



# Onondaga County Planning Board

November 28, 2018

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

## I. ATTENDANCE

### MEMBERS PRESENT

Daniel Cupoli  
James Corbett  
Robert Antonacci  
Lisa Dell  
Bill Fisher  
David Skeval  
Marty Voss

### STAFF PRESENT

Dan Kwasnowski  
Megan Costa  
Ilana Cantrell  
Allison Bodine  
Robin Coon

### GUESTS PRESENT

## II. CALL TO ORDER

The meeting was called to order at 11:00 AM on November 28, 2018.

## III. MINUTES & OTHER BUSINESS

Minutes from November 7, 2018 were submitted for approval. David Skeval made a motion to accept the minutes. James Corbett seconded the motion. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; Robert Antonacci - yes; Bill Fisher - yes; David Skeval - yes.

## IV. ACTIONS ON GML SECTION 239 REFERRALS

### Summary

S-18-84	CSyrPB	No Position With Comment	S-18-85	TClaPB	No Position With Comment
S-18-86	CSyrPB	No Position	S-18-87	TSkaPB	No Position With Comment
Z-18-343	TEIbTB	No Position With Comment	Z-18-344	CSyrPB	No Position With Comment
Z-18-345	TSalPB	No Position With Comment	Z-18-346	TSalPB	No Position With Comment
Z-18-347	TSalPB	No Position With Comment	Z-18-348	CSyrPB	No Position
Z-18-349	VTuIVB	No Position With Comment	Z-18-350	CSyrZBA	No Position
Z-18-351	CSyrZA	Modification	Z-18-352	TClaPB	No Position With Comment
Z-18-353	CSyrPB	No Position	Z-18-354	TManPB	No Position
Z-18-355	TManTB	No Position	Z-18-356	TCicTB	No Position With Comment
Z-18-357	TCicPB	Modification	Z-18-358	TCicPB	Modification
Z-18-359	TCicZBA	No Position	Z-18-360	TCicZBA	No Position
Z-18-361	TCicZBA	No Position	Z-18-362	TEIbPB	Modification
Z-18-363	CSyrPB	No Position	Z-18-364	TClaPB	Modification
Z-18-365	TSkaPB	No Position With Comment	Z-18-366	TManPB	No Position With Comment
Z-18-367	TVanTB	No Position	Z-18-368	CSyrZA	No Position With Comment



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: November 28, 2018

OCPB Case # S-18-84

- 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 City of Syracuse Planning Commission at the request of ESW Realty, LLC for the property located 2083-2107 Park Street; 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 Park Street (Route 370) and Interstate 81, both state highways; and
- WHEREAS, the applicant is proposing to combine three properties into one new 1.246-acre lot in order to demolish an existing commercial building and construct a new 5,900 sf multi-tenant retail building in an Industrial, Class A (I-A) zoning district; and
- WHEREAS, the Board is concurrently reviewing a project site review referral (Z-18-351) as part of the proposed project; in 2009, the Board offered no position with comment for a site plan referral (Z-09-264) to demolish a fire-damaged building on one of the subject parcels, which was ultimately approved by the City, and in 2006, the Board recommended modification of a special permit/billboard referral (Z-06-322) proposing to replace an existing billboard on one of the subject parcels, citing state and federal highway sign requirements and consultation with the Regional Market Authority and State Historic Preservation Office; and
- WHEREAS, the site is located along Park Street, a city street, in the Northside neighborhood; the site abuts portions of the I-81 highway and ramps and is across Park Street from parcels containing the Regional Market, NBT Bank Stadium, and the Syracuse Regional Transportation Center; the City's Land Use and Development Plan identifies this area as an industrial legacy character area; and
- WHEREAS, the submitted Topographic Survey dated October 12, 2018 shows the site contains an existing, one-story building, to be demolished; the remainder of the site is almost entirely covered by gravel, concrete or asphalt and there are four existing curb cuts along Park Street, to be removed; the site is shown to also contain two existing v-shaped billboards, one along I-81 at the northwest corner of the site and the other along Park Street at the southeast corner; both billboards are currently permitted and operating and will remain; and
- WHEREAS, per the local application, the three subject parcels will be combined into one to allow for construction of a new, multi-tenant retail building, to include a Dunkin' Donuts (~2,700 sf) and two retail tenant spaces (~1,600 sf each); the submitted Site Layout Plan dated October 26, 2018 shows the proposed building (~5,900 sf) will be set towards the center of the site and surrounded on all sides by asphalt with parking occurring at the front and sides of the building and drive-thru, on-the-go, and bypass lanes occurring at the rear; a proposed dumpster enclosure is shown at the southeast corner of the site;

proposed parking will provide 69 spaces, where 23 spaces are required by the City zoning code; and

WHEREAS, per the Site Layout Plan, there will be a 36' wide driveway with dual exit lanes at the northernmost point of the project area; a proposed concrete sidewalk is shown along the Park Street frontage with a crosswalk connecting the sidewalk to the building; and

WHEREAS, per the local application, proposed signage includes four internally-illuminated wall signs, two for Dunkin' Donuts (17.36 and 23.63 sf) and two for the tenant spaces (not to exceed 16 sf each), and a 30' tall free-standing pylon sign with signage for Dunkin' (32 sf), reader board (21 sf), and both tenants (21 sf each); 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 Industrial (IN), which would act to "provide areas appropriate for low-intensity industrial uses...and to protect these areas, to the extent feasible, from the disruption and competition for space from unrelated retail uses, primary offices, and general industrial uses"; a number of commercial uses, including retail sales and restaurants (> 1,000 sf), appear to be permitted in the proposed IN district; and

WHEREAS, per the submitted Environmental Assessment Form (EAF) dated October 24, 2018, 1.5 acres of the site will be disturbed by the proposed project and stormwater runoff will be discharged following existing drainage patterns to the conveyance system in the right-of-way; existing impervious area will be decreased by 25%;

ADVISORY NOTES: any project that cumulatively disturbs one acre or more of land must be covered under the NYS SPDES Permit, and 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; the applicant and municipality are encouraged to consider the use of green infrastructure 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 Metropolitan Wastewater Treatment Plant service area; no changes to the existing infrastructure are proposed;

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; 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);

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 sanitary flow offset plan/project in coordination with the municipal engineer; and

WHEREAS, the project is within 2,000 feet of multiple sites (IDs: V00002, 734048, C734132, C734133, C734130, C734135, 734013, C734104, C734131, C734123, 734030) in the NYS Department of Environmental Conservation

Environmental Site Remediation database (per EAF Mapper); the sites generally encompass the area of recent and proposed future development surrounding the nearby Destiny USA and do not appear to impact the proposed project; and

WHEREAS, the site is located over, or immediately adjoining, primary and principal aquifers (per EAF Mapper); the site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the NYS 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. The Board has offered the following COMMENT(S) in regards to the above referral:

While the Board offers no position with regards to the proposed resubdivision, the following comments are intended for the project as a whole:

1. The municipality must submit a copy of the Stormwater Pollution Prevention Plan (SWPPP) and/or any drainage reports or studies to the New York State Department of Transportation. Any mitigation as may be determined by the Department must be reflected on the project plans prior to municipal approval. Additional stormwater runoff into the state's right-of-way or drainage system will be prohibited.
2. The Board encourages the City and applicant to minimize the scale of signage on the site. A more contextual architectural style and building materials, such as brick, are encouraged to replicate the industrial character, traditional details, and building forms of the surrounding area, particularly the historic Regional Market buildings, as encouraged in the City's Land Use and Development Plan.
3. Given the urban nature of the area and the recommendations of the Land Use and Development Plan, a revised site plan is encouraged that situates the building closer to the sidewalk, provides a prominent storefront, enhances the pedestrian connection from the sidewalk to the building, relocates the dumpster enclosure to a less prominent location, and reduces the amount of on-site parking.
4. The City is encouraged to consider requirements for a crosswalk and pedestrian signals at the adjacent Park Street intersection as mitigation in coordination with the New York State Department of Transportation.
5. Landscaping on site is encouraged to enhance the pedestrian environment and aesthetics of the parking lot and screen proposed parking areas and drive-thru lanes. The applicant is encouraged to mimic the right-of-way treatment across Park Street which includes street trees, and a low hedge for parking screening.
6. The New York State Department of Transportation requests a copy of any traffic data that may be available for the proposed project.
7. The Board encourages the City to reach out to the New York State Department of Transportation regarding opportunities to make improvements

to the neighboring vacant, right-of-way which appears to contain contiguous broken asphalt, parking for the current use, and overgrown vegetation.

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

DRAFT



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: November 28, 2018

OCPB Case # S-18-85

- 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 Clay Planning Board at the request of Hafner Developers, Inc. for the property located at 5229 West Taft 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 West Taft Road (Route 48) and Allen Road (Route 205), both county roads; and
- WHEREAS, the applicant is proposing to subdivide a 2.78-acre parcel into two new lots, New Lot 6A (1.301 acres) and New Lot 6B (1.483 acres), in a Regional Commercial (RC-1) zoning district; and
- WHEREAS, in 2004, the Board recommended modification of a subdivision referral (S-04-85) proposing to subdivide a parcel into six lots, which ultimately created the subject parcel; in 2005, the Board recommended modification of a site plan referral (Z-05-297) to construct a 7,440 sf medical office building on one of the six proposed lots; Board modifications for both referrals indicate that additional access to Taft Road for the subject parcel would not be permitted; and
- WHEREAS, the site is located along West Taft Road, a county road, in the Town of Clay; surrounding land uses consist of commercial uses generally occurring along West Taft Road and residential neighborhoods to the north and east; and
- WHEREAS, the submitted Preliminary Plan dated October 22, 2018 shows the site contains an existing one-story building (AutoZone) surrounded on three sides by asphalt parking, all to be contained on proposed New Lot 6A (1.301 acres); there is a common drive and ingress and egress easement along the west lot line of New Lot 6A with access to West Taft Road, which appears to partially occur on the adjacent parcel to the west; the common drive appears to serve the adjacent Kinney Drugs and four rear office buildings;  
ADVISORY NOTE: per the Onondaga County Department of Transportation, all existing or proposed driveways on West Taft Road must meet Department requirements; and
- WHEREAS, aerial imagery shows proposed New Lot 6B (1.483 acres) will be vacant, open space; the Preliminary Plan shows a 30' ingress and egress easement across the front of New Lot 6A and a stub road ending at the boundary between the two proposed parcels, which would presumably provide access to New Lot 6B via the AutoZone driveway; and
- WHEREAS, the existing building 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; new connections to public drinking water and sewers are proposed for New Lot 6B;  
ADVISORY NOTES: the applicant is advised to contact OCWA's Engineering

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Department to determine the activities and structures permitted within OCWA easements/right-of-ways, 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; 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; 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);

ADVISORY NOTE: per the Onondaga County Department of Water Environment Protection, the applicant must develop a 1 gallon to 1 gallon sanitary flow offset plan/project 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. The Board has offered the following COMMENT(S) in regards to the above referral:

1. Per the Onondaga County Department of Transportation, no additional access to West Taft Road will be permitted for proposed New Lot 6B. All access to the site must come from the existing driveways on West Taft Road and Allen Road.
2. The Town and applicant are encouraged to extend the existing ingress and egress easement at the front of the site to New Lot 6B and consider the potential for additional interconnections and shared parking with the rear lots as future development of the area is examined.

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



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: November 28, 2018

OCPB Case # S-18-86

- 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 SUBDIVISION from the City of Syracuse Planning Commission at the request of Syracuse Urban Partnership, Inc. for the property located at 482, 484-498 South Salina Street, 130-144 West Onondaga Street; 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 the Clinton Wastewater Storage Facility, a county-owned facility; and
- WHEREAS, the applicant is proposing to combine three lots totaling 1.667 acres into one new lot in a Central Business District - Retail (CBD-R) zoning district; and
- WHEREAS, the site is located in Downtown Syracuse in the South Salina Street Historic District and west across the street from Hotel Syracuse, which is listed on the National Register of Historic Places; the site has existing sidewalks and frontage on South Clinton Street, West Onondaga Street, and South Salina Street, all city streets, and contains a large existing parking lot and guard shack (moveable); and
- WHEREAS, per the local application, the resubdivision is intended for subsequent development of the proposed lot; no development plans were indicated in the referral materials, though recent news articles indicate the lot is intended for a mixed use (apartments, offices, and food hall/market) project by the Allyn Family Foundation; 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 Central Business District (MX-5), which would act to “provide for areas of highest-density residential development, maximum building height, minimal parking, and the greatest range and mix of uses”; and
- WHEREAS, the proposed zoning district appears to allow a variety of residential (multi-family, live/work dwellings) and commercial (entertainment, food and beverage, office and professional, and retail) uses; and
- WHEREAS, the site has access to public drinking water and sewers and is located in the Metropolitan Wastewater Treatment Plant service area; no changes to existing infrastructure are proposed;  
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 prior to any future development of the site; 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);

ADVISORY NOTE: per the Onondaga County Department of Water Environment Protection, any future development of the site and connection to the public sewers will require the applicant to develop a 1 gallon to 1 gallon sanitary flow offset plan/project in coordination with the municipal engineer; 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 NYS Historic Preservation Office archaeological site inventory (per EAF Mapper); and

WHEREAS, the site may contain the peregrine falcon, 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 Robert Antonacci and seconded by Lisa Dell. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; Robert Antonacci - yes; Lisa Dell - yes; Bill Fisher - yes; David Skeval - yes; Marty Voss - yes.**

DRAFT



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: November 28, 2018

OCPB Case # S-18-87

- 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 Skaneateles Planning Board at the request of Thomas Harvard for the property located at 2618 Rickard 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 the municipal boundary between the Town of Skaneateles and the Town of Marcellus, and a farm operation located in a NYS Agricultural District; and
- WHEREAS, the applicant is proposing to subdivide a 15.9-acre parcel into two new lots, Lot 9A (6 acres) and Lot 9B (9.9 acres), in Rural Farming (RF) and Lakefront Watershed Overlay (LWOD) zoning districts; and
- WHEREAS, the site is located in a rural area in the Town of Skaneateles; the site and surrounding lands are enrolled in NYS Agricultural District 2; some surrounding parcels appear to contain active farmland; and
- WHEREAS, the submitted Final Plan dated August 29, 2018 shows the site to be a flag lot with frontage on Rickard Road, a local dead end road, and contain an existing house; the site has a 60' right-of-way and existing driveway on Rickard Road with a 30' common driveway easement; per the local application, a common driveway maintenance agreement will be filed with the subdivisions; and
- WHEREAS, the Final Plan shows proposed Lot 9A (6.0 acres) to contain the common driveway and lands at the front of the site; proposed Lot 9B (9.9 acres) will contain the existing house and nearly 6.0 acres of rear forest land; per the local application, the proposed subdivision is intended to allow for construction of a new dwelling on Lot 9A; and
- WHEREAS, per the Final Plan, the site may contain federal wetlands, which appear to encroach on the forested area of Lot 9B, as well as the adjacent parcels; there is an existing pond on Lot 9A located towards the right-of-way and common driveway; a 100' wetland setback is mapped around each wetland area and the pond, with the buffer of the adjacent wetlands encroaching on the site in places; buildable area for each lot is shown based on the Town's setback requirements and the 100' buffers; the existing house appears to be entirely within the buildable area of Lot 9B; and
- WHEREAS, ADVISORY NOTE: 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; and

WHEREAS, the existing house is served by an individual well and septic system; a new individual well and septic system are proposed for Lot 9A;

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 Lot 9A prior to Department endorsement of the subdivision; 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; impermeable surface coverage is currently 5.6% on Lot 9A with the existing driveway where 10% is the maximum impermeable surface coverage permitted; 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 NYS Historic Preservation Office archaeological site inventory (per EAF Mapper); and

WHEREAS, ADVISORY NOTE: per GML § 239-nn, the legislative body or other authorized body having jurisdiction in a municipality shall give notice to an adjacent municipality when a hearing is held by such body relating to a subdivision, site plan, special use permit, or a use variance on property that is within five hundred feet of an adjacent municipality; such notice shall be given by mail or electronic transmission to the clerk of the adjacent municipality at least ten days prior to any such hearing; 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 municipality is advised to ensure all conditions are met and approvals are obtained from the City of Syracuse Water Department prior to development of Lot 9A.

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



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: November 28, 2018

OCPB Case # Z-18-343

- 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 Elbridge Town Board at the request of Town of Elbridge 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 a text amendment to the Town of Elbridge Zoning Code regarding pre-existing non-conforming lots of record; and
- WHEREAS, in 2011, the Board reviewed a local law referral (Z-11-78) that repealed and replaced the Town zoning code, and notably included upsizing of some lot requirements; the Board subsequently reviewed several text amendment referrals (Z-14-151, Z-15-401, Z-15-402) that exempted approximately 35 lots from the minimum acreage requirements established in 2011; and
- WHEREAS, the Board recently reviewed a text amendment referral (Z-18-242) which decreased minimum lot size requirements in the Agricultural, Rural Residential, and Residential R-1 zoning districts; and
- WHEREAS, per the proposed text amendment, the Town of Elbridge contains “a significant number of undeveloped parcels that were created lawfully prior to the adoption of Zoning Regulations in the Town, or at a time when their dimensions complied with the then applicable Zoning Regulations, which parcels do not now comply with the geometric requirements of the Zoning District in which they are located”; and
- WHEREAS, the proposed text amendment will add a new section, 30.27 titled “Pre-Existing Non-Conforming Lot of Record” to Article III. Establishment of Districts; and
- WHEREAS, per the proposed text, “no pre-existing non-conforming lot of record will be required to obtain an area variance to address a geometric or numerical deficiency in said lots, size, shape, frontage, depth, width, coverage percentage or similar deficiency in order to obtain the right to be developed with a conforming use in said district”; and
- WHEREAS, the variance exemption will only apply to pre-existing non-conforming lots of record which are and have been held in single and separate ownership since the date that said lot became non-conforming; any pre-existing non-conforming lot of record contiguous to land that is or was under common ownership (legal, equitable or otherwise beneficial) must be combined with such other land to create lots that conform to current zoning requirements, to the maximum extent possible; and
- WHEREAS, any proposed building or structure on a pre-existing non-conforming lot of record will still be subject to the current setback or other geometric or numerical requirements applicable to said proposed building’s or structure’s

location on said lot; and

WHEREAS, per the Town zoning code, Article XI. Nonconforming Lots, Buildings, Structures and Use details standards for lots, buildings, structures and uses that do not conform to the regulations of the district in which it is located; §30.111, specifically, encourages the merger of nonconforming contiguous lots under common ownership, which appears to be redundant given the proposed text amendment or have the potential to conflict with the new regulations; 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:

1. The Town is encouraged to eliminate or clarify, as necessary, any redundancies in non-conforming lot standards.
2. The Board encourages the Town to consider the necessity of exempting specific parcels from minimum lot size regulations in perpetuity within the body of the Town's zoning code.

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

DRAFT



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: November 28, 2018

OCPB Case # Z-18-344

- 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 NYVA Syracuse, LLC for the property located at 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 (The Halal Guys) in a portion of a new building (The Marshall Building) 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 Board recently offered no position with comment for a special permit referral (Z-18-176) to establish a restaurant (Blaze Pizza) in one of the new storefronts; the proposed restaurant (The Halal Guys) is intended for one of the remaining 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 submitted Site Layout Plan dated March 17, 2017 shows The Marshall will occupy almost the entirety of the site, with the exception of a 25' wide concrete private access aisle at the front of the building; the submitted First Floor plan dated June 6, 2018 shows 8 retail spaces on the first floor of the building; and
- WHEREAS, the floor plan shows The Halal Guys will occupy 1,632 sf of retail space, formerly "Retail B"; per the local application, the tenant space will be modified per the submitted floor plans; no other external or site modifications are proposed; and
- WHEREAS, per the local application, proposed hours of operation will be 11am to 10pm, seven days a week; proposed signage will include a wall-mounted sign (2.5' x 16') and a round projecting sign (2.6' diameter), both to be located on the south face of the building; 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, 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 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 City or property owner 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 property owner is advised to contact the Department’s Flow Control office for additional information.

2. The Board is encouraged by the non-auto oriented development of the University Hill area and would like to see the universities, hospitals, developers, and other partners work toward a comprehensive, updated Transportation Demand Management plan to further investment in this area, and account for the new direction, in coordination with the City and Syracuse-Onondaga County Planning Agency.

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

DRAFT





JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: November 28, 2018

OCPB Case # Z-18-345

- 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 Salina Planning Board at the request of Eastern Millwright Regional Council for the property located at 108 Metropolitan 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 Hopkins Road Park, a county park; and
- WHEREAS, the applicant is proposing interior renovations of an existing building and a parking lot expansion to allow for a millwright training facility on a 2.41-acre parcel in an Office (O-2) zoning district; and
- WHEREAS, the site is located off Henry Clay Boulevard, a county road, in the Town of Salina and south of the shared municipal boundary with the Town of Clay; surrounding land uses are a mix of commercial, industrial, residential, and office with the site abutting Hopkins Road Park to the south; other surrounding land uses include parcels containing offices for the County Sheriff's Department and Department of Water Environment Protection; and
- WHEREAS, the submitted survey map dated December 1, 2017 shows the site has frontage on Metropolitan Park Drive, a local road, and contains an existing one-story building with a side asphalt parking area; there are two existing driveways on Metropolitan Park Drive, one serving the parking area and one serving a loading area on the opposite side of the building; per the survey map, there is a 50' drainage easement along the west and rear lot lines; and
- WHEREAS, per the submitted Environmental Assessment Form (EAF) dated October 29, 2018, the proposed project includes interior renovations of the existing building to allow for office, classroom, training, and storage space for the Eastern Millwright Regional Council Apprenticeship Training Program; and
- WHEREAS, the submitted Site Plan dated July 17, 2018 shows site improvements to include an expansion of the side parking area to the rear of the building, increasing on-site parking from 25 to 44 spaces as required for the change of use, a rear hardstand area (50' x 50') for practical examinations, repaving or patching/repairing of existing asphalt areas, and a hazardous gas storage cage (30" x 60") at the rear of the building; proposed signage is shown to include a new 4' tall pylon sign (16'-6" x 2'-3 1/2") at the front of the site; a Site Lighting Photometric Plan was included with the referral materials; and
- WHEREAS, the site is served by public drinking water and sewers and is located in the Metropolitan Wastewater Treatment Plant and Ley Creek Pump Station service areas; the survey map shows a sanitary sewer line and easement at the front of the site and a water line and 60' County of Onondaga Water easement along the west lot line; no changes to the existing infrastructure are proposed;
- ADVISORY NOTE: the applicant is advised to contact OCWA's Engineering

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Department to determine the activities and structures permitted within OCWA easements/right-of-ways, 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 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: 734065) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper); and

WHEREAS, the site is located over, or immediately adjoining, a principal aquifer (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 NYS 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. The Board has offered the following COMMENT(S) in regards to the above referral:

1. The applicant is advised to coordinate with the Onondaga County Water Authority to ensure the proposed project will not impact the existing water lines and easement on the parcel.
2. The applicant and municipality are encouraged to consider the use of green infrastructure, such as permeable pavement, to further reduce stormwater runoff and improve stormwater quality.

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



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: November 28, 2018

OCPB Case # Z-18-346

- 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 Salina Planning Board at the request of 411 Cambridge, LLC for the property located at 505 Mitchell Avenue; 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 Factory Avenue (Route 93), a county highway, the NYS Thruway (Route 90), a state highway, and Ley Creek, a county-owned drainage channel; and
- WHEREAS, the applicant is proposing to operate an automobile body and repair shop in an existing building in an Industrial (I-1) zoning district; and
- WHEREAS, the Board is concurrently reviewing a special permit referral (Z-18-347) as part of the proposed project; and
- WHEREAS, the site is located along Mitchell Avenue, a local road, in an industrial area bordered by I-90 and Ley Creek to the north and Factory Avenue, a county road, to the south; and
- WHEREAS, the submitted survey map shows the site contains an existing, vacant one-story building, a concrete driveway onto Mitchell Avenue, and asphalt and gravel covering the remaining area at the front of the building, which provides unrestricted access to the site; aerial imagery shows a mix of abandoned gravel and unmaintained lawn along the side of the building; and
- WHEREAS, the local application indicates the proposed use of the site is an auto body repair shop; per the Town zoning code, indoors automobile repair and service uses are permitted by special permit in the I-1 district; and
- WHEREAS, the submitted Site Plan dated October 17, 2018 and local application indicate 5 designated parking spaces, including 1 handicap accessible space, will be provided in the existing gravel and asphalt areas at the front of the site and accommodate the two employees and the business owner; no other site improvements appear to be included; and
- WHEREAS, per the submitted Environmental Assessment Form (EAF) dated October 16, 2018, stormwater discharges will be directed to existing catch basins on the site and discharged to the existing stormwater facilities; no additional information regarding drainage was included in the referral materials; and
- WHEREAS, the site is served by public drinking and sewers and is located in the Metropolitan Wastewater Treatment Plant and Ley Creek Pump Station service areas; no changes to the existing infrastructure are proposed;  
ADVISORY NOTE: the applicant is advised to contact OCWA's Engineering Department to determine the activities and structures permitted within OCWA easements/right-of-ways, 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 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 sanitary flow offset plan/project in coordination with the municipal engineer; and

WHEREAS, current FEMA Flood Insurance Rate Maps (FIRM) indicate that half of the site is located within the 100-year floodplain, which may require elevation of structures and other mitigation; the Onondaga County Hazard Mitigation Plan has identified flooding as one of five primary natural hazards of local concern, with the potential to cause extensive threat to property and safety; buildings within the floodplain can negatively affect the free flow of nearby waterways and drainage, and building within a floodplain is therefore discouraged; and

WHEREAS, the project is within 2,000 feet of multiple sites (IDs: 734074, 734067) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper), including a site just southwest of the parcel classified as an active site in the Resource Conservation and Recovery program and for which remedial activities currently consist of in-situ oxidation and groundwater monitoring; 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 NYS 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. The Board has offered the following COMMENT(S) in regards to the above referral:

The applicant is encouraged to convert the existing gravel and lawn area entirely to grass to better delineate the proposed parking area and increase pervious area on site.

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



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: November 28, 2018

OCPB Case # Z-18-347

- 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 Salina Planning Board at the request of 411 Cambridge, LLC for the property located at 505 Mitchell 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 Factory Avenue (Route 93), a county highway, the NYS Thruway (Route 90), a state highway, and Ley Creek, a county-owned drainage channel; and
- WHEREAS, the applicant is requesting a special permit to operate an automobile body and repair shop in an existing building in an Industrial (I-1) zoning district; and
- WHEREAS, the Board is concurrently reviewing a site plan referral (Z-18-346) as part of the proposed project; and
- WHEREAS, the site is located along Mitchell Avenue, a local road, in an industrial area bordered by I-90 and Ley Creek to the north and Factory Avenue, a county road, to the south; and
- WHEREAS, the submitted survey map shows the site contains an existing, vacant one-story building, a concrete driveway onto Mitchell Avenue, and asphalt and gravel covering the remaining area at the front of the building, which provides unrestricted access to the site; aerial imagery shows a mix of abandoned gravel and unmaintained lawn along the side of the building; and
- WHEREAS, the local application indicates the proposed use of the site is an auto body repair shop; per the Town zoning code, indoors automobile repair and service uses are permitted by special permit in the I-1 district; and
- WHEREAS, the submitted Site Plan dated October 17, 2018 and local application indicate 5 designated parking spaces, including 1 handicap accessible space, will be provided in the existing gravel and asphalt areas at the front of the site and accommodate the two employees and the business owner; no other site improvements appear to be included; and
- WHEREAS, per the submitted Environmental Assessment Form (EAF) dated October 16, 2018, stormwater discharges will be directed to existing catch basins on the site and discharged to the existing stormwater facilities; no additional information regarding drainage was included in the referral materials; and
- WHEREAS, the site is served by public drinking and sewers and is located in the Metropolitan Wastewater Treatment Plant and Ley Creek Pump Station service areas; no changes to the existing infrastructure are proposed;
- ADVISORY NOTE: the applicant is advised to contact OCWA's Engineering Department to determine the activities and structures permitted within OCWA easements/right-of-ways, 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 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 sanitary flow offset plan/project in coordination with the municipal engineer; and

WHEREAS, current FEMA Flood Insurance Rate Maps (FIRM) indicate that half of the site is located within the 100-year floodplain, which may require elevation of structures and other mitigation; the Onondaga County Hazard Mitigation Plan has identified flooding as one of five primary natural hazards of local concern, with the potential to cause extensive threat to property and safety; buildings within the floodplain can negatively affect the free flow of nearby waterways and drainage, and building within a floodplain is therefore discouraged; and

WHEREAS, the project is within 2,000 feet of multiple sites (IDs: 734074, 734067) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper), including a site just southwest of the parcel classified as an active site in the Resource Conservation and Recovery program and for which remedial activities currently consist of in-situ oxidation and groundwater monitoring; 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 NYS 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. The Board has offered the following COMMENT(S) in regards to the above referral:

The applicant is encouraged to convert the existing gravel and lawn area entirely to grass to better delineate the proposed parking area and increase pervious area on site.

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



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: November 28, 2018

OCPB Case # Z-18-348

- 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 Planning Commission at the request of 1720 Erie Blvd., LLC c/o Fady Kased for the property located at 1720-1722 Erie Boulevard East; 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 Erie Boulevard East (Route 5), a state highway; and
- WHEREAS, the applicant is proposing minor renovations and a change of occupancy from storage to a retail automotive audio shop in an Industrial, Class A (IA) zoning district; and
- WHEREAS, the site is located along a state-owned portion of Erie Boulevard East, a highly commercialized corridor with a mix of roadside commercial and large retail establishments and some industrial uses in the more immediate area; and
- WHEREAS, the submitted survey map dated January 27, 2016 shows the site contains an existing one-story building occupying more than half the site and an existing shed; the remainder of the parcel includes an asphalt area along the side of the building and rear grass/vegetated area; and
- WHEREAS, aerial imagery shows an existing curb cut that serves the asphalt area; turning movements at this section of Erie Boulevard are restricted to right-in and right-out by a landscaped median; and
- WHEREAS, per the local application, the building is currently used for vehicle storage; the proposed use will be mercantile to allow for an audio sales area (2,400 sf) at the front of the building; proposed improvements include stuccoing and painting the exterior of the building, blocking up some of the existing window openings, and installing a new storefront and windows; interior site improvements, including new walls and drop ceilings, are shown in the submitted floor plans; and
- WHEREAS, per the submitted Environmental Assessment Form (EAF) dated October 1, 2018, stormwater will discharge to the existing catch basin at the northwest corner of the site and to existing trench drains along Erie Boulevard; ADVISORY NOTE: per the NYS Department of Transportation, additional stormwater runoff into the state's drainage system is prohibited; 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, 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 sanitary flow offset plan/project in coordination with the municipal engineer; and

WHEREAS, aerial imagery shows asphalt from the front of the building to the curb along 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 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"; auto sales and general retail sales are permitted uses in the CM district; however, automobile storage and impoundment is not a permitted use; and

WHEREAS, the project is within 2,000 feet of multiple sites (IDs: B00075, 734047, C734090, B00146) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper); and

WHEREAS, the site may contain the 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); impacts to bat species are often associated with tree clearing and the site is fully urbanized with no existing tree cover; the site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the NYS 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 Robert Antonacci and seconded by Lisa Dell. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; Robert Antonacci - yes; Lisa Dell - yes; Bill Fisher - yes; David Skeval - yes; Marty Voss - yes.**





JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: November 28, 2018

OCPB Case # Z-18-349

- 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 Village of Tully Village Board at the request of Village of Tully Village Board 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 Chapter 35 of the Village of Tully Code entitled “Animal Control” to provide for regulations with respect to apiaries, large farm animals and poultry; and
- WHEREAS, per the submitted Local Law Filing, the proposed local law will repeal Article I “Apiaries” in its entirety and enact a new Article I entitled “Apiaries” to regulate beekeeping in the Village; and
- WHEREAS, proposed rules and regulations regarding beekeeping include: A) bee colonies shall be kept in appropriately sized, designed and maintained apiaries with removable frames; B) apiaries shall be located as far as possible from any adjacent road, sidewalk, or right-of-ways, and shall not be directly against any adjacent property without a solid fence or plant barrier (to be a minimum of 6’ tall); C) apiaries shall be registered with the Village Clerk and labeled with beekeeper name and contact information (to be visible a minimum of 15’ away); D) apiaries shall be located within a reasonable distance from an independent and reliable source of water; E) hives shall be situated so flight patterns do not interfere with pedestrian rights-of-ways; and F) beekeepers must engage in all appropriate best practices to avoid creating beekeeping-related nuisances; and
- WHEREAS, the proposed local law will add a new article, Article III entitled “Farm Animals”, to regulate the keeping of large farm animals within the Village as the Village Board “finds that harboring of farm animals within the Village could create issues involving odor, noise, and waste removal, especially given the small size of the lots and the close proximity with which neighbors live to each other”; and
- WHEREAS, proposed definitions will be added for “large farm animals”, which include, but are not limited to, horses, ponies, donkeys, mules, cows, llamas, alpacas, pigs, goats, and sheep, and “small farm animals”, which include, but are not limited to, rabbits, miniature, dwarf and pygmy animals and the like; and
- WHEREAS, large farm animals shall be permitted by Village Board Special Authorization; no person owning less than 1 acre of continuous land shall keep, harbor or shelter any large farm animal; proposed regulations for keeping large farm animals will require a minimum of 1 acre of continuous land per 1,000lb large farm animal, with a minimum of 2.5 acres required for horses, a proper fence enclosure or suitably sized structure, an adequate manure management method, a minimum 50’ buffer (i.e., plant screening, woodlands, vegetated

berms, fences, or natural topographic features) between structures storing feed, other materials or manure and any adjacent properties, and a minimum 100' buffer between structures storing animal waste and any wetlands or waterways; and

WHEREAS, the proposed local law will add a new article, Article IV entitled "Poultry", to regulate the keeping of chickens within the Village as the Village Board "finds that the keeping of chickens can play a role in ensuring a source of local food and sustainable environment, but that the improper maintenance of chickens in residential neighborhoods can cause nuisances to nearby residential properties, and create conditions which are unsanitary and unsafe"; and

WHEREAS, proposed definitions will be added for "coop", which shall mean a structure, including mobile or portable, designed to house hens and enclosed on all sides by a roof, doors and walls with or without windows, "poultry", which includes ducks, chickens, hens, and pigeons, and "run", which shall mean an outdoor area that is enclosed on all sides, including the top, by fencing that is attached to or surrounding a chicken coop and is accessible by a doorway or hatch; roosters, peacocks, and other types of domestic fowl are intentionally excluded from the definition for "poultry" and will not be permitted in the Village; and

WHEREAS, proposed regulations for keeping poultry will limit the installation of a coop and run to unimproved parcels and parcels improved by a single-family residential structure, limit the number of allowable coops and runs to 1 per parcel, limit the maximum number of poultry to 6 per parcel, and permit hens for personal use only, with for-profit sale of hens or eggs on residential property to be prohibited; additional enclosure (5' tall fencing) and feed storage requirements and standards for coop and run conditions and sanitation and nuisance prevention are included in the proposed regulations; and

WHEREAS, a coop and run shall only be permitted on parcels with a minimum lot size of 0.25 acres; additional proposed area and setback requirements for keeping poultry include a minimum of 4 sf per poultry per coop, a minimum of 8 sf per poultry per run, a minimum 10' setback from property lines, and a minimum 20' setback from a neighboring dwelling; and

WHEREAS, the proposed local law will repeal in its entirety the term "domestic household pets", included under Section 112-3 of the Village Zoning Code, and add a new definition to read as follows: "Small animals customarily permitted within a residence or yard and kept for pleasure or company. Such animals shall include dogs, cats, and other common pets such as birds and fish, provided that these are not raised for commercial purposes. This definition excludes Large Farm Animals and Poultry as defined in Chapter 35 of the Village of Tully Code"; and

WHEREAS, the Village appears to contain one parcel (over 11 acres) that is enrolled in NYS Agricultural District 4; the parcel appears to contain active cropland and be part of a larger farm operation occurring on an adjacent parcel outside 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:

1. The municipality is encouraged to consult with the New York State Department of Agriculture and Markets to ensure against any conflicts with existing state laws regarding agriculture.
2. Given the presence of lands enrolled in a NYS Agricultural District, the municipality may wish to consider exemptions for active agricultural parcels.
3. The Board advises the municipality to consult the New York State Departments of Environmental Conservation and Health for more information regarding state regulations for manure storage and drinking water protections to ensure best practices within the Village.

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

DRAFT



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: November 28, 2018

OCPB Case # Z-18-350

- 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 USE VARIANCE from the City of Syracuse Board of Zoning Appeals at the request of JC Landfund, LLC for the property located at 530 South Clinton Street; 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 Clinton Wastewater Storage Facility, a county-owned facility; and
- WHEREAS, the applicant is requesting a use variance to establish an entertainment/event/gallery and assembly space in a vacant building on a 1.3-acre parcel in a Central Business-General Service A (CBD-GSA) zoning district; and
- WHEREAS, in 2017, the Board offered no position with regards to a use variance referral (Z-17-281) to allow space for dog-friendly events in a recently constructed dog daycare facility (D-Train); as part of the initial construction of the dog daycare facility, the Board offered no position with comment for project site review (Z-16-367) and use variance (Z-15-435) referrals; and
- WHEREAS, the former dog daycare facility, now vacant, is located along South Clinton Street, a city street, and a vacant, elevated railroad viaduct of the Erie Lackawanna Railroad; the site contains a parking lot and another existing building, a former train station which currently contains office space; surrounding uses are apartment buildings, offices, and associated parking; and
- WHEREAS, per the local application, the requested use variance would modify the existing variance to allow for event/assembly space in the D-Train building; the applicant has entered a long-term lease agreement to allow the lessee to use the building to display and/or sell art and provide a gathering space for events, which may include music, food and/or entertainment/art; event/assembly space was approved under the previous use variance; and
- WHEREAS, the City of Syracuse is currently undertaking a comprehensive project to revise and modernize zoning in the City; according to the ReZone Syracuse draft zoning map dated March 2018, the proposed zoning for this lot is Mixed Use Central Business District (MX-5), which would act to “provide for areas of highest-density residential development, maximum building height, minimal parking, and the greatest range and mix of uses”; event spaces do not appear to be specifically included in the use categories defined in the ReZone project, though indoor entertainment is a permitted use in MX-5; and
- WHEREAS, the Site Plan dated October 31, 2018 shows the D-Train building to be located at the southern end of the parcel with an adjacent, enclosed outdoor space; there are guard rails and a stairway along/leading down to an enclosed, at-grade grass/concrete area and the adjacent existing parking lot, which is also at-grade with South Clinton Street; the site has an existing gated curb cut

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onto South Clinton Street; and

WHEREAS, the submitted Floor Plan and Event Plan show potential layouts for cocktail party, catered event, and conference/training space with 162 sf of assembly unconcentrated (standing space), 1,895 sf of assembly unconcentrated (tables and chairs), and 1,385 sf of service areas within the building; and

WHEREAS, the site has access to public 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);

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 sanitary flow offset plan/project in coordination with the municipal engineer; and

WHEREAS, the EAF Mapper notes that the site is substantially contiguous to the South Salina Street Downtown and Armory Square Historic Districts and the Hotel Syracuse and Loew's State Theater, which are all listed on, or have been nominated by the NYS Board of Historic Preservation for inclusion on, the State or National Register of Historic Places; and

WHEREAS, the project is within 2,000 feet of a site (ID: 734060) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper); and

WHEREAS, the site may contain the peregrine falcon, 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 NYS 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 Robert Antonacci and seconded by Lisa Dell. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; Robert Antonacci - yes; Lisa Dell - yes; Bill Fisher - yes; David Skeval - yes; Marty Voss - yes.**



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: November 28, 2018

OCPB Case # Z-18-351

- 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 ESW Realty, LLC for the property located at 2083-2107 Park Street; 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 Park Street (Route 370) and Interstate 81, both state highways; and
- WHEREAS, the applicant is proposing to demolish an existing commercial building and construct a new 5,900 sf multi-tenant retail building on 1.3 acres in an Industrial, Class A (I-A) zoning district; and
- WHEREAS, the Board is concurrently reviewing a subdivision referral (S-18-84) to combine the three subject parcels into a single, 1.246-acre lot as part of the proposed project; in 2009, the Board offered no position with comment for a site plan referral (Z-09-264) to demolish a fire-damaged building on one of the subject parcels, which was ultimately approved by the City, and in 2006, the Board recommended modification of a special permit/billboard referral (Z-06-322) proposing to replace an existing billboard on one of the subject parcels, citing state and federal highway sign requirements and consultation with the Regional Market Authority and State Historic Preservation Office; and
- WHEREAS, the site is located along Park Street, a city street, in the Northside neighborhood; the site abuts portions of the I-81 highway and ramps and is across Park Street from parcels containing the Regional Market, NBT Bank Stadium, and the Syracuse Regional Transportation Center; the City's Land Use and Development Plan identifies this area as an industrial legacy character area; and
- WHEREAS, the submitted Topographic Survey dated October 12, 2018 shows the site contains an existing, one-story building, to be demolished; the remainder of the site is almost entirely covered by gravel, concrete or asphalt and there are four existing curb cuts along Park Street, to be removed; the site is shown to also contain two existing v-shaped billboards, one along I-81 at the northwest corner of the site and the other along Park Street at the southeast corner; both billboards are currently permitted and operating and will remain; and
- WHEREAS, per the local application, the three subject parcels will be combined into one to allow for construction of a new, multi-tenant retail building, to include a Dunkin' Donuts (~2,700 sf) and two retail tenant spaces (~1,600 sf each); the submitted Site Layout Plan dated October 26, 2018 shows the proposed building (~5,900 sf) will be set towards the center of the site and surrounded on all sides by asphalt with parking occurring at the front and sides of the building and drive-thru, on-the-go, and bypass lanes occurring at the rear; a proposed dumpster enclosure is shown at the southeast corner of the site;

proposed parking will provide 69 spaces, where 23 spaces are required by the City zoning code; and

WHEREAS, per the Site Layout Plan, there will be a 36' wide driveway with dual exit lanes at the northernmost point of the project area; a proposed concrete sidewalk is shown along the Park Street frontage with a crosswalk connecting the sidewalk to the building; and

WHEREAS, per the local application, proposed signage includes four internally-illuminated wall signs, two for Dunkin' Donuts (17.36 and 23.63 sf) and two for the tenant spaces (not to exceed 16 sf each), and a 30' tall free-standing pylon sign with signage for Dunkin' (32 sf), reader board (21 sf), and both tenants (21 sf each); 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 Industrial (IN), which would act to "provide areas appropriate for low-intensity industrial uses...and to protect these areas, to the extent feasible, from the disruption and competition for space from unrelated retail uses, primary offices, and general industrial uses"; a number of commercial uses, including retail sales and restaurants (> 1,000 sf), appear to be permitted in the proposed IN district; and

WHEREAS, per the submitted Environmental Assessment Form (EAF) dated October 24, 2018, 1.5 acres of the site will be disturbed by the proposed project and stormwater runoff will be discharged following existing drainage patterns to the conveyance system in the right-of-way; existing impervious area will be decreased by 25%;

ADVISORY NOTES: any project that cumulatively disturbs one acre or more of land must be covered under the NYS SPDES Permit, and 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; the applicant and municipality are encouraged to consider the use of green infrastructure 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 Metropolitan Wastewater Treatment Plant service area; no changes to the existing infrastructure are proposed;

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; 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);

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 sanitary flow offset plan/project in coordination with the municipal engineer; and

WHEREAS, the project is within 2,000 feet of multiple sites (IDs: V00002, 734048, C734132, C734133, C734130, C734135, 734013, C734104, C734131, C734123, 734030) in the NYS Department of Environmental Conservation

Environmental Site Remediation database (per EAF Mapper); the sites generally encompass the area of recent and proposed future development surrounding the nearby Destiny USA and do not appear to impact the proposed project; and

WHEREAS, the site is located over, or immediately adjoining, primary and principal aquifers (per EAF Mapper); the site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the NYS 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 submit a copy of the Stormwater Pollution Prevention Plan (SWPPP) and/or any drainage reports or studies to the New York State Department of Transportation. Any mitigation as may be determined by the Department must be reflected on the project plans prior to municipal approval. Additional stormwater runoff into the state's right-of-way or drainage system will be prohibited.

The Board also offers the following comments:

1. The Board encourages the City and applicant to minimize the scale of signage on the site. A more contextual architectural style and building materials, such as brick, are encouraged to replicate the industrial character, traditional details, and building forms of the surrounding area, particularly the historic Regional Market buildings, as encouraged in the City's Land Use and Development Plan.
2. Given the urban nature of the area and the recommendations of the Land Use and Development Plan, a revised site plan is encouraged that situates the building closer to the sidewalk, provides a prominent storefront, enhances the pedestrian connection from the sidewalk to the building, relocates the dumpster enclosure to a less prominent location, and reduces the amount of on-site parking.
3. The City is encouraged to consider requirements for a crosswalk and pedestrian signals at the adjacent Park Street intersection as mitigation in coordination with the New York State Department of Transportation.
4. Landscaping on site is encouraged to enhance the pedestrian environment and aesthetics of the parking lot and screen proposed parking areas and drive-thru lanes. The applicant is encouraged to mimic the right-of-way treatment across Park Street which includes street trees, and a low hedge for parking screening.
5. The New York State Department of Transportation requests a copy of any traffic data that may be available for the proposed project.
6. The Board encourages the City to reach out to the New York State Department of Transportation regarding opportunities to make improvements to the neighboring vacant, right-of-way which appears to contain contiguous broken asphalt, parking for the current use, and overgrown vegetation.



**The motion was made by James Corbett and seconded by Lisa Dell. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; Robert Antonacci - yes; Lisa Dell - yes; Bill Fisher - yes; David Skeval - 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: November 28, 2018

OCPB Case # Z-18-352

- 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 Frank Mancuso (Loretto Buckley Landing Garage) for the property located at 7430 Buckley 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 Buckley Road (Route 161), a county highway; and
- WHEREAS, the applicant is proposing construction of a 20' x 20' freestanding storage garage on a 3.38-acre parcel in a Highway Commercial (HC-1) zoning district; and
- WHEREAS, the site is located along Buckley Road, a county road, in the Town of Clay; surrounding land uses include residential neighborhoods and several churches; and
- WHEREAS, the submitted survey map dated August 24, 2007 shows the site contains an existing two-story building for the Loretto Buckley Landing assisted living facility and an existing shed; there is an existing parking lot (29 spaces) along the side of the building and a full access driveway onto Buckley Road; ADVISORY NOTE: per the Onondaga County Department of Transportation, all existing or proposed driveways on Buckley Road must meet Department requirements; and
- WHEREAS, per the survey map, additional site features include an existing wood ground sign at the front of the site and concrete walkways and a gazebo along the side of the building; the site abuts several residential lots to the rear, which are buffered from the existing building by Mill Brook, and its associated 60' drainage easement, and a wooded area; and
- WHEREAS, the submitted site plan dated October 12, 2018 shows the proposed garage (20' x 20') will be located at the rear corner of the parking lot, displacing 2 parking spaces and the shed, and new sidewalk will be constructed along the front and north side of the building; a side yard setback of 18'-4" is shown where 50' is required; the submitted referral notice indicates that an area variance will be required, which is not subject to County referral; 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; no changes to the existing infrastructure are proposed; per the Onondaga County Department of Water Environment Protection, there is a WEP-owned trunk sewer crossing the rear forested portion of the site; the survey map shows a corresponding 20' trunk sewer easement; 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, current FEMA Flood Insurance Rate Maps (FIRM) indicate that the site includes an area of the 100-year floodplain along Mill Brook, which may require elevation of structures and other mitigation; the proposed and existing structures do not appear to fall in the floodplain; the Onondaga County Hazard Mitigation Plan has identified flooding as one of five primary natural hazards of local concern, with the potential to cause extensive threat to property and safety; buildings within the floodplain can negatively affect the free flow of nearby waterways and drainage, and building within a floodplain is therefore discouraged; and

WHEREAS, GIS mapping shows the site may contain federal wetlands, which appears to be associated with Mill Brook and be located just behind the building; ADVISORY NOTE: 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; 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 NYS 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. The Board has offered the following COMMENT(S) in regards to the above referral:

1. The municipality is encouraged to minimize exposure to damage from natural hazards and uphold local flood ordinance requirements, as required for good standing in the National Flood Insurance Program, by ensuring that any proposed development would not negatively affect drainage patterns in or near the floodplain.
2. The applicant is encouraged to retain the existing tree cover between the proposed garage and Mill Brook to ensure a sufficient vegetated buffer is provided for the stream.

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



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: November 28, 2018

OCPB Case # Z-18-353

- 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 Oneida Financial Corp. for the property located at 5232-5248 Witz 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 West Taft Road and Allen Road, both county highways; and
- WHEREAS, the applicant is proposing a lot line adjustment between two parcels totaling 3.764 acres to create two new lots, New Lot 4A-1 (1.991 acres) and New Lot 5A-1 (1.773 acres), in an Office (O-2) zoning district; and
- WHEREAS, the submitted Town of Clay Planning Department Case Decision shows the lot line adjustment relating to the three-mile limit review was approved locally on October 16, 2018; the County Planning Board did not receive a referral for the proposed action; in 2015, the Board offered no position with comment for a site plan referral (Z-15-86) to expand the existing parking lot from one of the subject parcels onto the other and offered no position for site plan (Z-09-233) and three-mile limit (Z-09-365) referrals in 2009; in 2004, the Board recommended modification of a subdivision referral (S-04-85) which originally created the two subject parcels; and
- WHEREAS, the Board is concurrently reviewing a preliminary subdivision referral (S-18-85) for a 2-lot subdivision of a parcel to the south, which will create a vacant 1.483-acre parcel adjacent to the subject site; preliminary recommendations encourage the Town and applicant to consider the potential for additional interconnections between the vacant lands as future development of the area is examined; and
- WHEREAS, the site is located along Allen Road and just north of West Taft Road, both county roads, in the Town of Clay; surrounding land uses consist of commercial uses generally occurring along West Taft Road and residential neighborhoods to the north and south; and
- WHEREAS, aerial imagery shows the westerly parcel contains an existing two-story office building with asphalt parking lots at the front and sides of the building, and the easterly parcel contains two existing asphalt parking lots; the submitted Final Plan dated September 27, 2018 shows the existing parcel line between the two lots will be moved east so that one of the parking lots will be located on the westerly parcel, to be New Lot 4A-1 (1.991 acres), along with the office building and its associated parking and the remaining lot will be on the easterly parcel, to be New Lot 5A-1 (1.773 acres); and
- WHEREAS, per the Final Plan, Witz Road, a common drive, extends along the north lot line of the site, partially occurring on the adjacent parcels to the north, and includes an Onondaga County Water Authority easement and a 50' utility and

ingress and egress easement; the site has additional, limited frontage on Hester Avenue, a local road to the north; there are four existing driveways onto Witz Road that provide access to the site; additional site access comes from another common drive and 30' ingress and egress easement that intersects with Witz Road to the north and extends to West Taft Road to the south;

ADVISORY NOTE: per the Onondaga County Department of Transportation, all existing or proposed driveways on Allen Road or West Taft Road must meet Department requirements; and

WHEREAS, the existing building 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;

ADVISORY NOTE: the applicant is advised to contact OCWA's Engineering Department to determine the activities and structures permitted within OCWA easements/right-of-ways, 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 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, the applicant must develop a 1 gallon to 1 gallon sanitary flow offset plan/project in coordination with the municipal engineer prior to any future development of proposed New Lot 5A-1; 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 Robert Antonacci and seconded by Lisa Dell. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; Robert Antonacci - yes; Lisa Dell - yes; Bill Fisher - yes; David Skeval - yes; Marty Voss - yes.**



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: November 28, 2018

OCPB Case # Z-18-354

- 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 Manlius Planning Board at the request of Bell Atlantic, Verizon Wireless for the property located at 4645-4725 Enders Road Adjacent Right of Way; 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 Cazenovia Road (Route 92), a state highway, and the municipal boundary between the Town of Manlius and the Village of Manlius; and
- WHEREAS, the applicant is proposing to install a microcell wireless telecommunications facility on a replacement pole in the right-of-way adjacent to a 38.98-acre parcel containing Eagle Hill Middle School in a Restricted Agriculture (RA) zoning district; and
- WHEREAS, the Board is concurrently reviewing a special permit referral (Z-18-355) as part of the proposed project; in 2017, the Board offered no position for concurrent site plan and special permit referrals (Z-17-323, 324) to install a wireless telecommunications facility on an existing building on the site; and
- WHEREAS, the site is located on Enders Road, a local road, in the Town of Manlius; the site contains the Eagle Hill Middle School and Enders Road Elementary School; surrounding land uses include residential lots and various commercial and service businesses along Cazenovia Road, a state road south of the site; and
- WHEREAS, aerial imagery shows the site has two u-shaped driveways, each with two access points onto Enders Road, that provide access to the existing northerly building, Enders Road Elementary School, and the existing southerly building, Eagle Hill Middle School, and their associated parking lots; the site also contains several sports fields, a playground area, and additional parking lots and has two additional existing driveways that provide access to existing parking lots situated on the southern portion of the site; and
- WHEREAS, per the local application, the proposed facility is intended to provide wireless telecommunications service to the surrounding area; the submitted Overall Site Plan shows the proposed antenna and equipment will be mounted to the top of a proposed 45', Class 2 pole, which will replace an existing 26' utility pole situated across from the intersection of Decoy Run, a local road, with Enders Road; the existing utility pole, which is owned by National Grid (per the local application), appears to fall in the Enders Road right-of-way; and
- WHEREAS, per the Town of Manlius zoning ordinance, communications towers are permitted upon issuance of a special permit; and
- WHEREAS, the site is served by public drinking water and wastewater and is located in the Meadowbrook-Limestone Wastewater Treatment Plant service area; no

changes to the existing infrastructure are proposed; 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 site may contain the 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 NYS Historic Preservation Office archaeological site inventory (per EAF Mapper); and

WHEREAS, **ADVISORY NOTE:** per GML § 239-nn, the legislative body or other authorized body having jurisdiction in a municipality shall give notice to an adjacent municipality when a hearing is held by such body relating to a subdivision, site plan, special use permit, or a use variance on property that is within five hundred feet of an adjacent municipality; such notice shall be given by mail or electronic transmission to the clerk of the adjacent municipality at least ten days prior to any such hearing; 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 Robert Antonacci and seconded by Lisa Dell. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; Robert Antonacci - yes; Lisa Dell - yes; Bill Fisher - yes; David Skeval - yes; Marty Voss - yes.**



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: November 28, 2018

OCPB Case # Z-18-355

- 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 Manlius Town Board at the request of Bell Atlantic, Verizon Wireless for the property located at 4645-4725 Enders Road Adjacent Right of Way; 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 Cazenovia Road (Route 92), a state highway, and the municipal boundary between the Town of Manlius and the Village of Manlius; and
- WHEREAS, the applicant is requesting a special permit to install a microcell wireless telecommunications facility on a replacement pole in the right-of-way adjacent to a 38.98-acre parcel containing Eagle Hill Middle School in a Restricted Agriculture (RA) zoning district; and
- WHEREAS, the Board is concurrently reviewing a site plan referral (Z-18-354) as part of the proposed project; in 2017, the Board offered no position for concurrent site plan and special permit referrals (Z-17-323, 324) to install a wireless telecommunications facility on an existing building on the site; and
- WHEREAS, the site is located on Enders Road, a local road, in the Town of Manlius; the site contains the Eagle Hill Middle School and Enders Road Elementary School; surrounding land uses include residential lots and various commercial and service businesses along Cazenovia Road, a state road south of the site; and
- WHEREAS, aerial imagery shows the site has two u-shaped driveways, each with two access points onto Enders Road, that provide access to the existing northerly building, Enders Road Elementary School, and the existing southerly building, Eagle Hill Middle School, and their associated parking lots; the site also contains several sports fields, a playground area, and additional parking lots and has two additional existing driveways that provide access to existing parking lots situated on the southern portion of the site; and
- WHEREAS, per the local application, the proposed facility is intended to provide wireless telecommunications service to the surrounding area; the submitted Overall Site Plan shows the proposed antenna and equipment will be mounted to the top of a proposed 45', Class 2 pole, which will replace an existing 26' utility pole situated across from the intersection of Decoy Run, a local road, with Enders Road; the existing utility pole, which is owned by National Grid (per the local application), appears to fall in the Enders Road right-of-way; and
- WHEREAS, per the Town of Manlius zoning ordinance, communications towers are permitted upon issuance of a special permit; and
- WHEREAS, the site is served by public drinking water and wastewater and is located in the Meadowbrook-Limestone Wastewater Treatment Plant service area; no



changes to the existing infrastructure are proposed; 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 site may contain the 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 NYS Historic Preservation Office archaeological site inventory (per EAF Mapper); and

WHEREAS, **ADVISORY NOTE:** per GML § 239-nn, the legislative body or other authorized body having jurisdiction in a municipality shall give notice to an adjacent municipality when a hearing is held by such body relating to a subdivision, site plan, special use permit, or a use variance on property that is within five hundred feet of an adjacent municipality; such notice shall be given by mail or electronic transmission to the clerk of the adjacent municipality at least ten days prior to any such hearing; 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 Robert Antonacci and seconded by Lisa Dell. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; Robert Antonacci - yes; Lisa Dell - yes; Bill Fisher - yes; David Skeval - yes; Marty Voss - yes.**



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: November 28, 2018

OCPB Case # Z-18-356

- 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 ZONE CHANGE from the Town of Cicero Town Board at the request of Golden Valley Developers, LLC for the property located at 6722 Lakeshore Road; 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 the site is located within 500 feet of Lakeshore Road (Route 15) and South Bay Road (Route 208), both county highways, and the municipal boundary between the Town of Cicero and Oswego County; and
- WHEREAS, the applicant is proposing a zone change from Residential Multi Family (RM) to General Commercial (GC) on an 8.987-acre parcel; and
- WHEREAS, in 2007, the Board recommended modification of a site plan referral (Z-07-390) to construct a three-story, 72-unit apartment building on the subject site; the Board previously took no position with comment on a zone change referral (Z-06-235) relating to the apartment project; per aerial imagery, construction for the apartment building appears to have been started, but not completed; and
- WHEREAS, the site is located at the intersection of Lakeshore Road and South Bay Road, both county roads, and just south of Oneida Lake; the site abuts a residential neighborhood to the west and is across South Bay Road from vacant forested lands; other surrounding land uses include a marina and an auto repair shop; and
- WHEREAS, the submitted survey map dated October 9, 2018 shows the initial construction completed as part of the previous apartment project, including an area where the foundation is under construction and an attached area that has been excavated for construction; the site also contains a forebay and pocket pond along the west long line; and
- WHEREAS, per the survey map, there are two existing drives shown on the site, one each on Lakeshore Road and South Bay Road; aerial imagery shows these drives to be gravel, construction driveways;  
ADVISORY NOTE: per the Onondaga County Department of Transportation, all existing or proposed driveways on Lakeshore Road or South Bay Road must meet Department requirements; and
- WHEREAS, per the Town of Cicero zoning code, the proposed GC district is intended to “provide for those medium-sized commercial uses whose primary market is Town-wide” and would allow for shopping centers, hotels and motels, gas/service stations and car-wash facilities, restaurants and drive-in activities, health-related facilities, light assembly, auto sales and service, veterinary clinics, and apartment developments with more than 24 residential units; no plans for development of the site are included in the referral materials; and

WHEREAS, the site has access to public drinking water and sewers and is located in the Brewerton Wastewater Treatment Plant service area; new connections to public drinking water and sewers are proposed for future development; ADVISORY NOTE: the applicant is advised to contact OCWA's Engineering Department to determine the activities and structures permitted within OCWA easements/right-of-ways, 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; 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; 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 NYS Historic Preservation Office archaeological site inventory (per EAF Mapper); and

WHEREAS, ADVISORY NOTE: per GML § 239-nn, the legislative body or other authorized body having jurisdiction in a municipality shall give notice to an adjacent municipality when a hearing is held by such body relating to a subdivision, site plan, special use permit, or a use variance on property that is within five hundred feet of an adjacent municipality. Such notice shall be given by mail or electronic transmission to the clerk of the adjacent municipality at least ten days prior to any such hearing; 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 continues to encourage the Town to consider the introduction of more nuanced zoning in certain locations and for certain desired land use typologies, particularly for locations along Oneida Lake such as the currently proposed site. In particular, waterfront or supportive uses such as marinas, recreational venues, restaurants and lodging could be better served by a zoning district that acknowledges the unique characteristics and opportunities of waterside development. General Commercial zoning in this location, near waterfront uses and neighborhoods, opens the site to a variety of potentially incompatible land uses, and is thereby discouraged.

The Town is also encouraged to conduct more detailed SEQRA reviews of zone change actions when they are being considered in connection with or in anticipation of a development project.

The Board continues to encourage the Town to consider zone change requests in the context of an updated and coordinated comprehensive plan.

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



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: November 28, 2018

OCPB Case # Z-18-357

- 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 Town Mechanical, Inc. for the property located at 5472 Miller 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 Miller Road, a county road, and Brewerton Road (Route 11), a state highway; and
- WHEREAS, the applicant is proposing construction of three apartment buildings, containing a total of 78 units, on a 5.47-acre parcel in a General Commercial zoning district; and
- WHEREAS, in 2016, the Board recommended modification of a site plan referral (Z-16-295) to use a vacant church building on the subject site as a performing arts studio; at the time, the Board was also reviewing a concurrent zone change request from the Town of Cicero (Z-16-300) to apply General Commercial (GC) zoning to 140 parcels (400+ acres of land), including the subject parcel; and
- WHEREAS, the site is located just south of the hamlet of Brewerton at the intersection of Brewerton Road (US Route 11) and Miller Road, a county road, with surrounding land uses including vacant wooded land, Brewerton Elementary School, low intensity commercial businesses across Route 11, and a mix of single- and multi-family residential; and
- WHEREAS, the submitted survey map dated June 19, 2018 shows the site is separated into two lots (one tax parcel) by a 100' wide National Grid parcel containing overhead utility lines; the easterly lot (0.57 acres of the entire site) is shown to be 60' wide and also contain overhead utility lines; no development is intended for the easterly lot; and
- WHEREAS, the proposed project will be located entirely on the westerly lot (4.90 acres of the entire site) which is shown to contain an existing one-story building (a dance studio), a two-story apartment building, a detached garage, and a large front asphalt parking lot (68 spaces), all to be removed; there are two existing driveways on Miller Road, to be replaced;  
ADVISORY NOTE: per the Onondaga County Department of Transportation, all existing or proposed driveways on Miller Road must meet Department requirements; and
- WHEREAS, per the survey map, the site also contains a small existing building (to remain) with a gravel driveway on Route 11 at the southwest corner of the lot;  
ADVISORY NOTE: per the NYS Department of Transportation, all existing or proposed driveways on Route 11 must meet Department requirements; and
- WHEREAS, the submitted Site Plan Phase 1 dated November 16, 2018 shows the proposed project will include three 3-story apartment buildings (78 units total), each with 12 attached garage spaces, and three detached garage

buildings (25 spaces total); additional parking areas (119 spaces total) are shown to occur along the proposed drive aisles connecting the apartment buildings and garages and ultimately providing access to Miller Road via two proposed driveways (22' wide each); the site plan shows the Route 11 driveway will be extended to the apartment complex and include two gates, one at the roadfront and one just before the nearest apartment building;

ADVISORY NOTE: the proposed driveways onto Miller Road require highway access and work permits from the Onondaga County Department of Transportation and will be subject to the availability of sight distance; and

WHEREAS, the site plan shows a proposed sign for "Miller Crossing" at the Miller Road and Route 11 intersection; no additional details regarding signage are included;

ADVISORY NOTE: per the Onondaga County and New York State Departments of Transportation, signage is not permitted in the county or state right-of-way; and

WHEREAS, per the submitted Environmental Assessment Form (EAF), the proposed project will disturb 4.2 acres of the site; an infiltration basin, or dry swale, is proposed to provide stormwater storage for the site and shown in the site plan to occur near the southwest corner of the lot, behind the small existing building;

ADVISORY NOTES: any project that cumulatively disturbs one acre or more of land must be covered under the NYS SPDES Permit, and 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; the applicant and municipality are encouraged to consider the use of green infrastructure 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 Brewerton Wastewater Treatment Plant service area; new connections to public drinking water and sewers are proposed for the project; I&I calculations shown on the site plan indicate that the proposed project will exceed current wastewater flow by 8,200 gallons per day;

ADVISORY NOTES: the applicant is advised to contact OCWA's Engineering Department to determine the activities and structures permitted within OCWA easements/right-of-ways, 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; 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; and

WHEREAS, the project is within 2,000 feet of a site (ID: V00036) 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); impacts to bat species are often associated with tree clearing and the project does not appear to impact any significant wooded 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 NYS 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:

1. The Onondaga County Department of Transportation has determined that the municipality and the applicant are required to coordinate Miller Road access plans with the Department. Any mitigation as may be determined by the Department must be reflected on the project plans prior to municipal approval.
2. Per the New York State Department of Transportation, the applicant must revise the site plan to remove the Route 11 driveway entirely or eliminate the cross connection and pave the existing driveway to meet Department standards. The applicant is advised to contact the Department to coordinate Route 11 access plans. Any mitigation as may be determined by the Department must be reflected on the project plans prior to municipal approval.
3. The Onondaga County Department of Transportation has determined that the municipality and applicant must contact the Department to discuss any required traffic data for the proposed project. Any modifications required by the Department must be reflected on the project plans prior to municipal approval.
4. The municipality must submit copies of the Stormwater Pollution Prevention Plan (SWPPP) and/or any drainage reports or studies to the Onondaga County and New York State Departments of Transportation. Any mitigation as may be determined by the Departments must be reflected on the project plans prior to municipal approval. Additional stormwater runoff into the county's and/or state's right-of-way or drainage system will be prohibited.
5. The applicant must submit lighting plans to the Onondaga County and New York State Departments of Transportation and reflect any mitigation as may be determined by the Departments on the project plans prior to municipal approval. No glare or spillover onto adjacent properties or the county's and/or state's right-of-way will be permitted.

The Board also offers the following comments:

1. The New York State Department of Transportation requests a copy of any traffic data that is provided to the Onondaga County Department of Transportation for the proposed project.
2. The applicant is advised to provide suitable buffering for the adjacent residential lot by retaining as much existing tree cover as possible or providing additional landscaping along the shared boundary.
3. Given the site's proximity to schools, parks, and the Brewerton hamlet, the Board recommends installation of sidewalks or pedestrian pathways along both frontages, as well as crosswalk infrastructure at the Route 11 and Miller Road intersection. Any work within the state or county right-of-way will be subject to a work permit from the New York State or Onondaga County Departments of Transportation.

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

DRAFT



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: November 28, 2018

OCPB Case # Z-18-358

- 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 James M. Piazza for the property located at 5943 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 State Route 31, a state highway, and Lakeshore Road (Route 123), a county highway; and
- WHEREAS, the applicant is proposing to use an existing commercially-zoned building for auto sales on a 0.25-acre parcel in a General Commercial zoning district; 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, Cicero Elementary School, Cicero North Syracuse High School, and a residential development; and
- WHEREAS, the site abuts residential uses, including a parcel under common ownership, on all three sides; and
- WHEREAS, aerial imagery shows the site contains an existing one-story house set 33.1' from Route 31, which appears to have been previously converted to a commercial use, and an existing shed at the rear of the lot; there are three existing, lined parking spaces at the front of the site and an undelineated gravel area at the rear of the house, which is partially enclosed by chain link and stockade fencing; current site access includes an existing asphalt driveway on Route 31;  
ADVISORY NOTE: per the NYS Department of Transportation, all existing or proposed driveways on Route 31 must meet Department requirements; and
- WHEREAS, per the local application, the proposed auto sales business would be open Monday through Friday from 10AM to 5PM and Saturday and Sunday by appointment only; there will be no additional employees; the existing pylon sign will be used for the proposed business; and
- WHEREAS, the survey map shows a total of 18 parking spaces will be provided on the site, with 13 proposed spaces in the rear gravel area, 2 proposed front yard spaces, and the 3 existing front yard spaces; 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; no changes to the existing infrastructure are proposed;  
ADVISORY NOTE: the applicant is advised to contact OCWA's Engineering Department to determine the activities and structures permitted within OCWA easements/right-of-ways, 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 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

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. Per the New York State Department of Transportation, the existing driveway does not meet commercial driveway standards given the current parking configuration. The applicant is advised to contact the Department to coordinate Route 31 access plans and revise the site plan to remove the existing front yard parking and widen the driveway. Any additional mitigation as may be determined by the Department must be reflected on the project plans prior to municipal approval.
2. The Board does not endorse the proposed front yard display parking, particularly given its location in front of a residential structure and proximity to the right-of-way.

The Board also offers the following comment:

Given the proximity of adjacent residential dwellings, the Board encourages site planning that reduces the number of parking spaces on site and provides landscape screening for the adjacent residential lots.

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



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: November 28, 2018

OCPB Case # Z-18-359

- 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 Sierra Bubny for the property located at 6449 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 State Route 31, a state highway and South Bay Road (Route 208), a county highway; and
- WHEREAS, the applicant is requesting an area variance to demolish an existing porch and reconstruct a new porch in the same location, with a 19.95 foot front yard setback where 30 feet is required, on a 1.97-acre parcel in an Agricultural zoning district; and
- WHEREAS, the site is located along NYS Route 31 in the Town of Cicero and north across Route 31 from a residential subdivision; the site abuts a parcel enrolled in NYS Agricultural District 3 which does not appear to contain active farmland; other adjacent lands north and east of the site appear to contain agricultural fields, though they are not enrolled in a NYS Agricultural District; and
- WHEREAS, the submitted survey map dated July 20, 2016 shows the site contains an existing two-story house and detached, rear barn and a stone driveway on Route 31; and
- WHEREAS, per the local application, the proposed front porch will have the same footprint as the existing porch which has suffered extensive damage (rot) and is unsafe; 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 is adjacent to the Stone Arabia School No. 6 which is listed on, or has been nominated by the NYS Board of Historic Preservation for inclusion on, the State or National Register of Historic Places; 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 NYS 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 Robert Antonacci and seconded by Lisa Dell. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; Robert Antonacci - yes; Lisa Dell - yes; Bill Fisher - yes; David Skeval - yes; Marty Voss - yes.**

DRAFT



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: November 28, 2018

OCPB Case # Z-18-360

- 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 Christopher Pisanti for the property located at 7411 Lakeshore 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 the municipal boundary between the Town of Cicero and Oswego County; and
- WHEREAS, the applicant is requesting an area variance to construct a 13' x 44' deck with a rear yard (lakeside) setback of 19.42 feet where 30 feet is required, on a 0.19-acre parcel in a Residential (R-10) zoning district; and
- WHEREAS, the site is located along Lakeshore Road, a local road, and has frontage on Oneida Lake; the submitted survey map dated August 13, 2018 shows the site contains an existing one-story house with an attached garage and a rear enclosed porch; there is an existing blacktop driveway onto Lakeshore Road, a portion of which extends to a concrete boat launch on the lake; and
- WHEREAS, the submitted Site Plan dated October 31, 2018 shows the proposed deck (515 sf) will be located at the rear of the house and replace the existing enclosed porch; the proposed project will also include a switch back staircase with a 4' x 8' landing for access to the deck; the proposed structure will encroach approximately 5' beyond the existing porch; and
- WHEREAS, the site is served by public drinking water and sewers and is located in the Brewerton Wastewater Treatment Plant service area; no changes to the existing infrastructure are proposed; and
- WHEREAS, current FEMA Flood Insurance Rate Maps (FIRM) indicate that the rear of the site along the lake is located within the 100-year floodplain, which may require elevation of structures and other mitigation; no proposed or existing structures appear to be in the floodplain; the Onondaga County Hazard Mitigation Plan has identified flooding as one of five primary natural hazards of local concern, with the potential to cause extensive threat to property and safety; buildings within the floodplain can negatively affect the free flow of nearby waterways and drainage, and building within a floodplain is therefore discouraged; 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 Robert Antonacci and seconded by Lisa Dell. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; Robert Antonacci - yes; Lisa Dell - yes; Bill Fisher - yes; David Skeval - yes; Marty Voss - yes.**

**DRAFT**



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: November 28, 2018

OCPB Case # Z-18-361

- 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 William Davies, II for the property located at 6815 Myers Lane; 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 the municipal boundary between the Town of Cicero and Oswego County; and
- WHEREAS, the applicant is requesting area variances to construct a 22' x 35' detached garage and a second floor addition to an existing one-story residence on a 0.28-acre parcel in a Residential (R-10) zoning district; and
- WHEREAS, the site is located at the end of Myers Lane, a local dead-end road, and has frontage on Oneida Lake; the submitted survey map dated August 28, 2018 shows the site contains an existing one-story house with an enclosed rear porch, a rear shed, and a front deck; there is a walk and ramp in the front yard; and
- WHEREAS, the site appears to have limited frontage on Myers Lane and does not have an existing driveway or designated parking area on site; per the submitted Site Plan a new driveway is proposed which would connect directly to the end of Myers Lane; and
- WHEREAS, the Site Plan shows the proposed garage (22' x 35') will be located in front of the house and be set 3' from the side yard where 6' is required; and
- WHEREAS, the submitted floor plans show the proposed second floor addition will provide space for a master bedroom and bathroom, two additional bedrooms, and a full bathroom; per the Town of Cicero zoning ordinance, no nonconforming building structure or use shall be enlarged, expanded or increased and the house does not currently meet side yard setback requirements; and
- WHEREAS, the site is served by public drinking water and sewers and is located in the Brewerton Wastewater Treatment Plant service area; drinking water and sewer services are intended for the garage to allow for future bathroom installation; ADVISORY NOTE: the applicant is advised to contact OCWA's Engineering Department to determine the activities and structures permitted within OCWA easements/right-of-ways, 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, current FEMA Flood Insurance Rate Maps (FIRM) indicate that the rear of the site along the lake is located within the 100-year floodplain, which may require elevation of structures and other mitigation; no proposed or existing structures appear to be in the floodplain; the Onondaga County Hazard

Mitigation Plan has identified flooding as one of five primary natural hazards of local concern, with the potential to cause extensive threat to property and safety; buildings within the floodplain can negatively affect the free flow of nearby waterways and drainage, and building within a floodplain is therefore discouraged; 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 NYS 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 Robert Antonacci and seconded by Lisa Dell. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; Robert Antonacci - yes; Lisa Dell - yes; Bill Fisher - yes; David Skeval - yes; Marty Voss - yes.**

DRAFT



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: November 28, 2018

OCPB Case # Z-18-362

- 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 Elbridge Planning Board at the request of CNY Feeds for the property located at Carmer 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 the New York State Thruway (Route 90) and Route 31, both state highways, the municipal boundary between the Town of Elbridge and the Village of Jordan, and a farm operation located in a NYS Agricultural District; and
- WHEREAS, the applicant is proposing construction of a new office building and an addition to an existing warehouse on a 6.66-acre parcel in an Industrial zoning district; and
- WHEREAS, in 2016, the Board offered no position with comment for a zone change referral (Z-16-337) to change the zoning of the site from Industrial to Planned Industrial; in 2015, the Board took no position with comment on a site plan referral (Z-15-269) to construct a 40' x 60' pole barn for storage on the site; and
- WHEREAS, the site is located in a rural area in the Town of Elbridge, generally bound to the north by the NYS Thruway (I-90) and to the south by a CSX rail line, with surrounding land uses that include low density residential and commercial businesses, forest land, and agriculture; the site is enrolled in NYS Agricultural District 3 and contains CNY Feeds, a feed mill operation; and
- WHEREAS, the submitted Site Plan dated October 12, 2016 shows the site has frontage on NYS Route 31 and Carmer Road, a local dead end road, and contains a number of existing structures for CNY Feeds, including two metal buildings (120' x 60' each) on the west side of the site and a central cluster of three metal buildings, two metal sheds, and 22 metal grain bins (ranging in diameter from 9' to 54') all generally surrounded by concrete and gravel; there is a main access drive (gravel) onto Carmer Road located on an adjacent parcel to the south, which appears to serve the CNY Feeds facility; and
- WHEREAS, the Site Plan shows the proposed addition (35' x 60') will be located on the west side of one of the central metal buildings and provide additional warehouse space and the proposed office building (50' x 60') will be constructed in an open grass area close to the Carmer Road frontage; and
- WHEREAS, per the submitted Environmental Assessment Form (EAF) dated November 13, 2018, 0.2 acres of the site will be disturbed by the proposed project; and
- WHEREAS, the site is served by public drinking water and an individual septic system; the Site Plan shows the "apparent septic field" to be located towards the northern lot line; no changes to the existing infrastructure are proposed;
- ADVISORY NOTES: the applicant is advised to contact OCWA's Engineering



Department to determine the activities and structures permitted within OCWA easements/right-of-ways, 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; 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 this property prior to issuance of a building permit; and

WHEREAS, GIS mapping shows an area of potential state wetlands at the southeast corner of the site, which appears to be gravel and undeveloped; 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 NYS Historic Preservation Office archaeological site inventory (per EAF Mapper); and

WHEREAS, the site is located over, or immediately adjoining, a principal aquifer (per EAF Mapper); and

WHEREAS, ADVISORY NOTE: per the NYS Thruway Authority, all noise mitigation shall be the sole responsibility of the owner; and

WHEREAS, ADVISORY NOTE: per GML § 239-nn, the legislative body or other authorized body having jurisdiction in a municipality shall give notice to an adjacent municipality when a hearing is held by such body relating to a subdivision, site plan, special use permit, or a use variance on property that is within five hundred feet of an adjacent municipality; such notice shall be given by mail or electronic transmission to the clerk of the adjacent municipality at least ten days prior to any such hearing; 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. A drainage and grading plan must be provided to the New York State Thruway Authority (NYSTA) for review. Any mitigation as may be determined by the NYSTA must be reflected on the project plans prior to municipal approval. The municipality and applicant are advised that no increase to the amount of site drainage entering onto the Thruway as a result of this construction will be permitted.

2. A site lighting plan must be provided to the New York State Thruway Authority (NYSTA) for review, and site lighting must be designed so as not to affect Thruway patrons. Any mitigation as may be determined by the NYSTA must be reflected on the plans for the project prior to municipal approval.

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



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: November 28, 2018

OCPB Case # Z-18-363

- 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 City of Syracuse Planning Commission at the request of AT&T for the property located at 301 Prospect Avenue; 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 to construct and operate a roof-mounted base station for AT&T, including 8 wireless telecommunications antennas, on an existing building at St. Joseph's Hospital in a Planned Institutional District (PID) zoning district; and
- WHEREAS, in 2017, the Board offered no position for a project site review referral (Z-17-397) to establish a heliport on the roof of St. Joseph's Hospital; the Board has reviewed several other referrals regarding St. Joseph's Hospital Planned Institutional District (PID), including a Site Plan referral (Z-13-160) to add a rain garden, a Site Plan referral (Z-13-161) to add a monument sign, a Project Site Review referral (Z-13-197) to install a gas turbine, and an Other Authorization referral (Z-14-17) to install backlit signage, with all proposed projects intended for the subject parcel; and
- WHEREAS, the site is along North State Street, a city-owned portion of NYS Route 11, in the Northside neighborhood of the City of Syracuse; the site contains a portion of the St. Joseph's Hospital facility and has additional frontage on North Townsend Street, Union Avenue, Prospect Avenue, Hickory Street, and East Laurel Street, all city streets; St. Joseph's Hospital facility also occupies a number of the adjacent or nearby parcels; other surrounding land uses include various residential and commercial lots; and
- WHEREAS, aerial imagery shows the site (2.23 acres) contains a large, existing building that occupies most of the parcel and an existing building at the southern end of the parcel, both of which contribute to St. Joseph's Hospital Health Center; there is minimal parking shown on the site, however, adjacent and nearby parcels that are also part of St. Joseph's facility, provide additional parking lots and parking garages; and
- WHEREAS, per the local application, the proposed base station is intended to improve and enhance wireless service for AT&T in the area, and will include 8 antennas mounted to the exterior penthouse wall of the hospital at a centerline height of 144'; additional related equipment will be installed within the penthouse; all exterior antennas and associated cabling will be painted to match the color of the existing wall; and
- WHEREAS, the submitted plans show the penthouse to be located on one of the existing hospital buildings closest to the East Laurel Street frontage; the proposed antennas are not shown to extend above the roof line of the penthouse; and

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E-mail Address: [countyplanning@ongov.net](mailto:countyplanning@ongov.net)

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; 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 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 will remain PID; and

WHEREAS, the site is located near the North Salina Street Historic District which is listed on, or has been nominated by the NYS Board of Historic Preservation for inclusion on, the State or National Register of Historic Places; and

WHEREAS, the project is within 2,000 feet of multiple sites (IDs: 734060, C734089, V00588, E734109) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper); and

WHEREAS, the site may contain the peregrine falcon, 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 Robert Antonacci and seconded by Lisa Dell. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; Robert Antonacci - yes; Lisa Dell - yes; Bill Fisher - yes; David Skeval - yes; Marty Voss - yes.**



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: November 28, 2018

OCPB Case # Z-18-364

- 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 Ravada Hill Apartments III, LLC for the property located at 4850 Buckley 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 Buckley Road (Route 161), a county highway; and
- WHEREAS, the applicant is proposing construction of a 60-unit apartment complex, along with associated garages and amenities, on an 8.67-acre parcel in a Residential Apartments (R-APT) zoning district as part of Phase 3 of the Ravada Hill Apartments; and
- WHEREAS, the Board recently offered no position with comment for a zone change referral (Z-18-188) to change the subject parcel from Regional Commercial (RC-1) to Residential Apartments (R-APT) as part of the proposed project, encouraging early coordination with the Onondaga County Department of Transportation and careful planning for the next phase of development that considers opportunities for pedestrian and vehicle access, consolidated access to Buckley Road, landscape buffers, compatibility of scale and density with adjacent residential uses, and opportunities for mixed use development or affordable housing; and
- WHEREAS, in 2015, the Board offered no position for a zone change referral (Z-15-361) to rezone a landlocked, vacant lot at the rear of the subject parcel from RC-1 to R-APT as part of Phase 2 of the Ravada Hill Apartments expansion; in 2012, the Board recommended modification of a site plan referral (Z-12-384) for the part of the Phase 2 expansion occurring on another adjacent parcel rezoned R-APT in 2011 (Z-11-1); the Board required a traffic study and permits and commented on water, wastewater, drainage, connections with adjacent parcels, and traditional neighborhood development; and
- WHEREAS, the site is located along Buckley Road, a county road, in the Town of Clay; the site abuts a parcel containing a portion of the Ravada Hill Apartments (Phase 2) and is across Buckley Road from a medical building; other surrounding land uses are primarily residential; and
- WHEREAS, the site contains the former Gravina's garden center (currently vacant), all buildings, structures, asphalt, and gravel areas to be removed; the submitted survey map dated March 13, 2018 shows the site contains a 160' wide Niagara Mohawk Power Corporation easement with power lines along the west lot line, separating the site from the existing Ravada Hill Apartments; the survey also shows two existing driveways on Buckley Road, to be removed;
- ADVISORY NOTE: any work within the county right-of-way is subject to a work permit from the Onondaga County Department of Transportation; and
- WHEREAS, the submitted Site Plan dated October 16, 2018 shows 5 proposed three-story,

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12-unit apartment buildings (60 one- and two-bedroom units total), all interconnected by one-story building wings and encircled by an asphalt drive with perpendicular parking (70 spaces); detached garage buildings (1 five-bay, 5 seven-bay, and 2 nine-bay) are shown to provide an additional 58 parking spaces and occur around the perimeter of the asphalt drive; at the interior of the asphalt drive, the apartment buildings are shown to be surrounded by lawn/landscaping, concrete sidewalks, and two patio and seating areas; a proposed maintenance building (80' x 30') is shown to occur at the rear of the apartment development; and

WHEREAS, per the Site Plan, the existing driveways will be consolidated into a single, full access driveway onto Buckley Road with a landscape median and proposed monument sign; additional access will come from a proposed interconnection (drive aisle) to the adjacent Ravada Hill Apartments parcel and ultimately to two other full access driveways on Buckley Road serving the apartment complex; the proposed drive aisle appears to cross the Niagara Mohawk Power Corporation easement; and

ADVISORY NOTE: the proposed driveway onto Buckley Road will require highway access and work permits from the Onondaga County Department of Transportation and will be subject to the availability of sight distance; all existing or proposed driveways must meet Department requirements; and

WHEREAS, per the submitted Landscaping Plan dated October 16, 2018, the project will include mulch landscape beds along Buckley Road and additional planting beds interspersed around the apartment buildings; per the submitted Environmental Assessment Form (EAF) dated October 16, 2018, approximately 40' of native wooded buffer will be preserved which is shown in the Landscaping Plan to occur adjacent to the rear residential neighborhood; and

WHEREAS, per the EAF, proposed lighting will include pole mounted and building mounted LED fixtures installed so as to avoid spill and glare onto adjacent properties; and

WHEREAS, per the submitted Environmental Assessment Form (EAF) dated October 16, 2018, the proposed project will disturb 7.5 acres of the site and runoff from the site will be directed to a new stormwater management facility that will discharge to an existing storm sewer system; the Landscaping Plan shows the stormwater management facility will be located at the rear of the site; ADVISORY NOTES: any project that cumulatively disturbs one acre or more of land must be covered under the NYS SPDES Permit, and 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; the applicant and municipality are encouraged to consider the use of green infrastructure 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; per the EAF, the project will require a 480' extension of 6" diameter water main from the existing main along Buckley Road; 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 is also advised to contact OCWA's Engineering Department to determine the activities and structures permitted within OCWA easements/right-of-ways, 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 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, the applicant must develop a 1 gallon to 1 gallon sanitary flow offset plan/project in coordination with the municipal engineer; and

WHEREAS, the project is within 2,000 feet of a site (ID: 734127) 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 recommends the following MODIFICATION(S) to the proposed action prior to local board approval of the proposed action:

1. The Onondaga County Department of Transportation has determined that the municipality and the applicant are required to coordinate Buckley Road access plans with the Department, which will require reducing the width of the proposed driveway to meet Department standards. Any mitigation as may be determined by the Department must be reflected on the project plans prior to municipal approval.

2. The Onondaga County Department of Transportation has determined that the municipality and applicant must contact the Department to discuss any required traffic data for the proposed project. Any modifications required by the Department must be reflected on the project plans prior to municipal approval.

3. The municipality must submit a copy of the Stormwater Pollution Prevention Plan (SWPPP) and/or any drainage reports or studies to the Onondaga County Department of Transportation. Any mitigation as may be determined by the Department must be reflected on the project plans prior to municipal approval. Additional stormwater runoff into the county's right-of-way or drainage system will be prohibited.

4. The applicant must submit a lighting plan to the Onondaga County Department of Transportation and reflect any mitigation as may be determined by the Department on the project plans prior to municipal approval. No glare or spillover onto adjacent properties or the county right-of-way will be permitted.

The Board also offers the following comments:

1. The Board encourages the applicant to eliminate the proposed access to Buckley Road and relocate the cross-parcel connection to the front of the site to allow for site access via the existing driveways for the Ravada Hill Apartments.

2. The applicant is advised to obtain any necessary permissions from Niagara

Mohawk Power Corporation for work within their easement and to ensure appropriate safety protections given the proximity of existing utility lines.

3. The Board encourages to applicant to provide pedestrian accommodations, including sidewalks and crosswalks or other pathways, to connect Phase 3 to the existing portions of the Ravada Hill Apartments.

4. The Board recommends considering a revised site plan to reduce clearing of wooded areas at the rear of the site, which may be accomplished by reducing parking or consolidating apartment buildings, and relocate parking from the front yard of the site.

**The motion was made by James Corbett and seconded by Lisa Dell. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; Robert Antonacci - yes; Lisa Dell - yes; Bill Fisher - yes; David Skeval - 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: November 28, 2018

OCPB Case # Z-18-365

- 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 OTHER AUTHORIZATION from the Town of Skaneateles Planning Board at the request of Kenneth Karlik for the property located at 1837 West Lake Road and 1437 Heifer Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review authorizations which a referring body may issue under the provisions of any zoning ordinance or local law the site is located within 500 feet of West Lake Road (Route 41A), a state highway, and a farm operation located in a NYS Agricultural District; and
- WHEREAS, the applicant is proposing a lot line adjustment to convey 2 acres from TM# 061.-01-16.1 (currently 96 acres) to TM# 061.-01-16.5 (currently 2 acres) in Rural Farming (RF) and Lakefront Watershed Overlay (LWOD) zoning districts; and
- WHEREAS, in 2017, the Board offered no position with comment for a preliminary subdivision referral (S-17-83) to subdivide a 101-acre lot into three new lots, creating the subject parcel (an existing farm operation) and two 2-acre building lots; the Board also reviewed a preliminary subdivision referral (S-15-68) in 2015 that created another 2-acre building lot and preserved the remaining lands for the existing farm operation on the site; and
- WHEREAS, the site is located at the intersection of West Lake Road, a state road, and Heifer Street, a local road, in a rural area in the Town of Skaneateles; the site is west of Skaneateles Lake and situated behind five residential lots, one with frontage on West Lake Road and four with frontage on Heifer Road; the site and adjacent lands are enrolled in New York State Agricultural District 2 and contain active farmland; and
- WHEREAS, the subdivision map dated October 3, 2017 shows the site to contain an existing house, seven barns, and two sheds along the West Lake Road frontage, and two existing driveways, one onto West Lake Road and one extending south to Heifer Road; a Town of Skaneateles environmental easement is shown at the southeastern corner of the site; and
- WHEREAS, per the subdivision map, the lot line adjustment would convey an additional 2.0 acres to Lot 4, one of the 2-acre building lots created in the 2017 subdivision (S-17-83); proposed Lot 4 (4.0 acres) is shown to have frontage on Heifer Road and contain a portion of the existing farmland; the remainder of the site, including the existing structures and remaining agricultural fields, will be Lot 1 (94 acres); and
- WHEREAS, per the subdivision map, the lot line adjustment will leave Lot 1 with a right-of-way on Heifer Road between Lot 4 and the western lot line of the site; the right-of-way appears to be approximately 50' wide; Lot 1 has over 1,500' of additional Heifer Road frontage on the eastern side of the adjacent residential



lots; and

WHEREAS, the existing house is served by an individual well and septic system; a new individual well and septic system are proposed for Lot 4;

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 Lot 4 prior to Department endorsement of the subdivision; and

WHEREAS, a creek is shown in the subdivision map, running north-south through the portion of the site that will be Lot 1; GIS mapping shows the possible presence of federal wetlands along the creek; per the New York State Department of Environmental Conservation, the creek is a class AA stream; proposed Lot 4 is not encumbered by the creek or wetland area; 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 NYS 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. The Board has offered the following COMMENT(S) in regards to the above referral:

1. The Town should retain a 60-foot right-of-way for future access to the interior of the parcel.
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 James Corbett and seconded by Lisa Dell. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; Robert Antonacci - yes; Lisa Dell - yes; Bill Fisher - yes; David Skeval - yes; Marty Voss - yes.**



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: November 28, 2018

OCPB Case # Z-18-366

- 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 Manlius Planning Board at the request of United Refining Company of PA for the property located at 7078 Manlius Center 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 Manlius Center Road (Route 290), a state highway; and
- WHEREAS, the applicant is proposing to remove an underground petroleum system on a 1.16-acre parcel in a Commercial District B (CB) zoning district; and
- WHEREAS, in 2016 and 2017, the Board reviewed site plan (Z-16-425) and three-mile limit (Z-17-169) referrals, respectively, as part of a proposed project to combine two parcels into one and construct a new convenience store/gas station (Kwik Fill); both actions were approved locally; however, per an email with the Town of Manlius, the new store and gas station are no longer under consideration; and
- WHEREAS, the site is located at the intersection of Manlius Center Road, a state road, and Bowman Road, a local road, in the Town of Manlius near the municipal boundary with the Town of DeWitt; surrounding land uses are various roadside commercial, residential neighborhoods, and the CSX rail line about half a mile north of the site; and
- WHEREAS, the Existing Site Layout dated November 3, 2015 shows the site contains two raised concrete islands with one canopy and two gas pumps each, an existing one-story gas station building, an asphalt parking lot along Bowman Road, a concrete pad with fuel tank lids along the western boundary, and a gravel parking lot, shed, and chain-link fence to the rear of the existing gas station; the remainder of the site appears to be vacant and brush; and
- WHEREAS, aerial imagery shows the site has two existing curb cuts on Manlius Center Road and over 100' of unrestricted access to Bowman Road;  
ADVISORY NOTE: per the NYS Department of Transportation, all existing or proposed driveways on Manlius Center Road must meet Department requirements; and
- WHEREAS, the Proposed Site Layout shows the existing building, shed, and rear gravel area, all to remain, and a proposed row of diagonal parking at the front of the site and rows of parking on either side of the building; per the local application, the proposed project will remove the underground petroleum system, including the concrete islands, fuel pumps, canopies, and underground storage tanks; the existing uses (convenience store and ice cream stand) will remain; and
- WHEREAS, the site is served by public water and sewer; the site is located in the

Meadowbrook-Limestone Treatment Plant service area; and

WHEREAS, the site may contain the Northern long-eared bat or Indiana bat, or their associated habitats, which have been listed by the state or federal government as 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. The Board has offered the following COMMENT(S) in regards to the above referral:

1. Per the New York State Department of Transportation, any future development of the site will likely necessitate modifications to the existing driveways and sidewalk on Manlius Center Road, in order to meet Department standards.
2. The Town is advised to ensure any requirements of the New York State Department of Environmental Conservation regarding proper removal and disposal of underground storage tanks are met as a condition of municipal approval of the site plan.

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



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: November 28, 2018

OCPB Case # Z-18-367

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 Town of Van Buren Town Board at the request of Town of Van Buren Town Board 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 F-2018 to amend Chapter 200 of the Code of the Town of Van Buren titled "Zoning" to remove "motorized vehicle racing" as an allowed use; and

WHEREAS, the Town of Van Buren Town Board finds that "due to high noise levels, and other potential impacts from odors, lights and traffic there is no appropriate location within the Town for such uses"; and

WHEREAS, the proposed local law will remove motorized vehicle racing from the definition of "C1 Outdoor Recreation," which is considered a public assembly use and is currently permitted in the Agricultural-Residential 80 (AR-80), Residential-40 (R-40), Residential-20 (R-20), Industrial-A (IN-A), Planned Office Districts (POD), and Planned Unit Developments (PUD) upon approval from the Town Board, Planning Board, and/or Zoning Board of Appeals; and

WHEREAS, the amended definition for "C1 Outdoor Recreation" will read "the use of land for recreation activities conducted out-of-doors, which may include a structure for offices related to the use and related retails, storage, meetings and refreshments. Such activities may include, but are not limited to, wildlife areas, hiking trails, picnic areas, campgrounds, skiing, ice skating, tennis, swimming, boating, ball fields, golf, miniature golf, archery, horseback riding, fish and game clubs, golf courses, soccer fields, paintball and team sports."; 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 Robert Antonacci and seconded by Lisa Dell. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; Robert Antonacci - yes; Lisa Dell - yes; Bill Fisher - yes; David Skeval - yes; Marty Voss - yes.**



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: November 28, 2018

OCPB Case # Z-18-368

- 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 BFJ Realty, Inc. for the property located 2775 Erie Boulevard East; 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 Erie Boulevard East (Route 5), a state highway; and
- WHEREAS, the applicant is proposing to demolish an existing vacant building on an 8.6-acre parcel in an Industrial, Class A (IA) zoning district; and
- WHEREAS, the site is located along a state-owned portion of Erie Boulevard East, a highly commercialized corridor with a mix of roadside commercial and large retail establishments; and
- WHEREAS, the submitted survey map dated October 28, 1970 shows the site contains a large existing one- to two-story building, to be demolished; aerial imagery shows the remainder of the site is almost entirely asphalt parking; per the local application, the former medical building (48,000 sf) has been vacant for over 14 years and has been the target of repeated break-ins and vandalism; the proposed demolition is intended to eliminate those hazards and provide an open space for future redevelopment; no development plans were included with the referral materials; and
- WHEREAS, the survey map shows three existing driveways on Erie Boulevard, one of which appears to be separated into entrance/exit lanes by a concrete median; turning movements at this section of Erie Boulevard are restricted to right-in and right-out by a landscaped median;  
ADVISORY NOTE: per the NYS Department of Transportation, all existing or proposed driveways on Erie Boulevard East must meet Department requirements; any work within the state right-of-way will be subject to a work permit from the NYS Department of Transportation; and
- WHEREAS, the site is currently zoned IA which permits a variety of commercial (stores and restaurants), office (banks), medical, religious, industrial (light manufacturing), motor vehicle sales, and residential (apartments, care homes) uses; 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 site is served by public drinking water and sewers and is located in the Metropolitan Wastewater Treatment Plant service area;  
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, 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 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

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 New York State Department of Transportation asks that the City contact the Department to coordinate closing the existing driveways on Erie Boulevard East.

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