



Onondaga County Planning Board

January 04, 2017

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

I. ATTENDANCE

MEMBERS PRESENT

Douglas Morris
Daniel Cupoli
Robert Antonacci
Chester Dudzinski, Jr.
Bill Fisher
James Corbett
Marty Voss

STAFF PRESENT

Megan Costa
Robin Coon

GUESTS PRESENT

Nick Masterpole
Martin Murphy

II. CALL TO ORDER

The meeting was called to order at 11:00 AM on January 04, 2017.

III. MINUTES

Minutes from December 14, 2016 were submitted for approval. Daniel Cupoli made a motion to accept the minutes. Chester Dudzinski seconded the motion. The votes were recorded as follows: Douglas Morris - yes; Bill Fisher - yes; James Corbett - yes; Daniel Cupoli - yes; Robert Antonacci - yes; Chester Dudzinski - yes; Marty Voss - yes.

IV. ACTIONS ON GML SECTION 239 REFERRALS

Summary

S-17-2	CSyrPB	<i>No Position</i>	S-17-3	CSyrPB	<i>No Position With Comment</i>
S-17-4	TMarPB	<i>Modification</i>	S-17-5	TOnoPB	<i>Disapproval</i>
S-17-6	TCicPB	<i>No Position With Comment</i>	Z-17-1	VFayPB	<i>No Position With Comment</i>
Z-17-10	TMarPB	<i>Modification</i>	Z-17-11	CSyrPB	<i>No Position With Comment</i>
Z-17-12	TClaZBA	<i>No Position</i>	Z-17-13	TSkaPB	<i>No Position</i>
Z-17-14	TSkaPB	<i>No Position</i>	Z-17-15	TSkaPB	<i>No Position</i>
Z-17-16	TEIbZBA	<i>No Position With Comment</i>	Z-17-17	TClaPB	<i>Modification</i>
Z-17-18	TClaZBA	<i>No Position With Comment</i>	Z-17-19	TLysZBA	<i>No Position</i>
Z-17-2	VFayPB	<i>No Position With Comment</i>	Z-17-20	CSyrZA	<i>No Position With Comment</i>
Z-17-21	CSyrZBA	<i>No Position</i>	Z-17-22	TSkaPB	<i>No Position</i>
Z-17-5	CSyrPB	<i>No Position With Comment</i>	Z-17-6	CSyrPB	<i>No Position</i>
Z-17-7	CSyrPB	<i>No Position With Comment</i>	Z-17-8	CSyrPB	<i>No Position</i>
Z-17-9	TDewPB	<i>Modification</i>			



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: January 04, 2017

OCPB Case # S-17-2

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a FINAL SUBDIVISION from the City of Syracuse Planning Commission at the request of GSPDC & Nicholas Pistillo for the property located at 1116 & 1118 North State Street; and
- WHEREAS, General Municipal Law Section 239-n allows the County Planning Board to review the approval of subdivisions and the site is located within 500 feet of Interstate Route 81, a state highway; and
- WHEREAS, the applicant is proposing to combine two properties into one new lot of 0.229 acres in a Commercial (CA) zoning district; and
- WHEREAS, the site is located along North State Street, and the rear of the parcel abuts the North Salina Street Historic District; the site overlooks the Route 81 corridor at Basin Street; surrounding land uses are multi-family homes, small to medium scale commercial and mixed-use and retail uses along North Salina Street; and
- WHEREAS, per the local application, tax parcel 008.-01-28.1 is a 4,158 square foot parcel, with an unoccupied commercial storage structure which appears to cover the majority of the current L-shaped lot; parcel 008.-01-29.1 is a 2,519 square foot vacant parcel which used to contain a three-family housing unit which has since been demolished; and
- WHEREAS, the vacant lot is owned by the Greater Syracuse Property Development Corporation, which acts to put local vacant properties back into productive use; per the applicant the owner of the larger parcel would like to enlarge the green space for the existing building utilizing the vacant lot; and
- WHEREAS, the Lands Of Nicholas Pistillo plan dated October 12, 2016 shows New Lot 116A to include both lots to total 13,020 square feet (0.229 acres); and
- WHEREAS, no changes to the site are currently proposed, and no changes to drinking water or wastewater accommodations are anticipated; 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 Marty Voss and seconded by Robert Antonacci. The votes were recorded as follows: Douglas Morris - yes; Bill Fisher - yes; James Corbett - abstain; Daniel Cupoli - yes; Robert Antonacci - yes; Chester Dudzinski - yes; Marty Voss - yes.



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: January 04, 2017

OCPB Case # S-17-3

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a FINAL SUBDIVISION from the City of Syracuse Planning Commission at the request of 727 South Crouse, LLC & 721 S. Crouse Associates, LLC for the property located at 721-723 & 727-729 South Crouse Avenue; and
- WHEREAS, General Municipal Law Section 239-n allows the County Planning Board to review the approval of subdivisions and the site is located within 500 feet of SUNY Upstate Medical Center; and
- WHEREAS, the applicant is proposing to combine two properties into one new lot of 0.653 acres in a Business (BA) zoning district; and
- WHEREAS, the Board recently recommended No Position With Comment on a Project Site Review referral (Z-16-443) to demolish two commercial structures and construct an 8-story, 160,000 square foot mixed-use building with 168 dwelling units and 6 storefronts on the site, encouraging district transportation demand management in the University Hill area; and
- WHEREAS, the site is located within a densely developed and highly-walkable mixed-use area at the core of the University Hill district/neighborhood; surrounding land uses are retail and service, residential, medical and university related buildings; various parking structures and lots are provided in the district, and bus service is accessible; and
- WHEREAS, the Final Plan for No. 727 South Crouse LLC dated August 25, 2016 shows New Lot 1A to include adjacent tax parcels 049-08-14.0 and 049.-08-15.0, to total approximately 0.653 acres, and currently includes an existing commercial building on both parcels, and a pedestrian alleyway and parking for 13 vehicles; the plan labels the alleyway as Right-of-Way for Ingress and Egress, with driveway access at South Crouse Avenue; and
- WHEREAS, per the Campus Plaza Site Layout Plan dated October 31, 2016, the building would have a proposed rectangular footprint of 20,819 square feet, and the first floor would include 16,300 square feet of proposed retail (shown with six tenant spaces) and a residential lobby/amenity space (3,100 sf), with front door retail and lobby access onto the existing alleyway; upper floor plans for floors 2-8 show a mix of studio, 1, 2 and 4 bedroom units on an interior hall; and
- WHEREAS, the EAF and layout plans indicate a new pedestrian corridor, site utilities and brick streetscape will be constructed; the driveway entrance at South Crouse Avenue is proposed to be expanded to 20 feet wide, and a detail sheet regarding fire safety access and accommodations was included with referral materials; coordination with the City of Syracuse regarding emergency service access is continuing; and
- WHEREAS, the site is currently served by public water and sewer and the site is located in

the Metropolitan Wastewater Treatment Plant service area; and

WHEREAS, per the Onondaga County Department of Water Environment Protection, the project shall comply with Local Law #1 of 2011 - A Local Law Establishing a Program to Promote Capacity Management, Maintenance and Operation of the Public Sewers and Related Purposes, where applicable; information regarding this law is available at www.ongov.net/wep/uselaws.html; and

WHEREAS, the Environmental Assessment Form indicates that stormwater will be collected and managed on site and ultimately discharging to existing infrastructure along South Crouse Avenue; and

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

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

While the Board has no comments related specifically to the proposed subdivision action, the Board reminds the City and applicant of previous comments related to the overall project:

1. Given the extent and potential transportation related impacts of development being proposed by this and other similar projects, the City, developers, universities, hospitals and other University Hill developers should continue to actively explore and implement adequate Transportation Demand Management strategies for the University Hill district and surrounding areas, as a necessary complement to parking waivers and large scale development in this important area.
2. The Onondaga County Department of Water Environment Protection asks that the applicant contact the Department at (315) 435-5402 x225 early in the planning process to determine sewer availability and capacity, and coordination on any applicable offset requirements.
3. The applicant is encouraged to reduce stormwater runoff and improve stormwater quality as much as practical by reducing impermeable surfaces and utilizing green infrastructure. For more information on stormwater management, visit the Onondaga County "Save the Rain Program" web site at <http://savetherain.us> or contact the Onondaga County Department of Water Environment Protection at 315-435-2260.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: January 04, 2017

OCPB Case # S-17-4

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a PRELIMINARY SUBDIVISION from the Town of Marcellus Planning Board at the request of Tuscarora Golf Club for the property located at 2901 Howlett Hill Road; and
- WHEREAS, General Municipal Law Section 239-n allows the County Planning Board to review the approval of subdivisions and the site is located within 500 feet of Howlett Hill Road (County Route 40), a county highway, and the municipal boundary between the Town of Marcellus and the Town of Camillus, and a farm operation located in an Agricultural District; and
- WHEREAS, the applicant is proposing to combine two parcels totaling 2.359 acres in the Town of Marcellus and one 103.714-acre parcel in the Town of Camillus into one proposed Lot 1 (106.371 acres) for the Tuscarora Golf Club located in a Residential (R1) zoning district, in conjunction with a Site Plan for a parking lot expansion; and
- WHEREAS, the Board is concurrently reviewing a Site Plan referral for the project (Z-17-10); in 2011, the Board received referrals for a similar site plan and subdivision, which was ultimately withdrawn by the applicant prior to Board action (S-11-19 and Z-11 58); in September 2016, the Board received referrals for the project from the Town of Marcellus, and after consultation with the Town of Camillus, determined both the Site Plan and Subdivision referrals to be incomplete at that time, citing; "The Site Plan is predicated on the resubdivision of lands with land in an adjacent municipality. The Preliminary/Final Plan cannot show the resubdivision of the Town of Marcellus parcels with the Town of Camillus, without a formal annexation, nor has the Board received an accompanying referral from the Town of Camillus for the subject subdivision. The Board recommends the Town explore other options if it wishes to support the parking lot expansion, such as rezoning, use variance or annexation."; new information has since been received from the Town of Camillus regarding its role in the process; and
- WHEREAS, the proposed project is located on two existing parcels on the south side of Howlett Hill Road which are partially used for parking for Tuscarora Golf Course located directly north across the road; the project area is zoned R-1 with roadside residential homes to the east and west and vacant wooded land to the rear; and
- WHEREAS, the local application states Tuscarora Golf Club Inc., proposes to develop a 1.236 acre wooded lot with 51 existing gravel parking spaces used by the Golf Club, adding an additional 79 spaces, along with associated stormwater facilities and landscaping; the proposed development will include approximately 0.57 acres of impervious gravel parking area; and
- WHEREAS, the Preliminary/Final Plan dated July 19, 2016 shows the existing gravel

parking lot parcel (0.775 acres) to be combined with the adjacent parcel to west (1.584 acres), and also combined with the Tuscarora Golf Course parcel across Howlett Hill Road (103.714 acres), for a total Proposed 1 Lot area of 106.371 acres; and

WHEREAS, the municipal boundary between the Towns of Camillus and Marcellus runs along Howlett Hill Road In this location, with the golf course existing in the Town of Camillus and the gravel parking area to be located in the Town of Marcellus; per the Onondaga County Department of Real Property Services, tax parcels in separate municipalities cannot be combined; and

WHEREAS, correspondence dated December 12, 2016 from the Curtin Law Firm, attorney for the Town of Camillus Planning Board, indicates “the only issue for the Town of Camillus Planning Board to consider is whether or not TGC’s subdivision application needs approval from the Camillus Planning Board. We conclude that TGC need not apply to the Camillus Planning Board for subdivision approval as the requested subdivision is neither a ‘Minor Subdivision’ or ‘Lot Line Realignment’ requiring Camillus Planning Board approval as those terms are defined under the Town’s Subdivision Regulations. As noted by Attorney Gascon, ‘the combining of two or more parcels of land into a lesser number of Lots...’ is defined as a ‘subdivision’ under Section 201 of the Town of Marcellus Subdivision Regulations. Unlike the Town of Marcellus, the Town of Camillus has no such definition, and, in any event, no parcels of land are being combined in the Town of Camillus.”; as such the Town of Camillus has determined that the two referrals to SOCPA are decisions solely for the Town of Marcellus; and

WHEREAS, the letter further notes the Town of Camillus recognizes that an expansion of the parking for the golf club would significantly improve the parking limitations that currently exist and favors the proposed use; and

WHEREAS, per conversation with the Town of Marcellus, the lands within the Town of Marcellus are zoned R-1, and thereby parking lots as a primary use of the parcel are prohibited; and

WHEREAS, the Site Layout and Planting Plan dated August 15, 2016 shows the existing gravel lot has two driveways onto Howlett Hill Road, one driveway being 24 feet wide and the other 30 feet wide; the plan shows the additional 79 spaces to be added to the west, utilizing the existing driveways, located just behind the parcel line, and showing a stormwater swale to the south of the parking area and a raised vegetative berm with trees along the western edge of the parcel, presumably to screen parking from the adjacent house; the proposed parking area expansion would occur wholly south of Howlett Hill Road, and no changes to the existing golf course parcel are proposed; and

WHEREAS, there are no federal or state mapped wetlands indicated on the project parcels, however aerial photography indicates that there are potential wetlands on this site; 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

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

E-mail Address: countyplanning@ongov.ne

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

1. Per the Onondaga County Department of Transportation, no new access to Howlett Hill Road will be permitted, and the applicant must reduce the width of the western driveway to 24 feet to meet department standards. A highway work permit is required for any work within the county right-of-way.
2. The applicant must install landscape or other screening barrier along the frontage of the proposed parking area, in order to direct pedestrians to a more limited road crossing point to access the golf course. Landscaping cannot obstruct vehicle sight distance.

The Board also offers the following comment:

The Town and applicant are advised to ensure that there are no regulated wetlands on the site. If wetlands are found, they should be indicated on the plan prior to town approval and the applicant must obtain appropriate permits from the New York State Department of Environmental Conservation and/or US Army Corps of Engineers for any proposed development or drainage into state and/or federal wetlands, respectively, or state wetland buffers on site.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: January 04, 2017

OCPB Case # S-17-5

- 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 Onondaga Planning Board at the request of Howlett Hill Associates, LLC for the property located at Howlett Hill Road & Limehill Drive; and
- WHEREAS, General Municipal Law Section 239-n allows the County Planning Board to review the approval of subdivisions and the site is located within 500 feet of Howlett Hill Road, a county highway, and Onondaga Road (Route 173), a state highway; and
- WHEREAS, the applicant is proposing to subdivide a 17.89-acre parcel into 22 residential lots for single-family detached homes in a Residential (R-1) zoning district; and
- WHEREAS, the site is located in a suburban fringe area west of Onondaga Community College, with road frontage on Howlett Hill Road, a county road, and limited frontage on Onondaga Road, a state roadway; surrounding land uses are primarily single family residential, agriculture and vacant land; and
- WHEREAS, the Preliminary Plan for Hallinan Meadow dated May 3, 2016 shows 22 lots ranging from 0.46 to 1.3 acres each along a curvilinear extension of the existing November Lane from the subdivision to the west, leading to Howlett Hill Road, directly across from the location of the Limehill Drive intersection with Howlett Hill Road; any existing or proposed access onto Howlett Hill Road must meet the requirements of the Onondaga County Department of Transportation; and
- WHEREAS, Lots 1, 21 and Lot 22 have frontage along Howlett Hill Road; Lot 22 does not have access to November Lane and would require driveway access to Howlett Hill Road as drawn; referral materials included a letter from the Onondaga County Department of Transportation dated May 8, 2015, which describes permit requirements and approval for a single subdivision road; and
- WHEREAS, a tributary to Harbor Brook runs along the eastern portion of the property and adjacent lands are within the 100-year floodplain, including the narrow road frontage at Onondaga Road; the EAF Mapper indicates the Stream Classification to be Class C (T); no road or driveway access is shown nor will be permitted onto Onondaga Road; and
- WHEREAS, approximate 100-year flood boundaries are indicated on the plan, noted with effective FEMA FIRM panel dates of 1991 and 1984; updated flood plain maps were finalized by FEMA in November 2016, and replace the former panel maps referenced on the plan; it appears the extent of lands within the updated flood plain is significantly greater than that indicated on the submitted Preliminary Plan and the flood plain encroaches significantly onto likely building areas on proposed building Lots 14-16 and 22 and large portions of other lots along the brook; and

WHEREAS, the Onondaga County Hazard Mitigation Plan has identified flooding as one of five primary natural hazards of local concern, with the potential to cause extensive threat to property and safety; buildings within the floodplain can negatively affect the free flow of nearby waterways and drainage and pose a safety threat, and building within a floodplain is therefore discouraged; and

WHEREAS, various sewer and utility easements are shown in locations throughout the development, including along the Harbor Brook corridor; and

WHEREAS, the site has access to nearby public water and wastewater, and the site is located in the Metropolitan Wastewater Treatment Plant service area and within an area tributary to combined sewer overflows; and

WHEREAS, per the Onondaga County Department of Water Environment Protection, the project shall comply with Local Law #1 of 2011 - A Local Law Establishing a Program to Promote Capacity Management, Maintenance and Operation of the Public Sewers and Related Purposes, where applicable; information regarding this law is available at www.ongov.net/wep/uselaws.html; the Onondaga County Department of Water Environment Protection has determined that the submitted project is located in an area designated as flow constrained or impacted by excessive wet weather flow or is tributary to a Combined Sewer Overflow (CSO); the project applicant is required to offset any additional sanitary flow in excess of the most recent land use; the applicant must develop a 1 gallon to 1 gallon offset plan/project in coordination with the municipal engineer; a letter confirming the acceptance of the offset plan must be submitted to the Department of Water Environment Protection documenting the offset plan; and

WHEREAS, the plan labels lands at the rear area of proposed Lots 12-14 as Storm Water Management Area, on lands backing up to existing smaller residential parcels toward which the existing topography appears to drain; the EAF states a 0.5 +/- acre stormwater management area, approximately 5 feet deep maximum, is to be constructed; 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; if the proposed project is located within the Onondaga Lake watershed the SWPPP must include Enhanced Phosphorus Removal design criteria from the NYS Stormwater Management Design Manual; and

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

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

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

E-mail Address: countyplanning@ongov.net

The subdivision plan as submitted does not reflect the current adopted FEMA 100-year flood plain boundary, which is significantly different from the former boundary used on the submitted plan, and lots as drawn would encroach significantly into the flood plain. The subdivision must be redrawn to utilize and show the latest adopted flood plain boundary and the plan for proposed lots must remove any proposed buildings, impervious surfaces, utilized yard areas and road rights-of-way from the flood plain.

The Board also notes the following requirements and suggestions as part of its review of the project:

1. The Onondaga County Department of Transportation has determined that the applicant is required to submit a traffic study with gap analysis at AM/PM peak hours 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. Any modifications to the subdivision required by the Department must be reflected on a revised plan prior to municipal approval.

2. The Onondaga County Department of Transportation and New York State 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 County'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 Departments for approval and complete any appropriate mitigation as may be determined by the Departments.

3. The applicant is advised that no driveway access shall be permitted onto Howlett Hill Road from Lots 1 or 21 (as currently drawn). Any proposed driveways exiting directly on Howlett Hill Road must meet the requirements of the Onondaga County Department of Transportation, and shall be prohibited within the 100-year flood plain boundary. A highway work permit is required for road access, residential access, and any work within the right-of-way.

4. The Onondaga County Department of Transportation requests additional right-of-way to equal 40 feet from the centerline for highway purposes.

5. The municipality and applicant are further encouraged to retain a significant protective vegetative buffer along Harbor Brook, to aid in stream bank protection and water flow and water quality. The Town and applicant may wish to exclude these buffer lands, flood plains, and possibly stormwater management areas as well, as a separate parcel from private home lots, in order to properly manage and maintain the important stream corridor.

6. The municipality is encouraged to minimize exposure to damage from natural hazards and uphold local flood ordinance requirements, as required for good standing in the National Flood Insurance Program, by ensuring that any proposed development would not negatively affect drainage patterns in or near the floodplain.

7. The Onondaga County Department of Water Environment Protection asks

that the applicant contact the Department at (315) 435-5402 x225 early in the planning process to determine sewer availability and capacity.

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

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: January 04, 2017

OCPB Case # S-17-6

- 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 Cicero Planning Board at the request of JOLU Development Company for the property located 5533 State Route 31; and
- WHEREAS, General Municipal Law Section 239-n allows the County Planning Board to review the approval of subdivisions and the site is located within 500 feet of New York State Route 31, a state highway, and the municipal boundary between the Town of Cicero and the Town of Clay; and
- WHEREAS, the applicant is seeking final subdivision review of to construct two apartment buildings on two lots of a 10 lot, 69 acre planned unit development project (Tocco Villagio); and
- WHEREAS, the Board previously recommended Disapproval of a Subdivision referral (S-12-95) and related referrals from the Towns of Cicero and Clay regarding the Tocco Villagio planned development project; the Board noted concerns about the developments impact on local transportation networks and recommended a comprehensive transportation and infrastructure analysis prior to consideration of the proposal; and
- WHEREAS, at the time of the 2012 referral, the Tocco Villagio development was intended to include 88,000 square feet of commercial/office space, 386 apartments, 48 town houses, 808 surface parking spaces and 275 garage spaces, located on a total of 69 acres just north of New York State Route 31 in the Towns of Clay and Cicero; and
- WHEREAS, the site is located on the fringe of the Syracuse Urbanized Area as defined by the Census 2010; area character is primarily rural with surrounding shrub and forested lands, and encroaching residential subdivisions; and
- WHEREAS, the current referral seeks final subdivision approval to construct two apartment buildings as part of the proposed buildout, on Lot 2 (3.953 acres) and Lot 3 (2.667 acres) per the Tocco Villagio Section No. 1 Final Plan dated December 19, 2016; and
- WHEREAS, the plan shows Lot 2 and 3 to have roadway access onto Legionnaire Drive which meets NYS Route 31 at a signalized intersection with Lawton Road, and via a new road, Pareti Place, which meets Route 31 opposite Barcaldine Drive, and is shown to continue north to serve additional portions of the planned development; and
- WHEREAS, per the EAF, the apartments will total 72 units, which are currently under construction, and will be served by new extensions of water and sewer lines to serve the full development, and stormwater is to be managed onsite; and
- WHEREAS, the site is located in the Mud Creek Watershed in the Oneida River Basin and the Oak Orchard Sewage Treatment Plant service area; per the Onondaga County Department of Water Environment Protection, the project shall comply

with Local Law #1 of 2011 - A Local Law Establishing a Program to Promote Capacity Management, Maintenance and Operation of the Public Sewers and Related Purposes, where applicable; information regarding this law is available at www.ongov.net/wep/uselaws.html; and

WHEREAS, the Onondaga County Department of Water Environment Protection has determined that the submitted project is located in an area designated as flow constrained or impacted by excessive wet weather flow or is tributary to a Combined Sewer Overflow (CSO); the project applicant is required to offset any additional sanitary flow in excess of the most recent land use; the applicant must develop a 1 gallon to 1 gallon offset plan/project in coordination with the municipal engineer; a letter confirming the acceptance of the offset plan must be submitted to the Department of Water Environment Protection documenting the offset plan; and

WHEREAS, a Coordinated Review (CR-12-1) for the NYS Route 31 corridor between Euclid and Cicero was held February 23, 2012; discussions included: 1) an overview of the proposed Eaglewood Subdivision and a review of other area developments including Tocco Villaggio; 2) the status of Eaglewood traffic and drainage studies; 3) the extent of open lands within the area that could ultimately be developed; 4) the timing of traffic studies and required mitigation, and projected traffic assumptions; 5) cumulative traffic impacts; 6) Oak Orchard Sewage Treatment Plant wet weather infiltration and capacity issues; 7) the long-term operation, maintenance, and financial issues incurred by the Town and users as a result of using individual development pump stations in lieu of trunk sewers; 8) the inability to coordinate pump stations between individual developments; and 9) the need to prepare and follow an area sewage infrastructure plan, similar to the northern land use plan (not yet adopted by the Town) and the Clay-Cicero Route 31 Transportation Study; and

WHEREAS, a Clay-Cicero Route 31 Transportation Study, conducted by the Syracuse Metropolitan Transportation Council and completed in 2009, forecasted a 40 percent increase over 20 years in vehicle miles traveled along the NYS Route 31 corridor, assuming buildout projections and planned road networks provided by the Towns; recommendations include lowering community vehicle miles traveled through the orderly development of nodal, mixed use communities with bicycle and pedestrian access and a density that can support enhanced transit; and

WHEREAS, per the Central New York Regional Transportation Authority (CENTRO) in 2012, only the eastern-most border of this site is within $\frac{3}{4}$ mile of the regularly scheduled #88 bus route and the majority of residents would not be eligible for Call-A-Bus service; 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 and state and county Departments of Transportation continue to encourage the Towns of Cicero and Clay to adopt a comprehensive, well planned approach to development in the New York State Route 31 corridor and related areas that includes consideration of capacity and cost implications of sewer, drinking water and transportation infrastructure, educational facilities and the regional need for additional urban land.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: January 04, 2017

OCPB Case # Z-17-1

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Village of Fayetteville Planning Board at the request of Pamela Bender for the property located at 303 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 Route 5 (East Genesee Street), a state highway; and
- WHEREAS, the applicant is requesting Site Plan approval to convert an existing single-family home into a bed & breakfast on a 0.24-acre parcel in a Residential (R-3) zoning district; and
- WHEREAS, the Board is concurrently reviewing a Use Variance referral (Z-17-2) to operate the bed & breakfast; per the referral, as of 2010 a commercial residence is no longer listed as a permitted use; the applicant also seeks interpretation if this can be considered a home occupation; and
- WHEREAS, the site is located within the core of the Village of Fayetteville along East Genesee Street, New York State Route 5, and is located within the Genesee Street Hill-Limestone Plaza Historic District; and
- WHEREAS, the local application materials indicate the bed & breakfast would have two bedrooms available for use and serving breakfast, and the owner would also reside on site; and
- WHEREAS, the submitted survey shows an existing 2-story wood-frame house with front and rear porches, a paved driveway with rear gravel driveway area, accessing East Genesee Street, with no exterior changes proposed; any existing or proposed access onto East Genesee Street must meet the requirements of the New York State Department of Transportation; and
- WHEREAS, the site has existing access to public water and wastewater and is located in the Meadowbrook-Limestone Wastewater Treatment Plant service area; and
- WHEREAS, per the Onondaga County Department of Water Environment Protection, the project shall comply with Local Law #1 of 2011 - A Local Law Establishing a Program to Promote Capacity Management, Maintenance and Operation of the Public Sewers and Related Purposes, where applicable; information regarding this law is available at www.ongov.net/wep/uselaws.html; and
- WHEREAS, the Onondaga County Department of Water Environment Protection has determined that the submitted project is located in an area designated as flow constrained or impacted by excessive wet weather flow or is tributary to a Combined Sewer Overflow (CSO); unless it can be demonstrated that anticipated flows will not exceed previous flows, the project applicant is required to offset any additional sanitary flow in excess of the most recent land use; the applicant must develop a 1 gallon to 1 gallon offset plan/project in coordination with the municipal engineer; a letter confirming the

acceptance of the offset plan must be submitted to the Department of Water Environment Protection documenting the offset plan; 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 advises that any modification to the driveway within the state right-of-way will trigger requirements to upgrade the driveway to applicable commercial driveway standards.
2. The Onondaga County Department of Water Environment Protection asks that the applicant contact the Department at (315) 435-5402 early in the planning process to determine sewer availability and capacity, and coordinate with the municipality regarding any applicable offset requirements.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: January 04, 2017

OCPB Case # Z-17-10

- 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 Marcellus Planning Board at the request of Tuscarora Golf Club for the property located at 2901 Howlett Hill 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 Howlett Hill Road (County Route 40), a county highway, and the municipal boundary between the Town of Marcellus and the Town of Camillus, and a farm operation located in an Agricultural District; and
- WHEREAS, the applicant is proposing to expand an existing gravel parking lot on 2.359 acres in a Residential (R1) zoning district; and
- WHEREAS, the Board is concurrently reviewing a Site Plan referral for the project (Z-17-10); in 2011, the Board received referrals for a similar site plan and subdivision, which was ultimately withdrawn by the applicant prior to Board action (S-11-19 and Z-11 58); in September 2016, the Board received referrals for the project from the Town of Marcellus, and after consultation with the Town of Camillus, determined both the Site Plan and Subdivision referrals to be incomplete at that time, citing; "The Site Plan is predicated on the resubdivision of lands with land in an adjacent municipality. The Preliminary/Final Plan cannot show the resubdivision of the Town of Marcellus parcels with the Town of Camillus, without a formal annexation, nor has the Board received an accompanying referral from the Town of Camillus for the subject subdivision. The Board recommends the Town explore other options if it wishes to support the parking lot expansion, such as rezoning, use variance or annexation."; new information has since been received from the Town of Camillus regarding its role in the process; and
- WHEREAS, the proposed project is located on two existing parcels on the south side of Howlett Hill Road which are partially used for parking for Tuscarora Golf Course located directly north across the road; the project area is zoned R-1 with roadside residential homes to the east and west and vacant wooded land to the rear; and
- WHEREAS, the local application states Tuscarora Golf Club Inc., proposes to develop a 1.236 acre wooded lot with 51 existing gravel parking spaces used by the Golf Club, adding an additional 79 spaces, along with associated stormwater facilities and landscaping; the proposed development will include approximately 0.57 acres of impervious gravel parking area; and
- WHEREAS, the Preliminary/Final Plan dated July 19, 2016 shows the existing gravel parking lot parcel (0.775 acres) to be combined with the adjacent parcel to west (1.584 acres), and also combined with the Tuscarora Golf Course parcel across Howlett Hill Road (103.714 acres), for a total Proposed 1 Lot area of 106.371 acres; and

WHEREAS, the municipal boundary between the Towns of Camillus and Marcellus runs along Howlett Hill Road In this location, with the golf course existing in the Town of Camillus and the gravel parking area to be located in the Town of Marcellus; per the Onondaga County Department of Real Property Services, tax parcels in separate municipalities cannot be combined; and

WHEREAS, correspondence dated December 12, 2016 from the Curtin Law Firm, attorney for the Town of Camillus Planning Board, indicates “the only issue for the Town of Camillus Planning Board to consider is whether or not TGC’s subdivision application needs approval from the Camillus Planning Board. We conclude that TGC need not apply to the Camillus Planning Board for subdivision approval as the requested subdivision is neither a ‘Minor Subdivision’ or ‘Lot Line Realignment’ requiring Camillus Planning Board approval as those terms are defined under the Town’s Subdivision Regulations. As noted by Attorney Gascon, ‘the combining of two or more parcels of land into a lesser number of Lots...’ is defined as a ‘subdivision’ under Section 201 of the Town of Marcellus Subdivision Regulations. Unlike the Town of Marcellus, the Town of Camillus has no such definition, and, in any event, no parcels of land are being combined in the Town of Camillus.”; as such the Town of Camillus has determined that the two referrals to SOCPA are decisions solely for the Town of Marcellus; and

WHEREAS, the letter further notes the Town of Camillus recognizes that an expansion of the parking for the golf club would significantly improve the parking limitations that currently exist and favors the proposed use; and

WHEREAS, per conversation with the Town of Marcellus, the lands within the Town of Marcellus are zoned R-1, and thereby parking lots as a primary use of the parcel are prohibited; and

WHEREAS, the Site Layout and Planting Plan dated August 15, 2016 shows the existing gravel lot has two driveways onto Howlett Hill Road, one driveway being 24 feet wide and the other 30 feet wide; the plan shows the additional 79 spaces to be added to the west, utilizing the existing driveways, located just behind the parcel line, and showing a stormwater swale to the south of the parking area and a raised vegetative berm with trees along the western edge of the parcel, presumably to screen parking from the adjacent house; the proposed parking area expansion would occur wholly south of Howlett Hill Road, and no changes to the existing golf course parcel are proposed; and

WHEREAS, there are no federal or state mapped wetlands indicated on the project parcels, however aerial photography indicates that there are potential wetlands on this site; 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:

1. Per the Onondaga County Department of Transportation, no new access to

Howlett Hill Road will be permitted, and the applicant must reduce the width of the western driveway to 24 feet to meet department standards. A highway work permit is required for any work within the county right-of-way.

2. The applicant must install landscape or other screening barrier along the frontage of the proposed parking area, in order to direct pedestrians to a more limited road crossing point to access the golf course. Landscaping cannot obstruct vehicular sight distance.

The Board also offers the following comment:

The Town and applicant are advised to ensure that there are no regulated wetlands on the site. If wetlands are found, they should be indicated on the plan prior to town approval and the applicant must obtain appropriate permits from the New York State Department of Environmental Conservation and/or US Army Corps of Engineers for any proposed development or drainage into state and/or federal wetlands, respectively, or state wetland buffers on site.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: January 04, 2017

OCPB Case # Z-17-11

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a OTHER AUTHORIZATION from the City of Syracuse Planning Commission at the request of LAMAR Advertising for the property located at 3062 Erie Boulevard East; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review authorizations which a referring body may issue under the provisions of any zoning ordinance or local law the site is located within 500 feet of Erie Boulevard East, a state highway within the Town of Dewitt, and the municipal boundaries between the City of Syracuse and the Town of Dewitt and the Village of East Syracuse; and
- WHEREAS, the applicant is proposing to remove an off-premise advertising sign at the Lost Horizon at 140 Headson Drive and install a new digital variable messaging billboard sign on the new Popeye's restaurant site on a 0.74-acre parcel in a Commercial Class A (CA) zoning district; and
- WHEREAS, the Board is concurrently reviewing a referral (Z-17-20) to install a ground sign for Popeye's restaurant on the parcel; and
- WHEREAS, the Board previously recommended Modification of a Project Site Review referral (Z-16-83) for the proposed restaurant with comments regarding access, as well as the scale of proposed signage; and
- WHEREAS, the Grading and Utility Plan for Popeye's Restaurant dated April 4, 2016 shows a single sided pylon sign mounted on a steel single pole, located within a grassed stormwater management and lawn area for the restaurant, and surrounded by parking and access driveways; and
- WHEREAS, the plan shows the sign to face Erie Boulevard westbound traffic near the intersection of Erie Boulevard and Thompson Road; the sign is set back approximately 80 feet from the roadway; and
- WHEREAS, referral materials indicate the sign is to be a commercial electric variable message sign to measure 36' x 10.6' and rise 30' above grade; and
- WHEREAS, the site is located along the highly-retail Erie Boulevard corridor, which is the focus of current transportation and design planning work to incorporate a more mixed-use and pedestrian scale to future development; and
- WHEREAS, signs that are limited to business name(s), products available, and/or services originating on the property are considered on-premises signs, and are not subject to State or Federal regulation; signs with any other content are considered off-premises signs and those that are located within 660 feet of the edge of the State right-of-way or are otherwise intended to be visible from the highway must be registered with the New York State Department of Transportation, in compliance with the Federal 1965 Highway Beautification Act and Part 150 of the Official Compilation of Codes, Rules and Regulations

of the State of New York; and

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

The Board continues to advocate for a reduction in the scale and extent of proposed signage on site, given the urban design objectives for the Erie Boulevard corridor.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: January 04, 2017

OCPB Case # Z-17-12

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SPECIAL PERMIT from the Town of Clay Zoning Board of Appeals at the request of Frederick McClary for the property located at 7411 Donegal Way; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review issuance of special permits and the site is located within 500 feet of Bear Road, a county highway; and
- WHEREAS, the applicant is requesting a special permit for a home occupation to sell firearms on a parcel less than one acre in a Residential (R-10) zoning district; and
- WHEREAS, the site is located in a single-family residential suburban subdivision, and backs up to an existing church parcel fronting on Bear Road; and
- WHEREAS, the Environmental Assessment Form notes the applicant has applied for a federal firearms license for the purpose of buying and selling firearms and conducting background checks for the transfer of firearms; the majority of business would be done at one of three gun/hunting clubs that the applicant belongs to, however the address for the federal firearms license needs to be the applicants residence; and
- WHEREAS, no signage or exterior modifications to the site 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 Marty Voss and seconded by Robert Antonacci. The votes were recorded as follows: Douglas Morris - yes; Bill Fisher - yes; James Corbett - yes; Daniel Cupoli - yes; Robert Antonacci - yes; Chester Dudzinski - yes; Marty Voss - yes.



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: January 04, 2017

OCPB Case # Z-17-13

- 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 Lawrence Ruston for the property located at 3237 East 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 East Lake Road (Route 41), a state highway, and a farm operation located in an Agricultural District; and
- WHEREAS, the applicant is proposing a 48 square foot addition for an elevator with access to three levels of residence on a 1.98-acre parcel in a Rural and Farming and Lakefront Watershed Overlay (RF and LWOD) zoning district; and
- WHEREAS, the site contains an existing single-family house with asphalt driveway on a narrow lakefront lot on Skaneateles Lake, approximately 100 feet wide; the house sits approximately 103 feet from the lake line and an existing driveway accesses East Lake Road, which must meet New York State Department of Transportation requirements; and
- WHEREAS, per a submitted narrative, in 2001 an area variance was granted to construct a 4,943 square foot 4-bedroom dwelling with attached 2-car garage; this was amended in 2003 and allowed for a 16.1 square foot south side yard, 15.1 foot north side yard, and 10 foot driveway setback; the current impermeable surface coverage is 12.4% and open space is 86.4%, and a new septic system was installed east of the house; and
- WHEREAS, the applicant currently proposes to construct an 8' x 6' addition for an elevator that will service the basement, first and second floors, on the south side of the house; the south side yard will be 16.9 feet which is greater than the approved variance of 16.1 feet in another location; and the proposed impermeable surface coverage will be 12.5% which is less than the 13.5% granted; and
- WHEREAS, the site is served by public water and an individual septic system, which must meet the requirements of the Onondaga County Health Department; 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 Marty Voss and seconded by Robert Antonacci. The votes were recorded as follows: Douglas Morris - yes; Bill Fisher - yes; James Corbett - yes; Daniel Cupoli - yes; Robert Antonacci - yes; Chester Dudzinski - yes; Marty Voss - yes.



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: January 04, 2017

OCPB Case # Z-17-14

- 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 Gerard Byrne for the property located at 3101 East 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 East Lake Road (Route 41), a state highway, and a farm operation located in an Agricultural District; and
- WHEREAS, the applicant is proposing replacement of lake access stairs and construction of a seawall for erosion control within a 33-foot wide lake access easement on a 1.66-acre parcel in a Rural and Farming and Lakefront Watershed Overlay (RF and LWOD) zoning district; and
- WHEREAS, the Board is concurrently reviewing a Special Permit referral (Z-17-15) for the project; and
- WHEREAS, the site contains a single-family house on a lakeside parcel on Skaneateles Lake, with the house set back approximately 70 feet from the lake line, and with driveway access onto East Lake Road, which must meet the requirements of the New York State Department of Transportation; and
- WHEREAS, per an included narrative, the north side of the property has a 33.5 foot wide lake access easement associated with the Byrne property across the road at 3104 East Lake Road; the access easement contains a portion of the driveway for the lakeside property and a set of stairs to the lake that are 84 square feet; the main property seawall ends at the 33.5 foot lake access portion and the narrative notes the shoreline has erosion occurring at that point; and
- WHEREAS, the applicant is proposing to make improvements within that easement, to replace existing wood steps down to the lake, and construct a 15 foot long masonry seawall that ties into the existing seawall to the south and returns back into the bank; the remainder of the shoreline will have large rocks placed at the lake line with smaller rock above over filter fabric; the upper portion of the bank will be planted with ground cover in mulch with jute mesh on the steep slope; and
- WHEREAS, the Environmental Assessment Form and a letter to NYCDEC Region 7 reference permit and review requirements from the NYSDEC, City of Syracuse Water Department, and Army Corps of Engineers for work within the lake shoreline; and
- WHEREAS, no other changes to the parcel are proposed, and the site is served by an individual septic system and draws drinking water from Skaneateles Lake; 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 Marty Voss and seconded by Robert Antonacci. The votes were recorded as follows: Douglas Morris - yes; Bill Fisher - yes; James Corbett - yes; Daniel Cupoli - yes; Robert Antonacci - yes; Chester Dudzinski - yes; Marty Voss - yes.



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: January 04, 2017

OCPB Case # Z-17-15

- 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 Gerard Byrne for the property located at 3101 East Lake 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 East Lake Road (Route 41), a state highway, and a farm operation located in an Agricultural District; and
- WHEREAS, the applicant is requesting a special permit to allow replacement of lake access stairs and construction of a seawall for erosion control within a 33-foot wide lake access easement on a 1.66-acre parcel in a Rural and Farming and Lakefront Watershed Overlay (RF and LWOD) zoning district; and
- WHEREAS, the Board is concurrently reviewing a Site Plan referral (Z-17-14) for the project; and
- WHEREAS, the site contains a single-family house on a lakeside parcel on Skaneateles Lake, with the house set back approximately 70 feet from the lake line, and with driveway access onto East Lake Road, which must meet the requirements of the New York State Department of Transportation; and
- WHEREAS, per an included narrative, the north side of the property has a 33.5 foot wide lake access easement associated with the Byrne property across the road at 3104 East Lake Road; the access easement contains a portion of the driveway for the lakeside property and a set of stairs to the lake that are 84 square feet; the main property seawall ends at the 33.5 foot lake access portion and the narrative notes the shoreline has erosion occurring at that point; and
- WHEREAS, the applicant is proposing to make improvements within that easement, to replace existing wood steps down to the lake, and construct a 15 foot long masonry seawall that ties into the existing seawall to the south and returns back into the bank; the remainder of the shoreline will have large rocks placed at the lake line with smaller rock above over filter fabric; the upper portion of the bank will be planted with ground cover in mulch with jute mesh on the steep slope; and
- WHEREAS, the Environmental Assessment Form and a letter to NYCDEC Region 7 reference permit and review requirements from the NYSDEC, City of Syracuse Water Department, and Army Corps of Engineers for work within the lake shoreline; and
- WHEREAS, no other changes to the parcel are proposed, and the site is served by an individual septic system and draws drinking water from Skaneateles Lake; 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 Marty Voss and seconded by Robert Antonacci. The votes were recorded as follows: Douglas Morris - yes; Bill Fisher - yes; James Corbett - yes; Daniel Cupoli - yes; Robert Antonacci - yes; Chester Dudzinski - yes; Marty Voss - yes.



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: January 04, 2017

OCPB Case # Z-17-16

- 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 Elbridge Zoning Board of Appeals at the request of John Riddlemoser for the property located at 524 Hollis Path; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the granting of use or area variances and the site is located within 500 feet of the municipal boundary between the Town of Elbridge and theTown of Lysander; and
- WHEREAS, the applicant is requesting two area variances to construct an 820 square foot cottage (minimum allowed is 1,500 square feet) on a 0.50-acre parcel (where minimum allowed is 2.0 acres) in a Residential (R-1) zoning district; and
- WHEREAS, the site is located on the Seneca River, on a local road, and the area is characterized by single-family homes, riverside properties and vacant and agricultural land; and
- WHEREAS, the site currently contains an existing single-story seasonal dwelling and shed building; the hand drawn plot plan dated August 4, 2016 shows the proposed dwelling (24' x 30') generally the same size and in the same location as the existing structure to replace it; the existing shed does not appear on the plot plan; it is unclear whether the shed would remain; and
- WHEREAS, the proposed house would be set back 30' from the road right-of-way, and approximately 120' from the Seneca River; a semicircular gravel drive is also shown adjacent to the proposed house; and
- WHEREAS, the proposed house is referred to in referral materials as a seasonal home; and
- WHEREAS, the EAF states the house would not connect to public drinking water or wastewater infrastructure and would utilize existing individual well and septic systems; the Onondaga County Health Department has approved the septic system design for the project; and
- WHEREAS, per FEMA mapping it appears the entirety of the parcel is located within a 100-year floodplain; and
- WHEREAS, the Onondaga County Hazard Mitigation Plan has identified flooding as one of five primary natural hazards of local concern, with the potential to cause extensive threat to property and safety; buildings within the floodplain can negatively affect the free flow of nearby waterways and drainage, and building within a floodplain is therefore discouraged; and

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

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

E-mail Address: countyplanning@ongov.ne

The Board discourages the granting of area variances to increase the impermeable surface or intensity of development on a site in the 100-year flood plain. The municipality is encouraged to minimize exposure to damage from natural hazards and uphold local flood ordinance requirements, as required for good standing in the National Flood Insurance Program, by ensuring that any proposed development would not negatively affect drainage patterns in or near the floodplain.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: January 04, 2017

OCPB Case # Z-17-17

- 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 Moyers Corners Volunteer Fire Department #3 for the property located at 7200 Henry Clay Boulevard; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Henry Clay Boulevard, Bear Road and West Taft Road, all county highways; and
- WHEREAS, the applicant is proposing two building additions, pavement expansion and renovations, sidewalk improvements, utility upgrades, stormwater management facilities and landscaping on a 1.39-acre parcel in a Residential (RA-100) (Government) zoning district; and
- WHEREAS, the Board is concurrently reviewing an area variance referral (Z-17-18) for the project; and
- WHEREAS, the site is located in a heavily traveled suburban location with a mix of nearby land uses including industrial, commercial and residential; submitted plans show the parcel boundary to also include lands currently or formerly part of an adjacent property containing an Onondaga County Water Authority water tower, expanding significantly its frontage onto West Taft Road; and
- WHEREAS, the 2016 Capital Improvements Plan dated December 7, 2016 shows the existing building which contains the Moyers Corners Fire Station, including a five-bay truck garage, and two proposed additions; a 1,520 square foot building addition to the northeast corner of the building would house two bunk rooms and a 230 square foot expansion at the southwest corner would contain a dispatch area the project would require an area variance to reduce the highway arterial setback from the required 140 feet to 117 feet along Henry Clay Boulevard; the existing building already encroaches beyond the proposed expansion area within that setback area; and
- WHEREAS, existing aerial photography shows a limited number of striped parking spaces on the site, with large pavement areas surrounding the building; the proposed plan shows the paved area would be expanded slightly and include additional striped parking spaces to total 67 spaces, two of which are shown to encroach beyond a designated highway parking setback of 20 feet from the right-of-way; and
- WHEREAS, plans show driveway entrances at both Henry Clay Boulevard and West Taft Road, both county roads, which are proposed to be paved and delineated in the same locations as existing driveways, which must meet the requirements of the Onondaga County Department of Transportation; concrete pad paving will occur near driveway entries as part of the repaving; and
- WHEREAS, the planting plan shows the installation of sidewalks and new trees and

shrubs on the sides of the building and evergreen shrub plantings lawn seeding areas to the east of the building where the land currently contains trees and overgrowth; and

WHEREAS, a LED monument sign is shown within the roadside planting island along Henry Clay Boulevard, outside the right-of-way; signage details were not provided with the referral; a lighting plan was submitted with referral materials; and

WHEREAS, a "siltation sock concrete wash" area is shown within a rear parking area near the dumpster enclosure; the grading and utility plan shows a presumed stormwater detention area to the northeast of the building; the EAF notes stormwater will drain to a new stormwater management facility, with a controlled discharge to an adjoining property similar to the existing condition; 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; if the proposed project is located within the Onondaga Lake watershed the SWPPP must include Enhanced Phosphorus Removal design criteria from the NYS Stormwater Management Design Manual; and

WHEREAS, the site is served by public drinking water and wastewater infrastructure, and is located in the Metropolitan Wastewater Treatment Plant and Ley Creek Pump Station service areas; per the Onondaga County Department of Water Environment Protection, the project shall comply with Local Law #1 of 2011 - A Local Law Establishing a Program to Promote Capacity Management, Maintenance and Operation of the Public Sewers and Related Purposes, where applicable; information regarding this law is available at www.ongov.net/wep/uselaws.html; and

WHEREAS, the Onondaga County Department of Water Environment Protection has determined that the submitted project is located in an area designated as flow constrained or impacted by excessive wet weather flow or is tributary to a Combined Sewer Overflow (CSO); unless it can be demonstrated that anticipated flows will not exceed previous flows, the project applicant is required to offset any additional sanitary flow in excess of the most recent land use; the applicant must develop a 1 gallon to 1 gallon offset plan/project in coordination with the municipal engineer; a letter confirming the acceptance of the offset plan must be submitted to the Department of Water Environment Protection documenting the offset plan; 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. Concrete pad areas must be located outside the County right-of-way.

2. The applicant is required to obtain a permit from the Onondaga County

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

E-mail Address: countyplanning@ongov.net

Department of Transportation for any proposed driveways and prior to any proposed work within a county road right-of-way, and any changes by the Department must be indicated on the site plan prior to Town approval. No parking, loading, servicing of vehicles in the right-of-way, or backing of vehicles into the right of way is permitted.

3. The municipality must submit a copy of the Storm Water Pollution Prevention Plan (SWPPP) and/or any drainage reports or studies to the Onondaga County Department of Transportation early in the planning process for approval and complete any appropriate mitigation as may be determined by the Department. Additional stormwater runoff into the County's drainage system is prohibited.

4. The applicant must submit a lighting plan to be approved by the Onondaga County Department of Transportation to ensure there is no glare or spillover onto adjacent properties or the county right-of-way.

The Board also offers the following comments:

1. Per the Onondaga County Department of Transportation, the municipality and applicant are advised that signage may not obstruct sight distance, and any variable messaging signage must meet New York State Department of Transportation Standards, per the Onondaga County Department of Transportation.

2. The Onondaga County Department of Water Environment Protection asks that the applicant contact the Department at (315) 435-5402 x225 early in the planning process to determine sewer availability and capacity, and work with the municipality on any applicable offset requirements.

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

4. The applicant is advised to eliminate parking shown within the designated highway parking setback.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: January 04, 2017

OCPB Case # Z-17-18

- 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 Clay Zoning Board of Appeals at the request of Moyers Corners Volunteer Fire Department #3 for the property located at 7200 Henry Clay Boulevard; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the granting of use or area variances and the site is located within 500 feet of Henry Clay Boulevard, Bear Road and West Taft Road, all county highways; and
- WHEREAS, the applicant is requesting an area variance for a reduction of the highway arterial setback from the required 140 feet to 117 feet for two building additions, pavement expansion and renovations, sidewalk improvements, utility upgrades, stormwater management facilities and landscaping on a 1.39-acre parcel in a Residential (RA-100) (Government) zoning district; and
- WHEREAS, the Board is concurrently reviewing a site plan referral (Z-17-17) for the project; and
- WHEREAS, the site is located in a heavily traveled suburban location with a mix of nearby land uses including industrial, commercial and residential; submitted plans show the parcel boundary to also include lands currently or formerly part of an adjacent property containing an Onondaga County Water Authority water tower, expanding significantly its frontage onto West Taft Road; and
- WHEREAS, the 2016 Capital Improvements Plan dated December 7, 2016 shows the existing building which contains the Moyers Corners Fire Station, including a five-bay truck garage, and two proposed additions; and
- WHEREAS, a 1,520 square foot building addition to the northeast corner of the building would house two bunk rooms and a 230 square foot expansion at the southwest corner would contain a dispatch area the project would require an area variance to reduce the highway arterial setback from the required 140 feet to 117 feet along Henry Clay Boulevard; the existing building already encroaches beyond the proposed expansion area within that setback area; and
- WHEREAS, existing aerial photography shows a limited number of striped parking spaces on the site, with large pavement areas surrounding the building; the proposed plan shows the paved area would be expanded slightly and include additional striped parking spaces to total 67 spaces, two of which are shown to encroach beyond a designated highway parking setback of 20 feet from the right-of-way; and
- WHEREAS, plans show driveway entrances at both Henry Clay Boulevard and West Taft Road, both county roads, which are proposed to be paved and delineated in the same locations as existing driveways, which must meet the requirements of the Onondaga County Department of Transportation; concrete pad paving

will occur near driveway entries as part of the repaving; and

WHEREAS, the planting plan shows the installation of sidewalks and new trees and shrubs on the sides of the building and evergreen shrub plantings lawn seeding areas to the east of the building where the land currently contains trees and overgrowth; and

WHEREAS, a LED monument sign is shown within the roadside planting island along Henry Clay Boulevard, outside the right-of-way; signage details were not provided with the referral; a lighting plan was submitted with referral materials; and

WHEREAS, a "siltation sock concrete wash" area is shown within a rear parking area near the dumpster enclosure; the grading and utility plan shows a presumed stormwater detention area to the northeast of the building; the EAF notes stormwater will drain to a new stormwater management facility, with a controlled discharge to an adjoining property similar to the existing condition; 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; if the proposed project is located within the Onondaga Lake watershed the SWPPP must include Enhanced Phosphorus Removal design criteria from the NYS Stormwater Management Design Manual; and

WHEREAS, the site is served by public drinking water and wastewater infrastructure, and is located in the Metropolitan Wastewater Treatment Plant and Ley Creek Pump Station service areas; per the Onondaga County Department of Water Environment Protection, the project shall comply with Local Law #1 of 2011 - A Local Law Establishing a Program to Promote Capacity Management, Maintenance and Operation of the Public Sewers and Related Purposes, where applicable; information regarding this law is available at www.ongov.net/wep/uselaws.html; and

WHEREAS, the Onondaga County Department of Water Environment Protection has determined that the submitted project is located in an area designated as flow constrained or impacted by excessive wet weather flow or is tributary to a Combined Sewer Overflow (CSO); unless it can be demonstrated that anticipated flows will not exceed previous flows, the project applicant is required to offset any additional sanitary flow in excess of the most recent land use; the applicant must develop a 1 gallon to 1 gallon offset plan/project in coordination with the municipal engineer; a letter confirming the acceptance of the offset plan must be submitted to the Department of Water Environment Protection documenting the offset plan; and

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

While the Board does not object to the proposed variance, the Board offers the following comments relative to the site plan review of the proposed project:

1. Concrete pad areas must be located outside the County right-of-way.
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, and any changes by the Department must be indicated on the site plan prior to Town approval. No parking, loading, servicing of vehicles in the right-of-way, or backing of vehicles into the right of way is permitted.
3. The municipality must submit a copy of the Storm Water Pollution Prevention Plan (SWPPP) and/or any drainage reports or studies to the Onondaga County Department of Transportation early in the planning process for approval and complete any appropriate mitigation as may be determined by the Department. Additional stormwater runoff into the County's drainage system is prohibited.
4. Per the Onondaga County Department of Transportation, the municipality and applicant are advised that signage may not obstruct sight distance, and any variable messaging signage must meet New York State Department of Transportation Standards, per the Onondaga County Department of Transportation.
5. The applicant must submit a lighting plan to be approved by the Onondaga County Department of Transportation to ensure there is no glare or spillover onto adjacent properties or the county right-of-way.
6. The Onondaga County Department of Water Environment Protection asks that the applicant contact the Department at (315) 435-5402 x225 early in the planning process to determine sewer availability and capacity, and work with the municipality on any applicable offset requirements.
7. The applicant is encouraged to reduce stormwater runoff and improve stormwater quality as much as practical by reducing impermeable surfaces and utilizing green infrastructure. For more information on stormwater management, visit the Onondaga County "Save the Rain Program" web site at <http://savetherain.us> or contact the Onondaga County Department of Water Environment Protection at 315-435-2260.
8. The applicant is advised to eliminate parking shown within the designated highway parking setback.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: January 04, 2017

OCPB Case # Z-17-19

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a AREA VARIANCE from the Town of Lysander Zoning Board of Appeals at the request of Scott Merle for the property located at 7926 Springwoods Circle; 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 New York State Route 370, a state highway, and the municipal boundary between the Town of Lysander and the Village of Baldwinsville; and
- WHEREAS, the applicant is requesting an area variance to construct an addition to a residential structure, with a reduction in the rear yard setback on a 0.5-acre parcel in a Residential (R-12.5) zoning district; and
- WHEREAS, the Board previously recommended modification of a site plan referral (S-06-21) for the 9-lot Spring Woods subdivision and disapproval of a final subdivision referral (S-07-46), citing setback requirements and road access; in 2014, the Board reviewed site plan and area variance referrals (Z-14-364 and 365) for a subdivision monument sign, and included a number of recommendations regarding limited access onto NYS Route 370, stormwater, stream and wetland buffering; and
- WHEREAS, the site is located at the entrance to the 9-lot Spring Woods subdivision, currently being developed, with driveway access onto the Spring Woods Circle cul-de-sac roadway; the site has frontage on, but will not be allowed driveway access onto New York State Route 370, per the New York State Department of Transportation; and
- WHEREAS, per the referral materials, the applicant/builder has a house under construction and the potential buyer desires an addition to the rear of the house, which encroaches 8.2 feet within the Highway Overlay setback from Route 370; and
- WHEREAS, the Lot 1 Springwood Subdivision plan dated October 11, 2016 shows the 1-story wood frame house to be located just within the other applicable setbacks for the lot, with only the proposed 10' x 15' addition at the northwest corner of the structure encroaching into the setback; and
- WHEREAS, the plan also shows the majority of the rear yard of the proposed lot to be labeled as a drainage easement for stormwater detention area; and
- WHEREAS, the site is to be served by public drinking water and wastewater infrastructure and is located in the Baldwinsville-Seneca Knolls Wastewater Treatment Plant service area; and
- WHEREAS, per the Onondaga County Department of Water Environment Protection, the project shall comply with Local Law #1 of 2011 - A Local Law Establishing a Program to Promote Capacity Management, Maintenance and Operation of the Public Sewers and Related Purposes, where applicable; information regarding

this law is available at www.ongov.net/wep/uselaws.html; and

WHEREAS, the site lies within 500 feet of the municipal boundary of the Village of Baldwinsville, and the municipality is encouraged to give notice of the public hearing on the proposed action to all adjacent municipalities and/or any municipalities that may be impacted by the proposed 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 and may consequently be acted on solely by the referring board.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: January 04, 2017

OCPB Case # Z-17-2

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a USE VARIANCE from the Village of Fayetteville Planning Board at the request of Pamela Bender for the property located at 303 East Genesee Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the granting of use or area variances and the site is located within 500 feet of Route 5 (East Genesee Street), a state highway; and
- WHEREAS, the applicant is requesting a use variance to operate a bed & breakfast in an existing single-family residence on a 0.24 acre parcel in a Residential (R-3) zoning district; and
- WHEREAS, per the referral, as of 2010 a commercial residence is no longer listed as a permitted use; the applicant also seeks interpretation if this can be considered a home occupation; and
- WHEREAS, the Board is concurrently reviewing a Site Plan referral (Z-17-1) for the bed and breakfast project; and
- WHEREAS, the site is located within the core of the Village of Fayetteville along East Genesee Street, New York State Route 5, and is located within the Genesee Street Hill-Limestone Plaza Historic District; and
- WHEREAS, the local application materials indicate the bed & breakfast would have two bedrooms available for use and serving breakfast, and the owner would also reside on site; and
- WHEREAS, the submitted survey shows an existing 2-story wood-frame house with front and rear porches, a paved driveway with rear gravel driveway area, accessing East Genesee Street, with no exterior changes proposed; any existing or proposed access onto East Genesee Street must meet the requirements of the New York State Department of Transportation; and
- WHEREAS, the site has existing access to public water and wastewater and is located in the Meadowbrook-Limestone Wastewater Treatment Plant service area; and
- WHEREAS, per the Onondaga County Department of Water Environment Protection, the project shall comply with Local Law #1 of 2011 - A Local Law Establishing a Program to Promote Capacity Management, Maintenance and Operation of the Public Sewers and Related Purposes, where applicable; information regarding this law is available at www.ongov.net/wep/uselaws.html; and
- WHEREAS, the Onondaga County Department of Water Environment Protection has determined that the submitted project is located in an area designated as flow constrained or impacted by excessive wet weather flow or is tributary to a Combined Sewer Overflow (CSO); unless it can be demonstrated that anticipated flows will not exceed previous flows, the project applicant is required to offset any additional sanitary flow in excess of the most recent

land use; the applicant must develop a 1 gallon to 1 gallon offset plan/project in coordination with the municipal engineer; a letter confirming the acceptance of the offset plan must be submitted to the Department of Water Environment Protection documenting the offset plan; 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 advises that any modification to the driveway within the state right-of-way will trigger requirements to upgrade the driveway to applicable commercial driveway standards.
2. The Onondaga County Department of Water Environment Protection asks that the applicant contact the Department at (315) 435-5402 early in the planning process to determine sewer availability and capacity, and coordinate with the municipality regarding any applicable offset requirements.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: January 04, 2017

OCPB Case # Z-17-20

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a OTHER AUTHORIZATION from the City of Syracuse Zoning Administration at the request of Parikh Network, LLC for the property located at 3062 Erie Boulevard East; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review authorizations which a referring body may issue under the provisions of any zoning ordinance or local law the site is located within 500 feet of Erie Boulevard East, a state highway within the Town of Dewitt, and the municipal boundaries between the City of Syracuse and the Town of Dewitt and the Village of East Syracuse; and
- WHEREAS, the applicant is proposing to install new business identification signage for a new restaurant (Popeye's), including a ground sign on Erie Boulevard East, necessitating a waiver of area and number of signs on a 0.74-acre parcel in a Commercial Class A (CA) zoning district; and
- WHEREAS, the Board is concurrently reviewing a referral from Lamar Advertising (Z-17-11) to install a digital variable messaging billboard sign on another portion of the parcel; and
- WHEREAS, the Board previously recommended Modification of a Project Site Review referral (Z-16-83) for the proposed restaurant with comments regarding access, as well as the scale of proposed signage; and
- WHEREAS, the applicant is proposing building and site signage for the new Popeye's restaurant on the site, requiring a waiver regarding total area and number of signs on site; and
- WHEREAS, the local application lists the proposed backlit LED signage as 5 wall signs with name and/or logo on the front, rear and sides of the building, totaling 116 square feet, and a pylon sign on a single pole (20 feet tall) with variable dimensions for three logo, name, and reader board signs, located at the front of the site; various smaller scale directional and drive-thru signage is also indicated in submitted materials; and
- WHEREAS, per the Site Plan dated March 3, 2016, the pylon sign is shown just behind the sidewalk, 10.8 feet from the parcel line along Erie Boulevard East, a city street in this location; and
- WHEREAS, the site is located along the highly-retail Erie Boulevard corridor, which is the focus of current transportation and design planning work to incorporate a more mixed-use and pedestrian scale to future development; and

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

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

The Board continues to advocate for a reduction in the scale and extent of proposed signage on site, given the urban design objectives for the Erie Boulevard corridor.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: January 04, 2017

OCPB Case # Z-17-21

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a USE VARIANCE from the City of Syracuse Board of Zoning Appeals at the request of Paul Roe and Regina Santucci for the property located at 457 James Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the granting of use or area variances and the site is located within 500 feet of Interstate Route 81, a state highway; and
- WHEREAS, the applicant is requesting a use variance to establish a mixed-use building with a tattoo parlor on the first floor and one dwelling unit on the second floor of a vacant office building on a 0.24 acre parcel in an Office (OB) zoning district; and
- WHEREAS, the site is located along James Street, just outside Downtown Syracuse, and nearby land uses include multi-story residential, office, religious buildings, open lot parking, and a hotel; and
- WHEREAS, the 0.24 acre parcel contains an existing 2-3 story historic residential brick building, which has been noted to be formerly used as office space and has been vacant in recent years; the site also contains a 2-story rear block building, which is not part of the current referral; and
- WHEREAS, per a project narrative, the applicant wishes to establish a tattooing business (James Street Parlour) on the first floor and a residence upstairs for the applicants use; per the referral, the tattooing use is only allowed as an accessory use to an apartment building in an Office B district and cannot exceed 10% of the gross floor area or 25% of the first floor, whichever is greater, and therefore a use variance is being sought; and
- WHEREAS, the Site Plan dated December 5, 2016 shows a new aluminum modular and concrete ADA ramp will be installed along the side of the building; the local application notes that parking will include 5 spaces (one ADA) for the tattoo parlor and the site can accommodate up to three additional parking spaces in the rear of the property for the private residence, all shown within existing paved areas; and
- WHEREAS, the parcel has an existing driveway entrance from James Street, a city street, and sidewalks occur along the front of the parcel, with front yard landscaping; and
- WHEREAS, the site is served by public water and sewer and is located in the Metropolitan Wastewater Treatment Plant service area; per the Onondaga County Department of Water Environment Protection, the project shall comply with Local Law #1 of 2011 - A Local Law Establishing a Program to Promote Capacity Management, Maintenance and Operation of the Public Sewers and Related Purposes, where applicable; information regarding this law is available

at www.ongov.net/wep/uselaws.html; 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 Marty Voss and seconded by Robert Antonacci. The votes were recorded as follows: Douglas Morris - yes; Bill Fisher - yes; James Corbett - yes; Daniel Cupoli - yes; Robert Antonacci - yes; Chester Dudzinski - yes; Marty Voss - yes.



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: January 04, 2017

OCPB Case # Z-17-22

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a OTHER AUTHORIZATION from the Town of Skaneateles Planning Board at the request of Mark Ditch for the property located 2762 & 2752 Rickard Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review authorizations which a referring body may issue under the provisions of any zoning ordinance or local law the site is located within 500 feet of Rickard Road, a county highway, and a farm operation located in an Agricultural District; and
- WHEREAS, the applicant proposes a lot line adjustment between two adjacent residential properties totaling 5.2 acres in a Rural and Farming zoning and Lake Watershed Overlay District (RFLWOD); and
- WHEREAS, the two single-family residential parcels are located in a rural farming area along Rickard Road, a county road; no driveway access changes are proposed; any existing or proposed driveways must meet the requirements of the Onondaga County Department of Transportation; and
- WHEREAS, per the local application and resubdivision rendering labeled as Final Plan and dated July 14, 2003, the northernmost landowner would convey approximately 1 acre of what appears to be vacant, farmed land adjacent to the house and yard to its neighbor to the south, which also contains a single family house and yard; and
- WHEREAS, the new lot sizes, 2.42 acres and 2.82 acres would continue to conform to applicable zoning requirements; and
- WHEREAS, the site is located in the Skaneateles Lake Watershed and both lots are served by individual well and septic systems, which are subject to review and approval of the Onondaga County Health Department; and
- WHEREAS, both lots as well as significant amounts of neighboring land are enrolled in the New York State Agricultural District, and the site is surrounded by actively farmed land and forested land; 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 Marty Voss and seconded by Robert Antonacci. The votes were recorded as follows: Douglas Morris - yes; Bill Fisher - yes; James Corbett - yes; Daniel Cupoli - yes; Robert Antonacci - yes; Chester Dudzinski - yes; Marty Voss - yes.



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: January 04, 2017

OCPB Case # Z-17-5

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a PROJECT SITE REVIEW from the City of Syracuse Planning Commission at the request of Cynthia L. Myrdek for the property located at 111-113 Sunset Avenue & Basin 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 minor façade improvements for a new dog grooming/daycare business (Bark Avenue) on a 6,807 square foot parcel in a BA zoning district; and
- WHEREAS, the site is located on a triangular shaped parcel bound by Sunset Avenue and Basin Street, and near Danforth and North State Streets and an Interstate Route 81 offramp; surrounding land uses are multi-family homes, small to medium scale commercial and mixed-use and retail uses along nearby North Salina Street; and
- WHEREAS, the site currently contains a metal one-story building with attached garage entries and driveways onto both Sunset Avenue and Basin Street, city streets; sidewalks surround the two road frontages; and
- WHEREAS, per the local application the minor interior alterations are to include creation of a grooming room, bathing room, break room, office, daycare room, a multi-purpose room and an ADA unisex bathroom; the existing overhead garage door will be filled in and a new door will be installed on the north wall for ADA access, with a sidewalk; and
- WHEREAS, the Additions and Alterations Plan dated December 2016 shows the building and driveways to remain, with the Sunset Avenue driveway to become a handicap parking space near the building; existing trees and bushes are shown to remain; and
- WHEREAS, per the referral form, the proposed 2,290 square foot personal service use requires 10 parking spaces, and the single handicap space is the only off-street parking provided; on-street parking is generally allowed on adjacent city streets; and
- WHEREAS, the site has access to public drinking water and wastewater and is located in the Metropolitan Wastewater Treatment Plant service area; and
- WHEREAS, per the Onondaga County Department of Water Environment Protection, the project shall comply with Local Law #1 of 2011 - A Local Law Establishing a Program to Promote Capacity Management, Maintenance and Operation of the Public Sewers and Related Purposes, where applicable; information regarding this law is available at www.ongov.net/wep/uselaws.html; the Onondaga County Department of Water Environment Protection asks that the applicant

contact the Department at (315) 435-5402 early in the planning process to determine sewer availability and capacity; and

WHEREAS, the Onondaga County Department of Water Environment Protection has determined that the submitted project is located in an area designated as flow constrained or impacted by excessive wet weather flow or is tributary to a Combined Sewer Overflow (CSO); unless it can be demonstrated that anticipated flows will not exceed previous flows, the project applicant is required to offset any additional sanitary flow in excess of the most recent land use; the applicant must develop a 1 gallon to 1 gallon offset plan/project in coordination with the municipal engineer; a letter confirming the acceptance of the offset plan must be submitted to the Department of Water Environment Protection documenting the offset plan; 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 Onondaga County Department of Water Environment Protection asks that the applicant contact the Department at (315) 435-5402 early in the planning process to determine sewer availability and capacity, and coordinate with the municipality regarding any applicable offset requirements.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: January 04, 2017

OCPB Case # Z-17-6

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SPECIAL PERMIT from the City of Syracuse Planning Commission at the request of Frank Fisher & Jennifer Daniels-Fisher for the property located at 554 East Brighton Avenue; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review issuance of special permits and the site is located within 500 feet of Interstate Route 81, a state highway; and
- WHEREAS, the applicant is requesting two special permit reviews to establish a light-duty motor vehicle repair facility and a contractor yard on a 2.224-acre parcel in a CB zoning district (City Case Numbers SP-16-30 and 21); and
- WHEREAS, the site is located in a highly commercial and industrial section of East Brighton Avenue, and backs up to existing rail lines (New York Susquehanna & Western) and the Interstate Route 81 corridor; and
- WHEREAS, the parcel contains an existing single-story metal shop building, storage building and gravel and asphalt surfaces, and some vegetation toward the rear of the parcel; the site has two existing driveway accesses along its road frontage on East Brighton Avenue, a city street; and
- WHEREAS, the applicant wishes to operate a light duty motor vehicle repair facility and contractor yard on the site, and no exterior changes to the buildings, signage or lighting are proposed; and
- WHEREAS, the site is served by public water and sewer and is located in the Metropolitan Wastewater Treatment Plant service area; and
- WHEREAS, per the Onondaga County Department of Water Environment Protection, the project shall comply with Local Law #1 of 2011 - A Local Law Establishing a Program to Promote Capacity Management, Maintenance and Operation of the Public Sewers and Related Purposes, where applicable; information regarding this law is available at www.ongov.net/wep/uselaws.html; and
- WHEREAS, per the Environmental Assessment Form, stormwater will flow to an existing 8-inch pipe that discharges to adjacent property along the railroad right-of-way, and the rate of flow is limited by the existing pipe capacity; 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 Marty Voss and seconded by Robert Antonacci. The votes were recorded as follows: Douglas Morris - yes; Bill Fisher - yes; James Corbett - yes; Daniel Cupoli - yes; Robert Antonacci - yes; Chester Dudzinski - yes; Marty Voss - yes.



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: January 04, 2017

OCPB Case # Z-17-7

- 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 BBL Construction Services, LLC for the property located 102 West Division 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 partial demolition and both interior and exterior renovations of a four-story mixed-use building on a 0.99-acre parcel in a Lakefront T5-2 zoning district; and
- WHEREAS, the site is located in the Franklin Square district within the Syracuse Lakefront Development Area; the Franklin Square district is characterized by a high-quality aesthetic and pedestrian environment generated by urban density and consistency in architectural scale, texture, and pattern of new and rehabilitated former industrial buildings; and
- WHEREAS, per the project description the project consists of reconstructive and selective demolition of an existing 60,000 square foot 4-story masonry and wood framed building; the existing facility is currently office space, storage and residential apartments; per the description, the interior will be completely renovated to 38 new apartments and one office space; and
- WHEREAS, the exterior of the building will undergo masonry restoration, a new roof membrane, elevator, and site and landscape improvements; a portion of the demolition phase is to include demolition of an approximately 10,000 square foot structure adjacent to the building that has been deemed structurally unsafe; the Oak Knitting Mill building is listed or eligible for listing on the National Register of Historic Properties; and
- WHEREAS, the Oak Knitting Mill Commons Site Layout Plan dated November 16, 2016 shows the existing building footprint with a 16,500 square foot footprint, surrounded with a concrete walk, 53 parking spaces, a patio and a driveway entry onto West Division Street, a city street; no driveways are shown on either Genant Drive or North Clinton Street; and
- WHEREAS, sidewalk is shown around the perimeter of the site; the planting plan shows street trees to be installed along the West Division Street right-of-way, and smaller shrub and perennial plantings in various locations around the building and within the parking lot; a lighting plan was also submitted; and
- WHEREAS, the grading and drainage plan show the site sloping down toward North Clinton Street, and the EAF notes storm water discharges will be directed to established City of Syracuse storm sewer infrastructure; and
- WHEREAS, the site has access to public drinking water and wastewater and is located in

the Metropolitan Wastewater Treatment Plant service area; and

WHEREAS, per the Onondaga County Department of Water Environment Protection, the project shall comply with Local Law #1 of 2011 - A Local Law Establishing a Program to Promote Capacity Management, Maintenance and Operation of the Public Sewers and Related Purposes, where applicable; information regarding this law is available at www.ongov.net/wep/uselaws.html; the Onondaga County Department of Water Environment Protection asks that the applicant contact the Department at (315) 435-5402 early in the planning process to determine sewer availability and capacity; and

WHEREAS, the Onondaga County Department of Water Environment Protection has determined that the submitted project is located in an area designated as flow constrained or impacted by excessive wet weather flow or is tributary to a Combined Sewer Overflow (CSO); unless it can be demonstrated that anticipated flows will not exceed previous flows, the project applicant is required to offset any additional sanitary flow in excess of the most recent land use; the applicant must develop a 1 gallon to 1 gallon offset plan/project in coordination with the municipal engineer; a letter confirming the acceptance of the offset plan must be submitted to the Department of Water Environment Protection documenting the offset plan; and

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

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 Onondaga County Department of Water Environment Protection asks that the applicant contact the Department at (315) 435-5402 x225 early in the planning process to determine sewer availability and capacity, and coordinate with the City Engineer regarding any applicable offset requirements.
2. The applicant is encouraged to reduce stormwater runoff and improve stormwater quality as much as practical by reducing impermeable surfaces and utilizing green infrastructure. For more information on stormwater management, visit the Onondaga County "Save the Rain Program" web site at <http://savetherain.us> or contact the Onondaga County Department of Water Environment Protection at 315-435-2260.
3. The Board encourages additional landscape or low wall screening of parking from the public right-of-way.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: January 04, 2017

OCPB Case # Z-17-8

- 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 800 N. Clinton St., LLC for the property located at 800 North Clinton 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 the Inner Harbor Barge Canal Terminal, a part of the New York State Barge Canal System, and Interstate Route 81, a state highway; and
- WHEREAS, the applicant is proposing to modify a previous site plan to revise the proposed driveways and landscaping to coordinate with the recent reconstruction of North Clinton Street, as well as to install an 8-foot tall cedar picket fence and 6-foot high ornamental aluminum fence around the perimeter of the site on a 1.2-acre parcel in a Lakefront Urban Center (T5) zoning district; and
- WHEREAS, the Board previously recommended No Position With Comment on a proposal to convert the vacant four-story factory building into 60 apartments, with 27 parking spaces, with recommendations regarding driveway access and configuration of North Clinton Street; and
- WHEREAS, the Layout Plan dated November 18, 2016 shows the existing building to be renovated for 62 units versus the prior proposed 60 units, and 32 parking spaces (previously 27 spaces) on the site; and
- WHEREAS, the plan shows the site has a right-in only driveway off of Genant Drive, a one-way city street that is part of the state interstate system, and a full driveway on Spencer Street, a city street; both driveways are shown to be gated; an additional new driveway entrance is shown on Genant Drive which provides access to a trash enclosure at the north end of the building and two parking spaces; and
- WHEREAS, the applicant also proposes construction of fencing around the perimeter of the site, including an 8-foot high solid cedar wood picket fence along Genant Drive, which has already been installed and forms a solid fence wall along the roadway; and
- WHEREAS, 6-foot high ornamental fence is proposed along Spencer and North Clinton Streets; renderings show it to be aluminum $\frac{3}{4}$ " x $\frac{3}{4}$ " pickets which would not create an opaque wall; 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 Marty Voss and seconded by Robert Antonacci. The votes were recorded as follows: Douglas Morris - yes; Bill Fisher - yes; James Corbett - yes; Daniel Cupoli - yes; Robert Antonacci - yes; Chester Dudzinski - yes; Marty Voss - yes.



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: January 04, 2017

OCPB Case # Z-17-9

- 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 Two Plus Four Construction Co. for the property located at 6739 Myers Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Interstate Route 481 and the New York State Thruway (Interstate Route 90), both state highways, and Fly Road, a county road; and
- WHEREAS, the applicant is proposing construction of a 7,500 square foot two-story building with associated sidewalks, a parking lot, stormwater facilities and landscaping on a 1.34-acre parcel in a High-Tech (H-T) zoning district; and
- WHEREAS, in 2015, the Board recommended Modification of Subdivision (S-15-52) and Site Plan (Z-15-180) referrals to subdivide a 3.2 acre parcel into two lots, with Lot 2 to house a 7,024 square foot office building; the current proposal would occur on Lot 1; the Board advised primarily on transportation permitting and Thruway safety requirements; and
- WHEREAS, the plan shows the site is located at the edge of the New York State Thruway and near Interstate Route 481; per aerial photography, the site currently contains wooded land and is located in a primarily commercial area, however several remaining houses are located directly across from the site set back from the road; and
- WHEREAS, the Two Plus Four Office Site Plan dated December 5, 2016 shows the proposed two-story office building (7,500 square feet total), set back behind a circular parking lot with 38 parking spaces and a 24-foot wide driveway onto Myers Road, a local road which dead ends at Interstate Route 481; and
- WHEREAS, the Site Plan shows plantings and lawn along the front face of the building and 9 trees to be added at the front of the site and at the corners of the parking lot; and
- WHEREAS, the Environmental Assessment Form indicates 1.3 acres will be physically disturbed, and stormwater runoff will discharge to the New York State Thruway property and flow to a 30" culvert which flows north to Ley Creek; a stormwater management area is shown at the rear of the parcel; 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; if the proposed project is located within the Onondaga Lake watershed the SWPPP must include Enhanced Phosphorus Removal design criteria from the NYS Stormwater Management Design Manual; and

WHEREAS, the New York State Department of Environmental Conservation Environmental Assessment Form Mapper indicates that land adjoining the site contains wetlands or other regulated waterbodies; and

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

WHEREAS, the site has access to public water and sewer and is located in the Metropolitan Wastewater Treatment Plant and Ley Creek Pump Station service areas; and

WHEREAS, per the Onondaga County Department of Water Environment Protection, the project shall comply with Local Law #1 of 2011 - A Local Law Establishing a Program to Promote Capacity Management, Maintenance and Operation of the Public Sewers and Related Purposes, where applicable; information regarding this law is available at www.ongov.net/wep/uselaws.html; and

WHEREAS, the Onondaga County Department of Water Environment Protection has determined that the submitted project is located in an area designated as flow constrained or impacted by excessive wet weather flow or is tributary to a Combined Sewer Overflow (CSO); the project applicant is required to offset any additional sanitary flow in excess of the most recent land use; the applicant must develop a 1 gallon to 1 gallon offset plan/project in coordination with the municipal engineer; a letter confirming the acceptance of the offset plan must be submitted to the Department of Water Environment Protection documenting the offset plan; and

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

1. A drainage and grading plan must be provided to the New York State Thruway Authority for review, and the Town and applicant are advised that no increase to the amount of site drainage entering onto the Thruway as a result of this construction will be permitted.
2. A site lighting plan must be provided to the New York State Thruway Authority for review, and site lighting must be designed so as not to affect Thruway patrons. Headlight screening may be required to prevent headlight glare from affecting Thruway patrons.

The Board also offers the following comments:

1. The Thruway Authority should be contacted with any plans for signage within the rear yard for this new facility.
2. The Onondaga County Department of Water Environment Protection asks

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

E-mail Address: countyplanning@ongov.ne

that the applicant contact the Department at (315) 435-6820 early in the planning process to determine sewer availability and capacity.

3. The applicant is encouraged to reduce stormwater runoff and improve stormwater quality as much as practical by reducing impermeable surfaces and utilizing green infrastructure. For more information on stormwater management, visit the Onondaga County "Save the Rain Program" web site at <http://savetherain.us> or contact the Onondaga County Department of Water Environment Protection at 315-435-6820.

4. 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.

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

6. The Onondaga County Department of Transportation requests a copy of any drainage studies or data for review.

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