



Onondaga County Planning Board

June 12, 2013

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

I. ATTENDANCE MEMBERS

Douglas Morris
Brian Donnelly
Daniel Cupoli
Robert Jokl
Chester Dudzinski, Jr.

STAFF PRESENT

Megan Costa
Ilana Kanfer
Tracey Waldron

GUESTS PRESENT

Paul Lonergan - L&P Operations

II. CALL TO ORDER

The meeting was called to order at 1:00 PM on June 12, 2013

III. MINUTES

Minutes of the May 22, 2013 meeting were submitted for approval. Daniel Cupoli made a motion to accept the minutes. Brian Donnelly seconded the motion. The motion was put to a vote as follows: Douglas Morris - yes; Brian Donnelly - yes; Daniel Cupoli - yes and Chester Dudzinski - yes.
Robert Jokl was absent for the vote on the Minutes

IV. ACTIONS ON GML SECTION 239 REFERRALS

Summary

S-13-35	No Position With Comment	S-13-36	Modification	S-13-37	Modification
S-13-38	Modification	S-13-39	Modification	S-13-40	Modification
S-13-41	No Position With Comment	Z-13-160	No Position With Comment	Z-13-161	No Position
Z-13-162	No Position	Z-13-163	No Position	Z-13-164	No Position With Comment
Z-13-165	Modification	Z-13-166	No Position With Comment	Z-13-167	No Position With Comment
Z-13-168	Modification	Z-13-169	Modification	Z-13-170	No Position With Comment
Z-13-171	No Position With Comment	Z-13-172	No Position	Z-13-173	No Position With Comment
Z-13-174	No Position	Z-13-175	Modification	Z-13-176	Modification
Z-13-177	Modification	Z-13-178	No Position With Comment	Z-13-179	Modification
Z-13-180	Modification	Z-13-181	Modification	Z-13-182	Modification
Z-13-183	Modification				



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: June 12, 2013

OCPB Case # S-13-35

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a PRELIMINARY SUBDIVISION from the Town of DeWitt Planning Board at the request of La Quinta Hotel for the property located at 6595 Thompson Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the approval of subdivisions and the site is located within 500 feet of Thompson Road, a county road, and New York State Route 298, a state highway, and lands owned by the New York State Thruway Authority; and
- WHEREAS, the applicant is proposing to divide one 4.987 acre lot into two parcels for the construction of a new hotel (La Quinta) and possible restaurant in an Industrial zoning district; and
- WHEREAS, the Board recently offered Modification of a Site Plan referral (Z-13-109) for the 94 room hotel, citing drainage report requirements and various comments; and
- WHEREAS, the Preliminary Plan, dated May 23, 2013, shows proposed Lot 1 (1.489 acres) and proposed Lot 2 (3.498 acres) sharing an existing road access within a 50 foot wide ingress/egress easement fronting onto Thompson Road; the entire frontage is shown as part of proposed Lot 2; and
- WHEREAS, the plan and aerial photography also shows five existing asphalt driveways accessing the ingress/easement from neighboring parcels, a Days Inn hotel and a Denny's restaurant; any proposed access onto Thompson Road must meet the requirements of the Onondaga County Department of Transportation; and
- WHEREAS, both parcels back up to property owned by the New York State Thruway Authority, the site of Thruway Authority garage facilities; and
- WHEREAS, proposed Lot 2 has frontage along NYS Route 298; the land between the parcel boundary and the highway is sloped toward the highway; and
- WHEREAS, a 15 foot wide drainage easement is show along the southern boundary of proposed Lot 2; and
- WHEREAS, the site is located within the Metropolitan Sewage Treatment Plant service area and is tributary to the Ley Creek Pump Station; and
- WHEREAS, Onondaga County has adopted Local Law No. 1 of 2011 to address significant wet weather capacity issues in the Ley Creek Pump Station service area and to be in compliance, per the Onondaga County Department of Water Environment Protection (WEP), developers and the Town engineer must coordinate and offset any proposed increase in projected water usage with a 1:1 inflow/infiltration reduction project; and
- WHEREAS, the proposed project may disturb one acre or more of land and must be covered under the New York State SPDES II General Permit for Stormwater

Discharges from Construction Activity (GP-0-10-001) and the applicant must submit a Stormwater Pollution Prevention Plan (SWPPP) to the municipality and a Notice of Intent (NOI) to the DEC Bureau of Water Permits; and the proposed project is located within a designated Municipal Separate Storm Sewer System (MS4) municipality, and the applicant must consult with the municipal engineer to ensure conformance of construction plans with the municipality's Storm Water Management Plan (SWMP) and submit a MS4 SWPPP Acceptance Form signed by the municipality to the New York State Department of Environmental Conservation Bureau of Water Permits; and the proposed project is located within the Onondaga Lake watershed and the SWPPP must include Enhanced Phosphorus Removal design criteria from the NYS Stormwater Management Design Manual as specified in the SPDES General Permit for Stormwater Discharges from Construction Activity (GP-0-10-001); and

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

1. The applicant must complete all mitigation required by the Onondaga County and New York State Departments of Transportation. The New York State Department of Transportation notes all access must occur from Thompson Road.
2. The New York State Department of Transportation and Onondaga County Department of Transportation have 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 Departments 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 Departments. The New York State Thruway Authority and Onondaga County Department of Water Environment Protection also request copies of the completed drainage study or SWPPP.
3. The Onondaga County Department of Water Environment Protection recommends that the municipality and/or applicant contact the Department at (315) 435-6820 early in the planning process to determine sewer availability and capacity.
4. The Town and applicant are encouraged to consider the incorporation of sidewalk access between the hotel and restaurant properties in this area.

The motion was made by Daniel Cupoli and seconded by Chester Dudzinski. The votes were recorded as follows: Douglas Morris - yes; Daniel Cupoli - yes; Brian Donnelly - yes; Robert Jokl - yes and Chester Dudzinski - yes.



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: June 12, 2013

OCPB Case # S-13-36

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a PRELIMINARY SUBDIVISION from the Town of Lysander Planning Board at the request of Timbers, LLC for the property located on River Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the approval of subdivisions and the site is located within 500 feet of River Road, a county road, and the municipal boundary between the Town of Lysander and Town of Clay; and
- WHEREAS, the applicant is proposing to subdivide 300 acres into 162 proposed residential building lots within the Timbers Planned Unit Development (PUD); and
- WHEREAS, the Board is concurrently reviewing a site plan referral (Z-13-175) and a final subdivision referral (S-13-38) for a proposed YMCA; and
- WHEREAS, the Board took no position with comment on a zone change referral (Z-13-46) on February 27, 2013; the Board previously recommended modification to the original Planned Unit Development zone change referral (Z-06-151) on June 6, 2006 and has reviewed several subsequent site plan, subdivision and plan amendment referrals for the PUD, largely citing traffic concerns; and
- WHEREAS, the preliminary subdivision plan dated May 8, 2013 shows a proposed local road access on River Road for the proposed subdivision and an existing road access on River Road for an existing residential subdivision located to the north of the proposed subdivision in Timber Banks; any existing or proposed access on River Road must meet the requirements of the Onondaga County Department of Transportation; and
- WHEREAS, the plan shows a strip running along the River Road parcel frontage labeled "Onondaga County taking equal to 40' from centerline of River Road for future highway use"; and
- WHEREAS, the plan shows a proposed local road connecting the proposed subdivision to the existing subdivision to the north, and the connecting road is shown as a proposed drainage, sanitary, access and future road dedication easement; the plan provides for cross connection with the adjacent lands to the south, labeled "other lands of the Timbers LLC"; and
- WHEREAS, the plan shows a "flowage easement to NYS Canal Corp" running along the NYS Barge Canal (Seneca River) on the eastern border of the site; and
- WHEREAS, the plan shows areas of wetlands and wetland buffers; the applicant must obtain appropriate permits from the New York State Department of Environmental Conservation and/or the U.S. Army Corps of Engineers for any proposed development or drainage in State and/or Federal wetlands, respectively, and/or State wetland buffers on site; and

WHEREAS, the Environmental Assessment Form states that the U.S. Fish and Wildlife Service has identified the potential for the federally and state-listed Indiana bat to occur within the project area, and the project will avoid all potential habitat for this species; 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 complete all mitigation required by the Onondaga County Department of Transportation. The Onondaga County Department of Transportation notes that the intersection with River Road is not acceptable as shown on the Site Plan, and the Department requires a traffic signal at the intersection, and the Department also is awaiting additional information from the applicant regarding the Patchett Road, River Road and Hicks Road intersection.
2. The Onondaga County Department of Transportation has determined that the applicant must complete a drainage study or Stormwater Pollution Prevention Plan (SWPPP) to meet Departmental requirements verifying that the proposed development would not create additional stormwater runoff into highway drainage systems and is required to first contact the Department to determine the scope of the study; the applicant must submit the drainage study to the Department for approval and complete any appropriate mitigation as may be determined by the Department.

The Board offers the following comments:

1. Should additional approvals be required for any changes to the Timber Banks development in the future, the applicant must complete an updated Traffic Impact Study to meet the requirements of the Onondaga County and New York State Departments of Transportation and complete any mitigation required by these departments.
2. The New York State Department of Transportation notes that the intersection of River Road and Route 31 has capacity constraints, and with limited mitigation options, the ability to accommodate future development on the peninsula may be impacted.
3. The Town is encouraged to continue to study and plan for land use on the Lysander peninsula, taking into consideration development pressures, limited transportation routes, availability and proximity of services, agricultural land preservation and avoidance of costly expenditures for infrastructure. The Syracuse-Onondaga County Planning Agency is willing to facilitate a discussion between the Town, State and County agencies to further explore conditions and options.
4. The Onondaga County Department of Water Environment Protection recommends that the municipality and/or applicant contact the Department at 315-435-6820 early in the planning process to determine sewer availability and capacity for any potential planned use of the site.

5. The Onondaga County Water Authority (OCWA) recommends that the

1100 Civic Center, 421 Montgomery Street, Syracuse, NY 13202 (315) 435-2611, Fax (315) 435-2439

E-mail Address: countyplanning@ongov.net

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.

6. The municipality and the applicant are encouraged to reduce stormwater runoff and improve stormwater quality as much as practical by reducing impermeable surfaces and utilizing green infrastructure, and to visit the Onondaga County Save The Rain Program web site at <http://savetherain.us> and contact the Onondaga County Department of Water Environment Protection at 315-435-2260.

7. The Board encourages the Town and applicant and surrounding land owners to foster walkable connections and encourage bicycling accommodations onsite and throughout the Timbers community.

The motion was made by Daniel Cupoli and seconded by Chester Dudzinski. The votes were recorded as follows: Douglas Morris - yes; Daniel Cupoli - yes; Brian Donnelly - yes; Robert Jokl - yes and Chester Dudzinski - yes.



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: June 12, 2013

OCPB Case # S-13-37

- 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 John VanWie for the property located on Church and Wheaton Roads; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the approval of subdivisions and the site is located within 500 feet of Church Road, a county road, and a farm operation located in an Agricultural District; and
- WHEREAS, the applicant is proposing to subdivide a 26 acre parcel into four residential building lots in an Agricultural zoning district; and
- WHEREAS, the Preliminary Plan, dated May 23, 2013, shows proposed Lot 1 (9.97 acres), Lot 2 (5.35 acres), Lot 3 (5.0 acres) and Lot 4 (6.88 acres); and
- WHEREAS, proposed Lots 1 and 2 have frontage on Church Road; any existing or proposed access onto Church Road must meet the requirements of the Onondaga County Department of Transportation; proposed Lots 2, 3 and 4 have frontage on Wheaton Road, a local road; and
- WHEREAS, the site is currently open and wooded land; surrounding land uses are farms, open land and strip residential; and
- WHEREAS, the site lies outside of the Onondaga County Sanitary District; lots in excess of five acres are not considered residential building lots under Health Department subdivision regulations; an individual sewage disposal plan must be approved by the Health Department prior to conversion to residential building lots and issuance of building permits; and
- WHEREAS, the referral notes that public sewer is not available and drinking water is to be supplied by drilled well; and
- WHEREAS, the property is located within 500 feet of a farm operation located in an agricultural district, an agricultural data statement was included with the referral; and
- WHEREAS, New York State wetlands and 100' wetland buffers are generally shown on the plan, and appear on NYS and federal wetland maps, on rear portions of proposed Lots 1, 3 and 4; the applicant must obtain appropriate permits from the New York State Department of Environmental Conservation and/or the U.S. Army Corps of Engineers for any proposed development or drainage in State and/or Federal wetlands, respectively, and/or State wetland buffers on site; 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:

1100 Civic Center, 421 Montgomery Street, Syracuse, NY 13202 (315) 435-2611, Fax (315) 435-2439

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1. The Onondaga County Health Department must formally accept or approve, respectively, any existing or proposed septic system to service this property prior to Department endorsement of this subdivision plan.
2. The applicant is required to obtain a permit from the Onondaga County Department of Transportation for any proposed driveways and prior to any proposed work within a County road right-of-way. The Department notes that all access for proposed Lot 2 must occur from Wheaton Road.

The Board also offers the following comments:

1. The Board encourages the Town to consider the potential long-term effects of subdivisions to create new residential lots in rural areas, including areas containing NYS agricultural district properties and in farm/agricultural zoning districts, as potential conflicts with agricultural operations, changes to the rural character, reduction of open space and farmland, and impacts to road safety and mobility may cumulatively occur.
2. The Onondaga County Health Department advises that there should not be any septic system information, including soils and percolation rates, displayed on a subdivision map/plat that has not received septic system approval.

The motion was made by Daniel Cupoli and seconded by Chester Dudzinski. The votes were recorded as follows: Douglas Morris - yes; Daniel Cupoli - yes; Brian Donnelly - yes; Robert Jokl - yes and Chester Dudzinski - yes.



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: June 12, 2013

OCPB Case # S-13-38

- 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 Timbers, LLC for the property located on River Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the approval of subdivisions and the site is located within 500 feet of River Road, a county road and the municipal boundary between the Town of Lysander and Town of Clay; and
- WHEREAS, the applicant is proposing to subdivide 11.6 acres from the overall Timber Banks PUD to allow the construction of a YMCA and associated parking; and
- WHEREAS, the Board is concurrently reviewing a site plan referral (Z-13-175) for a proposed YMCA and a preliminary subdivision referral (S-13-36) for a residential subdivision in the Timber Banks PUD; and
- WHEREAS, the Board took no position with comment on a zone change referral (Z-13-46) on February 27, 2013; the Board previously recommended modification to the original Planned Unit Development zone change referral (Z-06-151) on June 6, 2006 and has reviewed several subsequent site plan, subdivision and plan amendment referrals for the PUD, largely citing traffic concerns; and
- WHEREAS, the subdivision plan dated February 26, 2013 shows proposed Lot Y1 (11.6 acres) and the Remaining Lands of the Timbers LLC; and
- WHEREAS, the plan shows a proposed future 60 foot wide right-of-way to River Road running along the southern boundary of proposed Lot Y1; the proposed right-of-way is shown as the primary access road on the subdivision plan for a proposed residential subdivision that would be adjacent to Lot Y1 on the south; any existing or proposed access to River Road must meet the requirements of the Onondaga County Department of Transportation; and
- WHEREAS, the Environmental Assessment Form states that the U.S. Fish and Wildlife Service has identified the potential for the federally and state-listed Indiana bat to occur within the project area, and the project will avoid all potential habitat for this species; 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 complete all mitigation required by the Onondaga County Department of Transportation. The Onondaga County Department of Transportation notes that the intersection with River Road is not acceptable as shown on the Site Plan, and the Department requires a traffic signal at the intersection, and the Department is awaiting additional information from the

applicant regarding the Patchett Road, River Road and Hicks Road intersection.

2. The Onondaga County Department of Transportation has determined that the applicant must complete a drainage study or Stormwater Pollution Prevention Plan (SWPPP) to meet Departmental requirements verifying that the proposed development would not create additional stormwater runoff into highway drainage systems and is required to first contact the Department to determine the scope of the study; the applicant must submit the drainage study to the Department for approval and complete any appropriate mitigation as may be determined by the Department.

The Board offers the following comments:

1. Should additional approvals be required for any changes to the Timber Banks development in the future, the applicant must complete an updated Traffic Impact Study to meet the requirements of the Onondaga County and New York State Departments of Transportation and complete any mitigation required by these departments.
2. The New York State Department of Transportation notes that the intersection of River Road and Route 31 has capacity constraints, and with limited mitigation options, the ability to accommodate future development on the peninsula may be impacted.
3. The Town is encouraged to continue to study and plan for land use on the Lysander peninsula, taking into consideration development pressures, limited transportation routes, availability and proximity of services, agricultural land preservation and avoidance of costly expenditures for infrastructure. The Syracuse-Onondaga County Planning Agency is willing to facilitate a discussion between the Town, State and County agencies to further explore conditions and options.
4. The Onondaga County Department of Water Environment Protection recommends that the municipality and/or applicant contact the Department at 315-435-6820 early in the planning process to determine sewer availability and capacity for any potential planned use of the site.
5. 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.
6. The municipality and the applicant are encouraged to reduce stormwater runoff and improve stormwater quality as much as practical by reducing impermeable surfaces and utilizing green infrastructure, and to visit the Onondaga County Save The Rain Program web site at <http://savetherain.us> and contact the Onondaga County Department of Water Environment Protection at 315-435-2260.
7. The Board encourages the Town and applicant and surrounding land

owners to foster walkable connections and encourage bicycling accommodations onsite and throughout the Timbers community.

The motion was made by Daniel Cupoli and seconded by Chester Dudzinski. The votes were recorded as follows: Douglas Morris - yes; Daniel Cupoli - yes; Brian Donnelly - yes; Chester Dudzinski - yes and Robert Jokl - Abstain



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: June 12, 2013

OCPB Case # S-13-39

- 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 Doug Reith for the property located on Church Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the approval of subdivisions and the site is located within 500 feet of Church Road, a county road, Interstate Route 690, NYS Route 48 (Oswego Road), a state highways and a farm operation in a New York State Agricultural District, and the Three Rivers State Wildlife Management Area; and
- WHEREAS, the applicant is proposing to subdivide approximately 3.055 acres from a vacant 31.192 acre lot to be added to a neighboring property in a General Commercial zoning district; and
- WHEREAS, the Final Plat dated May 30, 2013, shows Lot 1 (31.192 acres), remaining, with limited frontage on Church Road, a county road, and limited frontage Oswego Road, which includes ramps to Interstate Route 690; a proposed 20' drive is indicated on the Church Street frontage; any proposed access onto Church Street for any proposed lot must meet the requirements of the Onondaga County Department of Transportation; any proposed access onto Route 690 or Oswego Road for any proposed lot must meet the requirements of the New York State Department of Transportation; and
- WHEREAS, per the plan, 3.055 acres of the original parcel is to be conveyed to the side and rear a previously subdivided frontage parcel (currently 3.011 acres); and
- WHEREAS, the property lies outside of the Onondaga County Sanitary District; per the local application sewer and water for the 3.055 acres would be provided via the 3.011 acre parcel it is being joined to; the Onondaga County Health Department must formally accept or approve, respectively, any existing or proposed septic system to service these properties prior to Department endorsement of this subdivision plan; and
- WHEREAS, the property is located within 500 feet of a farm operation located in an agricultural district, and surrounding land uses include agricultural operation, and rural housing and protected land; an agricultural data statement was included with the referral; and
- WHEREAS, New York State wetlands and 100' wetland buffers are generally shown on the plan, and appear on NYS and federal wetland maps, on rear portions of proposed Lots 1, 3 and 4; the applicant must obtain appropriate permits from the New York State Department of Environmental Conservation and/or the U.S. Army Corps of Engineers for any proposed development or drainage in State and/or Federal wetlands, respectively, and/or State wetland buffers on site; 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 New York State Department of Transportation has determined that all access for both proposed parcels must occur from Church Street.
2. The applicant is required to obtain a permit from the Onondaga County Department of Transportation for any proposed driveways and prior to any proposed work within a County road right-of-way.

The motion was made by Daniel Cupoli and seconded by Chester Dudzinski. The votes were recorded as follows: Douglas Morris - yes; Daniel Cupoli - yes; Brian Donnelly - yes; Robert Jokl - yes and Chester Dudzinski - yes.



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: June 12, 2013

OCPB Case # S-13-40

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SUBDIVISION from the Town of Pompey Planning Board at the request of Gina Kadah for the property located at 4300 Henneberry Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the granting of use or area variances and the site is located within 500 feet of Henneberry Road, a county road and within 500 feet of a farm operation located in an agricultural district; and
- WHEREAS, the applicant is proposing to subdivide an approximately 100 acre lot into four new lots in an Agricultural zoning district; and
- WHEREAS, the undated subdivision plan shows four lots, Lot 1 (4.4 acres) and Lot 2 (44.78 acres), both with frontage on Broadfield Road, Lot 3 (6.58 acres) and Lot 4 (44.52 acres), both with frontage on Henneberry Road; proposed Lot 4 also has minimal frontage onto Watervale Road; and
- WHEREAS, per the plan and EAF, the applicant currently has a residence on proposed Lot 4 with a long driveway to Henneberry Road; and
- WHEREAS, the Board recently offered No Position With Comment (S-13-19) on a proposal to subdivide a 20 acre lot from the remaining lands, citing road access and easement requirements; and
- WHEREAS, no other driveway or road access is shown onto any of the road frontages on the subdivision plan; Henneberry, Broadfield and Watervale Roads are all County roads; the applicant is required to obtain an Onondaga County Department of Transportation permit for any proposed driveways and prior to any proposed work within a County road right-of-way; and
- WHEREAS, large portions of proposed Lots 2 and 4 contain steep topography, sloping toward the east; and
- WHEREAS, the site lies outside of the Onondaga County Sanitary District; the applicant must have an approved septic plan for each proposed lot that is less than five acres prior to Onondaga County Health Department endorsement of the plan; lots in excess of five acres are not considered residential building lots under Health Department subdivision regulations and lots that are five acres or more and shown on this plan are not approved by the Health Department for residential use; an individual sewage disposal plan must be approved by the Health Department prior to conversion to residential building lots and issuance of building permits; and
- WHEREAS, the property is located within 500 feet of a farm operation located in an agricultural district, and surrounding land uses include agricultural operation, and suburban and rural housing; an agricultural data statement was not included with the referral; and

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

1. The Onondaga County Health Department must formally accept or approve, respectively, any existing or proposed septic system to service this property prior to Department endorsement of this subdivision plan.
2. The applicant must contact the Onondaga County Department of Transportation to determine adequate sight distance for any proposed lots and is required to obtain a permit from the Onondaga County Department of Transportation for any proposed driveways and prior to any proposed work within a County road right-of-way.

The Board also offers the following comments:

1. The Board encourages the Town to consider the potential long-term effects of subdivisions to create new residential lots in rural areas, including areas containing NYS agricultural district properties and in farm/agricultural zoning districts, as potential conflicts with agricultural operations, changes to the rural character, reduction of open space and farmland, and impacts to road safety and mobility may cumulatively occur.
2. The Onondaga County Water Authority (OCWA) recommends that the municipality and/or applicant contact OCWA's Engineering Department to determine water availability and service options.

The motion was made by Daniel Cupoli and seconded by Chester Dudzinski. The votes were recorded as follows: Douglas Morris - yes; Daniel Cupoli - yes; Brian Donnelly - yes; Robert Jokl - yes and Chester Dudzinski - yes.



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: June 12, 2013

OCPB Case # S-13-41

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a FINAL SUBDIVISION from the Town of Skaneateles Planning Board at the request of Banjo's Home Farm, LLC for the property located at 2696 West Lake Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the approval of subdivisions and the site is located within 500 feet of a farm operation in a New York State Agricultural District and State Route 41A, a state road; and
- WHEREAS, the applicant is proposing to subdivide a 15.6 acre farm parcel into two proposed lots (2 acres and 13.6 acres) in a Rural Farming and Lake Watershed Overlay District; and
- WHEREAS, the Subdivision Plan, dated May 6, 2013, shows the 13.59 acre parcel, labeled Lot 4 of the Greenfield East Tract, with a house, three barns, silos and several gravel driveway entrances onto West Lake Road (NYS Route 41A); a state road; any existing or proposed access onto West Lake Road must meet the requirements of the New York State Department of Transportation; and
- WHEREAS, the Subdivision Plan also shows the proposed 2.01 acre lot, labeled with a #5, with road access onto Greenfield Lane, a private access road; the 13.59 acre lot would also retain a 20' wide strip of land adjacent to the new lot, providing access to Greenfield Lane; and
- WHEREAS, the site is currently farmed land and a farmstead; surrounding land uses are lakefront residential and farms, and open land; and
- WHEREAS, the property is enrolled in Agricultural District 2 and is located within 500 feet of a farm operation located in an Agricultural District, and is located in a Rural and Farming zoning district; an agricultural data statement was included with the referral; and
- WHEREAS, the referral notes the site is not served by public water and on-site wastewater treatment is currently provided by a septic system for the existing house; an individual sewage disposal plan must be approved by the Onondaga County Health Department prior to conversion to a building lot and issuance of a building permit; and
- WHEREAS, the referral notice and local application notes an Area Variance was granted on February 11, 2013 for proposed Lot 1 (2 acre lot) access off Greenfield Lane, where originally only four lots were allowed (18 granted); the Onondaga County Planning Board offered no position on the variance referral (Z-12-437); and
- WHEREAS, Skaneateles Lake is the primary public water supply source for the City of Syracuse; preserving Skaneateles Lake as an unfiltered water supply is an important issue for our community; and

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

1. The applicant should obtain any necessary approvals and/or permits required by the New York State Department of Environmental Conservation and the City of Syracuse Department of Water.
2. The Board encourages the Town to consider the potential long-term effects of subdivisions to create new residential lots in rural areas, including areas containing NYS agricultural district properties and in farm/agricultural zoning districts, as potential conflicts with agricultural operations, changes to the rural character, reduction of open space and farmland, and impacts to road safety and mobility may cumulatively occur.

The motion was made by Daniel Cupoli and seconded by Chester Dudzinski. The votes were recorded as follows: Douglas Morris - yes; Daniel Cupoli - yes; Brian Donnelly - yes; Robert Jokl - yes and Chester Dudzinski - yes.



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: June 12, 2013

OCPB Case # Z-13-160

- 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 St. Joseph's Hospital Health Center for the property located at 305 & 306 E Laurel St/ 301,320,322,400,402 & 406 Prospect Ave/ 701,703 & 705 N Townsend 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 Interstate Route 690, a state highway; and
- WHEREAS, the applicant is modifying a previously approved project plan for the St. Joseph's Hospital Planned Institutional District (PID), to add a rain garden; and
- WHEREAS, the Board is concurrently reviewing another St. Joseph's PID plan modification for the installation of signage on North Townsend Street (Z-13-161); and
- WHEREAS, correspondence from the applicant's attorney dated May 20, 2013 states the proposed rain garden would be located at the rear (north side) of the patient tower project which is currently under construction at the main Hospital site, and is part of the overall stormwater management system for this portion of the campus; and
- WHEREAS, the May 20, 2013 letter states the rain garden basins will serve as a collection , storage and treatment element for 16,092 square feet of roof area, and treat and store up to 1,329 cubic feet of stormwater runoff that would otherwise be discharged directly into the City's combined sewer system; and
- WHEREAS, per the letter, the rain garden structure is to be installed at street level, consisting of nine interconnecting shallow concrete basins, adjacent to the sidewalk along the south side of East Laurel Street, between the sidewalk and the patient tower; and
- WHEREAS, the referral materials note that the City Engineering Department has reviewed and approved the proposal, include encroachments into the right-of-way; and
- WHEREAS, per the Wall Encroachment Survey dated March 30, 2012, seven walls project beyond the street line and on or adjacent to the existing five foot wide sidewalk along East Laurel Street, a city street; an approximately 6'9" planting strip is to remain between the sidewalk and the curb line; and
- WHEREAS, the project is located in the Metropolitan Sewage Treatment Plan service area; and
- WHEREAS, the site lies within a Combined Sewer System (CSS), an area subject to periodic combined sewer overflows (CSOs), which can impair water quality; the Onondaga County Save the Rain program recommends at least 1 inch of rainfall volume storage be provided across the contributing drainage area for this project, and recommends adherence to the NYS Stormwater Management Design Manual, August 2010; and

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

The municipality and the applicant are encouraged to reduce stormwater runoff and improve stormwater quality as much as practical, and are encouraged to consult with the Onondaga County Save the Rain Program regarding recommended standards for stormwater capture, and possible grant funding eligibility through the County's Green Infrastructure Fund (information available at www.savetherain.us).

The motion was made by Daniel Cupoli and seconded by Chester Dudzinski. The votes were recorded as follows: Douglas Morris - yes; Daniel Cupoli - yes; Brian Donnelly - yes; Robert Jokl - yes and Chester Dudzinski - yes.



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: June 12, 2013

OCPB Case # Z-13-161

- 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 St. Joseph's Hospital Health Center for the property located at 305&306-08 E Laurel St/301,320, 322,,400,402&406 Prospect Ave/ 701,703&705 N Townsend 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 Interstate 690, a state highway; and
- WHEREAS, the applicant is proposing to modify a previously approved project plan for the St. Joseph's Hospital Planned Institutional District (PID), to add a monument sign for the Emergency Department; and
- WHEREAS, the Board is concurrently reviewing another St. Joseph's PID plan modification (Z-13-160) for the installation of a rain garden along East Laurel Street; and
- WHEREAS, per the local application , the project involves the installation of a 13.5 square foot standard St. Joseph's Hospital directional monument sign designating "Emergency", "Ambulance Entrance", and CPEP", and "Hospital Entrance", with arrows, as is found in other locations on campus; and
- WHEREAS, the sign is located on the west side of North Townsend Street, a City street, primarily in front of the Emergency Room Ambulance entrance, between the sidewalk and the interior driveway, on hospital property; and
- WHEREAS, per correspondence from the applicant's attorney, the sign was inadvertently installed prior to securing City approvals and is currently installed on site; and
- WHEREAS, the letter also notes the sign extends "a little less than 4.5 feet into the City right-of-way and a separate encroachment request has been submitted to the City in this regard"; 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 Jokl and seconded by Chester Dudzinski. The votes were recorded as follows: Douglas Morris - yes; Daniel Cupoli - yes; Brian Donnelly - yes; Robert Jokl - yes and Chester Dudzinski - yes.



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: June 12, 2013

OCPB Case # Z-13-162

- 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 LaFayette Town Board at the request of Town of LaFayette Town Board for the property located Town Wide; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the adoption or amendment of a zoning ordinance or local law; and
- WHEREAS, the applicant is proposing to amend the " 1970 Zoning Ordinance of the Town of LaFayette, as Amended " by adding new definitions, amending definitions, confirming and clarifying that any uses not expressly or specifically permitted are prohibited, articulating certain prohibited uses, and establishing a severability clause; and
- WHEREAS, per the Environmental Assessment Form, the proposed amendments primarily articulate the prohibition of gas/petroleum exploration, drilling, extraction and related activities; and
- WHEREAS, per the EAF, the town states the proposed amendments are consistent with the Town of LaFayette Comprehensive Plan of 2012 in that "the plan stresses the rural nature and open space and provided for measures to protect those resources, especially water resources, as well as agricultural and forestry resources"; and
- WHEREAS, per the EAF, the town states the proposed amendments are "not solely in response to the Town's comprehensive plan, but are also in response to recent expansion of gas drilling in New York State, and the recent and historical interest of these operations in obtaining leases in the town"; and
- WHEREAS, significant portions of the Town are included within New York State Agricultural Districts #1 and #4; and
- WHEREAS, portions of the Town lie within the Onondaga County Sanitary District; public water is available in some portions of the Town; and
- WHEREAS, the Town is located within the Onondaga Creek and Chittenango Creek watersheds; 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 Jokl and seconded by Chester Dudzinski. The votes were recorded as follows: Douglas Morris - yes; Daniel Cupoli - yes; Brian Donnelly - yes; Robert Jokl - yes and Chester Dudzinski - yes.



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: June 12, 2013

OCPB Case # Z-13-163

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 Geddes Town Board at the request of Sonbyrne Sales Inc. / Christian Brunelle for the property located at 759/763 State Fair Boulevard; 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 State Fair Boulevard, a county road; and

WHEREAS, the applicant is proposing to amend a special permit for an existing Byrne Dairy with gas pumps in a Commercial B zoning district; and

WHEREAS, the applicant proposes to allow the hours of sales operation to run 24 hours per day all year; current operations are prohibited between 12am-5am on Monday thru Thursdays; and

WHEREAS, the submitted materials from the applicant state the location has been operating with no issues for over six years, including under extended hours approved by the Town February 9, 2012; and

WHEREAS, the property has existing frontage and driveways on State Fair Boulevard, a county road, and Armstrong and Bergner Roads, both town roads; and

WHEREAS, no exterior changes are proposed; 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 Jokl and seconded by Chester Dudzinski. The votes were recorded as follows: Douglas Morris - yes; Daniel Cupoli - yes; Brian Donnelly - yes; Robert Jokl -yes and Chester Dudzinski - yes.



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: June 12, 2013

OCPB Case # Z-13-164

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a ZONE CHANGE from the Town of Camillus Town Board at the request of Camillus Town Board for the property located at 5340 West Genesee Street; 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 within 500 feet of West Genesee Street (County Route 98 and Old Route 5), a county road; and
- WHEREAS, the Town is proposing to change the zoning of a 0.87 acre parcel from Municipal to Commercial (C-3) and amend the Camillus Municipal Code, Chapter 30-Zoning, Section 1503-Amendments to the Zoning Map in accordance with that change; and
- WHEREAS, the parcel was recently subdivided as a lot line realignment by the Town Planning Board, from a larger 31 acre parcel owned by the West Genesee School District and containing West Genesee Middle School and associated recreational fields; the Onondaga County Planning Board did not receive a referral for the subdivision; and
- WHEREAS, the vacant 0.87 acre parcel is currently wooded, with 249 feet of frontage on West Genesee Street, a County highway; any proposed access onto West Genesee Street must meet the requirements of the Onondaga County Department of Transportation; and
- WHEREAS, per the Camillus Zoning Code, the C-1, C-2, C-3, C-4 and C-5 Districts are designed to accommodate a variety of shopping and commercial activities and are distinguished by generally perceived activity and aesthetic impacts; and
- WHEREAS, neighboring land uses include major and minor retail, schools, and housing; zoning along West Genesee Street is largely commercial (LBO, C-2, C-P) and residential (R-3) behind the corridor; and
- WHEREAS, an Environmental Assessment Form for the proposed construction of a tire store (Mavis) on the site was submitted as the only EAF in the referral materials for the zone change referral; the EAF states that the store is consistent with the Municipal zoning district; and
- WHEREAS, the site is located in the Metropolitan Sewage Treatment Plant and West Side Pumping Station service areas; and
- WHEREAS, Onondaga County has adopted Local Law No. 1 of 2011 to address significant wet weather capacity issues in the West Side Pump Station service area and to be in compliance, per the Onondaga County Department of Water Environment Protection (WEP), developers and the Town engineer must coordinate and offset any proposed increase in projected water usage with a 1:1 inflow/infiltration reduction project; and

WHEREAS, the site is located in the Onondaga Creek and Nine Mile Creek watersheds; 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:

Should the Town adopt the zone change, the plan for the next development stage should include the following:

1. The applicant is advised to contact the Onondaga County Department of Transportation early in the process, and the Onondaga County Department of Transportation has determined a traffic study to include a gap analysis and ITE Trip Generation figures, and a drainage study or Stormwater Pollution Prevention Plan (SWPPP) would be required to be submitted to the Department for review.
2. To be in compliance with Local Law No. 1 of 2011 the applicant and the Town engineer must coordinate with the Department of Water Environment Protection to offset projected water usage with a 1:1 inflow/infiltration reduction project.
3. The Board recommends that the Town carefully monitor and control any potential increases in impervious area and stormwater quantity that would drain to the West Genesee Street drainage system, which has capacity limitations.
4. The municipality, the applicant, and adjacent landowners along West Genesee Street are encouraged to explore vehicular and pedestrian interconnections and shared parking arrangements with adjacent commercial properties to preserve highway mobility, and to protect local character and aesthetics on this important transportation corridor.

The motion was made by Daniel Cupoli and seconded by Chester Dudzinski. The votes were recorded as follows: Douglas Morris - yes; Daniel Cupoli - yes; Brian Donnelly - yes; Robert Jokl - yes and Chester Dudzinski - yes.



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: June 12, 2013

OCPB Case # Z-13-165

- 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 Van Buren Zoning Board of Appeals at the request of George Terpening for the property located at 115 Farrell Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review issuance of special permits and the site is located within 500 feet of the municipal boundary between the Town of Van Buren and Town of Geddes and within 500 feet of State Fair Boulevard (NYS Route 48), a state highway, and John Glenn Boulevard, a state highway; and
- WHEREAS, the applicant is proposing a Special Permit to partially fill a portion of an approximately 2.8 acre parcel to sub-grade for future development in an Industrial (IND-A) zoning district; and
- WHEREAS, per town application materials, the applicant describes the project as filling of the parcel along the Route 48 frontage adjacent to Superior Plus Energy Services to allow for development of that land, though no specific development plans are currently envisioned; and
- WHEREAS, the property currently is the site of Tri-Tank Corporation and Terpening Trucking, and is surrounded by commercial and warehousing facilities and a Clarion Suites hotel; and
- WHEREAS, the property abuts land at the rear of the parcel owned by Onondaga County, and the Erie Lackawanna Railroad along its northern border; and
- WHEREAS, the plan notes 'Import select granular structural fill material and rough grade site to subgrades as shown': and
- WHEREAS, the Site Regrading Plan, dated May 24, 2013, shows a fill area adjacent to the NYS Route 48 frontage; plan notes include "access to the site shall be Farrell Road only unless a State DOT non-utility work permit is secured"; and
- WHEREAS, the plan notes "Provide DEC approved erosion and runoff control (silt fence & bales barrier) at work limits"; the NYSDEC advises that a Freshwater Wetlands Disturbance permit is necessary for any work within the noted wetlands or 100-foot buffer; and
- WHEREAS, the plan notes a 50 foot wide Niagara Mohawk easement and electrical lines along the western parcel boundary, adjacent to the fill area; and
- WHEREAS, the larger site is split in two parcels to account for the municipal boundary between the Towns of Van Buren and Geddes; and
- WHEREAS, the larger tax parcel (approximately 21 acres) contains the majority of the buildings, and also contains a 40' wide Town of Geddes Sanitary Sewer ROW, as noted on the plan; and
- WHEREAS, the larger parcel also contains areas of New York State and federal wetlands, noted on the plan as NYS Canal flood lands; and

WHEREAS, the site has two existing driveways onto Farrell Road, a Town road, on the Town of Geddes tax parcel; and

WHEREAS, per GML § 239-nn, the legislative body or other authorized body having jurisdiction in a municipality shall give notice to an adjacent municipality when a hearing is held by such body relating to a subdivision, site plan, special use permit, or a use variance on property that is within five hundred feet of an adjacent municipality; such notice shall be given by mail or electronic transmission to the clerk of the adjacent municipality at least ten days prior to any such hearing; and

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

The applicant must contact the Onondaga County Water Authority prior to any work to ensure the avoidance of conflicts with water mains in the area.

The Board also offers the following comment:

The New York State Department of Transportation has determined that all future access shall be from Farrell Road. Coordination with the New York State Department of Transportation will be required for any future development.

The motion was made by Daniel Cupoli and seconded by Chester Dudzinski. The votes were recorded as follows: Douglas Morris - yes; Daniel Cupoli - yes; Brian Donnelly - yes; Robert Jokl - yes and Chester Dudzinski - yes.



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: June 12, 2013

OCPB Case # Z-13-166

- 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 Rosemary O. Nwawka for the property located at 7197 East Genesee 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 East Genesee Street, a state road; and
- WHEREAS, the applicant is proposing to open a 362 square foot law office with parking in an existing building on 0.89 acre parcel in a Residential - Multiple Use (R-M) zoning district; and
- WHEREAS, the Board is concurrently reviewing a site plan referral (Z-13-167) for a 148 square foot office, in the same building; and
- WHEREAS, a modified Site Plan, originally dated March 26, 1992, shows an existing two-story house near the front of the property, with an existing frame garage along the side of the parcel and existing one-story brick and frame garage at the rear of the parcel; a tarvia driveway from East Genesee Street runs the length of the property back to the rear garage; any existing or proposed access onto East Genesee Street must meet the requirements of the New York State Department of Transportation; and
- WHEREAS, the plan also shows the addition of 15 parking spaces along the west side of the driveway; and
- WHEREAS, an undated Floor Plan shows approximately 1,300 square feet of first floor space allocated by tenant plus common space, and a second floor apartment; and
- WHEREAS, the site is located along a suburban arterial and surrounding land uses are residential, converted residences, apartments and retail; and
- WHEREAS, the site is located within the Meadowbrook-Limestone Sewage Treatment Plant service area; Onondaga County has adopted Local Law No. 1 of 2011 to address significant wet weather capacity issues in the Meadowbrook-Limestone Wastewater Treatment Plant service area and to be in compliance, per the Onondaga County Department of Water Environment Protection (WEP), developers and the Town engineer must coordinate and offset any proposed increase in projected water usage with a 1:1 inflow/infiltration reduction project; 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 notes that any proposed site plans need to be submitted to the Department for review and that a highway work permit may be required for any work within the right-of-way.
2. The Onondaga County Department of Water Environment Protection recommends that the municipality and/or applicant contact the Department at (315) 435-6820 early in the planning process to determine sewer availability and capacity.

The motion was made by Daniel Cupoli and seconded by Chester Dudzinski. The votes were recorded as follows: Douglas Morris - yes; Daniel Cupoli - yes; Brian Donnelly - yes; Robert Jokl - yes and Chester Dudzinski - yes.



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: June 12, 2013

OCPB Case # Z-13-167

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SPECIAL PERMIT from the Town of Manlius Planning Board at the request of Rosemary O. Nwawka for the property located at 7197 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 East Genesee Street, a state road; and
- WHEREAS, the applicant is proposing to open a 148 square foot office for a non-profit organization with parking in an existing building on 0.89 acre parcel in a Residential - Multiple Use (R-M) zoning district; and
- WHEREAS, the Board is concurrently reviewing a site plan referral (Z-13-166) for a 362 square foot law office, in the same building; and
- WHEREAS, a modified Site Plan, originally dated March 26, 1992, shows an existing two-story house near the front of the property, with an existing frame garage along the side of the parcel and existing one-story brick and frame garage at the rear of the parcel; a tarvia driveway from East Genesee Street runs the length of the property back to the rear garage; any existing or proposed access onto East Genesee Street must meet the requirements of the New York State Department of Transportation; and
- WHEREAS, the plan also shows the addition of 15 parking spaces along the west side of the driveway; and
- WHEREAS, an undated Floor Plan shows approximately 1,300 square feet of first floor space allocated by tenant plus common space, and a second floor apartment; and
- WHEREAS, the site is located along a suburban arterial and surrounding land uses are residential, converted residences, apartments and retail; and
- WHEREAS, the site is located within the Meadowbrook-Limestone Sewage Treatment Plant service area; Onondaga County has adopted Local Law No. 1 of 2011 to address significant wet weather capacity issues in the Meadowbrook-Limestone Wastewater Treatment Plant service area and to be in compliance, per the Onondaga County Department of Water Environment Protection (WEP), developers and the Town engineer must coordinate and offset any proposed increase in projected water usage with a 1:1 inflow/infiltration reduction project; 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 notes that any proposed site plans need to be submitted to the Department for review and that a highway work permit may be required for any work within the right-of-way.
2. The Onondaga County Department of Water Environment Protection recommends that the municipality and/or applicant contact the Department at (315) 435-6820 early in the planning process to determine sewer availability and capacity.

The motion was made by Daniel Cupoli and seconded by Chester Dudzinski. The votes were recorded as follows: Douglas Morris - yes; Daniel Cupoli - yes; Brian Donnelly - yes; Robert Jokl - yes and Chester Dudzinski - yes.



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: June 12, 2013

OCPB Case # Z-13-168

- 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 Bridge Street Enterprises for the property located at 5840 Bridge 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 Bridge Street, a state road and the municipal boundary between the Town of Dewitt and Village of East Syracuse; and
- WHEREAS, the applicant is proposing an amendment to a previously approved Site Plan to add a driveway exiting onto Enterprise Parkway from an existing built lot on a 2.14 acre parcel in a Business zoning district; and
- WHEREAS, the Site Plan, dated May 2013, shows an existing single story vacant restaurant on a 2.14 acre parcel, with approximately 92 parking spaces and a single driveway onto Bridge Street, a state highway; any existing or proposed access onto Bridge Street must meet the requirements of the New York State Department of Transportation; and
- WHEREAS, the plan shows a 24' wide by 226' long proposed driveway leading from the eastern portion of the parking lot north to Enterprise Parkway, a local road; and
- WHEREAS, the plan and aerial photography show an adjacent 4-story hotel to the east and an existing Dunn Tire on the adjacent parcel to the south; the adjacent hotel parking lot shows a 12' wide potential cross connect driveway at the property line; no inter-connections are shown on the restaurant parcel; and
- WHEREAS, a Final Plat dated January 9, 2008, included with the referral materials, shows a different proposed lot configuration which included shared parking and a shared driveway further to the east for both the restaurant property and the hotel property; and

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

The New York State Department of Transportation has determined that the applicant must complete a Traffic Impact Study (TIS) for the signalized intersection of Bridge Street and Enterprise Parkway to meet Department requirements; the applicant must submit the traffic study to the Department for approval and complete any appropriate mitigation as may be determined by the Department. Per the New York State Department of Transportation advises the driveway onto Bridge Street must be modified to become a right-in only driveway.

The Board offers the following comment:

The Town and applicant are encouraged to identify and implement vehicular and pedestrian cross-connections and shared parking opportunities between neighboring parcels such as the hotel, and consider implementation of a fine grained local road network that provides logical cross connections and access in this area.

The motion was made by Daniel Cupoli and seconded by Chester Dudzinski. The votes were recorded as follows: Douglas Morris - yes; Daniel Cupoli - yes; Brian Donnelly - yes; Robert Jokl - yes and Chester Dudzinski - yes.



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: June 12, 2013

OCPB Case # Z-13-169

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Cicero Planning Board at the request of Michael Stagnitta (Sports & More) for the property located at 9461 Brewerton 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 Brewerton Road (Route 11), a state highway; and
- WHEREAS, the applicant is proposing to construct a 5,000 square foot retail building on approximately 0.916 acres of a 7.230 acre parcel in a General Commercial zoning district; and
- WHEREAS, the Site Plan dated May 3, 2013, shows a 4,968 square foot rectangular metal building set back approximately 70 feet from the street line, with front and side yard parking totaling 33 spaces, a proposed front yard sign, and a 24' wide driveway onto US Route 11, a state highway; any proposed access onto Route 11 must meet the requirements of the New York State Department of Transportation; and
- WHEREAS, the site plan notes the entrance drive is to be paved a minimum of 50 feet back from the edge of Route 11, with the parking area to be gravel, and paved in the future; and
- WHEREAS, the referral notes the proposed use for the building is a sports retail store with indoor instruction; the local application also describes the project as a small neighborhood café and specialty shop; and
- WHEREAS, a Lakeshore Sanitary Sewer District right-of-way is shown along the frontage of the parcel; and
- WHEREAS, the property is located in the Brewerton Sewage Treatment Plant service area, and is served by public water, per the referral form; and
- WHEREAS, the property is located just south of the hamlet of Brewerton; and
- WHEREAS, if the proposed project cumulatively disturbs one acre or more of land, it must be covered under the New York State SPDES II General Permit for Stormwater Discharges from Construction Activity, and the applicant must submit a Stormwater Pollution Prevention Plan (SWPPP) to the municipality and a Notice of Intent (NOI) to the Bureau of Water Permits; the proposed project is located within a designated Municipal Separate Storm Sewer System (MS4) municipality and the applicant must consult with the municipal engineer to ensure conformance with the municipality's Storm Water Management Plan (SWMP) and submit a MS4 SWPPP Acceptance Form signed by the municipality to the Bureau of Water Permits; the proposed project is located within the Onondaga Lake watershed and the SWPPP must include Enhanced Phosphorus Removal design criteria from the NYS Stormwater Management Design Manual; 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 New York State Department of Transportation notes that any proposed site plans need to be submitted to the Department for review and a highway work permit is required.
2. The New York State Department of Transportation has determined that the applicant must complete a drainage study or Stormwater Pollution Prevention Plan (SWPPP) to meet Department requirements verifying that the proposed development would not create additional stormwater runoff into the State's drainage system and is required to first contact the Department to determine the scope of the study; the applicant must submit the drainage study to the Department for approval and complete any appropriate mitigation as may be determined by the Department.

The Board also offers the following comments:

1. The Onondaga County Department of Water Environment Protection recommends that the municipality and/or applicant contact the Department at (315) 435-6820 early in the planning process to determine sewer availability and capacity, and the Department will require necessary permits.
2. 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.

The motion was made by Daniel Cupoli and seconded by Chester Dudzinski. The votes were recorded as follows: Douglas Morris - yes; Daniel Cupoli - yes; Brian Donnelly - yes; Robert Jokl - yes and Chester Dudzinski - yes.



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: June 12, 2013

OCPB Case # Z-13-170

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a ZONE CHANGE from the Town of Cicero Town Board at the request of Luke and Paul Lonergam (L&P Operations) for the property located at 5775 Sneller Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the adoption or amendment of a zoning ordinance or local law and is located within 500 feet of Sneller Road, a County road, and Interstate Route 81, a state highway; and
- WHEREAS, the applicant is proposing a zone change from Industrial (I) and Agricultural (Ag) to General Commercial Plus (GC Plus) to expand the variety of potential uses on a vacant 49 acre parcel; and
- WHEREAS, the vacant property has limited frontage on Sneller Road, a county road; any proposed access onto Sneller Road must meet the requirements of the Onondaga County Department of Transportation; and
- WHEREAS, the Zone Change Plan, dated May 7, 2013, shows Pardee Road, extends to the parcel boundary as a "marginal road"; this portion of Pardee Road (south of the subject parcel) also lies within an area marked "The People of the State of New York Appropriation"; and
- WHEREAS, the southern boundary of the 49 acre parcel is noted as an abandoned portion of Sneller Road; and
- WHEREAS, the property has 1,567 feet of side yard abutting Interstate Route 81, a state highway; and
- WHEREAS, surrounding land uses are small to medium sized commercial uses, large lot residential and vacant land; and
- WHEREAS, per the Town of Cicero Zoning Code, the General Commercial Plus zoning district is intended to provide for a co-existence between commercial uses and light industrial uses; within the GC Plus district, there is no maximum building size and additional allowable uses (in addition to those in Neighborhood and General Commercial districts) include parking garages and lots, warehousing and distribution facilities, and manufacturing and assembly; and
- WHEREAS, nearby zoning includes Agricultural and Industrial along Pardee Road and Interstate 81; and
- WHEREAS, the site is located in the Brewerton Sewage Treatment Plant service area; sewer service to the property would necessitate a significant extension of piping, or the installation of an on-site wastewater treatment system; and
- WHEREAS, a Clay-Cicero Route 31 Transportation Study by the Syracuse Metropolitan Transportation Council was completed in 2010 and recommended several strategies to help Clay and Cicero preserve traffic mobility, promote connectivity, reduce vehicle miles traveled, and create compact, mixed use and

transit-supportive communities through thoughtful site planning; and
WHEREAS, the New York State Department of Transportation advises that modifications to Pardee Road as part of the Interstate ramp system have and may be considered, which may limit local mobility options; the Department has eliminated the left turn signal southbound onto Route 31 from Pardee Road; and

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

The Board encourages the Town to consider the proposed zone change in light of regional infrastructure constraints and the potential character impacts of introducing commercial uses in this area. Intensive use of the property would likely either require a lengthy extension of public sewer infrastructure or installation of an alternative system to treat wastewater on site. Large commercial uses also have the potential to generate significant automobile traffic, which would rely on limited access roadways and congested intersections to the south and potentially introduce commercial traffic into residential areas of the town.

The motion was made by Robert Jokl and seconded by Douglas Morris. The votes were recorded as follows: Douglas Morris - yes; Daniel Cupoli - yes; Brian Donnelly - yes; Robert Jokl - yes and Chester Dudzinski - yes.



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: June 12, 2013

OCPB Case # Z-13-171

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a AREA VARIANCE from the Town of Pompey Zoning Board of Appeals at the request of ESF College Foundation for the property located on Purcell Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the granting of use or area variances and the site is located within 500 feet of Pompey Center Road, a county road; and
- WHEREAS, the applicant is proposing to reduce the front yard setback from the required 200 feet to 20 feet on an approximately 147 acre lot (portion to be sold) in a Farm zoning district; and
- WHEREAS, the local application describes that the SUNY ESF College Foundation intends to purchase approximately 75 acres of the 147 acre parcel, for educational and research use by SUNY ESF, to be named Bob Sand Forest; and
- WHEREAS, the remainder of the parcel would be retained by the estate of Bob Sand, per a notation on the submitted plan; and
- WHEREAS, per the local application, once subdivided, only an existing 20 foot wide frontage would provide road access to the proposed SUNY ESF property, and would be the only feasible way to the timber stand; the applicant states the 20 foot access way has been used for decades; and
- WHEREAS, the applicant states without this access, the only alternative access would be via Pompey Center Road access which would interfere with anticipated residential development and would require a long, steep haul through forest and across a stream and wetland; and
- WHEREAS, the applicant states ESF College Foundation would be willing to place a covenant in the deed that there would never be development on the parcel except access road and parking area with signage; and
- WHEREAS, surrounding land uses include rural residential, farms, and forestland; and
- WHEREAS, the property and adjacent properties lie within Agricultural District #4; an agricultural data statement was included with the referral; and
- WHEREAS, no changes are proposed in the referral materials to access on Pompey Center Road, a County Road; Purcell Road is a Town road; and
- WHEREAS, the site lies outside the Onondaga County Sanitary District; and

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

The Board encourages the Town to carefully consider the limited frontage and

use of the parcel, noting that the 20 foot wide access is not generally sufficient for commercial access and practicably would only be suitable for one-way traffic.

The motion was made by Robert Jokl and seconded by Chester Dudzinski. The votes were recorded as follows: Douglas Morris - yes; Daniel Cupoli - yes; Brian Donnelly - yes; Robert Jokl - yes and Chester Dudzinski - yes.



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: June 12, 2013

OCPB Case # Z-13-172

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a AREA VARIANCE from the Town of Cicero Zoning Board of Appeals at the request of Dennis Green Jr. for the property located at 6067 Deer Springs Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the granting of use or area variances and the site is located within 500 feet of Thompson Road, a county road; and
- WHEREAS, the applicant is proposing an area variance to reduce the yard setback from the required 30' to 16' from the street line, to construct a 16' X 20' storage building in a Residential (R-12) zoning district; and
- WHEREAS, the altered survey, originally dated February 11, 2003, shows an existing two-story frame house, deck and swimming pool, facing Deer Springs Road, a local road; the houses side yard runs along Thompson Road, a County road; and
- WHEREAS, the plan shows the proposed shed to be located 16' from the street line along the Thompson Road frontage, within a fenced portion of the yard; and
- WHEREAS, the single driveway for the property is located on Deer Springs Road, a local road; and
- WHEREAS, a 10' wide drainage easement is noted along the west and northern property boundaries, and a 10' Niagara Mohawk Power Corporation and New York Telephone Company easement crosses the southern boundary; 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 Jokl and seconded by Chester Dudzinski. The votes were recorded as follows: Douglas Morris - yes; Daniel Cupoli - yes; Brian Donnelly - yes; Robert Jokl - yes and Chester Dudzinski - yes.



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: June 12, 2013

OCPB Case # Z-13-173

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SPECIAL PERMIT from the Town of Onondaga Zoning Board of Appeals at the request of Mitchell F. Sakran for the property located at 6209 South 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 South Salina Street (Route 11), a state road; and
- WHEREAS, the applicant is proposing to modify an existing Special Permit to allow removal of fencing along South Salina Street, as was originally required, for an existing car wash in a Nedrow - Neighborhood (N-NA) zoning district; and
- WHEREAS, the applicant currently operates a car wash within metal frame building at the corner of South Salina Street, a state road, and Laursen Drive (East Leanord Avenue), a local road; and
- WHEREAS, the site has fencing surrounding the property, and gated access along Laursen Drive and South Salina Street; and
- WHEREAS, per the referral materials, on January 3, 2012, a special permit modification to remove the gates was denied by the Town, and required that the South Salina Street fencing and gate must be replaced within 60 days of the application, however the gate on South Salina Street may remain open 24 hours daily, and allow access to the property next door; and
- WHEREAS, per the referral materials, the applicant wishes to remove the fencing along South Salina Street to increase vehicular mobility and allow for snow storage; and
- WHEREAS, aerial photography shows the entire South Salina Street frontage is asphalt, with no delineation of pedestrian and/or vehicular areas; two driveways are shown onto Laursen Drive; and

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

The applicant must contact the New York State Department of Transportation to review proposed access to the site.

The motion was made by Daniel Cupoli and seconded by Chester Dudzinski. The votes were recorded as follows: Douglas Morris - yes; Daniel Cupoli - yes; Brian Donnelly - yes; Robert Jokl - yes and Chester Dudzinski - yes.



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: June 12, 2013

OCPB Case # Z-13-174

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a LOCAL LAW from the Town of Fabius Town Board at the request of Town of Fabius for the property located Town Wide; 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 laws; and
- WHEREAS, the applicant is proposing an amendment to the current Zoning Regulations to enact Local Law No. 2, to prohibit gas exploration, extraction and supporting activities townwide; and
- WHEREAS, the Board recently offered No Position on a referral to modify the existing moratorium (Z-13-108); and
- WHEREAS, the proposed Local Law No. 2 of the year 2013, cites "...after significant study of the issues relating to natural gas and oil extraction and/or exploration, adopts legislation which prohibits within the Town of Fabius such activity and processes, as well as any activity associated therewith or intending to support such activity and process or activity in the Town of Fabius"; 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 Jokl and seconded by Chester Dudzinski. The votes were recorded as follows: Douglas Morris - yes; Daniel Cupoli - yes; Brian Donnelly - yes; Robert Jokl - yes and Chester Dudzinski - yes.



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: June 12, 2013

OCPB Case # Z-13-175

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Lysander Planning Board at the request of Northwest Family YMCA for the property located on River 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 River Road, a county road and the municipal boundary between the Town of Lysander and the Town of Clay; and
- WHEREAS, the applicant is proposing to build a Northwest Family YMCA and associated parking on an 11.6 acre parcel in a PUD zoning district; and
- WHEREAS, the Board is concurrently reviewing a final subdivision referral (S-13-38) for the YMCA parcel and a preliminary subdivision referral (S-13-36) for a residential subdivision in the Timber Banks PUD; and
- WHEREAS, the Board took no position with comment on a zone change referral (Z-13-46) on February 27, 2013; the Board previously recommended modification to the original Planned Unit Development zone change referral (Z-06-151) on June 6, 2006 and has reviewed several subsequent site plan, subdivision and plan amendment referrals for the PUD, largely citing traffic concerns; and
- WHEREAS, the layout plan dated March 11, 2013 shows a proposed 76,467 square foot YMCA, 26,848 square foot building addition, playground, stormwater basin and two parking lots, one with 330 spaces and one with 43 spaces; and
- WHEREAS, the plan shows three proposed driveways on a proposed local road that would access River Road; any existing or proposed access to River Road must meet the requirements of the Onondaga County Department of Transportation; and
- WHEREAS, a letter from the Onondaga County Department of Transportation to the applicant's consultant dated April 26, 2013 states that the Department completed its review of the updated Traffic Impact Statement and agrees with the assessment that both driveways will require the installation of turn lanes for the River Road southbound left turn movements into the development, and the Department has determined that the driveway at the entrance to the YMCA should be signalized to provide safe ingress and egress; and
- WHEREAS, a letter from the New York State Department of Transportation to the Town dated April 15, 2013 states that the Department received an updated traffic study and will not require mitigation at the stated development types and sizes; the letter requests that when additional approvals are requested for this development that the applicant be required to prepare and present a Traffic Impact Study to the Department for review and comment and construct any appropriate mitigation; and
- WHEREAS, the Environmental Assessment Form states that the U.S. Fish and Wildlife Service has identified the potential for the federally and state-listed Indiana

bat to occur within the project area, and the project will avoid all potential habitat for this species; 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 complete all mitigation required by the Onondaga County Department of Transportation. The Onondaga County Department of Transportation notes that the intersection with River Road is not acceptable as shown on the Site Plan, and the Department requires a traffic signal at the intersection, and the Department is awaiting additional information from the applicant regarding the Patchett Road, River Road and Hicks Road intersection.
2. The Onondaga County Department of Transportation has determined that the applicant must complete a drainage study or Stormwater Pollution Prevention Plan (SWPPP) to meet Departmental requirements verifying that the proposed development would not create additional stormwater runoff into highway drainage systems and is required to first contact the Department to determine the scope of the study; the applicant must submit the drainage study to the Department for approval and complete any appropriate mitigation as may be determined by the Department.

The Board offers the following comments:

1. Should additional approvals be required for any changes to the Timber Banks development in the future, the applicant must complete an updated Traffic Impact Study to meet the requirements of the Onondaga County and New York State Departments of Transportation and complete any mitigation required by these departments.
2. The New York State Department of Transportation notes that the intersection of River Road and Route 31 has capacity constraints, and with limited mitigation options, the ability to accommodate future development on the peninsula may be impacted.
3. The Town is encouraged to continue to study and plan for land use on the Lysander peninsula, taking into consideration development pressures, limited transportation routes, availability and proximity of services, agricultural land preservation and avoidance of costly expenditures for infrastructure. The Syracuse-Onondaga County Planning Agency is willing to facilitate a discussion between the Town, State and County agencies to further explore conditions and options.
4. The Onondaga County Department of Water Environment Protection recommends that the municipality and/or applicant contact the Department at 315-435-6820 early in the planning process to determine sewer availability and capacity for any potential planned use of the site.
5. 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.

6. The municipality and the applicant are encouraged to reduce stormwater runoff and improve stormwater quality as much as practical by reducing impermeable surfaces and utilizing green infrastructure, and to visit the Onondaga County Save The Rain Program web site at <http://savetherain.us> and contact the Onondaga County Department of Water Environment Protection at 315-435-2260.

7. The Board encourages the Town and applicant and surrounding land owners to foster walkable connections and encourage bicycling accommodations onsite and throughout the Timbers community.

The motion was made by Daniel Cupoli and seconded by Chester Dudzinski. The votes were recorded as follows: Douglas Morris - yes; Daniel Cupoli - yes; Brian Donnelly - yes; Chester Dudzinski - yes and Robert Jokl - Abstain



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: June 12, 2013

OCPB Case # Z-13-176

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Clay Planning Board at the request of David G & Linda J Martin for the property located at 7527 Buckley Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Buckley Road, a county road; and
- WHEREAS, the applicant is proposing to construct a 1,075 +/- square foot addition and parking onto an existing 875 square foot residential/office building on a 0.475 acre parcel in a Neighborhood Office (O-1) zoning district; and
- WHEREAS, the Simple Site Plan, dated April 18, 2013, shows the proposed addition extending perpendicularly from the southwest corner of the existing building, with ten parking spaces and drive access surrounding the building; and
- WHEREAS, two parking spaces appear to encroach into a side yard perimeter landscape strip; portions of the parking lot also encroach beyond the front yard parking area setback; and
- WHEREAS, the plan shows a single driveway access onto Buckley Road, a county road; any existing or proposed access onto Buckley Road must meet the requirements of the Onondaga County Department of Transportation; and
- WHEREAS, the plan shows an easement labeled "People of the State of New York" along the Buckley Road frontage of the parcel; and
- WHEREAS, surrounding land uses include single-family residential, open and/or farmed land, and a shopping plaza; and
- WHEREAS, the site lies within the Oak Orchard Sewage Treatment Plant service area; and
- WHEREAS, per the Onondaga County Department of Water Environment Protection (WEP), Oak Orchard Wastewater Treatment Plant's actual influent mass loading of Biochemical Oxygen Demand (BOD) has reached the design influent loading (limit) for this parameter for its State Pollutant Discharge Elimination System (SPDES) permit. All new connections within the Oak Orchard service area are temporarily suspended for a six (6) month period commencing April 1, 2013. The Commissioner of WEP may determine to extend the period of suspension as necessary to satisfy any NYSDEC directive requiring continuation of the suspension of further sewer connection approvals to Oak Orchard, pursuant to 6 NYCRR Part 750-2.9(C)(3)(ii); and
- WHEREAS, Onondaga County has adopted Local Law No. 1 of 2011 to address significant wet weather capacity issues in the Davis Road Pump Station service area and to be in compliance, per the Onondaga County Department of Water Environment Protection (WEP), developers and the Town engineer must coordinate and offset any proposed increase in projected water usage with a 1:1 inflow/infiltration reduction project; and

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

1. The Onondaga County Department of Water Environment Protection requires that the municipality and/or applicant contact the Department at (315) 435-6820 early in the planning process to determine sewer availability and capacity.
2. The Onondaga County Department of Transportation has determined that the applicant must apply for a commercial driveway permit, and is required to submit ITE Trip Generation Figures and a gap analysis at AM/PM peak hours for full build-out relating to the proposed action to meet Department requirements and to submit it to the Department for approval; the applicant must complete any appropriate mitigation as may be determined by the Onondaga County Department of Transportation.

The motion was made by Daniel Cupoli and seconded by Chester Dudzinski. The votes were recorded as follows: Douglas Morris - yes; Daniel Cupoli - yes; Brian Donnelly - yes; Robert Jokl - yes and Chester Dudzinski - yes.



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: June 12, 2013

OCPB Case # Z-13-177

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a AREA VARIANCE from the Town of Skaneateles ZBA at the request of Anthony & Lynn Hart for the property located at 1698 Amerman Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the granting of use or area variances and the site is located within 500 feet of a farm operation in a New York State Agricultural District; and
- WHEREAS, the applicant is requesting an area variance to add a 12' X 20' deck on the back of a seasonal cottage, on a non-conforming lot in a Rural Farming and Lake Watershed Overlay District; and
- WHEREAS, the survey dated April 24, 2013 shows an existing 493 square foot house, with proposed deck, and a 203 square foot beach house along the lake shoreline; and
- WHEREAS, the proposed deck would be 41 feet from the lake line, where 100 feet is required; the existing parcel size is also 11,600 square feet, where 20,000 square feet is required; and the side yard would be further reduced to 4.4 feet, where 23 feet is required; and
- WHEREAS, per the referral and local application form, the site is served by public water and private septic; and
- WHEREAS, the applicant argues the deck is similar to others along the road, the would be permeable, and no vegetation would be removed; and
- WHEREAS, the site has frontage on Amerman Road, a local gravel road; and
- WHEREAS, Skaneateles Lake is the primary public water supply source for the City of Syracuse; preserving Skaneateles Lake as an unfiltered water supply is an important issue for our community; 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 is required to obtain any necessary approvals and/or permits required by the New York State Department of Environmental Conservation and the City of Syracuse Department of Water.
2. The Onondaga County Health Department must formally accept or approve, respectively, any existing or proposed septic system to service this property prior to Department endorsement of this subdivision plan.

The motion was made by Daniel Cupoli and seconded by Chester Dudzinski. The votes were recorded as follows: Douglas Morris - yes; Daniel Cupoli - yes; Brian Donnelly - yes; Robert Jokl - yes and Chester Dudzinski - yes.



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: June 12, 2013

OCPB Case # Z-13-178

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Skaneateles Planning Board at the request of Thomas & Susan Watson for the property located at 2172 West Lake 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 State Route 41A, a state road; and
- WHEREAS, the applicant is proposing a project to stabilize a stream channel between two adjacent properties in a Rural Farming and Lake Watershed Overlay District; and
- WHEREAS, the referral notice notes this is a joint application between the primary applicant (Tax Map Number 057.-02-02.0) and the neighboring property to the north (057.-02-01.0), both fronting on Skaneateles Lake and West Lake Road; and
- WHEREAS, no changes are proposed to driveways onto West Lake Road (NYS Route 41A); a New York State Department of Transportation permit is required for any proposed work within a state right-of-way.and
- WHEREAS, the Location Map and Erosion Remediation Plan show an existing 2 story house, driveway and staircase to Skaneateles Lake, and the installation of a drainage basin, berm and check dam along the border of the two properties, with a total disturbed area noted at 0.470 acres; and
- WHEREAS, the local application describes the existing conditions of the property as "NYSDOT culvert discharges onto property causing erosion"; and

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

The applicant should obtain any necessary approvals and/or permits required by the New York State Department of Environmental Conservation and the City of Syracuse Department of Water.

The motion was made by Daniel Cupoli and seconded by Chester Dudzinski. The votes were recorded as follows: Douglas Morris - yes; Daniel Cupoli - yes; Brian Donnelly - yes; Robert Jokl - yes and Chester Dudzinski - yes.



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: June 12, 2013

OCPB Case # Z-13-179

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Skaneateles Planning Board at the request of Mike Bourdrea and Julie Stafford for the property located at 1694 Amerman 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 a farm operation in an Agricultural District; and
- WHEREAS, the applicant is proposing to remove an existing 446 square foot seasonal camp and construct a 944 square foot, two-bedroom cottage and other improvements, on a 0.26 acre parcel in a Rural Farming and Lake Watershed Overlay District; and
- WHEREAS, the Board is concurrently reviewing a Special Permit (Z-13-180) and Area Variance (Z-13-181) referral for the project; the Board is also concurrently reviewing an Area Variance referral for a neighboring parcel (Z-13-177); and
- WHEREAS, the Site Plan, dated May 20, 2013, shows the proposed camp with porch and deck, stairs down the steeply sloped yard to Skaneateles Lake, with a 12'x27' dock and shed at the shoreline; and
- WHEREAS, per a letter from the Town of Skaneateles the minimum lot area for development of a non-conforming lot located in the Lake Watershed Overlay District is 20,000 square feet (11,282 sf existing); and
- WHEREAS, the letter also states the minimum lake yard setback for any new structures is 100 feet, where 62 feet is shown; and
- WHEREAS, no principal structure shall be located within 100 feet of a wetland or watercourse, whereas the plan shows the new cottage and deck and stairs located 34.8 feet from a watercourse that runs along the south property line; and
- WHEREAS, no modifications or new construction may be permitted without a sewage disposal plan approved by the Onondaga County Health Department; and
- WHEREAS, the applicant notes in its variance application that the new cottage will be further from the watercourse and stormwater does not travel towards the watercourse, and the proposed cottage is on piers, so as to not affect stormwater flow; and
- WHEREAS, the site has frontage on Amerman Road, a local gravel road; and
- WHEREAS, Skaneateles Lake is the primary public water supply source for the City of Syracuse; preserving Skaneateles Lake as an unfiltered water supply is an important issue for our community; and

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

1100 Civic Center, 421 Montgomery Street, Syracuse, NY 13202 (315) 435-2611, Fax (315) 435-2439

E-mail Address: countyplanning@ongov.net

recommends the following MODIFICATION(S) to the proposed action prior to local board approval of the proposed action:

1. The applicant is required to obtain any necessary approvals and/or permits required by the New York State Department of Environmental Conservation and the City of Syracuse Department of Water.
2. An individual sewage disposal plan must be approved by the Onondaga County Health Department prior to issuance of a building permit.

The motion was made by Daniel Cupoli and seconded by Chester Dudzinski. The votes were recorded as follows: Douglas Morris - yes; Daniel Cupoli - yes; Brian Donnelly - yes; Robert Jokl - yes and Chester Dudzinski - yes.



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: June 12, 2013

OCPB Case # Z-13-180

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SPECIAL PERMIT from the Town of Skaneateles Planning Board at the request of Mike Bourdrea and Julie Stafford for the property located at 1694 Amerman Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review issuance of special permits and the site is located within 500 feet of a farm operation in an Agricultural District; and
- WHEREAS, the applicant is proposing to remove an existing 446 square foot seasonal camp and construct a 944 square foot, two-bedroom cottage and other improvements, on a 0.26 acre parcel in a Rural Farming and Lake Watershed Overlay District; and
- WHEREAS, the Board is concurrently reviewing a Site Plan (Z-13-179) and Area Variance (Z-13-181) referral for the project; the Board is also concurrently reviewing an Area Variance referral for a neighboring parcel (Z-13-177); and
- WHEREAS, the Site Plan, dated May 20, 2013, shows the proposed camp with porch and deck, stairs down the steeply sloped yard to Skaneateles Lake, with a 12'x27' dock and shed at the shoreline; and
- WHEREAS, per a letter from the Town of Skaneateles the minimum lot area for development of a non-conforming lot located in the Lake Watershed Overlay District is 20,000 square feet (11,282 sf existing); and
- WHEREAS, the letter also states the minimum lake yard setback for any new structures is 100 feet, where 62 feet is shown; and
- WHEREAS, no principal structure shall be located within 100 feet of a wetland or watercourse, whereas the plan shows the new cottage and deck and stairs located 34.8 feet from a watercourse that runs along the south property line; and
- WHEREAS, no modifications or new construction may be permitted without a sewage disposal plan approved by the Onondaga County Health Department; and
- WHEREAS, the applicant notes in its variance application that the new cottage will be further from the watercourse and stormwater does not travel towards the watercourse, and the proposed cottage is on piers, so as to not affect stormwater flow; and
- WHEREAS, the site has frontage on Amerman Road, a local gravel road; and
- WHEREAS, Skaneateles Lake is the primary public water supply source for the City of Syracuse; preserving Skaneateles Lake as an unfiltered water supply is an important issue for our community; 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 is required to obtain any necessary approvals and/or permits required by the New York State Department of Environmental Conservation and the City of Syracuse Department of Water.
2. An individual sewage disposal plan must be approved by the Onondaga County Health Department prior to issuance of a building permit.

The motion was made by Daniel Cupoli and seconded by Chester Dudzinski. The votes were recorded as follows: Douglas Morris - yes; Daniel Cupoli - yes; Brian Donnelly - yes; Robert Jokl - yes and Chester Dudzinski - yes.



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: June 12, 2013

OCPB Case # Z-13-181

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a AREA VARIANCE from the Town of Skaneateles ZBA at the request of Mike Bourdrea and Julie Stafford for the property located at 1694 Amerman Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the granting of use or area variances and the site is located within 500 feet of a farm operation in an Agricultural District; and
- WHEREAS, the applicant is proposing area variances to replace an existing camp with a two-bedroom cottage and other improvements, requiring variances and on on a nonconforming lot on a 0.26 acre lot on a Rural and Farming and Lake Watershed Overlay District; and
- WHEREAS, the Board is concurrently reviewing a Site Plan (Z-13-179) and a Special Permit (Z-13-180) referral for the project; the Board is also concurrently reviewing an Area Variance referral for a neighboring parcel (Z-13-177); and
- WHEREAS, the Site Plan, dated May 20, 2013, shows the proposed camp with porch and deck, stairs down the steeply sloped yard to Skaneateles Lake, with a 12'x27' dock and shed at the shoreline; and
- WHEREAS, per a letter from the Town of Skaneateles the minimum lot area for development of a non-conforming lot located in the Lake Watershed Overlay District is 20,000 square feet (11,282 sf existing); and
- WHEREAS, the letter also states the minimum lake yard setback for any new structures is 100 feet, where 62 feet is shown; and
- WHEREAS, no principal structure shall be located within 100 feet of a wetland or watercourse, whereas the plan shows the new cottage and deck and stairs located 34.8 feet from a watercourse that runs along the south property line; and
- WHEREAS, no modifications or new construction may be permitted without a sewage disposal plan approved by the Onondaga County Health Department; and
- WHEREAS, the applicant notes in its variance application that the new cottage will be further from the watercourse and stormwater does not travel towards the watercourse, and the proposed cottage is on piers, so as to not affect stormwater flow; and
- WHEREAS, the site has frontage on Amerman Road, a local gravel road; and
- WHEREAS, Skaneateles Lake is the primary public water supply source for the City of Syracuse; preserving Skaneateles Lake as an unfiltered water supply is an important issue for our community; 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 is required to obtain any necessary approvals and/or permits required by the New York State Department of Environmental Conservation and the City of Syracuse Department of Water.
2. An individual sewage disposal plan must be approved by the Onondaga County Health Department prior to issuance of a building permit.

The motion was made by Daniel Cupoli and seconded by Chester Dudzinski. The votes were recorded as follows: Douglas Morris - yes; Daniel Cupoli - yes; Brian Donnelly - yes; Robert Jokl - yes and Chester Dudzinski - yes.



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: June 12, 2013

OCPB Case # Z-13-182

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the City of Syracuse Planning Commission at the request of 1025 North State Street, LLC for the property located at 1025 North State 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 Interstate Route 81, a state highway; and
- WHEREAS, the applicant is proposing to install a new off-premise sign (billboard) in an existing parking lot within an Industrial Class A zoning district; and
- WHEREAS, per the Proposed Billboard Location Plan, dated April 24, 2013, within the parking lot for an existing Adirondack Colonial Furniture store at the corner of North State Street and Catawba Streets, both local roads, and adjacent to Interstate Route 81, a state highway; and
- WHEREAS, the specification drawings show the proposed externally lit billboard to have two faces, with one side being a digital billboard measuring approximately 12' by 40', and a perpendicular poster sign measuring approximately 12' by 24'; and
- WHEREAS, the plan shows both signs would be mounted on a 16' pole, for an overall height of approximately 30'; submitted renderings show the sign would be visible from Catawba Street, North State Street and Interstate 81; and
- WHEREAS, the proposed billboard is located within a transitioning mixed-use neighborhood within the City of Syracuse; North State Street is characterized by a mix of traditional industrial buildings, used for a variety of uses, and multi-story traditional residential buildings; the site is located near the historic North Salina Street corridor, and near the Syracuse Lakefront District, a mixed-use urban revitalization area; and

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

The New York State Department of Transportation has determined that the applicant is required to obtain a Registered Sign Permit from the Department's Real Estate/Right-of-Way group.

The Board also offers the following comments:

1. The City is encouraged to consider the scale and desired character of this urban location, and the character impacts that a billboard may impose, especially given the proximity of existing and potential residential uses.

2. The City is encouraged to update its sign ordinance regarding the siting and standards for billboards in the City of Syracuse.

The motion was made by Daniel Cupoli and seconded by Chester Dudzinski. The votes were recorded as follows: Douglas Morris - yes; Daniel Cupoli - yes; Brian Donnelly - yes; Robert Jokl - yes and Chester Dudzinski - yes.



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: June 12, 2013

OCPB Case # Z-13-183

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the City of Syracuse Planning Commission at the request of 2943 Erie Blvd. East, LLC for the property located at 2943 Erie Boulevard East; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Erie Boulevard East, a state highway; and
- WHEREAS, the applicant is proposing to install a new off-premise sign (billboard) along the Erie Boulevard East frontage of a 2.4 acre parcel in an Industrial Class A zoning district; and
- WHEREAS, the Simple Site Plan, dated July 31, 2012, shows two existing buildings (Tully's Restaurant and a frame metal building) and associated parking, with a single driveway access onto Erie Boulevard East; any existing or proposed access onto Erie Boulevard East must meet the requirements of the New York State Department of Transportation; and
- WHEREAS, the plan shows the proposed billboard to be located just behind the front parcel line at the parcels southwest corner; and
- WHEREAS, the specification drawings show the proposed externally lit billboard to have two faces, set at an angle on a pole base, and measuring 11 feet high and 40 feet wide, set approximately 16 feet above the ground, for an overall height of 30 feet; and
- WHEREAS, the proposed project is located along a suburban-style commercial retail corridor; and

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

The New York State Department of Transportation has determined that the applicant is required to obtain a Registered Sign Permit from the Department's Real Estate/Right-of-Way group.

The Board also offers the following comment:

The City is encouraged to update its sign ordinance regarding the siting and standards for billboards in the City of Syracuse.

The motion was made by Daniel Cupoli and seconded by Chester Dudzinski. The votes were recorded as follows: Douglas Morris - yes; Daniel Cupoli - yes; Brian Donnelly - yes; Robert Jokl - yes and Chester Dudzinski - yes.