



# Onondaga County Planning Board

January 09, 2019

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

## I. ATTENDANCE

### MEMBERS PRESENT

Daniel Cupoli - via Skype  
James Corbett  
Matt Beadnell  
David Skeval  
Marty Voss

### STAFF PRESENT

Dan Kwasnowski  
Megan Costa  
Allison Bodine  
Robin Coon

### GUESTS PRESENT

## II. CALL TO ORDER

The meeting was called to order at 11:00 AM on January 09, 2019.

## III. MINUTES & OTHER BUSINESS

Minutes from December 19, 2018 were submitted for approval. James Corbett made a motion to accept the minutes. Marty Voss seconded the motion. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; Matt Beadnell - abstain; David Skeval - yes; Marty Voss - yes.

## IV. ACTIONS ON GML SECTION 239 REFERRALS

### Summary

S-19-1	TSpaPB	<i>No Position With Comment</i>	S-19-2	TSpaPB	<i>No Position With Comment</i>
Z-19-1	VSkaPB	<i>Modification</i>	Z-19-10	CSyrPB	<i>No Position</i>
Z-19-11	TCicPB	<i>Modification</i>	Z-19-12	TClaPB	<i>Modification</i>
Z-19-2	VSkaPB	<i>No Position</i>	Z-19-3	TClaPB	<i>No Position With Comment</i>
Z-19-4	TSpaZBA	<i>Disapproval</i>	Z-19-5	VSolZBA	<i>No Position With Comment</i>
Z-19-6	TLysPB	<i>Modification</i>	Z-19-7	TLysZBA	<i>Modification</i>
Z-19-8	TClaTB	<i>Modification</i>	Z-19-9	TClaTB	<i>Modification</i>



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: January 09, 2019

OCPB Case # S-19-1

- 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 PRELIMINARY & FINAL SUBDIVISION from the Town of Spafford Planning Board at the request of Jane Kurtz for the property located at 2208 Route 174; and
- WHEREAS, General Municipal Law Section 239-n allows the County Planning Board to review the approval of subdivisions and the site is located within 500 feet of West Lake Road (NYS Route 174), a state highway, Willowdale Road (Route 26), a county highway, and a farm operation located in a NYS Agricultural District; and
- WHEREAS, the applicant is proposing to subdivide a 27.5-acre parcel into two new lots, Lot No. 1 (3.005 acres) and Lot No. 2 (24.5 acres), in a Residential Agricultural (R-A) zoning district; and
- WHEREAS, the site is located in a rural area west of Otisco Lake in the Town of Spafford; the site and surrounding lands are enrolled in NYS Agricultural District 2 and appear to contain active farmland; an agricultural data statement was not included with the referral materials; and
- WHEREAS, the site is surrounded on three sides by Ireland Farm holdings, which possess an agricultural conservation easement to protect land for agriculture in perpetuity; conflicts between agriculture and housing can arise when residential uses are located in close proximity to active farmland; and
- WHEREAS, the submitted subdivision map shows the site has frontage on West Lake Road (NYS Route 174) and contains an existing one-story house, a silo, and four shed structures, all clustered towards the front of the site; aerial imagery shows the remainder of the site to be mostly active farmland; there are ravines to the east and south of the site, the bank and centerline of which appear to roughly follow the east and rear lot lines, respectively; aerial imagery also shows a stream, Willow Brook, running west to east just south of the site and an intersecting tributary flowing in from the north; and
- WHEREAS, per the subdivision map, the proposed subdivision will create two new lots, with Lot No. 1 (3.005 acres) containing the house and three sheds and Lot No. 2 (24.5 acres) containing the silo, remaining shed, and farmlands; and
- WHEREAS, per the subdivision map, the site has an existing gravel driveway on Route 174, to be contained on proposed Lot No. 1; from aerial imagery there appears to also be a gravel driveway or farm access road next to the silo on the site; ADVISORY NOTES: per the NYS Department of Transportation, all existing or proposed driveways on Route 174 must meet Department requirements; any proposed or future driveways onto Route 174 will require a residential driveway permit from the NYS Department of Transportation Onondaga West Residency office; and

WHEREAS, per the Onondaga County Department of Finance Office of Real Property Services, the site is served by an individual well and septic system; there are no proposed changes to the existing infrastructure; no development plans are indicated in the referral materials; and

WHEREAS, ADVISORY NOTE: any application for a special use permit, site plan approval, use variance, or subdivision approval requiring municipal review and approval that would occur on or within 500 feet of a property within a NYS Certified Agricultural District is required by the NYS Agricultural and Markets Law to include an Agricultural Data Statement; and

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

The Board encourages the Town to consider the potential long-term effects of large-lot, strip subdivisions along road frontages, particularly within areas containing New York State Agricultural District properties, protected agricultural lands, and in farm/agricultural zoning districts, as potential conflicts with agricultural operations, changes to the rural character, increased public service demands and costs, reduction of open space and farmland, and impacts to road safety and mobility may cumulatively occur. The Board supports retention of agricultural character in this sensitive location.

**The motion was made by Marty Voss and seconded by David Skeval. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; Matt Beadnell - yes; David Skeval - yes; Marty Voss - yes.**



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: January 09, 2019

OCPB Case # S-19-2

- 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 PRELIMINARY SUBDIVISION from the Town of Spafford Planning Board at the request of Mark Lombardi for the property located at East Lake Road/Sunset Cove; 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 East Lake Road (NYS Route 41), a state highway, Eibert Road (Route 131), a county highway, and a farm operation located in a NYS Agricultural District; and
- WHEREAS, the applicant is proposing to subdivide two parcels totaling 58.1 acres into a 3.7-acre lot (Lot 1), three 2.7-acre lots (Lots 2, 3, and 4), and a 46.3-acre conservation lot (Lot 5) in Residential Agricultural (R-A) and Skaneateles Lake (SL) zoning districts; and
- WHEREAS, the site is located east of Skaneateles Lake in the Town of Spafford; the submitted subdivision map shows the site has 210' of frontage on Skaneateles Lake and frontage on East Lake Road (NYS Route 41); lands across Route 41 are enrolled in NYS Agricultural District 2 and appear to contain active farmland; an agricultural data statement was not included with the referral materials; and
- WHEREAS, per the subdivision map, the site contains a 25' right-of-way for Sunset Cove, a private road serving 15 lakefront lots adjacent to the site; aerial imagery shows the site has two active farm fields, one each occurring on the west side of Sunset Cove and at the eastern corner of the site, and forest covering the remainder of the site; and
- WHEREAS, the subdivision map shows the proposed subdivision will create a 3.7-acre lot (Lot 1) and three 2.7-acre lots (Lots 2, 3, and 4), all with frontage on Sunset Cove; proposed Lot 1 is shown to include the lands abutting Skaneateles Lake, which are labeled "Lot 16" and contain an elevation drop of more than 70' down towards the lake; and
- WHEREAS, per the subdivision map, the remainder of the site, including the right-of-way, will be Lot 5 (46.3 acres) and is intended for a proposed conservation easement; the referral materials do not indicate who will hold the conservation easement or maintain the remaining lands; and
- WHEREAS, public drinking water and wastewater services are not available in this area; per the Environmental Assessment Form (EAF) dated December 6, 2018, onsite wells and wastewater treatment systems are proposed for the building lots; the subdivision map notes that septic systems have been approved for proposed Lots 1, 2, 3 and 4; no additional development plans were included with the referral materials;

ADVISORY NOTE: per the Onondaga County Health Department's Bureau of

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Public Health Engineering, septic system plans have not been received for proposed Lots 1, 2, 3 and 4; the Department must formally accept or approve, respectively, any existing or proposed septic system to service these lots prior to Department endorsement of the subdivision; and

WHEREAS, the site is located in the Skaneateles Lake watershed; Skaneateles Lake is the primary public water supply source for the City of Syracuse and is unfiltered, requiring strict adherence to water quality protections on land in the watershed;

ADVISORY NOTE: prior to future development of the site, the municipality must ensure all conditions are met and approvals are obtained from the City of Syracuse Water Department; and

WHEREAS, current FEMA Flood Insurance Rate Maps (FIRM) indicate that the Skaneateles Lake shoreline of the site is located within the 100-year floodplain, which may require elevation of structures and other mitigation; there are no existing or proposed structures in the floodplain area; the Onondaga County Hazard Mitigation Plan has identified flooding as one of five primary natural hazards of local concern, with the potential to cause extensive threat to property and safety; buildings within the floodplain can negatively affect the free flow of nearby waterways and drainage, and building within a floodplain is therefore discouraged; and

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

ADVISORY NOTE: prior to any future development of the site, the applicant and/or municipality is advised to contact the NYS Historic Preservation Office to determine if the project should be submitted to the Office for review as part of the State Environmental Quality Review (SEQR) process; and

WHEREAS, ADVISORY NOTE: any application for a special use permit, site plan approval, use variance, or subdivision approval requiring municipal review and approval that would occur on or within 500 feet of a property within a NYS Certified Agricultural District is required by the NYS Agricultural and Markets Law to include an Agricultural Data Statement; and

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

Given the site's location in a sensitive drinking watershed and its proximity to productive agricultural lands, the Board commends the proposed implementation of a conservation easement for Lot 5 and offers the following comments:

1. The Town is advised to ensure that the conservation easement is held by a qualified conservation organization with the easement filed with the Onondaga County Clerk's office.
2. To fully embrace the benefits of the proposed conservation easement, the applicant is encouraged to follow the process and procedure of a conventional conservation subdivision, which uses a conservation analysis to identify sensitive areas, such as steep slopes, and lands that have conservation value

to be set aside entirely. Further site planning that draws on conservation value to determine the layout of the proposed building lots is encouraged.

3. Future development of the proposed building lots is encouraged to retain as much tree cover on the lots as possible to further conserve the natural resources of the site and aid in stormwater management within the watershed.

**The motion was made by Marty Voss and seconded by David Skeval. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; Matt Beadnell - yes; David Skeval - yes; Marty Voss - yes.**



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: January 09, 2019

OCPB Case # Z-19-1

- 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 Skaneateles Planning Board at the request of Donald Kasper for the property located at 71 West 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 West Genesee Street (Route 20) and Kane Avenue (Route 41A), both state highways; and
- WHEREAS, the applicant is proposing to demolish an existing residential dwelling and garage, and construct a new residential dwelling on a 0.67-acre parcel in a Residential (A-1) zoning district; and
- WHEREAS, in 2017, the Board recommended approval of a local law referral (Z-17-376) to amend the Village zoning code to provide a requirement for site plan review prior to issuance of a demolition permit; the local law was withdrawn and modified, and ultimately adopted in May of 2018; and
- WHEREAS, the site is located along US Route 20 just west of the Village's downtown area and adjacent to the Skaneateles Fire Station; the site is near the Reuel E. Smith House, Lakeview Cemetery, and Fuller House, all of which have been listed on the National Register of Historic Places; other surrounding land uses are mostly traditional, historic residences; and
- WHEREAS, the submitted survey map shows the site contains an existing 1,582 sf two-story, three-bedroom dwelling and 20' x 50' one-story garage, both to be demolished and house foundation to be filled; per the local application, the house is in poor condition, has low headroom on the second floor, and was previously altered numerous times with poorly constructed remodeling and additions; a letter to the Village Code Enforcement Officer dated July 23, 2018 indicates there is also asbestos present in the home; per the Onondaga County Department of Finance Office of Real Property Services, the house was constructed in 1900; and
- WHEREAS, per the local application, the demolition is intended to allow for construction of a new dwelling; the submitted site plan dated October 10, 2018 shows a proposed 1,779 sf two-story, four-bedroom dwelling with a front porch and rear patio; a sidewalk connection is shown from the front porch to the existing sidewalk along Route 20; there is also a proposed 6' tall privacy fence along the lot line adjacent to the fire house; and
- WHEREAS, the submitted elevation drawings dated November 14, 2018 show building materials to include architectural fiberglass shingles, fiber cement siding and trim, and a brick chimney; the front porch of the proposed house will have a standing beam metal roof, three porch posts, 30" high decorative railing, and lattice panels; and

WHEREAS, per the site plan, the site also contains an existing frame barn, to remain, and has an existing driveway on Route 20, which will be extended at the rear of the house to reach the barn; no work within the state right-of-way is proposed; ADVISORY NOTE: per the NYS Department of Transportation, all existing or proposed driveways on Route 20 must meet Department requirements; and

WHEREAS, referral materials include several letters to the Village from residents encouraging protection of the historic character of the Village; a letter from the chairman of the Village's Historic Landmarks Preservation Commission (HLPC) was also included and indicates that the HLPC believes the structures to be of historic architectural significance and is opposed to the demolition; and

WHEREAS, the 2015 Skaneateles Comprehensive Plan (draft dated January 22, 2018) lists preserving and enhancing the character and vibrancy of the Village as one of its seven goals, which includes a specific objective to protect historically significant architecture, valued neighborhood character and important public open spaces throughout the Village; and

WHEREAS, the site is served by Village drinking water and sewers; per the local application, utilities will be removed as part of the proposed project; the new house will be served by Village drinking water and sewers; and

WHEREAS, the site is located in the Skaneateles Lake watershed; Skaneateles Lake is the primary public water supply source for the City of Syracuse and is unfiltered, requiring strict adherence to water quality protections on land in the watershed; per the site plan, open area will increase from 88.3% to 90% following the proposed demolition and construction of the new house, where 85% is required; and

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

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

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

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

The Board also offers the following comment:

Consistent with the 2015 Skaneateles Comprehensive Plan, the Board supports the protection of historically significant architecture, where possible, or the use of architectural features for new construction that maintain the traditional character of the surrounding area. Actions that may have a detrimental effect on the Village's traditional character, scale, and patterns are therefore discouraged.

**The motion was made by Marty Voss and seconded by James Corbett. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; Matt Beadnell - yes; David Skeval - yes; Marty Voss - yes.**





JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: January 09, 2019

OCPB Case # Z-19-10

- 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 THREE-MILE LIMIT from the City of Syracuse Planning Commission at the request of Jessica Isserlis-Sickles for the property located at 4105 Apulia Road and 4101 Cook Farm Road; and
- WHEREAS, the site is located within three miles of the City of Syracuse and subject to the extra-territorial jurisdiction of the City of Syracuse under the three-mile limit rule and the site is located within 500 feet of Cook Farm Road, Apulia Road (Route 1), and West Shore Manor Road (Route 273), all county highways, and Jamesville Beach, a county-owned park; and
- WHEREAS, the applicant is proposing to subdivide a 20.74-acre parcel into two new lots, Lot 2A (a 5.1-acre building lot) and Lot 2B (15.64 acres), in a Residential Planned Cluster (RPC) zoning district; and
- WHEREAS, in 2018, the Board offered no position with comment for a final subdivision referral (S-18-76) relating to this three-mile limit review, encouraging coordination with the Onondaga County Department of Transportation prior to municipal approval to ensure the proposed lots meet minimum sight distance requirements; the subdivision was subsequently approved by the local board; and
- WHEREAS, in 2012, the Board offered no position for a three-mile limit referral (Z-12-15) to resubdivide the subject parcel, which was created in a 2009 subdivision (S-09-9), and an adjacent lot; and
- WHEREAS, the site is located in a rural area in the Town of LaFayette just west of Jamesville Beach Park and the Jamesville Reservoir; the submitted subdivision map dated September 17, 2018 shows the site has 165' of frontage on Cook Farm Road and 60' of frontage on Apulia Road, both county roads; the bulk of the parcel occurs at the rear of six adjacent residential lots fronting on Cook Farm Road and Apulia Road; and
- WHEREAS, aerial imagery shows the site has an existing driveway onto Apulia Road, occurring near a dead end stub of Cook Farm Road, which is restricted by a guard rail; the Cook Farm Road intersection occurs 180' southeast of the driveway; there is a cleared area towards the center of the parcel, which appears to be used for log processing, and the remainder of the site is forested; ADVISORY NOTES: per the Onondaga County Department of Transportation, all existing or proposed driveways on Apulia Road or Cook Farm Road must meet Department requirements; any future or proposed driveways onto Apulia Road or Cook Farm Road require highway access and work permits from the Onondaga County Department of Transportation and will be subject to the availability of sight distance; and
- WHEREAS, the subdivision map shows proposed Lot 2A (5.1 acres) to contain the Cook Farm Road frontage; Lot 2B (15.64 acres) will contain the Apulia Road

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frontage, existing driveway, and cleared area; per the local application, Lot 2A will be sold and developed with a single-family residence and Lot 2B will be retained by the owner for possible future development or sale; and

WHEREAS, a new connection to public drinking water and an individual septic system are proposed to serve the building lot; the subdivision map states "Approval of this plan is indicative only that lots shown hereon satisfy minimum town subdivision and zoning requirements. They are not building lots under Onondaga County Health regulations. Construction permits will not be issued until individual lot sewage disposal plans are submitted to and approved by the Onondaga County Health Department";

ADVISORY NOTE: prior to any future development, the applicant is advised to contact OCWA's Engineering Department to determine the activities and structures permitted within OCWA easements/right-of-ways, water availability and service options, obtain hydrant flow test information, evaluate backflow prevention requirements, and/or request that the Authority conduct hydrant flow testing to assess fire flow availability; and

WHEREAS, the site may contain the Indiana bat or Northern long-eared bat, or their associated habitats, which have been listed by the state or federal government as threatened or endangered animal species (per EAF Mapper); impacts to bat species are often associated with tree clearing and from aerial imagery it appears that some wooded areas on site would need to be removed for any development of the proposed building lot;

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

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

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

**The motion was made by James Corbett and seconded by Marty Voss. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; Matt Beadnell - yes; David Skeval - yes; Marty Voss - yes.**



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: January 09, 2019

OCPB Case # Z-19-11

- 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 SITE PLAN from the Town of Cicero Planning Board at the request of Syracuse Label & Surround Printing for the property located at 200 Stewart Drive; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of East Taft Road (Route 19), a county highway; and
- WHEREAS, the applicant is proposing to construct a 31,500 square foot expansion on an existing manufacturing building, with associated site improvements, on a 6.95-acre parcel in a General Commercial Plus zoning district; and
- WHEREAS, in 2017, the Board reviewed area variance (Z-17-290), site plan (Z-17-406) and preliminary subdivision (S-17-73) referrals as part of a proposed project to construct a 4,800 sf building for Addcom Electronics on a vacant parcel south across Stewart Drive from the site; and
- WHEREAS, the site is located within the Hancock Airpark, generally zoned General Commercial Plus, and housing a variety of large-scale commercial and industrial uses; the site is just south of East Taft Road, a county road, and separated from the road by a vacant commercial lot, which contains a large stormwater pond and is owned by Onondaga County; and
- WHEREAS, the submitted Existing Conditions Plan dated December 11, 2018 shows the site has frontage on Stewart Drive, a local road, and contains an existing one-story, manufacturing building for Syracuse Label & Surround Printing; the site has additional frontage on two local dead-end roads, Ethan Allen Street and Caswell Street, which bound the site to the east and west; and
- WHEREAS, per the Existing Conditions Plan, the building faces Ethan Allen Street to the east and has a large asphalt parking lot in the front yard with an existing driveway onto Ethan Allen Street; the site is also shown to contain a rear loading area with approximately 80' of access to Caswell Street; and
- WHEREAS, the submitted Layout Plan and Site Plan and Proposed Expansion Floor Plan, both dated December 11, 2018, show the proposed expansion will be constructed on the north side of the building along with a mechanical equipment pad and provide a new employee entrance, additional warehouse and production space, a meeting room, and a locker room; the existing parking area will be extended to the north to accommodate 32 additional spaces and a new landscape island; there will be a total of 124 off-street parking spaces on the site; a new concrete sidewalk is shown at the front of the expansion; and
- WHEREAS, per the Layout Plan and Site Plan, there is a proposed heavy duty asphalt driveway onto Caswell Street which will provide an additional loading area at the rear of the building; and

WHEREAS, per the local application, hours of operation are 5 days a week, 16 hours a day with a maximum number of 80 employees on site at one time; no additional signs will be added as part of the proposed project, though the Layout Plan and Site Plan shows one existing building-mounted, internally-illuminated sign will be relocated as part of the proposed project; and

WHEREAS, per the submitted Environmental Assessment Form (EAF) dated December 11, 2018, 1.1 acres of the site will be disturbed by the proposed project and on-site stormwater will be conveyed to an existing stormwater management area designed as part of the build out at Hancock Airpark; per the Layout Plan and Site Plan, there are two existing plunge pools and a long narrow infiltration basin along the northern boundary of the site; the submitted Demolition Plan and Utility Plan, both dated December 11, 2018, show an existing storm sewer line, which runs north-south through the east side of the site, will be rerouted around the building addition;

ADVISORY NOTES: any project that cumulatively disturbs one acre or more of land must be covered under the NYS SPDES Permit, and the municipality is advised to ensure that the applicant has obtained the appropriate permits from the NYS Department of Environmental Conservation prior to municipal approval; the applicant and municipality are encouraged to consider the use of green infrastructure to further reduce stormwater runoff and improve stormwater quality; and

WHEREAS, the site is served by public drinking water and sewers and is located in the Oak Orchard Wastewater Treatment Plant and Davis Road Pump Station service areas; no changes to the existing infrastructure are proposed; per the Existing Conditions Plan, there are 20' OCWA easements and 6" water lines on the site that generally follow the boundaries of the parcel;

ADVISORY NOTE: the applicant is advised to contact OCWA's Engineering Department to determine the activities and structures permitted within OCWA easements/right-of-ways, water availability and service options, obtain hydrant flow test information, evaluate backflow prevention requirements, and/or request that the Authority conduct hydrant flow testing to assess fire flow availability; and

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

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

WHEREAS, the New York State Department of Environmental Conservation (NYS DEC) Environmental Assessment Form (EAF) Mapper indicates that the project is within 2,000 feet of sites listed in the NYS DEC Environmental Site Remediation database (ID 734054); per the Environmental Site Remediation Database, the site is the New York Air National Guard, Hancock Field, and is a 2.5 acre site which is part of the State Superfund Program; per the Site Health Assessment, "Residents in the vicinity of the site area are served by a public water supply with a remote source. PCBs in surface soil have been remediated and the exposure potential has been eliminated."; and

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

Mapper); and

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

1. The Onondaga County Department of Transportation has determined that the municipality and applicant must contact the Department to discuss any required traffic data for the proposed project. Any modifications required by the Department must be reflected on the project plans prior to municipal approval.
2. The municipality must submit a copy of the Stormwater Pollution Prevention Plan (SWPPP) and/or any drainage reports or studies to the Onondaga County Department of Transportation. Any mitigation as may be determined by the Department must be reflected on the project plans prior to municipal approval. Additional stormwater runoff into the county's right-of-way or drainage system will be prohibited.

**The motion was made by Marty Voss and seconded by James Corbett. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; Matt Beadnell - yes; David Skeval - yes; Marty Voss - yes.**



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: January 09, 2019

OCPB Case # Z-19-12

- 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 SITE PLAN from the Town of Clay Planning Board at the request of Emerald Equipment Systems, Inc. for the property located at 7600 Morgan Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Buckley Road, Morgan Road and John Glenn Boulevard, all county highways; and
- WHEREAS, the applicant is proposing to construct a 5-acre expansion of the existing facility's gravel laydown yard on a 75.5-acre lot in an Industrial 1 (I-1) zoning district; and
- WHEREAS, the site is located in an industrial area with surrounding land uses also including some commercial lots and residential neighborhoods farther to the west and east; the site abuts two parcels to the rear containing overhead utility lines for Niagara Mohawk Power Corp. and a CSX rail line; and
- WHEREAS, the submitted survey map dated September 29, 1969 shows the site has frontage on Morgan Road, a county road, and a 60' strip with additional frontage on Buckley Road, a county road, to the north; the site contains an existing transfer station along the southern lot line with a 62.5' easement to Niagara Mohawk extending to the rear of the site; there are additional drainage (30') and sewer (20') easements along the rear lot line, as well as a 50' wide cutting rights easement to the Salmon River Power Co.; the survey map also shows a "railroad spur as built" at the northeast corner of the parcel; and
- WHEREAS, the Preliminary Site Plan dated November 2018 shows the existing development for the manufacturing facility is contained at the front of the site and includes a large one-story warehouse building, surrounded on three sides by asphalt and/or gravel, and a small one-story building occurring in the gravel area at the rear of the warehouse; there are three small asphalt parking areas at the front of the site; and
- WHEREAS, per the Preliminary Site Plan, there are three existing driveways onto Morgan Road that serve the manufacturing facility; aerial imagery shows an existing shared driveway on Buckley Road that occurs on the 60' strip and serves three adjacent parcels, each containing an operational distribution facility; no changes to the existing driveways are shown;  
ADVISORY NOTE: per the Onondaga County Department of Transportation, all existing or proposed driveways on Morgan Road or Buckley Road must meet Department requirements; and
- WHEREAS, per the Preliminary Site Plan, the proposed laydown yard will be used for the storage of heavy equipment and constructed at the rear of the development, expanding the existing gravel storage area; a proposed stormwater management area and drainage swale are shown to the rear and north of the

laydown yard, respectively; and

WHEREAS, per aerial imagery, the rear of the site, including the area for the proposed laydown yard, is currently undeveloped and forested; the Preliminary Site Plan shows an approximate wetland boundary (delineation completed in 2015 by Plumley Engineering) and a 100' wetland buffer primarily occurring in the undeveloped/forested area; the mapped wetlands appear to be state wetlands; a portion of the existing gravel area is located in the wetland and buffer areas; none of the proposed gravel laydown yard or stormwater management infrastructure encroach on the wetland or buffer areas as shown; and

WHEREAS, per the submitted Environmental Assessment Form (EAF) dated November 21, 2018, 7 acres of the site will be disturbed by the proposed project and stormwater will be directed to the proposed stormwater management area, and eventually discharged to the on-site wetlands;

ADVISORY NOTES: any project that cumulatively disturbs one acre or more of land must be covered under the NYS SPDES Permit, and the municipality is advised to ensure that the applicant has obtained the appropriate permits from the NYS Department of Environmental Conservation prior to municipal approval; the applicant and municipality are encouraged to consider the use of green infrastructure to further reduce stormwater runoff and improve stormwater quality; and

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

WHEREAS, GIS mapping shows two areas of potential federal wetlands occurring in the forested portion of the site, which appear to correspond with tributaries to Sawmill Creek and ultimately Onondaga Lake; these tributaries are listed as water-quality impaired waterbodies (per EAF Mapper); and

WHEREAS, the site is listed in the NYS Department of Environmental Conservation Environmental Site Remediation database as ID: V00202 (per EAF Mapper); per the EAF, the remedial program for the site began in 1998 and is still active; the project is also within 2,000 feet of completed (V00339), potentially contaminated (734071), and potentially contaminated with RCRA involvement (734127) sites that are also listed in the Environmental Site Remediation database;

ADVISORY NOTE: the applicant is advised to contact the NYS Department of Environmental Conservation (DEC) regarding any requirements for development of an active remediation site; and

WHEREAS, the site may contain the Indiana bat, or its associated habitat, which has been listed by the state or federal government as a threatened or endangered animal species (per EAF Mapper); impacts to bat species are often associated with tree clearing and from the Preliminary Site Plan it appears that some significant wooded areas on site will be removed;

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

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

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

1. The municipality must submit a copy of the Stormwater Pollution Prevention Plan (SWPPP) and/or any drainage reports or studies to the Onondaga County Department of Transportation. Any mitigation as may be determined by the Department must be reflected on the project plans prior to municipal approval. Additional stormwater runoff into the county's right-of-way or drainage system will be prohibited.
2. The applicant must contact the U.S. Army Corps of Engineers and/or NYS Department of Environmental Conservation to confirm the presence of federal and/or state wetlands and/or the 100-foot state wetland buffer on the site. All confirmed wetlands should be shown on the plans for the site and any necessary permits should be obtained for any proposed development or placement of fill in a wetland, or drainage of any confirmed wetlands and buffers.

The Board also offers the following comment(s):

Given the presence of wetlands and tributaries to Onondaga Lake in this location, the Board strongly encourages the municipality and applicant to work to minimize stormwater runoff and ensure the project does not negatively affect the free flow of drainage. Specifically, the Board encourages the project to incorporate green infrastructure, limit tree cutting and site clearing, maintain and add landscaping, avoid adding impervious surfaces where possible, and preserve vegetative buffering in adjacent wetland and water course areas.

**The motion was made by Marty Voss and seconded by James Corbett. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; Matt Beadnell - yes; David Skeval - yes; Marty Voss - yes.**





JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: January 09, 2019

OCPB Case # Z-19-2

- 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 AREA VARIANCE from the Village of Skaneateles Planning Board at the request of Todd & Ellen Donovan for the property located at 145 East Genesee Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the granting of use or area variances and the site is located within 500 feet of East Genesee Street (Route 20), a state highway, and Onondaga Street (Route 41), a county highway; and
- WHEREAS, the applicant is requesting an area variance to allow construction of a 20' x 18' patio with walkway and landscaping with a 3.7-foot side yard setback where 15 feet is required on a 0.64-acre parcel in a Residential (A-2) zoning district; and
- WHEREAS, the site is located along US Route 20, east of the Village's downtown area with surrounding land uses being mostly residential; the site is located across Route 20 from the Hazelhurst house, now the Athenaeum, which is listed on the National Register of Historic Places; and
- WHEREAS, the submitted survey map dated November 12, 2018 shows the site contains an existing two-story house, set 64.1' from the right-of-way, and a detached one-story garage at the rear of the house; per the submitted site plan dated November 13, 2018, the proposed patio (18' x 20') and walkway will replace an existing gravel area at the rear of the house; and
- WHEREAS, per the local application, the house is an existing non-conforming structure with an east side yard setback of 7.9' where 15' is required; the proposed patio will exacerbate the encroachment, as it is shown to be located 3.7' from the east lot line; and
- WHEREAS, the local application indicates that landscaping is provided on the east side of the patio to provide privacy and the patio will be constructed with permeable materials; and
- WHEREAS, per the survey map, the site has an existing driveway on Route 20; no changes to the existing driveway are proposed;  
ADVISORY NOTE: per the NYS Department of Transportation, all existing or proposed driveways on Route 20 must meet Department requirements; and
- WHEREAS, the site is served by Village drinking water and sewers; no changes to the existing infrastructure are proposed; and
- WHEREAS, the site is located in the Skaneateles Lake watershed; Skaneateles Lake is the primary public water supply source for the City of Syracuse and is unfiltered, requiring strict adherence to water quality protections on land in the watershed; per the site plan, open area will decrease from 94.6% to 93.3% with the proposed project, where 85% is required;

ADVISORY NOTE: the municipality must ensure all conditions are met and approvals are obtained from the City of Syracuse Water Department prior to approving the proposed application; and

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

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

**The motion was made by James Corbett and seconded by Marty Voss. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; Matt Beadnell - yes; David Skeval - yes; Marty Voss - yes.**



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: January 09, 2019

OCPB Case # Z-19-3

- 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 SPECIAL PERMIT from the Town of Clay Planning Board at the request of Signarama Syracuse / NOVA for the property located at 4425 Buckley 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 Buckley Road, Morgan Road and John Glenn Boulevard, all county highways; and
- WHEREAS, the applicant is requesting a special permit to allow for an electronic message sign at an existing building on a 1.61-acre parcel in an Apartment (R-APT) zoning district; and
- WHEREAS, in 2014, the Board recommended modification of a site plan referral (Z-14-128) to construct two additions to the existing building, a subsurface stormwater management facility, proposed utility coordination, and a parking lot expansion on the subject site, citing drainage and traffic requirements, a project screening to determine the presence of rare plants or animals, and prohibiting additional access to Buckley Road; and
- WHEREAS, the site is located along Buckley Road, a county road, between the intersections of two other county roads, John Glenn Boulevard to the south and Morgan Road to the east; surrounding land uses include the Bayberry residential neighborhood to the west and a mix of industrial, commercial, and multi-family residential to the east; and
- WHEREAS, the submitted Site Layout Plan dated August 3, 2014 shows the site contains a large existing building for NOVA Ambulance; the building is surrounded by parking at the front and sides; to the rear of the building, there is a drainage easement which appears to include a drainage ditch, per aerial imagery; and
- WHEREAS, per the local application, the proposed electronic message center would add 32 sf of signage to the front of the building and be located beneath the existing wall-mounted sign (46 sf); per the Town of Clay zoning code, electronic message signs are subject to a special permit; there do not appear to be any other existing signs on the building;
- ADVISORY NOTES: per the Onondaga County Department of Transportation, Commercial Electronic Variable Messaging Signs (CEVMS) are subject to specific requirements for illumination, message duration and transitioning, and space between signs along the highway; per the Onondaga County Department of Transportation, signage is not permitted in the county right-of-way and must not obstruct sight distance; no glare or spillover onto adjacent properties or the county right-of-way will be permitted; and
- WHEREAS, per the Site Layout Plan, there is an existing driveway on Buckley Road with no changes proposed;

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

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

WHEREAS, the project is within 2,000 feet of a site (ID: V00202) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper); the site, owned by American Granby, is located south of the project along Morgan Road, a county road, and is an active site in the Voluntary Cleanup Program; and

WHEREAS, the site may contain the Indiana bat, or its associated habitat, which has been listed by the state or federal government as a threatened or endangered animal species (per EAF Mapper); impacts to bat species are often associated with tree clearing and from aerial imagery it appears that there are no wooded areas on the site; and

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

Per the Onondaga County Department of Transportation, best practices for Commercial Electronic Variable Messaging Signs (CEVMS) to prevent distractions and accidents indicate the minimum static time for messages should be eight seconds, transition time between messages should be instantaneous, signs should not be located too close to intersections or in other positions that place a high demand upon driver attention, and drivers should not be able to view more than one CEVMS at any given moment. Additional considerations should be made for maximum brightness levels for day and night, and stricter regulations should be implemented if accidents increase in CEVMS locations.

**The motion was made by Marty Voss and seconded by David Skeval. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; Matt Beadnell - yes; David Skeval - yes; Marty Voss - yes.**



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: January 09, 2019

OCPB Case # Z-19-4

- 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 AREA VARIANCE from the Town of Spafford Zoning Board of Appeals at the request of Alex & Carol Protasiewicz for the property located at 1717 Shady Bend Lane; and
- WHEREAS, General Municipal Law Section 239-1-3 allows municipalities to refer applications to the County Planning Board for informal review or technical assistance; and
- WHEREAS, the applicant is requesting an area variance to construct a 132 sf addition to an existing non-conforming residence on a 0.24-acre parcel in a Skaneateles Lake (SL) zoning district; and
- WHEREAS, the submitted survey map dated October 4, 2018 shows the site has frontage on Shady Bend Lane, a local road accessing East Lake Road (NYS Route 41) to the east, and rear frontage on Skaneateles Lake to the west; surrounding land uses are residential; and
- WHEREAS, per the survey map, the site contains an existing house with a rear porch, a shed in the front yard, and a rear patio; there is an existing concrete drive/parking area that extends along almost the entirety of the site's frontage and has unrestricted access to Shady Bend Lane; a sidewalk is shown to connect the concrete drive to the house; the site also contains several existing shoreline structures, including steps, a retaining wall, and a concrete boat launch; and
- WHEREAS, the submitted site plan shows the proposed addition (132 sf) to be constructed on the south side of the house; a letter to the Zoning Board of Appeals, included with the referral materials, indicates that the addition would improve the functionality of the home and site; per the Town zoning code, a nonconforming structure can only be increased in overall area by 10%, or 109.2 sf in this case; the proposed addition would result in a 12% increase; and
- WHEREAS, per the site plan, the lot is pre-existing nonconforming with a lot size of 11,377 sf where 15,000 sf is required and a lot width of 59.7' where 100' is required; the structure is also pre-existing nonconforming and does not currently meet the side yard setback to the south (9.7' where 10' is required) or the lake yard setback (47' where 50' is required); the proposed addition will not exacerbate those nonconformities; and
- WHEREAS, per the site plan, the existing surface coverage is also nonconforming and would increase from 30.9% to 32.1% with the proposed project, where 25% is the maximum allowed; the site is located in the Skaneateles Lake watershed; Skaneateles Lake is the primary public water supply source for the City of Syracuse and is unfiltered, requiring strict adherence to water quality protections on land in the watershed;

ADVISORY NOTE: the municipality must ensure all conditions are met and approvals are obtained from the City of Syracuse Water Department prior to approving the proposed application; and

WHEREAS, the local application indicates that additional renovations will include a second story loft addition and a new roof structure; and

WHEREAS, the site is served by individual well and septic system; no changes to the existing infrastructure are proposed;

ADVISORY NOTE: the applicant must contact the Onondaga County Health Department's Bureau of Public Health Engineering to confirm the location of the existing sewage disposal system to ensure it will not be impacted by the proposed addition; and

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

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

The Board does not endorse area variances that exceed and further exacerbate impermeable surface limits, particularly on a parcel that does not meet lot size requirements located within a sensitive drinking watershed.

**The motion was made by James Corbett and seconded by David Skeval. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; Matt Beadnell - yes; David Skeval - yes; Marty Voss - yes.**



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: January 09, 2019

OCPB Case # Z-19-5

- 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 USE VARIANCE from the Village of Solvay Zoning Board of Appeals at the request of COR Creations, LLC for the property located at 329 Fay Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the granting of use or area variances and the site is located within 500 feet of the municipal boundaries between the Village of Solvay, the Town of Geddes and the City of Syracuse; and
- WHEREAS, the applicant is requesting a use variance to occupy an existing vacant restaurant / bar on a 1.01-acre parcel in a Residential 1 (R-1) zoning district; and
- WHEREAS, in 2006, the Board offered no position for a zone change referral (Z-06-181) to change the zoning of the site from R-1 to Commercial to expand an existing restaurant (Morgan's of Syracuse) on the subject site, which does not appear to have been approved locally; and
- WHEREAS, the site is located at the intersection of Fay Road and Salisbury Road, both local roads, in a residential neighborhood near the Westcott Reservoir; aerial imagery shows the site contains an existing two-story building, formerly Morgan's Restaurant, set on the northern side of the site with an asphalt parking lot occupying the southern side; there are two existing curb cuts, one each occurring on Fay Road and Salisbury Road, that provide fairly unrestricted access to both roads; and
- WHEREAS, the curb cut on Salisbury Road and a portion of the parking lot appear to fall within the right-of-way, which is owned by the City of Syracuse;  
ADVISORY NOTE: the applicant is advised to coordinate with the City of Syracuse for any work occurring within the City right-of-way; and
- WHEREAS, a letter to the Zoning Board of Appeals, included with the referral materials, indicates that the applicant is the contract purchaser of the site and seeking a use variance to allow resumption of the former restaurant/bar use; a use variance is required under the Village zoning code as the pre-existing nonconforming restaurant/bar use was interrupted for longer than six months; and
- WHEREAS, per the letter, the uses permitted in the R-1 district, which would allow a single-family dwelling, secondary and higher education facility, private garage, municipal park, religious use, or mixed residence/office space, would not provide a reasonable economic return given the potential costs to convert the building and site and the current needs of the surrounding area; and
- WHEREAS, per the letter, proposed hours of operation will be Monday through Thursday 11am to 12am, Friday 11am to 2am, Saturday 7am to 2am, and Sunday 7am to 12am, with private bookings available any day between 8am and 12am;

peak use times (Friday and Saturday dinner hours and private events) are anticipated to have up to 110-120 clients on premises; and

WHEREAS, no site improvements are proposed; per the letter, the existing freestanding sign will be reused at its current size and location near the entrance to the building; asphalt parking will remain as-is, providing parking for 50+ vehicles which is anticipated to accommodate clients and staff; on-street parking is available in the neighborhood for occasions that warrant overflow parking; and

WHEREAS, the submitted Environmental Assessment Form (EAF) dated December 7, 2018 indicates that stormwater discharges will be directed to the City of Syracuse municipal stormwater collection system via existing hookups; and

WHEREAS, the site is served by public drinking water and sewers and is located in the Metropolitan Wastewater Treatment Plant and Westside Pump Station service areas; no changes to the existing infrastructure are proposed;  
ADVISORY NOTE: the applicant is advised to contact OCWA's Engineering Department to determine the activities and structures permitted within OCWA easements/right-of-ways, water availability and service options, obtain hydrant flow test information, evaluate backflow prevention requirements, and/or request that the Authority conduct hydrant flow testing to assess fire flow availability; and

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

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

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

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

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

Every municipal review provides the opportunity to improve community appearance and the applicant and the municipality are encouraged to improve site design and reinforce walkability at this prominent corner location by delineating the existing driveways, screening parking areas with landscaping, such as a low hedge, and providing sidewalks and a planting strip along both frontages.

**The motion was made by Marty Voss and seconded by David Skeval. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; Matt Beadnell - yes; David Skeval - yes; Marty Voss - yes.**

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JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: January 09, 2019

OCPB Case # Z-19-6

- 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 SITE PLAN from the Town of Lysander Planning Board at the request of Murabito / Strigo Winery for the property located at 9272 Plainville 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 Plainville Road (Route 33), a county highway, and a farm operation located in a NYS Agricultural District; and
- WHEREAS, the applicant is proposing to renovate an existing barn and establish a winery, tasting room and country store on a 68.7-acre parcel in an Agricultural zoning district; and
- WHEREAS, the Board is concurrently reviewing a special permit referral (Z-19-7) as part of the proposed project; per the Town of Lysander zoning code, country stores are a special permit use in the Agricultural zoning district; and
- WHEREAS, the site is located in a rural area in the Town of Lysander, with surrounding land uses including active farmland, forested areas, and low density residential; the site is adjacent to several parcels enrolled in NYS Agricultural District 3 that contain active farmland; an agricultural data statement was not included with the referral materials; and
- WHEREAS, the submitted Site Plan dated December 2018 shows the site has frontage on Plainville Road, a county road, and contains an existing two-story house, a large barn structure at the rear of the house (to be renovated), and three smaller barn structures (one to be removed); aerial imagery shows the remainder of the site (over 60 acres) to be undeveloped farm fields and forestland; and
- WHEREAS, per the local application, the proposed barn renovation will provide space for a winery, tasting room and a country store (1,750 sf of retail); per the Site Plan, additional site improvements include planting 3.6 acres at the southwest corner of the site with grapes and constructing a retaining wall and 20' x 40' precast concrete box structure (wine cellar) at the rear of the renovated barn; and
- WHEREAS, per the Site Plan, there is an existing asphalt driveway on Plainville Road that serves the house and renovated barn; a 24' wide "proposed farm driveway (permit to be obtained from OCDOT)" is shown on the north side of the house and a 24' wide "existing farm driveway to be improved" is shown to the south; the southerly driveway will be lined with red maple trees and serve two proposed gravel parking areas, providing 25 spaces on the southern side of the renovated barn; a handicap accessible parking space is indicated at the front of the barn;

ADVISORY NOTES: per the Onondaga County Department of Transportation, all existing or proposed driveways on Plainville Road must meet Department

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requirements; the proposed and modified driveways will require highway access and work permits from the Onondaga County Department of Transportation and will be subject to the availability of sight distance; residential and commercial driveways must be kept separate, per the Onondaga County Department of Transportation; and

WHEREAS, per the submitted Environmental Assessment Form (EAF), 1.0 acre of the site will be disturbed by the proposed project; per the Site Plan, there is a proposed "future pond" (24,150 sf) at the rear of the grape field area, with proposed drainage swales connecting to the pond and across the front of the site;

ADVISORY NOTE: any project that cumulatively disturbs one acre or more of land must be covered under the NYS SPDES Permit; the municipality is advised to ensure that the applicant has obtained the appropriate permits from the NYS Department of Environmental Conservation prior to municipal approval; and

WHEREAS, the site is served by an individual well and septic system, which are shown to occur to the north and front of the house, respectively; an additional septic system is proposed as part of the project; the Site Plan shows a sanitary line connecting from the renovated barn to septic tanks and a pump station, then to two force mains and ultimately two leach field areas northeast of the building;

ADVISORY NOTE: the Onondaga County Health Department's Bureau of Public Health Engineering must formally accept or approve, respectively, any existing or proposed septic system to service this property prior to issuance of a building permit; and

WHEREAS, GIS mapping shows the site may contain federal wetlands, which appears to include a tributary to Ox Creek; the southeast side of the site is also shown to potentially contain state wetlands (LYS-4); neither wetland area appears to be impacted by the existing or proposed development; and

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

WHEREAS, the site may contain the Indiana bat, or its associated habitat, which has been listed by the state or federal government as a threatened or endangered animal species (per EAF Mapper); impacts to bat species are often associated with tree clearing and the Site Plan indicates no wooded areas on site will be removed; and

WHEREAS, ADVISORY NOTE: any application for a special use permit, site plan approval, use variance, or subdivision approval requiring municipal review and approval that would occur on or within 500 feet of a property within a NYS Certified Agricultural District is required by the NYS Agricultural and Markets Law to include an Agricultural Data Statement; and

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

1. The applicant must contact the Onondaga County Department of Transportation to coordinate requirements for the existing driveway on Plainville Road, in order to satisfy commercial driveway standards, which may require widening the driveway. Any mitigation as may be determined by the Department must be reflected on the project plans prior to municipal approval.

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

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

**The motion was made by Marty Voss and seconded by James Corbett. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; Matt Beadnell - yes; David Skeval - yes; Marty Voss - yes.**



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: January 09, 2019

OCPB Case # Z-19-7

- 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 SPECIAL PERMIT from the Town of Lysander Zoning Board of Appeals at the request of Murabito / Strigo Winery for the property located at 9272 Plainville 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 Plainville Road (Route 33), a county highway, and a farm operation located in a NYS Agricultural District; and
- WHEREAS, the applicant is requesting a special permit to allow a country store use on a 68.7-acre parcel in an Agricultural zoning district as part of a proposed project to renovate an existing barn and establish a winery, tasting room and retail area; and
- WHEREAS, the Board is concurrently reviewing a site plan referral (Z-19-6) as part of the proposed project; and
- WHEREAS, the site is located in a rural area in the Town of Lysander, with surrounding land uses including active farmland, forested areas, and low density residential; the site is adjacent to several parcels enrolled in NYS Agricultural District 3 that contain active farmland; an agricultural data statement was not included with the referral materials; and
- WHEREAS, the submitted Site Plan dated December 2018 shows the site has frontage on Plainville Road, a county road, and contains an existing two-story house, a large barn structure at the rear of the house (to be renovated), and three smaller barn structures (one to be removed); aerial imagery shows the remainder of the site (over 60 acres) to be undeveloped farm fields and forestland; and
- WHEREAS, per the local application, the proposed barn renovation will provide space for a winery, tasting room and a country store (1,750 sf or retail); per the Site Plan, additional site improvements include planting 3.6 acres at the southwest corner of the site with grapes and constructing a retaining wall and 20' x 40' precast concrete box structure (wine cellar) at the rear of the renovated barn; and
- WHEREAS, per the Site Plan, there is an existing asphalt driveway on Plainville Road that serves the house and renovated barn; a 24' wide "proposed farm driveway (permit to be obtained from OCDOT)" is shown on the north side of the house and a 24' wide "existing farm driveway to be improved" is shown to the south; the southerly driveway will be lined with red maple trees and serve two proposed gravel parking areas, providing 25 spaces on the southern side of the renovated barn; a handicap accessible parking space is indicated at the front of the barn;

ADVISORY NOTES: per the Onondaga County Department of Transportation,  
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all existing or proposed driveways on Plainville Road must meet Department requirements; the proposed and modified driveways will require highway access and work permits from the Onondaga County Department of Transportation and will be subject to the availability of sight distance; residential and commercial driveways must be kept separate, per the Onondaga County Department of Transportation; and

WHEREAS, per the submitted Environmental Assessment Form (EAF), 1.0 acre of the site will be disturbed by the proposed project; per the Site Plan, there is a proposed "future pond" (24,150 sf) at the rear of the grape field area, with proposed drainage swales connecting to the pond and across the front of the site;

ADVISORY NOTE: any project that cumulatively disturbs one acre or more of land must be covered under the NYS SPDES Permit; the municipality is advised to ensure that the applicant has obtained the appropriate permits from the NYS Department of Environmental Conservation prior to municipal approval; and

WHEREAS, the site is served by an individual well and septic system, which are shown to occur to the north and front of the house, respectively; an additional septic system is proposed as part of the project; the Site Plan shows a sanitary line connecting from the renovated barn to septic tanks and a pump station, then to two force mains and ultimately two leach field areas northeast of the building;

ADVISORY NOTE: the Onondaga County Health Department's Bureau of Public Health Engineering must formally accept or approve, respectively, any existing or proposed septic system to service this property prior to issuance of a building permit; and

WHEREAS, GIS mapping shows the site may contain federal wetlands, which appears to include a tributary to Ox Creek; the southeast side of the site is also shown to potentially contain state wetlands (LYS-4); neither wetland area appears to be impacted by the existing or proposed development; and

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

WHEREAS, the site may contain the Indiana bat, or its associated habitat, which has been listed by the state or federal government as a threatened or endangered animal species (per EAF Mapper); impacts to bat species are often associated with tree clearing and the Site Plan indicates no wooded areas on site will be removed; and

WHEREAS, ADVISORY NOTE: any application for a special use permit, site plan approval, use variance, or subdivision approval requiring municipal review and approval that would occur on or within 500 feet of a property within a NYS Certified Agricultural District is required by the NYS Agricultural and Markets Law to include an Agricultural Data Statement; and

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

1. The applicant must contact the Onondaga County Department of Transportation to coordinate requirements for the existing driveway on Plainville Road, in order to satisfy commercial driveway standards, which may require widening the driveway. Any mitigation as may be determined by the

Department must be reflected on the project plans prior to municipal approval.

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

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

**The motion was made by Marty Voss and seconded by James Corbett. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; Matt Beadnell - yes; David Skeval - yes; Marty Voss - yes.**



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: January 09, 2019

OCPB Case # Z-19-8

- 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 SPECIAL PERMIT from the Town of Clay Town Board at the request of Stephen Nicolaos for the property located at 7681 Oswego 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 Oswego Road (Route 57), a county highway; and
- WHEREAS, the applicant is requesting a special permit to renovate an existing non-conforming office building into a two-family dwelling on a 0.38-acre parcel in a Residential Agricultural (RA-100) zoning district; and
- WHEREAS, the Board is concurrently reviewing a special permit referral (Z-19-9) from the same applicant to also renovate the office building on the adjacent flag lot into a two-family dwelling; in 2014, the Board offered no position with comment for a zone change referral (Z-14-384) to rezone the subject parcel, adjacent flag lot and another adjacent parcel from RA-100 to Apartment (R-APT) to allow for a 24-unit apartment building; the application was withdrawn locally; and
- WHEREAS, the site is located along Oswego Road (Route 57), a county road, with surrounding land uses including roadside commercial and residential lots within the Bayberry community; the submitted survey map dated March 10, 1998 shows the site has an existing one-story building containing a non-conforming office use and a blacktop parking area on the south side of the building; and
- WHEREAS, per the survey map, the site has an existing 25' wide, asphalt driveway on Route 57 that also serves the adjacent flag lot and a single-family residential lot under common ownership to the west; there is an ingress-egress easement for the shared portion of the driveway at the front of the site and a 12' right-of-way along the southern boundary of the adjacent lot; a portion of the adjacent lot's parking area appears to encroach on the rear of the site;  
ADVISORY NOTE: per the Onondaga County Department of Transportation, all existing or proposed driveways on Route 57 must meet Department requirements; and
- WHEREAS, the submitted floor plans show the existing building will be renovated for two 2-bedroom units, with proposed work including removal of the existing covered terrace on the front of the building, construction of two 10' x 16' covered terraces (one for each unit), and construction of a rear patio; per the submitted project description, the building will be gutted and the flat roof will be replaced with a trussed hip roof; per the Town of Clay zoning code, a two-family dwelling is permitted in the RA-100 district upon issuance of a special permit; and
- WHEREAS, the submitted site plan shows the existing parking areas on the site will be removed; the portion of the driveway along the southern lot line of the

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adjacent parcel will be widened from 12' to 20', as will the associated right-of-way; access to the attached garage (two parking spaces) is shown to come from the rear of the site via the adjacent flag lot and ultimately the shared driveway, and will occur in a proposed 56' x 35' right-of-way for parking (two additional spaces shown) and ingress and egress use; a new stop sign is shown at the driveway exit; no additional changes appear to be made where the driveway accesses Route 57;

ADVISORY NOTE: any work within the county right-of-way is subject to a work permit from the Onondaga County Department of Transportation; and

WHEREAS, per the site plan, proposed renovations for the adjacent flag lot, as part of the Z-19-9 special permit review, include a small parking area (8 spaces) that will provide supplemental parking for both dwellings; new shade trees and arborvitae screen plantings are also shown to be interspersed throughout the site and front adjacent parcel; and

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

ADVISORY NOTE: the applicant is advised to contact OCWA's Engineering Department to determine the activities and structures permitted within OCWA easements/right-of-ways, water availability and service options, obtain hydrant flow test information, evaluate backflow prevention requirements, and/or request that the Authority conduct hydrant flow testing to assess fire flow availability; and

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

WHEREAS, the site may contain the Indiana bat or bald eagle, or their associated habitats, which have been listed by the state or federal government as threatened or endangered animal species (per EAF Mapper); no significant tree clearing appears to be proposed as part of the project; and

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

The Onondaga County Department of Transportation has determined that the municipality and the applicant are required to coordinate Route 57 access plans with the Department. Any mitigation as may be determined by the Department must be reflected on the project plans prior to municipal approval.

The Board also offers the following comment:

Per the Onondaga County Department of Transportation, the municipality is advised to ensure appropriate maintenance and access agreements are in place for any shared parking and driveways on Route 57.

**The motion was made by Marty Voss and seconded by James Corbett. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; Matt Beadnell - yes; David Skeval - yes; Marty Voss - yes.**





JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: January 09, 2019

OCPB Case # Z-19-9

- 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 SPECIAL PERMIT from the Town of Clay Town Board at the request of Stephen Nicolaos for the property located at 7683 Oswego 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 Oswego Road (Route 57), a county highway; and
- WHEREAS, the applicant is requesting a special permit to renovate an existing non-conforming office building into a two-family dwelling on a 0.82-acre parcel in a Residential (RA-100) zoning district; and
- WHEREAS, the Board is concurrently reviewing a special permit referral (Z-19-8) from the same applicant to also renovate the office building on the front adjacent parcel into a two-family dwelling; in 2014, the Board offered no position with comment for a zone change referral (Z-14-384) to rezone the subject parcel, front adjacent parcel and another adjacent parcel from RA-100 to Apartment (R-APT) to allow for a 24-unit apartment building; the application was withdrawn locally; and
- WHEREAS, the site is located along Oswego Road (Route 57), a county road, with surrounding land uses including roadside commercial and residential lots within the Bayberry community; the submitted survey map dated March 10, 1998 shows the site is a flag lot with 12' of frontage on Route 57 and has an existing one-story building containing a non-conforming office use, a large blacktop parking area on the south side of the building, and a portion of the rear yard enclosed by a chain link fence (to be removed); a portion of the site's parking area appears to encroach on the front adjacent parcel; and
- WHEREAS, per the survey map, the site has a 12' right-of-way along the southern lot line which contains an existing asphalt driveway; the driveway accesses Route 57 from the adjacent parcel at the front of the site and is shared by the two parcels, as well as a single-family residential lot under common ownership to the west; there is an ingress-egress easement for the shared portion of the driveway at the front of the adjacent parcel;
- ADVISORY NOTE: per the Onondaga County Department of Transportation, all existing or proposed driveways on Route 57 must meet Department requirements; and
- WHEREAS, the submitted floor plans show the existing building will be renovated for two 2-bedroom units, with proposed work including two 10' x 16' covered terraces (one for each unit), and two 1-car garage additions with an adjacent asphalt parking space (one for each unit); per the submitted project description, the building will be gutted and the flat roof will be replaced with a trussed hip roof; per the Town of Clay zoning code, a two-family dwelling is permitted in the RA-100 district upon issuance of a special permit; and

- WHEREAS, the submitted site plan shows the portion of the driveway along the southern lot line will be widened from 12' to 20', as will the associated right-of-way; the existing parking will be modified so that a small parking area (8 spaces) will remain to provide supplemental parking for the site and front adjacent parcel; new shade trees and arborvitae screen plantings are shown to be interspersed throughout the site and front adjacent parcel; and
- WHEREAS, the project description includes a proposed 56' x 35' right-of-way on the site for parking and ingress and egress use, which will contain two additional parking spaces and access to the front adjacent lot via the site and shared driveway; and
- WHEREAS, per the site plan, proposed renovations for the front adjacent lot, as part of the Z-19-8 special permit review, include a new stop sign at the driveway exit; no additional changes appear to be made where the driveway accesses Route 57; ADVISORY NOTE: any work within the county right-of-way is subject to a work permit from the Onondaga County Department of Transportation; and
- WHEREAS, the site is served by public drinking water and sewers and is located in the Wetzel Road Wastewater Treatment Plant service area; no changes to the existing infrastructure are proposed; ADVISORY NOTE: the applicant is advised to contact OCWA's Engineering Department to determine the activities and structures permitted within OCWA easements/right-of-ways, water availability and service options, obtain hydrant flow test information, evaluate backflow prevention requirements, and/or request that the Authority conduct hydrant flow testing to assess fire flow availability; and
- WHEREAS, the site is located over, or immediately adjoining, primary and principal aquifers (per EAF Mapper); and
- WHEREAS, the site may contain the Indiana bat or bald eagle, or their associated habitats, which have been listed by the state or federal government as threatened or endangered animal species (per EAF Mapper); no significant tree clearing appears to be proposed as part of the project; and

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

The Onondaga County Department of Transportation has determined that the municipality and the applicant are required to coordinate Route 57 access plans with the Department. Any mitigation as may be determined by the Department must be reflected on the project plans prior to municipal approval.

The Board also offers the following comment:

Per the Onondaga County Department of Transportation, the municipality is advised to ensure appropriate maintenance and access agreements are in place for any shared parking and driveways on Route 57.

**The motion was made by Marty Voss and seconded by James Corbett. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; Matt Beadnell - yes; David Skeval - yes; Marty Voss - yes.**