

The Planning Commission of the Village of North Syracuse held a **Planning Commission Meeting** on **Thursday, December 21st, 2023** at **5:30 p.m.** in the Village of North Syracuse Community Center at 700 South Bay Road, North Syracuse, New York 13212.

Planning Board Members: Greg Lancette, Jeff Bachstein, Vera Desimone, Paul Kolodzie, Lisa Lioto, and Emily Sharp.

Personnel Present: Neil Germain (Atty.), Ben Harrell, (CHA Engineer), Nicholas Rohm (Codes Enforcement Officer), Pam Di Carlo (Codes Enforcement Officer), Chris Strong, (Liaison) and Pearl Fuller (Secretary).

Personnel Absent: Connie Irick (Absent).

Agenda:

- Approval: 04/20/2023 Planning Commission Meeting's Minutes (**approved**)
- Site Plan: 110 E. Taft Rd.: Chick-Fil-A, Inc. (Clint Mattson) (**returning**)

MEETING STARTS

Chairperson Lancette called meeting to order at 5:30 PM. He took roll call and all members were present except Connie Irick.

MINUTE APPROVAL

Chairperson Lancette stated next, we have the approval of minutes for 4/20/23 for Immuno Tek Bio Center) of 445-447 S. Main St. Mrs. Sharp made a motion to approve the 4/20/23 minutes as written. The motion was seconded by Mr. Kolodzie. All in favor. 0 opposed.

LEGALS

Chairperson Lancette stated we have some housekeeping to address for our applicant, Chick-Fil-A, Inc. for the E. Taft Rd and 110 E. Taft Rd. properties. He asked if the agenda was sent to the paper. Mrs. Fuller stated yes. Chairperson Lancette clarified surrounding neighbors, and Town of Clay were notified. Chairperson Lancette verified that the referral was sent to Onondaga Cty. Dept. of Planning and Resolution is back. Mrs. Fuller continued yes. Chairperson Lancette stated all legals appear to be in order.

Chick-Fil-A, Inc. (Clint Mattson). 110 E. Taft Rd & Taft Rd.

Applicant: Chick-Fil-A, Inc.

Applicant Representative: Timothy Freitag, P.E. (Bohler Engineering)

Applicant Attorney: Paul Van Cott (Whiteman, Osterman & Hanna LLP. Attorneys at Law)

Present: Town of Clay Planning Board Chairman: Russ Mitchell

PROJECT INTRODUCTION

Chairperson Lancette stated the Applicant before us tonight is Chick-Fil-A, Inc. Timothy Freitag from Bohler Engineering is representing on behalf of Chick-Fil-A, Inc. They are proposing to demo the white rental house at 110 E. Taft Rd., in the Village of North Syracuse with Tax ID No. 008-06-02.1 with parcel size of approximately 0.129+ acres. The Parking lot known as Taft Rd., also in the Village of North Syracuse which is used by Basil Leaf currently, with Tax Parcel ID. No. 008.-06-01.1 and a parcel size of 0.185 acres. The Basil Leaf Restaurant itself, is in the Town of Clay, with Tax ID. No. 118.-01-01.1 and 118.-01-02.0 on S. Bay Rd., with parcel size of 0.157 (which is a residence); total parcel size 1.311± acres.

He continued this project is unique to the Planning Commission, as there is only a small portion in the Village of North Syracuse. The balance of the project is for a 2,780 sf., Chick-Fil-A. Restaurant, a quick serve drive thru only with 24 outdoor seats, located in the Town of Clay. Town of Clay will be the Lead Agency for SEQR of which determination has not been made yet. They are waiting for the Villag Planning Commission Review and Approval to make their final determination.

The Village part is in a C-2 Commercial Zone and the area of land we are looking at in the Village is ±33 x 256 ft. and additional ±140 ft. x 330 ft. in Town of Clay. The applicant's intent is to utilize 2 parcels for parking, drive aisles, queuing lanes, pedestrian access to E. Taft Rd. and Brewerton Rd., an egress onto E. Taft. Rd., signage on the corner of E. Taft Rd. and S. Bay Rd., where there will be planters, and utilities. They have not proposed any buildings on the Village parcels, but the residence and portions of the existing Basil Leaf Restaurant are proposed to be removed, along with the associated site utilities, walkways, vegetation and asphalt. Town of Clay will review the remainder of the project and its entirety per CHA Review Letter. There are no buildings in the Village, so no setback or coverage issues to be address there. The stacking is partially located in the Village. However, the memo board and drive thru are located in the Town of Clay. Signage proposed: 20 sf. monument style decorative sign x 6'H. Snow plowing of the sidewalks will be the applicant's responsibility. Minimum lot requirements do not meet required 20,000 minimum sf., applicant will have to provide minimum width, minimum depth. Front and side yard setbacks need to be provided for parking, and drive aisle of 25' required, parking spaces show 24' drive aisle.

REPRESENTATIVES ADDRESSES BOARD

Chairperson Lancette invited the representative for Chick-Fil-A, Inc., Timothy Freitag, P.E. (Bohler Engineering) to speak.

PROJECT PRESENTATION

Mr. Freitag introduced himself as Representative for Chick-Fil-A, Inc. from Bohler Engineering. He stated along with him tonight is Paul Van Cott, with Whiteman, Osterman & Hanna LLP. Counsel; he is the Land Use Counsel for the Applicant on this application. He commented on the very detailed introduction, he stated thank you, you will save him five to ten minutes in his presentation with a lot of the facts.

Mr. Freitag stated their goal tonight, is really to get the conversation started with the Planning Commission and the Village of North Syracuse on this application. He continued the history of this project dates back to 2020, and 2021. He added where they initially met with the Town of Clay and the Village of North Syracuse in a Round Table to discuss this project and a formal application to the Town of Clay in 2021. He explained they have been working with the Town of Clay since then on this project. He stated we are in a good spot of further discussion with the Village, solicit feedback, and bring the Village up to speed on this project in whole. He continued then he will narrow it down to the obligations to this Board as the project moves forward and the steps ahead of us, as we seek approvals on this project.

He added so he has mentioned it is the former Basil Leaf Restaurant, and residence here at the intersection of here Rt. 11, E. Taft Rd., and S. Bay Rd. He explained it is currently developed with the restaurant, the ancillary parking lot, driveways to E. Taft Rd.; and S. Bay Rd. He went on to say, ignoring jurisdictional boundaries, Town of Clay boundaries; Village of North Syracuse boundaries for now. He stated he will introduce our Site Plan and then we can talk on the uniqueness of this property where there is a bisect between the Village of North Syracuse and the Town of Clay.

He continued so the project as a whole: We are looking to demolish the existing structures on the site, clean up the corner that is currently in need of some rehab, demolish the existing restaurant site down use; and develop the site with a quick serve restaurant. He added Chick-Fil-A is looking to occupy the building, 2700 sf. building with drive thru. He explained the drive thru is isolated around the perimeter of the structure itself with the ancillary parking lot to the east.

He stated we are looking to improve access management to E. Taft Rd., which is jurisdiction of NYS DOT, which is also jurisdiction to Rt. 11; S. Bay Rd. is Onon. Cty. He continued we are looking at closing all of the entrances off of E. Taft Rd. He shared there is a right out slip lane proposed to E. Taft Rd., that has a purpose that he will get into shortly. He added the main access will be off of S. Bay Rd. with an exit and enter full move.

He explained this project has been in front of both NYS DOT, and Onon. Cty. DOT extensively for over a year in their review to refine the driveways to where you see them today as an acceptable location for them. He stated this drive thru configuration is pretty unique to Chick-Fil-A and their program, so Chick-Fil-A is not necessarily like your typical quick serve restaurant that you may see where the building is in the middle of the site, the drive thru wraps around the building, and you're parking around the perimeter. He continued this is an isolated layout, where you have go

to the drive thru around the perimeter of the lot itself, it really elongates the drive thru, it lengthens the stacking capacity of the drive thru and the parking out front. He added it separates the parking from the drive thru, so if anybody parks and wants to get to a pickup window to grab their meal that they might have ordered ahead, they can park, walk up to the store and back to their car without ever having to cross the drive thru traffic. He explained that is designed around pedestrian safety here. He stated what is proposed here is what they call a drive thru only location, it is a little inaccurate description, because there is order ahead and pickup; 3rd party pickup like your Grub Hub delivery services and there is a walkup window that you can walk up to, order your meal and take back with you and/or sit at the patio. He continued the drive thru only piece is just a classification that Chick-Fil-A uses to distinguish that there is no indoor dining. He added you cannot go inside and eat your meal, there is no indoor dining or indoor order that lead to a pickup window. He shared we have two drive thru lanes, and a 3rd bypass lane around ¾ of the site. He continued what is unique here about the Chick-Fil-A Program is the two lanes wrap the entire drive thru, you have canopies over the menu boards, the meal ordering location; and the meal delivery location. He stated instead of your typical pickup window, it is actually a pickup door, so team members for Chick-Fil-A can take your meal and deliver it to the 2nd lane. He explained so your car does not have to be right up the building in order to grab your meal. He shared a team member can run it to that 2nd lane, so you have two full lanes around the building, to provide more staffing capacity and efficiency of the drive thru. He stated the 3rd line when you order is a bypass, so you could bypass the order point, if you decide to leave and for if you ordered ahead. He continued if your meal was ready, you do not have to wait, team members in the driveway could pull you forward. He added this was also a request of Onon. Cty. DOT, so DOT when they were reviewing this, they really wanted to maximize the stacking capacity on the site; and avoid any potential backing up in the parking lot and also on to S. Bay Rd. He explained so an emergency situation should stacking be backed up beyond the entrance, team members could open up that 3rd lane, for a 3rd lane use of the drive thru to pull more staffing internally on the site and avoid any impacts to the parking lot and S. Bay Rd. He shared in addition to the canopies there is the patio area that he talked about; trash facilities are located over in this bottom corner for trash delivery/pickup. He stated circulation on the site enters out onto S. Bay Rd. you have to take the right to navigate through to the drive thru around the building and out or you could navigate around the affirmative parking lot and pull into parking aisles to park and go into the store. He continued with our coordination with NYS DOT, they did request off site mitigation for pedestrian activity in this corridor, there are sidewalks in the Village of North Syracuse on the northside of E. Taft. Rd. He added they wanted to connect the northside of E. Taft Rd. with US Rt. 11, so they have asked them to install pedestrian crosswalks and pedestrian traffic signals at the intersection of E. Taft Rd. and US Rt. 11 that Chick-Fil-A is willing to do at their cost. He explained that the Onon. Cty. Planning Bd. did ask the Village and the Town to consider sidewalks on all sides of this development to continue the pedestrian connectivity around this corridor. He stated after our coordination with NYS DOT and Town of Clay, thus far we felt sidewalks were appropriate on US Rt. 11, so we are proposing sidewalks to connect US Rt. 11 to the intersection and provide appropriate crossing at this intersection, that is going to have the infrastructure to solicit a safe maneuver. He continued here there is now a pedestrian crossing

infrastructure, so as not to send pedestrian traffic over to cross over to here, rather have to cross in here, where there is no sidewalk infrastructure over there, so we will probably be leaving sidewalks (muffled).

He added as part of this project we also have a landscaping buffer and some fencing around the perimeter of the drive thru. He explained we want to separate the pedestrian traffic of this sidewalk from the drive thru; we do not just want people crossing the drive thru to get to the store. He stated we are really trying to filter the designated pedestrian traffic to the designated crosswalk in front of the store; not cross randomly in front of the vehicles that are moving thru the drive thru lanes. He continued so that is the project.

He went on to say, so focusing briefly on the Village's involvement, here is our nice funky municipal boundary line running right through the middle of the site. He explained it bisects the existing Basil Leaf Restaurant, a portion of that is in the Village, a majority of that is in the Town of Clay. He stated the jurisdictional boundary for the Village of North Syracuse seems to run E. Taft Rd., jumps to this fraction of this property, and then jumps back up, so it is a real gray, and irregular boundary and certainly unique to this application. He continued as he mentioned we have parking, pavement, some circulation drives; an egress that uses E. Taft Rd. He added really the focal point of the project is this intersection from the visibility and the status standpoint that lie within the Village. He explained underground we do have some utilities we will have to address through technical review, as well as some storm water that dissipates over to this side of the site, it is all within the Village lands.

He stated there are over a dozen involved agencies on this project, just given the jurisdictional boundaries between; Onon. Cty., NYS DOT, Town of Clay; Village of North Syracuse. He continued so we are starting to hit each one through the coordination and impediment process of this project. He added so that is just a summary of the Village of North Syracuse's approval rights, as we continue and get down that point, we are not looking for any decisions tonight. He explained this is more of starting the conversation, solicit initial feedback looking toward the next steps. He stated the Town of Clay is the Lead Agent from a SEQR prospective. He continued they are kind of quarterbacking all those agencies to solicit comments and get everybody's comments together and really go through to be sure we are addressing everybody's concerns. He stated they did issue a Positive Declaration on SEQR which means there is a focus on specific concerns that could be a potential significant impact. He continued they have identified traffic, and community character of this use as a potential significant impact that they want us to further study. He added the next step is on January 10th, 2024, we anticipate a draft environmental impact study scope to be distributed to all involved agencies; the Village of North Syracuse will be getting a copy of that. He stated we will be looking for any feedback from this Board on that draft scope of what we will be further studying as we continue to review this project. He continued this Board can submit those comments to the Town of Clay Planning Board for our February Planning Board Mtg., where it will be Town of Clay that will be going through those comments to confirm a scope of what they would like us to additionally study as we continue through the Planning process for this project. He added SEQR is the 1st step. He explained we have to go through that SEQR

process, before any decisions can be made on the Site Plan Review Application, Subdivision Application or any Area Variance Applications before the Village can. He stated so there is a lot of information, he will take this time to let you soak it in and ask any initial questions or comments, you have on the project at whole and also the steps that need to be followed.

BOARD DISCUSSION

Chairman Lancette asked at this point if any of the Board members have any questions. Mrs. Sharp stated she is looking at the Fire Dept. response and Police Dept. response, they seem to have some real concerns. Mr. Freitag stated we have been in touch with the Fire Dept., we have made some modifications to the plans and we have actually obtained a copy of their fire apparatus truck turning movements. He continued we have placed those in a truck simulation program that we have that will navigate our site. He added we have resubmitted that to the Fire Dept. to confirm that they have appropriate access and emergency access. Mrs. Sharp asked when was that submitted. Mr. Freitag explained around the anticipated last mtg., when this mtg. got postponed, but we will continue to work with the Police Dept. and Fire Dept. to make sure that we have positive letters from them, so the decision can be made. Mrs. Sharp continued can you explain a little bit clearer the pedestrian access where it is connected with Rt. 11., am I understanding that correctly. Mr. Freitag stated that is right, so an existing condition on the northside of E. Taft Rd., there are public sidewalks and a striped crosswalk at this intersection. He continued what NYS DOT would like us to do is further improve the connectivity at this intersection, to provide crosswalks across E. Taft Rd., and US Rt. 11., and integrate that into the Traffic Signal Program. He added that would be Pedestrian Traffic Signal Poles, over here with push buttons for anybody to appropriately cross the state highway. He explained we would then provide sidewalk connection into our site, if anybody wanted to walk to our facility. He stated public improvement as part of this project, would be to extend public sidewalks down US Rt. 11 for continuation in the future down US Rt. 11. Mrs. Sharp added she guessed she had a lot of concern about pedestrians crossing those highways, because too many people run red lights. She explained it is happening every day, many times, so she has a real concern about that. Mr. Freitag stated today, there is no safe crosswalks or infrastructure there to cross, so anybody would be crossing at their own risk; so, NYS DOT has asked for the infrastructure upgrades to make sure there is infrastructure. Mrs. Sharp stated she understands, you cannot control what happens to a lot of drivers. She continued she would not know whether or not the technology to hold traffic for a longer period of time, or for a person, and a lot of them are going to be kids; crossing and giving them enough time. Mr. Freitag continued yes, that would be part of that signal (muffled). Mrs. Sharps added she would be interested to know just average walking how much time it would take to get across both of those accesses. She explained you have got seniors and you have got kids and then those in between. Chairperson Lancette asked if Mrs. Sharp had any other questions in relation. Mrs. Sharp replied no. Chairperson Lancette asked if anyone else had any questions. Mrs. Sharp asked has anybody thought about what the Police Dept. has stated about maybe putting a directional light at the corner of S. Bay Rd. and Taft Rd., to slow things down a little bit. Mr. Freitag stated he can ask our Traffic Engineer.

Mrs. Lioto stated her concern is the traffic flow the entrance and exit flow and the backup on S. Bay Rd. She continued as well as what Mrs. Sharp sited and pedestrian. Mr. Freitag stated sure. He asked if the Village rec'd that notice from the Town of Clay, look at that scope of what they have further asked us to study further study in a sense. He explained if you have any specific concerns that you would like to add to that scope, that would be the time to add to that scope, if there is anything that you would like to see specifically to address that concern.

Mr. Bachstein asked what the average number of cars stacked inside Chick-Fil-A when you first drive turn into the property to the drive thru, approximately how many cars. Mr. Freitag stated so as a part of the traffic study that was submitted with the initial application, and there is data from a couple of other similar locations, full stores, not necessarily drive thru only stores. He continued that was a concern that the Town of Clay brought up that is included in the scoping session that you are going to be responding to. He added on average it is 22 to 24 cars at the peak period, that we have identified in exciting store drive thru. He explained that is what we kind of designed around for this facility, but also roll out Chick-Fil-A across Upstate New York. He stated that is kind of the minimum design stand point, within this drive thru not counting that 3rd add'l lane, within the drive thru itself, we are anticipating stacking capacity of about 30 cars in both lanes total.

Chairperson Lancette asked if there were any other questions from any of the other Board members. With no response he stated we have comments from Police, Fire and DPW who have commented on the project and the application and he read through them as follows:

DPW/FIRE/POLICE

DPW: Concerns: Added volume to the drainage system and sewer line. Also, there adequate area for snow storage. Who will be clearing he sidewalks/would like items noted as a part of the conditions for approval.

Fire Dept.: Letter sent dated 11/6/23 from Fire speaking of turning radius of fire access road, being 90 degrees restricted by striped concrete island creating turning issue and having to go through parking spaces that could be occupied too, as a part of the fire apparatus road. Also, distance to fire hydrant, proposed plan showing entrance on S. Bay Rd., with no fire hydrants in this area.

Required: A fire hydrant to be installed, no water mains show on site plan, 12-inch water main is located on the east shoulder of US Rt. 11. Bohler sent letter addressing concerns dated 11/11/23 stating: Noted: Turning area has been widened, a fire hydrant has been added to the plans and the updated Plumbing Site

Plan; hydrant now proposed by drive thru entrance along E. Taft. Rd.

****As per Fire Dept: They stated they would redraw everything with the changes discussed after Chick-Fil-A, Inc. met with the Village, so will be looking for an updated plan(s) with changes.*

Police Dept: Agreed with eastbound Only exit on E. Taft Rd., more reasonable. Crosswalks Proposed are beneficial to pedestrian safety. Difficult to speak on increase of Vehicle traffic without definitive numbers. Ingress/Egress S. Bay Rd: Difficult capabilities given potential increased flow of traffic on S. Bay Rd., where at times during day traffic volume is higher, it may prove difficult for vehicles exiting the Chick-Fil-A, Inc. property to proceed in a Northerly direction on S. Bay Rd., regardless of which exit is utilized.

NEIGHBORING RESPONSES

Chairperson Lancette shared letters from the neighbors, at this point we have not received any.

PUBLIC HEARING

Chairperson Lancette stated for the record, that this mtg. was not advertised as a public hearing.

Chairperson Lancette stated O.K. He thanked the applicants tonight for initiating the process, he continued he knows there has been a lot of work on the lead up to tonight's mtg. He added it was a pleasure mtg. you. He explained as the answers that some of us are looking for are coming in, we are just asking you to be mindful; and share the Vlg. the property engineers, and the atty. in a timely manner, once they come around. He stated we look forward to see you when the project reaches the next step. Mr. Freitag stated thank you so much, we appreciate it.

Mrs. Fuller asked when the Town of Clay Planning Mtg. that you were talking about in February. Mr. Freitag stated it is the 1st Wednesday, but he can confirm and he will send you that notice. Mrs. Fuller continued she will let you know right now, she is off for the rest of the yr., so the minutes will not be ready by then. Mr. Freitag clarified the minutes of this mtg. Mrs. Fuller added yes. Mr. Freitag added sure, so on January 10th, 2024, the Town of Clay is expected to distribute the draft scope for the EIS to all their agencies. He stated this Board will get a copy of that; they will be seeking feedback within 30 days.

Atty. Van Cott asked if we had the schedule. He continued the Chair of the Town of Clay Planning Board is here. He asked him if he would have a date scheduled for that.

Russ Mitchell, Town of Clay Planning Board Chairman, stated the 1st Wednesday; is February 7th, 2024. He continued we have 30 days once we put that out there. He added we are going to take a look at it first, to make sure that everything that we asked to put in there, is in there; and then

we would accept it. He explained then we would put it out to everybody, so you would have 30 days to get answers back in there. He stated he would guess it would be the 2nd mtg. in February, that we will be able to move forward with this thing, so it won't be the 1st mtg.

Mr. Freitag stated so we ask once that distribution is rec'd, that this Board, it does not necessarily have to be a mtg. He continued it could be internal solicit comments and respond to the Town with it within 30 days of receipt for that. Chairperson Lancette stated yes, and that is why we ask that whatever you can pass along and provide to us, it just adds to a smoother flow of the process; we appreciate it. Mr. Freitag continued yes.

Mrs. Fuller asked that Mr. Freitag copy back on the Fire Dept., as well as CHA, so we can kind of keep track of where we are in the process. Mr. Freitag stated sure.

Mr. Freitag thanked the board again and stated they appreciate it. Chairperson Lancette stated thank you. He continued at this point he is looking for a motion to adjourn.

LOT REQUIREMENTS

Chairperson Lancette stated Vlg. C-2 Zone: 240-12 E. Lot requirements: (1)(a) Area, minimum of 20,000 sf., Vlg. area 12,683 sf; will this require a variance for the shortage of 7,317 to meet the minimum requirement. Mr. Freitag stated we will be formally responding to the comments that we receive from CHA. He continued he would point out even thou it is under the minimum lot size, we are taking two smaller lots and just simply combining them to one lot. He added so really taking two non-conformant lots and creating one lot that is bigger and still not conforming. He explained again, it is a very unique situation. He stated again, to clarify there is another lot boundary right here, that is taking this portion, and this portion; from the two lots and just combining them, to make it larger, but it is not meeting the 20,000 sf. He continued, but they will formally respond to those comments.

Chairperson Lancette stated Vlg. Code 240-12 E. Lot requirements: (1)(b) Width minimum: 70' req'd, will a variance be req'd for the Vlg. portion and if so, how much will be req'd. Mr. Freitag stated again, we will formally respond, it is not up to us to determine whether a variance will be req'd or not; we will provide our thoughts and the Vlg. will need to make that determination through the Codes Enforcement Officer.

Chairperson Lancette stated Vlg. Code 240-12 E. Lot requirements: (1) (c) Depth, minimum: 100' req'd, will a variance be req'd for the Vlg. portion and if so, for how much. Mr. Freitag stated the same response, we will provide a response.

INGRESS/EGRESS ACCESS

Chairperson Lancette verified only ingress is on S. Bay Rd., with an egress on S. Bay Rd. and a Right turn only egress on E. Taft Rd., toward the East, is this correct. Mr. Freitag stated correct.

CURB CUT/DRIVEWAY CHANGES

Chairperson Lancette stated curb cut and driveway changes, what and where. Mr. Freitag stated consolidation and elimination of all ingress from E. Taft Rd., improvements to the designated right out to E. Taft Rd., and modification and improvements to S. Bay Rd.

STAGING AREA FOR DRIVETHRU

Chairperson Lancette stated the staging area for drive thru will have how many rows. Mr. Freitag stated two rows, one bypass, capacity of \pm 30 vehicles in the two rows.

PARKING AREA

Chairperson Lancette stated where will the parking area be in the Vlg. portion of the site. Mr. Freitag stated he was going to say to the northside, but there is a boundary right there basically, to the whole lot. He continued he was not sure how to describe that, it will be along E. Taft Rd.; that is the best description. Chairperson Lancette continued how many total spaces overall, and how many are in the Vlg. portion. Mr. Freitag added 15 in the Vlg., and overall, 40. Chairperson Lancette added his next question will be a math exercise and that will leave you how many in the Town of Clay. Mr. Freitag stated 33. Chairperson Lancette asked how many handicap(s) are there, and if you could identify their location. Mr. Freitag explained 2 are req'd based on that parking count; 2 are proposed. He stated they are out front of the bldg. Chairperson Lancette asked if they were in the Vlg. or the Town of Clay and if it is divided, how many of each. Mr. Freitag stated Town of Clay.

PARKING AREA REQUIREMENTS

Chairperson Lancette asked do the parking spaces meet the requirements for Vlg., if not will any variance, be needed and if so, how much. Mr. Freitag stated we can formally respond; it was identified in CHA's Review Memo at the driveway width. He continued it is required in the Vlg. is 25', we currently have 24' proposed.

HANDI-CAP SIGNS/LOGOS/STRIPING

Chairperson Lancette asked will there be handicap signs or logos on ground and striping. Mr. Freitag stated yes, located in the Town of Clay.

CROSSWALK/CONTROL DEVICE

Chairperson Lancette stated and a crosswalk will be added where. Mr. Freitag stated drive thru entrance, and US Rt. 11., and E. Taft Rd. Chairperson Lancette continued will there be a pedestrian control device added as well. Mr. Freitag stated at US Rt. 11 and E. Taft Rd.

SIDEWALKS

Chairperson Lancette asked where will the sidewalks be added again. Mr. Freitag stated along US Rt. 11, and falls within the Town of Clay limits, and the Vlg. of North Syracuse limits. Chairperson Lancette stated the plowing and the clearing of snow and the sidewalks will be done by the applicant, correct. Mr. Freitag continued that was requested and the applicant has agreed to do that.

SNOW STORAGE

Chairperson Lancette asked where is the snow storage on the site and how will it be handled if excessive amounts accumulate. Mr. Freitag stated snow storage is identified around the perimeter located in the Vlg. and Town. He continued the applicant has agreed upon the Vlg. request to agree to remove all off-snow material should it build up and causing site line concerns.

DRIVE AISLE

Chairperson Lancette stated what is the drive aisle width for apparatus turnaround. Mr. Freitag stated right now it is 24', that the fire apparatus has been obtained by the Vlg. of North Syracuse Fire Dept. and a truck turning movement has been provided to confirm appropriate access. Chairperson Lancette asked if that meets code and if not, will this require a variance or multiple variances. Mr. Freitag continued the 24' does not meet code. He added however, it is waivable by the Fire Marshal.

FIRE HYDRANT(S)

Chairperson Lancette stated according to Fire Dept., you will be making changes to the plan; what are those changes going to consist of to help meet their concerns. Mr. Freitag stated we have added a hydrant per their request, and modified some mountable curb. Chairperson Lancette continued are there currently any fire hydrant (s), are they within the req'd distance or will you be adding any add'l, and if so, where. Mr. Freitag shared we will be adding add'l to meet the code. He continued at the drive thru entrance.

SCREENING/ DUMPSTER(S)

Chairperson Lancette stated fencing and screening will be installed, can you tell us what type of fencing and screening, and what location. Mr. Freitag stated around the drive thru it would be landscape screening, along with a black aluminum decorative fence to prevent pedestrians from crossing thru the drive thru.

Chairperson Lancette asked what are the setbacks and will any variances be required with the fencing. Mr. Freitag continued no variances that he is aware of, and no setbacks he is aware of for fencing. He added it will be 5' or so off the property line.

Chairperson Lancette continued the dumpster location is where again. Mr. Freitag explained on the S. E. Corner of the Town of Clay property. Chairperson Lancette added and the screening type around it, also the dumpster and height. Mr. Freitag stated it will be a full brick masonry enclosure to match the aesthetics of the bldg., and it is 8' tall and again, located in the Town of Clay. Chairperson Lancette stated will there be a variance needed for that. Mr. Freitag stated not that he is aware of.

SETBACKS/SIGN/PLANTERS

Chairperson Lancette stated no bldgs. involving Vlg. setbacks, correct. Mr. Freitag stated no bldgs. located in the Vlg., correct.

Chairperson Lancette continued sign or planter on left and right facing Vlg., what is the setback each, will any require a variance for setback. Mr. Freitag continued he believed it is 15' setback that was identified in CHA's memo, we will make sure that we are compliant with that. Chairperson Lancette added and you can briefly describe the height or type of the sign. Mr. Freitag stated it is a monument style script text Chick-Fil-A sign on a brick base. He continued total 6' in height and two decorative planters.

DIRECTIONAL SIGNS

Chairperson Lancette asked will directional signs be installed or marks on drive, if so what and where. Mr. Freitag stated none within the Vil. of North Syracuse.

LIGHTING

Chairperson Lancette stated lighting, will there be any lighting installed in the Vlg. portion. Mr. Freitag stated yes. Chairperson Lancette continued could you show or state where and what type of lighting. Mr. Freitag continued LED Style Area Light, Dark Sky compliant, 2 poles proposed within the Vlg. limits, one near the drive thru entrance and one in the parking lot along E. Taft Rd. He added there is a full Lighting Photometric Plan was submitted with the application.

EASEMENTS

Chairperson Lancette stated Easements, are there any needed and have they been obtained. Mr. Freitag stated none identified at this time. He continued there is a potential for Utilities Easements

and we will be working with the Utility providers. Chairperson Lancette continued if so, a copy should be provided for the Vlg. Atty. to review.

DRAINAGE/SEWER LINES/CATCH BASINS/STORM DRAINS

Chairperson Lancette stated Drainage, what is the expected increase in the daily volume. Mr. Freitag stated there will be no increase. He continued the project will be designed to comply with Onondaga Lake Watershed requirements as well as NYS DEC. Chairperson Lancette continued will changes have to be made to accommodate the existing sewer lines. Mr. Freitag added no off-site improvements. He continued onsite improvements have already been proposed. Chairperson Lancette asked are there any existing catch basins, and where or any new catch basins being added, if so; how many, and where. Mr. Freitag explained there are existing catch basins, those are proposed to be removed. He stated there are newly proposed catch basins and sub surface stormwater infrastructure as shown on the drainage maps that were submitted as well of the application. Chairperson Lancette continued with changes being made to the sight, where are the storm drains currently, and are any being added to accommodate the water drainage. Mr. Freitag stated as shown on the site development plans.

UTILITY APPROVALS

Chairperson Lancette stated have utility approvals been obtained. Mr. Freitag stated not at this time.

SWPPP

Chairperson Lancette asked if there are any SWPPP concerns for this site and Vlg. portion. Mr. Freitag stated the Town Engineer has issued a comment letter that we will be responding to.

COUNTY/STATE/DOT/DEC PERMITS

Chairperson Lancette stated what Cty. and state permits are req'd. Mr. Freitag stated a whole list was included in the application, but high level we will need a NYS DOT Highway Work Permit, Onon. Cty. Highway Work Permit, NYS DEC SPDES Stormwater Permit, Onon Cty. Health Food Svc. Permit, anything else was submitted with the application. Chairperson Lancette continued the NYS DOT Permit Right-of-Way Construction, has that been applied for yet. Mr. Freitag continued yes. Chairperson Lancette added any DEC Permits req'd and have they been applied for yet, if they are. Mr. Freitag added yes, the SPDES Permit is req'd. He explained we cannot apply for it until we have MS4 acceptance.

VARIANCES

Chairperson Lancette asked are there anymore variances that need to be obtained that we have not discussed and if so, what are they. Mr. Freitag stated confirmation with the variances, within the Vil. of North Syracuse, will be forth coming in our response to the CHA Comment Memo.

SUBDIVISION

Chairperson Lancette stated will you be filing for a Subdivision through the Vlg. for the 2 Vil. parcels, if you get a contingent approval. Mr. Freitag stated we will be submitting them prior to approval. He continued it is his understanding that a Subdivision, a public hearing needs to be open, before Site Plan Approval can be granted. Atty. Van Cott stated as a note to add to that, for the Subdivision, if it is going to be reviewed by the Planning Commission; it cannot open a public hearing until the Town of Clay makes its SEQR Determination, so that would put everything off. He continued that is one of the procedural issues that we will be responding to this in the letter as well.

PROJECT COMPLETION

Chairperson Lancette stated once you receive approvals for this, what is the projected length of time you foresee to complete the site, and get Chick-Fil-A up and running. Mr. Freitag stated it should be approximately a 6 mos. construction.

PILOT

Chairperson Lancette stated PILOT Agreements, will you be filing for any with the Cty or any. Mr. Freitag stated no.

SEQR

Chairperson Lancette stated we note that we know that the SEQR Determination to be determined by the Town of Clay, as the Lead Agency.

ENGINEERING COMMENTS

Chairperson Lancette stated Engineering Comments. Mr. Freitag stated they have been received. Chairperson Lancette continued Mr. Harrell; do you have any comments at this point with anything that we have heard so far. Mr. Harrell stated he thinks that Mrs. Franco summarized everything in her letter. He continued he would like one clarification, the aluminum handrail that you show in the details, that black aluminum that you referred to around the site; is that the aluminum fencing. He thought that was assumed during the review. Mr. Freitag continued yes. Mr. Harrell replied O.K.

SUNSET CLAUSE

Mrs. Sharp asked Chairperson Lancette if the Sunset Clause is appropriate now. Chairperson Lancette stated it won't be appropriate tonight, because this is an informational mtg. He continued when the project progresses along, and seeks approval, the Sunset Clause will be applied.

Chairperson Lancette asked for a motion to adjourn the meeting. **Mr. Bachstein made a motion** to adjourn the meeting at 6:20 PM. **The motion was seconded** by Mr. Kolodzie. All in favor.

Respectfully submitted,



Pearl Fuller
Secretary

