

Site Plan & Special Use Permit Application

for

**547 Genesee Street East
Fayetteville, New York**

Applicant:

Northwood Real Estate Ventures, LLC

25 Parce Avenue, Suite 155

Fairport, NY 14450

Prepared by



110 FAYETTE STREET
MANLIUS, NEW YORK 13104

Telephone: (315) 682-5580

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NOVEMBER 22, 2021

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November 22, 2021

VIA HAND DELIVERY

Village of Fayetteville Planning Board
425 E. Genesee St.
Fayetteville, NY 13066

Re: *Special Permit and Site Plan Applications by Northwood Real Estate Ventures, LLC for 547 E. Genesee St.*

Dear Planning Board Members:

We represent Northwood Real Estate Ventures, LLC (“Northwood”), the contract vendee for the property located at 547 E. Genesee Street, Fayetteville, New York (the “Property”). The following applications and supporting documents are enclosed for consideration by the Planning Board at its December 6, 2021 meeting:

- 1) Special Use Permit Application;
- 2) Site Plan Application;
- 3) Long Environmental Assessment Form;
- 4) Overall Layout Plan.

Northwood is proposing to redevelop, reuse and renovate the existing nonconforming structure located on the Property (the “Project”). Like the development of Friendly Honda located immediately across E. Genesee Street from the Property, the Project will convert the existing nonconforming structure from an old metal clad, deteriorated and contaminated structure into a state of the art, modern grocery store. The proposed grocery store use is permitted by the Village Code, as are alterations to nonconforming structures. Following the renovations, the existing structure will be reduced from 137,000+/- SF to approximately 56,550 SF, thereby reducing its nonconformity.

More significantly, the Project will result in the remediation of a contaminated property and the elimination of an eye-sore in the heart of the Village. In fact, the environmental benefits associated with this Project cannot be overstated. Cleaning up a contaminated property prevents and reduces human exposure to contaminants and prevents further degradation of surrounding properties/habitats. Moreover, 15-acres of the Property will be donated to the Village to expand Coulter Park – a direct benefit to the neighbors.

Additional benefits of the Project include job creation, business development and additional property and sales tax revenues for the Village.

Special Use Permit Criteria

The Project satisfies each of the criteria for a special use permit as set forth in Section 187-41 of the Village Code.

- (a) The Project complies with applicable district regulations and other general and special controls contained in the Village Code. The Property is zoned Industrial. The proposed grocery store use is a permitted use in the Industrial zone. The Project will reduce an existing nonconforming structure and will reduce the impervious area of the Property. No variances are needed.
- (b) There will be no adverse impact upon the neighborhood, environment, character or integrity of any land use within the immediate vicinity. The E. Genesee Street corridor is commercial in nature and the proposed grocery store use will be consistent with the existing commercial uses. The grocery store use will not adversely impact any of the nearby residential uses as there is a significant setback and buffer area with sufficient landscaping to provide adequate screening.
- (c) The Project will be in harmony with the visual and physical environment and not in conflict with any Master Plan or Comprehensive Plan for the Village of Fayetteville. The Village's Comprehensive Plan envisions the redevelopment of the Property as mixed use. However, multiple mixed use development proposals for the Property have met with resistance from the local officials and opposition from the neighbors. As a result, Northwood is proposing a single commercial retail use that will reduce the size of the existing nonconforming structure. Given that the Project is entirely within the footprint of the existing structure, it will not result in any adverse change to the visual or physical environment. To the contrary, the Project will be an improvement to the surrounding visual and physical environment by eliminating an eye-sore and remediating a contaminated site.
- (d) The Project will provide adequately designed open space, drainage facilities, landscaping and other features considered appropriate to the function of the development. Specifically, the redevelopment is limited to the footprint of the existing structure and the landscaping and drainage will be improved from existing conditions. More significantly, the rear of the Property, which is zoned Residential, will be untouched and 15-acres of that area will be donated to the Village to increase the size of Coulter Park from 3-acres to 18-acres. This is a direct benefit to the Village residents and the neighborhoods abutting the Property.

- (e) The Project has designed traffic controls for vehicular and pedestrian movement that protects the safety of the general public, occupants, employees, attendants, and customers. The Project has adequate parking and loading facilities, internal circulation, including pedestrian rights-of-way, and sufficient ingress and egress. A signalized entrance driveway is proposed on E. Genesee Street, along with a center turn lane as a NYSDOT approved mitigative measure. There are adequate support services in close proximity to the Property, including police and fire protection, with sufficient accessibility and maneuverability for emergency vehicles. The Property has access to all public utilities and there is ample capacity for those utilities to serve the Project. Stormwater runoff will be managed in accordance with NYSDEC regulations.

Environmental Review

Prior attempts to remediate and redevelop the Property as a mixed-use project have been tagged with a positive declaration requiring the preparation of an environmental impact statement. Issuance of the positive declarations have resulted in prior projects being abandoned or withdrawn. As a result, Northwood is not proposing a mixed-use development, but rather is proposing to reuse and redevelop the existing structure as a grocery store.

The SEQRA regulations identify the “replacement, rehabilitation or reconstruction of a structure or facility, in kind, on the same site,” as a Type II action. 6 NYCRR 617.4(c)(2). Upgrading buildings to meet building, energy, or fire codes also qualifies as a Type II action. Case law and guidance are clear that replacement or reconstruction in kind does not require exact replication if the use is substantially similar. Here, the proposed use is arguably similar to the prior use of the structure in that both are commercial uses that will operate 24 hours a day, seven days a week. As a result, the Project could rightly be classified as a Type II action requiring no further environmental review.

Should the Planning Board disagree with the classification of the Project as a Type II action, then given the language in 617.4(c)(2) and the negative declaration issued for the Friendly Honda development, the Planning Board should declare the Project an unlisted action and issue a negative declaration after reviewing the Environmental Assessment Form provided for the Project as there is no potential for even one significant adverse impact that requires further review.

Village of Fayetteville Planning Board
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We look forward to appearing before the Planning Board on December 6.

Thank you.

Sincerely,

BOND, SCHOENECK & KING, PLLC

A handwritten signature in blue ink, appearing to read 'Kathleen M. Bennett', with a long horizontal flourish extending to the right.

Kathleen M. Bennett
Member

KB/KB
Enclosures



SITE PLAN APPLICATION



**Village of Fayetteville
Planning Board**

SITE PLAN

(Please fill out the Application completely)

Date Filed: 11/22/2021 Tax Map Number: 009.-04-19.1 Zone: I & R-1

Property Address: 547 Genesee Street East (NYS Route 5)

Property Owner /Tenant: Foubu Environmental Services LLC [contact: Anthony Gizzie, Northwood Real Estate Ventures, LLC (applicant/developer/contract purchaser)]

Telephone: 585-797-5324 Email: anthony@streamline.com

Description of planned construction/conversion and intended use: Re-development, Re-use & Renovation of an existing industrial structure in the Industrial District, reducing the structure from 137,000+/- SF to 56,550 SF Retail Grocer (an allowed use)

Size of Parcel: 386 total Width (at road frontage) 1,350'-1,650' Depth
32.9 acres Total Area irregular Shape

Current use of the property: 137,000 +/- square foot vacant metal clad / deteriorated and contaminated industrial structure with unkept grounds

Description of proposed use: Existing Structure Renovation converting the vacant, delapidated existing structure into a state of the art, modern grocery store to serve the Village of Fayetteville

Proposed hours of operation: Mon. 24hrs Tues. 24hrs Wed. 24hrs Thurs. 24hrs
Fri. 24hrs Sat. 24 hrs Sun. 24hrs

Expected peak hours: Weekday 11am Week evening 5pm
Weekend day 10 am Weekend evening 4 pm

Expected parking needs: +/- 283 spaces

Expected exterior storage: none

Description of any interior improvements: Reframing exterior and interior walls, new refrigeration systems, new roof, new heat and cooling systems, new product display areas, new operations space, new bathrooms, new flooring.

Description of drainage flows and controls: The proposed project will slightly decrease the subject site impervious area. Site Drainage will be directed and controlled to the north, properly mitigated per the NYSDEC stormwater guidelines and runoff discharge to the north as it does today.

Full description of any exterior improvements: The tan transite and gray metal siding facade and roof will be completely removed and a new facade will be constructed to include masonry and modern durable architectural materials to greatly enhance the appearance of the structure in the Village of Fayetteville

Existing/ Proposed Signage: Project Signage will be applied for separately by the proposed Tenant It is anticipated that the tenant will request a monument sign along the E. Genesee St. Frontage along with building mounted signage in conformance with Village standards.

A sign application, design, site plan and or survey must be to scale showing the proposed improvement and must be attached to this application.

This original application, with required attachments, including an Environmental Assessment Form, plus ten copies must be received by this office at least 14 days prior to the Planning Board meeting in order to assure a position on the agenda.

A preliminary site plan is required. It must be drawn to scale, show boundaries and existing watercourses including swamps and drainage areas. It should also show the following if applicable:

- Location and proposed use and height of all buildings
- Locations of all parking and vehicle loading areas with ingress and egress drives thereto and areas of pedestrian traffic
- Location and proposed development of all open spaces including but not limited to: parks, playgrounds, etc.
- Location of outdoor storage
- Location of all existing or proposed site improvements, including but not limited to: drains, culverts, retaining walls and fences
- Description of sewage disposal method and location of such facilities
- Location and size of all signs – Any new signage requires a Sign Permit Application
- Location and proposed development of buffer areas
- The amount of building area proposed

***ATTENTION APPLICANTS: YOU OR PERSON(S) ACTING ON YOUR BEHALF MUST ATTEND THE SCHEDULED PUBLIC HEARING IN ORDER FOR YOUR APPLICATION TO BE REVIEWED.**

Signature of property owner: 

Date: 11/22/2021

Owner's Address 333 W Washington Street, Syracuse, NY 13202

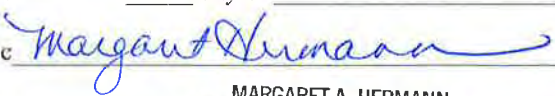
State of New York

County Onondaga }

Eric M. Gernant being duly sworn, deposes and says that he/she is the person who has signed this application; that he/she is the Managing Executive, authorized by the said owner to make and file this application; that he/she has read and understands this application; that all statements contained therein are true to the best of his/her knowledge and belief; and the work will be performed in accordance with the application and the plans and specifications filed therewith.


Signature of Tenant/Owner

Sworn to before me this 22nd day of November, 2021

Notary Public 

County Onondaga

MARGARET A. HERMANN
Notary Public, State of New York
Qual. in Onondaga County No. 4870360
Commission Expires Sept. 2, 2022

*****OFFICIAL USE ONLY*****

Received by: _____ Date: _____ Fee: _____ PAID/Not Paid

	APPROVED	DENIED	DATE
Code Enforcement review:	_____	_____	_____
Planning Board Review:	_____	_____	_____
Zoning Board of Appeals:	_____	_____	_____

Condition(s) made part of approval:



SPECIAL USE PERMIT APPLICATION



**Village of Fayetteville
Planning Board**

Special use Permit Application

(Please fill out the Application completely)

Date Filed: 11/22/2021 Tax Map Number: 009.-04-19.1 Zone: I & R-1
Applicant: Northwood Real Estate Ventures, LLC Telephone: 585-797-5324
Applicants Address: 25 Parce Ave. Suite 155, Fairport, NY 14450 Email: anthony@streamline.com
Owner of Property: Foubu Environmental Services LLC Telephone: _____
Property Address: 547 Genesee Street East, Fayetteville, NY 13066
Size of Parcel: 386' total Width (at road frontage) 1,350'-1,650' Depth _____
32.9 acres Total Area irregular Shape _____
Special Use Requested: Redevelopment of an existing Structure within the Industrial District

Is the property located within 500 feet of: (Please check one) YES NO

A boundary line of the Village of Fayetteville?	(x)	()
An existing or proposed County, State or Highway road?	(x)	()
An existing or proposed County, State Park or Recreation Area?	()	(x)
Right of way or County owned or used stream or drainage channel?	()	(x)
County or State owned lands with public building?	()	(x)
Is the property located within a flood plain or floodway?	(x)	()

Current use of the property:

137,000 +/- square foot vacant metal clad / deteriorated and contaminated industrial structure

Description of proposed use: Existing structure renovation converting the vacant, delapidated existing structure into a state of the art, modern grocery store to serve the Village of Fayetteville.

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Fri. 24 Sat. 24 Sun. 24

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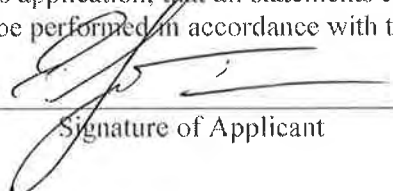
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Signature of property owner:  **Date:** 11/22/2021

State of New York
County Onondaga }

Eric M. Gernant being duly sworn, deposes and says that he/she is the person who has signed this application; that he/she is the Managing Executive, authorized by the said owner to make and file this application; that he/she has read and understands this application; that all statements contained therein are true to the best of his/her knowledge and belief; and the work will be performed in accordance with the application and the plans and specifications filed therewith.


Signature of Applicant

Sworn to before me this 22nd day of November, 2021

Notary Public Margaret Hermann
County Onondaga
MARGARET A. HERMANN
Notary Public, State of New York
Qual. in Onondaga County No. 4870360
Commission Expires Sept. 2, 2022

*******OFFICIAL USE ONLY*******

Received by: _____ Date: _____ Fee: _____ PAID/ Not Paid

Code Enforcement review: APPROVED DENIED DATE

Planning Board Review: _____

Zoning Board of Appeals: _____

Condition(s) Made Part of Approval: _____



SEQRA LONG FORM EAF
(PART 1)

Full Environmental Assessment Form
Part 1 - Project and Setting

Instructions for Completing Part 1

Part 1 is to be completed by the applicant or project sponsor. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification.

Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information; indicate whether missing information does not exist, or is not reasonably available to the sponsor; and, when possible, generally describe work or studies which would be necessary to update or fully develop that information.

Applicants/sponsors must complete all items in Sections A & B. In Sections C, D & E, most items contain an initial question that must be answered either “Yes” or “No”. If the answer to the initial question is “Yes”, complete the sub-questions that follow. If the answer to the initial question is “No”, proceed to the next question. Section F allows the project sponsor to identify and attach any additional information. Section G requires the name and signature of the applicant or project sponsor to verify that the information contained in Part 1 is accurate and complete.

A. Project and Applicant/Sponsor Information.

Name of Action or Project:		
Project Location (describe, and attach a general location map):		
Brief Description of Proposed Action (include purpose or need):		
Name of Applicant/Sponsor:		Telephone:
		E-Mail:
Address:		
City/PO:	State:	Zip Code:
Project Contact (if not same as sponsor; give name and title/role):		Telephone:
		E-Mail:
Address:		
City/PO:	State:	Zip Code:
Property Owner (if not same as sponsor):		Telephone:
		E-Mail:
Address:		
City/PO:	State:	Zip Code:

B. Government Approvals

B. Government Approvals, Funding, or Sponsorship. (“Funding” includes grants, loans, tax relief, and any other forms of financial assistance.)

Government Entity	If Yes: Identify Agency and Approval(s) Required	Application Date (Actual or projected)
a. City Counsel, Town Board, or Village Board of Trustees <input type="checkbox"/> Yes <input type="checkbox"/> No		
b. City, Town or Village Planning Board or Commission <input type="checkbox"/> Yes <input type="checkbox"/> No		
c. City, Town or Village Zoning Board of Appeals <input type="checkbox"/> Yes <input type="checkbox"/> No		
d. Other local agencies <input type="checkbox"/> Yes <input type="checkbox"/> No		
e. County agencies <input type="checkbox"/> Yes <input type="checkbox"/> No		
f. Regional agencies <input type="checkbox"/> Yes <input type="checkbox"/> No		
g. State agencies <input type="checkbox"/> Yes <input type="checkbox"/> No		
h. Federal agencies <input type="checkbox"/> Yes <input type="checkbox"/> No		
<p>i. Coastal Resources.</p> <p><i>i.</i> Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p><i>ii.</i> Is the project site located in a community with an approved Local Waterfront Revitalization Program? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p><i>iii.</i> Is the project site within a Coastal Erosion Hazard Area? <input type="checkbox"/> Yes <input type="checkbox"/> No</p>		

C. Planning and Zoning

C.1. Planning and zoning actions.

Will administrative or legislative adoption, or amendment of a plan, local law, ordinance, rule or regulation be the only approval(s) which must be granted to enable the proposed action to proceed? Yes No

- **If Yes**, complete sections C, F and G.
- **If No**, proceed to question C.2 and complete all remaining sections and questions in Part 1

C.2. Adopted land use plans.

a. Do any municipally- adopted (city, town, village or county) comprehensive land use plan(s) include the site where the proposed action would be located? Yes No

If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located? Yes No

b. Is the site of the proposed action within any local or regional special planning district (for example: Greenway; Brownfield Opportunity Area (BOA); designated State or Federal heritage area; watershed management plan; or other?) Yes No

If Yes, identify the plan(s):

c. Is the proposed action located wholly or partially within an area listed in an adopted municipal open space plan, or an adopted municipal farmland protection plan? Yes No

If Yes, identify the plan(s):

C.3. Zoning

a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance. Yes No
If Yes, what is the zoning classification(s) including any applicable overlay district?

b. Is the use permitted or allowed by a special or conditional use permit? Yes No

c. Is a zoning change requested as part of the proposed action? Yes No

If Yes,

i. What is the proposed new zoning for the site? _____

C.4. Existing community services.

a. In what school district is the project site located? _____

b. What police or other public protection forces serve the project site?

c. Which fire protection and emergency medical services serve the project site?

d. What parks serve the project site?

D. Project Details

D.1. Proposed and Potential Development

a. What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if mixed, include all components)?

b. a. Total acreage of the site of the proposed action? _____ acres

b. Total acreage to be physically disturbed? _____ acres

c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ acres

Of which 6.3 acres is within the existing building and existing asphalt surface, therefore ground disturbance that is not currently building or pavement is 1.2 +/- acres

c. Is the proposed action an expansion of an existing project or use? Yes No

The proposed project is a reduction and cleanup of an existing structure

i. If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)? % _____ Units: _____

58% Reduction in Structure Size

d. Is the proposed action a subdivision, or does it include a subdivision? Yes No

If Yes,

i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types)

ii. Is a cluster/conservation layout proposed? Yes No

iii. Number of lots proposed? _____

iv. Minimum and maximum proposed lot sizes? Minimum _____ Maximum _____

e. Will the proposed action be constructed in multiple phases? Yes No

i. If No, anticipated period of construction: _____ months

ii. If Yes:

- Total number of phases anticipated _____
- Anticipated commencement date of phase 1 (including demolition) _____ month _____ year
- Anticipated completion date of final phase _____ month _____ year

• Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: _____

f. Does the project include new residential uses? Yes No
 If Yes, show numbers of units proposed.

	<u>One Family</u>	<u>Two Family</u>	<u>Three Family</u>	<u>Multiple Family (four or more)</u>
Initial Phase	_____	_____	_____	_____
At completion	_____	_____	_____	_____
of all phases	_____	_____	_____	_____

g. Does the proposed action include new non-residential construction (including expansions)? Yes No
 If Yes,

Project is a Renovation of an Existing Structure reducing the structure size from 137,000sf to 56,550sf.

i. Total number of structures _____
 ii. Dimensions (in feet) of largest proposed structure: _____ height; _____ width; and _____ length
 iii. Approximate extent of building space to be heated or cooled: _____ square feet

h. Does the proposed action include construction or other activities that will result in the impoundment of any liquids, such as creation of a water supply, reservoir, pond, lake, waste lagoon or other storage? Yes No
 If Yes,

i. Purpose of the impoundment: _____
 ii. If a water impoundment, the principal source of the water: Ground water Surface water streams Other specify: _____
 iii. If other than water, identify the type of impounded/contained liquids and their source. _____
 iv. Approximate size of the proposed impoundment. Volume: _____ million gallons; surface area: _____ acres
 v. Dimensions of the proposed dam or impounding structure: _____ height; _____ length
 vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete): _____

D.2. Project Operations

a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both? Yes No
 (Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite) *Brownfield remediation may involve the excavation and removal of contaminated soil as needed.*
 If Yes:

i. What is the purpose of the excavation or dredging? _____
 ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site?
 • Volume (specify tons or cubic yards): _____
 • Over what duration of time? _____
 iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them.

iv. Will there be onsite dewatering or processing of excavated materials? Yes No
 If yes, describe. _____

v. What is the total area to be dredged or excavated? _____ acres
 vi. What is the maximum area to be worked at any one time? _____ acres
 vii. What would be the maximum depth of excavation or dredging? _____ feet
 viii. Will the excavation require blasting? Yes No
 ix. Summarize site reclamation goals and plan: _____

b. Would the proposed action cause or result in alteration of, increase or decrease in size of, or encroachment into any existing wetland, waterbody, shoreline, beach or adjacent area? Yes No
 If Yes:

i. Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description): _____

ii. Describe how the proposed action would affect that waterbody or wetland, e.g. excavation, fill, placement of structures, or alteration of channels, banks and shorelines. Indicate extent of activities, alterations and additions in square feet or acres:

iii. Will the proposed action cause or result in disturbance to bottom sediments? Yes No

If Yes, describe: _____

iv. Will the proposed action cause or result in the destruction or removal of aquatic vegetation? Yes No

If Yes:

- acres of aquatic vegetation proposed to be removed: _____
- expected acreage of aquatic vegetation remaining after project completion: _____
- purpose of proposed removal (e.g. beach clearing, invasive species control, boat access): _____
- proposed method of plant removal: _____
- if chemical/herbicide treatment will be used, specify product(s): _____

v. Describe any proposed reclamation/mitigation following disturbance: _____

c. Will the proposed action use, or create a new demand for water? Yes No

If Yes:

i. Total anticipated water usage/demand per day: _____ gallons/day

ii. Will the proposed action obtain water from an existing public water supply? Yes No

If Yes:

- Name of district or service area: _____
- Does the existing public water supply have capacity to serve the proposal? Yes No
- Is the project site in the existing district? Yes No
- Is expansion of the district needed? Yes No
- Do existing lines serve the project site? Yes No

iii. Will line extension within an existing district be necessary to supply the project? Yes No

If Yes:

- Describe extensions or capacity expansions proposed to serve this project: _____
- Source(s) of supply for the district: _____

iv. Is a new water supply district or service area proposed to be formed to serve the project site? Yes No

If Yes:

- Applicant/sponsor for new district: _____
- Date application submitted or anticipated: _____
- Proposed source(s) of supply for new district: _____

v. If a public water supply will not be used, describe plans to provide water supply for the project: _____

vi. If water supply will be from wells (public or private), what is the maximum pumping capacity: _____ gallons/minute.

d. Will the proposed action generate liquid wastes? Yes No

If Yes:

i. Total anticipated liquid waste generation per day: _____ gallons/day

ii. Nature of liquid wastes to be generated (e.g., sanitary wastewater, industrial; if combination, describe all components and approximate volumes or proportions of each): _____

iii. Will the proposed action use any existing public wastewater treatment facilities? Yes No

If Yes:

- Name of wastewater treatment plant to be used: _____
- Name of district: _____
- Does the existing wastewater treatment plant have capacity to serve the project? Yes No
- Is the project site in the existing district? Yes No
- Is expansion of the district needed? Yes No

• Do existing sewer lines serve the project site? Yes No
 • Will a line extension within an existing district be necessary to serve the project? Yes No
 If Yes:
 • Describe extensions or capacity expansions proposed to serve this project: _____

iv. Will a new wastewater (sewage) treatment district be formed to serve the project site? Yes No
 If Yes:
 • Applicant/sponsor for new district: _____
 • Date application submitted or anticipated: _____
 • What is the receiving water for the wastewater discharge? _____

v. If public facilities will not be used, describe plans to provide wastewater treatment for the project, including specifying proposed receiving water (name and classification if surface discharge or describe subsurface disposal plans):

vi. Describe any plans or designs to capture, recycle or reuse liquid waste: _____

e. Will the proposed action disturb more than one acre and create stormwater runoff, either from new point sources (i.e. ditches, pipes, swales, curbs, gutters or other concentrated flows of stormwater) or non-point source (i.e. sheet flow) during construction or post construction? Yes No
 If Yes:
 i. How much impervious surface will the project create in relation to total size of project parcel?
 _____ Square feet or _____ acres (impervious surface) 7.54 acre of impervious area exist today, project will reduce impervious by 0.74 acres
 _____ Square feet or _____ acres (parcel size)

ii. Describe types of new point sources. _____

iii. Where will the stormwater runoff be directed (i.e. on-site stormwater management facility/structures, adjacent properties, groundwater, on-site surface water or off-site surface waters)?

• If to surface waters, identify receiving water bodies or wetlands: _____

• Will stormwater runoff flow to adjacent properties? Yes No

iv. Does the proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater? Yes No

f. Does the proposed action include, or will it use on-site, one or more sources of air emissions, including fuel combustion, waste incineration, or other processes or operations? Yes No
 If Yes, identify:
 i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles)

 ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers)

 iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation)

g. Will any air emission sources named in D.2.f (above), require a NY State Air Registration, Air Facility Permit, or Federal Clean Air Act Title IV or Title V Permit? Yes No
 If Yes:
 i. Is the project site located in an Air quality non-attainment area? (Area routinely or periodically fails to meet ambient air quality standards for all or some parts of the year) Yes No
 ii. In addition to emissions as calculated in the application, the project will generate:
 • _____ Tons/year (short tons) of Carbon Dioxide (CO₂)
 • _____ Tons/year (short tons) of Nitrous Oxide (N₂O)
 • _____ Tons/year (short tons) of Perfluorocarbons (PFCs)
 • _____ Tons/year (short tons) of Sulfur Hexafluoride (SF₆)
 • _____ Tons/year (short tons) of Carbon Dioxide equivalent of Hydroflouorocarbons (HFCs)
 • _____ Tons/year (short tons) of Hazardous Air Pollutants (HAPs)

h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)? Yes No

If Yes:

i. Estimate methane generation in tons/year (metric): _____

ii. Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring): _____

i. Will the proposed action result in the release of air pollutants from open-air operations or processes, such as quarry or landfill operations? Yes No

If Yes: Describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust): _____

j. Will the proposed action result in a substantial increase in traffic above present levels or generate substantial new demand for transportation facilities or services? Yes No

If Yes:

i. When is the peak traffic expected (Check all that apply): Morning Evening Weekend
 Randomly between hours of _____ to _____.

ii. For commercial activities only, projected number of truck trips/day and type (e.g., semi trailers and dump trucks): _____

iii. Parking spaces: Existing _____ Proposed _____ Net increase/decrease _____

iv. Does the proposed action include any shared use parking? Yes No

v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe: _____

vi. Are public/private transportation service(s) or facilities available within 1/2 mile of the proposed site? Yes No

vii. Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles? Yes No

viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes? Yes No

k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy? Yes No

If Yes:

i. Estimate annual electricity demand during operation of the proposed action: _____

ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other): _____

iii. Will the proposed action require a new, or an upgrade, to an existing substation? Yes No

l. Hours of operation. Answer all items which apply.

<p><i>i.</i> During Construction:</p> <ul style="list-style-type: none"> • Monday - Friday: _____ • Saturday: _____ • Sunday: _____ • Holidays: _____ 	<p><i>ii.</i> During Operations:</p> <ul style="list-style-type: none"> • Monday - Friday: _____ • Saturday: _____ • Sunday: _____ • Holidays: _____
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<p>m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If yes:</p> <p>i. Provide details including sources, time of day and duration:</p> <p>_____</p> <p>_____</p>	
<p>ii. Will the proposed action remove existing natural barriers that could act as a noise barrier or screen? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Describe: _____</p> <p>_____</p>	
<p>n. Will the proposed action have outdoor lighting? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If yes:</p> <p>i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures:</p> <p>_____</p> <p>_____</p>	
<p>ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Describe: _____</p> <p>_____</p>	
<p>o. Does the proposed action have the potential to produce odors for more than one hour per day? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures: _____</p> <p>_____</p> <p>_____</p>	
<p>p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Product(s) to be stored _____</p> <p>ii. Volume(s) _____ per unit time _____ (e.g., month, year)</p> <p>iii. Generally, describe the proposed storage facilities: _____</p> <p>_____</p>	
<p>q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Describe proposed treatment(s):</p> <p>_____</p> <p>_____</p> <p>_____</p>	
<p>ii. Will the proposed action use Integrated Pest Management Practices? <input type="checkbox"/> Yes <input type="checkbox"/> No</p>	
<p>r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Describe any solid waste(s) to be generated during construction or operation of the facility:</p> <ul style="list-style-type: none"> • Construction: _____ tons per _____ (unit of time) • Operation : _____ tons per _____ (unit of time) <p>ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:</p> <ul style="list-style-type: none"> • Construction: _____ _____ • Operation: _____ _____ <p>iii. Proposed disposal methods/facilities for solid waste generated on-site:</p> <ul style="list-style-type: none"> • Construction: _____ _____ • Operation: _____ _____ 	

s. Does the proposed action include construction or modification of a solid waste management facility? Yes No
 If Yes:
 i. Type of management or handling of waste proposed for the site (e.g., recycling or transfer station, composting, landfill, or other disposal activities): _____
 ii. Anticipated rate of disposal/processing:
 • _____ Tons/month, if transfer or other non-combustion/thermal treatment, or
 • _____ Tons/hour, if combustion or thermal treatment
 iii. If landfill, anticipated site life: _____ years

t. Will the proposed action at the site involve the commercial generation, treatment, storage, or disposal of hazardous waste? Yes No
 If Yes:
 i. Name(s) of all hazardous wastes or constituents to be generated, handled or managed at facility: _____

 ii. Generally describe processes or activities involving hazardous wastes or constituents: _____

 iii. Specify amount to be handled or generated _____ tons/month
 iv. Describe any proposals for on-site minimization, recycling or reuse of hazardous constituents: _____

 v. Will any hazardous wastes be disposed at an existing offsite hazardous waste facility? Yes No
 If Yes: provide name and location of facility: _____

 If No: describe proposed management of any hazardous wastes which will not be sent to a hazardous waste facility:

E. Site and Setting of Proposed Action

E.1. Land uses on and surrounding the project site

a. Existing land uses.
 i. Check all uses that occur on, adjoining and near the project site.
 Urban Industrial Commercial Residential (suburban) Rural (non-farm)
 Forest Agriculture Aquatic Other (specify): _____
 ii. If mix of uses, generally describe:

b. Land uses and coverytypes on the project site.

Land use or Coverytype	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces			
• Forested			
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)			
• Agricultural (includes active orchards, field, greenhouse etc.)			
• Surface water features (lakes, ponds, streams, rivers, etc.)			
• Wetlands (freshwater or tidal)			
• Non-vegetated (bare rock, earth or fill)			
• Other Describe: _____ _____			

c. Is the project site presently used by members of the community for public recreation? Yes No
i. If Yes: explain: _____

d. Are there any facilities serving children, the elderly, people with disabilities (e.g., schools, hospitals, licensed day care centers, or group homes) within 1500 feet of the project site? Yes No
If Yes,
i. Identify Facilities:

e. Does the project site contain an existing dam? Yes No
If Yes:
i. Dimensions of the dam and impoundment:

- Dam height: _____ feet
- Dam length: _____ feet
- Surface area: _____ acres
- Volume impounded: _____ gallons OR acre-feet

ii. Dam's existing hazard classification: _____
iii. Provide date and summarize results of last inspection:

f. Has the project site ever been used as a municipal, commercial or industrial solid waste management facility, or does the project site adjoin property which is now, or was at one time, used as a solid waste management facility? Yes No
If Yes:
i. Has the facility been formally closed? Yes No

- If yes, cite sources/documentation: _____

ii. Describe the location of the project site relative to the boundaries of the solid waste management facility:

g. Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin property which is now or was at one time used to commercially treat, store and/or dispose of hazardous waste? Yes No
If Yes:
i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred:

h. Potential contamination history. Has there been a reported spill at the proposed project site, or have any remedial actions been conducted at or adjacent to the proposed site? Yes No
If Yes:
i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply: Yes No
 Yes – Spills Incidents database Provide DEC ID number(s): _____
 Yes – Environmental Site Remediation database Provide DEC ID number(s): _____
 Neither database
ii. If site has been subject of RCRA corrective activities, describe control measures: _____

iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database? Yes No
If yes, provide DEC ID number(s): _____
iv. If yes to (i), (ii) or (iii) above, describe current status of site(s):

v. Is the project site subject to an institutional control limiting property uses? Yes No

- If yes, DEC site ID number: _____
- Describe the type of institutional control (e.g., deed restriction or easement): _____
- Describe any use limitations: _____
- Describe any engineering controls: _____
- Will the project affect the institutional or engineering controls in place? Yes No
- Explain: _____

E.2. Natural Resources On or Near Project Site

a. What is the average depth to bedrock on the project site? _____ feet

b. Are there bedrock outcroppings on the project site? Yes No
 If Yes, what proportion of the site is comprised of bedrock outcroppings? _____%

c. Predominant soil type(s) present on project site: _____ %
 _____ %
 _____ %

d. What is the average depth to the water table on the project site? Average: _____ feet

e. Drainage status of project site soils: Well Drained: _____ % of site
 Moderately Well Drained: _____ % of site
 Poorly Drained _____ % of site

f. Approximate proportion of proposed action site with slopes: 0-10%: _____ % of site
 10-15%: _____ % of site
 15% or greater: _____ % of site

g. Are there any unique geologic features on the project site? Yes No
 If Yes, describe: _____

h. Surface water features.

i. Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds or lakes)? Yes No
Well north of the re-development area along Bishops Brook

ii. Do any wetlands or other waterbodies adjoin the project site? Yes No
 If Yes to either *i* or *ii*, continue. If No, skip to E.2.i.

iii. Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency? Yes No

iv. For each identified regulated wetland and waterbody on the project site, provide the following information:

- Streams: Name _____ Classification _____
- Lakes or Ponds: Name _____ Classification _____
- Wetlands: Name _____ Approximate Size _____
- Wetland No. (if regulated by DEC) _____

v. Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies? Yes No
 If yes, name of impaired water body/bodies and basis for listing as impaired: _____

i. Is the project site in a designated Floodway? Yes No

j. Is the project site in the 100-year Floodplain? Yes No

k. Is the project site in the 500-year Floodplain? Yes No

l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer? Yes No
 If Yes:
 i. Name of aquifer: _____

m. Identify the predominant wildlife species that occupy or use the project site: _____ _____ _____	
n. Does the project site contain a designated significant natural community? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes: <i>i.</i> Describe the habitat/community (composition, function, and basis for designation): _____ _____ <i>ii.</i> Source(s) of description or evaluation: _____ <i>iii.</i> Extent of community/habitat: <ul style="list-style-type: none"> • Currently: _____ acres • Following completion of project as proposed: _____ acres • Gain or loss (indicate + or -): _____ acres 	
o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes: <i>i.</i> Species and listing (endangered or threatened): _____ _____ _____	
p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes: <i>i.</i> Species and listing: _____ _____	
q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? <input type="checkbox"/> Yes <input type="checkbox"/> No If yes, give a brief description of how the proposed action may affect that use: _____ _____	
E.3. Designated Public Resources On or Near Project Site	
a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes, provide county plus district name/number: _____	
b. Are agricultural lands consisting of highly productive soils present? <input type="checkbox"/> Yes <input type="checkbox"/> No <i>i.</i> If Yes: acreage(s) on project site? _____ <i>ii.</i> Source(s) of soil rating(s): _____	
c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes: <i>i.</i> Nature of the natural landmark: <input type="checkbox"/> Biological Community <input type="checkbox"/> Geological Feature <i>ii.</i> Provide brief description of landmark, including values behind designation and approximate size/extent: _____ _____ _____	
d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes: <i>i.</i> CEA name: _____ <i>ii.</i> Basis for designation: _____ <i>iii.</i> Designating agency and date: _____	

e. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? Yes No

If Yes:

i. Nature of historic/archaeological resource: Archaeological Site Historic Building or District

ii. Name: The subject site, nor any immediately adjoining properties are listed on the National or State Register of Historic Places.

iii. Brief description of attributes on which listing is based:
N/A

f. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory? Yes No

g. Have additional archaeological or historic site(s) or resources been identified on the project site? Yes No

If Yes:

i. Describe possible resource(s): _____

ii. Basis for identification: _____

h. Is the project site within five miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource? Yes No

If Yes:

i. Identify resource: Green Lakes State Park

ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): State Park

iii. Distance between project and resource: _____ 1.0 miles.

i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666? Yes No

If Yes:

i. Identify the name of the river and its designation: _____

ii. Is the activity consistent with development restrictions contained in 6NYCRR Part 666? Yes No

F. Additional Information

Attach any additional information which may be needed to clarify your project.

If you have identified any adverse impacts which could be associated with your proposal, please describe those impacts plus any measures which you propose to avoid or minimize them.

G. Verification

I certify that the information provided is true to the best of my knowledge.

Applicant/Sponsor Name Matthew R. Napierala, P.E. Date November 22, 2021

Engineer Agent for Owner / Applicant

Signature  Title Managing Engineer (Napierala Consulting)

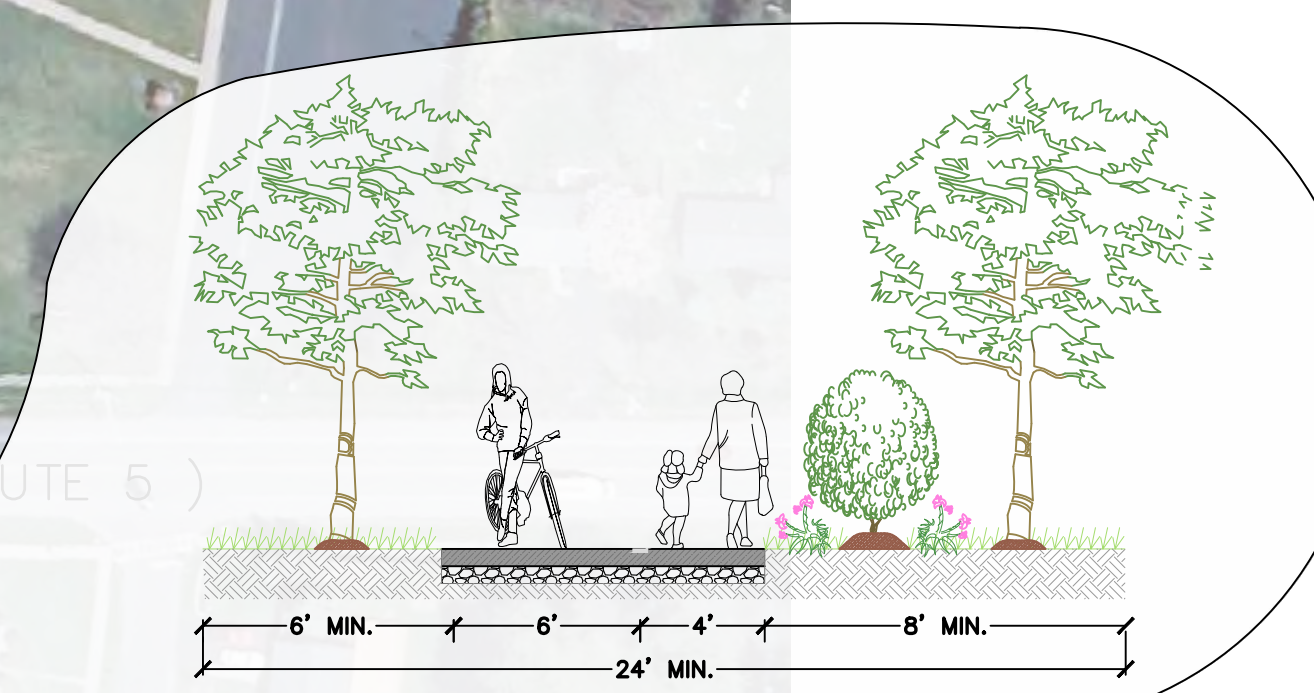
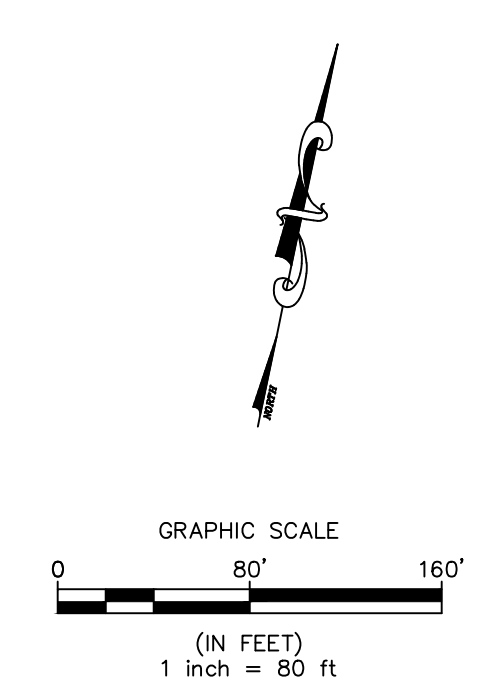
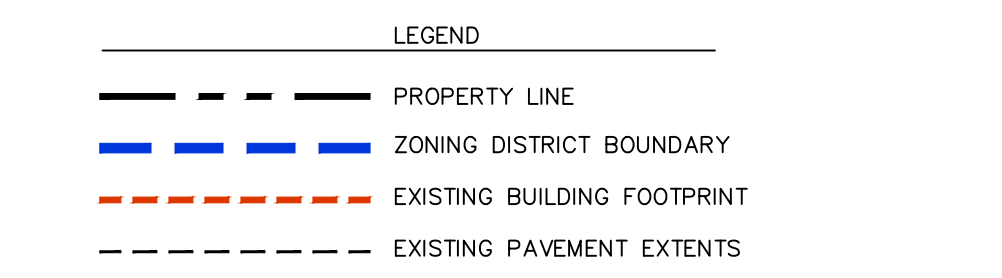


SITE PLAN





PROJECT SITE INFORMATION		
ADDRESS	547 GENESEE STREET (NYS ROUTE 5)	
TAX MAP ID NO.	009-04-19.1	
BOUNDARY SURVEY	PROPERTY LINE INFORMATION TAKEN FROM SURVEY BY O'BRIEN & GERE ENGINEERS, INC.	
TOTAL SITE AREA	32.92 ACRES	
EXISTING LAND USE	VACANT INDUSTRIAL/MANUFACTURING	
PROPOSED LAND USE	GROCERY STORE	
EXISTING BUILDING SIZE	±137,000 SF	
PROPOSED BUILDING SIZE	56,550 SF	
ZONING INFORMATION - GROCERY STORE		
ZONING DISTRICT	INDUSTRIAL (I)	
	REQUIRED	PROVIDED*
BUILDING HEIGHT	35'	25'
LOT COVERAGE	35%	4%
FRONT YARD SETBACK	35'	256'
REAR YARD SETBACK	25'	371'
SIDE YARD SETBACK	10'	100'
BUFFER ZONE	30'	140'
PARKING DIMENSIONS	10'x20'	10'x20'
PARKING AISLE WIDTH	24'	24' TO 28' VAR
PARKING SPACES	1' SP/200 SF	283 PARKING SPACES
	283 PARKING SPACES	283 PARKING SPACES



OVERALL LAYOUT

PROJECT TITLE: **PROPOSED GROCERY STORE**
547 GENESEE ST (ROUTE 5)

VILLAGE OF FAYETTEVILLE ONONDAGA COUNTY, NY

PREPARED FOR: **NORTHWOOD REAL ESTATE VENTURES, LLC.**
25 PARCE AVENUE, SUITE 155
FAIRPORT, NY 14450

NO.	DATE	REVISION/ISSUE

VILLAGE OF FAYETTEVILLE - SITE PLAN
 VILLAGE PLANNING BOARD
 CHAIRPERSON SIGNATURE

PREPARED BY: **NAPIERALA CONSULTING**
 PROFESSIONAL ENGINEER P.C.
 SITE DESIGN ENGINEERING
 110 FAYETTE STREET
 MANHATTAN, NEW YORK 10014
 email: MNAI@NAPIERALA.COM
 PH: (315) 682-5860 FAX: (315) 682-5544

PROJECT NO. **19-1826**
 DATE **18 NOV 2021**
 SCALE **1" = 80'**

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