
NOW THEREFORE BE IT RESOLVED, that the Onondaga County Planning Board recommends the following MODIFICATION(S) to the proposed action prior to local board approval of the proposed action:

1. The applicant must continue to coordinate access, drainage, traffic, and lighting requirements with the Onondaga County Department of Transportation. 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.
2. The applicant must contact the NYS Department of Environmental Conservation to confirm the presence of state wetlands and/or the 100-foot state wetland buffer on the site. All confirmed wetlands should be shown on the plans for the site. The Village is advised to ensure any necessary permits for any proposed development or placement of fill in a wetland, or drainage of any confirmed wetlands and buffers are obtained prior to, or as a condition of, municipal approval.
3. The Onondaga County Health Department's Bureau of Public Health Engineering must formally accept or approve, respectively, any existing or proposed septic system to service this property prior to, or as a condition of, municipal approval of the site plan.

The Board also offers the following comment:

The Village and applicant are encouraged to consider opportunities for denser, Village-scaled development on this site. Specific recommendations include promoting mixed-use character by integrating the proposed uses into multi-story buildings to allow for first floor commercial tenants and upper floor residential or office uses, locating buildings closer to the road with shared parking at the rear, and enhancing walkability in this area by providing pedestrian accommodations, such as sidewalks along Schepps Corners Road and throughout the site and crosswalks and/or connections to the nearby school and athletic fields.



A handwritten signature in black ink, appearing to read "Daniel Cupoli". The signature is fluid and cursive, with a large initial "D" and "C".

Daniel Cupoli, Chairman  
Onondaga County Planning Board  
Transmittal Date: 09-02-2020

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# GML 239 Report of Final Action

NYS GML § 239-m.6. and n.6. require the referring body to file a report of the final action it has taken on a referred matter with the county planning agency within 30 days after the final action (separate from the minutes taken at the meeting). A referring body which acts contrary to a County Planning Board recommendation of MODIFICATION or DISAPPROVAL of a referred matter shall also set forth the reasons for the contrary action in such report.

This section to be completed by the Syracuse-Onondaga County Planning Agency

**To:** Onondaga County Planning Board      **From:** Village of Minoa Planning Board

**Fax:** 435-2439      **Phone:** 435-2611

**Re: Applicant:** David Muraco  
**Address:** at 6439 Schepps Corners Road  
**Referral Type:** SITE PLAN  
**OCPB Date:** September 02, 2020  
**OCPB Action:** Modification  
**OCPB Case #:** Z-20-232

*The local board took the following action regarding the above referenced referral (Check one box. If checking Other, please specify the final action taken. Use the space at the bottom of the report to identify reasons if acting contrary to the OCPB recommendation.):*

- Approved the proposed action with regard to the OCPB's No Position or No Position with Comment.
- Approved the proposed action as modified by the OCPB.
- Approved the proposed action contrary to some of the modifications recommended by the OCPB.\*
- Approved the proposed action contrary to all of the modifications recommended by the OCPB.\*
- Approved the proposed action contrary to the disapproval recommended by the OCPB.\*
  
- Disapproved the proposed action with regard to the OCPB's no position or no position with comment.
- Disapproved the proposed action with regard to the recommended modification(s) by the OCPB.
- Disapproved the proposed action as recommended and for reasons set forth by the OCPB.
- Disapproved the proposed action as recommended but for reasons other than those set forth by the OCPB. (Please list reasons below for local disapproval.)
  
- Other \_\_\_\_\_

Local Board Date: \_\_\_\_\_

\*List reasons for acting contrary to the OCPB recommendation and include a copy of the local board resolution. Attach additional reasons on a separate sheet of paper as necessary.

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