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**IN THE MATTER**  
**Of**  
**SITE PLAN APPROVAL FOR**  
**RANALLI ALA, LLC – UNITED AUTO**  
**WAREHOUSE**

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**Resolution 2021-007**  
**Site Plan Approval**  
**Motion by Darcangelo**  
**Second by Lester**

The **TOWN PLANNING BOARD OF THE TOWN OF LYSANDER**, in the County of Onondaga, State of New York, met in regular session at the Town Hall in the Town of Lysander, located at 8220 Loop Road, Baldwinsville, New York 13027, County of Onondaga, State of New York, on the 12<sup>th</sup> day of August, 2021, at 7:00 p.m. The meeting was called to order by John B. Corey, as Chairman, and the following were present, namely:

John B. Corey	Chairman
Hubert D. Kimball	Member
William Lester	Member
Steve Darcangelo	Member

Absent: Doug Beachel, Member

**WHEREAS**, the Ranalli ALA LLC (the “Applicant”) originally proposed the construction of a 1 million square foot warehouse and distribution center at the intersection of Hencle Blvd., Oswego Road (Route 48) and I -690;

**WHEREAS**, on or about July 8, 2021, the Applicant revised the proposal and reduced the size of the building to 360,000 sq. ft (the “Building”) by eliminating the originally proposed Phase II and Phase III of the project (the revised proposal hereinafter referred to as the “Project”);

**WHEREAS**, the Applicant, through its engineers (CHA Engineers), has submitted a site plan package (the “Site Plan Package”) entitled “Proposed Warehouse, 8626 Oswego Road, Town of Lysander, New York,” prepared by CHA, which consists of the following Sheets: C-001 Title Sheet, C-

003 Existing Conditions, C-100 Overall Layout, C-101 Site Layout, C-102 Site Layout, C-200 Overall Grading, C-201 Site Grading, C-202 Site Grading, C-203 Site Grading, C-204 Site Grading, C-300 Overall Utility Plan, C-301 Site Utility Plan, C-302 Site Utility Plan, C-303 Site Utility Plan, C-400 Landscaping Plan, C-500 Overall Erosion and Sediment Control Plan, C-551 Erosion Control Details, C-601 Details, C-602 Details, C-603 Details, C-604 Details, C-700 Lighting Plan, C-701 Lighting Details, C-702 Lighting Details, identified as Project No. 23278.9074, and dated 3-17-21, last revision date 8-10-21;

**WHEREAS**, on August 12, 2021, the Planning Board approved a resolution issuing a negative declaration under the State Environmental Quality Review Act (the “SEQRA Resolution”);

**WHEREAS**, the Planning Board received a Site Plan review letter from the Town Engineer, dated August 11, 2021 indicating that he has reviewed the Site Plan Package and believes it conforms to New York State law and the Town Code;

**NOW, THEREFORE BE IT RESOLVED**, that having issued a negative declaration under SEQRA and having reviewed the Site Plan Package and comparing it to the criteria set forth in Town Code 320-41 (Site Plan Criteria) the Planning Board approves the Site Plan Package subject to the following conditions:

1. All the Site Plan conditions set forth in the SEQRA Resolution, including, but not limited to: traffic mitigation requested by NYS DOT, the modifications and comments set forth in the Syracuse Onondaga County Planning Board’s Resolution, all recommendations of the Town Engineer set forth in his review letters, the recommendations and restrictions set forth in the Onondaga County Memo, **are hereby approved and adopted**;
2. A wetland determination letter from the New York State Department of Conservation and the Army Corp of Engineers must be submitted to the Town Engineer that verifies the boundaries on the Wetland Delineation Report submitted by the Applicant, dated April 15<sup>th</sup>, 2021;

3. The extension of the appropriate sewer and water district to the Project Site must be approved by the Town Board;

4. Hours of operation shall be as set forth in the Traffic Impact Study and the Environmental Assessment Form, since they were partially relied on to make the SEQRA determination (Finding and Determination 19 in the SEQRA Resolution);

5. Final review and approval of the Town Engineer and the Planning Board Attorney on the Site Plan Package, the Stormwater Pollution and Prevention Plan and any subsequent documents submitted by the Applicant that does not materially change the Site Plan;

6. The three parcels set forth in Part I or the EAF (tax map - 055-01-19.1; 055-01-18; 055-01-20.0) be merged into one parcel before a certificate of occupancy is issued.

7. Conditions set forth in the Town Engineer's Site Plan approval letter dated August 11, 2021.

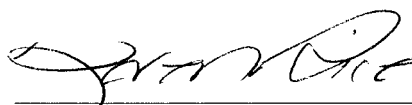
4 Ayes -- 0 Noes

I, **KAREN RICE**, Secretary of the Planning Board, **DO HEREBY CERTIFY** that the preceding Resolution was duly adopted by the Town Planning Board of the Town of Lysander at a regular meeting of the Board duly called and held on the 5<sup>th</sup> day of August, 2021 that said Resolution was entered in the minutes of said meeting; that I have compared the foregoing copy with the original thereof now on file in my office; and that the same is a true and correct transcript of said Resolution and of the whole thereof.

**I HEREBY CERTIFY** that all members of said Board had due notice of said meeting.

**IN WITNESS WHEREOF**, I have hereunto set my hand and affixed the seal of the Town of Lysander, this 13<sup>th</sup> day of August, 2021.

DATED: 8-13, 2021  
Baldwinsville, New York



**Karen Rice**  
**Secretary**  
**Planning Board of the Town of Lysander**  
**Onondaga County, New York**