

City of Syracuse Zoning Administration

Application for SPECIAL PERMIT Review by the Planning Commission

City Hall Commons * Room 101 * 201 E. Washington Street * Syracuse, NY 13202-1426 * 315-448-8640

For Office Use: Filing Date: 7/9/18 Case Number: SP-18-17 Zoning District: EA

[X] NEW SPECIAL PERMIT [] MODIFICATION OF EXISTING SPECIAL PERMIT

LIST ALL ADDRESSES INVOLVED IN YOUR PROJECT:

1800 West Fayette Street

TAX MAP SECTION, BLOCK, and LOT information from Assessment Department (call 448-8280)

Section: 111 Block: 10 Lot: 01.1
Section: Block: Lot:
Section: Block: Lot:

This APPLICATION is for a:

- [] Restaurant (this also includes uses such as Bars, Taverns, Coffee Shops, Night Clubs)
[X] Gasoline Service Station
[] Car Wash Facility
[] Care Home
[] Parking Lot or Parking Garage
[] Transitional Parking Area
[] Offices of Religious and Educational Institutions
[] Bed and Breakfast
[] Other Special Permit Uses (describe)

PLEASE DESCRIBE ALL ASPECTS OF YOUR PROJECT IN DETAIL:

Demolition and removal of an existing vacant building (former Denny's Restaurant). New construction of a 4,232sqft. Byrne Dairy Retail store and fueling facility with (8) fuel dispensers on a 1.49+/- acre parcel.
See attached Project Narrative

OWNER INFORMATION:

Name(s): Rasselas Associates, LLC c/o James H. Messenger
Mailing Address: 440 South Warren Street, Suite 703 Syracuse, NY
Zip: 13202 Daytime phone: 315-471-3030 Home phone:
E-mail: jim@messengerlaw.net

APPLICANT INFORMATION:

(Copy of contract to purchase must be included with application)

Contract Purchaser(s) Tenant Co-Applicant Other (please state): _____

Name(s): Sonbyrne Sales Inc./Christian Brunelle

Mailing Address: 171 Route 5

Zip: 13166 Home phone: 315-214-6455 Day Phone: 315-420-7575

E-mail: christian.brunelle@byrnedairy.com

REPRESENTATIVE INFORMATION:

(Only if involved in this application)

Attorney Architect Contractor Other _____

Name(s): N/A

Mailing Address: _____

Zip: _____ Telephone: _____ E-mail: _____

DESCRIPTION OF OPERATION:

Days of week open: All

Hours of operation: 24 hours

Maximum number of employees on premises at one time: 6

Number of off-street parking available (site plan required to indicate location): 27

Other uses currently on the property: FIRST FLOOR: Vacant former Restaurant

SECOND FLOOR: N/A OTHER FLOORS: N/A

Indicate types and uses of other structures on the property if any (i.e. garage, storage building, etc.):

N/A

SIGNAGE INFORMATION:

Size and location of all existing AND proposed signage (use additional sheet if necessary)

A sign plan is required, see attachment (Wall, Ground, Projecting, Window)

| | | | | | |
|------|----------------|----------|-------------------------|------|---------------|
| Size | <u>37 sft</u> | Location | <u>Northeast corner</u> | Type | <u>Ground</u> |
| Size | <u>40 sqft</u> | Location | <u>Bldg.</u> | Type | <u>Wall</u> |
| Size | <u>40 sqft</u> | Location | <u>Bldg.</u> | Type | <u>Wall</u> |

SPECIAL PERMIT FUNCTIONS: (Check all that apply)

Dining room Bar Service Drive-thru

Entertainment Stage DJ Booth

Light Duty auto repair Heavy Duty auto repair

Car Wash Facility New Auto Sales Used Auto Sales

Has owner obtained or applied for a Certificate of Use: Yes No

**Required submittals for
a Special Permit Review**

(Before an application can be considered complete, the following **must** be provided)

A title block with author, date, scale, and address of subject property must be on ALL plans listed below including property surveys. Three full sized and one 11x17 copy of ALL plans must be submitted with application.

When submitting the necessary plans listed below, the applicant must show with graphic representation, all information, drawn to scale and in a manner that can be correctly interpreted to any person viewing the case file without additional staff explanation.

- APPLICATION** (completed, dated, and signed by property owner)
- PROPERTY SURVEY**(s) of all properties involved in the project (Drawn to scale and signed by a licensed surveyor) **We cannot accept a survey that has been reduced, faxed or scanned.**
- SITE PLAN (3 Full Size Copies** drawn to scale)
 - a) Location of existing or proposed building
 - b) Location and dimensioned areas to be used for parking, including type of parking surface, curb cuts and all driveways
 - c) Location and dimensioned areas of landscaping indicating type, height, and number of plantings
 - d) Location of dumpsters and/or trash receptacles indicating type of screening to be installed
 - e) Proposed overall site screening and landscaping
 - f) Location, type, and height of fencing
 - g) Proposed lighting location, height, and wattage of luminaries
 - h) Location of loading dock/areas
 - i) Location and dimensioned areas to be used by delivery vehicles
 - j) Location of all signage
- FLOOR PLANS** (Plans do not have to be drawn by a licensed architect but need to be drawn to scale and labeled with dimensions.) **If any floor plans are not drawn to scale and/or do not include the following they WILL NOT be accepted.**

Commercial Layouts

- a) Customer areas
- b) Employee areas
- c) Storage areas and restrooms
- d) Office space
- e) Counters/tables/chairs/booths
- f) Stages/Dance Floors/DJ Booths
- g) Shelving/display areas
- h) All kitchen equipment
- i) Coolers/freezers/etc.
- j) Vending machines/amusement games/etc.

Residential Layouts

- a) Bedrooms
- b) Common areas (living room, kitchen, dining room)
- c) Bathrooms, hallways and closets

- STATE ENVIRONMENTAL QUALITY REVIEW ACT ASSESSMENT FORM** –Part one filled out completely and signed by Applicant or Owner.

PLANS REVIEW FORM – Must be submitted to, and signed by Department of Code Enforcement – City Hall Commons, Permit Desk, Room 101 (see attached form).

EXTERIOR ELEVATIONS -Must be drawn to scale, labeled with dimensions, and include material notes on the elevations). **Schematic, photo shop, or color renderings will NOT be accepted.**
a) Exterior Elevations with all dimensions clearly indicated for all exterior elements
b) Building materials and colors. Please include THREE sets of color catalogue cuts or manufacturer's reference that can be photocopied (**not life size samples or real materials**). Elevation drawings must indicate materials, color, and location of each.

EXTERIOR SIGNAGE DRAWINGS (Photos may be used to show location)
a) Type (ground/wall/window/projecting)
b) Size (exact dimensions including height from grade to top of sign example)
c) Location(s) – (see attached sign plan sample)
i. Exact placement must be included for ground signs – measurements from structure to sign location and distance from sign to property line. (not sidewalk)
ii. For wall signs, the distance from the top of sign to roofline , from ground to bottom of sign and measurement from side of building to the side of the sign– see attached

SPECIFICATIONS (include specs for exterior surface materials, awnings, windows, doors, etc.)

PHOTOGRAPHS - (COLOR 35mm or digital) of existing structures and project site. (MUST BE LABELED WITH ADDRESS OF SUBJECT SITE.)

JUSTIFICATION OF WAIVERS – In a short summary, note why waivers are requested in this special permit application. For example: Additional signage (more than allowed), parking requirements (less than needed) etc.

Please see Part C, Section IV, Articles 1 and 2 for the applicable regulations pertaining to each Special Permit use.

Special Permit Reviews by the City Planning Commission may require additional action by the Syracuse Common Council.

05/2014

Short Environmental Assessment Form

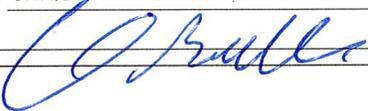
Part 1 - Project Information

Instructions for Completing

Part 1 - Project Information. The applicant or project sponsor is responsible for the completion of Part 1. 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.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

| Part 1 - Project and Sponsor Information | | | |
|---|--|---|--|
| Name of Action or Project: TIPPERARY HILL BYRNE DAIRY | | | |
| Project Location (describe, and attach a location map): 1800 W. FAYETTE STREET & W. GENESEE STREET | | | |
| Brief Description of Proposed Action: THE PROJECT INVOLVES THE DEMOLITION OF THE EXISTING BUILDING AND THE CONSTRUCTION OF A 4,232 SQUARE FOOT CONVENIENCE STORE AND FUELING FACILITIES (8 GASOLINE DISPENSERS), ALONG WITH ASSOCIATED PARKING, UTILITIES, LANDSCAPING, AND STORMWATER MANAGEMENT AREAS. | | | |
| Name of Applicant or Sponsor: SONBYRNE SALES, INC. | | Telephone: (315) 214-6455 | |
| | | E-Mail: christian.brunelle@byrnedairy.com | |
| Address: 171 ROUTE 5 WEST | | | |
| City/PO: WEEDSPORT | | State: NEW YORK | Zip Code: 13166 |
| 1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2. | | | NO <input type="checkbox"/> |
| 2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval: NYSDEC- STORMWATER DISCHARGE PERMIT, PETROLEUM BULK STORAGE REGISTRATION CITY OF SYRACUSE- ROAD CUT PERMIT, DEMOLITION PERMIT, PLUMBING PERMIT | | | YES <input checked="" type="checkbox"/> |
| 3.a. Total acreage of the site of the proposed action? _____ 1.49 acres | | | |
| b. Total acreage to be physically disturbed? _____ 1.4 acres | | | |
| c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ 1.49 acres | | | |
| 4. Check all land uses that occur on, adjoining and near the proposed action. <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____ <input type="checkbox"/> Parkland | | | |

| | | |
|--|--|--|
| <p>18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)?</p> <p>If Yes, explain purpose and size: _____</p> <p>_____</p> <p>_____</p> | <p>NO</p> <p><input checked="" type="checkbox"/></p> | <p>YES</p> <p><input type="checkbox"/></p> |
| <p>19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?</p> <p>If Yes, describe: _____</p> <p>_____</p> <p>_____</p> | <p>NO</p> <p><input checked="" type="checkbox"/></p> | <p>YES</p> <p><input type="checkbox"/></p> |
| <p>20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?</p> <p>If Yes, describe: _____</p> <p>_____</p> <p>_____</p> | <p>NO</p> <p><input checked="" type="checkbox"/></p> | <p>YES</p> <p><input type="checkbox"/></p> |
| <p>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</p> <p>Applicant/sponsor name: <u>CHRISTIAN BRUNELLE, SR. EXECUTIVE V.PRESIDENT</u> Date: <u>6-27-18</u></p> <p>Signature: <u></u></p> | | |



Parks, Recreation, and Historic Preservation

ANDREW M. CUOMO
Governor

ROSE HARVEY
Commissioner

November 15, 2016

Mr. Geoffrey Hillenbrand
Project Engineer
Plumley Engineering, P.C.
8232 Loop Road
Baldwinsville, NY 13027

Re: DEC
Byrne Dairy Syracuse (1800 W Fayette Street)
1800 W Fayette St at W Genesee St, Syracuse, NY
16PR07681

Dear Mr. Hillenbrand:

Thank you for requesting the comments of the Office of Parks, Recreation and Historic Preservation (OPRHP). We have reviewed the project in accordance with the New York State Historic Preservation Act of 1980 (Section 14.09 of the New York Parks, Recreation and Historic Preservation Law). These comments are those of the OPRHP and relate only to Historic/Cultural resources. They do not include potential environmental impacts to New York State Parkland that may be involved in or near your project. Such impacts must be considered as part of the environmental review of the project pursuant to the State Environmental Quality Review Act (New York Environmental Conservation Law Article 8) and its implementing regulations (6 NYCRR Part 617).

Based upon this review, it is the New York State Office of Parks, Recreation and Historic Preservation's opinion that your project will have no impact on archaeological and/or historic resources listed in or eligible for the New York State and National Registers of Historic Places.

If further correspondence is required regarding this project, please be sure to refer to the OPRHP Project Review (PR) number noted above.

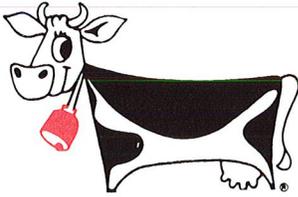
Sincerely,

Ruth L. Pierpont

Deputy Commissioner for Historic Preservation

Division for Historic Preservation

P.O. Box 189, Waterford, New York 12188-0189 • (518) 237-8643 • www.nysparks.com



MILK
ICE CREAM

SONBYRNE SALES, INC.

171 ROUTE 5

WEEDSPORT, NEW YORK 13166 • PHONE (315) 214-6455 • FAX (315) 689-5077

Byrne Dairy Tipperary Hill Project Narrative

Corner of West Fayette Street, West Genesee Street and Erie Blvd West
(Former Denny's)

Sonbyrne Sales Inc. would like to construct and operate a new Byrne Dairy Retail Store and Fueling Facility at 1800 West Fayette Street (Former Denny's). The parcel will be approximately 1.49+/- acres with 225'+/- of frontage along West Fayette Street, 245'+/- of frontage along West Genesee Street and 307' +/- frontage along Erie Blvd. West. Currently the site is occupied by a 5,600+/- sqft. vacant bldg. (former Denny's Restaurant) which will be removed from the site upon starting the project. The new store would be approx. 4,232+/- sqft. and have porches attached to two sides of the main building. Fuel canopy would be freestanding and have (8) fuel dispensers under the canopy. The site has existing Public Water and Public Sewer availability. The site will have the following curbcuts (driveways) - (1) on West Fayette Street, (1) – Right In ONLY on West Genesee Street and (1) on Erie Blvd. West. The operation of the store would be 365 days/24 hours. An outside screened dumpster enclosure will be used for trash and cardboard removal. LED and "Dark Sky" approved lighting will be used for ALL exterior site lighting and fuel canopy lighting. The site is Zoned Industrial, Class A. The operation will employ in excess of (25) employees or approximately (16) +/- Full-time equivalent employees and our payroll at this location will be approx. \$265,000.00's annually. Sales Tax collected at the site will be approximately: \$383,520.00's annually (\$212,640.00's for Onondaga County and \$170,880's for NY)

"MIGHTY FINE"

Waiver Requests – Byrne Dairy Tipperary Hill

6/27/18

Building Setback - 40' Required: 18' Provided

Justification: Site is a unique shape, elevation change and surrounded by (3) roads. Site width varies from 200' – 216' and elevation change is approximately 18' within this width. Over (10) conceptual plans were looked at and the site characteristics dictated the layout of the building, curbcuts and fuel canopy.

Driveway Width - 24' width/30' curbcut Required: 30' width/60' curbcut Erie Blvd., 30' width/80' curbcut West Fayette Provided

Justification: Due to Fuel deliveries, grocery deliveries and narrow shoulders see Rite Aid Pictures attached.

Lighting – Revised Plan and moved light fixtures to other side of driveway and placed deflection shields on them. See Siteplan and new lighting plan

Driveway and Intersection Separations - 40' Required for Restaurants: 25' Provided for Gasoline Stations. 44' along row and 55' along street curb edge.

8' Reserved Landscape Strip – On West Genesee Street there is one parking space that encroaches on the 8'. At the location there is 15' of green space between row and edge of sidewalk. On Erie Blvd. there is an area of approximately 100' where there is a 3-7' strip. The elevation change and lot width dictates the retaining wall. Directly across the street are railroad tracks.

Sidewalk Requirement along Street Frontages – There is no 5' sidewalk proposed on Erie Blvd. West. The elevation change and retaining wall would restrict any possible pedestrian access to the side along the entire Erie Blvd West frontage. There is no sidewalk to the North of the property along Erie Blvd. as well and extremely steep grades continue to the North.

Signs – There are (2) distinct uses on the site, Retail and Gasoline Station. The primary use is a Retail Dairy Store and accessory use is Gasoline Station. The site is currently zoned Industrial A.

Gas Station Ground Sign: 40' sq. ft. and (1) sign Required: 37 sq. ft. and (1) sign Provided

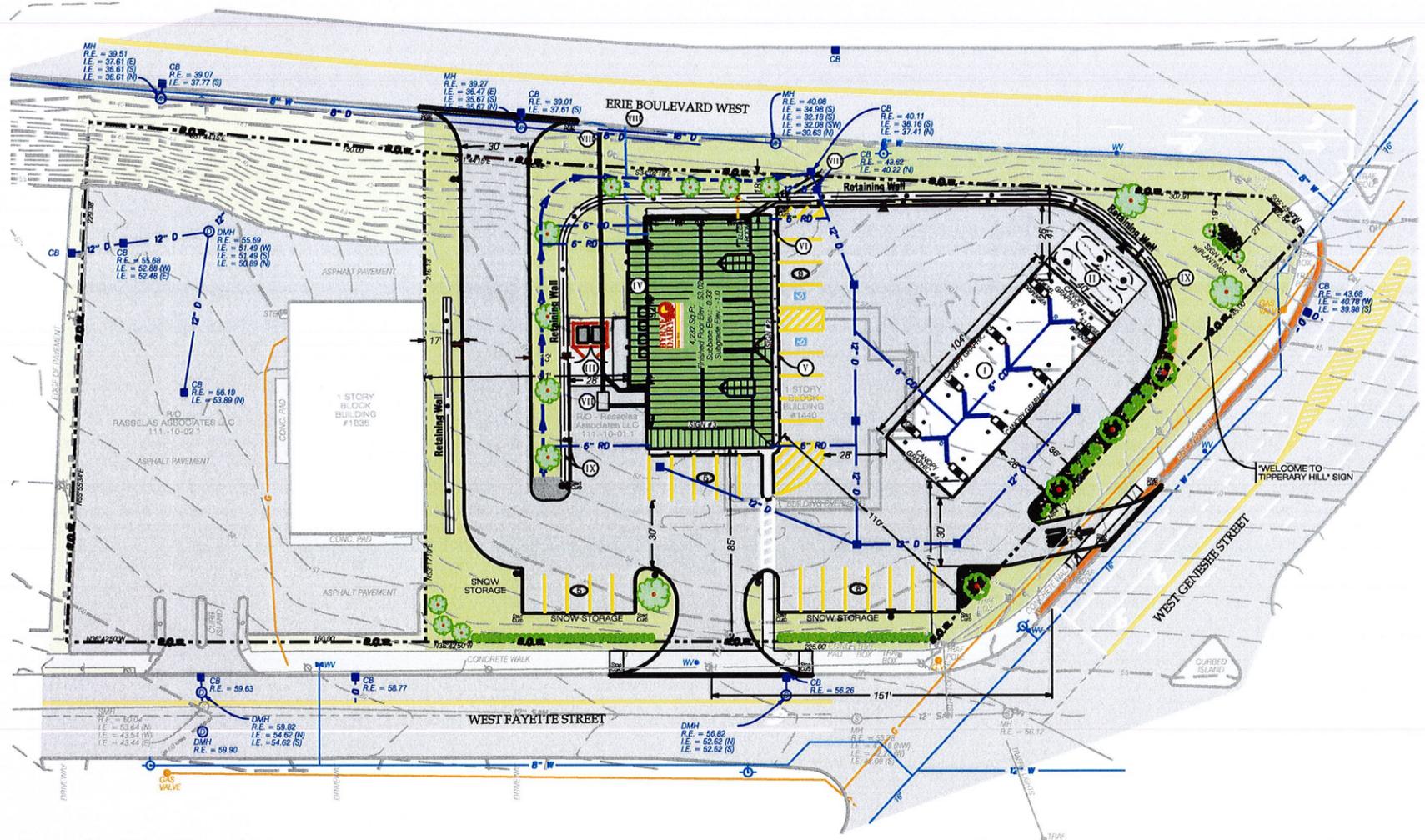
Retail Use – Additional ground sign will be less than 40 sq. ft and be coordinated with Tipperary Neighborhood Association.

Building/Wall/Fuel Dispenser Signage: Site is unique in that it has visibility and street frontage on (3) roads. Canopy graphics are not illuminated and designed to aesthetically match the building design. Fuel dispenser signage is designed to identify our own fuel brand and blend into store and canopy design.



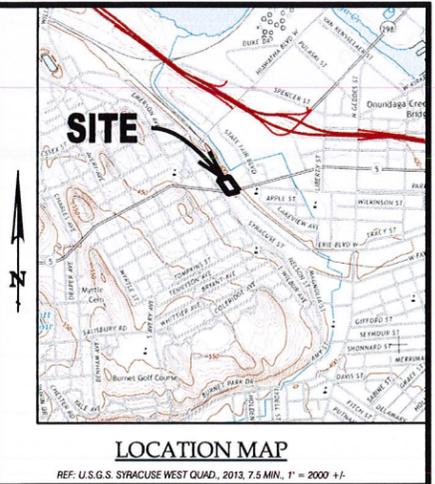
Google earth

© 2016 Google



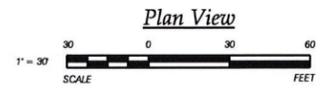
Parking Summary

| | Required | Provided |
|----------------------|----------|----------|
| Automobile Parking: | 17 | 27 |
| Handicapped Parking: | 1 | 2 |



Key

| Existing | Proposed |
|---|---|
| --- Property Line | ⊙ Number of Parking Spaces |
| --- Right of Way | ♿ Handicapped Parking w/ Applicable Signage |
| --- Lot Line | --- 6" Concrete Curb/Drop Curb |
| --- Reputed Owner | --- Underground Electric |
| --- Overhead Utility | ⬮ Light Pole & Fixture |
| --- Utility Pole | --- 8" SAN --- Sanitary Sewer w/ Size |
| --- 8" SAN --- Sanitary Sewer w/ Size | --- G --- Gas Main |
| ⊙ Sanitary Manhole | --- W --- Water Service w/ Size |
| --- G --- Gas Main | --- 12" D --- Drainage Pipe w/ Size |
| ⊙ - 6" W --- Hydrant / Water Main w/ Size | --- 6" RD --- Roof Drain w/ Size |
| --- 12" D --- Drainage Pipe w/ Size | ■ Catch Basin / Control Structure |
| ⊙ ■ Drainage Manhole / Catch Basin | ⊙ Planting (See Landscape Plan) |
| --- Topographic Contour | |



Plan Notes

- (I) 104' x 40' overhead canopy w/ recessed canopy lights for pump islands w/ 104' x 40' steel reinforced concrete dispenser pad, by petroleum contractor. Site contractor responsible to 5' of canopy pad.
- (II) 960 sq. ft. (24' x 40') steel reinforced concrete tank pad w/ -20,000 gallon, 10' diameter x 37'-6" long, double-walled fiberglass regular unleaded gasoline underground storage tank by petroleum contractor. -10,000 gallon (5,000 gallon diesel); 5,000 gallon super unleaded gasoline, 8' diameter x 31'-1" long; split compartment double-walled underground storage tank by petroleum contractor. Site contractor responsible to 5' of tank pad. Tank pad, UST and UST piping by petroleum contractor.
- (III) Dumpster Enclosure: The sides of the enclosure shall be chain-link fence with PVC slats. Provide two chain link swing gates for access. This work to be completed by fence contractor. The dumpster shall rest on a 30' x 20' steel reinforced concrete dumpster pad by site contractor.
- (IV) 8' x 53' refrigeration, HVAC & generator pad w/ partial roof by building contractor w/ fence enclosure by fence contractor.
- (V) Concrete sidewalk flush w/ asphalt.
- (VI) 6" diameter bollard to be centered on each parking stall, with a minimum of 3 bollards to be provided for the loading zone. See Parking Stall Bollard Detail on Sheet C403 for additional information.
- (VII) Plumbing contractor shall provide and install a 1,000 gallon grease trap, a vent, trap & clean-out assembly per applicable Department of Health Standards. Work to be coordinated with Byrne Dairy, Health Department & applicable contractors. Site contractor responsible for excavation and backfill around grease trap.
- (VIII) Coordinate utility locations & connection to existing utility with applicable utilities company.
- (IX) 4 high black chain-link fence on retaining wall and 2 high guide rail along side of retaining wall where shown.

Signage

| Sign Type | Sign Designation | Size Provided |
|--------------------------|-----------------------------|---|
| Free Standing Sign (LED) | Sign #1 | 37 Sq. Ft. Ea. Side; 8 Ft. High |
| Building Sign | Sign #2 & 3 | 40 Sq. Ft. Ea. |
| Canopy Graphic | Graphic #1 - #4 | 28 Sq. Ft. Ea. |
| Dispenser Graphic | On each dispenser (6 Total) | 5.32 Sq. Ft. Ea. 42.56 Sq. Ft. Total |

Lighting Chart

| Symbol | Description | Qty. |
|--------|---|------|
| ■ | Recessed Canopy Light Cree LED Fixture (Dark-Sky Friendly Compliant) | 16 |
| ⬮ | 17 Light Poles Cree LED Fixture (Dark-Sky Friendly Compliant) | 10 |
| ⬮ | Wall Lighting 9' Mounting Height Cree LED Fixture (Dark-Sky Friendly Compliant) | 5 |

- Notes:**
- Basemap Reference:
Final Plan - Resubdivision of Lots 27351, Passella's Plaza and 27352A known as 1836 and 1900 West Fayette Street into new lot 27351A to be known as 1440 West Genesee Street; Prepared by: C.N.Y. Land Surveying; Dated: December 16, 2016; Project No.: 16.129.
 - Horizontal and Vertical Datums based on City of Syracuse Datum.
 - According to the New York State DEC Environmental Resource Mapper (webpage), there are no DEC Wetlands on or within 100 of the site.
 - According to the US Fish & Wildlife Service National Wetlands Inventory, there are no Federal Wetlands within the proposed site limits.
 - According to The National Flood Insurance Program - Flood Insurance Rate Map for Onondaga County, New York (Map No. 36067C216F, Dated: November 4, 2016) the site is not located in the 100 year flood plain.

**CITY OF SYRACUSE ZONING ORDINANCE REVIEW
ZONED: INDUSTRIAL DISTRICT, CLASS A**

| Required | Provided |
|--|---|
| 1. Lot Size: N/A | 1. Lot Size: 1.49 Acres (64,800 Sq. Ft.) |
| 2. Lot Width: Min. 150' of Frontage on Arterial or Collector Street with Min. 100' Frontage along any other Street | 2. Lot Width: 245' along West Genesee St. (Primary Arterial) |
| 3. Building Setbacks: A. Front Yard: 110' to West Genesee St. B. Rear Yard: 91' C. Side Yard: 18' (to Erie Blvd. West), 85' (to W. Fayette St.) | 3. Building Setbacks: A. Front Yard: 110' to West Genesee St. B. Rear Yard: 91' C. Side Yard: 18' (to Erie Blvd. West), 85' (to W. Fayette St.) |
| 4. Max. Height of Structures: Building & Facade: 24' Canopy: 18' | 4. Max. Height of Structures: N/A |
| 5. Pump Island Setback: Min. 20' from Street R.O.W. and Min. 30' from all other Property Lines | 5. Pump Island Setbacks: 41' from W. Genesee St. R.O.W. 38' from Erie Blvd. West R.O.W. 71' from West Fayette St. R.O.W. |
| 6. Building & Parking Coverage: 100% max. | 6. Building Coverage: Principal Building & Fuel Canopy: 8,392 Sq. Ft. = 12.9% Principal Building: 4,232 Sq. Ft. = 6.5% Fuel Canopy: 4,160 Sq. Ft. = 6.4% Asphalt Pavement & Concrete: 39,858 Sq. Ft. = 61.6% Green Space: 16,550 Sq. Ft. = 25.5% |

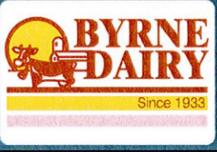
PLUMLEY ENGINEERING
Civil and Environmental Engineering
PLUMLEY ENGINEERING, P.C.
8232 LOOP ROAD
BALDWINVILLE, NY 13027
TELEPHONE: (315) 638-8587
FAX: (315) 638-9740
WWW.PLUMLEYENG.COM



REVISIONS

| NO. | DATE | BY |
|-----|------|----|
| | | |
| | | |
| | | |

TIPPERARY HILL BYRNE DAIRY
CLIENT: SONBYRNE SALES, INC.
LOCATION: 1800 WEST FAYETTE STREET
CITY OF SYRACUSE, ONONDAGA COUNTY, NEW YORK



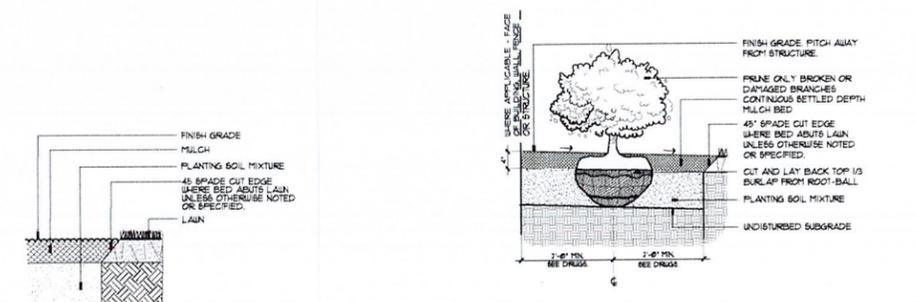
DWG. TITLE: **FINAL SITE PLAN**
Note: No alteration permitted hereon except as provided under Section 7209 Subdivision 2 of the New York State Education Law.

PROJECT No.: 2016131
FILE NAME: C201
SCALE: 1" = 30'
DATE: FEB. 2017
ENG BY: GAH
DRAWN BY: JLL
CHECKED BY: JFC
SHEET No.: **C201**
© Plumley Engineering, P.C. 2017

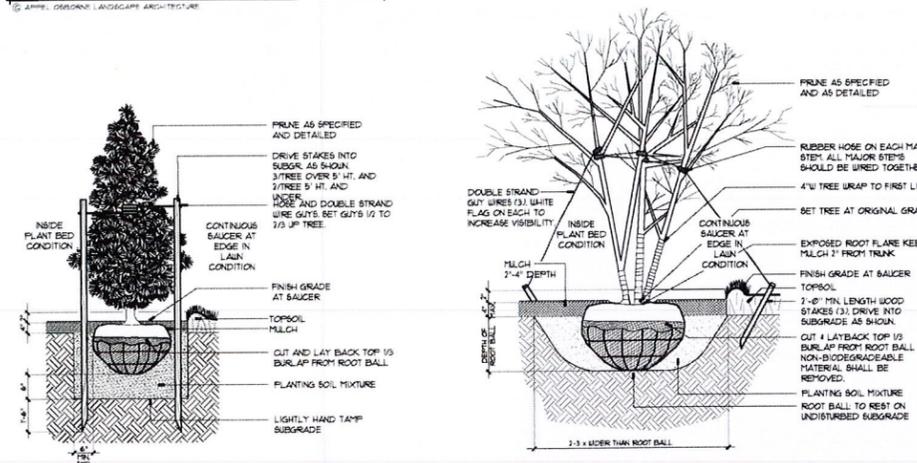
PLANT LIST - BYRNE DAIRY WEST GENESEE STREET

| KEY | BOTANICAL NAME | COMMON NAME | QUANTITY | ROOT & SIZE | SPACING | NOTES |
|-----|--|----------------------------------|----------|------------------|----------|---------------------------|
| AC | AMELANCHER CANADENSIS 'PRINCE WILLIAM' | 'PRINCE WILLIAM' SERVICEBERRY | 5 | 6'-8" HT. | AS SHOWN | MULTI-STEM (3-5) SPECIFEN |
| AG | AMELANCHER x GRANDIFLORA 'AUTUMN BRILLIANCE' | 'AUTUMN BRILLIANCE' SERVICEBERRY | 5 | 8'-10" HT. | AS SHOWN | MULTI-STEM (3-5) SPECIFEN |
| AR | AGER RUBRUM 'FRANKGRIED' | RED SUNSET RED MAPLE | 7 | 2 1/2" x 3" CAL. | AS SHOWN | |
| JC | JANPERUS CHINENSIS 'FAIRVIEW' | 'FAIRVIEW' CHINESE JANIPE | 5 | 6'-8" HT. | AS SHOWN | |
| JH | JANPERUS HORIZONTALIS 'PLUMOSA COMPACTA' | 'ANDORRA' CREEPING JANIPE | 58 | NO. 3 CONT. | 30" O.C. | |
| TM | TAXUS x MEDIA 'TAUNTONII' | 'TAUNTON'S YEW' | 70 | NO. 1 CONT. | 18" O.C. | |
| H5 | HELIOTROPION SEMPERVIVENS | BLUE OAT GRASS | 185 | NO. 1 CONT. | 18" O.C. | |
| H4 | HEPEROCALLIS 'HAPPY RETURNS' | 'HAPPY RETURNS' DAYLILY | 63 | NO. 1 CONT. | 18" O.C. | |

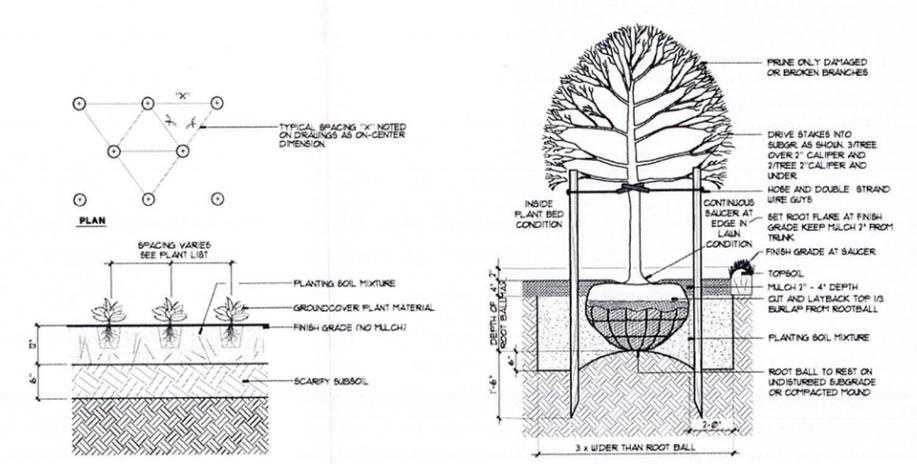
NOTES:
 1. PROVIDE NAMED VARIETIES, SIZES AND QUANTITIES LISTED. SUBSTITUTIONS NOT ALLOWED UNLESS APPROVED BY LANDSCAPE ARCHITECT.
 2. ALL PLANT BEDS AND TREE FITS SHALL HAVE MIN. 36" DEPTH CLEAN EARTH FILL SUBGRADE. TREES PLANTED IN COMPACTED AND/OR DEBRIS-LADEN AREAS WILL BE REJECTED.



6 SPADE CUT BED EDGE
SECTION - NOT TO SCALE
250-011
© APPEL OSBORNE LANDSCAPE ARCHITECTURE

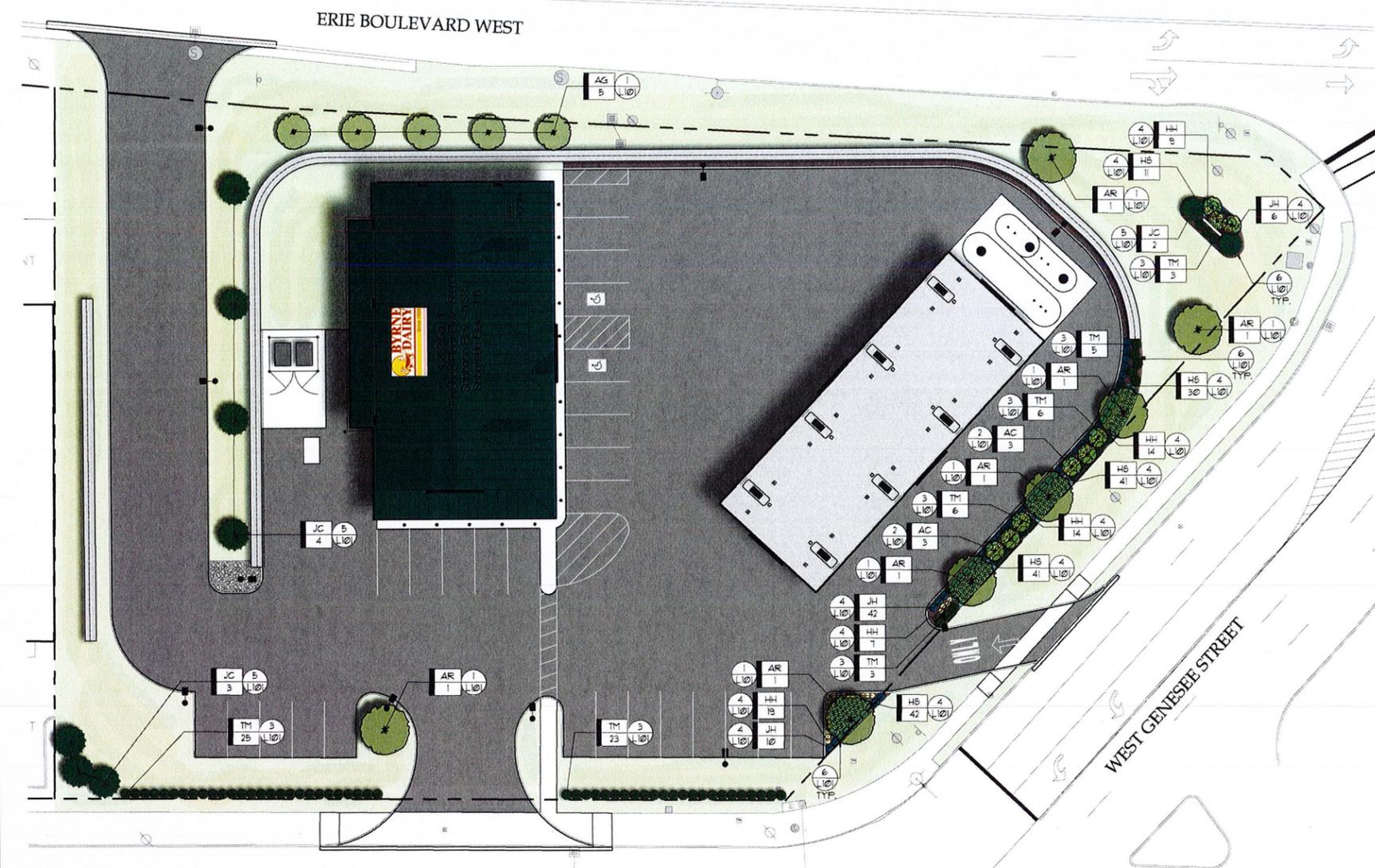


5 EVERGREEN TREE PLANTING
SECTION - NOT TO SCALE
250-003
© APPEL OSBORNE LANDSCAPE ARCHITECTURE



4 DECIDUOUS TREE PLANTING - SINGLE STEM
SECTION - NOT TO SCALE
250-002
© APPEL OSBORNE LANDSCAPE ARCHITECTURE

3 GROUND COVER PLANT SPACING
SECTION - NOT TO SCALE
250-004
© APPEL OSBORNE LANDSCAPE ARCHITECTURE

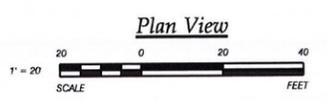


WEST FAYETTE STREET

WEST GENESEE STREET

ERIE BOULEVARD WEST

DRIVEWAY



Reference:
 "Planting Plan" prepared by Appel Osborne Landscape Architecture
 Dated: January 2017.

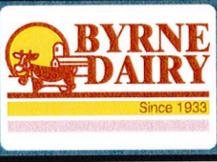


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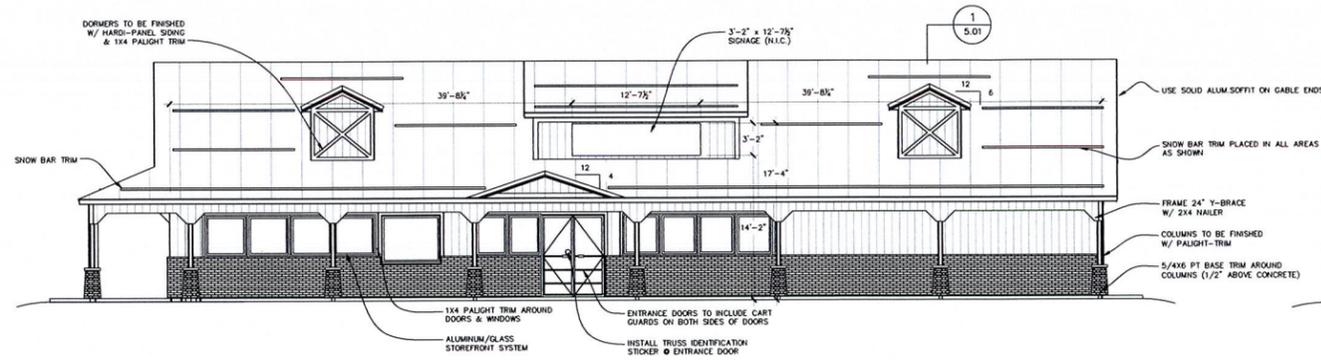
| REVISIONS | DATE | BY |
|-----------|------|----|
| | | |
| | | |
| | | |

TIPPERARY HILL BYRNE DAIRY
 CLIENT: SONBYRNE SALES, INC.
 LOCATION: 1800 WEST FAYETTE STREET
 CITY OF SYRACUSE, ONONDAGA COUNTY, NEW YORK

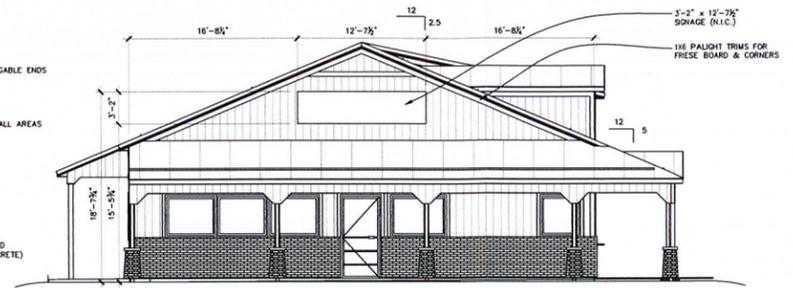


DWG. TITLE: **LANDSCAPING PLAN & DETAILS**
 PROJECT No.: 2016131
 FILE NAME: C301
 SCALE: AS NOTED
 DATE: Feb. 2017
 ENGD BY: See Reference
 DRAWN BY: See Reference
 CHECKED BY: See Reference

SHEET No.: **L101**
 Note: No alteration permitted hereon except as provided under Section 7209 Subdivision 2 of the New York State Education Law.
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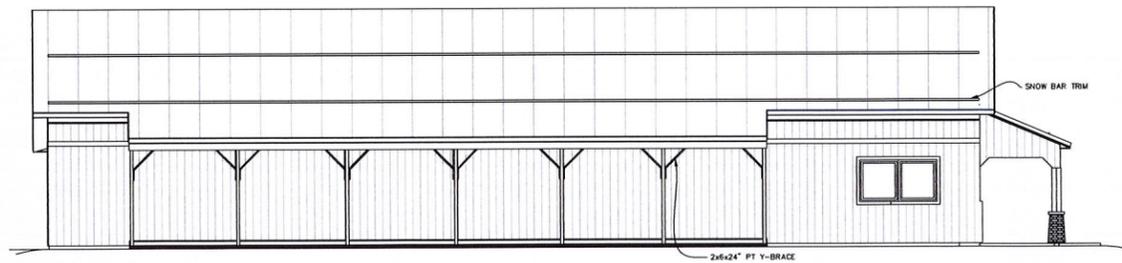


SOUTH ELEVATION
1/8" = 1'-0"

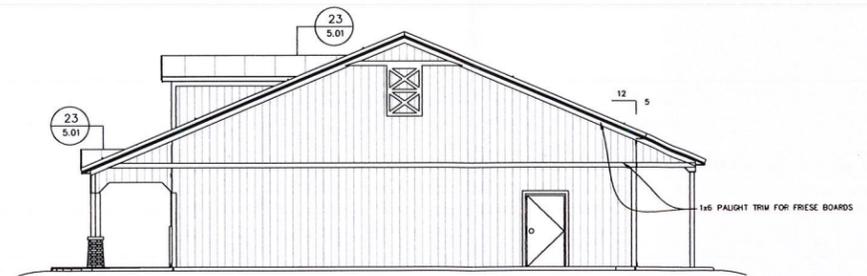


WEST ELEVATION
1/8" = 1'-0"

NOTE - EXTERIOR COLORS:
 SIDING (HARD-PANEL) : SHERWIN WILLIAMS AGED IVORY # 2450-323
 TRIM (PALIGHT-FASCIA) : WHITE
 METAL ROOF : EVERGREEN
 GUTTERS & DOWNSPOUTS : EVERGREEN (MATCH ROOF)
 ALUMINUM STOREFRONT : BROWN
 BRICK : HEAVY BRCK - RED FINE MATTE
 EXTERIOR PAINT TO HAVE A SATIN SHEEN
 SIDING TO BE PRIMED @ FACTORY AND TO BE PAINTED W/ TWO COATS IN THE FIELD



NORTH ELEVATION
1/8" = 1'-0"

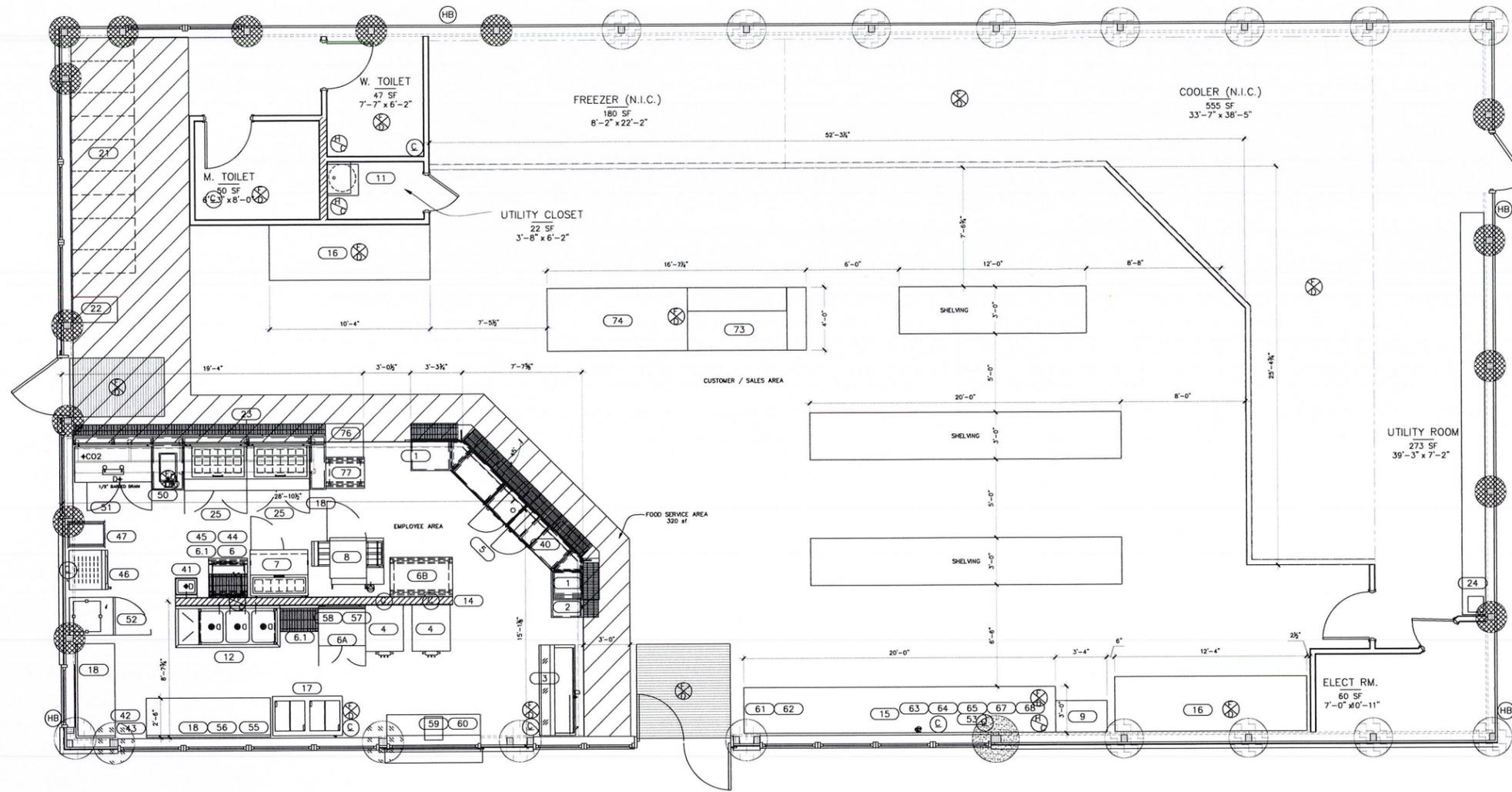


EAST ELEVATION
1/8" = 1'-0"

PROPOSED BYRNE DAIRY TIPPERARY HILL
 1800 WEST FAYETTE STREET
 SYRACUSE, NY 13204



ELEVATION



1 FIXTURE FLOOR PLAN
1/4" = 1'-0"

PROPOSED BYRNE DAIRY TIPPERARY HILL
1800 WEST FAYETTE STREET
SYRACUSE, NY 13204

| Item # | Equipment | Model | Quantity | Phase | Volts | Connection | Circuit Breaker |
|--------|--------------------------------|------------------------------|----------|-------|---------|------------------|-----------------|
| 1 | Cash Register | Verifone Ruby | 2 | 1 | 120 | 5-20R IG | 20A-1P |
| 2 | Lotto Machine | Lotto | 1 | 1 | 120 | 5-20R | 20A-1P |
| 3 | Ice Cream Dipping Cabinet | Mohawk MDCCG-12-D | 1 | 1 | 120 | 5-20R | 20A-1P |
| 4 | Soft Serve machine | Taylor C 712 | 2 | 1 | 208 | | 30A-2P |
| | (2 machines, 4 circuits) | | | 1 | 208 | | 30A-2P |
| | | | | 1 | 208 | | 30A-2P |
| 5 | Pizza Display Case | Hatco Model FSD1-1 | 2 | 1 | 120 | 5-20R | 20A-1P |
| 6 | 30"x30" SS Work table | SS table | 1 | N/A | | | |
| 6A | Refrigerated Counter Worktop | Beverage Air WTR36A | 1 | 1 | 120 | 5-20R | 20A-1P |
| 6B | 30"x48" SS Work Table | | 1 | N/A | | | |
| 6.1 | Wire Shelving | Metro shelving | 1 | N/A | | | |
| 7 | Pizza Prep table Refrigerated | Beverage Air DP46 | 1 | 1 | 120 | 5-20R | 20A-1P |
| 8 | Pizza Oven Conveyor | Lincoln Impinger 1180-2e | 2 | 3 | 120/208 | | 35A-3P |
| 9 | Lotto play point | Gamepoint ITVM | 1 | 1 | 120 | 5-20R | 20A-1P |
| 11 | Mop Sink | | 1 | N/A | | | |
| 12 | 3 Bay Sink | | 1 | N/A | | | |
| 13 | Removed | | | | | | |
| 14 | Cig Rack | | 1 | N/A | | | |
| 15 | Coffee Bar | 20"x36" Royston Cabinets | 1 | N/A | | | |
| 16 | 12' open air case | | 1 | | | | |
| 17 | Ice Cream back dipping cabinet | Mohawk M-10 | 1 | 1 | 120 | 5-20R | 20A-1P |
| 18 | Royston Cabinets | | 1 | N/A | | | |
| 21 | Booth Seating | Plymouth 4 person Booth | 3 | N/A | | | |
| 22 | ATM | Hyosung NH-1800CE | 1 | 1 | 120 | 5-20R | 20A-1P |
| 23 | Sneeze Guard | | 1 | N/A | | | |
| 24 | security System | Gulf Coast system | 1 | 1 | 120 | 5-20R | 20A-1P |
| 25 | Refrigerated Sandwich Bar | Beverage Air SPE48-18M-STL | 2 | 1 | 120 | 5-20R | 20A-1P |
| 40 | Safe | Wilson TACC II | 1 | 1 | 120 | 5-20R | 20A-1P |
| 41 | Hand Wash Sink | | | N/A | | | |
| 42 | Computer | Dell Optiplex | 1 | 1 | 120 | 5-20R | 20-1p |
| 43 | Printer/fax | Brother | 1 | 1 | 120 | 5-20R | 20-1P |
| 44 | Microwave | ACP RCS100S | 1 | 1 | 120 | 5-20R | 20A-1P |
| 45 | Microwave Convection Oven | ACP AXP22 | 1 | 1 | 208 | 6-30P | 30A-2P |
| 46 | Oven Proofer Combination | NU-VU QB-3/9 | 1 | 3 | 208 | | |
| 47 | Enclosed Bread Display Rack | | 1 | N/A | | | |
| 50 | Drop-In Hot food well | Wells MOD-100D | 1 | 1 | 120 | 5-20R | 20A-1p |
| 51 | Draft Beer cooler | beverage air DD58-1-b | 1 | 1 | 120 | 5-20R | 20A-1p |
| 52 | Reach in Refrigerator Pizza | Beverage Air HR1-15 | 1 | 1 | 120 | 5-20R | 20A-1p |
| 53 | Ice Maker | Cornelius WCC-500 | 1 | 1 | 120 | 5-20R | 20A-1P |
| 55 | Flurry machine | Astro Blender CRC Model AM-2 | 1 | 1 | 120 | 5-20R | 20A-1P |
| 56 | Milkshake machine | Hamilton Beach HMD400 | 1 | 1 | 120 | 5-20R | 20A-1P |
| 57 | Fudge warmer | Server Products Model 82060 | 1 | 1 | 120 | 5-20R | 20A-1P |
| 58 | Cone dip warmer | Server Products Model 92020 | 1 | 1 | 120 | 5-20R | 20A-1p |
| 59 | Ice Cream Register | Royal | 1 | 1 | 120 | 5-20R | 20A-1p |
| 60 | Ice cream Credit Card terminal | | 1 | 1 | 120 | 5-20R | 20A-1p |
| 61 | Creamer machine | Coldstar ND3R | 1 | 1 | 120 | 5-20R | 20A-1p |
| 62 | Cappuccino Machine | DSI Trio | 1 | 1 | 120 | 5-20R | 20A-1P |
| 63 | Coffee Brewer Single | Bunn Infusion ICB Tall | 1 | 1 | 120 | 5-20R | 20A-1P |
| 64 | Coffee Brewer Twin | Bunn Infusion Twin ICB Tall | 1 | 1 | 208 | L6-30R | 30A-2P |
| 65 | Soda Dispenser | Servend MD 175 | 1 | 1 | 120 | 5-20R | 20A-1P |
| 67 | Iced Cappuccino Machine | Coldstar ND2R | 1 | 1 | 120 | 5-20R | 20A-1P |
| 68 | Slush Machine | Cab FABY 2 | 1 | 1 | 120 | 5-20R | 20A-1P |
| 71 | Television monitors | | 2 | 1 | 120 | 5-20R | 20A-1p |
| 72 | Portion Scale | | 1 | 1 | 120 | 5-20R | 20A-1P |
| 73 | Federal Donut Case | | 1 | | | | |
| 74 | Federal Open Air case | | 1 | | | | |
| | Hand Dryers | | 2 | 1 | 208 | Integral w/ unit | 15A/2P |
| 76 | Rolling I.C. Freezer | | 1 | 1 | 120 | 5-20R | 20A/1P |
| 77 | 30"x24" SS Table | | 1 | | | | |

- LEGEND:
- ⊗ = FLOOR DRAIN
 - ⊕ = COLD WATER
 - ⊖ = HOT/ COLD WATER
 - HB = HOSE BIB (COLD WATER)

