

TULLY JOINT PLANNING BOARD
PUBLIC HEARING AND MEETING – MAY 16TH, 2024

Members Present: Steve Bielecki, Chairperson
TJ Shaw, Chuck Wykstra, William Hackett, Adrienne Drumm,
John Casey

Others Present: Ben Vincent, Tully Codes Officer
Bruce Graham, Current Property Owner
Chris Danaher, Hicks Snedeker
Mathew Checca, Stonefield Engineering & Design
Michael Law, Hicks Snedeker
David Miller, Recording Secretary

Mr Bielecki called the public hearing to order at 7:05pm and asked if there were any questions from the floor.

Mr. Bielecki called to the floor to speak. Matt Checca (Stonefield Engineering & Design) – The clients are proposing building a 22,000 sqft Tractor Supply store on an 8 ½ (+/-) acre parcel. There will be outdoor display areas, garden centers, back loading area, propane storage facility, and ample parking. Proposing two curb cuts as one is at the DOT entrance adjacent to Kinney Drugs and the other is behind the Circle K. DOT has been contacted and there is also an easement with Circle K to access through to the new proposed facility. There will be an upgrade to the entrance next to Kinney Drugs to handle the large truck weights for construction and emergency vehicles. Providing what they believe is an acceptable somar pollution plan along with adding more new green space with this project. All utilities for this site will be provided by the contractor alongside with the few that are already on site. Matt also stated that they have been in contact with the NYSDEC and NYSDOT concerning the soil erosion plan with regards to the slope being stable. Landscaping and Lighting are important for the site and they have been provided with the drawings of the proposal of the project.

Mr. Bielecki asked the board if anyone had any questions to start off with.

Mr. Shaw was first to ask what were the revisions of the site plans?
Matt Checca responded with stating that the Village board advised to go to ZBA for 3 variances, with one being Parking behind Kinney drugs with only 59 spaces. The village required 156 spaces but due to tractor supply prototypical design they feel as if the 60 + spaces are adequate. This was approved through the ZBA with the new spaces change. The other two variances that were requested are related to “monument” or Pylon signs for Tractor Supply. One would be on the half moon roadway and the other would be closer to Kinney Drugs at a size of 75 sqft.

Ms. Drum asked Matt Checca about the 3 variances and wanted to clarify that it was for the front yard parking and two signs. Matt Confirmed that information.

Matt Checca then spoke on another proposed change to the plans with a lot line merger with Circle K due to an encroachment.

Mr. Bielecki then asked Matt Checca the travel patterns they anticipate for patrons visiting the store and what would be the main traffic patterns. Matt Checca confirmed that the access would be from route 11 along with the half moon road behind Circle K.

Bruce Graham then stated there was an encroachment from Circle K with their DEF tanks within the new project limits. They are willing to release that encroachment to Circle K.

Mr. Bielecki asked for timeline- Matt Checca stated that they would like to get approval in two weeks from today. John Michael Law also confirmed that construction would kick off month from now, if approved, and then be a 28 week construction schedule. Matt Checca then asked the board if there was a possibility for a site demolition/excavation permit from the board for now to keep up with the construction schedule. Steve Bielicki stated that would fall under the Village Board.

Mr. Shaw then asked how they intend to keep the slope after excavation tied back? Matt Checca stated that there is a natural rock wall, so they don't see a need for retaining wall. Following up with his question, TJ Shaw asked about possible blasting operations and Matt Checca responded that if needed they would go through NYSDEC to get all proper permits and approvals. He stated how blasting is more cost and time effective compared to more traditional methods of fracturing/chipping then cleaning up the rock.

Mr. Bielecki asked if there was a possible archeological site within the rock wall? Matt Checca stated that the NYSDEC review they generated and provided states there was none during this disturbance that they have. They do have an application pending with the culture resource information system which is the NYSDEC historical website that reviews properties in non-historical areas. They will share any findings with the board when its approved and completed.

Mr. Hackett then spoke to what the village allows which is allowed on this project. He stated that there is not a lot of parking from what he can see, but nothing else of concern.

Mr. Bielecki asked the normal operating hours and if this is the new average for parking spaces? John Micheal Law stated that the max Tractor Supply sees for parking areas across the country would be 70-74 spaces, so they feel confident on their provided proposed spaces. Hours will also be Sun 8a-7p Mon to Sat 8a-8p

Ms. Drumm asked about more information towards the blasting operations such as process' or if there will be blasting matts? Matt Checca responded to the question stating that the NYSDEC regulation and guidelines will be followed along with working with the Village engineer and Town.

Bruce Graham stated that he has spent some time with Maine blasting and drilling. With that time, he noted that they inventory all surrounding property to ensure neighboring properties are

not affected. Also, all blast sites were GPS mapped to ensure the only effected areas were within the proposed blasting zone.

Mr. Vincet – OCPB (Onondaga County Planning Board) was referred for this project. They recommend that storm water gets referred to NYSDOT. They did ask to get all adjoining property easements in agreement pertaining to the driveways. Tully FD wants to have a say within the placement of hydrants along with the locations of hook ups and to make sure all FD codes are followed.

Ms. Drumm asked about who will maintain the access of the half circle driveway? Chris Danaher stated that all easements have reciprocal rights of use and then there is contribution among the parcels that are developed for the cost of maintaining the halfmoon driveway.. If tractor supply construction related activites were to be the cause of damage in the driveway he stated they would then be responsible to repair it.

Mr. Bielecki stated that he will pass on to the Village that the board does not have any changes or recommendations and called the meeting to a close at 7:40pm.

Respectfully Submitted
David Miller,
Recording Secretary