

CITY OF ROME PLANNING BOARD
CARE OF: DEPARTMENT OF COMMUNITY AND ECONOMIC DEVELOPMENT
ROME CITY HALL, 198 N. WASHINGTON STREET
ROME, NEW YORK 13440-5815
Telephone: (315) 339-7643 Fax: (315) 838-1167
www.RomeNewYork.com



Application for Planning Board Review

Property Address: 7812 Turin Rd

County Tax ID #: 223.007-0002-011

Type of Action Requested

- Site Plan Review Site Plan Revision Minor Subdivision (less than 5 lots)
 Major Subdivision (5 lots or more)
 Preliminary Plat Final Plat

Please fill out all the application forms completely and ensure that you are submitting all required supporting documentation. Review and complete the application checklist form prior to submission to confirm that your application is complete.

A complete application must include, at minimum:

- *Completed Application Form*
- *Application Fee*
- *All Required Submittals*
- *Digital Copy of All Documents*
- *10 Paper Copies of All Documents Printed to Full Original Scale*

A complete application package must be submitted to the City's Department of Community and Economic Development at least sixteen (16) calendar days in advance of the upcoming meeting to be placed on an agenda. Please note that for review items which require a State Environmental Quality Review (SEQR), by law, each agency that is part of the project review has up to thirty (30) days for comment. With this in mind, if an item subject to SEQR is submitted at the deadline (16 days prior to the meeting), it is unlikely that the review item will be able to be acted on at the following regular meeting of the planning board.

The Planning Board generally meets on the first Tuesday of each month, but consult the publicly posted schedule as this can vary as a result of public holidays.

Office Use	Date Received:	Fee Received: <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
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City of Rome, New York
Application for Planning Board Review

Applicant Information

Name: Sonbyrne Sales, Inc. Address: 171 US-5
Phone: 315-420-7575 City: Wedport State: NY Zip: 13166
E-Mail: Christian.brunelle@byrnedairy.com

Property Owner Information (Check if same as applicant)

Name: Community Bank, N.A.,
Successor by Merger to
Oneida Savings Bank Address: 5790 Widewaters Parkway
Phone: _____ City: Dewitt State: NY Zip: 13214
E-Mail: _____

Agent Information - Representative

Name: Christian Brunelle Address: 171 US-5
Phone: 315-420-7575 City: Wedport State: NY Zip: 13166
E-Mail: Christian.brunelle@byrnedairy.com

City of Rome, New York
Application for Planning Board Review

Brief Project Summary/Description:

** See Attached Letter of Intent **

Property Zoning: C-1 Property Size: 2.50 acres

Current Land Use: Bank

Are there any easements or rights-of-way on the property? Yes No
 Utility Right-of-Way Access Other - Drainage Easement

Are there any known archaeological or historically significant features on the property? Yes No

If yes, please explain: NY State Historic Preservation Office (SHPO) has the area designated per the archaeological site inventory.

Are there any federal or state wetlands located on the property? Yes No
 Federal Wetlands New York State Wetlands

Is the property located within a floodplain? Yes No
 100-Year 500-Year

City of Rome, New York
Application for Planning Board Review

Site Plan Review Supplement

Please complete this section if you are applying for site plan review

Proposed Building Square Footage: 4,232 sq ft

Proposed Building Height: 24'

Proposed Lot Coverage: 13.2%

Proposed Impervious Surface Coverage: 70.3%

Proposed Building Setbacks: Front: 75' Rear: 51' Side: 14' west ^{Side 137' East}
(Front, Side, Side, Rear)

Breakdown of Proposed Uses by Square Footage: Gasoline: ~~2,496~~ 2,496 sq ft Retail: 4,232 sq ft

Proposed Number of Residential Units: N/A (If Applicable)

Does the proposed project involve the construction of wireless telecommunication facilities or infrastructure?

Yes No

Does the proposed project involve the construction of a Tier 2 or Tier 3 Solar Energy Project as defined in the City of Rome Zoning Code?

No Yes, Tier 2 Yes, Tier 3

Additional information is required for projects involving wireless telecommunication facilities and infrastructure, as well as Tier 2 and 3 solar arrays. For these types of project, please contact the Department of Community and Economic Development for assistance.

City of Rome, New York
Application for Planning Board Review

Subdivision Supplement

Please complete this section if you are applying for property subdivision.

Existing parcel size(s): 2.50 acres

New parcel sizes: Lot 1: 1.504 acres ; Lot 2: 0.996 acres

Proposed number of parcels to result from subdivision: 2

Will all parcels have frontage on a public right-of-way and take access from it?

Yes No - Shared Access

Does the proposed subdivision anticipate the creation of new roads, power lines, or water and sewer infrastructure that will be maintained by the City of Rome?

No

For major subdivision - have copies of the proposed plat been sent to the Oneida County Department of Health for approval?

Yes No N/A

City of Rome, New York
Application for Planning Board Review

General Information and Certification

The City of Rome's Planning Board regularly meets the first Tuesday of every month. To be placed on an agenda, a complete application must be submitted to the City's Department of Community and Economic Development at least sixteen (16) calendar days in advance of the upcoming meeting.

Please note that you *must* have a representative in attendance at the meeting in order for your application to be considered.

All required supporting documentation including the required number of copies of plans, documents, drawings and/or other illustrative materials must be submitted in an application packet in order for it to be considered complete. Please refer to the relevant application checklist to confirm that you are submitting all necessary information.

Failure to provide complete information may result in unnecessary delays or revocation of approvals.

I do hereby state that the information submitted is an accurate representation of my request and complete to the best of my knowledge:

Applicant Signature: 

Owner Signature: _____

Date: 10/14/2024

Date: _____

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: Rome (Turin Road) Byrne Dairy: City of Rome Planning Brd - Site Plan Approval, Subdivision, Variance and Special Use Permit			
Project Location (describe, and attach a location map): 7812 Turin Road in the City of Rome, Oneida County			
Brief Description of Proposed Action: The project involves the construction of a 4,232 square foot convenience store and gasoline fueling facilities (4 fueling dispensers) along with associated parking, utilities, landscaping, and stormwater management system. - Site Plan approval for proposed development. - Special use permit for gas station in C-1 zone. - Two lot subdivision. - Variance for distance from to "Building To" line of 23'			
Name of Applicant or Sponsor: Sonbyrne Sales, Inc. Attn: Christian Brunelle		Telephone: (315) 214-6455 Ext. 502 E-Mail: christian.brunelle@byrnedairy.com	
Address: 171 Rt. 5			
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 checked="" type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval:			YES <input type="checkbox"/>
3. a. Total acreage of the site of the proposed action? _____ ±1.50 acres b. Total acreage to be physically disturbed? _____ ±1.8 acres c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ ±2.48 acres			
4. Check all land uses that occur on, are adjoining or near the proposed action: <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input checked="" 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			

5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<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 <input type="checkbox"/>	YES <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 <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels? b. Are public transportation services available at or near the site of the proposed action? c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	NO <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>	YES <input type="checkbox"/> <input type="checkbox"/> <input checked="" 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: _____ _____	NO <input type="checkbox"/>	YES <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 <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ _____	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
12. a. 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? b. 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?	NO <input checked="" type="checkbox"/> <input type="checkbox"/>	YES <input type="checkbox"/> <input checked="" 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 <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	YES <input 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 type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input checked="" 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?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	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,	NO	YES
	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a. Will storm water discharges flow to adjacent properties?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
If Yes, briefly describe: _____		
City storm sewer system _____		
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment: _____	NO	YES
Stormwater management basin/system. Size: TBD _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____	NO	YES
_____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____	NO	YES
_____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor/name: <u>Christian Brunelle w/Sonbyrne Sales, Inc.</u> Date: <u>October 17, 2024</u>		
Signature: <u></u> Title: <u>Senior Executive Vice President</u>		

Project:

Date:

***Short Environmental Assessment Form
Part 2 - Impact Assessment***

Part 2 is to be completed by the Lead Agency.

Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept “Have my responses been reasonable considering the scale and context of the proposed action?”

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?		
2. Will the proposed action result in a change in the use or intensity of use of land?		
3. Will the proposed action impair the character or quality of the existing community?		
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?		
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?		
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?		
7. Will the proposed action impact existing:		
a. public / private water supplies?		
b. public / private wastewater treatment utilities?		
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?		
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?		
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?		
11. Will the proposed action create a hazard to environmental resources or human health?		

Project:

Date:

Short Environmental Assessment Form Part 3 Determination of Significance

For every question in Part 2 that was answered “moderate to large impact may occur”, or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.

Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.

Name of Lead Agency

Date

Print or Type Name of Responsible Officer in Lead Agency

Title of Responsible Officer

Signature of Responsible Officer in Lead Agency

Signature of Preparer (if different from Responsible Officer)



Rome - Turin Rd Byrne Dairy Project

Letter of Intent

7812 Turin Rd, Rome, NY 13440

(NY – Rt 26)

Sonbyrne Sales, Inc. would like to construct and operate a new Byrne Dairy Retail Store and Fueling Facility at 7812 Turin Road in the City of Rome, NY. The parcel is approximately 2.5+/- acres and is a vacant 4,524 sq. ft Bank. As a part of the approval process Sonbyrne Sales, Inc. will be subdividing this parcel into two (2) lots. Lot 1 will be approximately 1.504+/- acres and Lot 2 will be approximately 0.996 +/- acres. The proposed Byrne Dairy will be located within “Lot 1”. “Lot 2” will contain the existing 4,524 sq. ft Bank. “Lot 1” will have 214’+/- of frontage along Turin Road (NY - 26) and 83.5’+/- along Cypress Street. The new store will be 4,232+/- sq. ft. (46’ Wide x 92’ Long, 24’ High) and will have porches attached to the North and West sides of the main building. The building is a wood frame construction with masonry siding with brick veneer accents and a metal roof. A freestanding fuel canopy will have four (4) fuel pumps, eight (8) fueling positions, and is 24’ Wide x 104’ Long. The site has existing Public Water and Public Sewer available. The proposed Byrne Dairy project will utilize the existing curb cuts on the property. There will also be cross access easements from all the curb cuts. The store will operate 24 hours per day/365 days per year. An outside, screened dumpster enclosure will be used for refuse and recycling removal. LED and “Dark Sky” approved lighting will be used for ALL exterior site lighting and fuel canopy lighting. The operation will employ in excess of twenty-five (25) employees or approximately sixteen (16) +/- full-time equivalent employees. The site is currently zoned Local Commercial (C-1). The project will require site plan review approval from the Planning Board. Also, the proposed site plan will require a special use permit from the ZBA and will need one (1) area variance of 23’ from the ZBA for Front Yard Build to Zone (median of two adjacent buildings).

Date: 10/16/2024


Christian Brunelle – Sonbyrne Sales Inc.



Sonbyrne Sales, Inc.

Proposed Rome
Byrne Dairy Store
City of Rome, NY



Existing Site

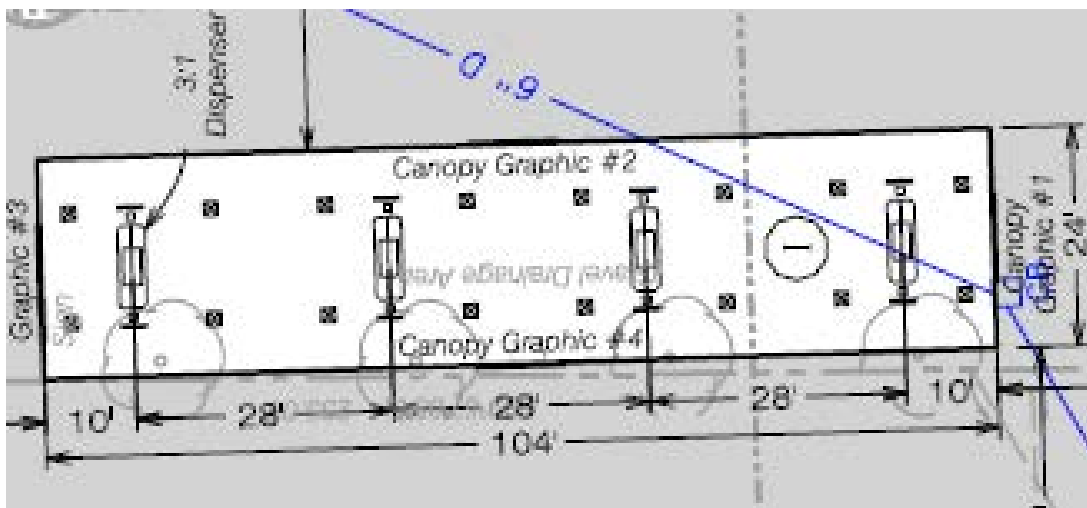
7812 Turin Rd, Rome, NY 13440



PROPOSED ROME BYRNE DAIRY



PROPOSED FUEL CANOPY

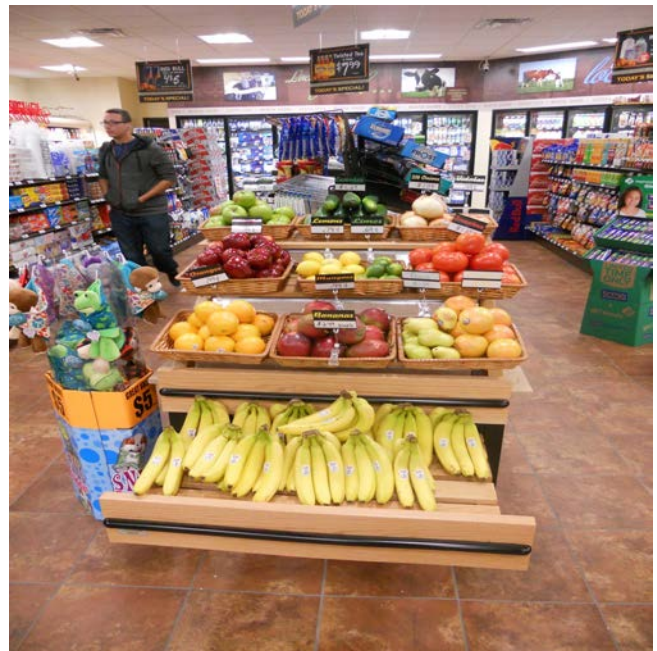


Inside Store

Coffee Bar



Produce Table



Made To Order
Fresh Sandwiches,
Subs, and Salads



Inside Store

Full line of
Groceries



Hot and Fresh
Meal Options



Dairy Case and Frozen
Foods

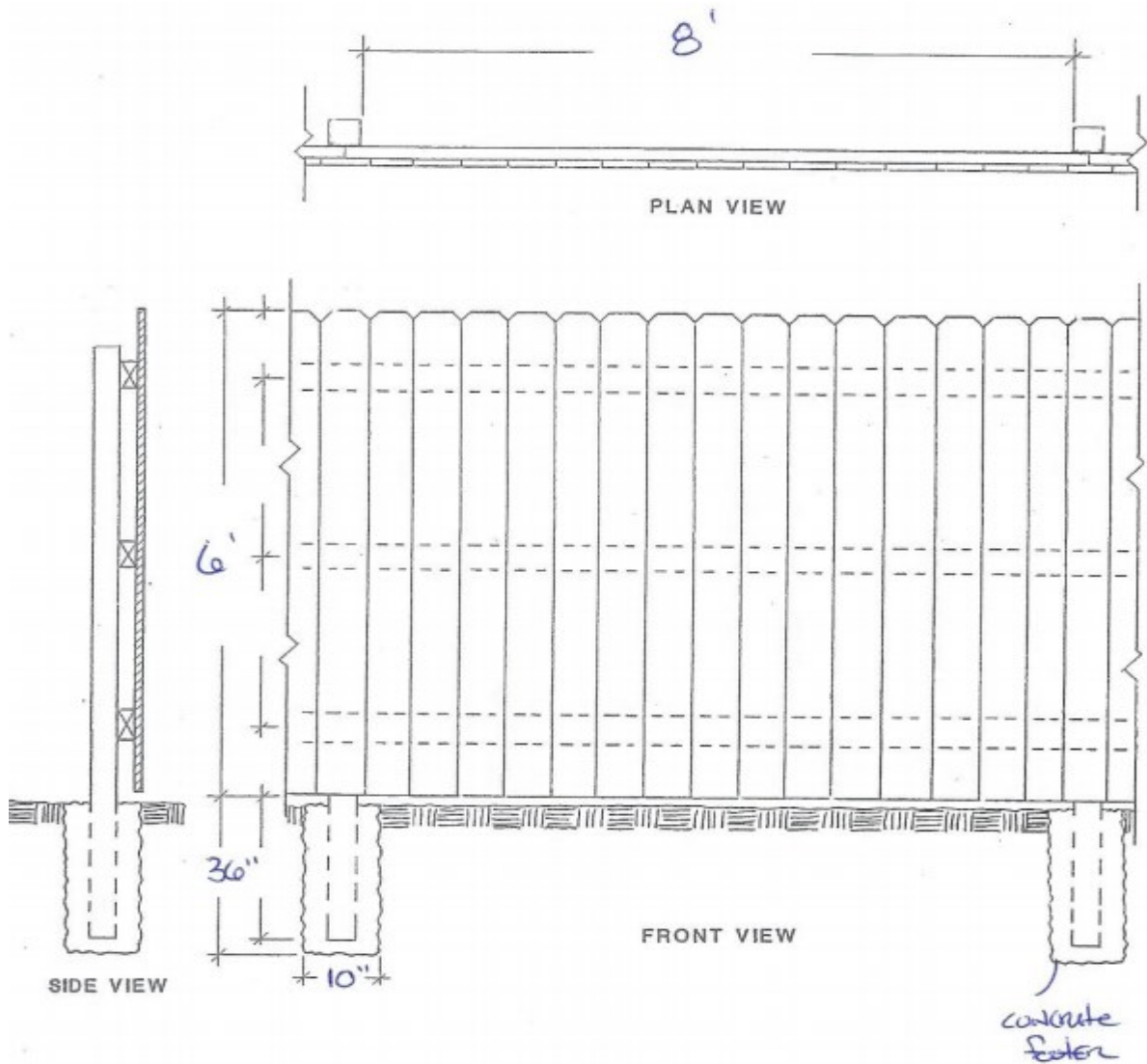
Flush Parking Bollards



Dumpster Enclosure



Fence Detail



"DOG EAR" SOLID BOARD FENCE DETAIL

STYLE: FACE NAIL

SCALE:

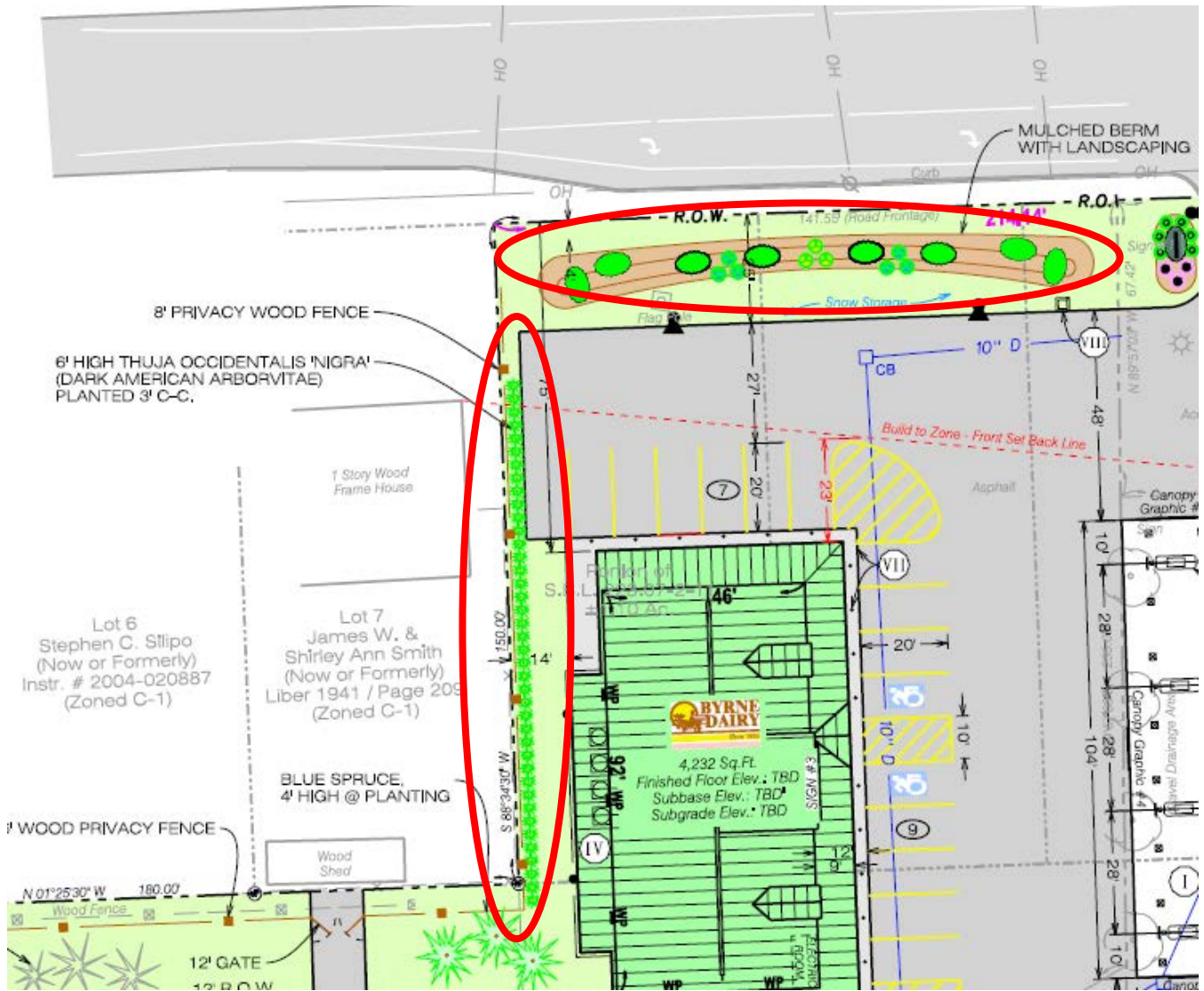
SPECIFICATIONS		
COMPONENT	DIMENSIONS	MATERIAL
BACK RAILS	2 x 4 x 8	WPC
POSTS	4 x 4 x 10	P-T
PICKETS	1 x 6 x 6	WPC
FOOTING	10" DIA X 36" DEEP	
NAILS	SS 1 3/4"	
TOP DESIGN	DOG EAR	

PROJECT: <u>BYRNE DAIRY STANDARD</u>	
OWNER/GENERAL CONTRACTOR:	
DATE:	DRAWING NUMBER:

Fence Detail



Buffering / Landscape



Buffering / Landscape

DARK AMERICAN ARBORVITAE
PLANTED 3' C-C.



Building with Brick Veneer



Rome Byrne Dairy Signage Package

#1 Freestanding Sign - Turin Rd:

Size 50 sq ft

Height: 6'

Internally Illuminated

#2 Freestanding Sign - Cypress St

Size 45 sq ft

Height 5'

Non-Illuminated

#3 Wall/Facade Sign:

3' x 12'

Size 36 sq ft

Internally Illuminated

#4 Canopy Graphic - Awning Sign

2' x 8' = 16 sq ft

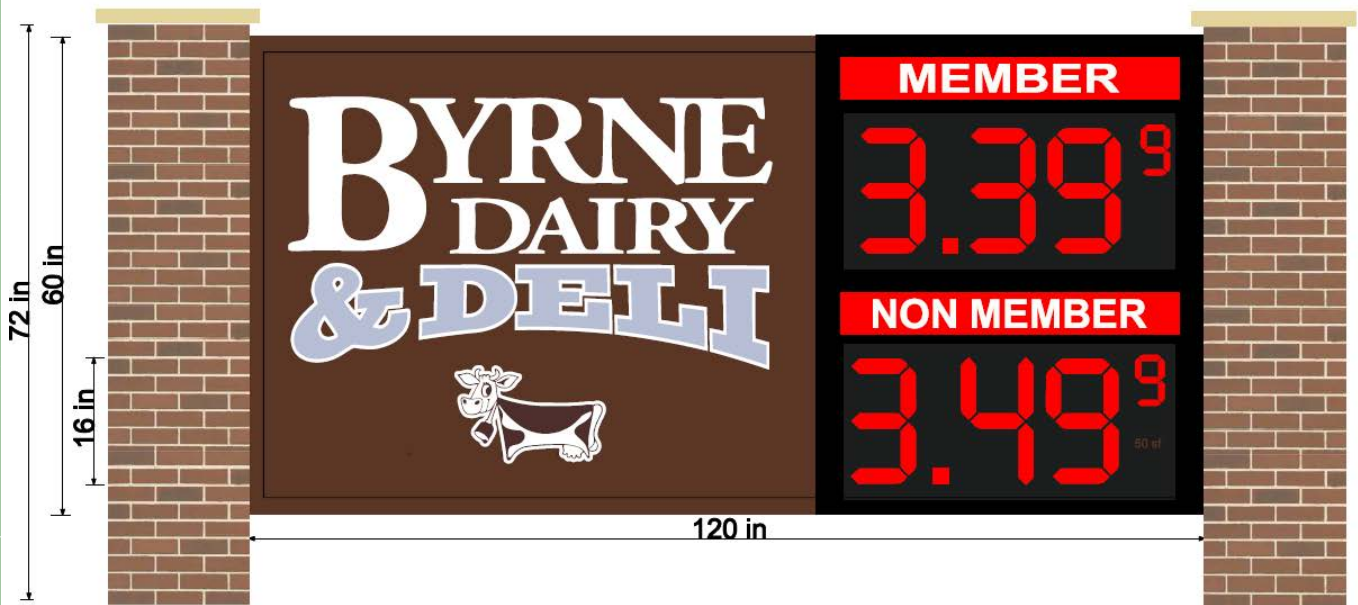
Vinyl (Non-Illuminated)

Sign #1

Freestanding Sign - Turin Rd
Internally Illuminated

Size: 50 sq ft

Height: 6'



Sign #2

Freestanding Sign - Cypress St
Non-Illuminated

Size: 45 sq ft

Height: 5'

Cypress Rd.



Sign #3

Building Signs on Retail Store

3' x 12' = 36 sq ft.

Internally Illuminated

Location: North side of Building



Sign #4

Canopy Graphics Awning Sign

2' x 8' = 16 sq. ft.

16" Lettering

Vinyl -Non-Illuminated

Location: All 4 side of Canopy

Long side 104 feet (X2)



Long side 104 feet (left side)



Long side 104 feet (center)



Long side 104 feet (right side)



Short side 24 feet

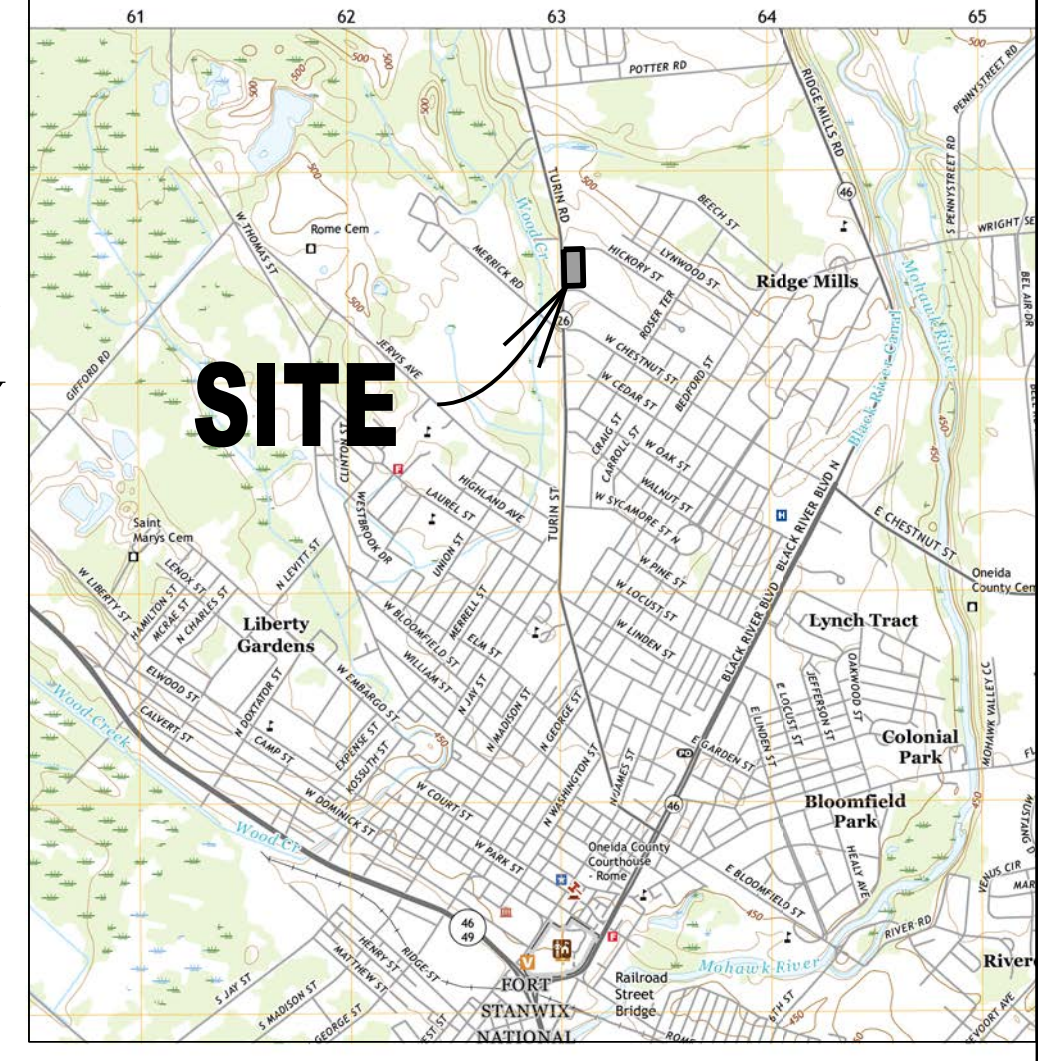
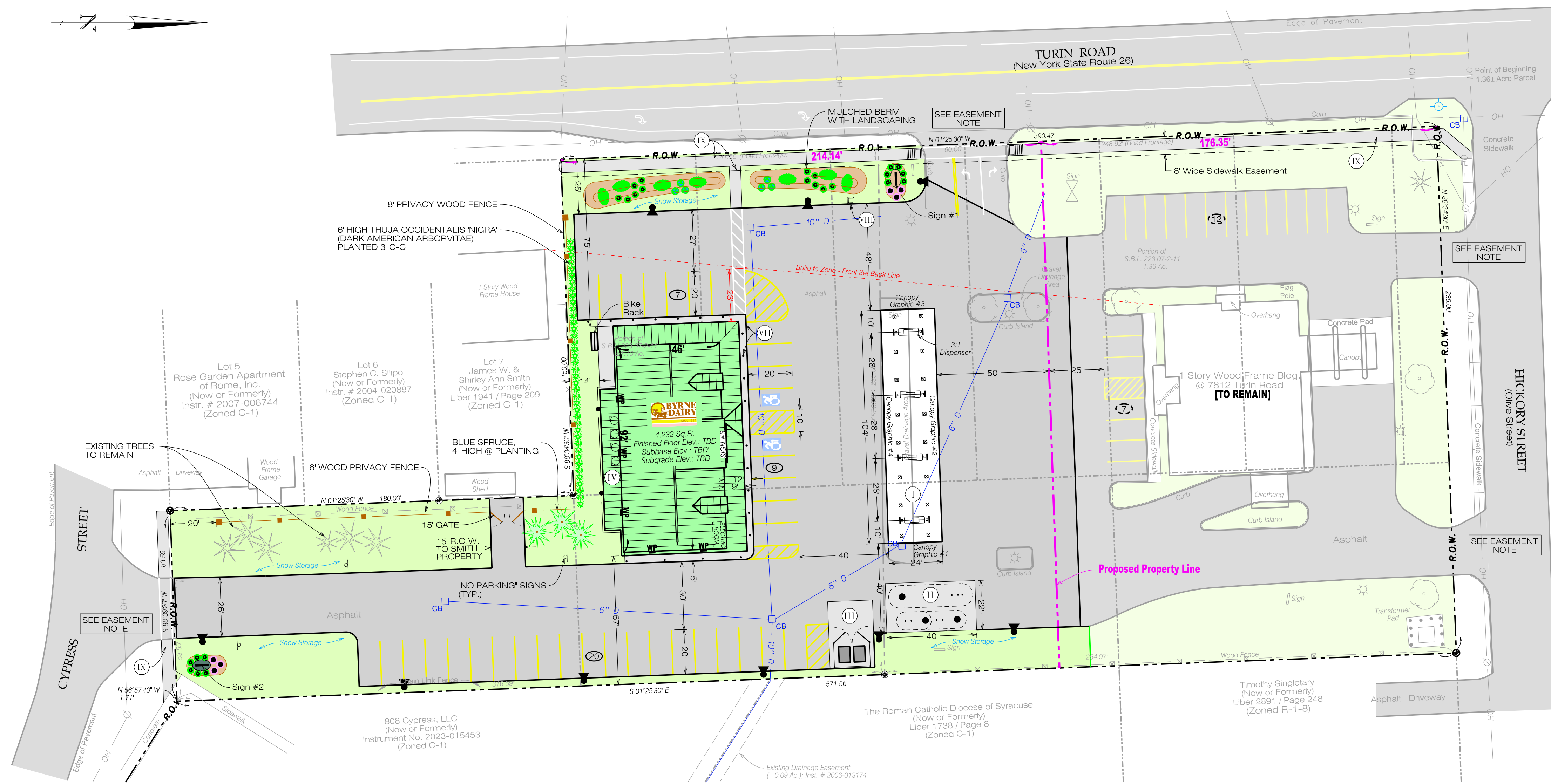


Short side 24 feet



Rome Byrne Dairy Lighting Package

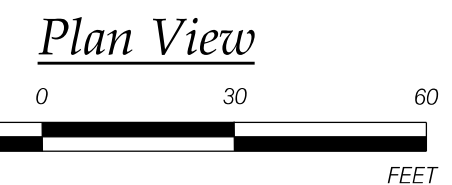
1. Yard Lights - TBD' Pole Mount
Cree LED Fixture
IDA Approved "Dark Sky Friendly"
2. Wall Lights - 9' Mounting Height
Cree LED Fixture
IDA Approved "Dark Sky Friendly"
3. Fuel Canopy Lights– Recessed
Cree LED Fixture
IDA Approved "Dark Sky Friendly"



Location Map
Ref: U.S.G.S. Rome Quadrangle, 2019, 7.5 Min., 1" = ±2,000'

Key

Existing Property Line	Proposed Number of Parking Spaces
Right of Way	Handicapped Parking w/ Applicable Signage
Reputed Owner	Underground Electric / Telephone
Tree	
Overhead Utility	Gas Service
Utility Pole	
	Drainage Swale
Sanitary Manhole	Catch Basin
Gas Main / Valve	Light Pole & Fixture
	Water Service
Catch Basin	



Plan Notes

- (I) 10' x 24' steel reinforced concrete dispenser pad & 10' x 24' overhead canopy w/ recessed canopy lights for pump islands, by petroleum contractor.
- (II) 880 sq. ft. (22' 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' dia. x 31'-11" long; split compartment double-walled underground storage tank 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 63' refrigeration, HVAC & generator pad w/ partial roof by building contractor w/ fence enclosure by fence contractor.
- (V) 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.
- (VI) Coordinate utility locations/connections with applicable utility company.
- (VII) Flush (with pavement) concrete sidewalk with 6" dia. bollards centered on each parking space. See Parking Stall Bollard detail for additional information.
- (VIII) Air machine on concrete pad with two 4-inch concrete filled bollards. Provide electrical service from store. Coordinate w/ Sonbyrne Sales.
- (IX) 5' Concrete sidewalk. Constructed to City Standards.

Parking Summary

	Required	Provided
Automobile Parking:	22	36
Handicapped Parking:	2	2

Signage

Sign Designation	Sign Type	Size
Sign #1	Brick Monument Sign "Byrne Dairy" & Gas signage (LED, Internally Illuminated)	50 Sq. Ft.; 6' High
Sign #2	Wood Monument Sign "Byrne Dairy & Deli"	45 Sq. Ft.; 5' High
Sign #3	Building (Internally Illuminated)	3'-6" x 14"; 49 Sq. Ft.
Canopy Graphic #1 - #4	Canopy Graphic	16 Sq. Ft., ea.

Lighting Chart

Symbol	Description	Qty.
*	Recessed Canopy Light Lithonia Lighting* (Dark-Sky Friendly Compliant)	16
▶	Light Poles Lithonia Lighting* (Dark-Sky Friendly Compliant) Height per Lighting Plan	9
WP	Wall Lighting 9' Mounting Height Lithonia Lighting* (Dark-Sky Friendly Compliant)	5

* Refer to Red Leonard Lighting Plan

Easement Note:
Cross Easements to be provided for access to/from every driveway for the two proposed parcels.

- Notes:
- Number of automobile parking spaces required based on Village Code: One space per 200 sq. ft. of floor area in excess of 1,000 sq. ft. 4,232 sq. ft. building floor area / 200 sq. ft. = 22 spaces.
 - Number of Handicapped spaces required equals two (2), based upon the International Building Code.
- Notes:
- Base Map Reference:
Topographic Survey for City of Rome, Oneida County, New York; Prepared by: Moore Land Surveying, P.C.; Dated: 03-26-2018; File No: 18-63.
 - According to the New York State DEC Environmental Mapper (web page), there are no DEC wetlands on or within 100' of the site.
 - According to the US Fish and Wildlife Service Wetland Online Mapper (web page), there are no federal wetlands on the site.
 - According to The National Flood Insurance Program "Flood Insurance Rate Map" for the City of Rome, Map No. 36065C0552F, Dated: September 27, 2013, the property is not located in the 100 year flood plain.

CITY OF ROME ORDINANCE REVIEW ZONED: LOCAL COMMERCIAL, C-1	
Required	Provided
1. Lot Size: No Requirement	1. Lot Size: ±1.504 Acres [Lot 1]
2. Building Setbacks: A. Front Yard: 0' to 15' "Build To Zone", Front Setback Avg. B. Rear Yard: 15' when abutting Residential District C. Side Yard: 0'	2. Building Setbacks: A. Front Yard: 75' to Turin Road, 23' Front Setback Avg. B. Rear Yard: 57' South C. Side Yard: 14' West 137' East
3. Max. Height of Structure: 45'	3. Height of Structures: Building & Facade 24'
4. Min. Lot Width: No Requirement	4. Lot Width: 214.14' along Turin Road [Lot 1]
5. Building Coverage: 60%	5. Lot Coverage: Principal Building & Fuel Canopy: 8,676 Sq. Ft. = 13.2% Principal Building Roof Area: 6,180 Sq. Ft. = 9.4% Fuel Canopy: 2,496 Sq. Ft. = 3.8% Asphalt Pavement & Concrete: 37,440 Sq. Ft. = 57.1% Green Space: 29.7%

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.	REVISIONS	DATE	BY
1	Per Neighbor's Comments.	10/2/24	WCM
2	Per County Comments.	11/19/24	WCM

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PROJECT: **ROME (TURIN ROAD) BYRNE DAIRY**
CLIENT: **SONBYRNE SALES, INC.**
LOCATION: **CITY OF ROME, ONEIDA COUNTY, NEW YORK**



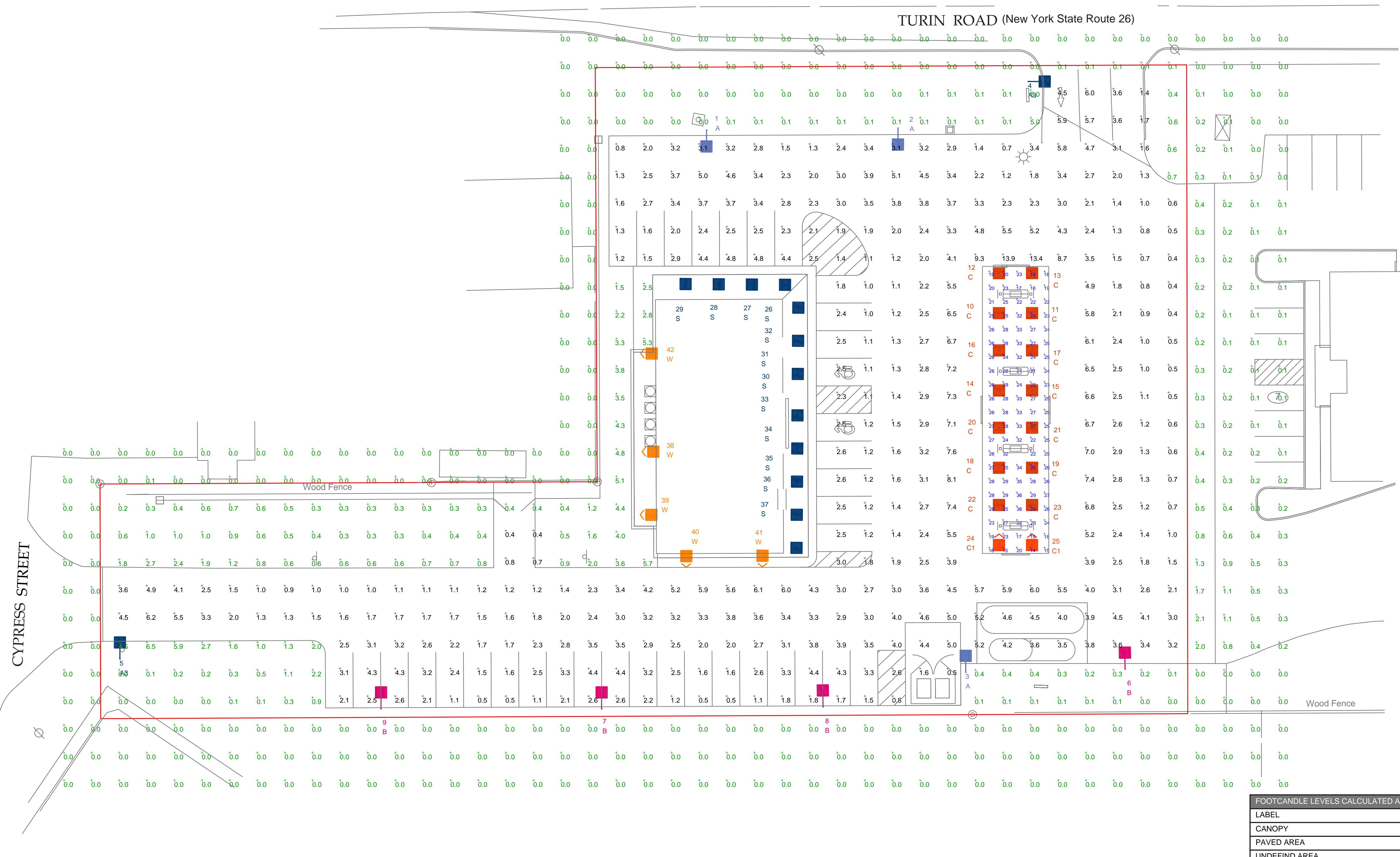
DWG. TITLE: **FINAL SITE PLAN**

PROJECT No.: 2024083
FILE NAME: C201
SCALE: 1" = 30'
DATE: Nov. 2024
ENGD BY: JFC
DRAWN BY: WCM
CHECKED BY: JFC

SHEET No.: **C201**
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Note: No alteration permitted hereon except as provided under Section 7209 Subdivision 2 of the New York State Education Law.

TURIN ROAD (New York State Route 26)



NOTES:
 - POLE MOUNTED FIXTURES ARE MOUNTED ON A 15 FT POLE ATOP A 24 INCH HIGH CONCRETE BASE.

LUMINAIRE LOCATION SUMMARY		
LUM NO.	LABEL	MTG. HT.
1	A	17
2	A	17
3	A	17
4	A3	17
5	A3	17
6	B	17
7	B	17
8	B	17
9	B	17
10	C	15
11	C	15
12	C	15
13	C	15
14	C	15
15	C	15
16	C	15
17	C	15
18	C	15
19	C	15
20	C	15
21	C	15
22	C	15
23	C	15
24	C1	15
25	C1	15
26	S	9
27	S	9
28	S	9
29	S	9
30	S	9
31	S	9
32	S	9
33	S	9
34	S	9
35	S	9
36	S	9
37	S	9
38	W	9
39	W	9
40	W	9
41	W	9
42	W	9

FOOTCANDLE LEVELS CALCULATED AT GRADE USING INITIAL LUMEN VALUES					
LABEL	AVG	MAX	MIN	AVG/MIN	MAX/MIN
CANOPY	25.06	36	14	1.79	2.57
PAVED AREA	2.90	13.9	0.4	7.25	34.75
UNDEFINED AREA	0.34	6.5	0.0	N.A.	N.A.

LUMINAIRE SCHEDULE										
SYMBOL	QTY	LABEL	ARRANGEMENT	LUMENS	LLF	BUG RATING	WATTS/LUMINAIRE	TOTAL WATTS	MANUFACTURE	CATALOG LOGIC
	2	A3	SINGLE	7839	1.030	B1-U0-G2	93.04	186.08	Lithonia Lighting	DSX0 LED P4 30K 70CRI LCCO MVOLT SPA FAO XXXXX
	3	A	SINGLE	7767	1.030	B0-U0-G2	93.04	279.12	Lithonia Lighting	DSX0 LED P4 30K 70CRI BLC3 MVOLT SPA FAO XXXXX
	4	B	SINGLE	8713	1.030	B0-U0-G3	90.12	360.48	Lithonia Lighting	DSX0 LED P5 30K 70CRI BLC4 MVOLT SPA FAO XXXXX
	14	C	SINGLE	10406	0.786	B3-U0-G1	78.6834	1101.568	Lithonia Lighting	RCNY LED ALO2 30K 80CRI SYMC MVOLT BZS DWHXD (SETTING 4)
	2	C1	SINGLE	9391	0.786	B2-U0-G2	78.6834	157.367	Lithonia Lighting	RCNY LED ALO2 30K 80CRI ASYC MVOLT BZS DWHXD (SETTING 4)
	12	S	SINGLE	4217	0.786	B2-U0-G1	27.6	331.2	Lithonia Lighting	SCNY LED ALO2 SWW2 PFL MVOLT XXXX M3 (P1 30K)
	5	W	SINGLE	3993	1.030	B1-U0-G2	34.9	174.5	Lithonia Lighting	DSXW1 LED 20C 530 30K T3M MVOLT

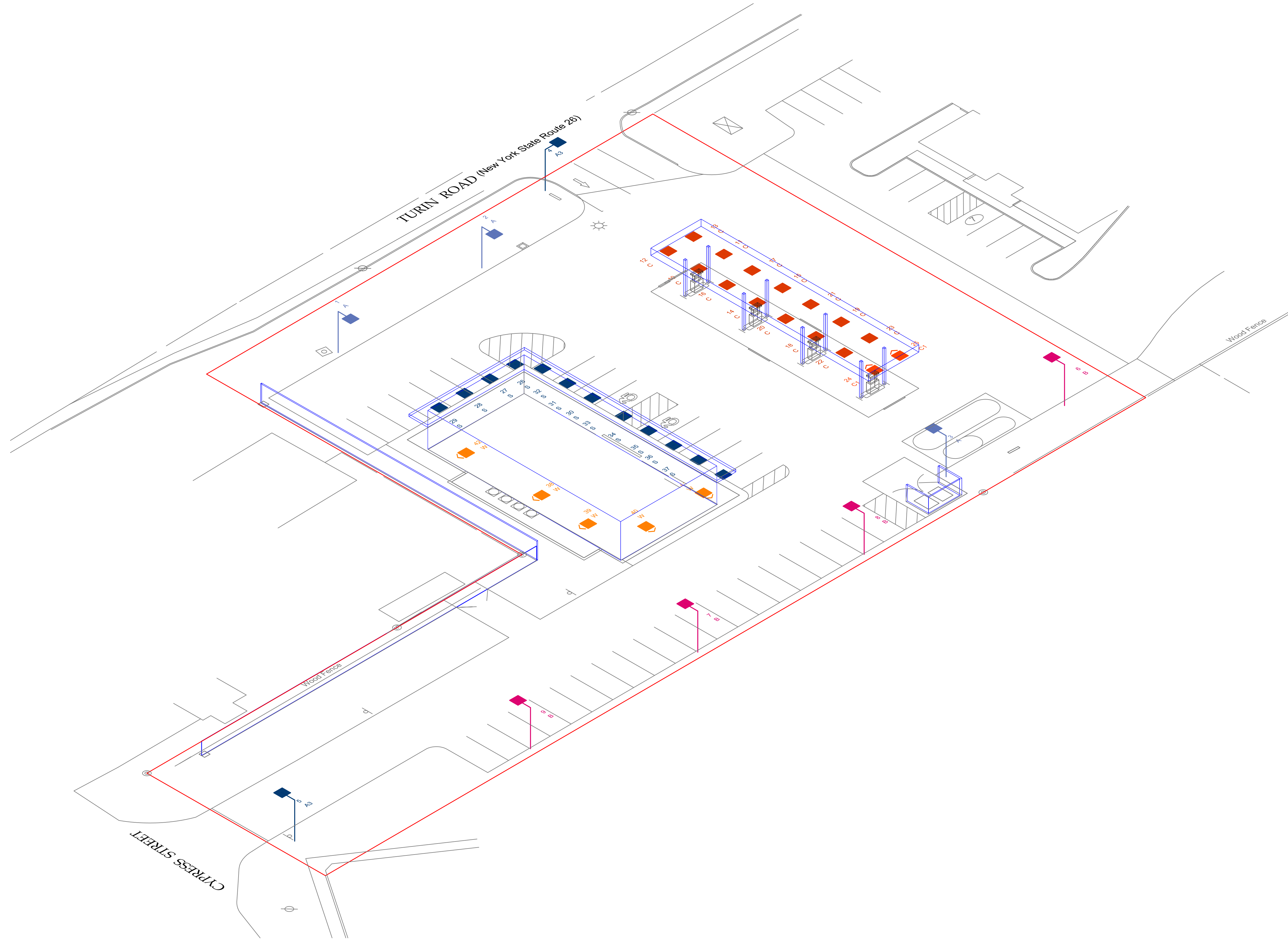
REV.	BY	DATE	DESCRIPTION
R1	TAS	11/21/24	REVISED FIXTURES #4 AND #5

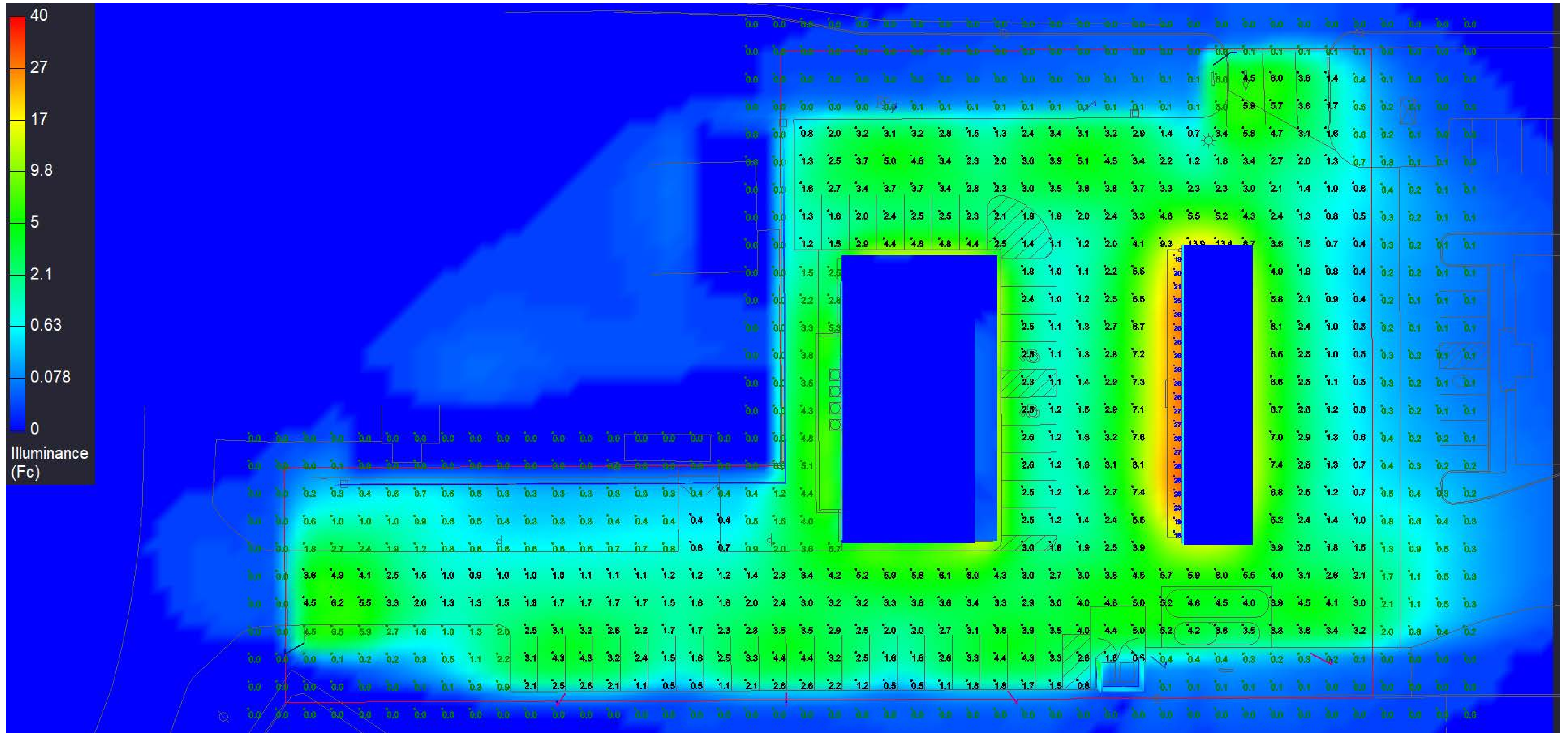
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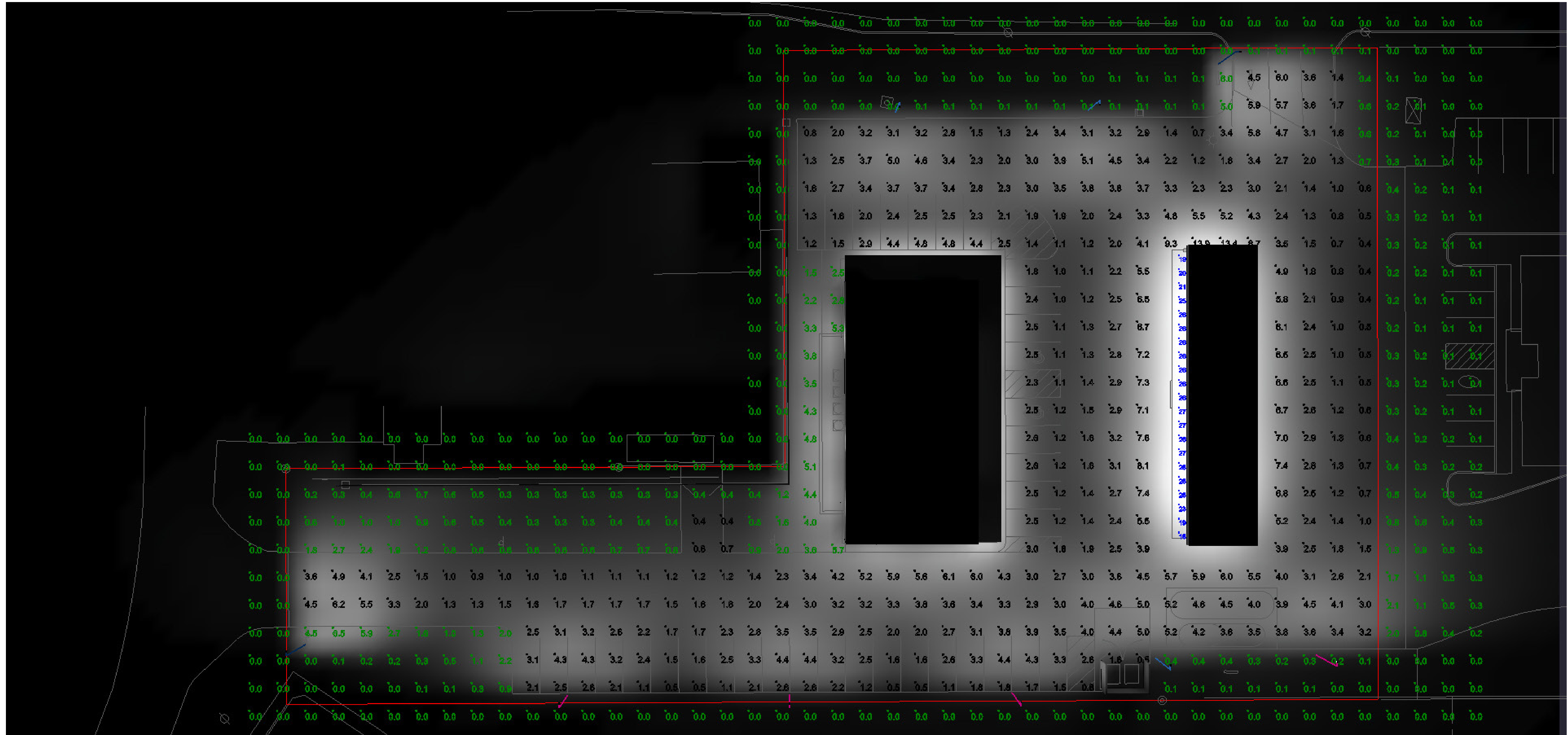
SCALE: 1" = 20'
 LAYOUT BY: TAS
 DWG SIZE: D
 DATE: 11/21/24

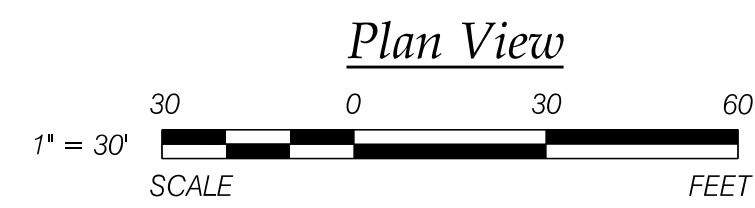
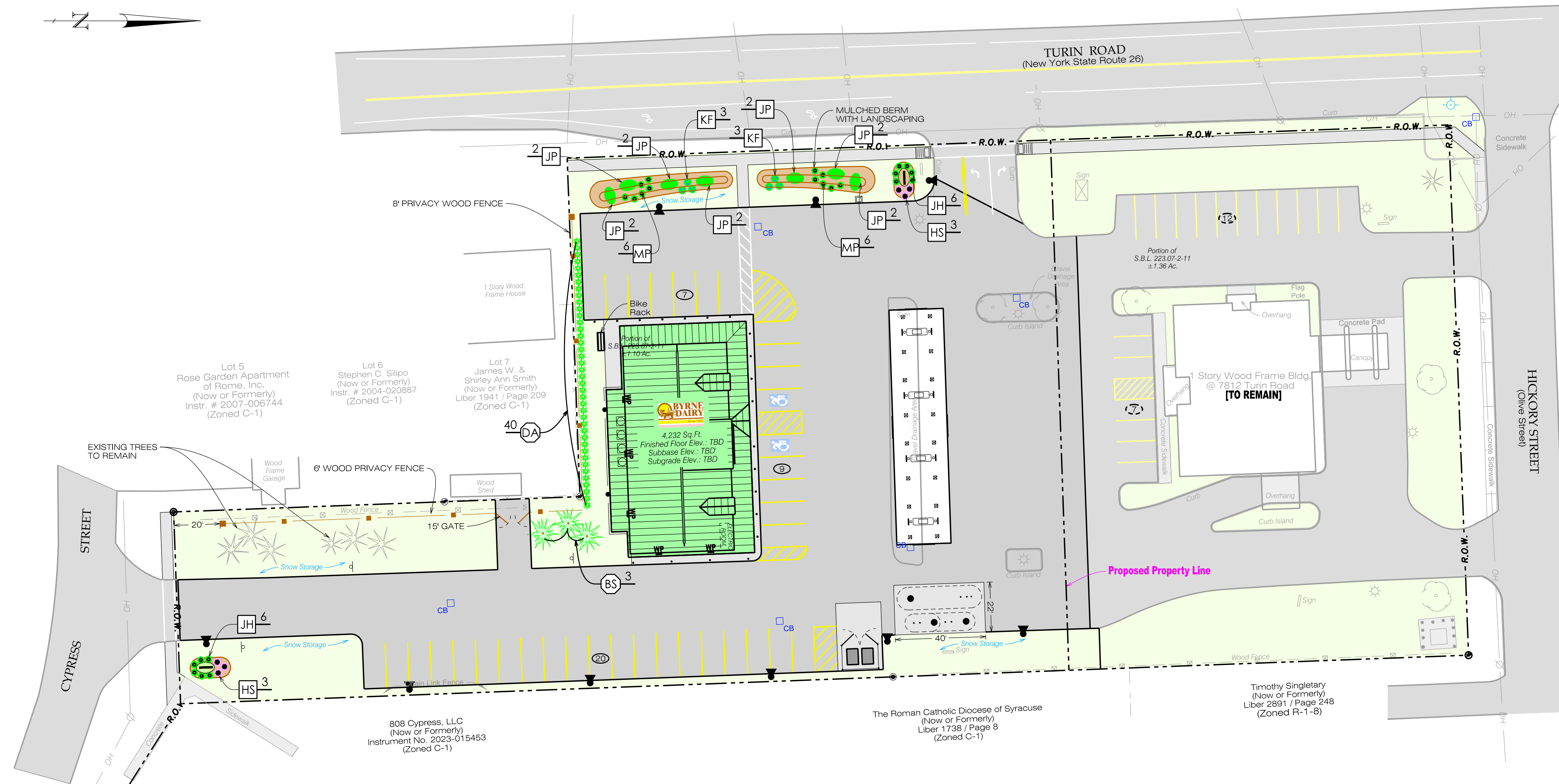
PROJECT NAME:
BYRNE DAIRY
 ROME, NY
 DRAWING NUMBER:
RL-9917-S1-R1











Existing		Proposed	
---	Property Line	■ E • TEL •	Underground Electric / Telephone
- - - R.O.W. - - -	Right of Way	- 8" SAN -	Sanitary Lateral w/ Size
-----	Lot Line	— G —	Gas Service
HO	Reputed Owner	- 12" D -	Drainage Pipe w/ Size
— OH —	Overhead Utility	- 6" RD -	Roof Drain w/ Size
∅	Power Pole	- - - -	Drainage Swale
- 8" SAN -	Sanitary Sewer w/ Size	CB ■	Catch Basin
⊙	Sanitary Manhole	- 1" W -	Water Service w/ Size
— G —	Gas Main	2 AA	Planting Quantity Designator (See Planting Chart)
- 12" D -	Drainage Pipe w/ Size		
- 6" W -	Water Main w/ Size		
⊕	Hydrant		
- 405 -	Topographic Contour		

Planting Chart

KEY	BOTANICAL NAME COMMON NAME	SIZE @ PLANTING	QUANTITY
BS	Picea Pungens Blue Spruce	4' HIGH	3
DA	Thuja Occidentalis 'Nigra' Dark American Arborvitae	6' HIGH	40
HS	Helictotrichon Sempervivens Blue Oat Grass	#1 CONT.	6
JH	Juniperus Horizontalis 'Andorra' 'Andorra' Creeping Juniper	#3 CONT.	12
KF	Karl Foerster 'Feather Reed' Grass	#5 CONT.	6
JP	Juniperus x Pfitzeriana Sea Green Juniper	#3 CONT.	14
MP	Mynca Pensylvanica Northern Bayberry	#2 CONT.	12

Planting Notes

1. Completely remove all weeds, debris, large rocks, etc. from all proposed plant beds.
2. All plants are to be at least 24" from bed edge.
3. All areas to be seeded shall receive a 4" layer of screened topsoil, at a minimum.
4. All areas to be seeded shall receive 10-0-4 fertilizer at a rate of 25 lbs. per 1,000 sq. ft. Work the fertilizer lightly into the topsoil.
5. Seed with the approved lawn seed mixture at a rate of 6 lbs. per 1,000 sq. ft.
6. All trees & shrubs are to be "ball & burlap" at planting.
7. The contractor shall be responsible for continuous maintenance until acceptance by the owner. Maintenance includes, but is not limited to, watering, reseeding, mulching, and reworking the seeded areas as required to produce a uniform stand of specified grasses, providing three cuttings.
8. All planting & lawn areas shall be maintained.
9. Provide one year guarantee on all plant materials with subsequent one year guarantee on any replacements.
10. Planting soil mix shall consist of the following:
Ratio of loose peat humus to topsoil by volume: 1:3
Quantity of bonemeal per each caliper inch for trees: 1 cup (8 oz.)
Weight of moisture release granules per cu. yd. of backfill mix: 2 lbs.
Weight of moisture release granules per caliper inch of tree: 1.0 oz.
Weight of slow-release commercial fertilizer per 1,000 sq. ft.: 6 lbs.

PLUMLEY ENGINEERING
Civil and Environmental Engineering

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REVISIONS:	DATE:	BY:

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PROJECT: **ROME (TURIN ROAD) BYRNE DAIRY**
CLIENT: **SONBYRNE SALES, INC.**
LOCATION: **CITY OF ROME, ONEIDA COUNTY, NEW YORK**

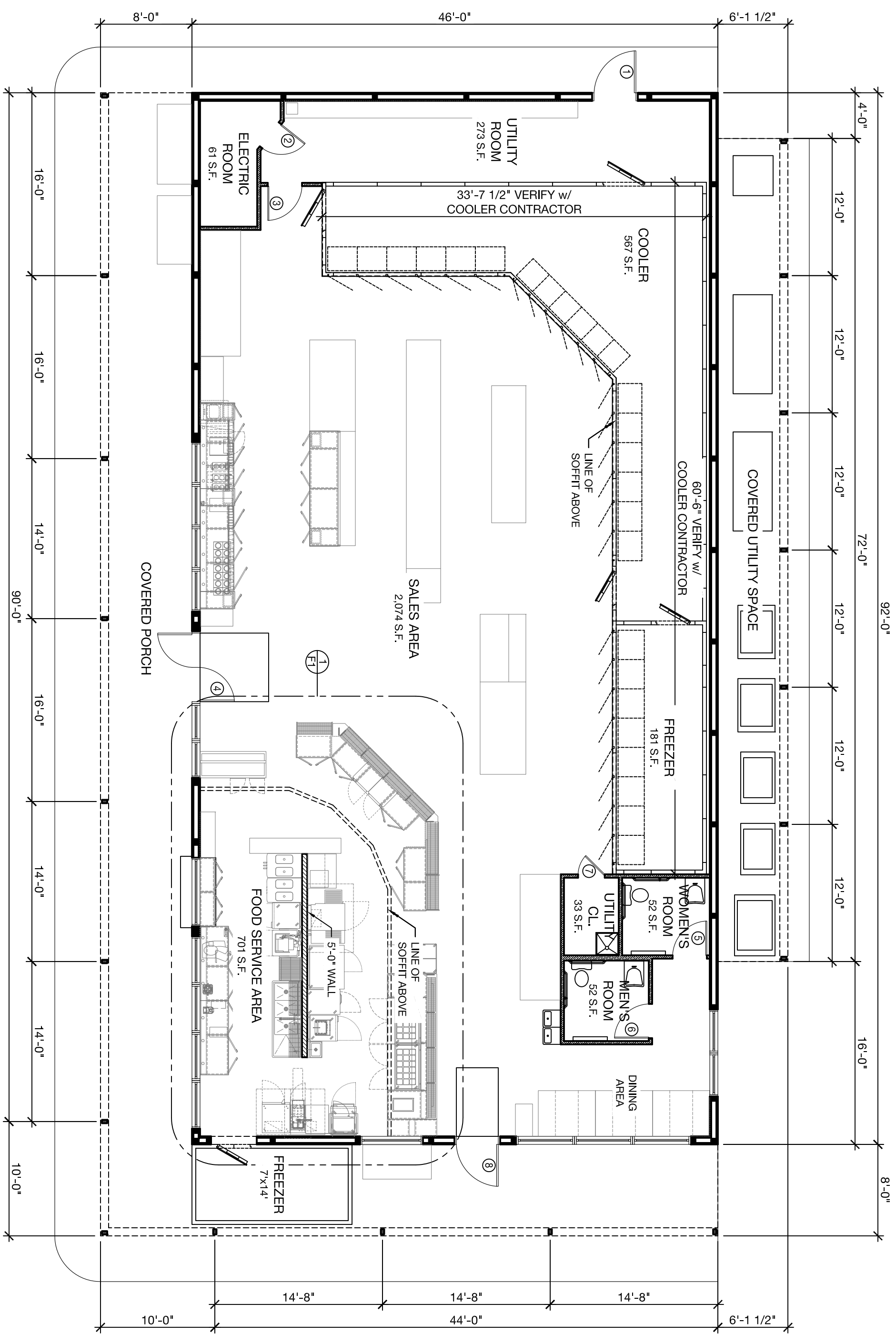


DWG. TITLE: **LANDSCAPE PLAN**

PROJECT No.: 2024083
FILE NAME: C301
SCALE: 1" = 30'
DATE: Nov. 2024
ENGD BY: JFC
DRAWN BY: WGM
CHECKED BY: JFC

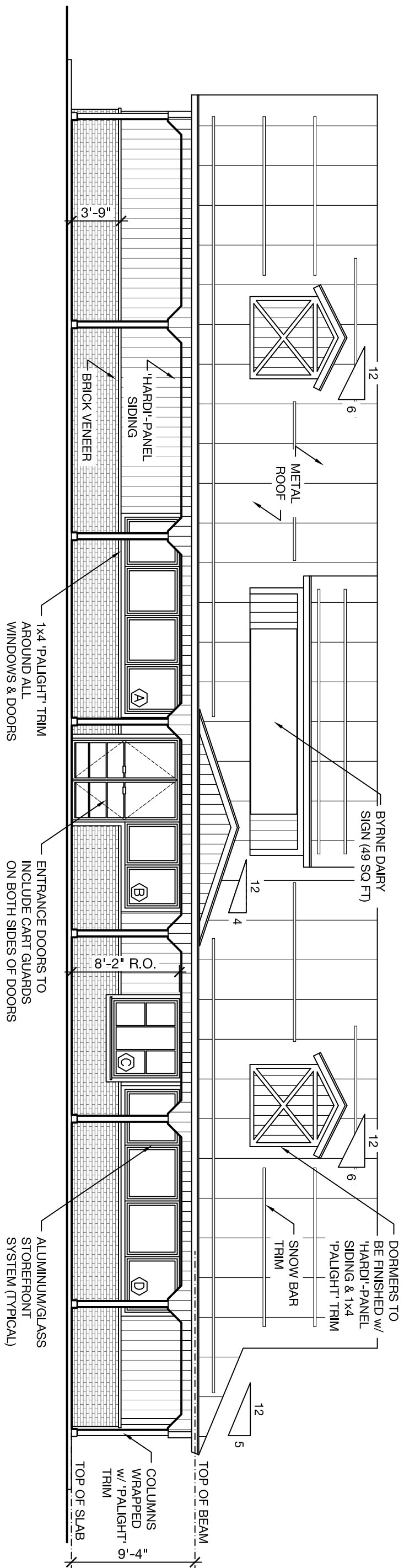
SHEET NO.: **C301**
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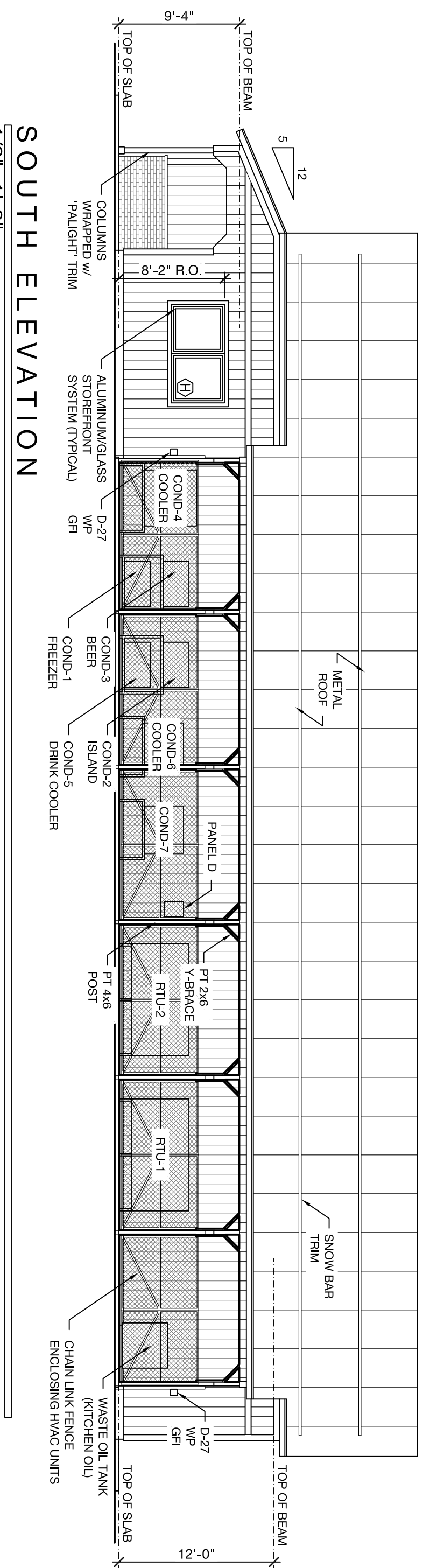
FLOOR PLAN

1/8"=1'-0"



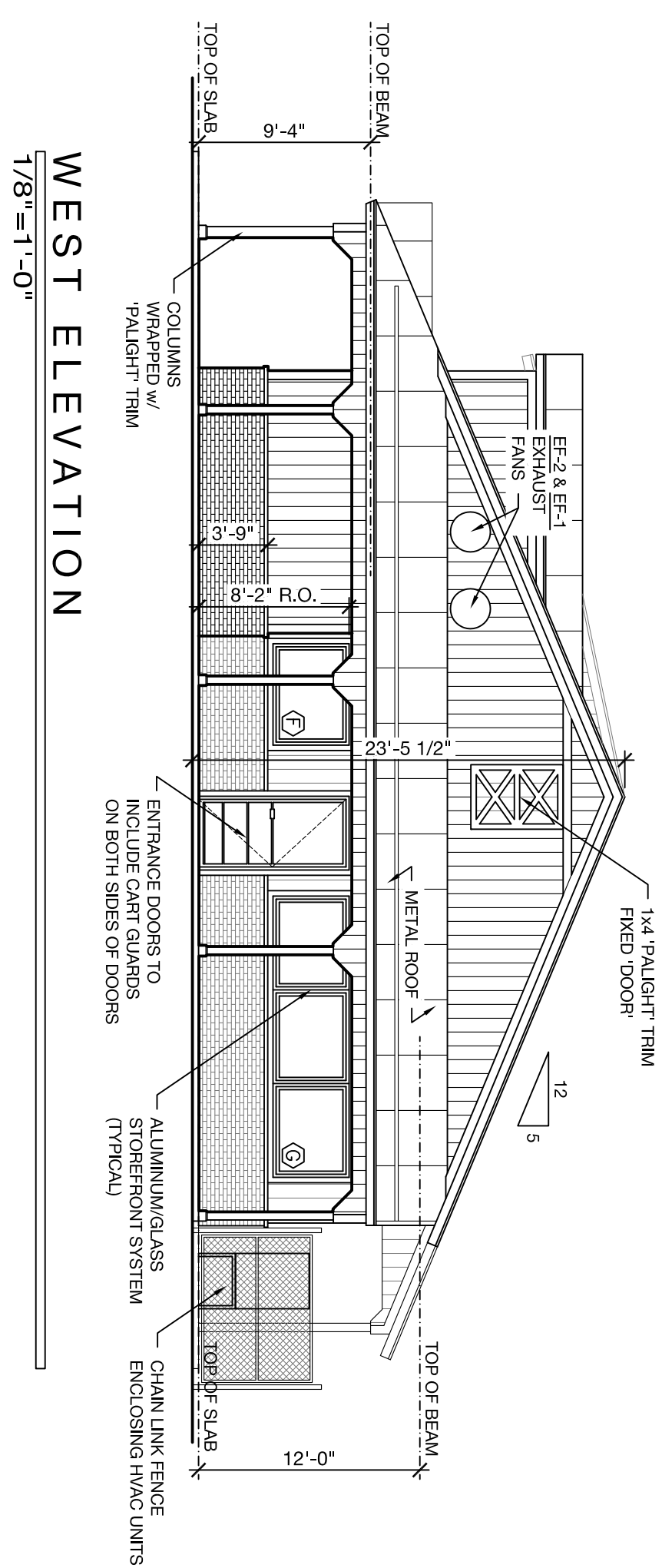
NORTH ELEVATION

1/8"=1'-0"



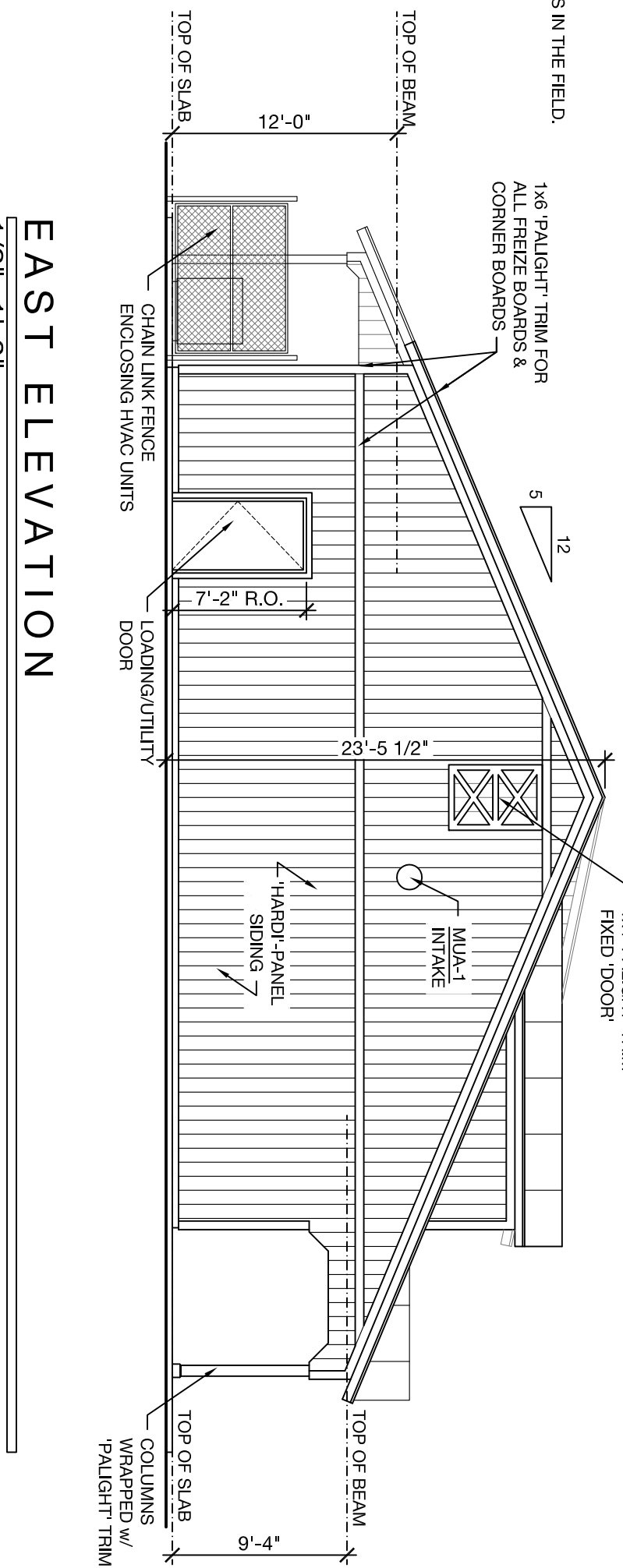
SOUTH ELEVATION

1/8"=1'-0"



WEST ELEVATION

1/8"=1'-0"



EAST ELEVATION

1/8"=1'-0"

- EXTERIOR COLORS:
- SIDING (HARD-PANEL): SHERWIN WILLIAMS AGED WORY #2160-323
 - TRIM (PALIGHT): WHITE
 - METAL ROOF: EVERGREEN
 - GUTTERS & DOWNSPOUTS: EVERGREEN (TO MATCH ROOF)
 - ALUMINUM STOREFRONT: BROWN
- *EXTERIOR PAINT TO HAVE A SATIN SHEEN FINISH.
 **ALL SIDING TO BE FACTORY PRIMED & PAINTED w/ (2) COATS IN THE FIELD.

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NEW BUILDING FOR:
 SONBYRNE SALES BYRNE DAIRY
 7812 TURIN ROAD
 ROME, NEW YORK 13440

PLAN & ELEVATIONS

DRAWN	DATE
CPD	
CHECKED	
TAP	
DATE	
PROJECT	SUBMISSION
24067	

A-4

