

August 30, 2024

Amy M. Franco, RLA
CHA
One Park Place
300 South State Street, Suite 600
Syracuse, NY 13202-2024

Re: North Area Meals on Wheels Addition
Site Plan Application Review – Amended Response to Comments 6,10,14,34

File: AO4.001.001

Dear Ms. Franco,

Listed below are amended responses to comments 6, 10, 14, and 34 provided in your letter regarding Site Plan Application Review to North Area Meals on Wheels dated July 31, 2024. The original comment is repeated in regular font and the amended response is provided in italic font. Please disregard our previous responses to comments 6, 10, 14, and 34 contained in our response letter to you dated August 13, 2024. All other responses to your comments contained in our response letter remain unchanged.

6. Code Sections to note regarding the variances:

- Variance 3 – Since the use is designated as a community center via a Special Use Permit the ZBA may want to reference the following off-street parking requirements rather than business:

B. §240-29A. All driveways, access and maneuvering areas shall be at least 25 feet in width for access to ninety-degree parking or according to reference standards as approved by the Fire Marshal. The proposed drive aisle to the new parking area in the rear is 13’.

Proposed drive aisle to the new parking area in the rear of the new addition has been modified to a 20-foot width in compliance with Fire Chief Brennan’s memo to the Planning Board dated August 14, 2024.

10. With respect to parking, there are 49 assumed existing parking spaces. Four (4) discrepancies for the parking count are 1) no handicap spaces are shown on the plans with the exception of the aerial on sheet C001, 2) an unloading space must accommodate each handicap space, 3) the most western parking space along the front of the building cannot be used due to a bench in that location, and 4) some of the parking along the east side appear be non-conforming. All spaces shall be 9’x18’, handicap shall be 13’x18’ (includes 5’ unloading zone), and drive aisles shall be 25’. Please show dimensions of all parking spaces and drive aisles to confirm conformance.

Handicap symbols have been added to plans. The bench is not a permanent fixture and will be removed from most western parking space along the front of the building. The small area between two parking stalls on the east side will be stripped for no parking. Three handicap spaces have been included on the plan with an unloading zone for each per your comment letter.

14. Clarify if the chain link fence will remain across the drive aisle that provides access to the rear of the site.

The existing chain link fence and gate across the drive aisle shall be removed. Removal is noted on the plans.

34. Per the OCPB comments, the Applicant has indicated that they will be providing a wetland delineation, and if applicable will be shown on the plans.

A wetland delineation report has been provided and the location of the wetland and wetland buffer is shown on plans.

In addition to the amended responses to your comment letter above we also have identified the location of the nearest fire hydrants per Fire Chief Brennan's requirements. The locations are shown on the plans. Their locations are within the required 600-foot distance he references in his response letter.

We hope the above amended responses are acceptable and resolve the remaining issues regarding the project.

Sincerely

C&S ENGINEERS, INC.



Michael LaMontagne, AIA
Senior Principal Architect