The allegations and the record

Claim: Trucks enter and exit all day, and over 100 containers are staged on site.
Record: Mr. Maring reported approximately 150 dumpsters in his total inventory, with only a portion stored at this property. At the November 5 hearing, a White Glove employee described containers moving directly between customer sites and disposal facilities; he reported 20 orders that day and disputed a claim that trucks had been in and out of the property 40 times. The Town engineer likewise explained that trucks generally do not return between customer stops (November 5). Company inventory and daily customer orders are not the number of truck movements at this driveway.

Claim: Trucks and dumpsters create intense, disruptive noise.
Record: State Route 48 is an established truck corridor, and the Town's Comprehensive Plan identifies nearly 8,800 vehicles per day north of Hencle Boulevard. The Town engineer specifically described operating-hour limits as a practical way to mitigate loading noise (November 5). Mr. Maring also proposed immediately directing drivers to travel no faster than 3 mph on the driveway to reduce dust and noise (November 5). The record identifies workable measures to address these concerns.

Claim: The site is an illegal transfer station.
Record: At the September 3 meeting, the Supervisor expressly distinguished the proposed storage of trucks and equipment from a transfer station. At the November 5 work session, the Town engineer reported consulting NYSDEC and explained the distinction between covered, loaded dumpsters remaining on trucks and depositing loaded dumpsters on the ground, which would require additional permitting. Mr. Maring offered to make corresponding landfill or transfer-station scale tickets available for every rented dumpster. The Town's own statements and those verifiable records directly address this allegation.

Claim: The tree farm was a cover story.
Record: The August 21 application explicitly identifies storage as the current use and storage, office, and warehouse as the proposed uses. At the September 3 meeting, the Supervisor openly discussed both the proposed commercial activities and Mr. Maring's long-term plans for a Christmas tree farm. Mr. Maring further addressed the business and the tree farm at the October 5 ZBA meeting. The commercial purpose was disclosed throughout these proceedings; it was not concealed behind the tree-farm proposal.

Claim: The wood-chip berms are unsightly and provide inadequate screening.
Record: The dumpsters occupy a gravel storage area screened from Route 48 by wood-chip berms, with Christmas trees planned nearer the road. Even the opposition letter acknowledges that the berms screen vehicles and containers. Furthermore, the Town engineer confirmed on September 3 that Mr. Maring had stabilized previously disturbed soil and was in compliance with the Town's stormwater violation requirements at that time. The Town's own record documents corrective action, rather than indifference to its requirements.

Claim: Bulk diesel storage creates a hazard.
Record: The property has a 250-gallon aboveground diesel tank. NYSDEC's general Petroleum Bulk Storage registration threshold is a combined petroleum-storage capacity exceeding 1,100 gallons; this tank alone falls well below that threshold. The opposition identifies no documented spill, contamination, or regulatory finding of a violation involving this tank. Its mere presence does not substantiate the claim of an environmental hazard.

Claim: The business lacks water and septic service.
Record: The County's September 16 report identifies no public water service, uncertain well availability, and a referral notice reporting an individual septic system whose location was not documented. The County called for applicable Health Department acceptance or approval and recommended modification —not disapproval—of the rezoning referral. It identified a specific review requirement, not a reason to deny the requested General Business designation.

Claim: Dust and mud from the driveway make Route 48 unsafe.
Record: Mr. Maring proposed a new driveway toward the south end of the parcel to move truck traffic farther from neighboring properties, a measure discussed by the Town on September 3 and reiterated by Mr. Maring on November 5. He also proposed directing trucks to travel no faster than 3 mph along the existing driveway to address dust and noise immediately. NYSDOT has specified commercial-driveway and sight-distance standards. The proposed improvements give the Town concrete measures to evaluate through the established review process.

Claim: Farmland would be lost to commercial encroachment.
Record: The County's September 16 staff report describes a metal barn and adjacent gravel storage area, with lawn and woods across the remainder of the 30.86-acre parcel. The storage area occupies only part of the property. Multiple parcels directly across Route 48 already carry General Business zoning. Characterizing this application as conversion of the entire acreage to outdoor storage misrepresents the documented site conditions.

Claim: Approval would reward a violation.
Record: The Town engineer confirmed on September 3 that Mr. Maring corrected a previously identified land-disturbance violation and was then in compliance with the Town's stormwater requirements. The Town attorney explained that enforcement proceedings and consideration of a pending zone-change application involve separate processes (September 3). On October 1, the Board unanimously passed the zoning-change motion concerning Leo Duger's property at 8075 Plainville Road, contingent on required permits and approvals (Resolution 232/2026). The Board has demonstrated that it can advance a zoning change while subsequent approvals address regulatory details. Mr. Maring deserves the same consistent treatment.

The agency record supports approval

The Onondaga County Planning Board recommended modification—not disapproval. NYSDOT identified commercial-access standards without recommending denial. At the November 5 work session, the Town

engineer outlined specific approaches to all three identified SEQR concerns: dumpster covers or collection of runoff, an engineered stormwater pollution prevention plan, and reasonable operating-hour controls for noise. He explained how these issues could be addressed through controlled site and special-use permit review.

The Town engineer further explained that a negative SEQR declaration could be considered if the Board determines, on the record, that the potential impacts are appropriately mitigated through those reviews (November 5). Combined with the Town's recognition of nearby General Business uses and the documented response to its prior stormwater notice, this provides a practical and well-established path to approving the requested zone change.

The evidence supports approval of Mr. Maring's General Business zoning request. Town officials have identified a comparable General Business operation, recognized nearby General Business parcels, confirmed corrective action on the prior Town stormwater violation, and outlined specific solutions for the remaining site-review issues. Mr. Maring has offered additional operating measures and disposal records. The County recommended modification, not disapproval. Personal attacks and slanderous accusations must not be permitted to override these documented facts. I urge the Board to adopt the County's recommended modifications and approve the requested zoning change.

Please include this letter in the public record for the application. Thank you for your consideration.

Respectfully,



Taylor M. Rector