



Onondaga County Planning Board

December 27, 2017

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

I. ATTENDANCE

MEMBERS PRESENT

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

STAFF PRESENT

Megan Costa
Allison Bodine
Robin Coon

GUESTS PRESENT

II. CALL TO ORDER

The meeting was called to order at 11:00 AM on December 27, 2017.

III. MINUTES & OTHER BUSINESS

Minutes from December 6, 2017 were submitted for approval. Daniel Cupoli made a motion to accept the minutes. James Corbett seconded the motion. The votes were recorded as follows: Douglas Morris - yes; James Corbett - yes; Daniel Cupoli - yes; Robert Antonacci - yes; Marty Voss - yes.

IV. ACTIONS ON GML SECTION 239 REFERRALS

Summary

S-17-101	CSyrPB	No Position	S-17-102	TManPB	No Position With Comment
S-17-103	TLysPB	Modification	Z-17-455	CSyrPB	No Position With Comment
Z-17-457	CSyrZA	No Position With Comment	Z-17-458	CSyrZBA	No Position With Comment
Z-17-459	CSyrPB	No Position	Z-17-460	VSkaPB	No Position
Z-17-461	TCicPB	Modification	Z-17-462	TCicPB	Modification
Z-17-463	TCicZBA	No Position	Z-17-464	TCicTB	No Position With Comment
Z-17-465	TManPB	No Position With Comment	Z-17-466	VLivPB	No Position With Comment
Z-17-467	CSyrPB	No Position With Comment	Z-17-468	VManPB	No Position With Comment
Z-17-469	TElbTB	No Position	Z-17-470	CSyrPB	No Position With Comment
Z-17-471	VMinVB	No Position With Comment	Z-17-472	TGedTB	No Position With Comment
Z-17-473	TDewPB	No Position With Comment	Z-17-474	VSkaVB	No Position
Z-17-475	VSkaVB	Approval	Z-17-476	TOnoTB	No Position With Comment



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: December 27, 2017

OCPB Case # S-17-101

- 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 John M. Williams & Ainsley Drive Realty, LLC for the property located at 200 (aka 230), 234 & 238-294 Ainsley Drive; 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 Route 481, a state highway; and
- WHEREAS, the applicant is proposing to resubdivide three parcels totaling 12.77 acres into two lots, New Lot 230A (1.61 acres) and the remaining lands (11.16 acres), in an Industrial, Class A zoning district; and
- WHEREAS, the site is located just north of I-481 near the I-81 interchange in the University/Outer Comstock neighborhood of the City of Syracuse; the site consists of three tax parcels with frontage on Ainsley Drive, a city street, and abuts a short line rail line to the rear; surrounding land uses are primarily light industrial and commercial; 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 June 2017, the proposed zoning for these parcels is Light Industrial (LI), 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"; and
- WHEREAS, aerial imagery shows one of the parcels (061.-05-02.0) situated at the northwestern corner of the site and containing an existing one-story building for light manufacturing and an associated parking area, of which the rear portion falls onto the adjacent parcel (061.-05-06.0); the adjacent parcel (061.-05-06.0) is substantially larger, contributing a majority of the site's acreage, and is shown to contain multiple existing buildings and an expansive parking lot utilized by an equipment sales and service business; the third parcel (061.-05-03.0) is a small, vacant parcel situated between the other two parcels at the northeastern corner of 061.-05-02.0; and
- WHEREAS, per aerial imagery, the manufacturing building has approximately 145' of unrestricted access to Ainsley Drive, and the equipment sales and service business has two existing driveways onto Ainsley Drive; and
- WHEREAS, the submitted resubdivision map dated August 14, 2017 shows the site will be resubdivided to create two lots; New Lot 230A is shown to be 1.61 acres and include parcels 061.-05-02.0 and 061.-05-03.0, as well as 0.33 acres of land conveyed from 061.-05-06.0; the conveyed land (0.33 acres) consists of the rear portion of the manufacturing building's parking lot that is currently situated on parcel 061.-05-06.0, and will allow for the entire parking lot to be

located on a single parcel with its accompanying building; the second lot is shown as the remainder of parcel 061.-05-06.0; and

WHEREAS, per the referral notice, the site is served by municipal drinking water and public sewers and is located in the Metropolitan Wastewater Treatment Plant service area; no changes to the existing infrastructure are proposed; and

WHEREAS, the Onondaga County Department of Water Environment Protection has determined that the submitted project is located in an area designated as flow constrained or impacted by excessive wet weather flow or is tributary to a Combined Sewer Overflow (CSO); and

WHEREAS, the New York State Department of Environmental Conservation (NYS DEC) Environmental Assessment Form (EAF) Mapper indicates that the site of the proposed action may contain a species of animal, or associated habitats, listed by the state or federal government as threatened or endangered; and

WHEREAS, per the EAF Mapper, the project site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the New York State Historic Preservation Office archaeological site inventory; 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: Douglas Morris - yes; James Corbett - yes; Daniel Cupoli - yes; Robert Antonacci - yes; Marty Voss - yes; Lisa Dell - yes.



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: December 27, 2017

OCPB Case # S-17-102

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a FINAL SUBDIVISION from the Town of Manlius Planning Board at the request of Kimco Realty for the property located at 7043 Manlius Center 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 Manlius Center Road (New York State Route 290), a state highway; and
- WHEREAS, the applicant is proposing to subdivide a 6.52-acre parcel into two new lots, Lot 1 (0.915 acres) and Lot 2 (5.602 acres), in a Neighborhood Shopping (N-S) zoning district; and
- WHEREAS, the Board is concurrently reviewing a Site Plan referral (Z-17-465) as part of the proposed project; in 2016, the Board recommended No Position with Comment for a Project Site Review proposing to construct an addition to the existing retail plaza (Fremont Plaza) on the subject parcel; and
- WHEREAS, the site is located along Manlius Center Road, a state road, in the Town of Manlius; the site is just west of the shared municipal boundary with the Town of DeWitt; surrounding land uses include residential to the north and various low density commercial and service uses along Manlius Center Road; and
- WHEREAS, the submitted subdivision map dated October 11, 2017 shows the site has additional frontage on Eisenhower Avenue, a local road, and contains an existing one-story concrete block building, Fremont Plaza, set at the rear of the parcel with a large parking lot in front and an existing one-story brick outbuilding at the southeastern corner of the parcel; the site has access to Manlius Center Road from two existing full access driveways and access to Eisenhower Avenue from two existing full access driveways; the site also includes two internal drives that connect to the adjacent parcel to the east, and ultimately Kinney Drugs; and
- WHEREAS, the subdivision map shows a 15' wide water easement to OCWA at the rear of the retail plaza that appears to connect to a water and utility easement to OCWA and the Town of Manlius at the northeastern corner of the site; a 35' wide drainage and detention easement is shown along the eastern lot line where stormwater management facilities appear to be located and shared with the easterly adjoining parcels; two areas described as "appropriation for road widening" are shown along Manlius Center Road to the east of the easterly driveway; and
- WHEREAS, the proposed subdivision for the project will separate the existing outbuilding (formerly Tim Horton's) from the remainder of the site, creating Lot 1 (5.602 acres) and Lot 2 (0.915 acres); Lot 1 is shown to include the existing retail plaza and large associated front parking area, as well as the four existing driveways onto Manlius Center Road and Eisenhower Avenue; Lot 2 is shown to consist of the southeastern corner of the parcel and include one of the

internal drive connections to the adjacent Kinney Drugs; the subdivision map shows 20' wide proposed parking easements consisting of the easternmost row of parking on Lot 1 that abuts proposed Lot 2 and a portion of the front row of parking on Lot 1 to the east of the easterly driveway on Manlius Center Road; the map also shows a proposed access easement from the easterly drive on Manlius Center Road to the internal drive on Lot 2; and

WHEREAS, the submitted Environmental Assessment Form (EAF) dated November 21, 2017 states that the proposed project includes renovations to the existing vacant building, formerly Tim Horton's, to allow for a Dunkin' Donuts restaurant; per the EAF, the existing site plan will remain the same, with only exterior renovations to the building proposed; and

WHEREAS, the submitted Exterior Elevations dated November 30, 2017 show proposed exterior renovations to include new front doors, painting the existing cornice, paint the existing EIFS, new metal awnings over the front entrance, windows, and drive-thru, and new 12' fiber cement lap siding around drive-thru window; and

WHEREAS, the elevations show proposed signage to include two internally-illuminated horizontal cloud signs (33.75 sf each) with 18" high lettering, one on the front elevation and one on the left elevation of the proposed Dunkin' Donuts, and one internally-illuminated horizontal cloud sign (15 sf) with 12" high lettering over the drive-thru window; proposed lighting is shown to include gooseneck light fixtures to be installed over the existing storefront windows, drive-thru window, and

WHEREAS, the submitted Site Plan dated November 30, 2017 shows a proposed Dunkin' Donuts sign and mulch planting bed at the front of proposed Lot 2 and proposed utility and drainage easements along the proposed western lot line; and

WHEREAS, the EAF indicates that stormwater discharges will be conveyed to an existing stormwater retention area on site, which appears to be along the eastern lot line in the subdivision map; and

WHEREAS, the referral notice states that the existing building is served by public drinking water and sewers and is located in the Meadowbrook-Limestone Wastewater Treatment Plant service area; no changes to the existing infrastructure are proposed; the Onondaga County Department of Water Environment Protection has determined that the submitted project is located in an area designated as flow constrained or impacted by excessive wet weather flow or is tributary to a Combined Sewer Overflow (CSO); and

WHEREAS, per the New York State Department of Environmental Conservation (NYS DEC) EAF Mapper, the site of the proposed action may contain a species of animal, or associated habitats, listed by the state or federal government as threatened or endangered; and

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

1. The New York State Department of Transportation requests a Traffic Impact Study (TIS) for full build out to meet Department requirements and asks that the applicant contact the Department to determine the scope of the study; the applicant must submit the traffic study to the Department for

approval and complete any appropriate mitigation as may be determined by the Department.

2. Per the New York State Department of Transportation, additional access onto Manlius Center Road to proposed Lot 1 will not be permitted. All future access to the parcel must come from the adjacent plaza on proposed Lot 2 as currently shown, and the Town is advised to ensure appropriate access agreements are in place to facilitate this access.

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

DRAFT



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: December 27, 2017

OCPB Case # S-17-103

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a FINAL SUBDIVISION from the Town of Lysander Planning Board at the request of Joel D. Needle for the property located at 1741 Church 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 Church Road (Route 192), a county highway, and farm operation located in a NYS Agricultural District; and
- WHEREAS, the applicant is proposing to subdivide a 16.90-acre parcel into three new lots in an Agricultural zoning district; and
- WHEREAS, the site is located along Church Road, a county road, in a rural area in the Town of Lysander; surrounding land uses are low density residential; the site and adjacent lands are enrolled in New York State Agricultural District 3 and the adjacent lands appear to contain some active farmland; and
- WHEREAS, the submitted subdivision plan dated November 10, 2017 shows the site to contain an existing house at the southeastern corner of the lot with an existing gravel driveway onto Church Road; the remainder of the site is covered by open fields and a forested area at the rear of the parcel; and
- WHEREAS, the subdivision map shows the proposed subdivision will divide the parcel into three lots; Lot 1 (6.333 acres) is shown at the eastern side of the parcel and to include the existing house; the other two lots are both labeled Lot 2 with one shown to be 5.274 acres and the other 5.293 acres; per the subdivision map, the existing driveway is situated on both proposed Lot 1 and the adjacent Lot 2 with the access point falling on Lot 2; and
- WHEREAS, the existing house is served by individual well and septic system; drinking water and wastewater services for the two new lots will require individual well and septic systems; the subdivision plan states that Lots 2 and 3, which presumably refers to the two lots labeled Lot 2, are not residential building lots and "individual sewage plans must be approved by the Onondaga County Health Department prior to conversion to residential building lots and issuance of a building permit"; and
- WHEREAS, GIS mapping shows a possible area of federal wetlands at the rear of the site that appears to encroach on the existing forested area of the parcel; a New York State freshwater wetland boundary is shown on the subdivision plan at the rear of the parcel; the state wetland area does not appear to encroach on the existing house on the parcel; and
- WHEREAS, the New York State Department of Environmental Conservation (NYS DEC) Environmental Assessment Form (EAF) Mapper indicates that the site is located over, or immediately adjoining, a principal aquifer; and

NOW THEREFORE BE IT RESOLVED, that the Onondaga County Planning Board recommends the following MODIFICATION(S) to the proposed action prior to local board approval of the proposed action:

Per the Onondaga County Department of Transportation, the existing driveway onto Church Road must be contained on a single parcel by either relocating the driveway or the proposed lot line between Lots 1 and 2, or appropriate access agreements must be obtained for the shared driveway.

The Board also offers the following comment(s):

1. Any future or proposed access to Church Road must be coordinated with the Onondaga County Department of Transportation, and access will be determined by the availability of sight distance.
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 Marty Voss and seconded by Lisa Dell. The votes were recorded as follows: Douglas Morris - yes; James Corbett - yes; Daniel Cupoli - yes; Robert Antonacci - yes; Marty Voss - yes.



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: December 27, 2017

OCPB Case # Z-17-455

- 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 Salt City Enterprises, LLC for the property located at 871 & 871 Rear Van Rensselaer St; 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 Onondaga County Metropolitan Wastewater Treatment Plant; and
- WHEREAS, the applicant is proposing façade alterations to an existing building on two lots totaling 1.1 acres in a Lakefront T5 zoning district; and
- WHEREAS, the site is located along Van Rensselaer Street, a city street, south of Hiawatha Boulevard West in the Lakefront neighborhood of the City of Syracuse; the site is south of the Destiny USA mall and several county-owned parcels containing the Metropolitan Wastewater Treatment Plant and across Van Rensselaer Street from vacant, state-owned industrial lands, the Onondaga Creekwalk, and the Inner Harbor; 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 June 2017, the proposed zoning for this lot is Mixed Used Office (MX-3), which would act to “provide for pedestrian friendly areas of medium- to higher-density residential development and compatible nonresidential uses, such as offices and supporting secondary commercial uses”; and
- WHEREAS, the submitted survey map dated November 6, 2017 shows the site consists of two tax parcels under common ownership that contain an existing one-story metal building; the site, which is enclosed by a fence, is also shown to contain pavement along the southeast side of the building, a concrete sidewalk at the front of the building, and gravel covering much of the remainder of the site; the site has access to Van Rensselaer Street via an existing gated gravel driveway, of which a portion appears to be on an adjacent parcel; and
- WHEREAS, the submitted site plan review application indicates that the proposed exterior renovations are intended to attract commercial tenants to the building and include installing new fiber cement siding, metal flashing, windows, and a front entrance, and painting the existing brick and siding that will remain; and
- WHEREAS, per the application, no additional site work or signage is being considered at this time; and
- WHEREAS, per the referral notice, the site is currently served by municipal drinking water and public sewers and is located in the Metropolitan Wastewater Treatment Plant service area; and
- WHEREAS, per the New York State Department of Environmental Conservation (NYS DEC)

Environmental Assessment Form (EAF) Mapper, the site is located over, or immediately adjoining, primary and principal aquifers; and

WHEREAS, the EAF Mapper indicates that the site of the proposed action may contain a species of animal, or associated habitats, listed by the state or federal government as threatened or endangered; and

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

WHEREAS, per the EAF Mapper, the project is within 2,000 feet of multiple sites in the New York State Department of Environmental Conservation (NYS DEC) Environmental Site Remediation database (C734083, V00002, 734059, 734083, V00222, 734048, C734133, C734132, 734020, C734130, C734134, C734135, C734136, C734137, C734104, C734131, 734030); 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. For any future site work, the Board encourages the applicant to consider a site design that includes sidewalks along the Van Rensselaer Street frontage, screening of parking from the parcel frontage, and landscaping or screening along the shared site boundaries, and minimizes the extent of impervious surface area on the site to reduce stormwater runoff and improve stormwater quality as much as practical.
2. The applicant is advised to consult the ReZone Syracuse project for future requirements and pursue adherence to the zoning regulations and design guidelines at this stage in the site planning process.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: December 27, 2017

OCPB Case # Z-17-457

- 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 Woodlawn Cemetery, c/o Steven Sloane for the property located at 502 Grant Boulevard; 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 Teall Avenue, a county road in the Town of Salina, and the municipal boundary between the City of Syracuse and the Town of Salina; and
- WHEREAS, the applicant is proposing to demolish an existing building and construct a new, slightly larger, 4,027 square foot building on the existing foundation on a 0.33-acre portion of the 103-acre Woodlawn Cemetery in a Residential Class A (RA) zoning district; and
- WHEREAS, the Board is concurrently reviewing a Use Variance referral (Z-17-458) for the proposed project; and
- WHEREAS, in 2016, the Board recommended No Position with Comment for Project Site Review (Z-16-123) and Use Variance (Z-16-124) referrals proposing to demolish the existing 3,000 sf administration building at Woodlawn Cemetery and construct a 7,000 sf facility just northeast of it; the proposed project was approved by the City in August 2016; the referrals currently under review amend the approved project, and propose a smaller building footprint than previously proposed and that the construction of the new building now utilize the existing foundation of the demolished building; and
- WHEREAS, the site has frontage on Grant Boulevard, a city street, and contains Woodlawn Cemetery; it is located in the Northside neighborhood at the shared boundary between the City of Syracuse and the Town of Salina; surrounding land uses include primarily residential neighborhoods and the Shop City Shopping Center; 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 June 2017, the proposed zoning for this lot is Open Space (OS), which would act to "provide adequate lands for recreational use and to protect those lands from being used for purposes other than open space"; and
- WHEREAS, per the submitted survey map dated October 30, 2015, the project area (0.33 acres of the 103-acre parcel) is situated on the southern side of the parcel between Durston Avenue and Brattle Road, both city streets, along the Grant Boulevard frontage; the project area is shown to contain an existing one-story building, the administration building for the cemetery, and an existing asphalt parking area at the front of the building; aerial imagery shows existing access to the project area comes from an internal road network throughout the

cemetery that has two driveways onto Grant Boulevard, one of which is just east of the project area; and

- WHEREAS, the submitted Environmental Assessment Form (EAF) dated November 27, 2017 states that the existing administration building (3,172 sf) will be demolished down to the foundation and a new one-story administration building (4,027 sf) will be constructed; and
- WHEREAS, per the submitted Layout Plan dated October 26, 2017, the proposed building is shown to use the existing foundation and have three building additions, including a vestibule main entrance, that increase the existing building footprint by 855 sf; proposed front and rear porches and a proposed rear HVAC pad and screening wall are also shown; per the submitted Project Site Review application, the proposed building will include offices for staff, a private space for families to meet with staff to make burial arrangements, a board room, and other ancillary space; a letter to the City of Syracuse Board of Zoning Appeals dated November 27, 2017, included in the referral materials, indicates that the proposed building no longer includes a reception area for families to have post-burial gatherings as the 2016-approved project
- WHEREAS, per the EAF, the proposed project includes reconstructing the existing parking area; the Layout Plan shows the existing landscape island and nearly half of the existing asphalt parking area at the front of the building will be removed, moving the row of parking closer to the internal drive and allowing for unrestricted access directly to the parking spaces; new parking lot striping is shown to provide 10 parking spaces, including 2 handicap accessible; and
- WHEREAS, per the submitted variance application, the current and proposed use of the property is cemetery with an administrative office; per the City of Syracuse zoning ordinance, these uses are not permitted in a Residential, Class A (RA) zoning district and a new use variance is required to modify the existing non-conforming use; the ReZone Syracuse Module 1 Draft dated November 2016 indicates that cemetery uses will be permitted in the proposed Open Space (OS) zoning district for this lot upon issuance of a special permit, however, office uses do not appear to be permitted in the proposed OS district and are not explicitly included in the permitted accessory uses; and
- WHEREAS, the EAF states that the “site has an existing stormwater conveyance system that connects to the City of Syracuse system within Grant Boulevard” and the “existing stormwater runoff characteristics will be maintained”; and
- WHEREAS, the referral notice indicates that the existing building is served by municipal drinking water and public sewers and is located in the Metropolitan Wastewater Treatment Plant service area; the Project Site Review application indicates that the proposed building will connect to the existing infrastructure to the maximum extent practicable; the Onondaga County Department of Water Environment Protection has determined that the submitted project is located in an area designated as flow constrained or impacted by excessive wet weather flow or is tributary to a Combined Sewer Overflow (CSO); and
- WHEREAS, per the New York State Department of Environmental Conservation (NYS DEC) EAF Mapper, the project is within 2,000 feet of a site in the New York State Department of Environmental Conservation (NYS DEC) Environmental Site Remediation database (734029); 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. As the ReZone Syracuse project is currently revising the City's zoning ordinance and zoning map, the Board encourages the City to consider alternative new zoning for this particular site if a use variance is granted for the proposed use, which may not be allowable in the proposed OS zone.
2. Per the Onondaga County Department of Transportation, no access to Teall Avenue will be permitted.
3. The applicant and municipality are advised to ensure the following county, state, and/or federal regulations have been met prior to project approval:
 - a. Offset Plan - Per the Onondaga County Department of Water Environment Protection, the project shall comply with Local Law #1 of 2011 (www.ongov.net/wep/uselaws.html) where applicable. Unless it can be demonstrated that anticipated sanitary flows will not exceed previous flows in excess of one sewer unit over prior uses, the applicant must develop a 1 gallon to 1 gallon offset plan/project in coordination with the municipal engineer to offset new sanitary flow by the removal of extraneous flow and submit a letter confirming the acceptance of the offset plan to the Onondaga County Department of Water Environment Protection.
 - b. Permitting for Demolition - 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.
 - c. Notice of Public Hearing - 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.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: December 27, 2017

OCPB Case # Z-17-458

- 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 Woodlawn Cemetery, c/o Steven Sloane for the property located at 502 Grant Boulevard; 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 Teall Avenue, a county road in the Town of Salina, and the municipal boundary between the City of Syracuse and the Town of Salina; and
- WHEREAS, the applicant is requesting a use variance in order to demolish an existing building and construct a new, slightly larger, 4,027 square foot building on the existing foundation on a 0.33-acre portion of the 103-acre Woodlawn Cemetery in a Residential Class A (RA) zoning district; and
- WHEREAS, the Board is concurrently reviewing a Project Site Review referral (Z-17-457) for the proposed project; and
- WHEREAS, in 2016, the Board recommended No Position with Comment for Project Site Review (Z-16-123) and Use Variance (Z-16-124) referrals proposing to demolish the existing 3,000 sf administration building at Woodlawn Cemetery and construct a 7,000 sf facility just northeast of it; the proposed project was approved by the City in August 2016; the referrals currently under review amend the approved project, and propose a smaller building footprint than previously proposed and that the construction of the new building now utilize the existing foundation of the demolished building; and
- WHEREAS, the site has frontage on Grant Boulevard, a city street, and contains Woodlawn Cemetery; it is located in the Northside neighborhood at the shared boundary between the City of Syracuse and the Town of Salina; surrounding land uses include primarily residential neighborhoods and the Shop City Shopping Center; 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 June 2017, the proposed zoning for this lot is Open Space (OS), which would act to "provide adequate lands for recreational use and to protect those lands from being used for purposes other than open space"; and
- WHEREAS, per the submitted survey map dated October 30, 2015, the project area (0.33 acres of the 103-acre parcel) is situated on the southern side of the parcel between Durston Avenue and Brattle Road, both city streets, along the Grant Boulevard frontage; the project area is shown to contain an existing one-story building, the administration building for the cemetery, and an existing asphalt parking area at the front of the building; aerial imagery shows existing access to the project area comes from an internal road network throughout the

cemetery that has two driveways onto Grant Boulevard, one of which is just east of the project area; and

- WHEREAS, the submitted Environmental Assessment Form (EAF) dated November 27, 2017 states that the existing administration building (3,172 sf) will be demolished down to the foundation and a new one-story administration building (4,027 sf) will be constructed; and
- WHEREAS, per the submitted Layout Plan dated October 26, 2017, the proposed building is shown to use the existing foundation and have three building additions, including a vestibule main entrance, that increase the existing building footprint by 855 sf; proposed front and rear porches and a proposed rear HVAC pad and screening wall are also shown; per the submitted Project Site Review application, the proposed building will include offices for staff, a private space for families to meet with staff to make burial arrangements, a board room, and other ancillary space; a letter to the City of Syracuse Board of Zoning Appeals dated November 27, 2017, included in the referral materials, indicates that the proposed building no longer includes a reception area for families to have post-burial gatherings as the 2016-approved project
- WHEREAS, per the EAF, the proposed project includes reconstructing the existing parking area; the Layout Plan shows the existing landscape island and nearly half of the existing asphalt parking area at the front of the building will be removed, moving the row of parking closer to the internal drive and allowing for unrestricted access directly to the parking spaces; new parking lot striping is shown to provide 10 parking spaces, including 2 handicap accessible; and
- WHEREAS, per the submitted variance application, the current and proposed use of the property is cemetery with an administrative office; per the City of Syracuse zoning ordinance, these uses are not permitted in a Residential, Class A (RA) zoning district and a new use variance is required to modify the existing non-conforming use; the ReZone Syracuse Module 1 Draft dated November 2016 indicates that cemetery uses will be permitted in the proposed Open Space (OS) zoning district for this lot upon issuance of a special permit, however, office uses do not appear to be permitted in the proposed OS district and are not explicitly included in the permitted accessory uses; and
- WHEREAS, the EAF states that the “site has an existing stormwater conveyance system that connects to the City of Syracuse system within Grant Boulevard” and the “existing stormwater runoff characteristics will be maintained”; and
- WHEREAS, the referral notice indicates that the existing building is served by municipal drinking water and public sewers and is located in the Metropolitan Wastewater Treatment Plant service area; the Project Site Review application indicates that the proposed building will connect to the existing infrastructure to the maximum extent practicable; the Onondaga County Department of Water Environment Protection has determined that the submitted project is located in an area designated as flow constrained or impacted by excessive wet weather flow or is tributary to a Combined Sewer Overflow (CSO); and
- WHEREAS, per the New York State Department of Environmental Conservation (NYS DEC) EAF Mapper, the project is within 2,000 feet of a site in the New York State Department of Environmental Conservation (NYS DEC) Environmental Site Remediation database (734029); 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. As the ReZone Syracuse project is currently revising the City's zoning ordinance and zoning map, the Board encourages the City to consider alternative new zoning for this particular site if a use variance is granted for the proposed use, which may not be allowable in the proposed OS zone.
2. Per the Onondaga County Department of Transportation, no access to Teall Avenue will be permitted.
3. The applicant and municipality are advised to ensure the following county, state, and/or federal regulations have been met prior to project approval:
 - a. Offset Plan - Per the Onondaga County Department of Water Environment Protection, the project shall comply with Local Law #1 of 2011 (www.ongov.net/wep/uselaws.html) where applicable. Unless it can be demonstrated that anticipated sanitary flows will not exceed previous flows in excess of one sewer unit over prior uses, the applicant must develop a 1 gallon to 1 gallon offset plan/project in coordination with the municipal engineer to offset new sanitary flow by the removal of extraneous flow and submit a letter confirming the acceptance of the offset plan to the Onondaga County Department of Water Environment Protection.
 - b. Permitting for Demolition - 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.
 - c. Notice of Public Hearing – 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.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: December 27, 2017

OCPB Case # Z-17-459

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 1, 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 Rainer J. Leubner for the property located at 4962 & 4974 Cedarvale 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 Cedarvale Road (Route 39), a county highway, and a farm operation located in a New York State Agricultural District; and
- WHEREAS, the applicant is proposing to subdivide an 8.19-acre parcel (TM# 013.-01-06.0) into two new parcels, Lot 1 (2.0 acres) and Lot 1A (6.19 acres), for conveyance of Lot 1A to TM# 013.-01-05.0 in a Residential 1 zoning district; and
- WHEREAS, the Board recently recommended No Position for the Subdivision referral (S-17-89) relating to this 3-mile limit review; and
- WHEREAS, the site is located on Cedarvale Road, a county road, in the Town of Onondaga; surrounding land uses are medium-density roadside residential; the lands west across Cedarvale Road are enrolled in New York State Agricultural District 1 and contain active farmland; and
- WHEREAS, the submitted subdivision map dated October 6, 2017 shows the site (8.19 acres) to contain roughly 214' of frontage on Cedarvale Road, an existing one-and-a-half story frame house along the Cedarvale frontage, two frame garages, and two frame sheds; the rear half of the parcel is shown to extend south so it is partially situated behind two residential lots fronting Cedarvale Road; aerial imagery shows the rear portion of the parcel to be mostly forestland; and
- WHEREAS, per the subdivision map, the proposed subdivision will divide the site into two lots; Lot 1 (2.0 acres) is shown to contain the existing structures at the front of the site; Lot 1A (6.19 acres) is shown to contain the remaining forested lands at the rear of the site; per the subdivision map, Lot 1A is intended for conveyance only and is not an approved building lot; the submitted Environmental Assessment Form dated October 23, 2017 states that Lot 1A will be conveyed to the adjacent residential lot (013.-01-05.0) that fronts on Cedarvale Road; and
- WHEREAS, each parcel is shown to contain an existing blacktop driveway onto Cedarvale Road; per the Onondaga County Department of Transportation, no additional access to Cedarvale Road will be permitted and the municipality is advised to ensure appropriate access agreements are in place for the shared driveway on lot (013.-01-05.0); and
- WHEREAS, the existing house is served by public drinking water and an individual septic

system to be fully contained within the proposed 2-acre parcel boundary; no changes to the existing infrastructure are proposed; and

WHEREAS, the current FEMA Flood Insurance Rate Maps (FIRM) indicate that a portion 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, GIS mapping shows the possible presence of federal wetlands on the site, which appear to follow a stream on the eastern half of the site; the floodplain and wetland areas are shown to be primarily in the forested area to the rear of the existing house on Lot 1, but the rear frame garage appears to be within the floodplain area; 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: Douglas Morris - yes; James Corbett - yes; Daniel Cupoli - yes; Robert Antonacci - yes; Marty Voss - yes; Lisa Dell - yes.



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: December 27, 2017

OCPB Case # Z-17-460

- 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 Village of Skaneateles Planning Board at the request of Jim & Molly McNeil for the property located at 143 East Genesee 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 East Genesee Street (Route 20), a state highway and Onondaga Street (Route 41), a county highway; and
- WHEREAS, the applicant is requesting area variances to decrease the side yard setback requirements and increase the maximum allowable structure width (as a percentage of lot width) to allow for dining room and second floor additions to an existing non-conforming house on a 0.71-acre parcel in an A-2 zoning district; and
- WHEREAS, the site is located along East Genesee Street, a state road, in the Village of Skaneateles; the site is in close proximity to the Hazelhurst house, which is listed on the National Register of Historic Places and is currently occupied by the Athenaeum, a senior living facility; other surrounding land uses include residential lots and the former Stella Maris Retreat and Renewal Center; and
- WHEREAS, the submitted survey map shows the site to contain an existing two-story frame house, an attached rear garage, a tarvia driveway onto East Genesee Street, a rear tarvia parking area, and a rear paver patio; and
- WHEREAS, the submitted site plan shows proposed work for the house to include rebuilding the existing steps at the front of the house, converting the existing side porch to an enclosed entryway and adding a new porch to it, and relocating the existing steps at the rear of the house; two proposed additions are also shown in the site plan, consisting of a dining room addition at the rear of the house and a second floor addition over the enclosed entryway that will provide space for a new second floor closet; per the site plan, the dining room addition will enclose the space over the existing basement stairs at the rear of the house and have a 5' x 4' stoop with steps; and
- WHEREAS, per the Village of Skaneateles zoning ordinance, "a nonconforming building or structure may not be extended in area or intensity...except by means of a variance"; the house is an existing nonconforming structure with an existing east side yard setback of 10.7' and west side yard of 13.5' (24.2' combined side yards) where 15' (one side) and 30' (combined) are required; and
- WHEREAS, the submitted Application for a Building/Zoning Permit indicates that an area variance is sought to expand the existing nonconforming building for which proposed east side yard and west side yard dimensions are shown to decrease to 9.9' and 12.0', respectively; an area variance is also required for the proposed maximum width of the structure which will exceed the allowable 65% of the lot width by 1.6%; and

WHEREAS, per the submitted Zoning Board of Appeals application, the proposed renovations are intended to allow for functional side entrance, dining room, and master closet space for a family of 8 people and will blend with the existing character and detail of the house, particularly because the additions will be located on the side and rear of the house; 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; and

WHEREAS, per the referral notice, the existing house is served by public drinking water and sewers; no changes to the existing infrastructure are proposed; and

WHEREAS, the New York State Department of Environmental Conservation (NYS DEC) Environmental Assessment Form (EAF) Mapper indicates that the project site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the New York State Historic Preservation Office archaeological site inventory; 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: Douglas Morris - yes; James Corbett - yes; Daniel Cupoli - yes; Robert Antonacci - yes; Marty Voss - yes; Lisa Dell - yes.



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: December 27, 2017

OCPB Case # Z-17-461

- 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 Trey Jay, LLC for the property located at 6475 & 6477 Lakeshore Road and Beach 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 Lakeshore Road (Route 123), a county highway, and the municipal boundary between the Town of Cicero and Oswego County; and
- WHEREAS, the applicant is proposing construction of a 248-unit apartment complex with 377 parking spaces and a new 70-slip marina on three parcels totaling 23.672 acres in a General Commercial zoning district; and
- WHEREAS, in March 2017, the Board recommended Modification of a series of zone changes on 103 parcels covering 575+ acres in the Town; the Board reviewed Zone Change referral (Z-17-71) which was part of this series of zone changes and included a proposal to rezone the 24-acre subject parcel to General Commercial (GC) and the adjacent 15-acre vacant parcel to Residential (R-15); the Board recommended that the Town consider retaining the existing split zoning for these two large parcels, citing a potential mismatch between desired intensity and the land uses permitted by the proposed zoning district; the zone changes for the two parcels were approved by the Town in April 2017; and
- WHEREAS, over the last two years, the Board has reviewed other series of zone changes and recommended that the Town consider updating their comprehensive plan and including greater coordination with residents and stakeholders to fully analyze potential impacts of the proposed changes, particularly for those lots being rezoned to allow for more intensive uses; one nearby zone change of note is a 59-acre vacant parcel less than half a mile east on Lakeshore Road which was rezoned Residential (RM) allowing for higher density, and multi-family or townhouse land uses; another nearby zone change (approximately 2 miles southwest) included 18 parcels of generally undeveloped land within the Carmel Runne commercial subdivision which were rezoned to General Commercial Plus (GC+); in addition to the recent zone changes, this area has also seen several notable residential projects, including 1) a proposed 24-unit apartment complex (Oneida Bay Apartments) about a mile east on Lakeshore Road, 2) a proposed 73-lot single-family residential subdivision (Lyons Runne) on Cicero Center Road which potentially includes additional 150-lot future subdivision on an adjacent parcel, 3) an approved 49-lot subdivision in an R-10 zoning district to the south off Whiting Road, and 4) a 72-unit apartment building at the intersection of South Bay and Lakeshore Roads for which construction appears to have started but not been completed, and the sale of the Lake Shore Yacht and Country Club, situated on two parcels totaling almost 150 acres about a mile east on Lakeshore Road; and

WHEREAS, the site is located on Oneida Lake in northern Cicero at the intersection of Mud Mill Road, a local road, and Lakeshore Road, a county road; surrounding land uses are residential, with the site abutting 14 single-family residential parcels primarily to the west and south and a vacant 15-acre parcel to the east; the site consists of three tax parcels including a 24-acre parcel (086.-02-25.0) containing the Lakeshore Marina, a vacant 0.4-acre parcel (086.-02-40.1), and a 0.4-acre parcel (086.-02-24.0) containing an existing house; a coordinated review meeting was held on December 6, 2017 by the Town of Cicero to discuss the proposed project; and

WHEREAS, aerial imagery shows the existing 100-slip marina is situated at the northeastern corner of parcel 086.-02-25.0 with space for on-site boat storage at the rear of the marina; the parcel is shown to be otherwise open space and partially forested; the site currently has access to Lakeshore Road from two existing driveways, one of which is located at the Mud Mill Road intersection and provides access to the marina and the other is approximately 110' east of the intersection at the existing house on parcel 086.-02-24.0; the vacant 0.4-acre parcel is situated on the western side of the 24-acre parcel between two residential lots and has approximately 50' of frontage on Beach Road, a local road; and

WHEREAS, as part of the proposed project, the existing house and driveways will be removed; proposed access to the apartment complex will include a gated driveway 150' east of the intersection of Mud Mill Road and Lakeshore Road and a gated driveway onto Beach Road via the 50' frontage on parcel 086.-02-40.1; the Graphic Plan dated November 20, 2017 shows that the proposed apartment complex (248 units) will consist of 14 buildings situated throughout the southern portion of the parcel; an internal road network and sidewalks are shown in the plan to provide access to the apartment buildings and 9 garage buildings; per the submitted Environmental Assessment Form (EAF) dated October 12, 2017, there will be 377 parking spaces, including 44 garage spaces, available on the site; notes from the coordinated review meeting indicate that proposed work for the marina on site includes removing the existing docks, dredging the marina area, installing sheet pile along the interior portion of the marina, installing two permanent piers perpendicular to the shoreline at the mouth of the marina, and installing a lakefront seawall; the Graphic Plan shows the marina will provide space for 70 boat slips; the meeting notes also indicate that off-season boat and trailer storage will be no longer occur on-site; and

WHEREAS, a Traffic Impact Assessment by GTS Consulting was recently received by the Onondaga County Department of Transportation; the study concludes that the proposed driveway onto Lakeshore Road has adequate sight lines given its location, and that there are ample gaps in traffic to accommodate turning movements into and out of the development; the Beach Road access, on the other hand, has sufficient gaps in traffic to accommodate turning movements and adequate sight distance looking left, but 30 feet less than the recommended sight distance looking right; the Traffic Impact Assessment looked at 2020 base conditions at morning and peak hours based on 2017 volumes with a 2.0% per year growth projection (6.0% total) and 2020 build conditions and concluded that the development will have a negligible impact on traffic operations in the area; per the Traffic Impact Assessment, the Town indicated that there is no other known approved or proposed development in the area so growth projections do not include additional site-specific generated trips; per the Traffic Impact Assessment, the proposed marina will

be for use by the residents only and will not be an independent traffic generator; per the Onondaga County Department of Transportation, the traffic study is being reviewed for completeness and impacts; the New York State Department of Transportation has not yet received a copy of the traffic study; and

WHEREAS, the EAF indicates that 13.0 acres of the site will be disturbed by the proposed project; the Graphic Plan shows a stormwater management area towards the center of the site just south of the marina area and several of the northernmost buildings; per the notes from the coordinated review meeting, the storm system is designed to collect water during peak events, and include an overflow mechanism that goes across the swale and into the marina during high water events; per the EAF, the site has access to public drinking water and sewer infrastructure and is located in the Brewerton Wastewater Treatment Plant service area; anticipated drinking water demand is 72,200 gallons per day and anticipated liquid waste generation is 79,200 gallons per day; and

WHEREAS, a letter dated November 21, 2017, received by the County Planning Board, indicates that residents in the surrounding area have concerns with the proposed project regarding the location of the proposed use and its compatibility with the surrounding area, the impact of the project on existing deeded rights-of-way on the site which provide lake access to several adjacent residential parcels, the traffic impact of the proposed project on infrastructure in the area that is already congested, impacts to drainage in an area that is already prone to flooding, and potential impacts to the quality of life for residents in the community; and

WHEREAS, a letter to the Town of Cicero Planning Board dated December 7, 2017 indicates that the New York State Department of Environmental Conservation (DEC) reviewed the Town's notice of intent to serve as Lead Agency under State Environmental Quality Review (SEQR) for the proposed project; based on its review of the project, the DEC commented that the submitted plans illustrate work within the existing marina area, requiring a Protection of Waters Permit, and that the project sponsor is responsible for ensuring that work for the project does not pollute any stream or waterbody; and

WHEREAS, in its letter to the Town, the DEC notes that the site is not located within a New York State protected freshwater wetland, though the U.S. Army Corps of Engineers (USACE) should be contacted regarding any permits they may require; GIS mapping shows that the site may include federal wetland areas for which the USACE has jurisdiction; federal wetland areas are shown on the northern portion of the parcel, along the shoreline, and on both the eastern and western sides of the existing marina and appear to be impacted by the proposed marina work; as part of the staff review of this project, a phone conversation took place with the USACE who indicated that a formal wetland delineation or jurisdictional determination has not been completed by their office; and

WHEREAS, the current FEMA Flood Insurance Rate Maps (FIRM) indicate that the northern portion of the site, along Oneida Lake, is located within the 100-year floodplain, which may require elevation of structures and other mitigation; the floodplain appears to encroach on the northernmost portions of the proposed apartment complex; 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, per the DEC letter to the Town, the site is located within or near record(s) of the state-listed species Lake Sturgeon which is listed as threatened in New York State, and potential impacts of the proposed project on this species should be fully evaluated pursuant to SEQR; the DEC also states that the project is located within an area considered to be sensitive with regard to archaeological resources; and

NOW THEREFORE BE IT RESOLVED, that the Onondaga County Planning Board recommends the following MODIFICATION(S) to the proposed action prior to local board approval of the proposed action:

1. The applicant must conduct a formal wetland delineation to determine the presence and location of federal wetlands on the site. Any delineated wetlands must be confirmed by the U.S. Army Corps of Engineers (USACE) and shown on a modified site plan prior to municipal approval. The applicant must obtain appropriate permits for any proposed development or placement of fill in a federal wetland, or drainage of federal wetlands on site. The Board strongly discourages the development of buildings and parking areas that encroach into or near wetland areas.
2. Per the Onondaga County Department of Transportation, the proposed access to Lakeshore Road must be relocated to Mud Mill Road. The site plan must be modified to reflect all mitigation required by the Department prior to municipal approval.
3. Per the Onondaga County Department of Transportation, the applicant must submit a modified Traffic Impact Study (TIS) to meet Department requirements. The applicant is required to continue coordinating with the Department regarding the scope of the modified traffic study which must be expanded to include additional intersections.
4. Given the proximity of the site to Route 31, a highly traveled state road, the applicant must submit a copy of all traffic data to the New York State Department of Transportation and contact the Department regarding any additional traffic data requirements.
5. The applicant must continue to coordinate with the Onondaga County Department of Transportation to ensure all drainage and lighting requirements are met. Any mitigation as may be required by the Department must be shown on a modified site plan prior to municipal approval.

The Board also offers the following comment(s):

1. The Town is encouraged to look at the future development potential that may be associated with the large scale rezoning actions that have recently taken place in the Town and the impacts of any potential development on the community character, existing infrastructure, and natural resources of the area cumulatively with the proposed project. The Board recommends refining comprehensive and district specific land use and infrastructure planning in concert with State and County agencies, to coordinate and facilitate development in the Town.

2. The applicant is encouraged to decrease the intensity of the proposed use of the site and consider a revised site design that provides greater buffering to the lake, floodplains, and wetlands on site, as well as the adjacent residential lots.

3. The Board encourages the Town to require an access easement to facilitate shared access to the adjacent 15-acre parcel in the event of any future development.

4. Given the proximity to Oneida Lake and the presence of floodplains and wetlands on site, the Board strongly encourages the municipality and applicant to work to minimize the addition of pavement and to incorporate green infrastructure where possible, in order to minimize stormwater runoff in a sensitive area. In particular, the municipality and applicant may wish to retain more of the existing, established trees.

5. The Town and applicant are advised to coordinate with the North Syracuse Central School District, as well as fire and emergency service providers in the area to ensure that long-term service demands will be sufficiently met and that the proposed site design provides safe access and circulation for emergency responders.

6. The applicant and municipality are advised to ensure the following county, state, and/or federal regulations have been met prior to site plan approval:

a. County Highway Access and/or Work Permit – Any new or modified driveways and work within the county right-of-way require a highway access and/or work permit from the Onondaga County Department of Transportation (OCDOT). The municipality and/or applicant are advised to continue coordinating with OCDOT to obtain all necessary permits required for the project.

b. Permitting for Demolition - 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.

c. Permits for Federal Wetlands – Any proposed development or placement of fill in a federal wetland, or drainage of federal wetlands on site is subject to a Nationwide Permit, for permanent impacts to a wetland area less than 0.5 acres, or an Individual Permit, for permanent impacts to a wetland area greater than 0.5 acres. Following a formal wetland delineation, the municipality and/or applicant are advised to contact the USACE to determine whether permits are necessary for the proposed project and obtain any applicable permits.

d. State Pollutant Discharge Elimination System (SPDES) Permit – Any project that cumulatively disturbs one acre or more of land, must be covered under the New York State SPDES II General Permit for Stormwater Discharges from Construction Activity. For projects within a designated municipal storm sewer system (MS4) municipality, the applicant must prepare a Stormwater Pollution Prevention Plan (SWPPP) and consult with the municipal engineer to

ensure conformance with the municipality's Storm Water Management Plan (SWMP). The applicant is advised that they must submit a Notice of Intent (NOI) and an MS4 SWPPP Acceptance Form (signed by the municipality) to the DEC Bureau of Water Permits. The municipality should ensure that a letter of acceptance is received from the DEC prior to issuance of a building permit.

Projects located within the Onondaga Lake watershed must include Enhanced Phosphorus Removal design criteria from the NYS Stormwater Management Design Manual in the SWPPP.

- e. Protection of Waters Permit – Any construction, reconstruction, or expansion of docking or mooring facilities and work below the mean high water line of Oneida Lake is subject to the provisions of the DEC's Protection of Waters Program. The municipality and/or applicant are advised to continue coordinating with the DEC and to ensure all necessary permits and approvals are obtained by the applicant.
- f. Work Along Regulated Waterways – The municipality and/or applicant are advised to contact the USACE to ensure all necessary permits and approvals are obtained for any proposed marina work occurring below the mean high water line of Oneida Lake, a regulated waterway.
- g. Threatened or Endangered Species – The municipality and/or applicant are advised to continue coordinating with the DEC to fully assess the impacts of the proposed project on any threatened or endangered species, particularly the Lake Sturgeon, and/or associated habitats. Any required permits or mitigation as may be determined by the DEC should be reflected prior to municipal approval.
- h. Archaeological Sensitive Areas – The applicant and/or municipality are advised to contact the New York State Historic Preservation Office to determine if the project should be submitted to the Office for review as part of the State Environmental Quality Review (SEQR) process.

The motion was made by Marty Voss and seconded by Lisa Dell. The votes were recorded as follows: Douglas Morris - yes; James Corbett - yes; Daniel Cupoli - no; Robert Antonacci - yes; Marty Voss - yes; Lisa Dell - yes.



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: December 27, 2017

OCPB Case # Z-17-462

- 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 Enterprise Holdings, Inc. for the property located at 5829 East Taft 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 East Taft Road, a county highway, Interstate Route 81, a state highway, and the municipal boundary between the Town of Cicero and the Village of North Syracuse; and
- WHEREAS, the applicant is proposing construction of an 8,000 square foot vehicle preparation and maintenance facility with parking area and inventory storage yard for an Enterprise Rent-A-Car on 2 parcels totaling 16.717 acres in a General Commercial zoning district; and
- WHEREAS, in 2016, the Board reviewed several referrals regarding the subject site, including a large-scale zone change referral (Z-16-300) affecting approximately 400 acres of land in the Town and for which the Board recommended Disapproval, a subdivision referral (S-16-95) proposing to subdivide a 19.211-acre lot into two lots, and a site plan referral (Z-16-450) proposing to construct a Nice-N-Easy gas station and convenience store on one of the newly subdivided parcels; and
- WHEREAS, the submitted Marketing Plan dated September 9, 2016 shows the site consists of a 16.717-acre lot created in the 2016 subdivision; as part of the Board's review of the subdivision referral (S-16-95), a conversation took place with the Village of North Syracuse attorney who indicated that the original lot was previously recognized as one continuous lot (maintaining the existence of two individual tax parcels), and since no development was proposed the subdivision was not subject to Village approval; and
- WHEREAS, the Marketing Plan shows the site has frontage and an existing sidewalk on East Taft Road, a county road, and is located at the Town of Cicero and Village of North Syracuse municipal boundary so that the northern portion of the site is located in North Syracuse and the southern portion falls in Cicero; surrounding land uses include the recently constructed gas station and convenience store, a medical equipment repair store, and an auto dealer, all of which are located on adjacent parcels fronting on East Taft Road; the site is also adjacent to parcels containing the Airport Business Park which consists of a large asphalt parking lot and two large buildings; and
- WHEREAS, the Marketing Plan shows the site abuts I-81 to the northwest and a private road to the east; the site is shown to be vacant except for an existing pole with two billboard signs facing I-81 (approximately 125' from the road edge) and a gravel drive extending west from the private road to the billboard; per the plan, there is a 30' Onondaga County Water Authority (OCWA) easement along

the western boundary of the site, a 20' OCWA easement that crosses the center of the parcel, a 30' private sanitary sewer easement along the eastern boundary of the site, a sign and sign access easement along the existing gravel drive and in an area surrounding the billboard, and an ingress and egress easement along the private road; per the Marketing Plan, the existing sign and sign access easement are "to be relocated upon future town approved development"; and

WHEREAS, the submitted Environmental Assessment Form (EAF) dated November 20, 2017 states that the proposed project will include construction of an 8,000 sf building with a 199-space customer and inventory asphalt parking lot and a gravel fleet lot of 827 parking stalls for access inventory for Enterprise Rent-A-Car on the site; the submitted Overall Site Plan dated November 20, 2017 shows the proposed building to be situated along the East Taft Road frontage and surrounded by the customer and inventory parking lot (labeled "Main Parking Lot"); the proposed gravel lot (labeled "Vehicle Staging Lot") is shown at the rear of the Main Parking Lot along the private road frontage and will be enclosed by a fence; and

WHEREAS, the Overall Site Plan shows access to the Main Parking Lot will come from a proposed right-in, right-out driveway onto East Taft Road and a proposed full access driveway onto the private road; access to the Vehicle Staging Lot is shown to come from two gated driveways onto the private road and a gated connection to the adjacent Main Parking Lot; and

WHEREAS, proposed hours of operation are Monday thru Friday 7am to 6pm and Saturday and Sunday 8am to 5pm; proposed signage includes two single-faced illuminated signs (5'-3 7/8" x 12'-6"), a 20' tall double-faced illuminated pylon sign (6'-6 3/4" x 15'-5"), and a 50' tall double-faced illuminated pylon sign (12'-9 1/4" x 30') with a "Welcome to the Town of Cicero" sign (8'-2" x 15'); the submitted Site Layout and Planting Plans dated November 20, 2017 show the two single-faced signs will be wall-mounted on the front and east side of the proposed building, the 20' tall pylon sign will be located in the Main Parking Lot along the East Taft Road frontage, and the 50' tall pylon sign will be located at the northern corner of the site along I-81 in a proposed small gravel area; a gravel drive is shown to extend from the Vehicle Staging Lot to the 50' tall pylon sign; per the Site Layout and Planting Plans, a 2,000 gallon defueler will also be installed on the site at the southern edge of the Vehicle Staging Lot; and

WHEREAS, per the EAF, 10.41 acres will be disturbed by the proposed project and stormwater discharges will be conveyed to on-site stormwater management facilities (to be designed); the Overall Site Plan shows two stormwater management areas, one at the northern corner of the site and the other at the rear of the proposed building and main parking lot, and a stormwater basin area along I-81; and

WHEREAS, the site has access to 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, anticipated water usage is 1,000 gallons per day and anticipated liquid waste generation is not indicated; the Onondaga County Department of Water Environment Protection has determined that the submitted project is located in an area designated as flow constrained or impacted by excessive wet weather flow or is tributary to a Combined Sewer Overflow (CSO); and

WHEREAS, GIS mapping shows a significant portion of the site falls within a Runway

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E-mail Address: countyplanning@ongov.net

Protection Zone (RPZ) associated with the Syracuse Hancock International Airport; the portion of the site within the RPZ appears to include the proposed building and the entirety of the proposed parking areas; and

WHEREAS, the Marketing Plan shows a federal wetland boundary (scaled from National Wetlands Inventory Maps) at the northwestern corner of the site; two additional wetland areas are also shown on the plan; Wetland A (0.10 acre) is located at the northern corner of the site and Wetland B (0.79 acres) extends along the western boundary; a 100' buffer is shown around Wetland B and the proposed stormwater management areas and main parking lot appear to encroach slightly on the wetland area and/or buffer; and

WHEREAS, the New York State Department of Environmental Conservation (NYS DEC) EAF Mapper indicates that the site is located over, or immediately adjoining, a principal aquifer; per the EAF Mapper, the site of the proposed action may contain a species of animal, or associated habitats, listed by the state or federal government as threatened or endangered; and

NOW THEREFORE BE IT RESOLVED, that the Onondaga County Planning Board recommends the following MODIFICATION(S) to the proposed action prior to local board approval of the proposed action:

1. The municipality must coordinate with the Village of North Syracuse as a portion of the subject site and proposed development is located within the Village and is subject to Village approval. The project has been reviewed as a whole by the County Planning Board with this GML 239 referral and will not require additional referral from the Village of North Syracuse.
2. The Onondaga County Department of Transportation has determined that the municipality and applicant are required to coordinate all proposed access to East Taft Road with the Department.
3. The Onondaga County Department of Transportation has determined that the municipality and applicant must contact the Department at (315) 435-3205 to discuss any required traffic data for the proposed project. Any modifications to the site plan required by the Department must be reflected on a revised site plan prior to municipal approval.
4. The Onondaga County Department of Transportation has determined that the applicant must complete a drainage study or Stormwater Pollution Prevention Plan (SWPPP) to meet Department requirements verifying that the proposed development would not create additional stormwater runoff into the County's drainage system and is required to first contact the Department to determine the scope of the study; the applicant must submit the drainage study to the Department for approval and complete any appropriate mitigation as may be determined by the Department.
5. The applicant is advised that copies of the traffic and drainage data submitted to the Onondaga County Department of Transportation must also be submitted to the New York State Department of Transportation for approval. Any appropriate mitigation as may be determined by the Department must be shown on a revised site plan prior to municipal approval.
6. The applicant is encouraged to preserve and enhance forested lands and landscaping on the site, particularly within the large area between the

proposed development and I-81, to provide screening along property boundaries, aid in stormwater management, treat stormwater runoff from the expansive parking areas, and enhance the aesthetics of the site.

The Board also offers the following comment(s):

1. Given the large expanse of impervious surface area that is proposed and the existing parking lot at the Airport Business Park, the applicant is encouraged to reduce impermeable surfaces by utilizing green infrastructure, such as permeable pavement, which can help reduce stormwater runoff and improve stormwater quality. For more information on stormwater management, visit the Onondaga County "Save the Rain Program" website at <http://savetherain.us> or contact the Onondaga County Department of Water Environment Protection at 315-435-2260.
2. The Onondaga County Department of Water Environment Protection asks that the applicant contact the Department at (315) 435-5402 early in the planning process to determine sewer availability and capacity.
3. The Onondaga County Water Authority (OCWA) recommends that the municipality and/or applicant contact OCWA's Engineering Department early in the planning process to determine water availability and service options, obtain hydrant flow test information, evaluate backflow prevention requirements, and/or request that the Authority conduct hydrant flow testing to assess fire flow availability.
4. The applicant and municipality are advised to ensure the following county, state, and/or federal regulations have been met prior to
 - a. County Highway Access and/or Work Permit – Any new or modified driveways and work within the county right-of-way require a highway access and/or work permit from the Onondaga County Department of Transportation.
 - b. State Highway Work Permit – Any work within the state right-of-way requires a work permit from the New York State Department of Transportation.
 - c. Sign Approvals - Signage and outdoor advertising along state highways is regulated under federal and state law. The applicant and municipality are advised to ensure the appropriate approvals and permits are obtained from the Right of Way office with the New York State Department of Transportation for the proposed pylon sign along I-81.
 - d. Offset Plan - Per the Onondaga County Department of Water Environment Protection, the project shall comply with Local Law #1 of 2011 (www.ongov.net/wep/uselaws.html) where applicable. The applicant must develop a 1 gallon to 1 gallon offset plan/project in coordination with the municipal engineer to offset new sanitary flow by the removal of extraneous flow and submit a letter confirming the acceptance of the offset plan to the Onondaga County Department of Water Environment Protection.
 - e. State and/or Federal Wetlands Approval – The applicant is advised to contact the U.S. Army Corps of Engineers (USACE) and/or the New York State Department of Environmental Conservation (NYS DEC) to confirm the

presence of federal and/or state wetlands and/or the 100-foot state wetland buffer on the site. All confirmed wetlands should be shown on the plans for the site. The applicant is also advised to contact the USACE and NYS DEC to determine whether permits are necessary for the proposed project and obtain any applicable permits.

f. Runway Protection Zone (RPZ) – Compatible land uses in an RPZ are dictated by the Federal Aviation Administration (FAA). The municipality is advised to adhere to the guidelines of the FAA and minimize the risk to people and property in an RPZ.

g. State Pollutant Discharge Elimination System (SPDES) Permit – Any project that cumulatively disturbs one acre or more of land, must be covered under the New York State SPDES II General Permit for Stormwater Discharges from Construction Activity. For projects within a designated municipal storm sewer system (MS4) municipality, the applicant must prepare a Stormwater Pollution Prevention Plan (SWPPP) and consult with the municipal engineer to ensure conformance with the municipality's Storm Water Management Plan (SWMP). The applicant is advised that they must submit a Notice of Intent (NOI) and an MS4 SWPPP Acceptance Form (signed by the municipality) to the DEC Bureau of Water Permits. The municipality should ensure that a letter of acceptance is received from the DEC prior to issuance of a building permit.

Projects located within the Onondaga Lake watershed must include Enhanced Phosphorus Removal design criteria from the NYS Stormwater Management Design Manual in the SWPPP.

h. Notice of Public Hearing – Per GML § 239-mm, 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.

i. Threatened or Endangered Species – Per the New York State Department of Environmental Conservation (NYS DEC), if a proposed project is in an area containing threatened or endangered species and/or associated habitats, and the project requires review under the State Environmental Quality Review Act (SEQRA), a request for a project screening should be submitted to the New York Natural Heritage Program or to the regional NYS DEC Division of Environmental Permits office.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: December 27, 2017

OCPB Case # Z-17-463

- 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 Kenneth Lewke for the property located at 5484 East Washington 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 Brewerton Road (Route 11), a state highway, and the municipal boundary between the Town of Cicero and Oswego County; and
- WHEREAS, the applicant is requesting an area variance to construct a 28' x 28' addition on an existing non-conforming residential structure on a 1.56-acre parcel in a Residential (R-10) zoning district; and
- WHEREAS, the site is located along East Washington Street, a local road, just east of the NYS Route 11 intersection in Brewerton; surrounding land uses include various residential, offices, and service businesses; and
- WHEREAS, the submitted survey map (undated) shows the site to contain an existing house at the front of the parcel with a gravel parking area on the west side of the house; an existing metal building is shown to the rear of the house with a driveway extending from the gravel parking area to the rear building; the site has access from an existing driveway (approximately 35' wide) onto East Washington Street; and
- WHEREAS, per the submitted Environmental Assessment Form (EAF) dated November 22, 2017, the proposed addition (28' x 28') will be constructed at the rear of the existing house and take the place of an existing parking area; submitted floor plans show the addition will provide space for a sitting room; and
- WHEREAS, the existing structure is non-conforming with a 17.7' front yard setback where 30' is required for a residential use in the Residential (R-10) district; per the Town of Cicero zoning ordinance, non-conforming building structures or uses shall not be enlarged, expanded or increased; and
- WHEREAS, the referral notice indicates that the existing house 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, per the New York State Department of Environmental Conservation (NYS DEC) EAF Mapper, the project is within 2,000 feet of two sites in the NYS DEC Environmental Site Remediation database (V00036, 734112); Brewerton Jack's Cleaners (site 734112) is a classification code 2 site in the State Superfund Program and is less than 200' west of the subject parcel; a past investigation revealed dry-cleaning solvent contamination in the ground water on an adjacent parcel; the EAF states that the rear of the subject parcel is experiencing ongoing treatment for Brewerton Jack's Cleaners dumping; and

WHEREAS, the EAF Mapper indicates that the site of the proposed action may contain a species of animal, or associated habitats, listed by the state or federal government as threatened or endangered; and

WHEREAS, the EAF Mapper indicates that the project site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the New York State Historic Preservation Office archaeological site inventory; 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: Douglas Morris - yes; James Corbett - yes; Daniel Cupoli - yes; Robert Antonacci - yes; Marty Voss - yes; Lisa Dell - yes.

DRAFT



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: December 27, 2017

OCPB Case # Z-17-464

- 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 Clay Town Board at the request of Aileen Schmidt for the property located at 3820 State Route 31; 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 Route 31, a state highway; and
- WHEREAS, the applicant is requesting a special permit to allow drive-thru services at a proposed Starbucks as part of a larger retail project on a 6.049-acre parcel in a RC-1 zoning district; and
- WHEREAS, the Board recently recommended Modification of a Site Plan referral (Z-17-425) and No Position with Comment for Zone Change (Z-17-350) and Area Variance (Z-17-382) referrals as part of the proposed project; a phone conversation with the Town indicated that the proposed zone change and area variances have been approved for the project, however, site plan review is still underway; in its reviews, the Board has cited concerns with the wetlands on site and vehicle and pedestrian circulation throughout the proposed development; and
- WHEREAS, the site is located near the major regional intersection (Moyers Corners) between New York State Route 31 and County Route 57 in the Town of Clay; the site is adjacent to a shopping plaza that contains two large retail establishments (Lowe's and Hobby Lobby) and an outparcel retail building; there is a CSX rail line running along the eastern property line; other surrounding land uses include various big box retail establishments along Route 31 and a recently constructed auto dealership (Davidson Ford of Clay), a proposed auto dealership (Fox), and a proposed shopping plaza all west of the site; and
- WHEREAS, referral materials for the Site Plan (Z-17-425), Zone Change (Z-17-350), and Area Variance (Z-17-382) referrals included a Boundary and Topography Survey Map dated August 23, 2017 that showed the site consisting of a vacant, partially-forested parcel with two concrete pads in the northwestern corner of the parcel; the survey map also showed a gas line easement to Niagara Mohawk along the western lot line, a 40' storm easement along the eastern lot line, and an area on the map, along the western lot line, wherein it was noted that "an overlap exists between the deeded lands of" the parcel and the adjacent lands owned by the Clay South Development, LLC; and
- WHEREAS, the submitted Site Layout Plan dated October 30, 2017 shows the proposed development to include four detached buildings totaling 17,613 sf, two patio areas totaling 1,330 sf at the front of the buildings, associated parking areas with 275 spaces, a right in, right out driveway onto Route 31, a driveway connection to the adjacent shopping plaza to the east which has additional

access via an existing full access driveway with traffic signal on Route 31, sidewalks along Route 31 and throughout the site, crosswalks for driveway/parking lot crossings, and a monument sign at the northwest corner of the site; and

WHEREAS, the Site Layout Plan shows the proposed buildings situated near the center of the parcel, parallel to Route 31, with A1 (2,400 sf) being the farthest west, and then B1 (2,250 sf) and an attached Starbucks (2,300 sf), Texas Roadhouse (7,163 sf), and D1 (3,500 sf) being the farthest east; the plan indicates that A1 is intended for a restaurant use, B1 is intended for a retail use, and D1 is intended for a 5 Star Urgent Care; the plan shows the parcel divided into 4 lots with Lot A containing building A1, Lot B containing building B1 and Starbucks, Lot C containing Texas Roadhouse and nearly all of the rear parking lot, and Lot D containing building D1 and the driveway connection to the adjacent shopping plaza; no subdivision referral has been reviewed for the project and a proposed subdivision is not mentioned elsewhere in the referral materials; and

WHEREAS, per the Town of Clay zoning ordinance, drive-thru operations are permitted in the RC-1 zoning district upon issuance of a special use permit; the submitted Drive Thru Site Plan dated October 30, 2017 shows the drive-thru entrance at the southwestern corner of building A1 with accommodations for 5 car stacking from the entrance to the order board and 5 car stacking from the order board to the pickup window on the eastern side of the Starbucks building; the drive-thru lane will be 12' wide where it runs behind buildings A1 and B1 and extend to 20' in the pickup area on the eastern side of Starbucks, allowing for bypass traffic; the proposed drive-thru will be approximately 5,510.43 sf and 240' in total length; the submitted standards of proof indicate that signage for the driveway will direct traffic from Route 31 south along the central access drive to the back of the site, and then right into the drive-thru lane, and from the Lowe's plaza west along the access drive and then right into the drive-thru lane; and

WHEREAS, per the submitted Environmental Assessment Form (EAF) dated December 7, 2017, 5.0 acres of the site will be disturbed by the proposed development and stormwater runoff will be directed to an on-site stormwater management area; the Site Planting Plan dated October 30, 2017 shows a stormwater management area at the southern end of the parcel to the rear of the proposed development; and

WHEREAS, no transit accommodations are shown on the Site Layout Plan at the frontage/curbline, though pedestrian accommodations connecting the site to the road are included; per the Central New York Regional Transportation Authority (CENTRO), transit service runs along NYS Route 31, however, service to individual shopping plazas can be difficult and time-consuming; designated pull-off areas and site design that accommodates bikes and pedestrians fosters opportunities for transit services; the nearest Centro stop is located just east of the signalized intersection for the Lowe's and Hobby Lobby plaza; and

WHEREAS, the site does not currently have drinking water or wastewater services; new connections to public drinking water and sewers are proposed for the project, and the site is near Town sewer lines that connect to an existing County-owned trunk sewer; the County trunk sewer ultimately flows to the Wetzel Road Wastewater Treatment Plant service area though flow is diverted to the Oak Orchard Wastewater Treatment Plant during excess flow events; and

WHEREAS, per the EAF, wetlands on the site have been delineated by a wetland biologist and are shown on the previously submitted survey map to extend mostly along the southern and eastern portions of the parcel; per the EAF, 0.5 to 0.75 acres of wetlands will be impacted by the development; the proposed Texas Roadhouse and building D1 and some of the proposed drive aisles and parking areas appear to be partially located within the wetland area; the Site Layout Plan shows a substantial area of vegetation will be removed for the proposed project and the existing wetland area will ultimately be segmented into two parts; and

WHEREAS, the New York State Department of Environmental Conservation (NYS DEC) EAF Mapper indicates that the site of the proposed action may contain a species of animal, or associated habitats, listed by the state or federal government as threatened or endangered; per the EAF Mapper, the project site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the New York State Historic Preservation Office archaeological site inventory; 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 regard to the requested special permit, it reiterates the following comments to be considered for the project as a whole:

1. Site plan revisions are recommended that move the proposed buildings closer to Route 31 and situate the majority of the parking areas at the rear of the site. This site layout is recommended to provide better circulation to the proposed drive-thru, further facilitate pedestrian access from the road, and facilitate access to the existing signalized intersection at Route 31 as the primary traffic movement.
2. The applicant must continue to coordinate driveway design, access and right-of-way details, drainage, and lighting with the New York State Department of Transportation. Any modifications to the Site Plan required by the Department must be reflected on a revised Site Plan prior to municipal approval.
3. The applicant is encouraged to provide a planting strip for snow storage between the road and sidewalk. Additional front yard landscaping is also encouraged to screen parking areas along the road front.
4. Opportunities for enhanced transit accommodations to the site are recommended and should be required by the Town per coordination with CENTRO, potentially including a transit stop at Route 31 with a dedicated pull off lane for safe access, and/or site planning to facilitate ease of access by buses within the site. Building and parking orientation to facilitate pedestrian circulation is also recommended, per the Route 31 Transportation study.
5. Given the presence of federal wetlands and the large expanse of impermeable surface on the site, the applicant should consider ways to minimize stormwater runoff and improve stormwater quality as much as practical, including installing additional planting islands in the proposed

parking areas or utilizing green infrastructure. For more information on stormwater management, visit the Onondaga County "Save the Rain Program" web site at <http://savetherain.us> or contact the Onondaga County Department of Water Environment Protection at 315-435-2260.

6. The applicant and municipality are advised to ensure the following county, state, and/or federal regulations have been met prior to site plan approval:

- a. State Highway Access and/or Work Permit – Any new or modified driveways and work within the state right-of-way require a highway access and/or work permit from the New York State Department of Transportation.
- b. Federal Wetlands Approval – Any delineated wetlands must be confirmed by the U.S. Army Corps of Engineers. The applicant is also advised to obtain appropriate permits from the Corps for any proposed development or placement of fill in a federal wetland, or drainage of federal wetlands on site.
- c. Threatened or Endangered Species – Per the New York State Department of Environmental Conservation (NYS DEC), if a proposed project is in an area containing threatened or endangered species and/or associated habitats, and the project requires review under the State Environmental Quality Review Act (SEQRA), a request for a project screening should be submitted to the New York Natural Heritage Program or to the regional NYS DEC Division of Environmental Permits office.
- d. Archaeological Sensitive Areas – The applicant and/or municipality is advised to contact the New York State Historic Preservation Office to determine if the project should be submitted to the Office for review as part of the State Environmental Quality Review (SEQR) process.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: December 27, 2017

OCPB Case # Z-17-465

- 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 Kimco Realty for the property located at 7043 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 (New York State Route 290), a state highway; and
- WHEREAS, the applicant is proposing to convert a former Tim Horton's building to a Dunkin Donuts Restaurant, consisting of minor cosmetic changes to exterior of building located on a 0.915-acre portion of a 6.52-acre parcel in a Neighborhood Shopping (N-S) zoning district; and
- WHEREAS, the Board is concurrently reviewing a Final Subdivision referral (S-17-102) as part of the proposed project; in 2016, the Board recommended No Position with Comment for a Project Site Review proposing to construct an addition to the existing retail plaza (Fremont Plaza) on the subject parcel; and
- WHEREAS, the site is located along Manlius Center Road, a state road, in the Town of Manlius; the site is just west of the shared municipal boundary with the Town of DeWitt; surrounding land uses include residential to the north and various low density commercial and service uses along Manlius Center Road; and
- WHEREAS, the submitted subdivision map dated October 11, 2017 shows the site has additional frontage on Eisenhower Avenue, a local road, and contains an existing one-story concrete block building, Fremont Plaza, set at the rear of the parcel with a large parking lot in front and an existing one-story brick outbuilding at the southeastern corner of the parcel; the site has access to Manlius Center Road from two existing full access driveways and access to Eisenhower Avenue from two existing full access driveways; the site also includes two internal drives that connect to the adjacent parcel to the east, and ultimately Kinney Drugs; and
- WHEREAS, the subdivision map shows a 15' wide water easement to OCWA at the rear of the retail plaza that appears to connect to a water and utility easement to OCWA and the Town of Manlius at the northeastern corner of the site; a 35' wide drainage and detention easement is shown along the eastern lot line where stormwater management facilities appear to be located and shared with the easterly adjoining parcels; two areas described as "appropriation for road widening" are shown along Manlius Center Road to the east of the easterly driveway; and
- WHEREAS, the proposed subdivision for the project will separate the existing outbuilding (formerly Tim Horton's) from the remainder of the site, creating Lot 1 (5.602 acres) and Lot 2 (0.915 acres); Lot 1 is shown to include the existing retail plaza and large associated front parking area, as well as the four existing driveways onto Manlius Center Road and Eisenhower Avenue; Lot 2 is shown

to consist of the southeastern corner of the parcel and include one of the internal drive connections to the adjacent Kinney Drugs; the subdivision map shows 20' wide proposed parking easements consisting of the easternmost row of parking on Lot 1 that abuts proposed Lot 2 and a portion of the front row of parking on Lot 1 to the east of the easterly driveway on Manlius Center Road; the map also shows a proposed access easement from the easterly drive on Manlius Center Road to the internal drive on Lot 2; and

WHEREAS, the submitted Environmental Assessment Form (EAF) dated November 21, 2017 states that the proposed project includes renovations to the existing vacant building, formerly Tim Horton's, to allow for a Dunkin' Donuts restaurant; per the EAF, the existing site plan will remain the same, with only exterior renovations to the building proposed; and

WHEREAS, the submitted Exterior Elevations dated November 30, 2017 show proposed exterior renovations to include new front doors, painting the existing cornice, paint the existing EIFS, new metal awnings over the front entrance, windows, and drive-thru, and new 12' fiber cement lap siding around drive-thru window; and

WHEREAS, the elevations show proposed signage to include two internally-illuminated horizontal cloud signs (33.75 sf each) with 18" high lettering, one on the front elevation and one on the left elevation of the proposed Dunkin' Donuts, and one internally-illuminated horizontal cloud sign (15 sf) with 12" high lettering over the drive-thru window; proposed lighting is shown to include gooseneck light fixtures to be installed over the existing storefront windows, drive-thru window, and

WHEREAS, the submitted Site Plan dated November 30, 2017 shows a proposed Dunkin' Donuts sign and mulch planting bed at the front of proposed Lot 2 and proposed utility and drainage easements along the proposed western lot line; and

WHEREAS, the EAF indicates that stormwater discharges will be conveyed to an existing stormwater retention area on site, which appears to be along the eastern lot line in the subdivision map; and

WHEREAS, the referral notice states that the existing building is served by public drinking water and sewers and is located in the Meadowbrook-Limestone Wastewater Treatment Plant service area; no changes to the existing infrastructure are proposed; the Onondaga County Department of Water Environment Protection has determined that the submitted project is located in an area designated as flow constrained or impacted by excessive wet weather flow or is tributary to a Combined Sewer Overflow (CSO); and

WHEREAS, per the New York State Department of Environmental Conservation (NYS DEC) EAF Mapper, the site of the proposed action may contain a species of animal, or associated habitats, listed by the state or federal government as threatened or endangered; and

NOW THEREFORE BE IT RESOLVED, that the Onondaga County Planning Board

has determined that said referral will have no significant adverse inter-community or county-wide implications. The Board has offered the following COMMENT(S) in regards to the above referral:

1. The New York State Department of Transportation requests a Traffic Impact Study (TIS) for full build out to meet Department requirements and asks that the applicant contact the Department to determine the scope of the

study; the applicant must submit the traffic study to the Department for approval and complete any appropriate mitigation as may be determined by the Department.

2. Per the New York State Department of Transportation, additional access onto Manlius Center Road to proposed Lot 1 will not be permitted. All future access to the parcel must come from the adjacent plaza on proposed Lot 2 as currently shown, and the Town is advised to ensure appropriate access agreements are in place to facilitate this access.

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

DRAFT



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: December 27, 2017

OCPB Case # Z-17-466

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Village of Liverpool Planning Board at the request of Sheats & Bailey, PLLC for the property located at 609 Vine 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 Vine Street (Route 51) and Tulip Street (Route 47), both county highways; and
- WHEREAS, the applicant is proposing minor site improvements, including landscaping and modified signage, for a new law office operating in an existing building on a 0.45-acre parcel in a Residential (R-1) zoning district; and
- WHEREAS, earlier in 2017, the Board recommended No Position for a Use Variance referral (Z-17-132) requesting a use variance to allow an office use to continue in the existing building on the subject parcel; a letter to the Village Planning Board, included with the referral materials, indicates that purchase of the parcel by a new law firm was contingent upon the use variance being approved by the Village Zoning Board of Appeals; the letter indicates that the use variance was approved, though the submitted meeting minutes dated June 26, 2017 indicate it was denied; per a conversation with the Village, the case was reheard and the use variance was granted; and
- WHEREAS, the site is located at the corner of Vine Street and Aspen Street, a local road, in the Village of Liverpool; surrounding land uses are residential and office; and
- WHEREAS, the submitted drawing dated May 11, 2011 shows that the property includes a two-story stone house with wood frame addition, a frame garage at the southwestern corner of the lot, concrete walkways to the front, rear, and side entrances of the existing house, and a blacktop parking area at the rear of the house along Aspen Street; the existing building was previously used as a law office; and
- WHEREAS, aerial imagery shows that there is an existing driveway to the parking area at the rear of the house with access to Aspen Street; per the Onondaga County Department of Transportation, no access to Vine Street shall be permitted; and
- WHEREAS, the letter to the Village Planning Board indicates the existing parking lot is currently marked with 13 parking spaces and the existing detached garage provides an additional 3 parking spaces; the new law office will have 8 employees on site and one or two clients at any given time; and
- WHEREAS, the proposed project includes minimal landscaping along the road frontages, rear parking area, and existing building; proposed signage for the project will use the existing sign at the eastern corner of the lot and modify it with the new office's information; and
- WHEREAS, the site is served by public water and sewers and is located in the

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Metropolitan Treatment Plant and Liverpool Pump Station service areas; the Onondaga County Department of Water Environment Protection has determined that the submitted project is located in an area designated as flow constrained or impacted by excessive wet weather flow or is tributary to a Combined Sewer Overflow (CSO); and

WHEREAS, the New York State Department of Environmental Conservation (NYS DEC) Environmental Assessment Form (EAF) Mapper indicates that the site of the proposed action may contain a species of animal, or associated habitats, listed by the state or federal government as threatened or endangered; a permit may be required from the New York State Department of Environmental Conservation (NYS DEC) if the species is listed as endangered or threatened and the NYS DEC determines that the project may be harmful to the species or its habitat; and

WHEREAS, per the EAF mapper, the project site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the New York State Historic Preservation Office archeological site registry; the municipality is advised to contact the New York State Historic Preservation Office to determine if the project should be submitted to the Office for review as part of the SEQR process; and

WHEREAS, the EAF Mapper indicates that the project is within 2,000 feet of a site in the New York State Department of Environmental Conservation Environmental Site Remediation database (V00501); and

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

Per the Onondaga County Department of Transportation, the Village and applicant are advised that the proposed frontage landscaping may not obstruct sight distance.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: December 27, 2017

OCPB Case # Z-17-467

- 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 Upstate NY Bottle & Can Retrieval Center, LLC for the property located at 2914 East Genesee Street; 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 the NYS Office of People with Developmental Disabilities, a state-owned facility, and Meadowbrook, a county-owned stream; and
- WHEREAS, the applicant is requesting a special permit to establish and operate a bottle/can redemption center on a 0.28-acre parcel in a Business, Class A zoning district; and
- WHEREAS, the site is located along East Genesee Street, a city street, in the Eastside neighborhood of the City of Syracuse; surrounding land uses include mostly residential neighborhoods, Nottingham High School, and several commercial lots; 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 June 2017, the proposed zoning for this lot is Commercial (CM), which would act to "provide appropriate areas on or near major roadways that would permit the development and continued use of land for compatible commercial and service uses where access requires good vehicular circulation"; and
- WHEREAS, the submitted survey map dated December 8, 2017 shows the site to contain an existing one-story masonry building with front parking for 8 vehicles; from aerial imagery the building appears to have five tenant spaces; the submitted Existing Site Plan indicates that the two east side spaces and the west side space are occupied by a dry cleaning business (Jet Cleaners) and the two middle spaces are currently vacant; and
- WHEREAS, aerial imagery shows access to the site comes from two existing curb cuts onto East Genesee Street and there is an existing concrete sidewalk along the street frontage; and
- WHEREAS, the submitted Environmental Assessment Form (EAF) dated December 5, 2017 indicates that the interior of the vacant tenant space will be renovated to allow for a bottle/can redemption center; a Plans Review Form was included in the referral materials and states that if the business' customer area exceeds 300 sf, then a public restroom is required; a customer return area (290 sf) is shown in the submitted Minor Alterations Plan dated November 30, 2017; and
- WHEREAS, proposed signage includes a vinyl hanging banner sign (10' x 3') to be attached to the wall over the front entrance, a two-sided, illuminated sign (8' x

4') to be installed in the lower box frame of the existing pylon sign along East Genesee Street, and three window perfs (3' x 4' each) to be displayed in the storefront windows; and

WHEREAS, per the City of Syracuse zoning ordinance, indoor recycling centers are permitted special uses in the Business, Class A zoning district; and

WHEREAS, the site is served by public drinking water and sewers and is located in the Meadowbrook-Limestone Wastewater Treatment Plant service area; no changes to the existing infrastructure are proposed; and

WHEREAS, the Onondaga County Department of Water Environment Protection has determined that the submitted project is located in an area designated as flow constrained or impacted by excessive wet weather flow or is tributary to a Combined Sewer Overflow (CSO); and

WHEREAS, GIS mapping shows the site is less than 200' north of a channelized portion of Meadow Brook; and

WHEREAS, the New York State Department of Environmental Conservation (NYS DEC) EAF Mapper indicates that the site of the proposed action may contain a species of animal, or associated habitats, listed by the state or federal government as threatened or endangered; and

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

As the proposed bottle and can redemption center will be located along a low speed, City corridor, the applicant is encouraged to consider more appropriately scaled signage for the site that decreases the number and area of the proposed signs.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: December 27, 2017

OCPB Case # Z-17-468

- 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 Village of Manlius Village Board at the request of RHS Holdings, LLC for the property located at Fayette Street and Eureka Drive; 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 Highbridge Road (NYS Route 92 and part of the National Highway System) and Fayette Street (NYS Routes 257 and 92), and Fayetteville-Manlius Road (NYS Route 257); and
- WHEREAS, the applicant is requesting a zone change for four parcels totaling 6.03 acres from Commercial (C) to Planned Unit Development (PUD) in order to proceed with a proposed mixed-use retail, restaurant and residential development project; and
- WHEREAS, the Board has reviewed a number of other proposals and zone changes in this area of the Village near the Y-intersection of Route 92 (Highbridge Road and Fayette Street) and Route 257 (Fayetteville-Manlius Road); referrals for projects on the same side of Fayette Street as this proposal include: a zone change from R-2 to Commercial in 2005 (Z-05-11), in order to demolish existing manufacturing facilities and a house and construct retail/office facilities; a zone change from R-2 and Commercial to Residential Multiple Use (R-M) and Commercial (Z-08-150) on parcels to the northeast for a proposed car dealership and Walgreens; concurrent zone change, subdivision, and site plan referrals in 2012 (Z-12-187, Z-12-188, S-12-48) to rezone the parcels to the northeast to Planned Unit Development (PUD) for the Manlius Square project, which would create five lots in order to build 2 two-family dwellings, retain an existing commercial building, build a proposed mixed-use building, and build a single-use retail building; and concurrent site plan, special permit, and final subdivision referrals in 2015 (Z-15-59, Z-15-60, S-15-30) to demolish three existing buildings and construct a drugstore with drive-thru (CVS Pharmacy) on five parcels; and
- WHEREAS, referrals for projects on the opposite side of Fayette Street for the Madison Row development include: a zone change in 2010 from R-1 to PUD (Z-10-248) on 3.84 acres in order to remove existing residential rental properties to construct a bank, a mixed-use commercial and residential building, and a village parking lot; subsequent concurrent subdivision and site plan referrals for the same project (S-11-10, Z-11-27); a zone change referral to amend the PUD district (Z-13-222); and a site plan referral for the mixed use building in the PUD (Z-13-258) to include a Kinney Drugs, other retail, office, and apartments; and
- WHEREAS, the site is located at the edge of the traditional village on the historic and heavily traveled NYS Route 92/Route 257 corridor; surrounding land uses are

commercial, single- and multi-family residential, and civic (fire house); the submitted Site Development Plan dated May 25, 1989 shows the site consists of four tax parcels totaling 6.03 acres and has rear frontage on Eureka Drive, a local road; the site abuts residential parcels to the north and east, and the lot containing CVS Pharmacy to the south; and

WHEREAS, aerial imagery shows the site to contain two single-family houses, an existing one-story building, another existing one-story block building (17,000 sf), and a large tarvia parking lot; the site appears to have 7 existing curb cuts, totaling over 200 feet of access to Fayette Street; the submitted Environmental Assessment Form (EAF) dated November 20, 2017 indicates that the four parcels will be combined into a single parcel as part of the proposed project; the Board has not received a subdivision referral yet; and

WHEREAS, the applicant is seeking a zone change from C-Commercial to PUD-Planned Unit Development, for the entire site; the proposed zone change is intended to allow for the demolition of the existing buildings on the site and construction of a new mixed-use development; and

WHEREAS, per the submitted architectural narrative, all existing structures will be demolished as part of the proposed project and the completed development is anticipated to include the following: a full-service bank with drive-thru, 2 restaurants to include a full service casual food restaurant with bar/lounge and a coffee shop with drive-thru, 18,926 sf of small ground floor retail stores (up to 7 total), 18,357 sf of second floor business offices (up to 7 units), 22 luxury residential apartments with an enclosed parking garage for 40 cars, on-site parking for 331 cars, and support for an enhanced nature trail to the nearby existing fish hatchery; the proposed development will provide a total building area of 105,795 sf; the submitted Proposed Site Plan dated October 17, 2017 shows a proposed full access driveway with dual exit lanes at the signalized intersection of Route 92 (Highbridge Road and Fayette Street) and Route 257 (Fayetteville-Manlius Road) and Stickley Drive (modified from the existing driveway at that location), a proposed exit-only driveway onto Route 257, and two proposed connections to the adjacent CVS parcel which has an existing right-in, right-out driveway onto Fayette Street and an existing full access driveway onto Elmbrook Drive at the rear of the lot; and

WHEREAS, the architectural narrative indicates that two traffic studies have been completed for the proposed project and presented to the New York State Department of Transportation; past project reviews for this intersection have discussed heavy traffic and capacity limitations along the Route 92 corridor; per the narrative, the studies indicate that any traffic increase resulting from the development can be supported by the existing highway system and traffic controls without any change to the intersection; and

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

WHEREAS, the submitted Environmental Assessment Form (EAF) dated November 20, 2017 states that 5.39 acres of the site will be disturbed by the proposed project; stormwater runoff will initially be directed to on-site stormwater

management structures and filtration areas, and then ultimately to Willowbrook Creek; the Proposed Site Plan shows two stormwater management areas, one to be located at the front of the proposed apartment building and parking garage and the other to be situated between the creek and proposed parking lot; and

WHEREAS, per the referral notice, the site is served by public drinking water and sewers and is located in the Meadowbrook-Limestone Wastewater Treatment Plant service area; anticipated drinking water demand for the proposed development is 12,000 gallons per day and anticipated liquid waste generation is 12,000 gallons per day; the Onondaga County Department of Water Environment Protection has determined that the submitted project is located in an area designated as flow constrained or impacted by excessive wet weather flow or is tributary to a Combined Sewer Overflow (CSO); and

WHEREAS, per the New York State Department of Environmental Conservation (NYS DEC) EAF Mapper, a portion of the site is listed in the New York State Department of Environmental Conservation (NYS DEC) Environmental Site Remediation database (C734122); the site (C734122) is classified as "No Further Action at this Time" in the Brownfield Cleanup Program; and

WHEREAS, the EAF Mapper indicates that the site of the proposed action may contain a species of animal (Northern Long-eared Bat), or associated habitats, listed by the state or federal government as threatened or endangered; 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 regard to the proposed zone change, and commends the applicant and Village on incorporating mixed-use development in a traditional village area, the following comments are intended for the next phase of development:

1. The applicant must continue to coordinate with the New York State Department of Transportation on all proposed access to Route 92 and traffic data requirements, particularly if there are any changes to the proposed development as project planning continues. Any mitigation required by the Department must be shown on a modified site plan prior to municipal approval.
2. The New York State Department of Transportation has determined that the applicant must complete a drainage study or Stormwater Pollution Prevention Plan (SWPPP) to meet Department requirements verifying that the proposed development would not create additional stormwater runoff into the State's drainage system and is required to first contact the Department to determine the scope of the study; the applicant must submit the drainage study to the Department for approval and complete any appropriate mitigation as may be determined by the Department.
3. Given the site's location within a village setting, the applicant is encouraged to consider a revised site design that orients all buildings, and specifically the coffee shop, perpendicular to the road frontage, and promotes the walkable nature of the proposed mixed-use development and local area by excluding drive-thru lanes.

4. The Onondaga County Department of Water Environment Protection asks that the applicant contact the Department at (315) 435-5402 early in the planning process to determine sewer availability and capacity.
5. The applicant is encouraged to reduce stormwater runoff and improve stormwater quality as much as practical by installing landscaping/stormwater islands through the parking lots, reducing impermeable surfaces, and utilizing green infrastructure, such as permeable pavement. For more information on stormwater management, visit the Onondaga County "Save the Rain Program" website at <http://savetherain.us> or contact the Onondaga County Department of Water Environment Protection at 315-435-2260.
6. The Onondaga County Water Authority (OCWA) recommends that the municipality and/or applicant contact OCWA's Engineering Department early in the planning process to determine water availability and service options, obtain hydrant flow test information, evaluate backflow prevention requirements, and/or request that the Authority conduct hydrant flow testing to assess fire flow availability.
7. The applicant and municipality are advised to ensure the following county, state, and/or federal regulations have been met prior to project approval:
 - a. Offset Plan - Per the Onondaga County Department of Water Environment Protection, the project shall comply with Local Law #1 of 2011 (www.ongov.net/wep/uselaws.html) where applicable. The applicant must develop a 1 gallon to 1 gallon offset plan/project in coordination with the municipal engineer to offset new sanitary flow by the removal of extraneous flow and submit a letter confirming the acceptance of the offset plan to the Onondaga County Department of Water Environment Protection.
 - b. State Highway Access and/or Work Permit – Any new or modified driveways and work within the state right-of-way require a highway access and/or work permit from the New York State Department of Transportation.
 - c. State Pollutant Discharge Elimination System (SPDES) Permit – Any project that cumulatively disturbs one acre or more of land, must be covered under the New York State SPDES II General Permit for Stormwater Discharges from Construction Activity. For projects within a designated municipal storm sewer system (MS4) municipality, the applicant must prepare a Stormwater Pollution Prevention Plan (SWPPP) and consult with the municipal engineer to ensure conformance with the municipality's Storm Water Management Plan (SWMP). The applicant is advised that they must submit a Notice of Intent (NOI) and an MS4 SWPPP Acceptance Form (signed by the municipality) to the DEC Bureau of Water Permits. The municipality should ensure that a letter of acceptance is received from the DEC prior to issuance of a building permit.
 - d. Permitting for Demolition - 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.
 - e. Threatened or Endangered Species – Per the New York State Department

of Environmental Conservation (NYS DEC), if a proposed project is in an area containing threatened or endangered species and/or associated habitats, and the project requires review under the State Environmental Quality Review Act (SEQRA), a request for a project screening should be submitted to the New York Natural Heritage Program or to the regional NYS DEC Division of Environmental Permits office.

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

DRAFT



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: December 27, 2017

OCPB Case # Z-17-469

- 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 to amend Town Code Section 30.26(A)(2) to allow cemeteries to erect accessory buildings; and
- WHEREAS, per the Town of Elbridge zoning ordinance, §30.26 Prohibited Buildings, Structures and Uses subsection (A)(2) states “No building or structure may be erected or placed upon a parcel of land which does not have a farm operation, a residence or a business located thereon.”; and
- WHEREAS, the proposed local law will amend §30.26 (A)(2) to exempt cemeteries and read as follows: “No building or structure may be erected or placed upon a parcel of land which does not have a farm operation, a residence or a business located thereon, except a cemetery.”; and
- WHEREAS, based on a phone conversation with the Town attorney on December 18, 2017, the Town has multiple cemeteries which often require an accessory structure for storing equipment on site; the proposed local law will allow cemetery uses to erect an accessory building without being required to also have a principal building, and is intended to facilitate a forthcoming project in the Town; 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: Douglas Morris - yes; James Corbett - yes; Daniel Cupoli - yes; Robert Antonacci - yes; Marty Voss - yes; Lisa Dell - yes.



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: December 27, 2017

OCPB Case # Z-17-470

- 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 Onondaga Community College - Joseph Kopec for the property located at 435 North Salina Street; 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 Interstate Route 81, a state highway; and
- WHEREAS, the applicant is requesting a special permit to modify restaurant management training program signage (With Love) located on a 0.05-acre lot in a Commercial Class A (CA) zoning district; and
- WHEREAS, in 2016, the Board recommended No Position for a Special Permit referral (Z-16-155) requesting a special permit to establish a restaurant management training program in a vacant restaurant building, the existing building on the subject parcel; and
- WHEREAS, the site is located in Syracuse's Northside neighborhood just northeast of the I-81 and I-690 interchange and one block south of the North Salina Street Historic District; the submitted Location Survey dated March 26, 2016 shows an existing two-story masonry building occupying the entire parcel footprint with frontage and sidewalks on North Salina Street and rear frontage along Salt Street, both city streets; 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 June 2017, the proposed zoning for this lot is Mixed Use Urban Core (MX-4), which would act to "provide for pedestrian-friendly areas of higher-density residential development and a well-integrated mix of nonresidential uses"; and
- WHEREAS, the existing building is currently and will continue to be used by the Onondaga Community College for a restaurant management training program housed in a fully operational restaurant (With Love); and
- WHEREAS, proposed signage for the restaurant includes a double-sided lighted sign (36" x 60") suspended from existing historical hardware on the building, a perforated vinyl decal (30.5" x 76") adhered to the glass of the front door, a cut vinyl decal (45" x 21") adhered to the left-side front window, and a cut vinyl decal (75.5" x 5") adhered to the bottom of both front windows; and
- WHEREAS, per the City of Syracuse, restaurants are permitted in the Commercial, Class A district upon issuance of a special permit; the existing special permit for the restaurant use must be modified to allow for the proposed signage; and
- WHEREAS, per the referral notice, the existing building is served by municipal drinking water and public sewers and is located in the Metropolitan Wastewater

Treatment Plant service area; and

WHEREAS, the Onondaga County Department of Water Environment Protection has determined that the submitted project is located in an area designated as flow constrained or impacted by excessive wet weather flow or is tributary to a Combined Sewer Overflow (CSO); and

WHEREAS, the New York State Department of Environmental Conservation (NYS DEC) Environmental Assessment Form (EAF) Mapper indicates that the project is within 2,000 feet of four sites in the NYS DEC Environmental Site Remediation database (734060, V00588, C734089, E734109); and

WHEREAS, per the EAF Mapper, the site of the proposed action may contain a species of animal (Peregrine Falcon), or associated habitats, listed by the state or federal government as threatened or endangered; and

WHEREAS, the EAF Mapper indicates that the site is in close proximity to a building, the Syracuse Lighting Company, listed on the National Register of Historic Places; and

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

Given its proximity to the North Salina Street Historic District, the applicant is encouraged to consider exterior lighting for the proposed hanging sign.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: December 27, 2017

OCPB Case # Z-17-471

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a LOCAL LAW from the Village of Minoa Village Board at the request of Village of Minoa for the property located ; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the adoption or amendment of a zoning ordinance or local law; and
- WHEREAS, the applicant is proposing Local Law No. One (1) of the year 2018 to enact new Sections 160-25.1A(4) & (5) of the Code of the Village of Minoa relative to storage shed regulations; and
- WHEREAS, the proposed local law will enact new subsections (4) and (5) under §160-25.1 Accessory uses and structures, swimming pools, (A) Placement in the Village of Minoa zoning ordinance; and
- WHEREAS, per the local law, proposed subsection (4) states that storage sheds shall be restricted in maximum height (10 feet) and footprint (144 sf), and shall not be insulated, have plumbing fixtures (except for pool and sauna plumbing and one hose spigot), or be used for motor vehicle storage (recreational sport vehicles excluded); and
- WHEREAS, per the local law, proposed subsection (5) states that “Only two (2) such storage sheds per property shall be located on any property within any zoning districts.”; and
- WHEREAS, the Local Law Filing indicates that the purpose and intent of Local Law No. 1 of 2018 is to correct certain errors introduced with the adoption of a previous local law; Local Law No. 8 of 2016 called for an amendment to Section 187-77B of the Village Code to enact certain regulations for storage sheds, however, no such Chapter 187 exists in the Village Code; the proposed local law seeks to correct that; and
- WHEREAS, §160-25.1 (A)(1) of the Village Code states “Relative to the placement of a storage shed, one such storage shed per lot may be located within any zoning districts...”; and
- WHEREAS, §160-25.1 (A)(2) of the Village Code states “A storage shed...shall not be used for the storage of a motor vehicle that is registered and operable.”; 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 Village is advised to further revise either the proposed local law or the Village Code to eliminate possible confusion and redundancies in storage shed regulations, specifically the exclusion of motor vehicle storage in storage

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sheds and the number of storage sheds permitted.

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

DRAFT



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: December 27, 2017

OCPB Case # Z-17-472

- 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 Geddes Town Board at the request of Town of Geddes 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 §240-19.2: I-690 Billboard Overlay District of the Town zoning ordinance to modify distance criteria; and
- WHEREAS, in 2015, the Board reviewed a Local Law (Z-15-420) referral proposing to create an I-690 Billboard Overlay District in order to permit the limited construction of billboards on select properties contiguous to I-690 in the Town of Geddes; the referral was determined to be incomplete and comments from the New York State Department of Transportation and Syracuse-Onondaga County Planning Agency staff were transmitted to the Town Board under a separate cover; the proposal was not referred to the Board a second time; the local law was approved by the town and §240-19.2 of the Town of Geddes zoning ordinance was added in January 2016; and
- WHEREAS, per the Town zoning ordinance, the intent of the overlay district “is to establish size, location and operating standards and regulations for Billboards... in order to minimize the secondary effects that can accompany the unregulated display of these types of signs, preserve the character and repose of adjacent areas (with a principal focus on residential neighborhoods), protect property values in all areas of the Town, and reduce traffic and similar hazards caused by undue distractions”; and
- WHEREAS, the I-690 Billboard Overlay District applies to properties with physical frontage on I-690 that are also in the Highway Commercial (CB), Heavy Commercial (CC), and General Industrial (IA) zoning districts which appears from maps submitted with the original local law referral to be 16 parcels and include areas facing Onondaga Lake, the Onondaga County Amphitheater, and the New York State Fairgrounds; and
- WHEREAS, the Town zoning ordinance (§240-19.2 C) states that billboard locations are limited by minimum distance requirements between billboards (1,000 feet), buffer requirements from Residential, Recreational, and Senior Citizen Residential Overlay zoning districts (350 feet, or 500 feet if illuminated), maximum distance requirements for proximity to I-690 (no farther than 660 feet), and distance requirements for interchanges, intersections, safety rest stops, or information centers (500 feet); and
- WHEREAS, per the Town zoning ordinance (§240-19.2 I), digital billboard locations are limited by minimum distance requirements between billboards (2,000 feet, or 2,500 feet where both billboards are visible at the same time), and buffer requirements from Residential, Recreational, and Senior Citizen Residential

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Overlay zoning districts (750 feet); and

WHEREAS, the proposed local law will decrease buffer requirements from 500 feet to 450 feet specified in §240-19.2 C.(3)(b) for illuminated billboards and structures within Residential, Recreational, and Senior Citizen Residential Overlay zoning districts; and

WHEREAS, the proposed local law will also edit the existing text in sections §240-19.2 C.(3)(b) and I.(1)(b) to state that the specified buffer requirements are for “any and all occupied single or multiple family dwelling(s), or dwelling unit(s) within a Residential, Recreational or Senior Citizen Residential Overlay zoning district”; and

WHEREAS, in July 2016, the Town adopted an amendment to §240-19.2, however, it was rejected for filing by the Secretary of State due to errors made in the timing of the filing; the proposed text amendment currently under review is congruous with the attempted amendment of July 2016 and differs only in that structures from which distances are to be measured for setback purposes are now more clearly defined; the Board did not review a referral for the proposed text amendment from 2016; 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 Town is encouraged to consider the use of occupied dwelling units as the determination for a buffer distance, as occupancy status is easily changed and difficult to monitor, and may want to consider including provisions for nonconforming billboards given future changes in occupancy.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: December 27, 2017

OCPB Case # Z-17-473

- 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 DeWitt Planning Board at the request of Scott Trelease for the property located at 6825 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 (NYS Route 290), a state highway; and
- WHEREAS, the applicant is proposing to install a new concrete floor and replace chain link gates with 2 insulated overhead doors on a 0.69-acre parcel in an Industrial zoning district; and
- WHEREAS, in 2012, the Board recommended No Position for a Site Plan referral (Z-12-147) proposing to build a new entrance wheelchair ramp and steps onto the existing commercial building on the subject parcel; and
- WHEREAS, the site has frontage on Manlius Center Road, a state road, and Butternut Drive Extension, a local road, and is located in the Town of DeWitt; surrounding land uses include other commercial and industrial sites; and
- WHEREAS, the submitted survey map dated October 12, 2009 shows the site to contain an existing one-story building and a large asphalt parking area with 10 parking spaces for a truck accessory store (Trux Outfitters); aerial imagery shows the site has two wide existing driveways onto Butternut Drive Extension; the side yard north of the building is enclosed by an 8' high chain link fence with a gated entrance at the northerly driveway on Butternut Drive; and
- WHEREAS, per the survey map, there is a 25' drainage easement at the rear of the building; an area labeled "N.Y.S. appropriation" is shown along Manlius Center Road; and
- WHEREAS, the submitted Cover Sheet dated November 2017 indicates that the proposed project is intended to modify the existing exterior lay-down area and provide an enclosed, but unheated storage space at the southeastern corner of the existing building; and
- WHEREAS, the Cover Sheet shows an existing gravel area in the building will be replaced by a 12" raised reinforced concrete floor and two insulated steel sectional garage doors (14' x 12') will be installed where existing chain link gates enclose two garage bays; per the Cover Sheet, exterior modifications will also include a new insulated steel entrance door and new structural steel infill with insulation and metal siding over the top of the proposed garage doors; a proposed reinforced concrete ramp is shown at the front of the garage bays; and
- WHEREAS, per the referral notice, the existing building is served by public drinking water and sewers and is located in the Meadowbrook-Limestone Wastewater

Treatment Plant service area; no changes to the existing infrastructure are proposed; and

WHEREAS, the Onondaga County Department of Water Environment Protection has determined that the submitted project is located in an area designated as flow constrained or impacted by excessive wet weather flow or is tributary to a Combined Sewer Overflow (CSO); and

WHEREAS, GIS mapping shows the site abuts Butternut Creek to the east and may include an area of federal wetlands associated with the stream; and

WHEREAS, the current FEMA Flood Insurance Rate Maps (FIRM) indicate that the entirety 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 New York State Department of Environmental Conservation (NYS DEC) Environmental Assessment Form (EAF) Mapper indicates that the site of the proposed action may contain a species of animal (Northern Long-eared Bat, Indiana Bat), or associated habitats, listed by the state or federal government as threatened or endangered; and

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

Any opportunity to improve the landscaping or buffer area along Butternut Creek is encouraged to help stabilize the stream bank, filter stormwater runoff, and protect or improve the water quality of the stream.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: December 27, 2017

OCPB Case # Z-17-474

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a LOCAL LAW from the Village of Skaneateles Village Board at the request of Village of Skaneateles 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 #1 of 2018 to modify the description of zoning district Residential A2, and incorporate a modified and updated zoning map into the Village Code; and
- WHEREAS, earlier this year, the Board recommended Modification of a Zone Change referral (Z-17-122) proposing a zone change to facilitate an expansion project for Mirbeau Inn and Spa in the Village of Skaneateles; the proposed local law is intended to reflect the zone change which was approved in November 2017; and
- WHEREAS, per Section 225-6 (B) of the Village zoning ordinance, the purpose of the Residential A2 District is to define and establish regulations for those portions of the Village lying north of Genesee Street and east of Fuller Street where low- to moderate-density residential development is and should continue to be the predominant use of land; the proposed local law will amend this text to include areas west of Fuller Street, incorporating the land rezoned from Residential A3 to Residential A2 with the approved zone change for the Mirbeau project; and
- WHEREAS, the proposed local law will also incorporate a modified zoning map into the Village Code and amend Section 225-7 with text edits to include updating the date of the Village Zoning Map to December 11, 2017 and stating that the map is "amended from time to time by resolution"; 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: Douglas Morris - yes; James Corbett - yes; Daniel Cupoli - yes; Robert Antonacci - yes; Marty Voss - yes; Lisa Dell - yes.



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: December 27, 2017

OCPB Case # Z-17-475

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a LOCAL LAW from the Village of Skaneateles Village Board at the request of Village of Skaneateles 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 #2 of 2018 to amend Chapter 225 (Zoning) to modify provisions of the Village Code relating to open space subdivisions and cluster housing; and
- WHEREAS, per the Village of Skaneateles zoning ordinance, Article IX Open Space Subdivisions and Cluster Housing is intended to encourage “flexibility in the design and development of land in order to promote the most appropriate use of land and to preserve, as permanent open space, important natural features, water resources, ecological systems, and scenic areas for the benefit of present and future residents”; and
- WHEREAS, the Village Code indicates that an open space subdivision and the development of clustered housing thereon is only permitted on lots with a minimum of 10 acres in a Residential A-1, A-2 or B District; the Code allows for reductions in the lot size and bulk requirements otherwise defined in the zoning ordinance so that homes in these areas can be clustered to minimize environmental impact; resources on these lots are then permanently preserved through the use of conservation easements; and
- WHEREAS, per the proposed local law, Section 225-34 (“Applicability”) will be amended to also permit an open space subdivision and the development of clustered housing on lots less than 10 acres in a Residential A-1, A-2 or B District if the Planning Board determines that certain criteria are met; subdivisions of less than 10 acres shall be permitted if the lot has special characteristics relating to its location and relationship to other Village properties, has certain physical characteristics (e.g., size, geometry, topography, soil, or visibility from highways), is compatible with the intent of the Village Comprehensive Master Plan, or would provide improvements determined to be beneficial to residents; and
- WHEREAS, per the proposed local law, Section 225-33 (“Definitions”) will be amended to reflect the new provision set forth in Section 225-34, and allow for a greater density of development than permitted in the Residential A-1, A-2 or B District if the Planning Board determines that the subdivision meets the amended requirements; and
- WHEREAS, per the proposed local law, Section 225-35 (“Application Procedure”) will be amended to remove the existing minimum distance requirements between one-family dwellings or townhouse clusters in a Residential A-1 and A-2 District (30 feet) and one-family dwellings or townhouse clusters in a Residential B

District (22 feet); these minimum distance requirements appear to be included in Section 225-33 (“Definitions”) and are not shown to be removed there; and

NOW THEREFORE BE IT RESOLVED, that the Onondaga County Planning Board recommends that said application be APPROVED.

The Board commends the Village for the adaptive and creative use of cluster housing and preservation of open space in a dense village setting.

The Board advises that the Village may benefit from further articulation of approval criteria in order to define preferred development standards.

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

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JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: December 27, 2017

OCPB Case # Z-17-476

- 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 Onondaga Town Board at the request of Grayson Rd. Holdings, LLC / NY Susquehanna & Western Railroad for the property located at Jamesville Avenue / Northside of Route 481; 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 Route 481, a state highway, Rock Cut Road (Route 103), a county highway, Onondaga County Resource Recovery Agency (OCRRA), a county-owned facility, and the municipal boundaries between the Town of Onondaga and the Town of Dewitt and the Town of Onondaga and the City of Syracuse; and
- WHEREAS, the applicant is proposing to install (3) off-premise signs adjacent to the railroad tracks on a 6.09-acre parcel in a Light Industrial (LI) zoning district; and
- WHEREAS, in 2006, the Board recommended Disapproval of a Use Variance referral (Z-06-128) proposing to erect three single pole advertising signs on the subject parcel and cited concerns that the granting of a use variance would undermine the integrity of the Town zoning ordinance and the proposed signs would alter the character of the surrounding area; the Town was encouraged to establish billboard sign regulations; in 2007, the Town approved a local law that incorporated regulations for off-premise signs; and
- WHEREAS, the site consists of a long, narrow parcel situated between Jamesville Avenue, a local road, and I-481 in the Town of Onondaga; the parcel is owned by the Onondaga County Industrial Development Authority and contains a railroad line operated by Susquehanna and Western Railroad; the site is adjacent to two parcels to the north owned by Syracuse University; and
- WHEREAS, the proposed project consists of installing three off-premise signs on the site; per the submitted Environmental Assessment Form (EAF) dated November 20, 2017, proposed signs #1 and #2 will each be a double-faced, V-shaped billboard with each advertising face measuring 11' x 40' and externally illuminated, and proposed sign #3 will be a double-faced, V-shaped billboard with each advertising face measuring 11' x 40', one face externally illuminated and the other LED-illuminated; and
- WHEREAS, a submitted aerial image (undated) shows three existing Park Outdoor billboards to the west of the proposed billboards; Proposed Locations #1, #2 and #3 are shown from east to west along I-481 with 515' separating sign #1 from the existing westernmost Park Outside billboard and 605' and 1200' between the three proposed billboards; and
- WHEREAS, a submitted drawing (undated) shows the proposed billboard columns located north of the railroad track (20' from the center of the track for the westernmost sign and 25' for the other two signs); each billboard is shown to

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overhang the railroad tracks and have 25' of clearance from the top of the rail; and

WHEREAS, the referral notice indicates that the site is served by public drinking water and has no wastewater services; no changes to the existing infrastructure are proposed; and

WHEREAS, per the New York State Department of Environmental Conservation (NYS DEC) EAF Mapper, the project site is located in or near the following natural communities: Maple-Basswood Rich Mesic Forest, Calcareous Talus Slope Woodland, and Calcareous Cliff Community; per the NYS DEC, if a significant natural community is present at or near the location, a careful on-site evaluation should be done to confirm the size, status, and specific locations of those natural communities on the parcel, and to document the presence of any significant plants or wildlife; and

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

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

1. Signage and outdoor advertising along state highways is regulated under federal and state law. The applicant and municipality are advised to ensure the appropriate approvals and permits are obtained from the New York State Department of Transportation for the proposed signage prior to Town approval of the site plan. Per the New York State Department of Transportation, minimum spacing of 500 feet is required between the nearest points of the signs (not pole locations) which may not be satisfied for all proposed billboards.

2. 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.

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