



Onondaga County Planning Board

January 13, 2016

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

I. ATTENDANCE

MEMBERS PRESENT

Douglas Morris
Robert Jokl
Daniel Cupoli
Chester Dudzinski, Jr.
James Corbett

STAFF PRESENT

Don Jordan, Jr
Megan Costa
Gilly Cantor
Robin Coon

GUESTS PRESENT

Mary Beth Primo
Hal Romans

II. CALL TO ORDER

The meeting was called to order at 11:00 AM on January 13, 2016.

III. MINUTES

Minutes from December 23, 2015 were submitted for approval. Daniel Cupoli made a motion to accept the minutes. James Corbett seconded the motion. The votes were recorded as follows: Douglas Morris - yes; Robert Jokl - yes; Daniel Cupoli - yes; Chester Dudzinski - yes; James Corbett - yes.

IV. ACTIONS ON GML SECTION 239 REFERRALS

Summary

Z-16-1	TManTB	<i>No Position With Comment</i>	Z-16-10	TCamPB	<i>No Position With Comment</i>
Z-16-11	TSkaPB	<i>No Position With Comment</i>	Z-16-12	TSkaZBA	<i>No Position With Comment</i>
Z-16-2	TClatB	<i>No Position With Comment</i>	Z-16-3	TClatB	<i>No Position With Comment</i>
Z-16-4	TCicZBA	<i>Disapproval</i>	Z-16-5	TClatPB	<i>No Position With Comment</i>
Z-16-6	TClatB	<i>No Position</i>	Z-16-7	CSyrZBA	<i>No Position</i>
Z-16-8	CSyrPB	<i>No Position</i>	Z-16-9	TDewPB	<i>No Position With Comment</i>



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: January 13, 2016

OCPB Case # Z-16-1

- 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 LOCAL LAW from the Town of Manlius Town Board at the request of Town of Manlius for the property located Townwide; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the adoption or amendment of a zoning ordinance or local law; and
- WHEREAS, the Town is proposing legislation to regulate the installation of large scale commercial solar farms with at least 250 kW of capacity generating electricity to be sold off-site; and
- WHEREAS, there are no existing definitions or regulations regarding solar energy systems of any scale in the current town code; no regulations for small-scale solar energy systems are proposed as part of this application, and the proposed regulations do not include any new definitions; and
- WHEREAS, per the proposed local law, the purpose and intent of the new regulations is to “balance the encouragement of this renewable resource with any impacts such use may have on health, welfare and safety to the community and preserving and protecting the aesthetic qualities of the Town of Manlius”; and
- WHEREAS, the proposed regulations state that solar farms shall only be allowed on parcels exceeding 20 acres in Restricted Agricultural (R-A) zoning districts, with no more than one allowed per five acres; and
- WHEREAS, per the Town of Manlius Zoning Map, R-A district areas are generally located in the eastern and northern parts of the Town, including some properties located in New York State Agricultural District 3; and
- WHEREAS, per the proposed regulations, commercial solar farms will require issuance of a special use permit by the Town Board and site plan approval by the Planning Board; and
- WHEREAS, the proposed special permit review process includes requirements regarding the following: utility company agreements (must be in place); noninterference with existing communications operations/reception; security, lightning, and emergency provisions; adherence to any applicable FAA regulations; consideration for town planning documents, present and future; decommissioning; lighting (no artificial lighting permitted); consideration of existing solar farm facilities (minimum distance is not specified); visibility from scenic viewsheds (not permitted from public roads, rights-of-way, or land); access (utilize existing access where possible and obtain emergency service provider approval); buffering and fencing (8’ high minimum with additional landscaping, grading, and screening); height (15’ maximum to highest panel point); panel ground clearance (at least 5’); property line setbacks (125’ on top of existing R-A setbacks which are 40’ for front/rear and 20’ for each side); additional setbacks (125’ from power lines, roads, pre-existing and future

- structures, and other setbacks determined by the Town Planning Board); and
- WHEREAS, per the proposed regulations, once a special permit has been approved, site plan review may occur and will include the following requirements in addition to local applications and plot and development plans: a full Environmental Assessment Form to include a visual impact analysis (digital elevation model may be required); evidence of no adverse impact on migratory bird patterns; and compliance with the proposed site plan review criteria; and
- WHEREAS, per the proposed site plan review criteria, the use must be “oriented in its location upon the site, as to layout, coverage, screening, means of access and aesthetics” so that there is compatibility and no adverse impacts or detriments to the safety of traffic, people, and uses and structures in the neighborhood (actual or permitted); an additional requirement is proposed for the “reasonable provision for open space, yards, and recreation areas appropriate to the structure and use”; and
- WHEREAS, per the proposed regulations, a public hearing will be required and the Town Board may request financial information as part of the special permit and/or SEQR process; and
- WHEREAS, the proposed regulations further require compliance with state, local, and national electric codes; uniform building code; insurance policy requirements; inspection requirements; and any conditions imposed by any of the local boards “to the extent that such board finds that such conditions are necessary to minimize any adverse effect or impacts to the proposed use on neighboring properties”; and
- WHEREAS, the Central New York Regional Planning and Development Board (CNY RPDB) Energy Management office is currently developing a comprehensive model solar ordinance for municipalities which addresses small and large-scale systems; and

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

1. The Town is encouraged to consult with the CNY RPDB Energy Management office (315-422-8276) regarding best practices for regulating solar energy systems, prior to enacting the proposed regulations.
2. The Town is also encouraged to consult with the New York State Department of Agriculture and Markets prior to enactment any local laws which may affect farmland, to ensure against conflicts with New York State Agricultural District law for certified properties in the Town.
3. The Town is advised that any access to proposed commercial solar farms located on state or county roads must meet the requirements of the New York State or Onondaga County Department of Transportation, respectively.
4. The Board further advises the Town to consider adopting a comprehensive solar ordinance which includes regulations for small-scale systems, and minimally urges the Town to ensure appropriate new terms are added to the definitions section of Town Code as part of this local law proposal.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: January 13, 2016

OCPB Case # Z-16-10

- 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 Camillus Planning Board at the request of Benderson Development Co., LLC for the property located at 3501-3577 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 New York State Route 173, a state highway, West Genesee Street and Onondaga Road, both county roads, and the municipal boundary between the Town of Camillus and the Town of Geddes; and
- WHEREAS, the applicant is proposing to construct a 5,075 square foot addition to an existing retail strip building (Fairmount Fair Plaza) on a 33.8-acre lot in a Planned Commercial (C-P) zoning district; and
- WHEREAS, the Board previously recommended modification of concurrent site plan and subdivision referrals (Z-06-173 and S-06-63) to construct the Target store on a new lot on site, requiring a traffic study for both the county and the state; and
- WHEREAS, aerial photography and the Cover Plan dated December 20, 2015 show an existing Target building and a large retail strip building adjacent to additional plaza parcels within the Town of Geddes anchored by a Wegmans store; and
- WHEREAS, the Site Plan dated December 20, 2015 shows the 50.8' x 100' proposed retail space to be added to the eastern end of the retail strip building adjacent to an existing Michael's store, in the location of an existing landscaped curbed area and a row of parking spaces, per aerial photography; and
- WHEREAS, aerial photography shows the plaza has an existing right-in only driveway from Route 173 near Target, an existing signalized driveway on West Genesee Street facing the retail strip building, and an additional signalized driveway on West Genesee Street further east in the Town of Geddes; a rear access road is also shown serving the plaza which connects to Blueberry Lane, a local subdivision road in the Town of Geddes; and
- WHEREAS, aerial photography shows Geddes Brook running along the southern edge of the development; FEMA Flood Insurance Rate Maps (FIRM) indicate that land along the Brook (not including the project site) is in a Special Flood Hazard Area (SFHA); and
- WHEREAS, the site is served by public water and sewers and is located in the Metropolitan Wastewater Treatment Plant and Westside 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

WHEREAS, a Landscaping Plan dated December 18, 2015 shows proposed plantings and mulch landscaping around the addition; and

WHEREAS, elevation renderings indicate façade materials to match Michael's, with sign bands on the front and side of the addition; no further tenant or signage details are indicated at this time; 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 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) 435-6820 early in the planning process to determine sewer availability and capacity.
2. The Board advises the Town and applicant to ensure that safe traffic flow is not negatively impacted by the proposed layout, given that the existing internal access in this location serves as a primary means of circulation within the plaza.
3. The Town and applicant are strongly encouraged to replace any landscaping that may be removed for the proposed addition in another location on the site.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: January 13, 2016

OCPB Case # Z-16-11

- 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 Skaneateles Planning Board at the request of Paul & Jane Garrett for the property located at 2160 West Lake Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of West Lake Road (New York State Route 41A), a state highway; and
- WHEREAS, the applicant is proposing to relocate an existing cottage and add a basement, deck, and stairs on a 0.59-acre lot in Rural and Farming and Lakefront Watershed Overlay (RF and LWOD) zoning districts; and
- WHEREAS, the Board is concurrently reviewing an area variance referral for the project (Z-16-12); area variances are required for the side yard setback for a proposed deck stairway (16' proposed, 20' required) and the minimum lake yard setback (69' proposed, 100' required); and
- WHEREAS, the Board previously recommended modification of concurrent site plan and area variance referrals for a prior version of the project (Z-15-36 and 37), requiring septic approval and encouraging a required connection to Fire Land 39 for access to Route 41A; the prior applications were approved locally and proposed a slightly different location and configuration for the house, but with the same lakefront setback as the current application; and
- WHEREAS, the Site Plan revised December 21, 2015 shows the existing, previously approved, and proposed 880 square foot house footprint, a proposed deck with attached steps, proposed walk/stairs, proposed permeable front walk/steps, and existing shoreline steps, decks, and dock; and
- WHEREAS, the plan indicates one of the two existing gravel driveways serving the site will be removed, decreasing impermeable surface coverage from 15% to 10% as a result; and
- WHEREAS, the plan shows existing access to a 35' right-of-way which appears to be shared with the adjacent lakefront property to the south; per aerial photography, the right-of-way connects to a neighboring frontage parcel's asphalt driveway on West Lake Road, and parallels an existing fire lane; any existing or proposed access to West Lake Road must meet the requirements of the New York State Department of Transportation; and
- WHEREAS, FEMA Flood Insurance Rate Maps (FIRM) and wetland maps indicate that land along the Skaneateles Lake frontage is in a Special Flood Hazard Area (SFHA) and may contain federal wetlands; and
- WHEREAS, the site is located outside the Onondaga County Sanitary district; the EAF states the site is served by private water (Skaneateles Lake) and septic; the plan shows an existing water pump near the lake and a septic tank and pump near the proposed deck; and

WHEREAS, per the Onondaga County Health Department, approval has been obtained for the septic system; and

WHEREAS, the referral materials indicate a response from the City of Syracuse Water Department has been received; no further information was provided; 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 New York State Department of Transportation, the Town is advised to ensure appropriate access agreements are in place for any shared driveways on Route 41A. The Department further notes that the subject parcel and adjacent properties should be required to connect to Fire Lane 39 for access to Route 41A.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: January 13, 2016

OCPB Case # Z-16-12

- 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 AREA VARIANCE from the Town of Skaneateles ZBA at the request of Paul & Jane Garrett for the property located at 2160 West Lake 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 West Lake Road (New York State Route 41A), a state highway; and
- WHEREAS, the applicant is requesting an area variance to relocate an existing cottage and add a basement, deck, and stairs on a 0.59-acre lot in Rural and Farming and Lakefront Watershed Overlay (RF and LWOD) zoning districts; and
- WHEREAS, the Board is concurrently reviewing a site plan referral for the project (Z-16-11); area variances are required for the side yard setback for a proposed deck stairway (16' proposed, 20' required) and the minimum lake yard setback (69' proposed, 100' required); and
- WHEREAS, the Board previously recommended modification of concurrent site plan and area variance referrals for a prior version of the project (Z-15-36 and 37), requiring septic approval and encouraging a required connection to Fire Land 39 for access to Route 41A; the prior applications were approved locally and proposed a slightly different location and configuration for the house, but with the same lakefront setback as the current application; and
- WHEREAS, the Site Plan revised December 21, 2015 shows the existing, previously approved, and proposed 880 square foot house footprint, a proposed deck with attached steps, proposed walk/stairs, proposed permeable front walk/steps, and existing shoreline steps, decks, and dock; and
- WHEREAS, the plan indicates one of the two existing gravel driveways serving the site will be removed, decreasing impermeable surface coverage from 15% to 10% as a result; and
- WHEREAS, the plan shows existing access to a 35' right-of-way which appears to be shared with the adjacent lakefront property to the south; per aerial photography, the right-of-way connects to a neighboring frontage parcel's asphalt driveway on West Lake Road, and parallels an existing fire lane; any existing or proposed access to West Lake Road must meet the requirements of the New York State Department of Transportation; and
- WHEREAS, FEMA Flood Insurance Rate Maps (FIRM) and wetland maps indicate that land along the Skaneateles Lake frontage is in a Special Flood Hazard Area (SFHA) and may contain federal wetlands; and
- WHEREAS, the site is located outside the Onondaga County Sanitary district; the EAF states the site is served by private water (Skaneateles Lake) and septic; the plan shows an existing water pump near the lake and a septic tank and pump near the proposed deck; and

WHEREAS, per the Onondaga County Health Department, approval has been obtained for the septic system; and

WHEREAS, the referral materials indicate a response from the City of Syracuse Water Department has been received; no further information was provided; 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 New York State Department of Transportation, the Town is advised to ensure appropriate access agreements are in place for any shared driveways on Route 41A. The Department further notes that the subject parcel and adjacent properties should be required to connect to Fire Lane 39 for access to Route 41A.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: January 13, 2016

OCPB Case # Z-16-2

- 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 ZONE CHANGE from the Town of Clay Town Board at the request of Nelson Associates, LLC for the property located at 2687 New York State Route 31; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the adoption or amendment of a zoning ordinance or local law and the site is located within 500 feet of New York State Route 31, a state highway; and
- WHEREAS, the applicant is requesting a zone change from Residential Agricultural (RA-100) to Highway Commercial (HC-1) on two parcels totaling 7.04 acres in order to construct an auto dealership; and
- WHEREAS, the site is located across from a recently proposed auto dealership complex (Z-15-28, 205, 207, and 418) and adjacent to the site of a concurrent zone change referral (Z-16-3) from RA-100 to Regional Commercial (RC-1) proposed by Widewaters for future retail development; the site is located near the major regional intersection (Moyers Corner) between New York State Route 31 and County Route 57; this proposal and the adjacent proposal are part of a cluster of over 100 acres of developable land; and
- WHEREAS, in 2006, the large parcel directly to the west of the current two proposed projects was proposed for major retail development (Walmart), and 55 buildings with 220-312 individual condominiums were proposed for the current Widewaters site (referrals Z-06-174 and 175); however, the New York State and Onondaga County Departments of Transportation and the Board noted significant transportation-related concerns for both sites, citing the lack of a proposed local road network, inconsistency with Route 31 and Route 57 studies, and safe access issues for the Walmart parcel, specifically that the Route 57 frontage was not wide enough to accommodate safe access and the Route 31 frontage was located too close to the intersection with Route 57 to provide acceptable operational efficiency; and
- WHEREAS, the Zoning Map dated August 31, 2015 shows the site includes a parcel with frontage on New York State Route 31 which contains an existing building, and a landlocked parcel behind it; the local application notes the proposed project will include a vehicle showroom, vehicle sales, and vehicle service; and
- WHEREAS, per the map and aerial photography, the existing building is a house with two existing driveways on Route 31 and no proposed access for the dealership is indicated at this time; a new signal location has been approved by the New York State Department of Transportation which would serve the adjacent Widewaters project and the auto services complex across Route 31; any existing or proposed access to Route 31 for this project must meet the requirements of the New York State Department of Transportation; and
- WHEREAS, the Clay-Cicero Route 31 Transportation Study, completed by the Syracuse Metropolitan Transportation Council in 2010, forecasted a future base

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condition of a 40 percent increase over 20 years in vehicle miles traveled along the Route 31 corridor, assuming buildout projections and planned road networks provided by the Towns; the future base conditions show a local road connection from Route 57 east and south to the proposed signal location on Route 31, and generally encourage a local road network and a limited growth scenario; the Northern Clay Land Use Study updated in 2013 refers to the Route 31 Study for land use guidance on this corridor; 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; and

WHEREAS, the Environmental Assessment Form (EAF) dated November 1, 2015 indicates approvals will be required from the New York State Historic Preservation Office (SHPO), the New York State Department of Environmental Conservation (NYSDEC), and the U.S. Army Corps of Engineers (USACE); and

WHEREAS, the NYSDEC EAF Mapper indicates the site or land adjoining the site may contain federal wetlands, and the site is located in an archeological sensitive area and may contain a species of animal, or associated habitats, listed by the state or federal government as threatened or endangered; and

WHEREAS, the site has access to public water and sewers and is located in the Oak Orchard Wastewater Treatment Plant service area in the Gaskin Road Pump Station service area, which is currently being diverted to the Wetzel Road Wastewater Treatment Plant; 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. The Board has offered the following COMMENT(S) in regards to the above referral:

The Town is encouraged to work with its planners, as well as project applicants and/or landowners prior to approving large scale zone changes in this location, so that adequate transportation related provisions are in place which will best accommodate safe access, mobility, and urban design objectives for all parcels within this activity node. The Board and the New York State and Onondaga County Departments of Transportation cite the likely necessity of a local road network serving as primary access for all development on these parcels, with access to the proposed signalized intersection as well as connection to County Route 57.

The Board also offers the following comments for consideration as site

planning for the proposed projects advances:

1. The Board strongly advises that plans include cross-connections between the proposed project and adjacent projects, in order to improve mobility and increase interconnectivity between commercial developments on the corridor.
2. The Town is strongly advised to adhere to the recommendation from the Route 31 Transportation Study to require new development to include pedestrian, bicycle, and transit accommodations.
3. The Town and applicant must coordinate with the New York State Department of Transportation regarding access requirements and to obtain a highway work permit for any work within the State right-of-way.
4. The Onondaga County Department of Water Environment Protection asks that the applicant contact the Department at (315) 435-6820 early in the planning process to determine sewer availability and capacity.
5. The applicant is encouraged to reduce stormwater runoff and improve stormwater quality as much as practical by 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.
6. The Town and applicant are further encouraged to explore opportunities to implement coordinated stormwater management in this area.
7. 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.
8. The Board recommends that the applicant contact the U.S. Army Corps of Engineers and the New York State Department of Environmental Conservation to determine the location of wetlands, archaeological sensitive areas, endangered species and/or associated habitats on site in order to ensure that the proposed project avoid negative environmental impacts to the extent possible, and/or to obtain appropriate permits as necessary.
9. The Syracuse-Onondaga County Planning Agency offers to convene a coordinated review meeting upon the request of the Town, in order to facilitate discussion on the advised local road as well as other planning provisions related to proposed and future buildout of this activity node in the Town.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: January 13, 2016

OCPB Case # Z-16-3

- 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 ZONE CHANGE from the Town of Clay Town Board at the request of The Widewaters Group, Inc. for the property located at 3715 New York State Route 31; 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 New York State Route 31; and
- WHEREAS, the applicant is requesting a zone change from Residential Agricultural (RA-100) to Regional Commercial (RC-1) on two parcels totaling 46.12 acres for a proposed future retail development; and
- WHEREAS, the site is located across from a recently proposed auto dealership complex (Z-15-28, 205, 207, and 418) and adjacent to the site of a concurrent zone change referral (Z-16-2) from RA-100 to Highway Commercial (HC-1) for a proposed auto dealership; the site is located near the major regional intersection (Moyers Corner) between New York State Route 31 and County Route 57; this proposal and the adjacent proposal are part of a cluster of over 100 acres of developable land; and
- WHEREAS, in 2006, the large parcel directly to the west of the current two proposed projects was proposed for major retail development (Walmart), and 55 buildings with 220-312 individual condominiums were proposed for the current Widewaters site (referrals Z-06-174 and 175); however, the New York State and Onondaga County Departments of Transportation and the Board noted significant transportation-related concerns for that site and for development of the Widewaters site, citing the lack of a proposed local road network, inconsistency with Route 31 and Route 57 studies, and safe access issues for the Walmart parcel, specifically that the Route 57 frontage was not wide enough to accommodate safe access and the Route 31 frontage was located too close to the intersection with Route 57 to provide acceptable operational efficiency; and
- WHEREAS, the Zone Change Plan dated December 3, 2015 shows the site includes a 4.71-acre parcel with frontage on New York State Route 31 which contains an existing frame house and gravel driveway, and a 36.58-acre parcel with frontage on Route 31 which includes a portion of land (9.54 acres) on the north side of a railroad corridor; the Environmental Assessment Form dated December 10, 2015 notes the house has been abandoned; and
- WHEREAS, an undated concept plan of the proposed retail complex (Widewaters Commons) was submitted which shows two proposed large metal buildings (attached) set behind a large parking lot, four outparcels along Route 31 each containing a smaller building (approximately 1,800-3,000 square feet each) and additional parking, and possible detention basin locations; no

development is shown north of the railroad tracks; and

WHEREAS, the plan shows a proposed six-lane single access driveway on Route 31; a new signal location has been approved by the New York State Department of Transportation which would serve this project and the auto services complex across Route 31; the plan further shows a proposed right-in driveway from Route 31 serving the eastern outparcels and a proposed right-out driveway on Route 31 serving the western outparcels; a traffic study has been submitted to the State for review, and any existing or proposed access to Route 31 must meet the requirements of the New York State Department of Transportation; and

WHEREAS, the Clay-Cicero Route 31 Transportation Study, completed by the Syracuse Metropolitan Transportation Council in 2010, forecasted a future base condition of a 40 percent increase over 20 years in vehicle miles traveled along the Route 31 corridor, assuming buildout projections and planned road networks provided by the Towns; the future base conditions show a local road connection from Route 57 east and south to the proposed signal location on Route 31, and generally encourage a local road network and a limited growth scenario; the Northern Clay Land Use Study updated in 2013 refers to the Route 31 Study for land use guidance on this corridor; and

WHEREAS, the proposed project may disturb one acre or more of land and must be covered under the New York State SPDES II General Permit for Stormwater Discharges from Construction Activity (GP-0-10-001) and the applicant must submit a Stormwater Pollution Prevention Plan (SWPPP) to the municipality and a Notice of Intent (NOI) to the DEC Bureau of Water Permits; the proposed project is located within a designated Municipal Separate Storm Sewer System (MS4) municipality, and the applicant must consult with the municipal engineer to ensure conformance of construction plans with the municipality's Storm Water Management Plan (SWMP) and submit a MS4 SWPPP Acceptance Form signed by the municipality to the New York State Department of Environmental Conservation Bureau of Water Permits; and

WHEREAS, the plans and EAF indicate three existing federal wetlands on site totaling 6.63 acres, with the proposed buildings, parking areas, and detention basins situated around the delineated areas; the applicant must obtain appropriate permits from the U.S. Army Corps of Engineers for any proposed development or drainage in federal wetlands on site; and

WHEREAS, the EAF states the site is located in an archeological sensitive are and may contain a species of animal, or associated habitats, listed by the state or federal government as threatened or endangered, specifically the Indiana Bat and/or the Northern Long-Eared Bat; 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 sewers and is located in the Oak Orchard Wastewater Treatment Plant service area in the Gaskin Road Pump Station service area, which is currently being diverted to the Wetzel Road Wastewater Treatment Plant; 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. The Board has offered the following COMMENT(S) in regards to the above referral:

The Town is encouraged to work with its planners, as well as project applicants and/or landowners prior to approving large scale zone changes in this location, so that adequate transportation related provisions are in place which will best accommodate safe access, mobility, and urban design objectives for all parcels within this activity node. The Board and the New York State and Onondaga County Departments of Transportation cite the likely necessity of a local road network serving as primary access for all development on these parcels, with access to the proposed signalized intersection as well as connection to County Route 57.

The Board also offers the following comments for consideration as site planning for the proposed projects advances:

1. The Board strongly advises that plans include cross-connections between the proposed project and adjacent projects, in order to improve mobility and increase interconnectivity between commercial developments on the corridor.
2. The Town is strongly advised to adhere to the recommendation from the Route 31 Transportation Study to require new development to include pedestrian, bicycle, and transit accommodations.
3. The Town and applicant must coordinate with the New York State Department of Transportation regarding access requirements and to obtain a highway work permit for any work within the State right-of-way.
4. The Onondaga County Department of Water Environment Protection asks that the applicant contact the Department at (315) 435-6820 early in the planning process to determine sewer availability and capacity.
5. The applicant is encouraged to reduce stormwater runoff and improve stormwater quality as much as practical by 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.
6. The Town and applicant are further encouraged to explore opportunities to implement coordinated stormwater management in this area.
7. 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.
8. The Board recommends that the applicant contact the U.S. Army Corps of

Engineers and the New York State Department of Environmental Conservation to determine the location of wetlands, archaeological sensitive areas, endangered species and/or associated habitats on site in order to ensure that the proposed project avoid negative environmental impacts to the extent possible, and/or to obtain appropriate permits as necessary.

9. The Syracuse-Onondaga County Planning Agency offers to convene a coordinated review meeting upon the request of the Town, in order to facilitate discussion on the advised local road as well as other planning provisions related to proposed and future buildout of this activity node in the Town.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: January 13, 2016

OCPB Case # Z-16-4

- 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 Cicero Zoning Board of Appeals at the request of Peter Giordano for the property located at 9012 Beach Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the granting of use or area variances and the site is located within 500 feet of the municipal boundary between the Town of Cicero and the Town of Constantia and the boundary between Onondaga County and Oswego County; and
- WHEREAS, the applicant is proposing to demolish and rebuild a single-family dwelling on a 0.093-acre lot in a Residential (R-10) zoning district; and
- WHEREAS, the referral materials state a variance was granted to the previous owner for a house up to 24' x 56' with lot coverage of 26.8 percent; the Plot Plan revised December 16, 2015 shows the existing one-story frame house to be removed is only 20.5' x 24.5'; and
- WHEREAS, the plan shows a proposed two-story frame house (26.9' x 49.5') which would require additional variances, however the applicant notes the previously approved lot coverage of 26.8 percent would be maintained; the referral materials from the Town indicate a maximum of 25% coverage is allowed and the proposed coverage is actually 33%; and
- WHEREAS, per the referral materials, additional variances will be required to decrease the front yard setback (20' proposed, 30' required) and side yard setbacks (3' proposed, 6' required/15' total required), which the owner states will keep the house further from the lake and maintain the neighbors existing views; and
- WHEREAS, the plan shows a wood deck along the Oneida Lake frontage and an existing driveway on Beach Road, a local road; and
- WHEREAS, FEMA Flood Insurance Rate Maps (FIRM) indicate that a majority of this parcel is in a Special Flood Hazard Area (SFHA); 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
- WHEREAS, the Town of Cicero has established a Floodplain Zone overlay "to allow Oneida Lake and streams and tributaries flowing into said lake to carry abnormal flows of water in times of flood, to prevent encroachments into the floodplains of these waterways which will unduly increase flood heights and damage, and to prevent excessive property damage as well as a potential threat to the health and safety in the area of greatest flood hazard"; and

WHEREAS, wetland maps indicate the potential presence of federal and state wetlands near the subject property; and

WHEREAS, the site is served by public water and sewers and is located in the Brewerton 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

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 the granting of area variances for increased lot coverage for locations within a floodplain.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: January 13, 2016

OCPB Case # Z-16-5

- 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 SITE PLAN from the Town of Clay Planning Board at the request of Clay Commons, LLC for the property located at 8095 Oswego Road (8075 Oswego 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 Oswego Road and Soule Road, both county roads; and
- WHEREAS, the applicant is proposing to renovate an existing fast food restaurant (Taco Bell) on a 0.9-acre leased portion of an 11.49-acre lot in a Regional Commercial (RC-1) zoning district; and
- WHEREAS, per the referral materials and aerial photography, the site is located at the northernmost part of the Clay Commons commercial plaza along Oswego Road across from the intersection with Soule Road; and
- WHEREAS, the project narrative dated December 21, 2015 notes the project includes updates to the façade, signage, ADA accessible parking and sidewalks, landscaping and curbing, trash enclosure, and drive-thru; and
- WHEREAS, the Site & Landscaping Plan dated December 21, 2015 shows an existing one-story building, proposed walk-in cooler (93 square feet), 57 parking spaces (reduced from 58), rear single-lane drive-thru, and rear trash enclosure; and
- WHEREAS, the plan shows the site with two driveways on an access drive which serves the whole plaza and accesses Oswego Road in several locations, including a signalized intersection at Soule Road near the Taco Bell end of the site; and
- WHEREAS, the referral materials indicate the six existing wall signs will be replaced by five new wall signs, which details indicate will internally lit LED logo and text signs; a proposed freestanding pole sign is shown within the front yard setback along Oswego Road (outside the county right-of-way) which details indicate would be 20' high with an 8'10" x 5'10" two-sided logo and drive-thru sign; the referral materials indicate variances will be required for the number of wall signs (2 permitted) and to place the pole sign in the front yard setback; the plan indicates other signage throughout the site for entrances, exits, and the drive-thru will either remain or be slightly relocated; and
- WHEREAS, the Environmental Assessment Form dated December 21, 2015 notes there will be a net decrease in impervious coverage as a result of the project; and
- WHEREAS, the site is served by public water and sewers and is located in the Oak Orchard 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

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

1. Per the Onondaga County Department of Transportation, no direct access to Oswego Road will be permitted and the applicant must use existing plaza access.
2. Per the Onondaga County Department of Transportation, the municipality and applicant are advised that relocated signage may not obstruct sight distance or distract the traveling public.
3. The Town is encouraged to consider allowance of shared parking accommodations between this and neighboring commercial uses, in order to avoid the oversupply of parking and impervious surface coverage impacts.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: January 13, 2016

OCPB Case # Z-16-6

- 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 Town of Clay Town Board at the request of Syracuse SMSA Limited Partnership dba Verizon Wireless for the property located at 1136 Vine Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review issuance of special permits and the site is located within 500 feet of Vine Street, a county road, and the municipal boundary between the Town of Clay and the Town of Salina; and
- WHEREAS, the applicant is requesting a special permit to construct a small cell wireless telecommunication facility on the roof of an existing apartment building on a 4.05-acre lot in an Apartment (R-APT) zoning district; and
- WHEREAS, the Environmental Assessment Form dated October 7, 2015 notes the project includes the installation of one 24.2" wireless antenna and one GPS antenna at a height of 27' on the building, plus a 21.5" x 20" x 52.5" equipment cabinet mounted on a concrete pad at ground level adjacent to the building base; and
- WHEREAS, the Overall Site Plan revised October 6, 2015 shows an existing building with the proposed roof equipment and the proposed equipment cabinet within a 6' x 8' lease area on the ground; and
- WHEREAS, per the plan and aerial photography, the building is one of five apartment buildings set between two parking areas, each with an existing driveway on Vine Street, which must meet the requirements of the Onondaga County Department of Transportation; and
- WHEREAS, the EAF notes the project includes minimal ground disturbance and no water or wastewater connections will be required; 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 has determined that said referral will have no significant adverse inter-community or county-wide implications and may consequently be acted on solely by the referring board.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: January 13, 2016

OCPB Case # Z-16-7

- 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 USE VARIANCE from the City of Syracuse Board of Zoning Appeals at the request of Anne R. Bregande for the property located at 223 Merrill 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 the municipal boundary between the City of Syracuse and the Town of Salina; and
- WHEREAS, the applicant is requesting a use variance to continue an existing three-family use of an existing three-family dwelling in a Residential Class A-1 (RA-1) zoning district; and
- WHEREAS, per the referral materials, the home was converted to a three-family dwelling in 2007 at which time a Certificate of Occupancy and Certificate of Compliance were granted, which the City has recently identified as an error; and
- WHEREAS, a survey shows an existing two-story brick and stone veneer house and a detached rear brick garage; per submitted elevations and floor plans, there is a one-bedroom unit on each floor, including a basement level, and the garage is a three-car structure; and
- WHEREAS, the survey and aerial photography show an existing paved driveway which connects to the curved part of Merrill Street, a city street off Lemoyne Avenue, also a city street within the City of Syracuse; and
- WHEREAS, per aerial photography and city zoning maps, surrounding lots appear to be a mix of single-family homes in the RA-1 district, several two or three-story apartment houses within an adjacent RA-2 district, and vacant wooded land on an industrial property within the Town of Salina; and
- WHEREAS, the site is served by public water and sewers and is located in the Metropolitan Wastewater Treatment Plant service area; 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 has determined that said referral will have no significant adverse inter-community or county-wide implications and may consequently be acted on solely by the referring board.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: January 13, 2016

OCPB Case # Z-16-8

- 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 City of Syracuse Planning Commission at the request of Elizabeth Goldenberg for the property located at 719 East Genesee Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review issuance of special permits and the site is located within 500 feet of Interstate Route 81, a state highway; and
- WHEREAS, the applicant is requesting a special permit to establish a yoga studio in a 2,854 square foot leased space in an existing mixed-use retail and office building in a Local Business Class A (BA) zoning district; and
- WHEREAS, the Site Plan dated July 24, 2014 shows the existing building with a main entrance on East Genesee Street and a new building entrance proposed at the Orange Alley rear frontage; the city application notes 2,364 square feet of open studio space is proposed along with 490 square feet of new accessible bathrooms and showers; and
- WHEREAS, the plan shows two 35-space parking lots across Orange Alley, noting the owner of the building also owns the lots, and 20-30 additional spaces will be available at the northwest corner of Fayette and Forman Street through an agreement with the adjacent building owner; and
- WHEREAS, the referral materials indicate a 3' x 2' Bikram Yoga Syracuse sign is proposed at the rear entrance; and
- WHEREAS, aerial photography shows the building fronts the sidewalk along East Genesee Street and faces Forman Park; and
- WHEREAS, the site is served by public water and is located in the Metropolitan Wastewater Treatment Plant service area, in an area tributary to active 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; 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 has determined that said referral will have no significant adverse inter-community or county-wide implications and may consequently be acted on solely by the referring board.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: January 13, 2016

OCPB Case # Z-16-9

- 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 Dewitt Town Center Inc. for the property located at 3179 Erie Boulevard East; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Erie Boulevard East, a state highway, and the municipal boundary between the Town of Dewitt and the Village of East Syracuse; and
- WHEREAS, the applicant is proposing to construct a 4,100 square foot addition to one of the existing buildings in the DeWitt Town Center Plaza on a 19.7-acre lot in a Business zoning district, in order to accommodate two new tenants; and
- WHEREAS, the Board previously reviewed referrals pertaining to the redevelopment of the overall plaza (Z-10-426), improving parking and internal circulation (Z-14-52), and combining the two plaza parcels into one new lot (S-14-37); requirements and comments were generally regarding access to Erie Boulevard, internal circulation for the plaza, connectivity with neighboring uses, wastewater, green infrastructure, and pedestrian accommodations; and
- WHEREAS, the Existing Conditions plan dated December 15, 2015 shows the site contains an existing 69,700 square foot building, two 55,600 square foot buildings (attached), an existing 2,235 square foot building on an outparcel (Taco Bell), expansive parking areas, and existing access to Erie Boulevard East, which must meet the requirements of the New York State Department of Transportation; and
- WHEREAS, per the plan and referral materials, the work area is between the two large buildings in the location of existing parking and an internal drive which leads past a retaining wall and dumpster enclosure to two rows of additional rear parking; and
- WHEREAS, the Layout & Landscape Plan dated December 15, 2015 shows the proposed addition adjacent to the western side of Empire Buffet with a proposed concrete walk and corner with landscape bed; and
- WHEREAS, the plan further shows a proposed widened Country Max display area behind the Five Guys restaurant facing the proposed tenant spaces with a proposed new decorative fence with a 20' double swing gate; and
- WHEREAS, a 24' wide drive lane and some perpendicular parking are shown to remain between the buildings, with the lane narrowing by the rear retaining wall and dumpster enclosure; and
- WHEREAS, floor plans indicate the tenant spaces will be 1,745 square feet and 2,300 square feet, and elevations indicate each would have a wall sign to be approved by the Town; no further tenant or signage information was submitted at this time; and

WHEREAS, the site is served by public water and sewers and is located in the Metropolitan Wastewater Treatment Plant Service 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

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

1. The Town and applicant are advised to ensure the proposed area between the two buildings is designed to ensure the safety of pedestrians, vehicles accessing the rear row of parking, and vehicles backing out of parking spaces.
2. The Onondaga County Department of Water Environment Protection asks that the applicant contact the Department at (315) 435-6820 early in the planning process to determine sewer availability and capacity.

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