



Onondaga County Planning Board

June 13, 2018

SYRACUSE-ONONDAGA COUNTY PLANNING AGENCY
CONFERENCE ROOM, 1100 CIVIC CENTER
421 MONTGOMERY STREET
SYRACUSE, NEW YORK

I. ATTENDANCE

MEMBERS PRESENT

Douglas Morris
Daniel Cupoli
Robert Antonacci
Bill Fisher
James Corbett
Lisa Dell
Marty Voss

STAFF PRESENT

Megan Costa
Allison Bodine
Robin Coon
William Kehoe

GUESTS PRESENT

Greg Sgromo
Sarah Stephens

II. CALL TO ORDER

The meeting was called to order at 11:00 AM on June 13, 2018.

III. MINUTES & OTHER BUSINESS

Minutes from May 23, 2018 were submitted for approval. Daniel Cupoli made a motion to accept the minutes. James Corbett seconded the motion. The votes were recorded as follows: Douglas Morris - yes; Bill Fisher - yes; James Corbett - yes; Daniel Cupoli - yes; Lisa Dell - abstain; Marty Voss - yes.

The Board discussed a proposed name change for Brooklawn Parkway and a portion of Eastern Avenue in the Town of DeWitt to be known as Robert Feldmeier Parkway. Lisa Dell made a motion to hold a public hearing on July 25, 2018. Marty Voss seconded the motion. The votes were recorded as follows: Douglas Morris - yes; Bill Fisher - yes; James Corbett - yes; Daniel Cupoli - no; Robert Antonacci - yes; Lisa Dell - yes; Marty Voss - yes.

IV. ACTIONS ON GML SECTION 239 REFERRALS

Summary

S-18-41	TMarZBA	<i>Modification</i>	S-18-42	TLysPB	<i>Modification</i>
Z-18-169	CSyrPB	<i>No Position</i>	Z-18-170	TClaPB	<i>No Position</i>
Z-18-171	TMarZBA	<i>Modification</i>	Z-18-172	VSolVB	<i>No Position With Comment</i>
Z-18-173	CSyrPB	<i>No Position With Comment</i>	Z-18-174	CSyrZA	<i>No Position</i>
Z-18-175	CSyrPB	<i>No Position</i>	Z-18-176	CSyrPB	<i>No Position With Comment</i>
Z-18-177	TCicPB	<i>Disapproval</i>	Z-18-178	TCicZBA	<i>Disapproval</i>
Z-18-179	VSolVB	<i>No Position With Comment</i>	Z-18-180	TLysZBA	<i>Modification</i>
Z-18-181	TSkaPB	<i>No Position</i>	Z-18-182	TSkaPB	<i>Modification</i>
Z-18-183	TSkaZBA	<i>Modification</i>	Z-18-184	VManPB	<i>Modification</i>
Z-18-185	CSyrPB	<i>No Position</i>	Z-18-186	TCamTB	<i>No Position</i>

Proposed Change:

**Brooklawn Parkway and a portion of Eastern Avenue, in the Town of Dewitt, to be known as
Robert Feldmeier Parkway**

The Town of Dewitt has requested the formal right-of-way designation change to “Robert Feldmeier Parkway”. They initially proposed “RH Feldmeier Parkway” but it was rejected by the County Department of Emergency Communications (911).

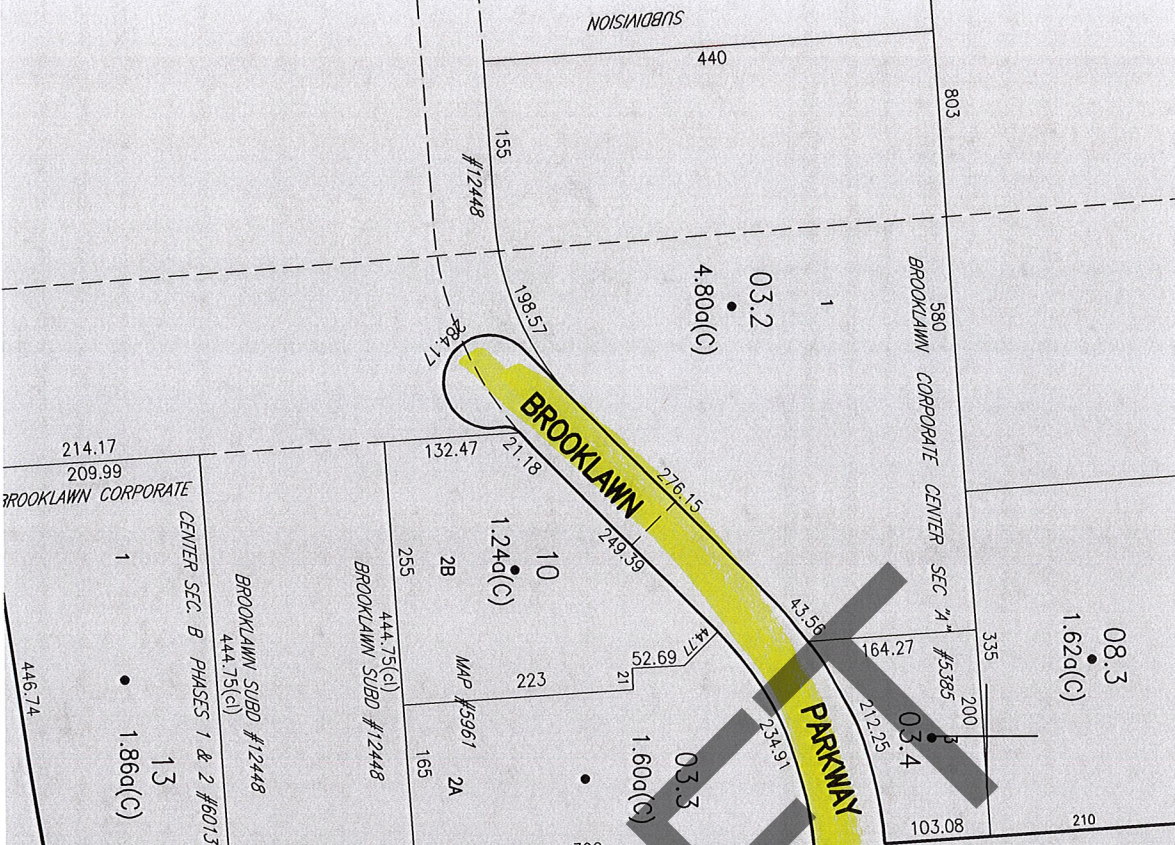
In approving the proposed name “Robert Feldmeier Parkway”, 911 commented that street names like this are not ideal, but due to historical precedent, they find it difficult to reject.

The Town of Dewitt has notified SOCPA staff that at least one property owner on Brooklawn Parkway does not support this proposed change.

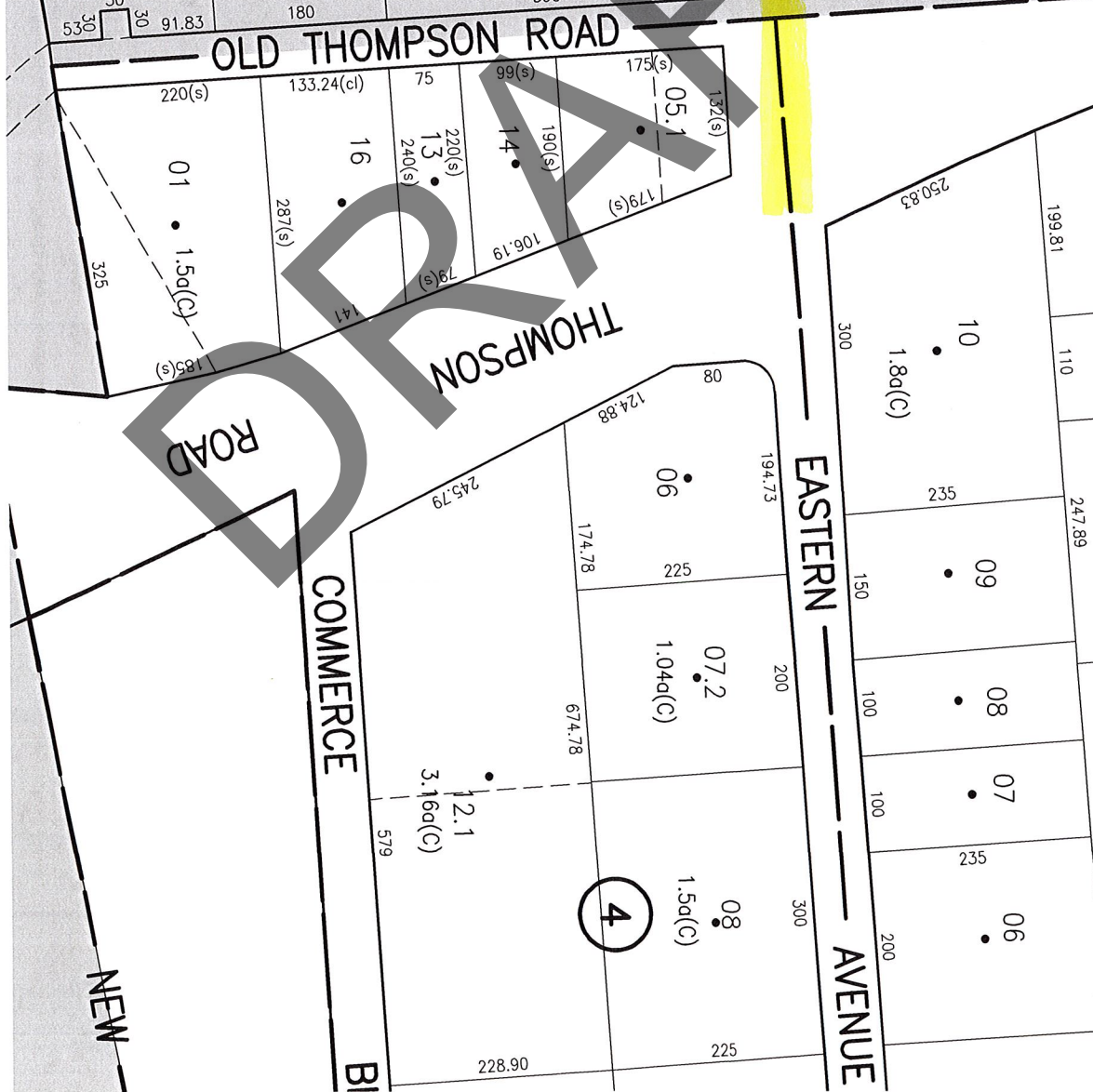
The name change of the small portion of Eastern Ave will not affect any property address.

In following the requirements and procedures of the law, the Onondaga County Planning Board may conduct a public hearing which could be held July 25th. Pending results of the hearing and deliberation of the Board, final resolution of the request may be issued at that meeting.

The public notice, if authorized today, will be submitted to the Syracuse Post-Standard for publication on June 18th and will announce the hearing location, date and time. Staff will also send letters of public hearing notification to property owners affected by the change.



OLD THOMPSON ROAD



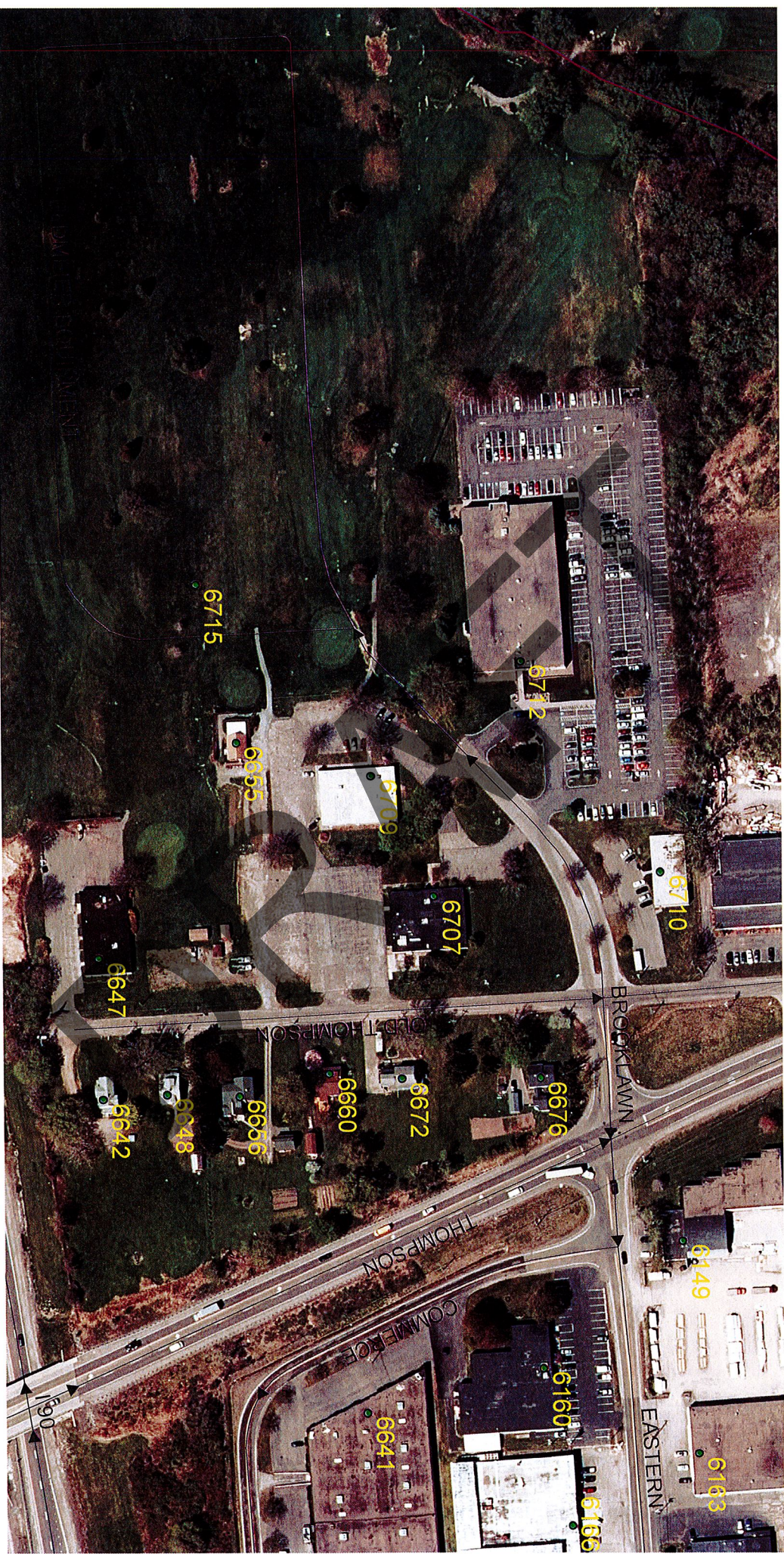
THOMPSON ROAD

EASTERN AVENUE

COMMERCE BI

NEW

4



6163

6149

EASTERN

6166

6160

COMMERCIAL

THOMPSON

BROOKLAWN

6710

6712

6709

6707

6655

6715

6642

6648

6636

6660

6672

6676

6647

6641

190

E911 New Street Name Committee Review

May 23 2018

RH Feldmeier Facility

The following names have been requested as possible new designations. The committee has been asked to provide an opinion on whether each proposed street name does or does not conflict with existing street names. The street name may be rejected due to difficulty in spelling, difficulty in pronouncing, similarity in sound to an existing street, and the existence of too many variations of the proposed name.

Municipality:

Town of DeWitt

Proposed Name(s):

- 1. RH FELDMEIER PKWY (previously rejected)**
- 2. ROBERT FELDMEIER PKWY**

Location Information:

- 1. Property is on the west side of Old Thompson Rd and the road is an extension of the existing Brooklawn Pkwy.**



Committee Findings:

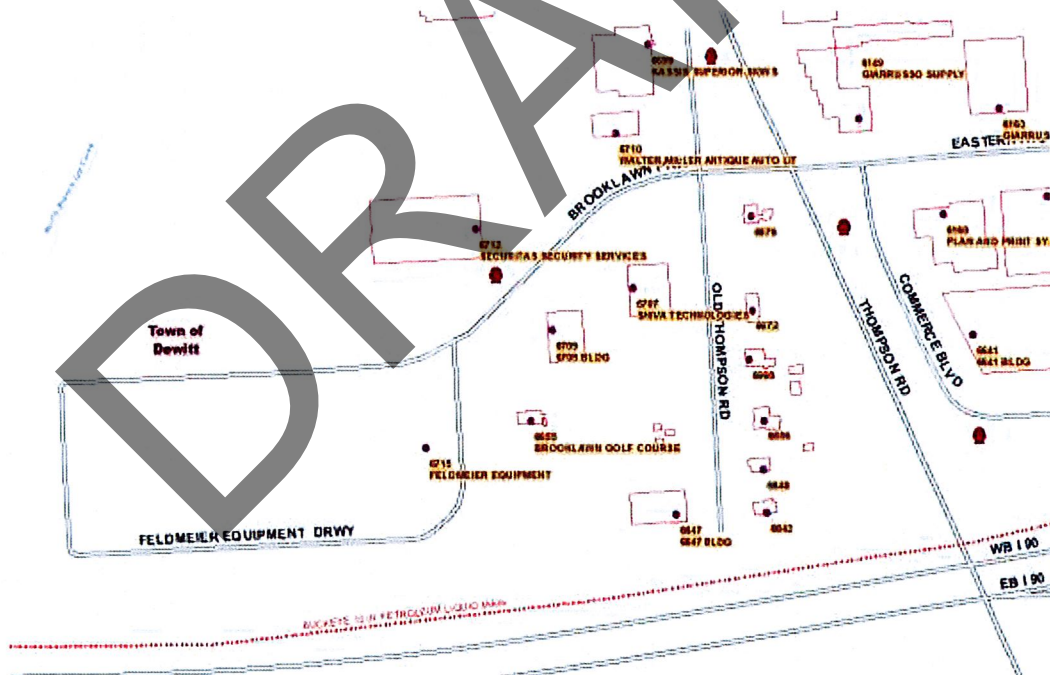
- 1. RH FELDMEIER PKWY (previously rejected)**
- 2. ROBERT FELDMEIER PKWY – While the committee realizes that street names like this are not ideal, it is difficult to reject this as historically other municipalities have forced street names like this into the mix. With this factored in, the committee reluctantly finds this street name favorable.**

E911 New Street Name Committee Review

May 23 2018

RH Feldmeier Facility

3. Note that in a quick survey of the area businesses I did find the following interesting items;
- a. The current 6712 Brooklawn Pkwy is signed as The Brooklawn Corporate Center. Because of this, I would guess that they will have some resistance to changing their address, but perhaps I am wrong.
 - b. 6707 Brooklawn Pkwy is currently vacant and being renovated in order to attract new tenant(s).
 - c. What we show as 6655 Brooklawn Pkwy appeared to be an outbuilding for the old golf course and this looks vacant now.
 - d. What we show as 6709 Brooklawn Pkwy appears to now be occupied by a business called Morris management.
 - e. What we show as 6710 Brooklawn Pkwy is now known as Antique Automobile Literature.





By Mr. Sturick:

LOCAL LAW NO. 5 — 1972

ONONDAGA COUNTY, NEW YORK

August 7, 1972

A LOCAL LAW REGULATING THE DESIGNATION OF RIGHT-OF-WAY NAMES

BE IT ENACTED BY THE COUNTY LEGISLATURE OF THE COUNTY OF ONONDAGA, NEW YORK, AS FOLLOWS:

Section 1. Title: This law shall be entitled the Onondaga County Right-of-Way Designation Law.

Section 2. Purpose: The purpose of this law is to regulate the use of nomenclature which identifies rights-of-way, as defined herein, in order to facilitate the work of governmental and non-governmental agencies which are dependent upon the accurate designation of rights-of-way for the effective performance of their activities. By way of illustration and not limitation, such agencies include the United States Postal Service, County Fire Control, Onondaga County Sheriff's Department, local ambulance services, local police agencies, local delivery services and various other similar entities which must rely on accurate identification of addresses for emergency or business purposes. It is equally essential that the integrity of usage be insured by taking into consideration the geographical, historical, social, and ethnic connotations involved in the language employed to preserve the dignity of all citizens in the community based upon their heritage, to prevent the misuse of terms having unique historical or geographical significance, and to avoid the utilization of inflammatory language.

Section 3. Application: This law shall apply to all existing and proposed rights-of-way situated in whole or in part within the County of Onondaga.

Section 4. Definitions:

(a) "Right of Way" shall mean all public and private areas, including subdivisions, irrespective of whether or not the same are considered federal, county, state, city, town village, or regulated by a district, which provide vehicular access or which are used to provide an address for a particular use or activity (whether or not improved with a structure), including by way of illustration only, and not limitation, what are commonly referred to as arterials, streets, avenues, roads, highways, routes, alleys, expressways, boulevards, parkways, thru-ways, circles, lanes, plazas, terraces, and squares.

(b) "Designated Name" shall mean nomenclature used in the identification of a right-of-way, whether official or unofficial, including what are commonly denoted as addresses. This term

shall also include reserved names and proposed changes in existing names as referred to in this law.

Section 5. Administration: This law shall be administered by the Onondaga County Planning Board (hereinafter termed "Board") which shall prepare and maintain a list of all designated names as defined herein, to be entitled "Register of Designated Names." Said register shall also contain a separate section to be denoted "Reserved Names", which section shall be prepared and maintained in accordance with the provisions of this law relating to "Reservation of Names". The Board is hereby empowered to establish such rules and regulations as may be necessary to carry out the provision of this law.

Section 5.1 Decisions: All decisions on applications shall be made by a majority of the vote of the full membership of the Board, subject to such conditions which in its opinion are necessary and reasonable to carry out the spirit and intent of this law.

Section 6. Procedures:

(a) Applications: Applications shall be filed with the Board and may only be filed by the following parties:

1. Any governmental agency.
2. The owner or owners of 50% of the real property having frontage on the right-of-way (computed along all sides of its perimeter), including purchasers under contract.
3. 50% of the addresses utilizing the existing designated name, irrespective of ownership.

(b) Criteria: In reviewing an application, including a conflict between simultaneously submitted names, the Board shall take into consideration the following;

1. Duplication by spelling or sound of an existing designated name, exclusive of the surname designation. In applying this restriction, the conventional rules of English grammar shall be employed.
2. Location, orientation, and alignment with existing rights-of-way.
3. Historical, social, ethnic, or geographical connotation.
4. Inter-community character.
5. Federal, state, county or local jurisdiction.
6. Traffic generating intensity.
7. Intensity of existing or proposed land development involving address designations.
8. Age of right-of-way.
9. Prospective abandonment, redesign, realignment, or general modification based upon official maps, general plans, capital programs or documents of similar import.
10. Relative hardship or inconvenience of competing factors.
11. Abandonment of the same or similar nomenclature in accordance with the provisions of this section.

Where an application involves the abandonment of an existing name, the Board shall also consider the following;

1. Period of non-use for address or access purposes.
2. Nature and character of the existing right-of-way, including a determination of whether or not it is a "paper street."
3. Prospect of use within the foreseeable future.
4. Age of the nomenclature involved.

(c) Powers and Duties of the Board: The Board shall cause such investigation to be made, including the conduct of informational meetings, which in its opinion are necessary to an adequate determination of any application, provided however that no application involving an abandonment or change in name shall be approved except after a public hearing on 10 days' notice to the applicant or its representative and in addition thereto by publication in a newspaper whose general circulation includes the right-of-way in question, provided however that such an application may be denied peremptorily without a hearing.

(d) Notice of Decisions: All decision shall be mailed to the applicant or its representative and shall be deemed final five days thereafter, provided that decisions effecting a change or abandonment in a name shall not become final until six months after such mailing, except where 75% of all parties utilizing said name for address purposes have filed a written consent to an earlier date, in which case the change shall become effective on such earlier date, but in no case less than 30 days after the date of filing of such consent.

In addition, except for reservation of names or denial of an application, all decisions shall be transmitted to the following parties;

1. All legislative bodies, planning boards, police agencies, fire departments and highway departments within whose jurisdiction the right-of-way, or portion thereof, in question is situated.
2. The County Fire Control, County Highway Department, and County Sheriff's Department.
3. The Central New York Regional Planning and Development Board.
4. Local offices of the New York State Police and the Department of Transportation.
5. United States Post Office main headquarters in Syracuse.

Failure on the part of any party enumerated in (1) through (5) to receive a notice of decision shall not invalidate the same.

Section 8. Existing Designated Names: The designated name of a right-of-way set forth on any document, including maps and deeds, which have been filed with some official depository or which are otherwise recognized as matter of public record on the effective date of this law, may continue to be used, subject to the provisions contained herein for change or abandonment.

Section 9. Filing of Official Documents: No map containing rights-of-way shall be accepted for filing or recording in any official depository within the County of Onondaga, or shall otherwise be made a matter of public record, unless it contains an endorsement indicating that all designated names appearing thereon have been approved or are otherwise in compliance

with the provisions of this law, provided that such endorsements shall have been executed by the Board within six months of presentation for filing or recording.

Section 10. Reservation of Designated Names: A party contemplating the use of a designated name but not desirous of securing immediate approval, may reserve the right to future usage by filing an application for such reservation which shall be evidenced by a Certificate of Reservation issued by the Board. A reserved name shall be subject to the restrictions on approval of designated names set forth in Paragraph VII (B) herein. The designated name reserved by the Certificate shall be valid for a period not to exceed 6 months unless an extension is applied for, which shall be issued automatically unless, in the opinion of the Board, such reserved name should not because of a change in circumstances be utilized. In considering whether or not a change in circumstances warrants refusal for further renewals, the Board shall be confined to the application of the criteria set forth in Section VII (B) and in addition thereto, whether or not other applications are pending which involve similar nomenclature. The Board may grant one or more renewals of a reserved name for such periods as it deems appropriate, provided that no single renewal period shall exceed six months. All reserved names shall be entered in the register for "Reserved Names."

Section 11. Appeals: Appeal from any decision of the Board may be filed in accordance with the provision of law relative to the review of administrative determinations, provided such appeal is filed within 30 days from the final date of such decision.

Section 12. Referendum: This Local Law shall be submitted to the electors of the County of Onondaga at the next general election to be held November 7, 1972 and shall not become operative unless and until it is approved at said election by receiving a majority of the total votes cast thereon: (a) in the area of the County of Onondaga outside of the City of Syracuse, (b) in the area of the City of Syracuse, and (c) in the area of all the villages within the County of Onondaga considered as one unit.

Section 13. Effective Date: This Local Law shall take effect on January 1, 1973 pursuant to Sections 20, 21 and 23 of the Municipal Home Rule Law and the filing of one certified copy thereof with the Onondaga County Clerk, one certified copy thereof in the Office of the New York State Comptroller, and three certified copies thereof in the Office of the New York State Secretary of State.

Voting "Aye" on Local Law No. 5, 1972: Legislators Barnell, Pooler, Bragman, A. Lueck, Wallace, Hyatt, Salanger, Murphy, Steiner, Vannauker, Sargent, Shea, Husak, DeRegis, DeLallo, Pirro, Sturick, Rice, Burns, Lawton, Hutchison, C. Luke and Mr. Chairman.

Voting "Noe" on Local Law No. 5, 1972: Legislator LaMont

Local Law No. 5, 1972 Approved: Ayes 28, Noes 1





JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: June 13, 2018

OCPB Case # S-18-41

- 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 PRELIMINARY SUBDIVISION from the Town of Marcellus Zoning Board of Appeals at the request of Laura Hogan for the property located at 4241 New Seneca Turnpike; and
- WHEREAS, General Municipal Law Section 239-n allows the County Planning Board to review the approval of subdivisions and the site is located within 500 feet of New Seneca Turnpike (Route 41) and Gypsy Road (Route 236), both county highways, and a farm operation located in a NYS Agricultural District; and
- WHEREAS, the applicant is proposing to subdivide a 24.56-acre parcel into two new lots, Lot 1 (22.391 acres) and Lot 2 (2.108 acres) in a Residential (R1) zoning district; and
- WHEREAS, the site is located in a rural area in the Town of Marcellus just west of the Village; the site and surrounding lands are enrolled in New York State Agricultural District 2 and appear to contain active farmland; and
- WHEREAS, the submitted subdivision map dated May 4, 2018 shows the site has frontage on New Seneca Turnpike and Gypsy Road, both county roads, and contains a single-family house with an attached garage, two pole barns, and a barn, all generally occurring along an existing u-shaped asphalt driveway with two access points onto New Seneca Turnpike; and
- WHEREAS, per the subdivision map, there is a creek (tributary to Ninemile Creek) running north-south through the site that flows into and out of a pond situated behind the existing structures; an area labeled "approximate location federal wetlands per National Wetlands Inventory maps" is shown to largely correspond with the creek and pond areas; there is an existing gravel driveway that extends from the barn structures and asphalt driveway and crosses the creek to provide access to the rear agricultural fields on the site and adjacent parcels; and
- WHEREAS, the subdivision map shows the proposed subdivision would create Lot 2 (2.108 acres) from the southern portion of the site and the remaining lands would be Lot 1 (22.391 acres); an existing 20' drainage easement and a drainage swale are shown along the southern lot line of Lot 1; and
- WHEREAS, a proposed driveway onto New Seneca Turnpike is shown in the subdivision map on Lot 2; the local application indicates that there is no intention to develop Lot 2 at this time; the Onondaga County Department of Transportation indicated that satisfactory sight distance is available at the proposed access, per GTS Consulting;
ADVISORY NOTE: the proposed driveway onto New Seneca Turnpike requires highway access and work permits from the Onondaga County Department of Transportation; and

WHEREAS, a Critical Environmental Area (CEA) Overlay Zone is shown on Lot 2 to provide a 100' buffer to the creek; per the Town zoning code, the CEA zone is subject to additional regulations, including a special permit from the Zoning Board of Appeals for any proposed activities within the boundaries; the CEA zone is not marked along the entirety of the creek, but presumably follows the length of the creek on Lot 1; and

WHEREAS, the site is served by public drinking water and an individual septic system; the subdivision map states "Lot 2 not considered a residential building lot prior to the approval of subsurface sewage disposal system plans by the Onondaga County Health Department"; per the Onondaga County Health Department, this language is only applicable to lots greater than 5 acres in size; and

WHEREAS, the site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the New York State Historic Preservation Office archaeological site inventory (per EAF Mapper); 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:

Per the Onondaga County Health Department, the language included on the subdivision plan stating "Lot 2 not considered a residential building lot prior to the approval of subsurface sewage disposal system plans by the Onondaga County Health Department" must be removed from the plans prior to municipal approval of the subdivision. The Department's Bureau of Public Health Engineering must formally accept or approve, respectively, any existing or proposed septic system to service Lot 2 prior to Department endorsement of the subdivision.

The Board also offers the following comment(s):

1. The applicant is advised to conduct a formal wetland delineation to determine the presence and location of any federal wetlands on the site. Any delineated wetlands must be confirmed by the U.S. Army Corps of Engineers and shown on the plans for the site. The applicant is also advised to obtain any necessary permits from the Corps for any proposed development or placement of fill in a federal wetland, or drainage of federal wetlands on site.
2. The Board encourages the Town to consider the potential long-term effects of large-lot, strip subdivisions along road frontages, particularly within areas containing New York State Agricultural District properties and in farm/agricultural zoning districts, as potential conflicts with agricultural operations, changes to the rural character, increased public service demands and costs, reduction of open space and farmland, and impacts to road safety and mobility may cumulatively occur.

The motion was made by Daniel Cupoli and seconded by Bill Fisher. The votes were recorded as follows: Douglas Morris - yes; Bill Fisher - yes; James Corbett - yes; Daniel Cupoli - yes; Robert Antonacci - yes; Lisa Dell - yes; Marty Voss - yes.



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: June 13, 2018

OCPB Case # S-18-42

- 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 FINAL SUBDIVISION from the Town of Lysander Planning Board at the request of David Lewis for the property located at 2516 Lamson Road; and
- WHEREAS, General Municipal Law Section 239-n allows the County Planning Board to review the approval of subdivisions and the site is located within 500 feet of Lamson Road (Route 29), a county highway, and the Three Rivers State Wildlife Management Area; and
- WHEREAS, the applicant is proposing to reconfigure 4 existing parcels totaling 66.91 acres into 2 new lots, Parcel One (64.728 acres) and Parcel Two (2.182 acres), in an Agricultural zoning district; and
- WHEREAS, the Board is concurrently reviewing an area variance referral (Z-18-180) as part of the proposed project; and
- WHEREAS, the site is located along Lamson Road, a county road, in a rural area in the Town of Lysander; the site abuts the Three Rivers Wildlife Management Area, a state-owned park, to the south; the submitted survey map shows the site consists of four parcels, two of which are landlocked; aerial imagery shows the rear of the site to contain agricultural land and forest; there are two existing barn structures and an existing house with a blacktop driveway onto Lamson Road situated towards the front of the site; and
- WHEREAS, the survey map shows the proposed subdivision will create two new lots from the four existing parcels; proposed Parcel One (64.728 acres) will consist of the majority of the lands, including the agricultural and forest land, and both of the existing barn structures; proposed Parcel Two (2.182 acres) is shown as a u-shaped lot that will surround a separate residential lot fronting on Lamson Road; the existing house will be contained on Parcel Two; and
- WHEREAS, the local applications indicate that the requested area variance and subdivision are intended to provide access to lands on Parcel One that were previously landlocked and allow for construction of a single-family home; a proposed house location is shown on Parcel One in an area that appears to fall between the existing agricultural land and rear forest; and
- WHEREAS, the survey map shows the existing parcel containing the house is non-conforming with a lot width of 130.23' where 250' is required; the proposed reconfiguration will increase the lot width to 226.75' which still requires an area variance; however, the total width of the site is 486.75' and would not allow for two conforming lots; and
- WHEREAS, per the survey map, there is a 25' wide proposed easement shown for ingress and egress on Parcel Two that will presumably provide additional access to the rear barns on Parcel One; and
- WHEREAS, the site is served by individual well and septic system; per the referral notice,

drinking water and wastewater services will be provided for the new house by proposed well and septic system, respectively;

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 proposed Parcel One prior to Department endorsement of the subdivision; and

WHEREAS, GIS mapping shows the rear of the site may contain state and federal wetlands that appear to coincide with forested areas on the site; the proposed house location appears to be just outside the wetland and buffer areas; there may be an additional federal wetland area towards the front of the site that also falls within a vacant, forested area;

ADVISORY NOTES: the applicant is advised to contact the U.S. Army Corps of Engineers and/or NYS Department of Environmental Conservation to confirm the presence of federal and/or state wetlands and/or the 100-foot state wetland buffer on the site; all confirmed wetlands should be shown on the plans for the site and any necessary permits should be obtained for any proposed development or placement of fill in a wetland, or drainage of any confirmed wetlands and buffers; and

WHEREAS, the site may contain bald eagle, pied-billed grebe, Henslow's sparrow, or Indiana bat, or its associated habitat, which have been listed by the state or federal government as a threatened or endangered animal species (per EAF Mapper);

ADVISORY NOTE: per the NYS Department of Environmental Conservation (DEC), if the site contains a threatened or endangered species and/or associated habitat, and the project requires review under the State Environmental Quality Review Act (SEQRA), a request for a project screening should be submitted to the New York Natural Heritage Program or to the regional DEC Division of Environmental Permits office; and

WHEREAS, the site is located near the following natural communities: silver maple-ash swamp (per EAF Mapper); 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 Health Department's Bureau of Public Health Engineering to determine the location of the existing sewage disposal system.
2. Per the Onondaga County Department of Transportation, the proposed ingress and egress easement must be 30' wide to meet Department minimum standards. Access will be determined by the availability of sight distance.

The Board also offers the following comment(s):

1. Any future or proposed access to Lamson Road from proposed Parcel One must be coordinated with the Onondaga County Department of Transportation prior to municipal approval of the subdivision. Access will be subject to the availability of sight distance and will require highway access and work permits from the Department.
2. The Board discourages the creation of irregular lots and encourages the

applicant to consider alternative configurations that prioritize effective land use based on the natural features of the site over trying to decrease the existing non-conformity.

The motion was made by Daniel Cupoli and seconded by Bill Fisher. The votes were recorded as follows: Douglas Morris - yes; Bill Fisher - yes; James Corbett - yes; Daniel Cupoli - yes; Robert Antonacci - yes; Lisa Dell - yes; Marty Voss - yes.

DRAFT



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: June 13, 2018

OCPB Case # Z-18-169

- 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 THREE-MILE LIMIT from the City of Syracuse Planning Commission at the request of GSP Holdings, Inc. (Kim Jeffery) for the property located at 5762 Celi Drive & 6517 Towpath Road; and
- WHEREAS, the site is located within three miles of the City of Syracuse and subject to the extra-territorial jurisdiction of the City of Syracuse under the three-mile limit rule and the site is located within 500 feet of Erie Boulevard East (Route 5), and Bridge Street, both state highways; and
- WHEREAS, the applicant is proposing a lot line adjustment to convey 0.19 acres from one parcel to a second parcel in a Business (B) zoning district; and
- WHEREAS, the Board recently reviewed the final subdivision referral (S-18-18) corresponding to this three-mile limit review and offered no position; and
- WHEREAS, the site is located near the intersection of Erie Boulevard East and Bridge Street, both state roads, in a commercially developed area of DeWitt; the submitted subdivision map dated May 4, 2016 shows the site consists of two tax parcels; the westerly parcel, Lot 1 (1.58 acres), has frontage on Celi Drive, a local road, and contains an existing one-story concrete block building, the former General Super Plating offices and manufacturing building; the easterly parcel, Lot 2 (3.1 acres), has frontage on Towpath Road and Whirlybird Lane, both local roads, and contains an existing one-story office building; and
- WHEREAS, the local application states that the proposed subdivision will relocate the shared boundary between the two lots, adding 0.19 acres to Lot 1; per the submitted Environmental Assessment Form (EAF) dated January 16, 2018, the land being transferred has a drainage ditch; and
- WHEREAS, per the local application, the proposed subdivision is intended to facilitate an environmental cleanup of the manufacturing parcel (Lot 1), which is listed in the New York State Department of Environmental Conservation (NYS DEC) Environmental Site Remediation database (C734108) as an active site in the Brownfield Cleanup Program; per the NYS DEC, the parcel has been a metals and plastic plating manufacturing plant since the mid 1970's; and
- WHEREAS, per the subdivision map, site access includes four existing tarvia driveways onto Celi Drive on Lot 1, and an existing unrestricted parking lot entrance (over 100' wide) onto Towpath Road and an existing tarvia driveway onto Whirlybird Lane on Lot 2; a 20' drainage and utility easement is shown along the shared boundary between the parcels; and
- WHEREAS, the site is served by public drinking water and sewers and is located in the Metropolitan Wastewater Treatment Plant service area; no changes to the existing infrastructure are proposed; and
- WHEREAS, the Onondaga County Department of Water Environment Protection has

determined that the submitted project is located in an area designated as flow constrained or impacted by excessive wet weather flow or is tributary to a Combined Sewer Overflow (CSO); and

WHEREAS, the NYS DEC EAF Mapper indicates the site of the proposed action may contain a species of animal (Northern long-eared bat), or associated habitats, listed by the state or federal government as threatened or endangered; and

NOW THEREFORE BE IT RESOLVED, that the Onondaga County Planning Board has determined that said referral will have no significant adverse inter-community or county-wide implications and may consequently be acted on solely by the referring board.

The motion was made by Bill Fisher and seconded by Marty Voss. The votes were recorded as follows: Douglas Morris - yes; Bill Fisher - yes; James Corbett - yes; Daniel Cupoli - yes; Robert Antonacci - yes; Lisa Dell - yes; Marty Voss - yes.

DRAFT



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: June 13, 2018

OCPB Case # Z-18-170

- 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 SITE PLAN from the Town of Clay Planning Board at the request of Syracuse Behavioral Healthcare for the property located at 4567 Crossroads Park Drive; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Henry Clay Boulevard, a county road; and
- WHEREAS, the applicant is proposing renovations to an existing building and site improvements to accommodate a behavioral health center on a 5.68-acre parcel in an Industrial (I-1) zoning district; and
- WHEREAS, in 2016, the Board offered no position with comment for a special permit referral (Z-16-441) to operate programs for individuals in various phases of treatment for substance abuse and mental health disorders; prior to that, the Board recommended disapproval of a zone change referral (Z-16-198) from Industrial to Neighborhood Commercial to operate a medical office in the facility, citing incompatibility with dominant zoning and industrial land use objectives of the Woodard Industrial Park, inconsistency with dimensional requirements of the proposed zoning district, and suggested other regulatory options; the proposed zone change was ultimately withdrawn; and
- WHEREAS, the site is located at the corner of Henry Clay Boulevard, a county road, and Crossroads Park Drive, a local road, in an area generally known as Woodard Industrial Park; the surrounding area is primarily industrial and commercial, including a distribution center for Rite Aid to the rear and south of the site; and
- WHEREAS, the submitted Existing Conditions Plan dated October 13, 2017 shows the site contains an existing one-story building (Syracuse Behavioral Healthcare corporate headquarters) surrounded almost entirely by asphalt parking; a large parking lot is shown at the front of the building, both of which cover the northern half of the site; aerial imagery shows the southern half of the site is generally covered by trees and overgrown vegetation; and
- WHEREAS, per the Existing Conditions Plan, the site has two existing driveways onto Crossroads Park Drive;
ADVISORY NOTE: per the Onondaga County Department of Transportation, no access to Henry Clay Boulevard will be permitted; and
- WHEREAS, the submitted Grading and Site Utility Plan dated October 13, 2017 shows existing drinking water and sewer lines on site to be abandoned in place and replaced by new infrastructure;
per the submitted Layout Plan dated October 13, 2017, additional site improvements include excavation, grading, and lawn repair and new asphalt pavement for the installation of underground utilities, concrete curb repair

along the front sidewalk, and a berm grading area between the parking lot and Henry Clay Boulevard; and

WHEREAS, per the Existing Conditions Plan, there is a 50' Niagara Mohawk Power Corporation easement and a 35' New York Transit Company Easement that runs across the southwest corner of the site; the building does not appear to encroach into the easements, though a paved portion of the site does; and

WHEREAS, per the Onondaga County Department of Finance Office of Real Property Services, the site is served by public drinking water and sewers and is located in the Metropolitan Wastewater Treatment Plant and Liverpool Pump Station service areas; per the Onondaga County Department of Water Environment Protection, the submitted project is located in an area designated as flow constrained or impacted by excessive wet weather flow or is tributary to a Combined Sewer Overflow (CSO);

ADVISORY NOTE: per the Onondaga County Department of Water Environment Protection, unless it can be demonstrated that anticipated sanitary flows will not exceed previous flows in excess of one sewer unit over prior uses, the applicant must develop a 1 gallon to 1 gallon offset plan/project in coordination with the municipal engineer; and

WHEREAS, the project is within 2,000 feet of a site (ID: 734125) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF and EAF Mapper); and

WHEREAS, the site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the New York State Historic Preservation Office archaeological site inventory (per EAF and EAF Mapper); and

NOW THEREFORE BE IT RESOLVED, that the Onondaga County Planning Board has determined that said referral will have no significant adverse inter-community or county-wide implications and may consequently be acted on solely by the referring board.

The motion was made by Bill Fisher and seconded by Marty Voss. The votes were recorded as follows: Douglas Morris - yes; Bill Fisher - yes; James Corbett - yes; Daniel Cupoli - yes; Robert Antonacci - yes; Lisa Dell - yes; Marty Voss - yes.



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: June 13, 2018

OCPB Case # Z-18-171

- 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 AREA VARIANCE from the Town of Marcellus Zoning Board of Appeals at the request of Kristy Kudlick for the property located at 2553 Dublin Court; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the granting of use or area variances and the site is located within 500 feet of Dublin Road (Route 40), a county road; and
- WHEREAS, the applicant is requesting an area variance to reduce the front yard setback from 35 feet to 29 feet to add a front porch to an existing house on a 0.47-acre parcel in a Residential (R1) zoning district; and
- WHEREAS, the site is located along Dublin Court, a local dead end road, in a residential neighborhood just east of the Village of Marcellus; the submitted survey map dated July 13, 2010 shows the site contains an existing two-story frame house with an attached garage and an existing blacktop driveway; and
- WHEREAS, the submitted letter from the applicant dated May 16, 2018, included with the referral materials, indicates that a building permit was applied for and denied; the proposed front porch is intended to provide protection from ice, snow, and rain and improve the curb appeal of the existing house; and
- WHEREAS, per the survey map, the front porch will be 8' x 28'; the house is shown to have an existing front yard setback of 36' to 37' where 35' is required and thus a variance is necessary for the proposed porch; and
- WHEREAS, the site is served by public drinking water and an individual septic system; no changes to the existing infrastructure are proposed; and
- WHEREAS, the site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the New York State Historic Preservation Office archaeological site inventory (per EAF Mapper); 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:

The applicant must contact the Onondaga County Health Department's Bureau of Public Health Engineering to confirm the location of the existing sewage disposal system to ensure it will not be impacted by the proposed porch.

The motion was made by Daniel Cupoli and seconded by Bill Fisher. The votes were recorded as follows: Douglas Morris - yes; Bill Fisher - yes; James Corbett - yes; Daniel Cupoli - yes; Robert Antonacci - yes; Lisa Dell - yes; Marty Voss - yes.

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JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: June 13, 2018

OCPB Case # Z-18-172

- 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 LOCAL LAW from the Village of Solvay Village Board at the request of Village of Solvay Board of Trustees for the property located ; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the adoption or amendment of a zoning ordinance or local law; and
- WHEREAS, the applicant is proposing Local Law D-2018 to impose a six (6) month moratorium on electric high density load service operations in the Village of Solvay; and
- WHEREAS, per the Legislative Findings and Intent, the Village “finds that certain businesses and commercial operations which require and use large amounts of energy have been located and established in certain areas of the State of New York where electric power is affordable and available” which “has resulted in a large increase in demand for power, thereby resulting in increased energy costs to residents or the municipalities”; and
- WHEREAS, the Village of Solvay operates its own electric department and supplies affordable power to its residents; as such, the proposed moratorium is intended to allow the Village to evaluate the potential impacts of such business and commercial operations; and
- WHEREAS, the moratorium will apply to such business and commercial operations, designated in the proposed local law as “High Density Load Service Operations”; per the Legislative Findings and Intent, “the term ‘High Density Load Service Operations,’ shall mean a business, commercial or any other use requiring the provision of electric service where the requested/required load density in the portion of the premises containing the load consuming equipment exceeds 250kWh/ft²/year”; and
- WHEREAS, during the moratorium, no new applications or permits for High Density Load Service Operations shall be accepted, considered, processed or issued within the Village of Solvay and no applications or permits for such uses shall be considered by the Village Board, the Zoning Board of Appeals, the Village Clerk, the Codes Enforcement Officer, the Electric Department or any other person or entity of the Village; additionally, the Village of Solvay Electric Department shall not provide service to any High Density Load Service Operations; and
- WHEREAS, per the Legislative Findings and Intent, the moratorium will allow the Village to review and comprehensively address fire and building code regulations and enforcement plans, consider zoning and land use laws, and study electric department rules and regulations in light of potential impacts of High Density Load Service Operations on the Village’s capacity to provide affordable and efficient electrical service to residents; and

NOW THEREFORE BE IT RESOLVED, that the Onondaga County Planning Board has determined that said referral will have no significant adverse inter-community or county-wide implications. The Board has offered the following COMMENT(S) in regards to the above referral:

Given the presence of any existing or recently approved High Density Load Service Operations, the Board advises the Village to consider clarifying the local law as it relates to the provision of existing electric services or new services required by recently approved applications or permits.

The motion was made by Robert Antonacci and seconded by Daniel Cupoli. The votes were recorded as follows: Douglas Morris - yes; Bill Fisher - yes; James Corbett - yes; Daniel Cupoli - yes; Robert Antonacci - yes; Lisa Dell - yes; Marty Voss - yes.

DRAFT



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: June 13, 2018

OCPB Case # Z-18-173

- 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 City of Syracuse Planning Commission at the request of Forest Noodle House / Jonghee Han for the property located at 2743 Erie Boulevard East; 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 Erie Boulevard East (Route 5), a state highway; and
- WHEREAS, the applicant is requesting a special permit to establish a new restaurant in an existing multi-tenant building on a 0.863-acre parcel in an Industrial A (IA) zoning district; and
- WHEREAS, in 2015, the Board recommended modification of a special permit referral (Z-15-299) requesting to modify an existing special permit to install two new building signs and a new panel on an existing pylon sign on the subject parcel, citing encroachment in the state right-of-way and required relocation of the existing pylon sign; the Board previously recommended modification of a special permit referral (Z-15-80) to operate a café/bakery in the building, recommended modification of a special permit referral (Z-14-319) to establish a billiard hall and restaurant in the building, offered no position with comment on two special permit referrals to establish (Z-10-408) and add a mural to (Z-11-250) a karaoke studio in the building, and recommended modification of a subdivision referral (S-11-14) to adjust lot lines between the subject parcel and the adjacent parcel with a requirement to remove a billboard (subsequently waived); and
- WHEREAS, the site is located along Erie Boulevard East, a state road, in the City of Syracuse; Erie Boulevard East is a corridor of mixed roadside commercial and large retail establishments; and
- WHEREAS, the City of Syracuse is currently undertaking a comprehensive project to revise and modernize zoning in the City; per the ReZone Syracuse draft zoning map dated March 2018, the proposed zoning for this lot is Commercial (CM), which would act to "provide appropriate areas on or near major roadways that would permit the development and continued use of land for compatible commercial and service uses where access requires good vehicular circulation"; and
- WHEREAS, the submitted Existing Site Plan dated April 25, 2018 shows the site contains an existing one-story building bordered by parking on the front and west side; the parking lot extends onto the adjacent parcel to the west, providing a large shared parking lot (61 spaces total) with an entrance-only driveway on the site and an exit-only driveway on the adjacent parcel; the site is located along a stretch of Erie Boulevard where turning movements are restricted to right-in, right-out by the median; however, there is an additional driveway on the

adjacent parcel that accesses a signalized, private drive serving the recently closed Sam's Club to the west; and

WHEREAS, per the Existing Site Plan, the building has three tenant spaces, two of which are currently occupied by a bakery (Tous les Jours) and music studio (Palace Music Studio); the proposed restaurant (Forest Noodle House) will occupy the tenant space, previously used by Geico, at the southeast corner of the building; an area labeled future storage building is shown at the rear of the building; and

WHEREAS, per the City of Syracuse zoning ordinance, restaurants are permitted in the IA district, but require a special permit where the restaurant or its off-street parking spaces are within 500' of a district where restaurants are not permitted; the site is just north of parcels zoned Residential, Class A-2 (RA-2); per the ReZone Syracuse Consolidated Draft dated March 2018, restaurants greater than 1,000 sf are a permitted use in the proposed CM district, and similar buffer restrictions requiring a special permit do not seem to be included; and

WHEREAS, the submitted Existing Elevations plan dated April 25, 2018 indicates no exterior work is proposed as part of the project, except signage; proposed signage (under separate permit application) will include a wall-mounted sign (2' x 6') over the front entrance with an LED display integrated into a sign cabinet; the submitted survey map shows an existing pylon sign at the front of the site, partially occurring in the state right-of-way; there is no indication that signage will be added to the pylon sign as part of the proposed project; any sign located within, partially within or overhanging the state right-of-way is considered an encroaching sign and is illegal under Section 52 of the Highway Law; per conversations with the City and New York State Department of Transportation, no permits or approvals have been issued for the existing pylon sign; and

WHEREAS, per the local application, proposed hours of operation would be Monday to Sunday from 11am to 9:30pm; and

WHEREAS, the site is served by public drinking water and sewers and is located in the Metropolitan Wastewater Treatment Plant service area; per the Onondaga County Department of Water Environment Protection, the submitted project is located in an area designated as flow constrained or impacted by excessive wet weather flow or is tributary to a Combined Sewer Overflow (CSO); ADVISORY NOTE: per the Onondaga County Department of Water Environment Protection, unless it can be demonstrated that anticipated sanitary flows will not exceed previous flows in excess of one sewer unit over prior uses, the applicant must develop a 1 gallon to 1 gallon offset plan/project in coordination with the municipal engineer; and

WHEREAS, aerial imagery shows the site has an existing sidewalk on Erie Boulevard East; the site is located along a stretch of Erie Boulevard which will undergo a large New York State Department of Transportation (NYSDOT) project to install bicycle, pedestrian, and roadway enhancements to accommodate the Empire State Trail; designs for the project are currently being finalized and all applicants and municipalities are advised to coordinate with NYSDOT on site planning within the right-of-way along this portion of Erie Boulevard; and

WHEREAS, the project is within 2,000 feet of a site (ID: C734103) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper); and

NOW THEREFORE BE IT RESOLVED, that the Onondaga County Planning Board has determined that said referral will have no significant adverse inter-community or county-wide implications. The Board has offered the following COMMENT(S) in regards to the above referral:

Per the New York State Department of Transportation, the municipality is advised to ensure appropriate access agreements are in place for any shared driveways on Erie Boulevard East.

The motion was made by Robert Antonacci and seconded by Daniel Cupoli. The votes were recorded as follows: Douglas Morris - yes; Bill Fisher - yes; James Corbett - yes; Daniel Cupoli - yes; Robert Antonacci - yes; Lisa Dell - yes; Marty Voss - yes.

DRAFT



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: June 13, 2018

OCPB Case # Z-18-174

- 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 PROJECT SITE REVIEW from the City of Syracuse Zoning Administration at the request of Casey's Place for the property located at 228 LaFayette Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Interstate Route 81, a state highway; and
- WHEREAS, the applicant is proposing construction of a 2,110 sf addition to an existing residential facility and various site improvements on a 3.31-acre parcel in a Residential, Class 1 (RA-1) zoning district; and
- WHEREAS, the site is located along a city-owned portion of LaFayette Road in the City's Valley neighborhood; the site is separated from I-81 to the west by a vacant, forested parcel; land uses in the immediate area are a mix of residential, including single-family houses and the Nob Hill Apartments; other surrounding land uses include parcels to the southeast containing the vacant LaFayette Hills Golf and Country Club and various commercial/office uses to the north; and
- WHEREAS, the City of Syracuse is currently undertaking a comprehensive project to revise and modernize zoning in the City; per the ReZone Syracuse draft zoning map dated March 2018, the proposed zoning for this lot is Residential (R-1), which would act to "provide for neighborhoods made up of primarily single-family detached homes" where "complimentary uses such as parks, open space, schools, assemblies, minor utilities, and accessory structures may also be allowed"; and
- WHEREAS, the submitted Site Survey dated February 19, 2018 shows the site has additional frontage on Saturn Drive, a local dead end road serving single-family houses to the south, and contains an existing building (Casey's Place Residence) with an attached garage and parking lot (14 spaces) both situated at the front of the building, rear deck and playground, and an existing driveway onto LaFayette Road; the driveway is shown to end at a turn-around loop on the north side of the building; per the local application, the existing residential facility, part of Elmcrest Children's Center, provides short-term respite services to children and youth (up to age 22) with developmental disabilities and/or complex medical issues; and
- WHEREAS, the submitted Layout Plan dated February 19, 2018 and floor plans show the proposed addition (2,110 sf) will replace a portion of the garage and a row of three parking spaces at the front of the building, and provide 5 additional bedrooms, 2 bathrooms, and two offices; additional site improvements include a new outdoor courtyard with pavers and planting beds to be located between the existing portion of the building and the addition, a walkway from the

parking lot through the side yard, underground utility relocations, a wood deck along the south side of the addition and building, and landscape boulders and planting beds along the front of the addition; and

WHEREAS, per the submitted Environmental Assessment Form (EAF) dated February 21, 2018, proposed stormwater management will include infiltration practices to reduce runoff, roof leaders to convey stormwater to drywells, and use of the existing municipal drainage ditch at Saturn Drive for overflow; and

WHEREAS, the site is served by public drinking water and sewers and is located in the Metropolitan Wastewater Treatment Plant service area; per the Onondaga County Department of Water Environment Protection, the submitted project is located in an area designated as flow constrained or impacted by excessive wet weather flow or is tributary to a Combined Sewer Overflow (CSO); ADVISORY NOTE: the Onondaga County Department of Water Environment Protection asks that the applicant contact the Department's Flow Control office to determine sewer availability and capacity; unless it can be demonstrated that anticipated sanitary flows will not exceed previous flows in excess of one sewer unit over prior uses, the applicant must develop a 1 gallon to 1 gallon offset plan/project in coordination with the municipal engineer; and

WHEREAS, the site may contain the Indiana bat or Northern long-eared 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); and

WHEREAS, the site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the New York State Historic Preservation Office archaeological site inventory (per EAF Mapper); and

NOW THEREFORE BE IT RESOLVED, that the Onondaga County Planning Board has determined that said referral will have no significant adverse inter-community or county-wide implications and may consequently be acted on solely by the referring board.

The motion was made by Bill Fisher and seconded by Marty Voss. The votes were recorded as follows: Douglas Morris - yes; Bill Fisher - yes; James Corbett - yes; Daniel Cupoli - yes; Robert Antonacci - yes; Lisa Dell - yes; Marty Voss - yes.



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: June 13, 2018

OCPB Case # Z-18-175

- 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 THREE-MILE LIMIT from the City of Syracuse Planning Commission at the request of Starlight Estates Development, LLC for the property located at 3751 & 3755 Warners Road; and
- WHEREAS, the site is located within three miles of the City of Syracuse and subject to the extra-territorial jurisdiction of the City of Syracuse under the three-mile limit rule and the site is located within 500 feet of Warners Road (Route 173 / Route 63), a county highway; and
- WHEREAS, the applicant is proposing a lot line adjustment between two parcels, creating Lot 1A (0.62 acres) and Lot 2A (2.94 acres) in a Residential (R-3) zoning district; and
- WHEREAS, the Board has not received a subdivision referral relating to this three-mile limit review from the Town of Camillus; the submitted Town of Camillus Planning Board Minutes dated February 26, 2018 indicate that the proposed lot line adjustment has been approved by the Town; and
- WHEREAS, the site is located along Warners Road, a county road, in the Town of Camillus; the site is bordered by residential lots, including the Starlight Estates development, and is located north across Warners Road from a single-family residential neighborhood bordering NYS Route 5; and
- WHEREAS, the submitted subdivision map dated November 13, 2017 shows the site consists of two tax parcels totaling 3.567 acres with the westerly parcel containing an existing house set back from Warners Road more than 250', a detached garage at the rear of the property, and an existing asphalt driveway; the easterly parcel is currently vacant, but is intended for a new house and driveway;
ADVISORY NOTE: the proposed driveway onto Warners Road requires highway access and work permits from the Onondaga County Department of Transportation and will be subject to the availability of sight distance; and
- WHEREAS, per the Town Planning Board Minutes, the proposed lot line adjustment is intended to provide a larger side yard for the proposed house on the easterly parcel; both parcels will be consistent with zoning following the lot line adjustment; and
- WHEREAS, the subdivision map shows proposed Lot 1A (0.62 acres) to be the easterly parcel with the shared lot line moved roughly 30' to the west and the rear lot line moved south to convey the rear lands to proposed Lot 2A (2.94 acres) to the west; and
- WHEREAS, the subdivision map shows the northeastern corner of the site contains a 20' drainage easement and an existing storm sewer; the easement and storm sewer will be entirely contained on Lot 2A following the lot line adjustment;

and

WHEREAS, per the referral notice, the site is served by public drinking water and sewers; the site is located in the Metropolitan Wastewater Treatment Plant and Westside Pump Station service areas; per the Onondaga County Department of Water Environment Protection, the submitted project is located in an area designated as flow constrained or impacted by excessive wet weather flow or is tributary to a Combined Sewer Overflow (CSO);

ADVISORY NOTES: the Onondaga County Department of Water Environment Protection asks that the applicant contact the Department's Flow Control office to determine sewer availability and capacity; the applicant must develop a 1 gallon to 1 gallon offset plan/project for the proposed house in coordination with the municipal engineer; and

NOW THEREFORE BE IT RESOLVED, that the Onondaga County Planning Board has determined that said referral will have no significant adverse inter-community or county-wide implications and may consequently be acted on solely by the referring board.

The motion was made by Bill Fisher and seconded by Marty Voss. The votes were recorded as follows: Douglas Morris - yes; Bill Fisher - yes; James Corbett - yes; Daniel Cupoli - yes; Robert Antonacci - yes; Lisa Dell - yes; Marty Voss - yes.

DRAFT



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: June 13, 2018

OCPB Case # Z-18-176

- 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 City of Syracuse Planning Commission at the request of Syracuse 727, LLC for the property located at 721-723 & 727-729 (aka 727) South Crouse Avenue; 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 SUNY Upstate Medical Center; and
- WHEREAS, the applicant is requesting a special permit to establish a new restaurant (Blaze Pizza) in a portion of a new building (under construction) in a Business, Class A (BA) zoning district; and
- WHEREAS, in 2017, the Board offered no position with comment for a final subdivision referral (S-17-3) to combine the two subject parcels, which was ultimately approved by the City; in 2016, the Board offered no position with comment for a project site review referral (Z-16-443) to demolish two commercial structures and construct an 8-story, 160,000 square foot mixed-use building (The Marshall) with 168 dwelling units and 6 storefronts on the site; The Marshall is currently under construction and the proposed restaurant (Blaze Pizza) is intended for one of the new storefronts; and
- WHEREAS, the site is located within a densely developed and highly-walkable mixed-use area at the core of the University Hill district/neighborhood; surrounding land uses are retail and service, residential, medical and university related buildings; various parking structures and lots are provided in the district, and bus service is accessible; and
- WHEREAS, the City of Syracuse is currently undertaking a comprehensive project to revise and modernize zoning in the City; per the ReZone Syracuse draft zoning map dated March 2018, the proposed zoning for the lots is Mixed Use Urban Core (MX-4), which would act to “provide for pedestrian-friendly areas of higher-density residential development and a well-integrated mix of nonresidential uses”; and
- WHEREAS, the submitted Site Layout Plan dated March 17, 2017 shows The Marshall will occupy almost the entirety of the site upon completion, with the exception of a 25’ wide concrete private access aisle at the front of the building; the submitted Floor Plan dated March 17, 2017 and elevations show 8 retail spaces on the first floor of the building; and
- WHEREAS, the Site Layout Plan and floor plan show Blaze Pizza will occupy 3,007 sf of retail space at the western end cap of The Marshall; the retail space faces South Crouse Avenue, a city street, to the west and the private access aisle to the south; per the local application, the tenant space will be modified per the submitted floor plans and proposed signage will fit within previously designated signage areas for “Tenant A”; no other external or site

modifications are proposed; and

WHEREAS, per the City of Syracuse zoning ordinance, restaurants are permitted in the BA district, but require a special permit where the restaurant or its off-street parking spaces are within 500' of a district where restaurants are not permitted; the site is just south of parcels zoned Residential, Class B (RB) and Residential, Class C (RC); per the ReZone Syracuse Consolidated Draft dated March 2018, restaurants greater than 1,000 sf are a permitted use in the proposed MX-4 district, and similar buffer restrictions requiring a special permit do not seem to be included; and

WHEREAS, per the local application, proposed hours of operation will be 10am to 11pm, seven days a week; proposed signage will include two wall-mounted signs (2.5' x 10' each) located on the west and south faces of the building; and

WHEREAS, per the referral notice, the site is served by public drinking water and sewers; the site is located in the Metropolitan Wastewater Treatment Plant service area; per the Onondaga County Department of Water Environment Protection, the submitted project is located in an area designated as flow constrained or impacted by excessive wet weather flow or is tributary to a Combined Sewer Overflow (CSO);

ADVISORY NOTES: the Onondaga County Department of Water Environment Protection asks that the applicant contact the Department's Flow Control office to determine sewer availability and capacity; the applicant must develop a 1 gallon to 1 gallon offset plan/project for the proposed house in coordination with the municipal engineer; and

WHEREAS, the site is located near the Walnut Park Historic District which is listed on the National Register of Historic Places (per EAF Mapper); and

WHEREAS, the University Hill Transportation Study completed in 2007, as well as subsequent local planning efforts, provides recommendations on how to best manage the potentially significant transportation impacts of future economic growth in University Hill including a variety of Transportation Demand Management (TDM) strategies to manage traffic and parking issues associated with the proposed development, including remote parking with campus shuttle transit operations, CENTRO connections with the Connective Corridor, an incentive/disincentive system to encourage transit and carpooling, shared parking facilities, utilization of shared vehicles, and creation of a strong pedestrian environment; and

NOW THEREFORE BE IT RESOLVED, that the Onondaga County Planning Board has determined that said referral will have no significant adverse inter-community or county-wide implications. The Board has offered the following COMMENT(S) in regards to the above referral:

While the Board has no comments related specifically to the requested special permit, the Board offers the following comments related to the overall project:

1. Given concerns with infrastructure constraints and the number of recently approved and proposed projects in the University Hill area, the Onondaga County Department of Water Environment Protection recommends that the applicant completes a sewer flow study to monitor flow and capacity from the tie-in location at the site to the Metropolitan Wastewater Treatment Plant. The applicant is advised to contact the Department's Flow Control office for additional information.

2. Given the extent and potential transportation related impacts of development being proposed by this and other similar projects, the City, developers, universities, hospitals and other University Hill developers should continue to actively explore and implement adequate Transportation Demand Management strategies for the University Hill district and surrounding areas, as a necessary complement to parking waivers and large scale development in this important area.

The motion was made by Robert Antonacci and seconded by Daniel Cupoli. The votes were recorded as follows: Douglas Morris - yes; Bill Fisher - yes; James Corbett - yes; Daniel Cupoli - yes; Robert Antonacci - yes; Lisa Dell - yes; Marty Voss - yes.

DRAFT



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: June 13, 2018

OCPB Case # Z-18-177

- 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 SITE PLAN from the Town of Cicero Planning Board at the request of Rocklyn Management, LLC for the property located at 5859 State Route 31; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Interstate Route 81 and Route 31, both state highways, and a state-owned portion of Pardee Road (Route 253); and
- WHEREAS, the applicant is proposing to demolish an existing building and construct a 4,974 sf multi-tenant retail building on a 0.518-acre parcel in a General Commercial zoning district; and
- WHEREAS, the Board is concurrently reviewing an area variance referral (Z-18-178) as part of the proposed project; in 2010, the Board recommended modification of a site plan referral (Z-10-176) to utilize a former garage and gas station on the subject parcel as an auto glass repair and replacement facility (Arrow Auto Glass); and
- WHEREAS, the site is located along a congested segment of NYS Route 31 in the Town of Cicero, just east of I-81; surrounding land uses include various roadside commercial, a large auto auction site (ADESA), Cicero Elementary School, Cicero North Syracuse High School, and various residential; the site abuts an apartment complex to the north, a Dunkin Donuts restaurant to the east, and is separated from Pardee Road and I-81 by state-owned land containing a park and ride; and
- WHEREAS, the submitted survey map dated March 18, 2010 shows the site contains an existing one-story brick masonry building (1,575 sf), to be demolished, that was formerly a gas station and then Arrow Auto Glass; the remainder of the site is almost entirely covered by asphalt and gravel parking; aerial imagery shows a strip of lawn at the rear of the building and an existing row of trees and overgrown vegetation that buffers the site from the rear apartment complex; and
- WHEREAS, the submitted Site Plan shows very basic information, with a proposed one-story retail building (4,974 sf) to partially occur in the rear yard setback; a proposed sidewalk is shown along the front and east side of the building; per the Site Plan, there are "probable sanitary sewer easements" along the west lot line and at the front of the site; and
- WHEREAS, per the local application, there will be 27 off-street parking spaces available on the site and the existing sign at the southwest corner of the site will be used and converted to a multi-tenant sign; the submitted sign elevation shows the existing pylon sign to include a 14' x 14' double-faced, illuminated sign cabinet on a 15' tall steel structure; and

WHEREAS, it is not clear what the extent of the proposed parking lot will be, though it appears that the existing concrete curb on the eastern side of the parking lot and the existing, full access driveway onto Route 31 will remain;
ADVISORY NOTES: per the New York State Department of Transportation, the existing driveway onto Route 31 must meet the Department's commercial driveway standards; any work within the state right-of-way is subject to a work permit from the NYS Department of Transportation; and

WHEREAS, the submitted Environmental Assessment Form (EAF) dated May 9, 2018 indicates stormwater discharges will be conveyed to the existing stormwater system and catch basins;
ADVISORY NOTES: per the New York State Department of Transportation, additional stormwater runoff into the state's right-of-way is prohibited; the applicant and municipality are encouraged to consider the use of green infrastructure, such as pervious pavement or landscape islands in the parking lot, to further reduce stormwater runoff and improve stormwater quality; and

WHEREAS, the site is served by public drinking water and sewers and is located in the Oak Orchard Wastewater Treatment Plant and Davis Road Pump Station service areas; the Onondaga County Department of Water Environment Protection has determined that the submitted project is located in an area designated as flow constrained or impacted by excessive wet weather flow or is tributary to a Combined Sewer Overflow (CSO);
ADVISORY NOTES: the Onondaga County Department of Water Environment Protection asks that the applicant contact the Department's Flow Control office to determine sewer availability and capacity; any and all demolition of buildings requires a permit for sewer disconnects and the applicant must contact Plumbing Control (WEP) to ensure appropriate permits are obtained; unless it can be demonstrated that anticipated sanitary flows will not exceed previous flows in excess of one sewer unit over prior uses, the applicant must develop a 1 gallon to 1 gallon offset plan/project in coordination with the municipal engineer; and

WHEREAS, per the EAF, the site, formerly a gas station, has been classified as a "No Further Action" site by the New York State Department of Environmental Conservation; and

NOW THEREFORE BE IT RESOLVED, that the Onondaga County Planning Board recommends that said application be DISAPPROVED for the following REASON(S):

The submitted site plan lacks details which are critical to the review of the proposed project. Given the scale and extent of the project together with the existing traffic concerns along this busy stretch of Route 31, the Board recommends resubmission of the site plan with additional site plan details as required for Town review, including access (encourage coordination with NYSDOT prior to resubmittal), parking and circulation, building entries and façade details, landscaping, signage, lighting, and bicycle or pedestrian accommodations.

The Board advises the Town and applicant to consider the following comments and refer the proposed project when more detailed information is available:

1. The applicant must contact the New York State Department of Transportation to coordinate safety and access requirements for the existing driveway on Route 31. The Department requires the applicant to provide ITE

Trip Generation data for proposed uses, and advises the site may necessitate right-in, right-out driveway access. Any mitigation as may be determined by the Department must be reflected on the project plans prior to municipal approval.

2. The Town and applicant are encouraged to explore opportunities for alternative or secondary ingress/egress through adjacent parcels given the anticipated difficulty entering the site from and exiting onto Route 31 at this location.

3. The Board encourages the applicant and Town to consider a site layout that situates the proposed building closer to the front of the site, to improve pedestrian access and aesthetics, screen parking and provide opportunities for connections with adjacent parcels at the rear of the site.

4. The applicant is encouraged to retain the existing mature trees on site to the extent practicable, or incorporate new landscaping along shared boundaries to provide a buffer to adjacent residential uses and to aid in stormwater management and capture on the site.

5. To improve the pedestrian environment, the Town and applicant are encouraged to provide a pedestrian pathway from the existing sidewalks on Route 31 to the proposed building entrance, and explore opportunities to relocate any new sidewalk along Route 31 farther back from the curblineline. Per the NYS Department of Transportation, sidewalks in the state right-of-way must be five feet wide and continue through the driveway and are subject to a work permit from the Department.

6. The applicant is encouraged to eliminate the existing pole-mounted signage, or significantly reduce the scale and area of signage to better match the scale of the building proposed on site, and improve aesthetics on the corridor.

The motion was made by Bill Fisher and seconded by Robert Antonacci. The votes were recorded as follows: Douglas Morris - yes; Bill Fisher - yes; James Corbett - yes; Daniel Cupoli - yes; Robert Antonacci - yes; Lisa Dell - yes; Marty Voss - yes.



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: June 13, 2018

OCPB Case # Z-18-178

- 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 AREA VARIANCE from the Town of Cicero Zoning Board of Appeals at the request of Rocklyn Management, LLC for the property located at 5859 State Route 31; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the granting of use or area variances and the site is located within 500 feet of Interstate Route 81 and Route 31, both state highways, and a state-owned portion of Pardee Road (Route 253); and
- WHEREAS, the applicant is requesting an area variance to reduce the rear yard setback from 25.0' to 9.93' to allow for construction of a 4,974 sf multi-tenant retail building on a 0.518-acre parcel in a General Commercial zoning district; and
- WHEREAS, the Board is concurrently reviewing a site plan referral (Z-18-177) as part of the proposed project; in 2010, the Board recommended modification of a site plan referral (Z-10-176) to utilize a former garage and gas station on the subject parcel as an auto glass repair and replacement facility (Arrow Auto Glass); and
- WHEREAS, the site is located along a congested segment of NYS Route 31 in the Town of Cicero, just east of I-81; surrounding land uses include various roadside commercial, a large auto auction site (ADESA), Cicero Elementary School, Cicero North Syracuse High School, and various residential; the site abuts an apartment complex to the north, a Dunkin Donuts restaurant to the east, and is separated from Pardee Road and I-81 by state-owned land containing a park and ride; and
- WHEREAS, the submitted survey map dated March 18, 2010 shows the site contains an existing one-story brick masonry building (1,575 sf), to be demolished, that was formerly a gas station and then Arrow Auto Glass; the remainder of the site is almost entirely covered by asphalt and gravel parking; aerial imagery shows a strip of lawn at the rear of the building and an existing row of trees and overgrown vegetation that buffers the site from the rear apartment complex; and
- WHEREAS, the submitted Site Plan shows the proposed one-story retail building (4,974 sf) to partially occur in the rear yard setback; a proposed sidewalk is shown along the front and east side of the building; per the Site Plan, there are "probable sanitary sewer easements" along the west lot line and at the front of the site; and
- WHEREAS, per the local application, there will be 27 off-street parking spaces available on the site and the existing sign at the southwest corner of the site will be used and converted to a multi-tenant sign; the submitted sign elevation shows the existing pylon sign to include a 14' x 14' double-faced, illuminated sign cabinet on a 15' tall steel structure; and

WHEREAS, it is not clear what the extent of the proposed parking lot will be, though it appears that the existing concrete curb on the eastern side of the parking lot and the existing, full access driveway onto Route 31 will remain;
ADVISORY NOTES: per the New York State Department of Transportation, the existing driveway onto Route 31 must meet the Department's commercial driveway standards; any work within the state right-of-way is subject to a work permit from the NYS Department of Transportation; and

WHEREAS, the submitted Environmental Assessment Form (EAF) dated May 9, 2018 indicates stormwater discharges will be conveyed to the existing stormwater system and catch basins;
ADVISORY NOTES: per the New York State Department of Transportation, additional stormwater runoff into the state's right-of-way is prohibited; the applicant and municipality are encouraged to consider the use of green infrastructure, such as pervious pavement or landscape islands in the parking lot, to further reduce stormwater runoff and improve stormwater quality; and

WHEREAS, the site is served by public drinking water and sewers and is located in the Oak Orchard Wastewater Treatment Plant and Davis Road Pump Station service areas; the Onondaga County Department of Water Environment Protection has determined that the submitted project is located in an area designated as flow constrained or impacted by excessive wet weather flow or is tributary to a Combined Sewer Overflow (CSO);
ADVISORY NOTES: the Onondaga County Department of Water Environment Protection asks that the applicant contact the Department's Flow Control office to determine sewer availability and capacity; any and all demolition of buildings requires a permit for sewer disconnects and the applicant must contact Plumbing Control (WEP) to ensure appropriate permits are obtained; unless it can be demonstrated that anticipated sanitary flows will not exceed previous flows in excess of one sewer unit over prior uses, the applicant must develop a 1 gallon to 1 gallon offset plan/project in coordination with the municipal engineer; and

WHEREAS, per the EAF, the site, formerly a gas station, has been classified as a "No Further Action" site by the New York State Department of Environmental Conservation; and

NOW THEREFORE BE IT RESOLVED, that the Onondaga County Planning Board recommends that said application be DISAPPROVED for the following REASON(S):

The submitted site plan lacks details which are critical to the review of the proposed project. Given the scale and extent of the project together with the existing traffic concerns along this busy stretch of Route 31, the Board recommends resubmission of the site plan with additional site plan details as required for Town review, including access (encourage coordination with NYSDOT prior to resubmittal), parking and circulation, building entries and façade details, landscaping, signage, lighting, and bicycle or pedestrian accommodations.

The Board advises the Town and applicant to consider the following comments and refer the proposed project when more detailed information is available:

1. The applicant must contact the New York State Department of Transportation to coordinate safety and access requirements for the existing driveway on Route 31. The Department requires the applicant to provide ITE

Trip Generation data for proposed uses, and advises the site may necessitate right-in, right-out driveway access. Any mitigation as may be determined by the Department must be reflected on the project plans prior to municipal approval.

2. The Town and applicant are encouraged to explore opportunities for alternative or secondary ingress/egress through adjacent parcels given the anticipated difficulty entering the site from and exiting onto Route 31 at this location.

3. The Board encourages the applicant and Town to consider a site layout that situates the proposed building closer to the front of the site, to improve pedestrian access and aesthetics, screen parking and provide opportunities for connections with adjacent parcels at the rear of the site.

4. The applicant is encouraged to retain the existing mature trees on site to the extent practicable, or incorporate new landscaping along shared boundaries to provide a buffer to adjacent residential uses and to aid in stormwater management and capture on the site.

5. To improve the pedestrian environment, the Town and applicant are encouraged to provide a pedestrian pathway from the existing sidewalks on Route 31 to the proposed building entrance, and explore opportunities to relocate any new sidewalk along Route 31 farther back from the curbline. Per the NYS Department of Transportation, sidewalks in the state right-of-way must be five feet wide and continue through the driveway and are subject to a work permit from the Department.

6. The applicant is encouraged to eliminate the existing pole-mounted signage, or significantly reduce the scale and area of signage to better match the scale of the building proposed on site, and improve aesthetics on the corridor.

The motion was made by Bill Fisher and seconded by Robert Antonacci. The votes were recorded as follows: Douglas Morris - yes; Bill Fisher - yes; James Corbett - yes; Daniel Cupoli - yes; Robert Antonacci - yes; Lisa Dell - yes; Marty Voss - yes.



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: June 13, 2018

OCPB Case # Z-18-179

- 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 LOCAL LAW from the Village of Solvay Village Board at the request of Village of Solvay Board of Trustees for the property located ; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the adoption or amendment of a zoning ordinance or local law; and
- WHEREAS, the applicant is proposing Local Law No. E-2018 to extend the moratorium on the construction, renovation, modification, addition to or operation of convenience stores within the Village of Solvay for an additional six (6) months; and
- WHEREAS, the Board recently offered no position with comment for a local law referral (Z-18-60) proposing Local Law No. B-2018, the original law to impose a six (6) month moratorium on the construction, renovation, modification, addition to or operation of convenience stores within the Village of Solvay; and
- WHEREAS, per the legislative findings and intent of the local law, “convenience store’ (also referred to as ‘mini-market’ or ‘mini-mart’) shall include, but is not limited to, a retail store generally less than 5,000 square feet that is designed and stocked to sell prepackaged food items, beverages, periodicals, and household goods for off-premise consumption, and may be accompanied by the sale of motor vehicle fuel and accessory substances for motor vehicles”; and
- WHEREAS, per the local law, the “Village has found that certain retail uses have characteristics that can cause an adverse impact on the public health, safety and welfare” and specifically the “increased traffic generation, long hours of operation, bright lights, and the noise and litter problems associated with” convenience stores tend to be intrusive to the community; and
- WHEREAS, per the local law, the “purpose of this review is to evaluate the potential impacts of such convenience store uses within the Village and, through the adoption of appropriate regulations, mitigate such impacts to preserve and promote the historic character of the Village and protect the health, safety, and welfare of Village residents”; and
- WHEREAS, per the local law, the proposed moratorium excludes any construction or operation of a convenience store that has been previously approved; and
- WHEREAS, per the local law, the “Village Board reserves to itself the power to vary or adapt the strict application of the requirements of the Local Law in the case of unusual hardship which would deprive the owner of all reasonable use of the lands involved”: and
- WHEREAS, convenience stores are a use that does not appear to be specifically defined in the current Village of Solvay zoning ordinance or listed in the table of district uses; from the Village zoning map, existing convenience stores seem to be

limited to the Milton Avenue District (M) and Commercial (C) districts of the Village; and

NOW THEREFORE BE IT RESOLVED, that the Onondaga County Planning Board has determined that said referral will have no significant adverse inter-community or county-wide implications. The Board has offered the following COMMENT(S) in regards to the above referral:

The Board reiterates the following comments from the initial review of Local Law B-2018:

1. The Board acknowledges the opportunity that the proposed moratorium provides for new regulations on convenience store uses, and encourages the Village to revisit the findings of the Milton Avenue Design Study (2003) and Milton Avenue Corridor Zoning Study (2004) which offer recommendations for landscaping and screening, building scale, pedestrian accommodations, lighting, and historical/village character for the Milton Avenue corridor that may translate well to convenience store uses.
2. The Village is also encouraged to consider specific standards for fueling stations as part of a convenience store use, such as limits on number of fuel pumps, location of pumps, screening, on-site circulation for fueling trucks, location of driveways, and other features that may impact Village character.

The motion was made by Robert Antonacci and seconded by Daniel Cupoli. The votes were recorded as follows: Douglas Morris - yes; Bill Fisher - yes; James Corbett - yes; Daniel Cupoli - yes; Robert Antonacci - yes; Lisa Dell - yes; Marty Voss - yes.



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: June 13, 2018

OCPB Case # Z-18-180

- 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 AREA VARIANCE from the Town of Lysander Zoning Board of Appeals at the request of David Lewis for the property located at 2516 Lamson Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the granting of use or area variances and the site is located within 500 feet of Lamson Road (Route 29), a county highway, and the Three Rivers State Wildlife Management Area; and
- WHEREAS, the applicant is requesting an area variance to reduce the lot width from 250 feet to 226.75 feet for a proposed lot (Parcel Two) to be created by reconfiguring 4 existing parcels totaling 66.91 acres into 2 new lots, Parcel One (64.728 acres) and Parcel Two (2.182 acres), in an Agricultural zoning district; and
- WHEREAS, the Board is concurrently reviewing a subdivision referral (S-18-42) as part of the proposed project; and
- WHEREAS, the site is located along Lamson Road, a county road, in a rural area in the Town of Lysander; the site abuts the Three Rivers Wildlife Management Area, a state-owned park, to the south; the submitted survey map shows the site consists of four parcels, two of which are landlocked; aerial imagery shows the rear of the site to contain agricultural land and forest; there are two existing barn structures and an existing house with a blacktop driveway onto Lamson Road situated towards the front of the site; and
- WHEREAS, the survey map shows the proposed subdivision will create two new lots from the four existing parcels; proposed Parcel One (64.728 acres) will consist of the majority of the lands, including the agricultural and forest land, and both of the existing barn structures; proposed Parcel Two (2.182 acres) is shown as a u-shaped lot that will surround a separate residential lot fronting on Lamson Road; the existing house will be contained on Parcel Two; and
- WHEREAS, the local applications indicate that the requested area variance and subdivision are intended to provide access to lands on Parcel One that were previously landlocked and allow for construction of a single-family home; a proposed house location is shown on Parcel One in an area that appears to fall between the existing agricultural land and rear forest; and
- WHEREAS, the survey map shows the existing parcel containing the house is non-conforming with a lot width of 130.23' where 250' is required; the proposed reconfiguration will increase the lot width to 226.75' which still requires an area variance; however, the total width of the site is 486.75' and would not allow for two conforming lots; and
- WHEREAS, per the survey map, there is a 25' wide proposed easement shown for ingress and egress on Parcel Two that will presumably provide additional access to the

rear barns on Parcel One; and

WHEREAS, the site is served by individual well and septic system; per the referral notice, drinking water and wastewater services will be provided for the new house by proposed well and septic system, respectively;
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 proposed Parcel One prior to Department endorsement of the subdivision; and

WHEREAS, GIS mapping shows the rear of the site may contain state and federal wetlands that appear to coincide with forested areas on the site; the proposed house location appears to be just outside the wetland and buffer areas; there may be an additional federal wetland area towards the front of the site that also falls within a vacant, forested area;
ADVISORY NOTES: the applicant is advised to contact the U.S. Army Corps of Engineers and/or NYS Department of Environmental Conservation to confirm the presence of federal and/or state wetlands and/or the 100-foot state wetland buffer on the site; all confirmed wetlands should be shown on the plans for the site and any necessary permits should be obtained for any proposed development or placement of fill in a wetland, or drainage of any confirmed wetlands and buffers; and

WHEREAS, the site may contain bald eagle, pied-billed grebe, Henslow's sparrow, or Indiana bat, or its associated habitat, which have been listed by the state or federal government as a threatened or endangered animal species (per EAF Mapper);
ADVISORY NOTE: per the NYS Department of Environmental Conservation (DEC), if the site contains a threatened or endangered species and/or associated habitat, and the project requires review under the State Environmental Quality Review Act (SEQRA), a request for a project screening should be submitted to the New York Natural Heritage Program or to the regional DEC Division of Environmental Permits office; and

WHEREAS, the site is located near the following natural communities: silver maple-ash swamp (per EAF Mapper); 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 Health Department's Bureau of Public Health Engineering to determine the location of the existing sewage disposal system.
2. Per the Onondaga County Department of Transportation, the proposed ingress and egress easement must be 30' wide to meet Department minimum standards. Access will be determined by the availability of sight distance.

The Board also offers the following comment(s):

1. Any future or proposed access to Lamson Road from proposed Parcel One must be coordinated with the Onondaga County Department of Transportation prior to municipal approval of the subdivision. Access will be subject to the availability of sight distance and will require highway access and work permits from the Department.

2. The Board discourages the creation of irregular lots and encourages the applicant to consider alternative configurations that prioritize effective land use based on the natural features of the site over trying to decrease the existing non-conformity.

The motion was made by Daniel Cupoli and seconded by Bill Fisher. The votes were recorded as follows: Douglas Morris - yes; Bill Fisher - yes; James Corbett - yes; Daniel Cupoli - yes; Robert Antonacci - yes; Lisa Dell - yes; Marty Voss - yes.

DRAFT



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: June 13, 2018

OCPB Case # Z-18-181

- 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 Skaneateles Planning Board at the request of Welch Allyn for the property located at 4341 State Street 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 Mottville Road (Route 154), a county highway, and State Street Road (Route 321), a state highway, and a farm operation located in a NYS Agricultural District; and
- WHEREAS, the applicant is requesting a special permit to construct a 1,640 sf addition for an Electromagnetic Compatibility Lab on a 152.62-acre parcel in an Industrial/Research/Office (IRO) zoning district; and
- WHEREAS, in 2017, the Board recommended modification of concurrent site plan (Z-17-82) and special permit (Z-17-83) referrals to expand the Welch Allyn facility by adding 105,384 square feet of warehouse and storage space and increasing the parking lot by 224 spaces, citing traffic, drainage, and access requirements; the Board offered no position with comment on site plan and special permit referrals (Z-11-73 and Z-11-74) in 2011 to expand parking, resurface existing parking lots and a road, and install new granite curbing, lighting, and a pedestrian path at the Welch Allyn conference center (The Lodge), stating that the Onondaga County Health Department must accept or approve, respectively, any existing or proposed septic system to service this property; and
- WHEREAS, the site is located at the intersection of State Street Road (NYS Route 321) and Mottville Road, a county road, in a rural area in the Town of Skaneateles; surrounding lands are enrolled in New York State Agricultural District 2 and appear to contain active farmland; and
- WHEREAS, per the local application, the site contains a 347,000 sf building area consisting of a two-story primary building for the Welch Allyn facility, a 19,000 sf conference center (The Lodge), and a 105,000 sf warehouse; aerial imagery shows the primary building and warehouse to be located on the southern portion of the site and surrounded by multiple parking lots, all partially encircled by a perimeter road; The Lodge is situated on the northern portion of the site on a pond and the remainder of the site is shown to contain stormwater management facilities, two volleyball courts, walking trails, and a mix of trees and maintained lawn; and
- WHEREAS, there are two existing driveways on Mottville Road and one driveway on Route 321; no new driveway entrances are proposed with the project;
ADVISORY NOTE: per the New York State and Onondaga County Departments of Transportation, no additional access to Route 321 or Mottville Road will be permitted; and

- WHEREAS, the submitted resolutions indicate that Welch Allyn was issued a major special permit by the Town of Skaneateles Town Board on April 28, 1998, which was subsequently amended in 2008, 2009, and 2017; the proposed addition requires an amendment to the major special permit; and
- WHEREAS, the submitted Site Layout Plan dated May 1, 2018 shows the proposed addition (1,640 sf) will be constructed on the east side of the primary building; additional site improvements will include installing asphalt and/or concrete to connect the addition to the existing driveways and walkways and installing seeded lawn to areas disturbed by the project; per the local application, the addition is intended for an Electromagnetic Compatibility Lab and will eliminate several loading docks that are no longer necessary due to the 2017 building addition project; and
- WHEREAS, per the submitted Memorandum dated May 1, 2018, included with the referral materials, stormwater drainage will be managed on-site by the existing system and will be reconfigured and re-routed as needed in the project area; and
- WHEREAS, the site is served by public drinking water and an individual septic system; per the submitted Environmental Assessment Form (EAF) dated May 1, 2018, wastewater is directed to an on-site permitted wastewater treatment facility which discharges to Skaneateles Creek; no changes to the existing infrastructure are proposed; and
- WHEREAS, GIS mapping shows Skaneateles Creek, a Class 3 regulated stream, running through the site, and the potential presence of several federal wetland areas; and
- WHEREAS, the site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the New York State Historic Preservation Office archaeological site inventory (per EAF Mapper); the Memorandum indicates there will be no impact to archaeological and/or historic resources per correspondence with OPRHP in 2017, which was not included with the referral materials; and

NOW THEREFORE BE IT RESOLVED, that the Onondaga County Planning Board has determined that said referral will have no significant adverse inter-community or county-wide implications and may consequently be acted on solely by the referring board.

The motion was made by Bill Fisher and seconded by Marty Voss. The votes were recorded as follows: Douglas Morris - yes; Bill Fisher - yes; James Corbett - yes; Daniel Cupoli - yes; Robert Antonacci - yes; Lisa Dell - yes; Marty Voss - yes.



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: June 13, 2018

OCPB Case # Z-18-182

- 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 SITE PLAN from the Town of Skaneateles Planning Board at the request of Keith Baldwin for the property located at 4759 Shepard Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Shepard Road (Route 244), a county highway, and a farm operation located in a NYS Agricultural District; and
- WHEREAS, the applicant is proposing to install a ground mount solar array on an existing 2.2-acre parcel in a Rural and Farming (RF) zoning district; and
- WHEREAS, the site is located along Shepard Road, a county road, in a rural area in the Town of Skaneateles; the site and surrounding lands are enrolled in New York State Agricultural District 2 and appear to contain active farmland; and
- WHEREAS, the submitted survey map dated June 22, 2005 shows the site contains an existing one-story house with a rear deck, an existing barn, and a gravel driveway on Shepard Road; and
- WHEREAS, the local application indicates that the proposed 1.09kWDC ballasted ground mount solar array will interconnect to the main service panel of the home and be used for net metering, where any surplus power would be transferred to the public grid; the array will consist of 36 solar panels and 36 microinverters; and
- WHEREAS, per the submitted Site Map dated May 22, 2018, the proposed PV array system will be 39'-6" x 26'-9" and set to the rear of the house roughly 186'-5"; in aerial imagery, this area is shown to currently be maintained lawn; and
- WHEREAS, the site is served by individual well and septic system; no changes to the existing infrastructure are proposed; 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:

The applicant must contact the Onondaga County Health Department's Bureau of Public Health Engineering to confirm the location of the existing sewage disposal system to ensure it will not be impacted by the proposed solar array.

The motion was made by Daniel Cupoli and seconded by Bill Fisher. The votes were recorded as follows: Douglas Morris - yes; Bill Fisher - yes; James Corbett - yes; Daniel Cupoli - yes; Robert Antonacci - yes; Lisa Dell - yes; Marty Voss - yes.

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JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: June 13, 2018

OCPB Case # Z-18-183

- 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 AREA VARIANCE from the Town of Skaneateles ZBA at the request of Parker Family LP for the property located at 1422 Thornton Heights Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the granting of use or area variances and the site is located within 500 feet of West Lake Road (New York State Route 41A), a state highway, and a farm operation located in a NYS Agricultural District; and
- WHEREAS, the applicant is requesting an area variance to increase impermeable surface coverage from the permitted 10% to 12% (proposed) to add a 448 sf driveway turnaround on a non-compliant second driveway on a 0.61-acre parcel in Rural and Farming (RF) and Lakefront Watershed Overlay (LWOD) zoning districts; and
- WHEREAS, in 2016, the Board recommended modification of a site plan referral (Z-16-266) to convert second floor storage space over the detached garage into a one-bedroom accessory apartment, citing required approvals from the City of Syracuse Water Department and Onondaga County Health Department; and
- WHEREAS, the site is situated in an area between West Lake Road, a state road, and the west shore of Skaneateles Lake, along Thornton Heights Road, a local road serving camps along the lake; the site is located across Thornton Heights Road from a lakefront parcel under common ownership that contains an existing camp; and
- WHEREAS, the submitted survey map shows the site contains an existing two-story garage and two driveways on Thornton Heights Road; per the local application, a non-compliant secondary driveway was added to the site when the second floor of the garage was converted to an apartment; and
- WHEREAS, a narrative from the applicant indicates that the second driveway was installed as a condition of septic system approval from the Onondaga County Health Department; and
- WHEREAS, the requested area variance is intended to allow for the non-compliant secondary driveway to remain and be modified; the survey map shows the proposed turnaround (448 sf) to be added at the end of the driveway near a rear corner of the garage; and
- WHEREAS, the site is located in the Skaneateles Lake watershed; Skaneateles Lake is the primary public water supply source for the City of Syracuse and is unfiltered, requiring strict adherence to water quality protections on land in the watershed; the proposed driveway turnaround will increase impermeable surface coverage on the site from 8.8 % to 12%, exceeding the maximum coverage permitted (10%) in the LWOD; and
- WHEREAS, the site is served by individual well and septic system; no changes to the

existing infrastructure are proposed; and

WHEREAS, the site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the New York State Historic Preservation Office archaeological site inventory (per EAF Mapper); 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:

The municipality must ensure all conditions are met and approvals are obtained from the City of Syracuse Water Department prior to approving the proposed application.

The Board also offers the following comment(s):

1. The Board discourages variances from local regulation for non-essential increases in impervious surface coverage in such close proximity to Skaneateles Lake.
2. Given recent harmful algal bloom issues and increased interest in protection of water quality and contamination of stormwater runoff leading to the lake, the Town and applicant are encouraged to consult the Skaneateles Lake Association to discuss comprehensive watershed management goals prior to granting zoning variances related to impervious surface coverage and water quality management.

The motion was made by Daniel Cupoli and seconded by Bill Fisher. The votes were recorded as follows: Douglas Morris - yes; Bill Fisher - yes; James Corbett - yes; Daniel Cupoli - yes; Robert Antonacci - yes; Lisa Dell - yes; Marty Voss - yes.



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: June 13, 2018

OCPB Case # Z-18-184

- 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 SITE PLAN from the Village of Manlius Planning Board at the request of RHS Holdings, LLC for the property located at Fayette Street & Eureka Drive; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Highbridge Road (NYS Route 92 and part of the National Highway System) and Fayette Street (NYS Routes 257 and 92), and Fayetteville-Manlius Road (NYS Route 257); and
- WHEREAS, the applicant is proposing demolition of existing vacant structures and construction of a new mixed-use development, including retail, restaurant and residential uses and parking facilities on four parcels totaling 6.03 acres in a PUD zoning district; and
- WHEREAS, the Board recently offered no position with comment for a zone change referral (Z-18-119) to rezone the subject site from Two-Family Residential (R-2) and Commercial (C) to Planned Unit Development (PUD) as part of the proposed project, which was ultimately approved by the Village; the referral was a resubmission of a zone change referral (Z-17-468) reviewed in 2017, seeking to correct a misrepresentation of the current zoning of the site; and
- WHEREAS, the Board has reviewed a number of other proposals and zone changes in this area of the Village near the Y-intersection of Route 92 (Highbridge Road and Fayette Street) and Route 257 (Fayetteville-Manlius Road); referrals for projects on the same side of Fayette Street as this proposal include: a zone change from R-2 to Commercial in 2005 (Z-05-11), in order to demolish existing manufacturing facilities and a house and construct retail/office facilities; a zone change from R-2 and Commercial to Residential Multiple Use (R-M) and Commercial (Z-08-150) on parcels to the northeast for a proposed car dealership and Walgreens; concurrent zone change, subdivision, and site plan referrals in 2012 (Z-12-187, Z-12-188, S-12-48) to rezone the parcels to the northeast to Planned Unit Development (PUD) for the Manlius Square project, which would create five lots in order to build 2 two-family dwellings, retain an existing commercial building, build a proposed mixed-use building, and build a single-use retail building; and concurrent site plan, special permit, and final subdivision referrals in 2015 (Z-15-59, Z-15-60, S-15-30) to demolish three existing buildings and construct a drugstore with drive-thru (CVS Pharmacy) on five parcels; and
- WHEREAS, referrals for projects on the opposite side of Fayette Street for the Madison Row development include: a zone change in 2010 from R-1 to PUD (Z-10-248) on 3.84 acres in order to remove existing residential rental properties to construct a bank, a mixed-use commercial and residential building, and a village parking lot; subsequent concurrent subdivision and site plan referrals

for the same project (S-11-10, Z-11-27); a zone change referral to amend the PUD district (Z-13-222); and a site plan referral for the mixed use building in the PUD (Z-13-258) to include a Kinney Drugs, other retail, office, and apartments; and

WHEREAS, the site is located at the edge of the traditional village on the historic and heavily traveled NYS Route 92/Route 257 corridor; surrounding land uses are commercial, single- and multi-family residential, and civic (fire house); the site consists of four tax parcels totaling 6.03 acres and has rear frontage on Eureka Drive, a local road; the site abuts residential parcels to the north and east, and the lot containing CVS Pharmacy to the south; and

WHEREAS, aerial imagery shows the site to contain a single-family house, an existing one-story building, another existing one-story block building (17,000 sf), and a large tarvia parking lot, all to be demolished; the site appears to have 6 existing curb cuts, totaling over 200 feet of access to Fayette Street; the submitted Environmental Assessment Form (EAF) dated November 20, 2017 indicates that the four parcels will be combined into a single parcel as part of the proposed project; the Board has not received a subdivision referral yet; ADVISORY NOTE: per the Onondaga County Department of Water Environment Protection, any and all demolition of buildings requires a permit for sewer disconnects; the applicant must contact Plumbing Control to ensure appropriate permits are obtained; and

WHEREAS, the submitted Proposed Site Plan dated May 14, 2018 shows the proposed mixed-use development to consist of a proposed, two-story building set along the Route 92 frontage to include a bank with drive-thru (2,541 sf), 7 first floor retail units (18,926 sf total), 1 first floor restaurant (8,281 sf), patio areas, and 7 second floor office units (18,357 sf total), a proposed, one-story building set along the Route 257 frontage near the northwestern corner of the site to include a coffee shop (2,000 sf) with drive-thru and patio, and a proposed, three-story building at the rear of the site to include a first floor parking garage (18,145 sf, 47 spaces), 11 second floor apartment units (14,153 sf total), and 11 third floor apartment units (14,153 sf total); the proposed buildings are shown to be separated by a large parking lot providing 280 on-site parking spaces; and

WHEREAS, the Proposed Site Plan shows a proposed full access driveway with dual exit lanes at the signalized intersection of Routes 92 and 257 and Stickleby Drive (to be modified from the existing driveway at that location), a proposed exit-only driveway onto Route 257, and two proposed connections to the adjacent CVS parcel which has an existing right-in, right-out driveway onto Route 92 and an existing full access driveway onto Elmbrook Drive at the rear of the lot; ADVISORY NOTE: the proposed driveways onto Routes 92 and 257 require highway access and work permits from the NYS Department of Transportation; and

WHEREAS, the referral materials for the zone change (Z-18-119, Z-17-468) included an architectural narrative that indicated two traffic studies have been completed for the proposed project and presented to the New York State Department of Transportation; past project reviews for this intersection have discussed heavy traffic and capacity limitations along the Route 92 corridor; per the narrative, the studies indicate that any traffic increase resulting from the development can be supported by the existing highway system and traffic controls without any change to the intersection; and

WHEREAS, the Proposed Site Plan shows an existing creek (Willowbrook Creek) at the

rear of the site with a 10' clearance area (as required by the DEC) and existing shrubbery buffering the creek from the proposed development area; a nature trail pavilion and a trail with "access to future nature trail & fish hatchery" extending northward from the site are shown on the site plan; per the architectural narrative the proposed project also includes retaining the natural buffer of brush and trees located between the creek and the adjacent residential parcels; and

WHEREAS, the EAF states that 5.39 acres of the site will be disturbed by the proposed project; stormwater runoff will initially be directed to on-site stormwater management structures and filtration areas, and then ultimately to Willowbrook Creek; the Proposed Site Plan shows two stormwater management areas, one to be located at the front of the proposed apartment building and parking garage and the other to be situated between the creek and proposed parking lot;
ADVISORY NOTES: the applicant and municipality are encouraged to consider the use of green infrastructure, such as pervious pavement and landscape islands, to further reduce stormwater runoff and improve stormwater quality; 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, per the referral notice, the site is served by public drinking water and sewers and is located in the Meadowbrook-Limestone Wastewater Treatment Plant service area; the Onondaga County Department of Water Environment Protection has determined that the submitted project is located in an area designated as flow constrained or impacted by excessive wet weather flow or is tributary to a Combined Sewer Overflow (CSO);
ADVISORY NOTES: the Onondaga County Department of Water Environment Protection asks that the applicant contact the Department's Flow Control office to determine sewer availability and capacity; the applicant must develop a 1 gallon to 1 gallon offset plan/project for the proposed house in coordination with the municipal engineer; the applicant is advised to contact OCWA's Engineering Department to determine water availability and service options, obtain hydrant flow test information, evaluate backflow prevention requirements, and/or request that the Authority conduct hydrant flow testing to assess fire flow availability; and

WHEREAS, per the New York State Department of Environmental Conservation (NYS DEC) EAF Mapper, a portion of the site is listed in the NYS DEC Environmental Site Remediation database (C734122); the site (C734122) is classified as "No Further Action at this Time" in the Brownfield Cleanup Program; the EAF Mapper indicates that the site of the proposed action may contain a species of animal (Northern Long-eared Bat), or associated habitats, listed by the state or federal government as threatened or endangered;
ADVISORY NOTE: per the NYS Department of Environmental Conservation (DEC), if the site contains a threatened or endangered species and/or associated habitat, and the project requires review under the State Environmental Quality Review Act (SEQRA), a request for a project screening should be submitted to the New York Natural Heritage Program or to the regional DEC Division of Environmental Permits office; 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 continue to coordinate with the New York State Department of Transportation on all proposed access to Route 92 and Route 257 and traffic data requirements, particularly if there are any changes to the proposed development as project planning continues and as tenants are identified. Any mitigation required by the Department must be shown on a modified site plan prior to municipal approval.
2. The New York State Department of Transportation has determined that the applicant must complete a drainage study or Stormwater Pollution Prevention Plan (SWPPP) to meet Department requirements verifying that the proposed development would not create additional stormwater runoff into the State's drainage system and is required to first contact the Department to determine the scope of the study. The applicant must submit the drainage study to the Department for approval and complete any appropriate mitigation as may be determined by the Department.

The Board also offers the following comment(s):

Given the site's location within a village setting, the applicant is encouraged to consider a revised site design that orients all buildings, and specifically the coffee shop, perpendicular to the road frontage, and promotes the walkable nature of the proposed mixed-use development and local area by excluding drive-thru lanes.

The motion was made by Daniel Cupoli and seconded by Bill Fisher. The votes were recorded as follows: Douglas Morris - yes; Bill Fisher - yes; James Corbett - yes; Daniel Cupoli - yes; Robert Antonacci - yes; Lisa Dell - yes; Marty Voss - yes.



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: June 13, 2018

OCPB Case # Z-18-185

- 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 THREE-MILE LIMIT from the City of Syracuse Planning Commission at the request of Bronzewood, LLC for the property located at 6561-6581 Chrysler Lane; and
- WHEREAS, the site is located within three miles of the City of Syracuse and subject to the extra-territorial jurisdiction of the City of Syracuse under the three-mile limit rule and the site is located within 500 feet of New Venture Gear Drive (Route 76), a county highway; and
- WHEREAS, the applicant is proposing to combine three properties into one new 13.49-acre parcel to allow for construction of a connecting passageway in an Industrial zoning district; and
- WHEREAS, the Board has not received a subdivision referral relating to this three-mile limit review from the Town of DeWitt; the submitted Minutes of a Regular Meeting of the Planning Board of the Town of DeWitt dated April 26, 2018 indicate that the proposed subdivision is “a Simple Division of land under the Code as no new lots are created” and has been approved by the Town; and
- WHEREAS, the site is located on Chrysler Lane, a dead end road off New Venture Gear Drive (County Route 76) that serves the site; the site is west of Carrier Circle and near numerous hotels, office parks, and other manufacturing sites situated along this stretch of the New York State Thruway (I-90); and
- WHEREAS, the submitted subdivision map shows the site consists of three tax parcels containing 4 one-story buildings providing distribution facilities and loading/docking areas for various businesses; the proposed subdivision will combine the three parcels into one, shown as New Lot 1 (13.49 acres); and
- WHEREAS, aerial imagery shows the buildings and loading areas face Chrysler Lane and are separated from the road by pavement; there is unrestricted access from the buildings to Chrysler Lane; and
- WHEREAS, the local application indicates the proposed subdivision is intended to allow for construction of a connecting passageway on the site; and
- WHEREAS, the site is served by public drinking water and sewers and is located in the Metropolitan Wastewater Treatment Plant service area; and
- WHEREAS, per the Onondaga County Department of Water Environment Protection, the submitted project is located in an area designated as flow constrained or impacted by excessive wet weather flow or is tributary to a Combined Sewer Overflow (CSO); and
- WHEREAS, the project is within 2,000 feet of a site (ID: 734068) in the NYS Department of Environmental Conservation Environmental Site Remediation database (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); and

NOW THEREFORE BE IT RESOLVED, that the Onondaga County Planning Board has determined that said referral will have no significant adverse inter-community or county-wide implications and may consequently be acted on solely by the referring board.

The motion was made by Bill Fisher and seconded by Marty Voss. The votes were recorded as follows: Douglas Morris - yes; Bill Fisher - yes; James Corbett - yes; Daniel Cupoli - yes; Robert Antonacci - yes; Lisa Dell - yes; Marty Voss - yes.

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JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: June 13, 2018

OCPB Case # Z-18-186

- 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 TEXT AMENDMENT from the Town of Camillus Town Board at the request of Town of Camillus for the property located ; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the adoption or amendment of a zoning ordinance or local law; and
- WHEREAS, the applicant is proposing to amend the definition of Commercial Indoor Lodging uses in Chapter 30 - Zoning, Section 402 - Definitions of Principal Uses of the Town Code; and
- WHEREAS, per the Town zoning code, Commercial Indoor Lodging is currently listed under commercial land uses and defined as the following: "Commercial indoor lodging facilities include uses which provide overnight housing in individual rooms or suites of rooms. Such uses may provide in-room or in-suite kitchens, and may also provide indoor or outdoor recreational facilities."; and
- WHEREAS, the proposed text amendment would update the definition to the following: "Commercial Indoor Lodging facilities include uses which provide short term, normally less than 30 days, overnight housing in individual rooms or suites of room. Such uses may provide in-room or in-suite kitchens and may also provide indoor or outdoor recreational facilities. These uses have been traditionally referred to as hotels, motels and boarding houses and more recently as Airbnb's."; and
- WHEREAS, Commercial Indoor Lodging is permitted upon approval of the Planning Board in Commercial (C2, C3, C4, and C5), Municipal (MUN), and Industrial (I) zoning districts; and

NOW THEREFORE BE IT RESOLVED, that the Onondaga County Planning Board has determined that said referral will have no significant adverse inter-community or county-wide implications and may consequently be acted on solely by the referring board.

The motion was made by Bill Fisher and seconded by Marty Voss. The votes were recorded as follows: Douglas Morris - yes; Bill Fisher - yes; James Corbett - yes; Daniel Cupoli - yes; Robert Antonacci - yes; Lisa Dell - yes; Marty Voss - yes.