



December 11, 2023

Via email

Chick-fil-A, Inc.
c/o Clint Mattson
5200 Buffington Road
Atlanta, GA 30349

Bohler Engineering
c/o Tim Freitag, P.E.,
17 Computer Drive West
Albany, NY 12205

Re: SITE PLAN APPLICATION REVIEW

CHA File No.: 22015.1031

Address: 3920 Brewerton Road & 110 E. Taft Road

| Municipality | <u>Village of North Syracuse</u> | <u>Village of North Syracuse</u> | <u>Town of Clay</u> | <u>Town of Clay</u> |
|---------------------|----------------------------------|----------------------------------|---------------------|---------------------|
| Tax Map Nos. | 008.-06-01.1 | 008.-06-02.1 | 118.-01-01.1 | 118.-01-02.0 |
| Address | Taft Rd | 110 E. Taft Rd | 3920 Brewerton Rd | S. Bay Rd. |
| Parcel Size | 0.185+ acres | 0.129+ acres | 0.84+ acres | 0.157+ acres |
| Ex. Land Use | Parking lot | Residence | Restaurant | Residence |

Total Parcel Size: 1.311± acres total project

Zone: Commercial District (C-2)

SEQR Determination: Type 1 as determined by Town of Clay, Lead Agency

Planning Commission Meeting Date: 12/21/2023

OCPB Meeting: 11/1/2023

INFORMATION SUBMITTED:

- Site Plan Review and Approval Application dated 8/24/2023
- Application for Special Use Permit
- Use Variance Application
- Area Variance Application
- Interpretation of Zoning Code Application
- Short Environmental Assessment Form
- Long Environmental Assessment Form prepared by Chick-fil-A, Inc. dated 8/3/2023
- Survey prepared by Ausfeld & Waldruff Land Surveyors LLP dated 1/27/22 consisting of 1 sheet
- Site Plan Documents prepared by Bohler Engineering dated 9/11/2023
- Other Information Provided:
 - B. Project Narrative dated 9/11/2023
 - C. Site Photos dated 9/11/2023
 - E. SEQRA Narrative dated 4/29/2022
 - F. NYSDOT Memo dated 11/9/2022
 - G. OCDOT Memo dated 12/13/2022
 - H. Village Colorized Site Plan prepared by Bohler Engineering dated 9/11/2023
 - H2. Color Render prepared by Bohler Engineering dated 9/11/2023
 - I. Elevations prepared by Chick-fil-A, Inc. dated 2/21/2023 and 9/5/2023
 - J. Freestanding Sign Elevation prepared by Chick-fil-A, Inc. dated 9/8/2023
 - Appendix 6 - SWPPP prepared by Bohler Engineering dated 4/28/2022
 - Appendix 6 - G. Stormwater Management Report prepared by Bohler Engineering dated 4/5/2023

On behalf of the Village of North Syracuse Planning Commission, CHA Consulting, Inc. has reviewed the above

information regarding the referenced application and offers the following comments for the Commission's consideration:

1. The subject site is bisected into the Town of Clay and Village of North Syracuse. As it relates to the Village of North Syracuse properties ONLY, it is the Applicant's intent to utilize the two (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., and associated utilities to construct a 2780 sf Chick-fil-A Restaurant. There is no proposed building on the North Syracuse parcels. Within the N. Syracuse parcels, the residence and portions of the existing building (aka "Basil Leaf" Restaurant) are proposed to be removed, along with the associated site utilities, walkways, vegetation, and asphalt. The remainder of the project and its entirety will be reviewed by the Town of Clay.
2. The proposed use is allowed within the Commercial District (C-2). As there is no proposed structure(s) on the North Syracuse parcels, there are no required setbacks related to principal or accessory structures; however, parking is not allowed within the setbacks. The lot and setback requirements are as follows:

| <u>CODE</u> | | | <u>SITE</u> | <u>VARIANCE</u> |
|------------------------------|--------------------|--------------------------|-------------------------------------|--|
| §240-12 E. (1) | Lot Requirements | (a) Area, min: 20,000 sf | 13,677.84 sf (0.314 acres) | 6322.16 sf (0.145 acres), still needs to comply as a stand-alone property |
| | | (b) Width, min: 70' | Applicant to provide | TBD |
| | | (c) Depth, min: 100' | Applicant to provide | TBD |
| | | (d) Coverage, max: 50% | Not applicable, since no structures | -- |
| §240-12 E. (3) & §240-31 E.* | Front Yard Setback | 20' | Applicant to provide | TBD - for parking along Brewerton Rd, E. Taft Rd. & S. Bay Rd. frontages |
| | Side Yard Setback | 10' | Applicant to provide | 10' for parking along the southern property line |
| | Rear Yard Setback | 10' | Not applicable, due to lot layout | -- |

**No required front, side or rear yard or part thereof shall be used to provide required parking or loading space (§240-31 E.).*

3. As corresponded via email by the Village Codes Enforcement on 11/20/2023, a Subdivision of the two (2) properties into one (1) property shall be done with the Planning Commission.

Site Plan

4. The new ingress/egress for the property is a one-way exit-only onto E. Taft Rd. and a full access curb-cut onto S. Bay Rd. Based upon correspondence provided by the Applicant both locations have been approved by NYSDOT and Onondaga County DOT (OCDOT). Per NYSDOT there is no access permitted onto Brewerton Rd. (US Route 11). All work done within either right-of-way requires a work permit through the respective agency.
5. Please provide the distance of the egress onto E. Taft Rd. from both intersections, per §240-32 Driveways.
 - All driveways are to be located at least 100' from a street line intersection for all uses except one- and-two family residential uses and gasoline stations.
6. Per NYSDOT and OCDOT, there is a proposed sidewalk along Brewerton Rd. to the corner of E. Taft Rd. with new crosswalks across both streets and pedestrian safety amenities. All this work shall be coordinated with the respective agencies. Per the Village DPW Superintendent, snow removal on this sidewalk shall be maintained by



the property owner. Typically, the Village removes snow on its sidewalks; however, due to the location of this sidewalk and the crossing of a major street with slow-moving equipment, it is not in the best interest or safety of Village employees.

7. With respect to parking within the Village, there are 15 proposed 20' x 9.5' parking spaces with a 24' drive aisle. The Village Code requires all drive aisles shall be at least 25' (§240-29 B.); however, the Planning Commission may consider that approval can be determined by the Fire Marshall and that the Village of North Syracuse Fire Department will have to approve the layout for their fire apparatus.
8. There is an existing bus stop at the corner of Brewerton Rd. and E. Taft Rd near pole NM 109. Please show and label this on the site plans.
9. The black aluminum fence shown at the corner of Brewerton Rd. and E. Taft Rd. shall be no higher than 42" within the front yard setback and shall be of open design with a uniform ratio of space to fence material of at least one to one (1:1). Per the detail provided in the plan set, the fence is shown as 42" and to have an open design.
10. Snow storage is proposed along the corner of E. Taft Rd. and S. Bay Rd. Note that any excess snow storage that limits or impedes visibility shall be removed from the site.
11. Per § 240-46 Obstruction of vision at street intersections, please show the triangular area formed by the intersection of two street property lines and a third line joining them at points 25' away from their intersection. There shall be no obstruction to vision between the height of three feet and 10 feet above the average grade of each street. This includes landscaping and signage.

Grading & Drainage

12. Check that proposed contour lines meet existing contours and elevations at the perimeter of the site and that the labels on slope are obtainable. The general slope of the existing parcels drains to the center of each parcel. The restaurant parking lot outlets to the north through a series of catch basins and piping and the remainder sheet flows to the streets into catch basins. All stormwater incidental to the site is considered private and shall be maintained by the property owner and shall not negatively affect the adjacent properties or the right-of-way. This includes structures and piping.
13. Please show the existing stormwater lines that are to remain on sheet C-3.0 Grading & Drainage Plan.

Stormwater Pollution Prevention Plan (SWPPP)

14. Impervious calculations are not consistent with the Stormwater Management Report. The SWPPP states there is a decrease in impervious surfaces after development. Please revise accordingly.
15. The SWPPP states that soils were analyzed and modelled assuming HSG D soils, however, 0.5 in/hr was used as an infiltration rate for the proposed underground infiltration system. According to the Geotechnical Report, soils are poor draining, groundwater was encountered in the borings between 5.5' and 7', and the potential exists for perched/trapped water to be encountered above non-permeable strata. An infiltration rate of 0.5 in/hr is indicative of HSG A soils which is inconsistent with NRCS data as well as the Geotechnical Report. It is unlikely that the proposed underground infiltration system will function as designed based on this information. Infiltration testing per Appendix D of the NYS Stormwater Management Design Manual must be provided to verify rates. In addition, please provide NRCS soils mapping and corresponding soils information.
16. The SWPPP states that runoff reduction volume is not required since the project is considered redevelopment with a reduction in overall impervious area. This statement is incorrect and is inconsistent with the Stormwater Management Report. Please revise.
17. The SWPPP states that the required water quality volume will be treated with a hydrodynamic separator. This is



inconsistent with the Stormwater Management Report and Site Plans. Please revise.

18. The SWPPP states that peak rate control for the 1, 10, and 100-year storm events have been achieved through reduction in impervious cover. Please revise.
19. Please provide documentation in the form of a letter from SHPO in addition to the provided map by submitting a consultation project via CRIS.
20. The Stormwater Management Report provided in Appendix F of the SWPPP is dated 4/28/22 and therefore, was not reviewed due to the submission of the more recent 4/5/23 report. Please provide the correct version of the Stormwater Management Report in Appendix F.
21. Please include information on proper dewatering operations.
22. The Notice of Intent is inconsistent with the plans and Stormwater Management Report. Please revise accordingly. Also, Question #10 should be marked "Yes" and the only site planning practice applicable to this project is Locating Development in in Less Sensitive Areas.
23. Provide maintenance information consistent with the site plans.
24. The Stormwater Management Report states that the minimum RRv has been achieved by infiltrating 100% of the required WQv within the proposed porous pavement section. As previously stated, infiltration is unlikely due to onsite soil conditions. Should infiltration testing deem porous pavement feasible, section details and maintenance requirements must be provided on the plans and in the SWPPP.

Erosion and Sediment Control Plans

25. Protections must be shown to protect adjacent roadways and drainage inlets from work within the rights of way.
26. Please provide equipment storage/staging area(s).
27. Due to the project's location within the Onondaga Lake Watershed, inactive disturbed areas must be stabilized within 7 calendar days. Also, fertilizers must not contain phosphorous.
28. Please remove references to wetland protection.
29. Please include soil restoration requirements.
30. Please revise inspection requirements and maintenance schedule. Please note that 2 qualified inspections per 7 calendar days, separated by 2 calendar days, are required due to the project's location within the Onondaga Lake Watershed. Erosion control deficiencies must be repaired/replaced upon discovery and in no case remain unaddressed longer than 24 hours.

Utilities

31. With respect to utilities, it is the Applicant's responsibility to contact and coordinate with the appropriate utility owner to confirm that there is adequate capacity for connections and abandonment of existing utilities. Please provide confirmation to the Village. Any connections done within the right-of-way shall be coordinated with the NYSDOT and/or OCDOT, respectively. This was also noted in the Onondaga County Planning Board comments, along with coordination with both Onondaga County Department of Water Environment Protection (OCWEP) and OCWA.
32. The proposed sanitary sewer system with grease trap is located along the southern portion of the project within the Town of Clay and will connect to an existing manhole within Brewerton Rd. Existing sewer flow is north along



Brewerton Rd., to the east along E. Taft Rd. and then continues north through the Village. However, this location is not shown on either the survey or the Site Plans. The location of the existing sewer system from the site across E. Taft Rd. shall be shown on the plans, as well as the ownership of the involved sewer systems. Per the Village DPW Superintendent adequate capacity needs to be confirmed.

33. The sewer easement along S. Bay Rd. shall be shown on the Site Plans as it is shown on the Survey, unless the Applicant is proposing a change at the corner of E. Taft Rd. and S. Bay Rd.
34. All final design and/or as-built utility designs shall be submitted to the Codes Department (i.e., DOT, National Grid, OCWA, OCWEP) to have on file.

Lighting & Landscaping Plan

35. A Photometric Lighting Plan has been provided by the Applicant that shows two (2) freestanding 27' high pole mounted lights along the northern side of the parking lot within the Village parcels. Please provide the light fixture to be used rather than just the spec number. The provided Photometric Plan shows sufficient light levels within this area. Per the Village Code, light fixtures shall not create glare or reflection so as to not be a hazard or nuisance. The remainder of the site will be reviewed by the Town of Clay.
36. Proposed landscaping consists of decorative grasses, evergreen shrubs, deciduous shrubs, deciduous trees, and grass around the perimeter of the site and the building area.
37. Due to overhead utilities along the perimeter of the entire site, appropriate street trees should be proposed. The proposed Gleditsia is too large and too close to the stormwater utilities. Perimeter street trees are encouraged that will not conflict with above or below ground utilities. Note that no street tree shall be planted closer than 35' to any street corner, measured from the point of nearest intersection of curbs and curb lines (§219-8). Alternatively, the Applicant may propose groupings of shrub and low-growth plants within planting beds around the perimeter of the site, especially along E. Taft Rd. and S. Bay Rd. Refer to Chapter 219 and §240-34 within the Village Code.
38. Show areas of disturbance to receive grass between the property line and sidewalk and the curb or edge of pavement.

Site Details

39. Please only show details relevant to the site and the proposed plans. Additionally, check that dimensions shown on the Site Plans correlate with the details (parking, etc.).
40. Please include the NYSDOT and OCDOT relevant details for sidewalks, curbing, driveways, utilities, etc. within the plan set.

Signage

41. Regarding signage, there is one (1) 54 sf monument sign (12' length x 4.5' height) proposed at the corner of E. Taft Rd. and S. Bay Rd. with planters on each side within the Village. It is raised 1.5' off the ground, so the full height of the sign is 6'. The remainder of signage is located on the building within the Town of Clay.
42. The applicable allowable signage per §240-33 G. is as follows:
 - G.(2) C-2: one (1) freestanding sign not exceeding 50 sf, including framework, and not exceeding 25' in height
 - G.(6) C-2: A monument sign has a total height of no more than 6' and a viewing area of no more than 24 sf
43. As this is interpreted by the Planning Commission or Code Enforcement, there is a variance of at least 4 sf for the monument sign.
44. The sign setback minimum is 15' from any street right-of-way. This distance shall include the planters associated with the signage. Due to its location at the corner, also confirm that the sign is not within the site obstruction triangle.



45. Please submit additional details of the sign, such as how it will be illuminated, its foundation, construction material, and colors. All signage shall be submitted to the Code Enforcement Officer to obtain a sign permit.

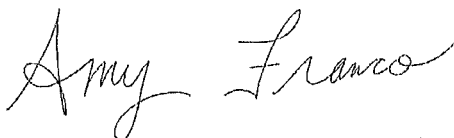
Other

46. Per the Onondaga County Planning Board comments, the Applicant is required to submit the Stormwater Pollution Prevention Plan (SWPPP), traffic data, and lighting plan to the Onondaga County DOT and the NYSDOT for review. The Village 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.
47. Although not within the Village parcels, we offer the following comments:
- The interior parking islands to have plantings rather than striping or grass.
 - Please modify the Accessibility Symbol shown on sheet C-4.0 Standard Details to reflect the NYS Accessibility Symbol for signage and pavement markings, as shown on sheet C-2.0 Site Plan.
 - The trash enclosure detail does not include the information of the “dyed black” concrete, as noted on sheet C-2.1 Site Plan.
 - A bike rack on the property
48. Since this project is disturbing more than 1 acre, NYSDEC SPDES permit, SWPPP, NOI, and MS4 SWPPP Acceptance Form are required.
49. Finally, with respect to SEQR, the Applicant has submitted a Full Environmental Assessment Form (FEAF), which the Town of Clay Planning Board has declared themselves Lead Agency. As such, they have determined that there is a substantial environmental impact and that a Positive Declaration is necessary for further review of this project.

Additional comments may be also provided by the North Syracuse Fire Department, Code Enforcement Office, DPW Department, Police Department, and/or the Village Attorney.

The Applicant should form a response to the above comments and a revised plan set prior to or in preparation for the Planning Commission meeting. If you should have any questions or require additional information, please feel free to contact me at 315-257-7236 or afranco@chacompanies.com.

Very truly yours,



Amy M. Franco, RLA
Municipal Engineer Representative

AMF

Cc (via email):

Planning Commission members (via Code Clerk)
Pearl Fuller, Code Clerk
Nicholas Rohm, Codes Enforcement
Greg Lancette, Planning Commission Chairman
Neil Germain, Village Attorney
Mark Territo, Town of Clay Planning Commissioner

