

TOWN OF LYSANDER
ZONING BOARD OF APPEALS
NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN, that pursuant to Section 267-a(12)Town Law, a Public Hearing will be held by the Town of Lysander Zoning Board of Appeals on Monday, February 4, 2019 at 7:30 p.m. at the Town of Lysander Town Offices, 8220 Loop Road, Baldwinsville, New York, for the purpose of considering the following:

The application of Strigo Vineyard, LLC, for a Special Use Permit, for property located at 9272 Plainville Road, Baldwinsville, New York, Tax Map No. 015.-04-43.1, to allow the operation of a Country Store/Vineyard , in accordance with Article IX, Section 320-21, Paragraph C(5) and Article XVIII, Section 320-45, Paragraph E (1-5) of the Lysander Town Ordinance.

Dated: January 6, 2019

Richard Jarvis, Chairman
Lysander Zoning Board of Appeals

TOWN OF LYSANDER

ZONING BOARD OF APPEALS

APPLICATION

2018-007

Application Number _____ Date Dec. 18, 2018 Fee Paid _____

Type of Application

- Special Use Permit
- Permit for Temporary Structure/Occupancy (explain need on page 2)
- Extension of Permit for Temporary Structure/Occupancy (explain need on page 2)
- Appeal of Decision made by the Code Enforcement Officer
 - Area Variance (provide details on page 2)
 - Use Variance (use requested _____)
- Informal Interpretation (describe issue on page 2)
- Other _____

Applicable Sections of the Zoning Ordinance

Article IX Section 320-21 C (5) Permitted Use for Country Store

Article XVIII Special Permit Uses

Review by Onondaga County
Planning Board

Required Not Required

Review by Town of Lysander
Planning Board

Required Not Required

Applicant

Name Strigo Vineyard, LLC
Street Number 8179 Cranes Watch Circle Municipality Baldwinsville
State NY Zip Code 13027

Property

Street Number 9272 Plainville Road Municipality Baldwinsville
State NY Zip Code 13027
Tax Map Number 015-04-43-1
Owner (if different than applicant)

Name _____
Address _____

Zoning District Ag Overlay Control _____
Size of Property 68.7 acres
Existing Structures/Uses Conforming Nonconforming

Need and Description

For temporary permits, explain why a permit is needed. For area variances, attach a copy of a current survey and any drawings or plans - if reducing or enlarging documents that do not include a graphic representation of scale indicate the percentage of reduction or enlargement. Attach additional pages if necessary.

See attached Site Plan (C201)

Retail area within winery. 1,750 Sq. ft. Max. allowed per zoning: 5,000 sq. ft.

Area Variances N/A

- Residential
- Nonresidential
- Principal Structure
- Accessory Structure

Front Yard Setback

Required Setback _____ feet
Variance Requested _____ feet

Individual Side Yard Setback

Required Setback _____ feet
Variance Requested _____ feet

Lot Dimensions/Coverage/Floor Area

Type _____
Requirement _____
Variance Requested _____

Rear Yard Setback

Required Setback _____ feet
Variance Requested _____ feet

Total Side Yard Setback

Required Setback _____ feet
Variance Requested _____ feet

Other

Type _____
Requirement _____
Variance Requested _____

Alternatives

Explain in detail why the proposed action cannot be conducted where a variance would not be required, or where a smaller variance would be required (attach additional pages if necessary).

Sworn this 18 day of Dec. 20 18

Christine A. Sykes
Notary Public

CHRISTINE A. SYKES
Notary Public, State of New York
Qualified in Gen. Co. No. 01SY5048853
Commission Expires September 3, 2021

Julian Cruz w/Power of Attorney
ER STRIGO UNANISO, LLC
Applicant/Representative Signature

[Signature]
Owner/Representative Signature

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: Strigo Winery & Country Store			
Project Location (describe, and attach a location map): 9272 Plainville Road			
Brief Description of Proposed Action: Renovate existing barn into winery with tasting room and country store. Plant grape fields for vineyard.			
Name of Applicant or Sponsor: Strigo Vineyards, LLC		Telephone: 845-750-4566	
		E-Mail: jmurabito@morningstarcares.com	
Address: 8179 Cranes Watch Circle			
City/PO: Baldwinsville	State: New York	Zip Code: 13027	
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"/>
			YES <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: Lysander ZBA - Special Use Permit, OCDOH - Septic System; OCDOT - Driveway Permit			NO <input type="checkbox"/>
			YES <input checked="" type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		68.7 acres	
b. Total acreage to be physically disturbed?		± 1 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		68.7 acres	
4. Check all land uses that occur on, adjoining and near the proposed action.			
<input type="checkbox"/> Urban <input checked="" type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input checked="" type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____			
<input type="checkbox"/> Parkland			

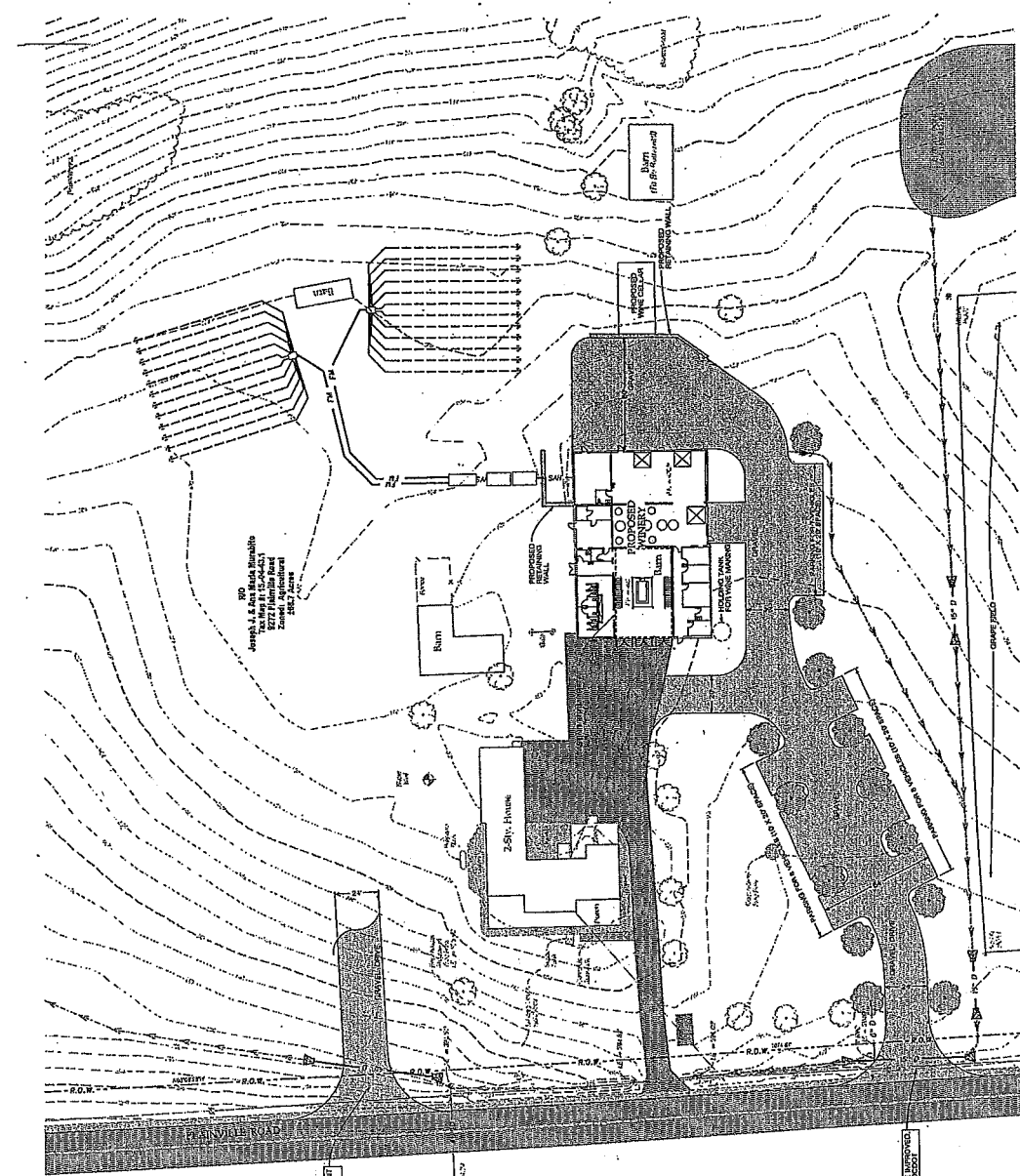
5. Is the proposed action, a. A permitted use under the zoning regulations?	NO	YES	N/A
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	NO	YES	N/A
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels? b. Are public transportation service(s) available at or near the site of the proposed action? c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: Electrical _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places? b. Is the proposed action located in an archeological sensitive area?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency? b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input checked="" type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input type="checkbox"/> Suburban			
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered? Indiana Bat	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
16. Is the project site located in the 100 year flood plain?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? <input type="checkbox"/> NO <input checked="" type="checkbox"/> YES b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

<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>Agricultural Pond (± 0.5 ac) _____</p>	<p>NO</p> <p><input type="checkbox"/></p>	<p>YES</p> <p><input checked="" 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>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>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: _____</p> <p>Signature: <i>Chris O. O.</i></p>	<p>Date: _____</p>	



LOCATION MAP
 2015 U.S. LUNAR ROAD, CITY CENTER, TOWN OF

- Key**
- Existing**
- Property Line
 - Ridge of Hill
 - Lot Line
 - Proposed Outer
 - Overhead Utility
 - Utility Pole
 - Change of Slope of Site
 - Topographic Contour
- Proposed**
- Number of Parking Spaces
 - Interconnected Parking or Recreational Space
 - Current Slope of Site
 - Drainage Swale
 - Tree (Red Hatched)



1" = 30'
 SCALE
 0 30 60
 FEET

C201

PROJECT NO. 2015115
 SHEET NO. C201
 DATE 06/20/15
 SCALE BY J.S.
 DRAWN BY J.S.
 CHECKED BY J.S.

PARTIAL SITE PLAN

STRIGO WINERY
 STRIGO VINEYARDS, LLC

TOWN OF LYSANDER, ONONDAGA COUNTY, NEW YORK

PROJECT: STRIGO WINERY
 CLIENT: STRIGO VINEYARDS, LLC
 LOCATION: TOWN OF LYSANDER, ONONDAGA COUNTY, NEW YORK





Joanne M. Mahoney
County Executive

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: January 09, 2019

OCPB Case # Z-19-7

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SPECIAL PERMIT from the Town of Lysander Zoning Board of Appeals at the request of Murabito / Strigo Winery for the property located at 9272 Plainville Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review issuance of special permits and the site is located within 500 feet of Plainville Road (Route 33), a county highway, and a farm operation located in a NYS Agricultural District; and
- WHEREAS, the applicant is requesting a special permit to allow a country store use on a 68.7-acre parcel in an Agricultural zoning district as part of a proposed project to renovate an existing barn and establish a winery, tasting room and retail area; and
- WHEREAS, the Board is concurrently reviewing a site plan referral (Z-19-6) as part of the proposed project; and
- WHEREAS, the site is located in a rural area in the Town of Lysander, with surrounding land uses including active farmland, forested areas, and low density residential; the site is adjacent to several parcels enrolled in NYS Agricultural District 3 that contain active farmland; an agricultural data statement was not included with the referral materials; and
- WHEREAS, the submitted Site Plan dated December 2018 shows the site has frontage on Plainville Road, a county road, and contains an existing two-story house, a large barn structure at the rear of the house (to be renovated), and three smaller barn structures (one to be removed); aerial imagery shows the remainder of the site (over 60 acres) to be undeveloped farm fields and forestland; and
- WHEREAS, per the local application, the proposed barn renovation will provide space for a winery, tasting room and a country store (1,750 sf or retail); per the Site Plan, additional site improvements include planting 3.6 acres at the southwest corner of the site with grapes and constructing a retaining wall and 20' x 40' precast concrete box structure (wine cellar) at the rear of the renovated barn; and
- WHEREAS, per the Site Plan, there is an existing asphalt driveway on Plainville Road that serves the house and renovated barn; a 24' wide "proposed farm driveway (permit to be obtained from OCDOT)" is shown on the north side of the house and a 24' wide "existing farm driveway to be improved" is shown to the south; the southerly driveway will be lined with red maple trees and serve two proposed gravel parking areas, providing 25 spaces on the southern side of the renovated barn; a handicap accessible parking space is indicated at the front of the barn;
- ADVISORY NOTES: per the Onondaga County Department of Transportation, all existing or proposed driveways on Plainville Road must meet Department requirements; the proposed and modified driveways will require highway access and work permits from the Onondaga County Department of Transportation and will be subject to the availability of sight distance; residential and commercial

driveways must be kept separate, per the Onondaga County Department of Transportation; and

WHEREAS, per the submitted Environmental Assessment Form (EAF), 1.0 acre of the site will be disturbed by the proposed project; per the Site Plan, there is a proposed "future pond" (24,150 sf) at the rear of the grape field area, with proposed drainage swales connecting to the pond and across the front of the site;

ADVISORY NOTE: any project that cumulatively disturbs one acre or more of land must be covered under the NYS SPDES Permit; the municipality is advised to ensure that the applicant has obtained the appropriate permits from the NYS Department of Environmental Conservation prior to municipal approval; and

WHEREAS, the site is served by an individual well and septic system, which are shown to occur to the north and front of the house, respectively; an additional septic system is proposed as part of the project; the Site Plan shows a sanitary line connecting from the renovated barn to septic tanks and a pump station, then to two force mains and ultimately two leach field areas northeast of the building; ADVISORY NOTE: the Onondaga County Health Department's Bureau of Public Health Engineering must formally accept or approve, respectively, any existing or proposed septic system to service this property prior to issuance of a building permit; and

WHEREAS, GIS mapping shows the site may contain federal wetlands, which appears to include a tributary to Ox Creek; the southeast side of the site is also shown to potentially contain state wetlands (LYS-4); neither wetland area appears to be impacted by the existing or proposed development; and

WHEREAS, the site is located over, or immediately adjoining, a principal aquifer (per EAF Mapper); and

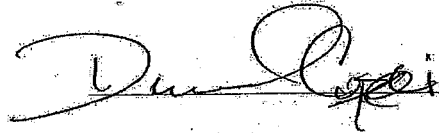
WHEREAS, the site may contain the Indiana bat, or its associated habitat, which has been listed by the state or federal government as a threatened or endangered animal species (per EAF Mapper); impacts to bat species are often associated with tree clearing and the Site Plan indicates no wooded areas on site will be removed; and

WHEREAS, ADVISORY NOTE: any application for a special use permit, site plan approval, use variance, or subdivision approval requiring municipal review and approval that would occur on or within 500 feet of a property within a NYS Certified Agricultural District is required by the NYS Agricultural and Markets Law to include an Agricultural Data Statement; and

NOW THEREFORE BE IT RESOLVED, that the Onondaga County Planning Board recommends the following MODIFICATION(S) to the proposed action prior to local board approval of the proposed action:

1. The applicant must contact the Onondaga County Department of Transportation to coordinate requirements for the existing driveway on Plainville Road, in order to satisfy commercial driveway standards, which may require widening the driveway. Any mitigation as may be determined by the Department must be reflected on the project plans prior to municipal approval.
2. The Onondaga County Department of Transportation has determined that the municipality and applicant must contact the Department to discuss any required traffic data for the proposed project. Any modifications required by the Department must be reflected on the project plans prior to municipal approval.

3. The municipality must submit a copy of the Stormwater Pollution Prevention Plan (SWPPP) and/or any drainage reports or studies to the Onondaga County Department of Transportation. Any mitigation as may be determined by the Department must be reflected on the project plans prior to municipal approval. Additional stormwater runoff into the county's right-of-way or drainage system will be prohibited.

A handwritten signature in black ink, appearing to read "Daniel Cupoli". The signature is fluid and cursive, with a long horizontal stroke at the end.

Daniel Cupoli, Chairman
Onondaga County Planning Board
Transmittal Date: 01-09-2019