

**VILLAGE OF MINOA**  
**Planning Board Meeting Minutes**

**Public Hearing Suburban Propane Demolish and Rebuilding Application**  
**July 28, 2016**

Present: Chairman Dan DeLucia, Planning Board Members: Alan Archer, Gail Greiner, Sheri Hayner, John Jarmacz, Attorney Courtney Hills and Secretary Barbara Sturick.

Absent:

Also Present: Jameson Stitt, Nancy Klein, Wayne R Sturick, Bernadine Stitt, Natalie Sturick, Lisa DeVona, Joseph Carey, Dave Weiler, David Drew, Roger Whelan of Whelan & Curry Construction Services, and Joseph Abbott.

Upon due notice, a scheduled Public Hearing of the Village of Minoa Planning Board was held on July 28, 2016 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 Site Plan Review for an application submitted by Suburban Propane to demolish the existing structure and rebuild same within the existing footprint of the building located at 320 North Central Avenue.

Chairman DeLucia/Attorney Hills stated for the record per Village of Minoa Code Section §127-14 a public hearing notice was published in The Post-Standard (ad order #0007730646 run date 7/7/2016), mailed on 7/7/2016 to the owners of adjacent properties within a 500' radius of the subject premises using Onondaga County GIS website, and posted in the Village of Minoa Library, Village Hall Bulletin Board, Post Office, Scotty's Automotive, Greiner's Hardware and Sunshine Mart.

Chairman DeLucia informed the public that the floor would be turned over to the Applicant to make their presentation and after the floor would be open to the public for any comment. Chairman DeLucia requested that each public speaker state their name and address for the record. He requested that only one person speak at a time and to please keep the comments to five minutes:

Joseph Carey, Area Safety Manager for Suburban Propane presented the following:

- The intentions of Suburban Propane is to demolish the existing building which was built in the 1940's down to the slab and build a new modern office building.
- There are no other site plans for the rest of the property.

- There would be one truck, possibly two, per day in the winter, there would be no deliveries, their trucks have the capacity to hold multiple products and they would not be providing any retail service.
- The funds appropriated for the project is to tear down the building and build a new building with no other improvements.
- The employees work schedule would be staggered coming in at different times of the day 6:30, 7:00 shift at 8:00, 9:00 and 11:00 and fewer trucks.
- In reference to the Onondaga County Planning Board Resolution dated July 20, 2016 Case #Z-16-241 recommendations here attached Schedule "1" for modifications # (1.) they did not plan on doing a ITE Trip Generation - their reason being that they believed the number of employees and staggered intervals of starting and ending work shifts did not justify the expense of commissioning such a report, and in fact they felt the new use would have better traffic flow due to elimination of retail service.. For modification # (2) North Central Avenue must be delineated to 24' wide, per Department commercial standards, the Applicant advised they would not be altering the existing curb-cut. They advised the curb-cut has been the same for the past 50 years and because there will not be increase in traffic they were proposing to maintain it as is.

Public Comments as follows:

Resident Wayne Sturick of 104 N Central Ave:

- Inquired what they were going to do with the Fuel tanks.
- He stated his concern is the flooding in his back yard and stated that the coloring of the grass from runoff is orange.

Resident Jameson Stitt of 221 Willard Street:

- Asked about the demolition of the existing building and if there was any hazardous material such as asbestos and whether they would be notified. Whether sediment oil existed.
- Advised grading from Suburban property settle down in backyard creating flooding in resident's yards.

Resident Joe Abbott of 104 Miller Drive:

- Advised parking lot pitch to residents yards and requested a better perimeter drain.
- Stated that the entire property is black top pitched to the resident's back yards.
- Stated that the drainage has been a nuisance for 20 years and the residents had no input when the oil tanks originally where installed.

Resident Lisa DeVona 155 Fay Lane:

- Asked about the exterior of the new building.
- Stated that the property not appealing from the road and surrounded by black top.
- Asked where the trash receptacle would be located.
- Asked where employee parking would be.
- Asked when the last shift would be out.

Discussion continued between Residents, Contractor, and the Planning Board as to whether or not the flooding and drainage issue in the residents' backyards was due to the black top pavement area, whether it is a Suburban Propane property issue or Village drainage issue. Whether or not the new building roof pitch will alleviate the problem at all. What the status of catch basin locations, ditches, easements, piping and whether or not they have been cleaned out and if the drainage to railroad is blocked off. The issue is a major concern for residents and what can be done. The water goes to where it supposes to go but does not drain to ditches, is the drainage system of the Village handling the water flow properly? Who owns the ditches? Is the drain plugged? Is drainage is the responsibility of the Village? What is the solution? Whether DPW Tom Petterelli or the Village could look into the concerns and answer the questions?

Secretary Sturick informed the residents that an electronic version of the drawings was forwarded to the Village Engineer, Fire Dept, DPW and WWTP for their review and any comments they may have. DPW\_Superintendent Tom Petterelli stated he was good with the project and has no concerns or comments. Secretary Sturick informed the residents that the Planning Board Meeting minutes would be posted on the Village of Minoa website.

Joseph Carey and Roger Whelan addressed concerns from residents stating:

- The fuel tanks are going to remain on the property and be maintained and used by the one truck that can hold multiple products.
- NYS law requires that an Asbestos Survey be done and depending on survey results they would do abatement if required.
- If asbestos was found the Asbestos Company would have signs work was being done.
- They would not be digging below grade not disturbing the ground.
- New building has new roof drainage pattern.
- The current building is two story and has single pitch to the back and the new building design pitches to ½ east and ½ west eliminate with gable ridge eliminate 50% of drainage going to back of building.
- Stated they are monitored by DEC set standards and have quarterly inspections.
- Stated that the roofing on the new building would be architect driftwood shingles, architect metal base panel, stone entrance peers and brick red siding.
- The trash receptacles are located in back of building behind fence out of sight.
- Stated that employee parking would be on both sides of the building and behind the fence and the last shift would be out at 7:30 pm.
- The berm remediation was what the DEC agreed to and done in 1991 as solution store soil on site. The berm is in compliance with the DEC place rock, tarp, soil, rock, tarp, soil again.
- State that Suburban Propane has a regular monitoring program with the DEC.

Dave Weiler:

- Stated Suburban Propane is in compliance with DEC regulations and that drainage modification is not in the proposed budget and that the project might be pulled if drainage stipulations were to be added.

- The Site plan proposed in October 22, 2004 for an addition never happened and the gas pumps were removed.
- Stated that no landscaping was in plans for by the road because the County plow in the winter would likely destroy, but that they would put bushes close to the building per their architect design to soften the appearance of the building.
- Stated that per Alan Archer suggestion they would provide white stripping for the OCPB modification # 2.

Planning Board discussed replies, questions and concerns:

- Would the new building design affect water runoff and flooding?
- Suggested white stripping for the OCPB modification # 2
- Water drainage goes to where it is supposed to but water does not drain from there is this village problem or suburban issue.

Dan DeLucia read an email received from Resident Shannon McDermott of 216 N Central Ave here attached Schedule “3” with the same drainage concerns presented by other residents.

Secretary Sturick confirmed that there was no other correspondence for or against the project.

A motion was made by John Jarmacz and seconded by Alan Archer to close the public hearing at 7:45 pm and continue with regular meeting. All in favor. Motion carried.

A motion was made by Alan Archer and seconded by Gail Greiner to accept the Planning Board Meeting Minutes Review of Suburban Propane Application dated June 23, 2016. All in favor. Motion carried.

The Planning Board reviewed following Village Department Correspondence:

DPW Superintendent Tom Petterelli stated he was good with the project and had no concerns or comments.

Alex J. Wisniewski, PE President L.J.R. Engineering, and P.C: stated he did not have any real concerns from a site perspective. Building design would be reviewed by codes dept. as part of a building permit. Board should give consideration to proposed exterior lighting to make sure neighbors to the rear are not negatively impacted. Suggested propane tank locations, additional impervious surfaces, parking expansion, items be clearly identified on the Site Plan and that the Site Plan contain the elements described in the Village code book.

Fire Dept Chief Schepp stated and had the following questions: Are the tanks going away? If not will they still be used? Can we have a Knox box installed for key access?

WWTP Supervisor Steve Giarrusso replied: no wastewater capacity problems. Questioned how the Village billed and was informed by Secretary Sturick per Sewer billing history Suburban Propane is billed by unit and currently billed for one unit. Reference Chapter 124. Sewers Article IX. § 124-40. Definitions.

Attorney Hills suggested the Planning Board review each of the review standards per Article IV § 127-12 General standards and considerations of the Village of Minoa Code Book.

- A. The location, arrangement, size, design and general site compatibility of buildings, lighting and signs.
  - No changes. There is currently a pylon sign in front of the building
- B. The adequacy and arrangement of vehicular traffic access and circulation, including intersections, road widths, pavement surfaces, dividers and traffic controls.
  - No additional traffic. Traffic flow will be the same to or less
- C. The location, arrangement, appearance and sufficiency of off-street parking and loading.
  - Same parking, loading same, office space, no retail or bill payments
- D. The adequacy and arrangement of pedestrian traffic access and circulation, walkway structures, control of intersections with vehicular traffic and overall pedestrian convenience.
  - No change
- E. The adequacy of stormwater and drainage facilities.
  - The new building structure can only improve with 50% roof drainage now flowing toward the front of building
  - Can request Tom look into drainage issue, water drains but states not likely to create any issue
  - If they do not modify the building the residents will be in same predicament
- F. The adequacy of water supply and sewage disposal facilities. N/A
- G. The adequacy, type and arrangement of trees, shrubs and other landscaping constituting a visual and/or noise buffer between the applicant's and adjoining lands, including the maximum retention of existing vegetation.
  - All comments from residents were about drainage.
  - County plow will destroy planting by road but the Applicant will plant shrubs closer to the building.
- H. The adequacy of fire lanes and other emergency zones and the provision of fire hydrants.
  - In compliance
- I. Special attention to the adequacy and impact of structures, roadways and landscaping in

areas with susceptibility to ponding, flooding and/or erosion.

J. Overall impact on the neighborhood, including compatibility of design considerations,

- Design will look better and be a benefit to the neighborhood

Attorney Hills stated the Planning Board needed to address the Onondaga County Planning Board Resolution of the Onondaga County Planning Board meeting held July 20, 2016 OCPB Case #Z-16-241 (2) Modifications and (2) comments.

Attorney Hills reviewed the SEQR Part 2 – Impact Assessment here attached Schedule “2”.

Attorney Hills stated the Planning Board had addressed all requirements. The Planning Board discussed the drainage issue and to allow the project to improve drainage. If Suburban abandons the building the residents will be in same position if project approved only improve the drainage and appearance of the neighborhood to have a new modern building. They understand residents concern if they walk away from project it will not help. Water is coming from property but pooling on residents property and should be addressed by the village.

A Motion made by Dan DeLucia and seconded by John Jarmacz to approve the Site Plan based on Plans Submitted and Override two modifications of Onondaga County presented with the following additional conditions:

1. Knox Box suggestion of the Fire Department Chief Schepp is complied with.
2. Landscape next to building be added to front facade, 2- 5 bushes, evergreen year round plants, equal per architect design be added to the building permit.

All in favor. Motion carried

A Motion made by Dan DeLucia and seconded by Gail Greiner to close the Planning Board Meeting at 8:30 pm. All in favor. Motion carried.

Secretary Sturick corresponded with Chief Schepp in reference to the Knox Box system. Chief Schepp will get an application. It has to come through him so that they have the Minoa Fire Department coding and Suburban is responsible for the purchase.

Secretary Sturick relayed the meeting information to Mayor Brazill and Tom Petterelli to address the concerns of the residents.

Respectfully submitted,

Barbara Sturick  
Secretary