



# Onondaga County Planning Board

January 17, 2018

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

## I. ATTENDANCE

### MEMBERS PRESENT

Douglas Morris  
Daniel Cupoli via Facetime  
Robert Antonacci  
Bill Fisher  
James Corbett  
Lisa Dell  
Marty Voss

### STAFF PRESENT

Megan Costa  
Allison Bodine  
Robin Coon

### GUESTS PRESENT

Michael Kempisty  
Dan Doerr

## II. CALL TO ORDER

The meeting was called to order at 11:00 AM on January 17, 2018.

## III. MINUTES & OTHER BUSINESS

Minutes from December 27, 2017 were submitted for approval. Marty Voss made a motion to accept the minutes. James Corbett seconded the motion. The votes were recorded as follows: Douglas Morris - yes; Bill Fisher - abstain; James Corbett - yes; Daniel Cupoli - yes; Lisa Dell - yes; Marty Voss - yes.

## IV. ACTIONS ON GML SECTION 239 REFERRALS

### Summary

S-18-1	TLafTB	<i>No Position With Comment</i>	S-18-2	TVanPB	<i>No Position With Comment</i>
S-18-4	TClaPB	<i>Modification</i>	S-18-5	TClaPB	<i>Modification</i>
Z-18-1	TSalPB	<i>Modification</i>	Z-18-10	TSkaZBA	<i>No Position</i>
Z-18-11	TCicPB	<i>No Position With Comment</i>	Z-18-12	TClaPB	<i>Modification</i>
Z-18-13	TDewPB	<i>No Position</i>	Z-18-14	VFayPB	<i>Modification</i>
Z-18-15	VFayPB	<i>Modification</i>	Z-18-16	VFayZBA	<i>Modification</i>
Z-18-17	TGedTB	<i>No Position</i>	Z-18-18	CSyrPB	<i>No Position</i>
Z-18-19	CSyrZA	<i>No Position</i>	Z-18-2	CSyrPB	<i>No Position</i>
Z-18-20	TGedTB	<i>Modification</i>	Z-18-3	TOnoTB	<i>No Position</i>
Z-18-4	CSyrPB	<i>No Position With Comment</i>	Z-18-5	CSyrZBA	<i>No Position</i>
Z-18-6	VBalPB	<i>Modification</i>	Z-18-7	CSyrPB	<i>No Position</i>



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: January 17, 2018

OCPB Case # S-18-1

- 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 FINAL SUBDIVISION from the Town of LaFayette Town Board at the request of John Stanton for the property located at Reidy Hill Road and LaFayette Road; and
- WHEREAS, General Municipal Law Section 239-n allows the County Planning Board to review the approval of subdivisions and the site is located within 500 feet of LaFayette Road (Route 112) and Reidy Hill Road (Route 232A), both county highways, and a farm operation in a NYS Agricultural District; and
- WHEREAS, the applicant is proposing to subdivide a 24.62-acre parcel into two new lots, Lot One (22.73 acres) and Lot Two (1.89 acres), in an Agricultural-Residential (AR) zoning district; and
- WHEREAS, the site is located at the intersection of LaFayette Road and Reidy Hill Road, both county roads, in a rural area in the Town of LaFayette; the site is near lands enrolled in New York State Agricultural District 4 that appear to contain active farmland; and
- WHEREAS, the submitted Application for Approval of Simple Subdivision indicates that the parcel was previously owned by Tanglewood Riding Center, which is located approximately a mile north of the site; from aerial imagery, the site appears to be vacant and partially forested with some abandoned agricultural land; and
- WHEREAS, the submitted subdivision map dated December 5, 2017 shows the proposed subdivision will divide the parcel into two lots, proposed Lots One (22.73 acres) and Two (1.89 acres); per the application, proposed Lot Two is intended for a single-family home; the lot is shown to have 275' of frontage on Reidy Hill Road and be located at the southeastern corner of the site; no building plans are indicated on the subdivision map; and
- WHEREAS, the referral notice indicates that new drinking water and wastewater services will be provided to the single-family home by proposed well and septic system, respectively; per the submitted Application for Approval of Simple Subdivision, the septic system design has been submitted to the Onondaga County Department of Health for approval; 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. Any future or proposed access to Reidy Hill Road from proposed Lot Two must be coordinated with the Onondaga County Department of Transportation prior to municipal approval of the subdivision. Access will be

subject to the availability of sight distance.

2. The Onondaga County Department of Transportation requests an additional right-of-way to be measured 40' from the centerline of LaFayette Road and Reidy Hill Road. The municipality and applicant are advised to contact the Department at (315) 435-3205 regarding the dedication of this additional right-of-way.

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

4. The applicant and municipality are advised to ensure the following county, state, and/or federal regulation has been met prior to the issuance of a building permit:

a. County Highway Access and/or Work Permit – Any new or modified driveways and work within the county right-of-way require a highway access and/or work permit from the Onondaga County Department of Transportation.

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



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: January 17, 2018

OCPB Case # S-18-2

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a FINAL SUBDIVISION from the Town of Van Buren Planning Board at the request of James and Jillian Schanzenbach for the property located at 7114 Van Buren Road; and
- WHEREAS, General Municipal Law Section 239-n allows the County Planning Board to review the approval of subdivisions and the site is located within 500 feet of Van Buren Road (Route 194), Peck Road (Route 216), and DeJohn Drive, all county highways, Interstate Route 690, a state highway, and a farm operation in a NYS Agricultural District; and
- WHEREAS, the applicant is proposing to subdivide a 10.611-acre parcel into three new lots, Lot 1 (4.085 acres), Lot 2 (3.526 acres), and Lot 3 (3.0 acres), in a Residence District 40 (R-40) zoning district; and
- WHEREAS, the site is located at the rural-urban fringe in the Town of Van Buren, northeast of the I-690 and I-90 interchange and a large FedEx trucking terminal and adjacent to low density residential; lands to the east are enrolled in New York State Agricultural District 3 and appear to contain active farmland; the site has frontage on two county roads, Van Buren Road at the front of the site and DeJohn Drive (a dead end road) at the rear; and
- WHEREAS, the submitted Final Plan dated October 11, 2017 shows the site to contain an existing frame house with attached garage along the Van Buren Road frontage; a concrete area and playscape are shown at the rear of the house; the site has access to Van Buren Road from an existing gravel driveway with a circular drive at the front of the house; aerial imagery shows the site is otherwise vacant and forested; and
- WHEREAS, the Final Plan shows the proposed subdivision will divide the parcel into three new lots; Lot 1 (4.085 acres) is shown to include the Van Buren Road frontage and the existing house; Lots 2 (3.526 acres) and 3 (3.0 acres) are shown at the rear of Lot 1 each with over 200' of frontage along DeJohn Drive; and
- WHEREAS, no building plans are indicated for proposed Lots 2 and 3, though the referral notice indicates that the lots will be multi-family residential; per the Town of Van Buren zoning ordinance, "the purpose of the R-40 District is to allow low-density residential and supporting nonresidential development within the suburban portions of the Town," and permits single-family (attached and detached) residential uses; and
- WHEREAS, per the submitted Environmental Assessment Form (EAF) dated November 15, 2017, the existing house is served by individual well and septic system; and
- WHEREAS, the New York State Department of Environmental Conservation (NYS DEC) EAF Mapper indicates that the site of the proposed action may contain a species of animal (Indiana bat), or associated habitats, listed by the state or

federal government as threatened or endangered; and

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

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. Any future or proposed access to DeJohn Drive from proposed Lots 2 or 3 must be coordinated with the Onondaga County Department of Transportation prior to municipal approval of the subdivision. Access will be subject to the availability of sight distance. No additional access onto Van Buren Road from proposed Lot 1 will be permitted.
2. The applicant is advised to contact the Onondaga County Department of Transportation early in the planning process regarding required traffic and drainage data for any proposed development on Lots 2 and 3.
3. The Onondaga County Department of Transportation requests that the municipality and applicant contact the Department at (315) 435-3205 regarding the dedication of additional right-of-way to be equal to 40' from the centerline of Van Buren Road and DeJohn Drive.
4. The applicant and municipality are advised to ensure the following county, state, and/or federal regulation has been met prior to the issuance of a building permit:
  - a. County Highway Access and/or Work Permit – Any new or modified driveways and work within the county right-of-way require a highway access and/or work permit from the Onondaga County Department of Transportation.

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



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: January 17, 2018

OCPB Case # S-18-4

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a PRELIMINARY SUBDIVISION from the Town of Clay Planning Board at the request of Aileen Schmidt for the property located at 3820-3848 State Route 31; and
- WHEREAS, General Municipal Law Section 239-n allows the County Planning Board to review the approval of subdivisions and the site is located within 500 feet of Route 31, a state highway; and
- WHEREAS, the applicant is proposing to subdivide a 6.049-acre parcel into 4 new lots in a Regional Commercial (RC-1) zoning district; and
- WHEREAS, the Board recently recommended Modification of a Site Plan referral (Z-17-425) and No Position with Comment for Zone Change (Z-17-350), Area Variance (Z-17-382), and Special Permit (Z-17-464) referrals as part of a proposed commercial project for the site; the Board cited requirements and comments for the project regarding coordination with the New York State Department of Transportation on site access, drainage, and lighting, minimized impacts to the wetlands on site, enhanced transit accommodations, and various permitting requirements; and
- WHEREAS, the site is located near the major regional intersection (Moyers Corners) between New York State Route 31 and County Route 57 in the Town of Clay; the site is adjacent to a shopping plaza that contains two large retail establishments (Lowe's and Hobby Lobby) and an outparcel retail building; there is a CSX rail line running along the eastern property line; other surrounding land uses include various big box retail establishments along Route 31 and a recently constructed auto dealership (Davidson Ford of Clay), a proposed auto dealership (Fox), and a proposed shopping plaza all west of the site; and
- WHEREAS, the submitted Boundary and Topography Survey Map dated August 23, 2017 shows the site consists of a vacant, partially-forested parcel with two concrete pads at the northwestern corner of the parcel; the survey map also shows a gas line easement to Niagara Mohawk along the western lot line, a 40' storm easement along the eastern lot line, and an area on the map, along the western lot line, wherein it is noted that "an overlap exists between the deeded lands of" the parcel and the adjacent lands owned by the Clay South Development, LLC; and
- WHEREAS, the previous referral materials show the proposed commercial development for the site will include four detached buildings totaling 17,613 sf, situated near the center of the parcel, parallel to Route 31, with building A1 (2,400 sf) being the farthest west, and then B1 (2,250 sf) and an attached Starbucks (2,300 sf), Texas Roadhouse (7,163 sf), and D1 (3,500 sf) being the farthest east; the plans also show two patio areas totaling 1,330 sf at the front of the buildings,

associated parking areas with 275 spaces, a right in, right out driveway onto Route 31, a driveway connection to the adjacent shopping plaza to the east which has additional access via an existing full access driveway with traffic signal on Route 31, sidewalks along Route 31 and throughout the site, crosswalks for driveway/parking lot crossings, and a monument sign at the northwest corner of the site; and

WHEREAS, the submitted Subdivision Map dated December 26, 2017 shows the proposed subdivision will divide the parcel into four lots, with Lot 1 (0.535 acres), Lot 2 (0.718 acres), Lot 3 (2.672 acres), and Lot 4 (2.123 acres) shown from west to east; the proposed commercial development is not depicted in the current referral materials, and as such, it is not clear what portions of the development each proposed lot will contain; and

WHEREAS, per the submitted Environmental Assessment Form (EAF) dated December 7, 2017, 5.0 acres of the site will be disturbed by the proposed development and stormwater runoff will be directed to an on-site stormwater management area; and

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

WHEREAS, per the EAF, wetlands on the site have been delineated by a wetland biologist and are shown on the submitted survey map to extend mostly along the southern and eastern portions of the parcel; per the EAF, 0.5 to 0.75 acres of wetlands will be impacted by the development; and

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

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

Per the New York State Department of Transportation, all future access to the proposed parcels must come from the proposed access as shown on the corresponding site plan for the North End Commons development. All proposed or existing easements must be shown on the subdivision plan prior to municipal approval.

While the Board offers no additional requirements or comments with regards to the proposed subdivision, it reiterates the following comments to be considered for the project as a whole:

1. Site plan revisions are recommended that move the proposed buildings closer to Route 31 and situate the majority of the parking areas at the rear of the site. This site layout is recommended to provide better circulation to the

proposed drive-thru, further facilitate pedestrian access from the road, and facilitate access to the existing signalized intersection at Route 31 as the primary traffic movement.

2. The applicant must continue to coordinate driveway design, access and right-of-way details, drainage, and lighting with the New York State Department of Transportation. Any modifications to the Site Plan required by the Department must be reflected on a revised Site Plan prior to municipal approval.

3. The applicant is encouraged to provide a planting strip for snow storage between the road and sidewalk. Additional front yard landscaping is also encouraged to screen parking areas along the road front.

4. Opportunities for enhanced transit accommodations to the site are recommended and should be required by the Town per coordination with CENTRO, potentially including a transit stop at Route 31 with a dedicated pull off lane for safe access, and/or site planning to facilitate ease of access by buses within the site. Building and parking orientation to facilitate pedestrian circulation is also recommended, per the Route 31 Transportation study.

5. Given the presence of federal wetlands and the large expanse of impermeable surface on the site, the applicant should consider ways to minimize stormwater runoff and improve stormwater quality as much as practical, including installing additional planting islands in the proposed parking areas or utilizing green infrastructure. For more information on stormwater management, visit the Onondaga County "Save the Rain Program" web site at <http://savetherain.us> or contact the Onondaga County Department of Water Environment Protection at 315-435-2260.

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

a. State Highway Access and/or Work Permit – Any new or modified driveways and work within the state right-of-way require a highway access and/or work permit from the New York State Department of Transportation.

b. Federal Wetlands Approval – Any delineated wetlands must be confirmed by the U.S. Army Corps of Engineers. The applicant is also advised to obtain appropriate permits from the Corps for any proposed development or placement of fill in a federal wetland, or drainage of federal wetlands on site.

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

d. Archaeological Sensitive Areas – The applicant and/or municipality is advised to contact the New York State Historic Preservation Office to determine if the project should be submitted to the Office for review as part of



the State Environmental Quality Review (SEQR) process.

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



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: January 17, 2018

OCPB Case # S-18-5

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a PRELIMINARY SUBDIVISION from the Town of Clay Planning Board at the request of Widewaters Farrell Road Company for the property located at 3715 State Route 31; and
- WHEREAS, General Municipal Law Section 239-n allows the County Planning Board to review the approval of subdivisions and the site is located within 500 feet of New York State Route 31, a state highway; and
- WHEREAS, the applicant is proposing to subdivide two parcels totaling 45.93 acres into 4 new lots in a Regional Commercial (RC-1) zoning district; and
- WHEREAS, in 2017, the Board recommended Modification of a Site Plan referral (Z-17-369) proposing a commercial development to include construction of a retail plaza and 3 out parcel units on the two subject parcels; Board requirements and comments regarding the project included coordination with the New York State Department of Transportation on site access, drainage, sidewalk, curbing, and lighting requirements, enhanced transit accommodations, road interconnects with adjacent parcels, minimized impacts to wetlands, and various permitting requirements; and
- WHEREAS, the site is located near the major regional intersection (Moyers Corners) between the New York State Route 31 and County Route 57 in the Town of Clay; surrounding land uses include various big box retail establishments along Route 31, a recently constructed auto dealership (Davidson Ford of Clay) across the road from the site, and a proposed auto dealership (Fox) adjacent to the site; and
- WHEREAS, the submitted Preliminary Plan dated June 8, 2017 shows the site has frontage on Route 31 and consists of two tax parcels, 020.-01-05.1 and 020.-01-05.2, totaling 45.93 acres; the larger parcel is bisected by a railroad corridor, creating a triangular-shaped portion of land at the northeastern corner of the site; aerial imagery shows the site is partially forested and vacant except for an existing abandoned house with a gravel driveway on parcel 020.-01-05.2; and
- WHEREAS, per the Preliminary Plan, the proposed subdivision will divide the two existing parcels into four new lots; Lot 1 (2.65 acres), Lot 2 (2.46 acres), and Lot 3 (2.07 acres) are shown at the front of the site, each with over 200' of frontage on Route 31; Lot 4 (38.75 acres) is shown to contain the land at the rear of the fronting lots, including the triangular-shaped portion of the site north of the railroad corridor, and a strip of land approximately 100' wide situated between Lots 1 and 2 that provides limited frontage on Route 31; and
- WHEREAS, the referral materials for the proposed commercial development project, entitled Widewaters Commons, show the site will contain a proposed plaza (81,140 gross sf), three proposed out parcel units (21,633 gross sf total),

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E-mail Address: [countyplanning@ongov.net](mailto:countyplanning@ongov.net)

proposed parking areas (537 parking spaces total) for each of the out parcels and the plaza, internal drives throughout the site to connect all of the proposed buildings, a single lane, right-in driveway onto Route 31, and a 6-lane, full access driveway with 2 entry lanes and 4 exit lanes onto Route 31, aligning with the existing signalized intersection for Davidson Ford of Clay; and

WHEREAS, the proposed commercial development is not depicted in the current referral materials, and as such, it is not clear what portions of the development each proposed lot will contain; and

WHEREAS, per the EAF, 15.7 acres of the site will be physically disturbed by the proposed action; the EAF indicates that proposed stormwater management for the project has been designed to collect, detain and mitigate stormwater impacts, and emergency overflows will be directed to nearby wetlands (not DEC-regulated); the EAF states that a stormwater pollution prevention plan (SWPPP) has been prepared for the proposed project; and

WHEREAS, the site has access to public water and sewers; new connections to public drinking water and sewers are proposed for the project, and the site is near Town sewer lines that connect to an existing County-owned trunk sewer; the County trunk sewer ultimately flows to the Wetzel Road Wastewater Treatment Plant service area though flow is diverted to the Oak Orchard Wastewater Treatment Plant during excess flow events; and

WHEREAS, the New York State Department of Environmental Conservation (NYS DEC) EAF Mapper indicates that the site contains federal wetlands; per the EAF, a formal wetland delineation was performed by Terrestrial Environmental Specialists, Inc. and an approved Jurisdictional Determination, a formal confirmation of the presence of federal wetlands, was issued by the U.S. Army Corps of Engineers (USACE) on February 11, 2016; the Preliminary Plan shows the boundaries of the delineated wetland, originating at the western boundary of the site and spreading to the northern, middle, and southern portions of the site in an E-shaped pattern; per the EAF, it is anticipated that project will require a Nationwide Permit from the USACE; and

WHEREAS, per the EAF Mapper, the site of the proposed action may contain a species of animal (Indiana Bat, Northern Long-Eared Bat, and Eastern Massasauga) listed by the state or federal government as threatened or endangered; the EAF Mapper also indicates that the project site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the New York State Historic Preservation Office (SHPO) archaeological site inventory; and

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

Per the New York State Department of Transportation, all future access to the proposed parcels must come from the proposed access as shown on the corresponding site plan for the Widewaters Commons development. All proposed or existing easements must be shown on the subdivision plan prior to municipal approval.

While the Board offers no additional requirements or comments with regards to the proposed subdivision, it reiterates the following comments to be considered for the project as a whole:

1. The Board encourages the municipality to consider the unique opportunity that the proposed project provides for careful, intentional planning that can guide future development of this portion of the Route 31 corridor.
2. The applicant must continue to coordinate Route 31 access requirements with the New York State Department of Transportation and Department approval must be granted prior to municipal approval of the site plan.
3. The New York State Department of Transportation has determined that the applicant must complete a drainage study or Stormwater Pollution Prevention Plan (SWPPP) to meet Department requirements verifying that the proposed development would not create additional stormwater runoff into the State's drainage system and is required to first contact the Department to determine the scope of the study; the applicant must submit the drainage study to the Department for approval and complete any appropriate mitigation as may be determined by the Department.
4. Per the New York State Department of Transportation, the applicant is required to provide curbing, closed drainage, and a sidewalk at the front of the site along Route 31. Sidewalks in the State right-of-way must be set behind the required 2-foot snow storage area behind the curb, and must be five feet wide and continue through the driveway. The applicant must contact the Department to obtain permits for any work in the State right-of-way.
5. The applicant must submit a lighting plan to be approved by the New York State Department of Transportation to ensure there is no glare or spillover onto adjacent properties or the State right-of-way.
6. As this proposed large-scale commercial development is located along a highly-developed commercial corridor, the Board recommends that pedestrian, bicycle, and transit accommodations be incorporated into the site design for this project. Pedestrian flow between Route 31 and proposed buildings should be accommodated with sidewalks and crosswalk locations clearly indicated on the plans, and screened by landscaping and/or street trees wherever possible. Bicycle racks should be provided on site.
7. Opportunities for enhanced transit accommodations to the site are recommended per coordination with CENTRO, potentially including a transit stop at Route 31 with a dedicated pull off lane for safe access, and/or site planning to facilitate ease of access by buses within the site. Building and parking orientation to facilitate pedestrian circulation is also recommended, per the Route 31 Transportation study.
8. The Board recommends the Site Plan be modified in consultation with the Town and Onondaga County and New York State Departments of Transportation to reflect road interconnects with the adjacent parcels to the west to ultimately serve as a local connection for parcels between this site and Route 57, since driveway access would be restricted onto Routes 31 and 57 near the major regional intersection for safety purposes (Moyers Corners).
9. The Board and New York State Department of Transportation recommend an easement be required to allow for a road/driveway connection to the

adjacent parcel to the east, the former Key Bank, to provide future access to that site and consolidation of access at the signalized intersection, to improve safety and mobility on Route 31.

10. 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.

11. The Onondaga County Department of Water Environment Protection asks that the applicant contact the Department at (315) 435-5402 early in the planning process to determine sewer availability and capacity.

12. The Board encourages the applicant to consider alternative ways to minimize stormwater runoff and improve stormwater quality as much as practical, including installing planting islands in the proposed parking areas or utilizing green infrastructure. For more information on stormwater management, visit the Onondaga County "Save the Rain Program" web site at <http://savetherain.us> or contact the Onondaga County Department of Water Environment Protection at 315-435-2260.

13. Given the significant encroachment into and segmentation of the wetlands and adjacent areas, the applicant is encouraged to revisit the proposed site layout and/or reduce parking to provide more buffer space for wetland and stream areas and minimize impacts to the habitats within the wetlands.

14. The applicant is advised to consider the wetland impacts of future road interconnects as part of the U.S. Army Corps of Engineers wetland permitting process.

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

- a. State Highway Access and/or Work Permit – Any new or modified driveways and work within the state right-of-way require a highway access and/or work permit from the New York State Department of Transportation.
- b. Federal Wetlands Approval – The applicant is also advised to obtain appropriate permits from U.S. Army Corps of Engineers for any proposed development or placement of fill in a federal wetland, or drainage of federal wetlands on site.
- c. State Pollutant Discharge Elimination System (SPDES) Permit – Any project that cumulatively disturbs one acre or more of land, must be covered under the New York State SPDES II General Permit for Stormwater Discharges from Construction Activity. For projects within a designated municipal storm sewer system (MS4) municipality, the applicant must prepare a Stormwater Pollution Prevention Plan (SWPPP) and consult with the municipal engineer to ensure conformance with the municipality's Storm Water Management Plan

(SWMP). The municipality is advised that they must sign and submit an MS4 SWPPP Acceptance Form and Notice of Intent (NOI) to the New York State Department of Environmental Conservation (NYS DEC) Bureau of Water Permits. The municipality should ensure that a letter of acceptance is received from the NYS DEC prior to issuance of a building permit.

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

d. Permitting for Demolition - Per the Onondaga County Department of Water Environment Protection, any and all demolition of buildings requires a permit for sewer and water disconnects.

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

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



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: January 17, 2018

OCPB Case # Z-18-1

- 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 Town of Salina Planning Board at the request of Allen Kosoff for the property located at 2301 Teall Avenue; 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 Court Street (Route 298), a state highway, and Teall Avenue (Route 228), a county highway; and
- WHEREAS, the applicant is proposing to construct two buildings totaling 2,200 square feet as Phase 2 of a mini-storage facility project on 0.75 acres of a 3.07-acre parcel in an Office and Light Industrial (O-2) zoning district; and
- WHEREAS, in 2016, the Board recommended Modification of a Site Plan referral (Z-16-385) proposing to construct three self-storage buildings on a 0.75-acre portion of the subject parcel and No Position With Comment for a Zone Change referral (Z-16-293) proposing to rezone the proposed development area to Office and Light Industrial Park (O-2) as part of the project; the site plan and zone change were approved by the local board and one of the proposed storage buildings was constructed in 2017; the remainder of the site is zoned C-3; and
- WHEREAS, the site is an L-shaped parcel surrounding a Speedway gas station at the corner of Teall Avenue and Court Street, with additional frontage on Roxford Road, a local road serving a residential neighborhood; surrounding land uses are residential and a mix of religious, commercial, and industrial; and
- WHEREAS, the submitted Site Plan for Permits dated November 27, 2017 shows the parcel to contain an existing stucco and masonry building (Lyncourt Plaza) with front and east side parking lot, an existing sidewalk and two curb cuts on Court Street serving the retail plaza, two existing driveways onto Roxford Road, and an area labeled "existing asphalt pavement" along the Teall Avenue frontage; and
- WHEREAS, per the site plan, the development area (0.75 acres of the parcel) at the rear of the Speedway contains an existing building, the recently constructed storage building (120' x 20'); two proposed storage buildings (50' x 20' and 60' x 20') are shown in a row just south of the existing building and a third "future building" is shown south of those; the development area is shown to also include a row of parking (11 spaces) and parking serving the retail plaza provides an additional 153 spaces on the site; and
- WHEREAS, per the site plan, the development area is enclosed by a retaining wall along the north boundary and a 48" high fence around the remaining perimeter; gated entrances are shown along the east boundary with access ultimately coming from the existing driveways and curb cuts serving the retail plaza; and
- WHEREAS, the submitted Environmental Assessment Form (EAF) indicates that

construction of the two proposed buildings is Phase 2 of the project with an anticipated completion date of June 2018; per the EAF, Phase 3 is intended for 2019 and will presumably result in the construction of the “future building” shown in the site plan; and

WHEREAS, per the EAF, the storage facility will operate 24 hours a day, seven days a week; and

WHEREAS, the Syracuse Metropolitan Transportation Council (SMTC) has created a Sustainable Streets Guide, which includes the identification of priority sidewalk zones where the installation of sidewalks would be most beneficial; this site is located within a priority zone; and

WHEREAS, the site is served by public drinking water and sewers and is located in the Metropolitan Wastewater Treatment Plant and Ley Creek pump station service areas; per the EAF, no drinking water or wastewater services will be required for the storage buildings; and

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

WHEREAS, the New York State Department of Environmental Conservation (NYS DEC) EAF Mapper indicates that the project is within 2,000 feet of two sites in the New York State Department of Environmental Conservation (NYS DEC) Environmental Site Remediation database (734029, 734057); and

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

1. Per the New York State Department of Transportation, all existing parking in the State right-of-way along Court Street must be removed and is subject to the permitting requirements described in the comments below.
2. The applicant must contact the Onondaga County Department of Transportation regarding removal of the existing asphalt pavement along the Teall Avenue right-of-way which may be subject to the permitting requirements described in the comments below.

The Board also offers the following comment(s):

1. Given the proximity to residential properties, and in order to promote walkability and pedestrian safety within a sidewalk priority zone as identified by SMTC, the Board encourages the Town and applicant to consider the installation of sidewalks and street trees along the Teall Avenue frontage.
2. The Board further encourages the Town and applicant to take this opportunity to consider permeable pavement, green infrastructure, and increased landscaping as part of the project, in order to minimize stormwater runoff from such an intensely impervious surface, as well as to improve aesthetics and provide a buffer for adjacent residences. For more information, see <http://savetherain.us>.
3. The applicant and municipality are advised to ensure the following county, state, and/or federal regulations have been met prior to site plan approval:

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

E-mail Address: [countyplanning@ongov.net](mailto:countyplanning@ongov.net)



a. State Work Permit – Any work within the state right-of-way will require a work permit from the New York State Department of Transportation. Applicants are advised to contact the Department’s permitting group at (315) 428-4382.

b. County Work Permit – Any work within the county right-of-way will require a work permit from the Onondaga County Department of Transportation. Applicants are advised to contact the Department at (315) 435-3205 to discuss permit requirements for the proposed project.

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



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: January 17, 2018

OCPB Case # Z-18-10

- 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 AREA VARIANCE from the Town of Skaneateles ZBA at the request of Martin & Rosemary Harms for the property located at 866 Franklin 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 Town of Skaneateles and the Village of Skaneateles; and
- WHEREAS, the applicant is requesting area variances to reduce side and rear yard setbacks to construct a single-family home on a 0.44-acre vacant, nonconforming parcel in a RR zoning district; and
- WHEREAS, the site is located along Franklin Street, a local road, in a residential area at the eastern edge of the Town of Skaneateles; the site is adjacent to Mirbeau Inn and Spa, for which the Board recently reviewed Preliminary Subdivision (S-17-29), Zone Change (Z-17-122), Site Plan (Z-17-123), Special Permit (Z-17-124), Area Variance (Z-17-125), and Other Authorization (Z-17-126) referrals as part of a project to expand lodging facilities at Mirbeau and add new housing at the corner of Franklin Street and West Genesee Street; and
- WHEREAS, aerial imagery shows the parcel is vacant and situated between two residential lots containing existing houses; the submitted survey map dated December 29, 2003 shows an overhead utility line along the Franklin Street frontage with a New York telephone easement; and
- WHEREAS, the submitted Site Plan & Axonometric View dated December 7, 2017 shows the proposed two-bedroom, single-family house with attached garage and front garden patio, deck, and auto court; access to the house includes a proposed 8' wide driveway onto Franklin Street; and
- WHEREAS, the site is an existing nonconforming lot (150' x 127') and, per the Town of Skaneateles zoning ordinance, dimensional requirements for existing nonconforming lots necessitate a rear yard setback equal to 15% of lot depth (19.05') but not less than 25' and a side yard setback equal to 20% of lot width (30') but not less than 8'; the site plan indicates an area variance is required to reduce the rear yard setback from 25' to 20'-6" and reduce the side yard setback for the northeast side of the house from 30' to 22'-2"; and
- WHEREAS, the submitted Town of Skaneateles Common Application Form insert states that the variance would allow the proposed house to be positioned more towards the neighbor to the northwest and place the bulk of the house west of an existing line (presumably the utility line) connecting the two neighboring houses; the site plan indicates that the location of the proposed house appears to provide more equal spacing between it and both adjacent houses; and

WHEREAS, the referral notice indicates that individual well and septic system are proposed to provide drinking water and wastewater services, respectively, for the house; the application insert indicates that the proposed septic system was approved by the Onondaga County Health Department in November 2017; and

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

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

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



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: January 17, 2018

OCPB Case # Z-18-11

- 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 Larry Fratostitanu for the property located at 5590 State Route 31; 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 NYS Route 31, a state highway, and the municipal boundary between the Town of Cicero and the Town of Clay; and
- WHEREAS, the applicant is proposing to operate a coffee shop as a second use in an existing building on a 0.47-acre parcel in a General Commercial zoning district; and
- WHEREAS, in 2011, the Board recommended Modification of an Area Variance referral (Z-11-50) requesting an area variance for the subject parcel to remove an existing driveway on NYS Route 31 and install a new driveway on the recently extended Lawton Road; and
- WHEREAS, the site is located at the corner of NYS Route 31 and Lawton Road, a local road, at the Town of Cicero and Clay boundary; surrounding land uses are primarily residential subdivisions, Tocco Villagio Planned Community, Lucille Manor apartments, U.S. Post Office, and various roadside commercial; and
- WHEREAS, the submitted Site Plan – Existing Features dated December 12, 2017 shows the site to contain an existing two-story metal building with existing asphalt at the front and sides of the building, a rear gravel area, an existing driveway onto Route 31, an existing driveway onto Lawton Road, and concrete sidewalks along the front and side of the building; an existing sign is shown in the asphalt area along the Route 31 frontage, west of the existing driveway; the submitted Site Plan Application indicates that the existing use in the building is a sign shop; and
- WHEREAS, the submitted Site Plan – Proposed Features dated December 12, 2017 shows the proposed project to include removing and seeding portions of the existing asphalt areas on the site, including the existing Route 31 driveway, widening the existing Lawton Road driveway to 22', marking the parking area for 5 employee spaces along the Route 31 frontage and 15 customer spaces on the side of the building, installing a stockade fence and dumpster enclosure in the rear gravel area, and relocating the existing sign to the northeast corner of the lot; and
- WHEREAS, per the Site Plan Application, proposed hours of operation will be Sunday through Saturday 7am to 6pm for the proposed coffee shop and Monday through Friday 10am to 5pm for the existing sign shop that operates in the building; the maximum number of employees on the site at one time will be 2 for each business; and

WHEREAS, the site is served by public drinking water and wastewater services are provided by an existing holding tank; no changes to the existing infrastructure are proposed; and

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

The municipality and applicant are encouraged to consider the continued use of a holding tank for wastewater disposal on site, particularly given the proposed addition of a food service use to the existing building.

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



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: January 17, 2018

OCPB Case # Z-18-12

- 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 NY District Assemblies of God for the property located at 8130 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 (Old Route 57) and Soule Road, both county highways; and
- WHEREAS, the applicant is proposing to construct a 10,715 square foot parking lot addition on a 2.75-acre parcel containing a church in an Office (O-2) zoning district; and
- WHEREAS, in 2014, the Board recommended Disapproval of a Use Variance referral (Z-14-402) to allow for temporary housing in the form of 5th wheel campers on an adjacent parcel containing an existing church; and
- WHEREAS, the site is located along the Oswego Road commercial corridor near the intersection of Soule Road, both county roads, in the Town of Clay; the site has additional frontage on O'Keefe Lane, a local road, and abuts single-family residences to the northeast; and
- WHEREAS, the submitted Site Plan – Existing Features dated November 17, 2017 shows the site to contain an existing 11,746 sf block building, a parking area (42 spaces) on the northwest side of the building, two existing driveways onto O'Keefe Lane, one at either end of the parking lot, and a frame shed; an existing sign is shown along the Oswego Road frontage that appears to be partially located in the County right-of-way; aerial imagery shows the rear half of the lot is mostly grass with a tree/brush area that extends into the neighboring parcel; and
- WHEREAS, the submitted Site Plan – Proposed Features dated November 17, 2017 shows the 10,715 sf parking lot addition (33 spaces) to be located at the rear of the existing building in an area currently covered by grass and served by the existing north driveway on O'Keefe Lane; the plan shows the proposed project will also include relocating the existing shed, installing a masonry dumpster enclosure, and installing a concrete walk between the parking lot addition and the building; and
- WHEREAS, proposed lighting for the site is shown in the submitted Site Plan – Proposed Lighting dated November 17, 2017 to include four pole-mounted light fixtures (15' tall pole and base) dispersed around the edge of the parking area and two wall-mounted light fixtures (10' mounting height) on the northeastern face of the building; 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 New York State Department of Environmental Conservation (NYS DEC) Environmental Assessment Form (EAF) Mapper indicates that the site is located over, or immediately adjoining, primary and principal aquifers; and

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

NOW THEREFORE BE IT RESOLVED, that the Onondaga County Planning Board 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 at (315) 435-3205 to discuss any required drainage data for the proposed project to meet Department requirements verifying that the proposed development would not create additional stormwater runoff into the County's drainage system. Any modifications required by the Department must be reflected on a revised site plan prior to municipal approval.
2. The applicant must submit a lighting plan to be approved by the Onondaga County Department of Transportation to ensure there is no glare or spillover onto adjacent properties or the county right-of-way. The applicant is encouraged to consider appropriate lighting for the site that is sensitive to the adjacent residential parcels.

The Board also offers the following comment(s):

1. The applicant is encouraged to provide a treed buffer along the shared property line with the adjacent residential parcels.
2. The applicant is encouraged to reduce stormwater runoff and improve stormwater quality as much as practical by reducing impermeable surfaces and utilizing green infrastructure, such as permeable pavement for the proposed parking lot addition. For more information on stormwater management, visit the Onondaga County "Save the Rain Program" website at <http://savetherain.us> or contact the Onondaga County Department of Water Environment Protection at 315-435-2260.
3. Per the Onondaga County Department of Transportation, the municipality and applicant are advised that proposed or existing signage on the site may not obstruct sight distance.
4. Per the Onondaga County Department of Transportation, no access to Oswego Road will be permitted.

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



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: January 17, 2018

OCPB Case # Z-18-13

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of DeWitt Planning Board at the request of Bloom Energy Corporation for the property located at 5814 Bridge 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 Bridge Street, a state highway; and
- WHEREAS, the applicant is proposing to install a solid oxide fuel cell facility and associated equipment for Bloom Energy on a 13.53-acre parcel in a Business district; and
- WHEREAS, the site is located in the Town of DeWitt, northeast of the Erie Boulevard East commercial corridor and north of Shoppingtown Mall; the site has frontage on Widewaters Parkway, a local road, and limited frontage on Bridge Street, a state road; other surrounding land uses are commercial and light industrial, as well as some vacant commercial lands east of the site; and
- WHEREAS, the submitted Overall Site Plan dated May 3, 2017 shows the site contains an existing building, a Home Depot store, with a large existing parking area at the front of the store, additional parking to the east, and an internal drive to the west and at the rear of the store; site access includes two existing full access driveways onto Widewaters Parkway which connects to Bridge Street at a signalized intersection at the northwest corner of the site; existing water easements (10' and 20' wide) are shown on the site, encircling the existing building and running parallel to Bridge Street; and
- WHEREAS, the Overall Site Plan shows a proposed Bloom Energy server to be installed on the eastern side of the Home Depot building and partially enclosed by a 9' high sound wall; the proposed installation includes removing 6 existing parking spaces which are shown to be replaced by a new row of 6 parking spaces at the southeast corner of the site; and
- WHEREAS, a letter to the Town of DeWitt dated December 1, 2017, included in the referral materials, states that the proposed facility is intended to provide approximately 2-megawatts ("MW") of clean, renewable base load power to the site; and
- WHEREAS, per the Overall Site Plan, all work within the water easement shall be coordinated with the Town Water Department and Water Superintendent; and
- WHEREAS, the submitted Environmental Assessment Form dated November 30, 2017 indicates the proposed project also includes installing foundations to support the fuel cell energy server and installing ancillary accessories to support utility metering equipment; the Overall Site Plan shows a new switchboard and gas meter and regulator assembly (MSA) at the rear of the existing building; and



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

WHEREAS, the New York State Department of Environmental Conservation (NYS DEC) EAF Mapper indicates that the project is within 2,000 feet of a site in the New York State Department of Environmental Conservation (NYS DEC) Environmental Site Remediation database (C734108); and

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

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

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

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



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: January 17, 2018

OCPB Case # Z-18-14

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Village of Fayetteville Planning Board at the request of Paul Fietta/Soon Taylor for the property located at 128 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 5), a state highway, and Highbridge Street (Route 109), a county highway; and
- WHEREAS, the applicant is proposing to operate a retail liquor and wine store in a vacant commercial space of an existing building on a 0.28-acre parcel in a Contemporary Business (C-B) district; and
- WHEREAS, in 2012, the Board recommended No Position With Comment for Site Plan referrals (Z-12-248, Z-12-249) proposing two new uses, including a skin care service and beauty product retail store and a stained glass fabrication and restoration studio, for the existing building on the subject parcel; and
- WHEREAS, the site is located in a commercial center in the Village of Fayetteville, west of Limestone Creek at the intersection of Limestone Plaza, a local road, West Genesee Street, a state road, and Highbridge Street, a county road; Limestone Plaza is located to the east on the other side of Limestone Creek and is part of the Genesee Street Hill-Limestone Plaza Historic District; surrounding land uses are commercial, residential, and civic (a local park along Limestone Creek); and
- WHEREAS, the submitted Site Diagram dated December 28, 2017 shows the site has frontage and existing sidewalks on Limestone Plaza, and contains an existing one-story concrete block building with two tenant spaces; the front tenant space consists of an existing coffee shop (Freedom of Espresso) and includes a front outdoor seating area; per the Site Diagram, the existing asphalt parking area west of the building is partially situated on neighboring parcels to the west and north; there are 7 parking spaces shown to be entirely located on the subject parcel and 71 adjacent/shared parking spaces indicated; and
- WHEREAS, the submitted Parking Agreement dated December 28, 2017 indicates that shared parking will be allowed between the site and neighboring parcel to the west, containing a hair salon, and that sufficient parking for the proposed liquor store is provided by the two adjoining properties; and
- WHEREAS, site access is shown to consist of two existing full access driveways onto Limestone Plaza, one located on the subject parcel and the other on the neighboring parcel to the west; aerial imagery shows the driveways to be located at the signalized intersection, though access is not controlled by the signal for either driveway; and
- WHEREAS, per the Site Diagram, the proposed liquor store will utilize the 2,610 sf rear

tenant space of the existing building; the submitted Site Plan application dated January 2, 2018 states proposed interior improvements will include removing existing interior partitions, replacing the existing suspended tile ceiling, and installing new store display fixtures; proposed exterior improvements will include installing a new traditional canvas awning with 6" hard valance at the main tenant entrance and replacing the existing wall sign light; and proposed signage will include a single-sided composite aluminum wall sign (72" x 24"); the submitted Exterior Elevation drawings dated December 16, 2017 shows the proposed sign to be mounted to the left of the store's entrance; and

WHEREAS, per the application, proposed hours of operation will be Monday through Saturday 10am to 9pm and Sunday 12pm to 9pm, with peak weekday and weekend hours anticipated from 5pm to 9pm; and

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

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

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

WHEREAS, the New York State Department of Environmental Conservation (NYS DEC) Environmental Assessment Form (EAF) Mapper indicates that the project is within 2,000 feet of a site in the New York State Department of Environmental Conservation (NYS DEC) Environmental Site Remediation database (C734110); and

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

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

1. The New York State Department of Transportation has determined that the applicant must contact the Department regarding required traffic data for the proposed project to meet Department requirements. Any appropriate mitigation as may be determined by the Department must be reflected on a revised site plan prior to municipal approval.

2. Per the New York State Department of Transportation, the site plan must be modified to properly show the highway boundary prior to municipal approval of the project. Parking will not be permitted in the right-of-way, and any work in the right-of-way may be subject to a highway work permit from

the Department.

The Board also offers the following comment(s):

1. The Village is encouraged to continue coordinating with the Syracuse Metropolitan Transportation Council on the Route 5 transportation and land use analysis and explore opportunities for long term, shared parking and access strategies for the subject site and nearby businesses, as well as similar nodes in the area.
2. Given the site's proximity to Limestone Creek, the applicant is encouraged to reduce stormwater runoff and improve stormwater quality as much as practical by reducing impermeable surfaces and utilizing green infrastructure. For more information on stormwater management, visit the Onondaga County "Save the Rain Program" web site at <http://savetherain.us> or contact the Onondaga County Department of Water Environment Protection at 315-435-2260.
3. Per the New York State Department of Transportation, the municipality is advised to ensure appropriate access agreements are in place for any shared driveways on the site and adjacent parcel.

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



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: January 17, 2018

OCPB Case # Z-18-15

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Village of Fayetteville Planning Board at the request of East Syracuse Cars, LLC for the property located at 534 East Genesee Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of East Genesee Street (New York State Route 5), a state highway, Salt Springs Road, a county road, and the municipal boundary between the Village of Fayetteville and the Town of Manlius; and
- WHEREAS, the applicant is proposing construction of a new 22,612 square foot car dealership building, with associated parking and stormwater system on two parcels totaling 3.89 acres in a Contemporary Business (CB) zoning district; and
- WHEREAS, the Board is concurrently reviewing an Area Variance referral (Z-18-16) as part of the proposed project; in 2016, the Board recommended No Position for Site Plan (Z-17-171) and Special Permit (Z-16-172) referrals as part of a proposal to use exterior parking lots on one of the subject parcels to store vehicles; and
- WHEREAS, the site is located east of the New York State Route 5/Route 257 intersection in the Village center; surrounding parcels include the Nice N Easy Grocery Shoppe, a day care, and a dentist across East Genesee Street (NYS Route 5); commercial properties to the east and west; and the rear yards of single-family residences and a lumber yard along Salt Springs Road to the south; and
- WHEREAS, the submitted survey map dated September 25, 2017 shows the site consists of two parcels totaling 3.89 acres, with one being a small landlocked parcel located in the Town of Manlius to the east; the site contains an existing one story building, a vacant auto dealership, situated at the northeastern corner of the site along the East Genesee Street frontage; the remainder of the site is shown to be covered by asphalt or gravel with existing trees along much of the site's boundary lines; per the survey, the site has an existing full access driveway onto East Genesee Street just west of the building and fairly unrestricted access at the northeastern corner of the building; the remaining East Genesee Street frontage includes sidewalks and a grass planting strip with street trees; and
- WHEREAS, the submitted Layout Plan dated December 18, 2017 indicates the existing building will be demolished and replaced with a new building (22,612 sf) for an auto dealership (Friendly Honda of Fayetteville); per the submitted Zoning Board of Appeals application, the proposed building includes two service bays, a designated loading zone, and exterior show space; the Layout Plan also shows an area at the rear of the proposed building labeled "future building expansion"; and

WHEREAS, the Layout Plan shows additional site work to include a car wash, a front parking lot (155 spaces) including rows of display and customer parking, and a rear parking lot (182 spaces) consisting of a service/employee car storage lot; the existing driveway onto East Genesee Street is shown to be retained and a second, full access driveway onto East Genesee Street is proposed; per the Layout Plan, the sidewalk will be extended through the driveways, and the existing unrestricted access will be closed, the sidewalk will be continued to the eastern lot line, and a planting strip with seeded lawn and new street trees will be established; per the submitted Partial Grading Plans and Truck Navigation dated December 18, 2017, intended truck navigation is shown for a car carrier with entrance to the site at the proposed westerly driveway and exit onto East Genesee Street at the existing easterly driveway; left turning movements into and out of the site are not shown for car carriers entering the site from East Genesee Street; and

WHEREAS, per the Zoning Board of Appeals application, area variances are sought to reduce the front yard setback from the required 35' to 10' (proposed) and increase the maximum building size from the allowable 10,000 sf to 22,612 sf (proposed), which excludes the future expansion area and is noted to be nearly 6,000 sf smaller than the existing building on the site; the application indicates that the requested variance is needed to accommodate corporate standards and adequately serve the projected number of customers requiring service in the area; and

WHEREAS, per the submitted Sign Permit Application, sign length cannot exceed 75% of the building's street frontage (321.45') or a maximum length of 25', whichever is less, and sign height is restricted to 24"; four building-mounted signs are proposed for the project and include a "Friendly" name sign (18'-3" x 3'), a "HONDA" name sign (22'-5" x 2'-6"), an "H" logo sign (7'-3" x 6'), and a "Service Center" sign (26'-3" x 2'-6"), requiring additional variance relief from the maximum height and/or length restrictions for each proposed sign; and

WHEREAS, per the Zoning Board of Appeals application, proposed hours of operation for the car dealership are Monday through Thursday 8am to 8pm, Friday 8am to 6pm, Saturday 9am to 6pm, and Sunday 11am to 5 pm; and

WHEREAS, the submitted Environmental Assessment Form (EAF) dated December 22, 2017 states that proposed lighting will include LED pole fixtures at 16' and 25' with dark sky compliant lighting directed away from neighboring properties and functioning on timers during non-use hours; a photometric plan was included with the referral materials; and

WHEREAS, per the EAF, 3.83 acres of the site will be physically disturbed by the proposed project; per the Zoning Board of Appeals application, additional catch basins are proposed that will allow stormwater to flow to an underground stormwater storage area; the submitted Grading, Drainage and Utilities Plan dated December 18, 2017 shows a proposed subsurface detention system (to be designed) to be located beneath the proposed front parking lot on the site; and

WHEREAS, the site is served by public drinking water and sewers and is located in the Meadowbrook-Limestone Wastewater Treatment Plant service area; new drinking water and sewer connections are proposed for the project; the Onondaga County Department of Water Environment Protection has determined that the submitted project is located in an area designated as flow constrained or impacted by excessive wet weather flow or is tributary to a Combined Sewer Overflow (CSO); and

WHEREAS, the New York State Department of Environmental Conservation (NYS DEC) EAF Mapper indicates that the project is within 2,000 feet of several sites in the New York State Department of Environmental Conservation (NYS DEC) Environmental Site Remediation database (C734110, 734052, C734052); per the EAF Mapper, the site of the proposed action may also contain a species of animal (Northern long-eared bat), or associated habitats, listed by the state or federal government as threatened or endangered; and

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

1. The proposed signage is an unnecessary size given the auto dealership's location along a low speed, Village corridor. The applicant must work with the Village on reduced-scale signage for the site that is more in keeping with the character of the Village streetscape.
2. The applicant must continue to coordinate with the New York State Department of Transportation regarding access plans and intended truck movements on East Genesee Street to ensure safe access and site circulation.
3. The New York State Department of Transportation has determined that the applicant must complete a Traffic Impact Study (TIS) for full build out to meet Department requirements and is required to contact the Department to determine the scope of the study; the applicant must submit the traffic study to the Department for approval and complete any appropriate mitigation as may be determined by the Department.
4. The New York State Department of Transportation has determined that the applicant must complete a drainage study or Stormwater Pollution Prevention Plan (SWPPP) to meet Department requirements verifying that the proposed development would not create additional stormwater runoff into the State's drainage system and is required to first contact the Department to determine the scope of the study; the applicant must submit the drainage study to the Department for approval and complete any appropriate mitigation as may be determined by the Department.

The Board also offers the following comment(s):

1. The municipality is advised to coordinate with the Town of Manlius as a portion of the subject site and proposed development is located within the Town and is subject to Town approval. The project has been reviewed as a whole by the County Planning Board with this GML 239 referral and will not require additional referral from the Town of Manlius.
2. The applicant is encouraged to consider reducing the proposed parking areas to retain more of the established trees on the site and maintain the existing buffer between the site and neighboring residential parcels as much as possible.
3. The Onondaga County Water Authority (OCWA) recommends that the municipality and/or applicant contact OCWA's Engineering Department early

in the planning process to determine water availability and service options, obtain hydrant flow test information, evaluate backflow prevention requirements, and/or request that the Authority conduct hydrant flow testing to assess fire flow availability.

4. The Onondaga County Department of Water Environment Protection asks that the applicant contact the Department at (315) 435-5402 early in the planning process to determine sewer availability and capacity.

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

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

a. State Highway Access and/or Work Permit – Any new or modified driveways and work within the state right-of-way require a highway access and/or work permit from the New York State Department of Transportation.

b. Permitting for Demolition - Per the Onondaga County Department of Water Environment Protection, any and all demolition of buildings requires a permit for sewer disconnects. The applicant must contact Plumbing Control to ensure appropriate permits are obtained.

c. Offset Plan - Per the Onondaga County Department of Water Environment Protection, the project shall comply with Local Law #1 of 2011 ([www.ongov.net/wep/uselaws.html](http://www.ongov.net/wep/uselaws.html)) where applicable. The applicant must develop a 1 gallon to 1 gallon offset plan/project in coordination with the municipal engineer to offset new sanitary flow by the removal of extraneous flow and submit a letter confirming the acceptance of the offset plan to the Onondaga County Department of Water Environment Protection.

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

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





JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: January 17, 2018

OCPB Case # Z-18-16

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a AREA VARIANCE from the Village of Fayetteville Zoning Board of Appeals at the request of East Syracuse Cars, LLC for the property located at 534 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 (New York State Route 5), a state highway, Salt Springs Road, a county road, and the municipal boundary between the Village of Fayetteville and the Town of Manlius; and
- WHEREAS, the applicant is requesting area variances for front yard setback, building size, and sign length and height requirements to allow for construction of a new 22,612 square foot car dealership building, with associated parking and stormwater system on two parcels totaling 3.89 acres in a Contemporary Business (CB) zoning district; and
- WHEREAS, the Board is concurrently reviewing a Site Plan referral (Z-18-15) as part of the proposed project; in 2016, the Board recommended No Position for Site Plan (Z-17-171) and Special Permit (Z-16-172) referrals as part of a proposal to use exterior parking lots on one of the subject parcels to store vehicles; and
- WHEREAS, the site is located east of the New York State Route 5/Route 257 intersection in the Village center; surrounding parcels include the Nice N Easy Grocery Shoppe, a day care, and a dentist across East Genesee Street (NYS Route 5); commercial properties to the east and west; and the rear yards of single-family residences and a lumber yard along Salt Springs Road to the south; and
- WHEREAS, the submitted survey map dated September 25, 2017 shows the site consists of two parcels totaling 3.89 acres, with one being a small landlocked parcel located in the Town of Manlius to the east; the site contains an existing one story building, a vacant auto dealership, situated at the northeastern corner of the site along the East Genesee Street frontage; the remainder of the site is shown to be covered by asphalt or gravel with existing trees along much of the site's boundary lines; per the survey, the site has an existing full access driveway onto East Genesee Street just west of the building and fairly unrestricted access at the northeastern corner of the building; the remaining East Genesee Street frontage includes sidewalks and a grass planting strip with street trees; and
- WHEREAS, the submitted Layout Plan dated December 18, 2017 indicates the existing building will be demolished and replaced with a new building (22,612 sf) for an auto dealership (Friendly Honda of Fayetteville); per the submitted Zoning Board of Appeals application, the proposed building includes two service bays, a designated loading zone, and exterior show space; the Layout Plan also shows an area at the rear of the proposed building labeled "future building

expansion”; and

WHEREAS, the Layout Plan shows additional site work to include a car wash, a front parking lot (155 spaces) including rows of display and customer parking, and a rear parking lot (182 spaces) consisting of a service/employee car storage lot; the existing driveway onto East Genesee Street is shown to be retained and a second, full access driveway onto East Genesee Street is proposed; per the Layout Plan, the sidewalk will be extended through the driveways, and the existing unrestricted access will be closed, the sidewalk will be continued to the eastern lot line, and a planting strip with seeded lawn and new street trees will be established; per the submitted Partial Grading Plans and Truck Navigation dated December 18, 2017, intended truck navigation is shown for a car carrier with entrance to the site at the proposed westerly driveway and exit onto East Genesee Street at the existing easterly driveway; left turning movements into and out of the site are not shown for car carriers entering the site from East Genesee Street; and

WHEREAS, per the Zoning Board of Appeals application, area variances are sought to reduce the front yard setback from the required 35’ to 10’ (proposed) and increase the maximum building size from the allowable 10,000 sf to 22,612 sf (proposed), which excludes the future expansion area and is noted to be nearly 6,000 sf smaller than the existing building on the site; the application indicates that the requested variance is needed to accommodate corporate standards and adequately serve the projected number of customers requiring service in the area; and

WHEREAS, per the submitted Sign Permit Application, sign length cannot exceed 75% of the building’s street frontage (321.45’) or a maximum length of 25’, whichever is less, and sign height is restricted to 24”; four building-mounted signs are proposed for the project and include a “Friendly” name sign (18’-3” x 3’), a “HONDA” name sign (22’-5” x 2’-6”), an “H” logo sign (7’-3” x 6’), and a “Service Center” sign (26’-3” x 2’-6”), requiring additional variance relief from the maximum height and/or length restrictions for each proposed sign; and

WHEREAS, per the Zoning Board of Appeals application, proposed hours of operation for the car dealership are Monday through Thursday 8am to 8pm, Friday 8am to 6pm, Saturday 9am to 6pm , and Sunday 11am to 5 pm; and

WHEREAS, the submitted Environmental Assessment Form (EAF) dated December 22, 2017 states that proposed lighting will include LED pole fixtures at 16’ and 25’ with dark sky compliant lighting directed away from neighboring properties and functioning on timers during non-use hours; a photometric plan was included with the referral materials; and

WHEREAS, per the EAF, 3.83 acres of the site will be physically disturbed by the proposed project; per the Zoning Board of Appeals application, additional catch basins are proposed that will allow stormwater to flow to an underground stormwater storage area; the submitted Grading, Drainage and Utilities Plan dated December 18, 2017 shows a proposed subsurface detention system (to be designed) to be located beneath the proposed front parking lot on the site; and

WHEREAS, the site is served by public drinking water and sewers and is located in the Meadowbrook-Limestone Wastewater Treatment Plant service area; new drinking water and sewer connections are proposed for the project; the Onondaga County Department of Water Environment Protection has determined that the submitted project is located in an area designated as flow constrained or impacted by excessive wet weather flow or is tributary to a

Combined Sewer Overflow (CSO); and

WHEREAS, the New York State Department of Environmental Conservation (NYS DEC) EAF Mapper indicates that the project is within 2,000 feet of several sites in the New York State Department of Environmental Conservation (NYS DEC) Environmental Site Remediation database (C734110, 734052, C734052); per the EAF Mapper, the site of the proposed action may also contain a species of animal (Northern long-eared bat), or associated habitats, listed by the state or federal government as threatened or endangered; and

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

The proposed signage is an unnecessary size given the auto dealership's location along a low speed, Village corridor. The applicant must work with the Village on reduced scale signage for the site that is more in keeping with the character of the Village streetscape.

While the Board offers no additional requirements or comments with regards to the proposed area variance, it reiterates the following comments to be considered for the project as a whole:

1. The applicant must continue to coordinate with the New York State Department of Transportation regarding access plans and intended truck movements on East Genesee Street to ensure safe access and site circulation.
2. The New York State Department of Transportation has determined that the applicant must complete a Traffic Impact Study (TIS) for full build out to meet Department requirements and is required to contact the Department to determine the scope of the study; the applicant must submit the traffic study to the Department for approval and complete any appropriate mitigation as may be determined by the Department.
3. The New York State Department of Transportation has determined that the applicant must complete a drainage study or Stormwater Pollution Prevention Plan (SWPPP) to meet Department requirements verifying that the proposed development would not create additional stormwater runoff into the State's drainage system and is required to first contact the Department to determine the scope of the study; the applicant must submit the drainage study to the Department for approval and complete any appropriate mitigation as may be determined by the Department.
4. The municipality is advised to coordinate with the Town of Manlius as a portion of the subject site and proposed development is located within the Town and is subject to Town approval. The project has been reviewed as a whole by the County Planning Board with this GML 239 referral and will not require additional referral from the Town of Manlius.
5. The applicant is encouraged to consider reducing the proposed parking areas to retain more of the established trees on the site and maintain the existing buffer between the site and neighboring residential parcels as much as possible.

6. The Onondaga County Water Authority (OCWA) recommends that the municipality and/or applicant contact OCWA's Engineering Department early in the planning process to determine water availability and service options, obtain hydrant flow test information, evaluate backflow prevention requirements, and/or request that the Authority conduct hydrant flow testing to assess fire flow availability.

7. The Onondaga County Department of Water Environment Protection asks that the applicant contact the Department at (315) 435-5402 early in the planning process to determine sewer availability and capacity.

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

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

a. State Highway Access and/or Work Permit – Any new or modified driveways and work within the state right-of-way require a highway access and/or work permit from the New York State Department of Transportation.

b. Permitting for Demolition - Per the Onondaga County Department of Water Environment Protection, any and all demolition of buildings requires a permit for sewer disconnects. The applicant must contact Plumbing Control to ensure appropriate permits are obtained.

c. Offset Plan - Per the Onondaga County Department of Water Environment Protection, the project shall comply with Local Law #1 of 2011 ([www.ongov.net/wep/uselaws.html](http://www.ongov.net/wep/uselaws.html)) where applicable. The applicant must develop a 1 gallon to 1 gallon offset plan/project in coordination with the municipal engineer to offset new sanitary flow by the removal of extraneous flow and submit a letter confirming the acceptance of the offset plan to the Onondaga County Department of Water Environment Protection.

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

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



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: January 17, 2018

OCPB Case # Z-18-17

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a TEXT AMENDMENT from the Town of Geddes Town Board at the request of Town of Geddes for the property located ; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the adoption or amendment of a zoning ordinance or local law; and
- WHEREAS, the applicant is proposing to amend §240-19.2: I-690 Billboard Overlay District of the Town zoning ordinance, modifying distance criteria in subsections C.(3)(b) and I.(1)(b) and striking subsection C(3)(d) relating to interchanges, intersections, rest stops and information center distance requirements; and
- WHEREAS, in 2015, the Board reviewed a Local Law (Z-15-420) referral proposing to create an I-690 Billboard Overlay District in order to permit the limited construction of billboards on select properties contiguous to I-690 in the Town of Geddes; the referral was determined to be incomplete and comments from the New York State Department of Transportation and Syracuse-Onondaga County Planning Agency (SOCPA) staff were transmitted to the Town Board under a separate cover; the proposal was not referred to the Board a second time; the local law was approved by the town and §240-19.2 of the Town of Geddes zoning ordinance was added in January 2016; and
- WHEREAS, the Board recently recommended No Position With Comment for a Text Amendment referral (Z-17-472) proposing to amend §240-19.2: I-690 Billboard Overlay District of the Town zoning ordinance, and encouraged the Town to consider the use of occupied dwelling units as the determination for a buffer distance, as occupancy status is easily changed and difficult to monitor; and
- WHEREAS, the submitted letter dated January 5, 2018 indicates that the current referral includes further amendments to the I-690 Billboard Overlay District law, including addressing comments received from SOCPA's recent review; and
- WHEREAS, per the Town zoning ordinance, the intent of the overlay district "is to establish size, location and operating standards and regulations for Billboards... in order to minimize the secondary effects that can accompany the unregulated display of these types of signs, preserve the character and repose of adjacent areas (with a principal focus on residential neighborhoods), protect property values in all areas of the Town, and reduce traffic and similar hazards caused by undue distractions"; and
- WHEREAS, the I-690 Billboard Overlay District applies to properties with physical frontage on I-690 that are also in the Highway Commercial (CB), Heavy Commercial (CC), and General Industrial (IA) zoning districts which appears from maps submitted with the original local law referral to be 16 parcels and include areas facing Onondaga Lake, the Onondaga County Amphitheater,

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and the New York State Fairgrounds; and

WHEREAS, the Town zoning ordinance (§240-19.2 C) states that billboard locations are limited by minimum distance requirements between billboards (1,000 feet), buffer requirements from Residential, Recreational, and Senior Citizen Residential Overlay zoning districts (350 feet, or 500 feet if illuminated), maximum distance requirements for proximity to I-690 (no farther than 660 feet), and distance requirements for interchanges, intersections, safety rest stops, or information centers (500 feet); and

WHEREAS, per the Town zoning ordinance (§240-19.2 I), digital billboard locations are limited by minimum distance requirements between billboards (2,000 feet, or 2,500 feet where both billboards are visible at the same time), and buffer requirements from Residential, Recreational, and Senior Citizen Residential Overlay zoning districts (750 feet); and

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

WHEREAS, the proposed local law will also edit the existing text in sections §240-19.2 C.(3)(b) and I.(1)(b) to state that the specified buffer requirements are for “any and all occupied single or multiple family dwelling(s), or occupied dwelling unit(s) within a Residential, Recreational or Senior Citizen Residential Overlay zoning district”; the proposed text has been edited to further define dwelling units as being “occupied”; the submitted letter indicates this edit is in deference to SOCPA’s comments for the previous version of the text amendment; and

WHEREAS, per the submitted Environmental Assessment Form (EAF) dated January 5, 2018, the previous text amendment has also been updated to strike subsection §240-19.2 C.(3)(d) stating “Billboards shall not be erected within 500 feet of an interchange, intersection, safety rest stop, or information center”; the submitted letter states that this change is proposed because these distance requirements are already governed through the permit process of the New York State Department of Transportation; and

WHEREAS, in July 2016, the Town adopted an amendment to §240-19.2, however, it was rejected for filing by the Secretary of State due to errors made in the timing of the filing; the proposed text amendment currently under review is congruous with the attempted amendment of July 2016 and differs only in that structures from which distances are to be measured for setback purposes are now more clearly defined; the Board did not review a referral for the proposed text amendment from 2016; and

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

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



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: January 17, 2018

OCPB Case # Z-18-18

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a THREE-MILE LIMIT from the City of Syracuse Planning Commission at the request of Midler Court Realty, LLC for the property located at 6010 Tarbell Road and 6600 & 6604 Deere 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 New York State Route 298, a state highway, and Ley Creek, a county drainage channel; and
- WHEREAS, the applicant is proposing to combine two properties into one new 8.219-acre lot in an Industrial zoning district; and
- WHEREAS, in 2017, the Board recommended Modification of a Site Plan referral (Z-17-246) and No Position With Comment for Area Variance (Z-17-277) and Special Permit (Z-17-278) referrals as part of the Pepsi Warehouse Redevelopment Project, citing traffic, drainage, and lighting data requirements for the New York State Department of Transportation and appropriate disposal plans if activities increase the biochemical oxygen demand (BOD) concentration in the facility's wastewater; the reviewed project included proposed warehouse and parking lot expansions on the two subject parcels; the Environmental Assessment Form (EAF) included with the previous referral materials indicated that the project included a re-subdivision of the two lots which has not been referred to the Board and presumably corresponds with this 3-mile limit review; and
- WHEREAS, the site is located south of the New York State Thruway (I-90) at the intersection of Tarbell Road and Deere Road, both local roads, in the Town of DeWitt; the site abuts New York State Route 298 to the south; surrounding land uses include various industrial and commercial properties along Tarbell Road; and
- WHEREAS, the submitted Resubdivision Plat dated June 25, 2017 shows that the site consists of two tax parcels, 023.-03-01.1 (1.628 acres) and 023.-03-03.0 (6.591 acres), and the proposed combination of the two parcels will result in proposed New Lot 1A (8.219 acres); and
- WHEREAS, per the Resubdivision Plat, the site contains two existing buildings (27,850 and 100,700 sf), which are part of the Pepsi Co. facility, and has existing access from three driveways on Deere Road and one driveway on Tarbell Road; there are existing curb cuts on Deere Road providing direct access to parking spaces on the western sides of both buildings and there is an existing curb cut at Tarbell Road that provides direct access to parking spaces, including loading doors, on the northern side of the larger building; per the Resubdivision Plat, the buildings are mostly surrounded by existing associated parking and loading areas; and



- WHEREAS, per the Resubdivision Plat, there is an existing drainage easement area (1.334 acres) at the southeastern corner of the site and a right-of-way and easement to the Town of DeWitt running north-south through the parking area east of the buildings; and
- WHEREAS, the referral materials included with the previous referrals for the project showed the proposed expansion project to include a 13,475 sf addition to connect the existing buildings on the site, chain link fencing around the perimeter of the site, and various parking lot and loading area improvements, including restriping and paving, installing loading dock walls and railings, and installing wall-mounted bike racks; and
- WHEREAS, the site is served by municipal drinking water and sanitary sewer and is located in the Metropolitan Wastewater Treatment Plant and Brooklawn Pump Station, which is tributary to the Ley Creek Pump Station, service area; and
- WHEREAS, the Onondaga County Department of Water Environment Protection has determined that the submitted project is located in an area designated as flow constrained (Ley Creek Pump Station) or impacted by excessive wet weather flow or is tributary to a Combined Sewer Overflow (CSO) and the project applicant may be required to offset any additional sanitary flow in excess of the most recent land use; and
- WHEREAS, the EAF indicates that a combined 4.5 acres will be disturbed by the expansion project and that the main campus will be reconstructed to discharge storm runoff to the existing outflow storm drainage system; and
- WHEREAS, GIS mapping shows that the site is within 800 feet of the 100-year floodplain and near federal wetlands associated with Ley Creek running west and north of the site; and
- WHEREAS, the New York State Department of Environmental Conservation (NYS DEC) EAF Mapper indicates that the project is within 2,000 feet of sites listed in the NYS DEC Environmental Site Remediation database (ID: C734113, 734070); site C734113, the Court Street – Building B Site, is classified as no further action in the Brownfield Cleanup Program and site 734070, the Former G.E. Court Street Plant 5, is a closed site that requires continued site management in the State Superfund Program; and

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

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



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: January 17, 2018

OCPB Case # Z-18-19

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a PROJECT SITE REVIEW from the City of Syracuse Zoning Administration at the request of Syracuse University for the property located at 350-364 West Fayette 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 Street, a state-owned arterial; and
- WHEREAS, the applicant is proposing second floor interior and exterior renovations to an existing building to convert storage space to office space on a 1.13-acre parcel in a Commercial Business General Service (CBD-GS) zoning district; and
- WHEREAS, the Board recommended No Position for a Project Site Review referral (Z-09-147) proposing to install a new storefront window assembly on the north side of the existing building on the subject parcel in 2009, and a Site Plan referral (Z-11-276) proposing to upgrade the existing antenna infrastructure on the subject parcel in 2011; and
- WHEREAS, the site is located in the City's Downtown Armory Square neighborhood and contains an academic building, the Nancy Cantor Warehouse, belonging to Syracuse University (SU); the site has frontage on West Fayette Street and West Washington Street, both city streets, and South West Street, a state road, and abuts a channelized portion of Onondaga Creek to the east; and
- WHEREAS, the City of Syracuse is currently undertaking a comprehensive project to revise and modernize zoning in the City; according to the ReZone Syracuse draft zoning map dated June 2017, the proposed zoning for this lot is Mixed Used Central Business District (MX-5), which would act to "provide for areas of highest-density residential development, maximum building height, minimal parking, and the greatest range and mix of uses"; and
- WHEREAS, the submitted Existing Site Plan dated December 12, 2017 shows the site to contain existing, attached two-story and eight-story buildings with a patio and building entrance area at West Fayette Street and a parking lot (40 spaces) and building entrance area on the northern half of the site, fronting West Washington Street; there are two existing curb cuts on West Washington Street allowing for site access via a one-way, u-shaped internal drive through the existing parking lot; existing sidewalks are shown along the South West Street and West Fayette Street frontages; and
- WHEREAS, the submitted Application for Project Site Review indicates that the second floor of the eight-story portion of the Nancy Cantor Warehouse is approximately 10,000 sf and currently serves as library storage space; the proposed project would convert this second floor space from storage to office space for SU; and

- WHEREAS, the submitted building elevation drawings show that five stories of the building have an existing curtain wall system, including windows, on the south, east, and north elevations of the building; as part of the proposed project, the curtain wall system will be extended to the second floor providing for matching exterior and new windows for the renovated space; and
- WHEREAS, the site is served by public drinking water and sewers and is located in the Metropolitan Wastewater Treatment Plant service area; the Onondaga County Department of Water Environment Protection has determined that the submitted project is located in an area designated as flow constrained or impacted by excessive wet weather flow or is tributary to a Combined Sewer Overflow (CSO); and
- WHEREAS, per the Onondaga County Department of Water Environment Protection, the project shall comply with Local Law #1 of 2011 ([www.ongov.net/wep/uselaws.html](http://www.ongov.net/wep/uselaws.html)) where applicable, and unless it can be demonstrated that anticipated sanitary flows will not exceed previous flows in excess of one sewer unit over prior uses, the applicant must develop a 1 gallon to 1 gallon offset plan/project in coordination with the municipal engineer to offset new sanitary flow by the removal of extraneous flow and submit a letter confirming the acceptance of the offset plan to the Onondaga County Department of Water Environment Protection; and
- WHEREAS, GIS mapping shows floodplain, floodway, and federal wetland areas associated with Onondaga Creek which appear to encumber the eastern side of the site; 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 a site in the New York State Department of Environmental Conservation (NYS DEC) Environmental Site Remediation database (734060); and
- WHEREAS, per the EAF Mapper, the site of the proposed action may contain a species of animal (peregrine falcon), or associated habitats, listed by the state or federal government as threatened or endangered; and
- WHEREAS, the EAF Mapper indicates that the project site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the New York State Historic Preservation Office archaeological site inventory; and the site is substantially contiguous to the Armory Square Historic District which is listed on, or has been nominated by the NYS Board of Historic Preservation for inclusion on, the State or National Register of Historic Places; and

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

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



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: January 17, 2018

OCPB Case # Z-18-2

- 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 THREE-MILE LIMIT from the City of Syracuse Planning Commission at the request of Sonbyrne Sales Inc. for the property located at 575 State Fair Boulevard; 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 Bridge Street (Route 297), a state highway, the New York State Fairgrounds, state owned land on which a public building or institution is situated, State Fair Boulevard (Route 80), a county highway, and Interstate Route 690, a state highway; and
- WHEREAS, the applicant is proposing to subdivide a 64.26-acre parcel into two new lots, Lot 1 (1.44 acres) and Lot 2 (62.82 acres), in order to construct a new Byrne Dairy on the smaller parcel in an Industrial (I) zoning district; and
- WHEREAS, in 2017, the Board recommended Modification of the Preliminary Subdivision referral (S-17-1) relating to this 3-mile limit review; at the time of the subdivision referral, the Board concurrently reviewed Site Plan (Z-17-3) and Special Permit (Z-17-4) referrals for the proposed construction of a 4,232 sf Byrne Dairy store and gas station on proposed Lot 1 of the subdivision; in its review of the project as a whole, the Board cited traffic and drainage data, access, lighting, pedestrian accommodation, and access agreement requirements for the New York State and Onondaga County Departments of Transportation to be addressed prior to subdivision approval; permits from the Departments of Transportation are still pending for the project; and
- WHEREAS, meeting minutes from the Geddes Town Board Meeting dated July 11, 2017 indicate that the proposed subdivision and site plan for the proposed Byrne Dairy were approved; and
- WHEREAS, the site is located adjacent to the New York State Fairgrounds, which is a regional tourism destination and currently undergoing renovations, and Bridge Street is the site of a major reconstruction/streetscaping project; both projects are intended to increase the visual appeal, safety and visitability of the area, including for significant pedestrian traffic; and
- WHEREAS, per the Proposed 2 Lot Subdivision Plan dated November 30, 2016, tax parcel 028.-01-6.1 (62.81 acres) is bisected by a CSX railroad right-of-way with operating rail lines, and the parcel contains a number of small parcels entirely encompassed within the larger parcel, which contains an existing large-scale, multi-building Crucible Steel industrial operation; and
- WHEREAS, the proposed subdivision would create Lot 1 (1.44 acres at the northwest corner of the parcel) with frontage along Bridge Street, State Fair Boulevard and the rail line, which would be sold to a new owner who plans to demolish the existing office building to allow for construction of a Byrne Dairy convenience store and fueling facility; the remainder of lands would become

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Lot 2 and remain under existing ownership; and

WHEREAS, the prior referral materials showed: a 4,232 square foot Byrne Dairy convenience store building, with front and side porch overhangs set back to the rear of proposed Lot 1 and facing the intersection of Bridge Street and State Fair Boulevard; 27 parking spaces surrounding the building on three sides; a fueling canopy with 10 fuel pumps in front of the building; an ATM kiosk; a 30+ foot wide full access driveway onto Bridge Street approximately 180 feet from the intersection with State Fair Boulevard and the Interstate Route 690 ramp; a 30-foot wide full access driveway onto State Fair Boulevard; a proposed ingress-egress easement and pavement connecting the proposed new driveway on State Fair Boulevard with the remaining Lot 2 lands to the east; proposed signage to include a freestanding pole-mounted LED sign at the front of the lot (15 feet high, 25 square feet per side), two building signs (49 square feet each) and four canopy graphic signs (12.5 square feet each; minimal landscaping at the front of the lot, to include a grassed area, stormwater detention pond, and a sign with a surrounding small landscape bed; trees along the CSX Railroad right-of-way; no sidewalks along the road frontages and no other pedestrian facilities, or bicycle racks or facilities, other than concrete walkways in front of the building; a fenced dumpster area; and a proposed ingress-egress easement to accommodate what appears to be a rail crossing location connecting to portions of the Crucible site; and

WHEREAS, the New York State and Onondaga County Departments of Transportation are currently undertaking planned enhancements to the Bridge Street corridor in this location; the prior referral materials indicated that no access currently exists onto Bridge Street, and any access onto Bridge Street must meet the requirements of the New York State Department of Transportation; also, access to the existing office building and the larger Crucible Steel site currently exists in the location of the proposed State Fair Boulevard driveway, which must meet the requirements of the Onondaga County Department of Transportation and potentially the New York State Department of Transportation; the prior referral materials did not clearly show the indicated flow of traffic at the proposed driveways and the DOTs advised that dual egress commercial driveways are not permitted; and

WHEREAS, the site has access to nearby public water and wastewater, and the site is located in the Metropolitan Wastewater Treatment Plant service area and West Side Pump Station service area; the Onondaga County Department of Water Environment Protection has determined that the submitted project is located in an area designated as flow constrained or impacted by excessive wet weather flow or is tributary to a Combined Sewer Overflow (CSO); and

WHEREAS, per the New York State Department of Environmental Conservation (NYS DEC) Environmental Assessment Form (EAF) Mapper, the project is within 2,000 feet of several sites in the New York State Department of Environmental Conservation (NYS DEC) Environmental Site Remediation database (734049, C734116, 734008, 734026, 734066, 734126, 734072, C734119, 734078, 734081, 734030); the submitted EAF dated December 8, 2017 indicates that roughly 52.5 tons of caustic-coated mill scale was disposed of at the Crucible Lake Pump Station Disposal Area (site 734078) between 1961 and 1967, and a remedial investigation is underway at the site; and

WHEREAS, the EAF Mapper indicates that the site is located over, or immediately adjoining, primary and principal aquifers; and

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

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



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: January 17, 2018

OCPB Case # Z-18-20

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Geddes Town Board at the request of Angelo A. Vecchio for the property located at Lot C-1 corner of State Fair Boulevard and Brantford Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of State Fair Boulevard, a county highway; and
- WHEREAS, the applicant is proposing to construct a 4,680 square foot office and warehouse building on a 0.569-acre parcel in a Commercial B zoning district; and
- WHEREAS, the site is located in a residential area on the west side of Onondaga Lake; aerial imagery shows the site consists of a vacant parcel at the intersection of State Fair Boulevard, a county-owned portion of Route 80, and Brantford Path, a local road, in the Town of Geddes; the site abuts two vacant parcels to the west and two single-family residential lots to the north; aerial imagery shows an existing gravel area near the northern lot line of the site, which appears to be a former or existing driveway onto State Fair Boulevard; and
- WHEREAS, the submitted Site Plan (undated) shows the proposed project will include the construction of a new building (4,680 sf), providing warehouse and office space for AAV Electric, to be located at the center of the site; additional site work is shown to include a gravel staging area on the north side of the building, a southern parking area (7 spaces) with a proposed concrete driveway onto Brantford Path, and a 6' high privacy fence along the northern and western lot lines, buffering the site from adjacent residential parcels; per the Site Plan and submitted elevation drawings, there will be a concrete drive connection between the parking area and an overhead door on the western side of the building; and
- WHEREAS, the Site Plan indicates that the former or existing driveway onto State Fair Boulevard will not be used for additional site access, as an evergreen vehicle screen is shown in approximately the same location; per the Onondaga County Department of Transportation, all access must come from Brantford Path as currently shown; and
- WHEREAS, the submitted Environmental Assessment Form (EAF) dated January 2, 2018 states existing stormwater runoff and discharge system is approved by the Town pursuant to previous development; the Site Plan shows an existing 20' drainage easement along the eastern lot line of the site; and
- WHEREAS, the site has access to public drinking water and sewers and is located in the Metropolitan Wastewater Treatment Plant service area; and

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

WHEREAS, the New York State Department of Environmental Conservation (NYS DEC) EAF Mapper indicates that the project is within 2,000 feet of a site in the New York State Department of Environmental Conservation (NYS DEC) Environmental Site Remediation database (734030); and

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

WHEREAS, per the EAF Mapper, the site of the proposed action may contain a species of animal (Northern long-eared bat, Indiana bat, Lake sturgeon), or associated habitats, listed by the state or federal government as threatened or endangered; and

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

NOW THEREFORE BE IT RESOLVED, that the Onondaga County Planning Board 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 applicant must contact the Department at (315) 435-3205 to discuss any required traffic and drainage data for the proposed project. Any modifications to the site plan required by the Department must be reflected on a revised site plan prior to municipal approval.

The Board also offers the following comment(s):

1. Per the Onondaga County Department of Transportation, the proposed internal drive must be located outside of the County right-of-way as shown on the site plan.

2. The Onondaga County Water Authority (OCWA) recommends that the municipality and/or applicant contact OCWA's Engineering Department early in the planning process to determine water availability and service options, obtain hydrant flow test information, evaluate backflow prevention requirements, and/or request that the Authority conduct hydrant flow testing to assess fire flow availability.

3. The Onondaga County Department of Water Environment Protection asks that the applicant contact the Department at (315) 435-5402 early in the planning process to determine sewer availability and capacity.

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

- a. Offset Plan - Per the Onondaga County Department of Water Environment Protection, the project shall comply with Local Law #1 of 2011 ([www.ongov.net/wep/uselaws.html](http://www.ongov.net/wep/uselaws.html)) where applicable. The applicant must develop a 1 gallon to 1 gallon offset plan/project in coordination with the



municipal engineer to offset new sanitary flow by the removal of extraneous flow and submit a letter confirming the acceptance of the offset plan to the Onondaga County Department of Water Environment Protection.

b. County Work Permit – Any work within the county right-of-way requires a work permit from the Onondaga County Department of Transportation.

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



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: January 17, 2018

OCPB Case # Z-18-3

- 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 SITE PLAN from the Town of Onondaga Town Board at the request of Syracuse University for the property located at 640 Skytop 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 Route 481, a state highway, Onondaga County Resource Recovery Agency (OCRRA), a county-owned facility, and the municipal boundaries between the Town of Onondaga and the Town of Dewitt and the Town of Onondaga and the City of Syracuse; and
- WHEREAS, the applicant is proposing to install three pre-constructed mobile modular units on less than an acre of a 160.73-acre parcel to be used as temporary office space for a proposed office renovation project on the subject parcel in a Light Industrial (LI) zoning district; and
- WHEREAS, in 2015, the Board recommended No Position for a Site Plan referral (Z-15-127) proposing to construct a pre-fabricated 4,000 sf Construction Engineering Lab on 0.8 acres of the subject parcel which appears to have been completed in 2016; and
- WHEREAS, the site consists of the portion of Syracuse University's South Campus that is located in the Town of Onondaga, including the college's Outdoor Education Center and Challenge Course, Inn Complete, Skytop Lacrosse/Soccer Field, and Skytop Office Building; access to the parcel comes from Skytop Road, a private road, that intersects with East Colvin Street to the north and extends south through South Campus, ending at a gated entrance onto Jamesville Avenue; and
- WHEREAS, the submitted Site Plan dated December 18, 2017 shows the proposed project is intended for a portion of the parcel less than an acre in size; this proposed development area is shown to contain an existing parking lot serving Skytop Office Building, with two existing driveways onto Skytop Road; and
- WHEREAS, per the submitted Environmental Assessment Form (EAF) dated December 20, 2017 a proposed renovation project is underway for Skytop Office Building, necessitating the temporary office space that will be provided by the modular units; the proposed modular units will be installed on the east side of Skytop Office Building and placed on blocks and a crushed stone substrate for a period of approximately 18 months; and
- WHEREAS, the Site Plan shows the three proposed modular units (48' x 60' each) situated in a row just north of the existing parking lot with each unit having accessible access via a concrete sidewalk and ramp and door; the temporary structures are shown to replace an existing grassed area and will require several existing trees to be removed; per the EAF, the lawn area will be restored upon completion of the renovation project; and

WHEREAS, the site is served by public drinking water and sewers and is located in the Metropolitan Wastewater Treatment Plant service area; a duplex sewage pump station, which includes two pumps, is shown north of the proposed modular units; and

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

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

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

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



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: January 17, 2018

OCPB Case # Z-18-4

- 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 SPECIAL PERMIT from the City of Syracuse Planning Commission at the request of OMG Fisheria for the property located at 201 Wolf Street (aka 1700-06 N. Salina St), 207-209 and 211-213 Wolf Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review issuance of special permits and the site is located within 500 feet of the ramps for Interstate Route 81, a state highway; and
- WHEREAS, the applicant is requesting a special permit to allow for a restaurant (King of the Sea) to operate in an existing building on a 0.22-acre parcel in a Local Business District, Class A (BA) zoning district; and
- WHEREAS, the site is located at the intersection of North Salina Street and Wolf Street, both city streets, in the Northside neighborhood of the City of Syracuse; the site is just south of NBT Bank Stadium, the CNY Regional Market, and the Regional Transportation Center; other surrounding land uses are commercial, office, and light industrial; and
- WHEREAS, the City of Syracuse is currently undertaking a comprehensive project to revise and modernize zoning in the City; according to the ReZone Syracuse draft zoning map dated June 2017, the proposed zoning for this lot is Mixed Use Urban Core (MX-4), which would act to “provide for pedestrian-friendly areas of higher-density residential development and a well-integrated mix of nonresidential uses”; and
- WHEREAS, the submitted Location Survey dated March 4, 2000 shows the site contains an existing brick building, which was originally a branch office for the First Trust & Deposit Co. and was more recently occupied by Trade-Mark Companies; aerial imagery shows the remainder of the site to contain an asphalt parking lot, an existing sidewalk along the Wolf Street frontage, and asphalt along North Salina Street; there is an existing curb cut on Wolf Street providing access to the parking lot and an existing, gated curb cut on North Salina Street at the rear of the building; and
- WHEREAS, the referral materials include floor plans that indicate interior renovations will be necessary for the proposed restaurant use; no changes to the existing building façade are indicated in the referral materials; and
- WHEREAS, per the submitted Application for Special Permit Review, the existing building is intended for a proposed restaurant (King of the Sea) which will sell fresh and/or prepared seafood for take-out or sit down dining; additional food and drink items will also be available and the restaurant will include a counter area for ordering and three tables; and
- WHEREAS, the application states proposed hours of operation will be Monday through Saturday 9am to 9pm with a maximum number of 7 employees on premises at

one time; the submitted Site Plan dated September 6, 2017 shows 22 off-street parking spaces, including two handicap accessible spaces, will be available on the site; and

WHEREAS, proposed signage includes a hanging sign (6' x 4') to be mounted at the corner of the building and utilize the existing backlit blade sign box previously used by "Trade-Mark Companies"; and

WHEREAS, per the City of Syracuse zoning ordinance, restaurants are a permitted use in the Local Business District, Class A (BA) that the site is located in; however, a special use permit is required to allow for restaurants in the BA district if the restaurant or its off-street parking is located within 500' of a district which does not permit the use; the site is within 500' of parcels located in the Residential District, Class B-1 (RB-1) in which restaurants are not a permitted use; and

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

WHEREAS, 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 in the New York State Department of Environmental Conservation (NYS DEC) Environmental Site Remediation database (V00002, 734048, C734132, C734130, C734134, C734135, C734136, C734137, 734013, C734104, C734131); and

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

WHEREAS, the EAF Mapper indicates that the project site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the New York State Historic Preservation Office archaeological site inventory; additionally, portions of the North Salina Street corridor are listed on the National Register of Historic Plants; 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:

To promote walkability in this neighborhood, the applicant is encouraged to consider providing a sidewalk along the North Salina Street frontage of the site and additional buffering, such as grass, landscaping or street trees, between the streets and sidewalks.

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



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: January 17, 2018

OCPB Case # Z-18-5

- 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 City of Syracuse Board of Zoning Appeals at the request of Nazih M. Salim for the property located at 800-802 Park Avenue; 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 Harbor Brook, a county-owned drainage channel; and
- WHEREAS, the applicant is requesting a use variance to allow a barber shop and a small convenience store to operate in an existing building in a Residential, Class A zoning district; and
- WHEREAS, in 2013, the Board recommended No Position With Comment for Use Variance (Z-13-352) and Project Site Review (Z-13-357) referrals proposing to modify the subject building and site, change the type of business use, and add an additional residential unit; the proposed project was approved by the City in 2014 and a use variance was granted; and
- WHEREAS, the site is located in a residential neighborhood at the intersection of Park Avenue and Liberty Street, both city streets, directly across from Frazer Middle School in the City of Syracuse; and
- WHEREAS, the City of Syracuse is currently undertaking a comprehensive project to revise and modernize zoning in the City; according to the ReZone Syracuse draft zoning map dated June 2017, the proposed zoning for this lot is Mixed Used Urban Neighborhood (MX-1), which would act to “provide for a pedestrian-friendly mix of low- to medium-density residential and small-scale, low-impact nonresidential uses”; and
- WHEREAS, the submitted survey map dated November 22, 2013 shows the site to contain an existing two-and-a-half story frame building with a side, roofed porch and a small asphalt parking area, providing two parking spaces, at the southwest corner of the lot; aerial imagery shows existing sidewalks along both street frontages and an existing curb cut onto Park Avenue providing access to the parking area; additional parking is available on-street along Park Avenue and Liberty Street; and
- WHEREAS, per the submitted Variance Application, proposed uses for the existing building are a barber shop and convenience store to be located on the first floor; the Onondaga County Department of Finance Office of Real Property Services indicates that the building has two existing residential units, presumably on the second floor of the building; conversely, the application indicates that three residential units are available in the existing building; and
- WHEREAS, per the application, the previously approved use variance allowed for the applicant to establish two commercial units, including a day care center, on the first floor of the building; the day care center unit has been vacant for

three years and, as such, the applicant is requesting to modify the existing use variance to allow for a barber shop to replace the previously approved day care center use; and

WHEREAS, per the application, proposed hours of operation for the barber shop are Tuesday through Sunday 9am to 5pm with three employees on premises; the convenience store will have one employee on premises and operate Monday through Saturday 8am to 6pm and Sunday 8am to 2pm; and

WHEREAS, per the City of Syracuse zoning ordinance, commercial uses are not permitted in the Residential, Class A (RA) zoning district, requiring a variance for the proposed uses; based on the ReZone Syracuse Module 1 draft dated November 2016, general personal services (less than 1,500 sf) and general retail (less than 1,500 sf) are both permitted uses in the proposed MX-1 zoning district; and

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

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

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

WHEREAS, per the EAF Mapper, the project is within 2,000 feet of two sites in the New York State Department of Environmental Conservation (NYS DEC) Environmental Site Remediation database (734039, V00222); and

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

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



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: January 17, 2018

OCPB Case # Z-18-6

- 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 Village of Baldwinsville Planning Board at the request of North West Fire District for the property located at 117 Oswego 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 Oswego Street (Route 48), a state highway; and
- WHEREAS, the applicant is proposing to reconstruct an existing building for an Emergency Response Center on a 6.60-acre parcel in a Business (B-1) zoning district; and
- WHEREAS, in 2004, the Board recommended No Position for a Use Variance referral (Z-04-290) proposing to place two A-frame advertising signs (sidewalk signs) on a 16.5-acre parcel in the Village of Baldwinsville, a recently subdivided 6.6-acre portion of which is to be the location of the proposed fire station; and
- WHEREAS, the submitted Application for Site Development Plan Approval states the existing building is intended for an emergency response center for the North West Fire District, which will also provide fire truck and equipment storage, meeting space, and fire fighter training space; per the application, the existing building will be reconstructed and will be two stories (25' in height) with a ground floor area of 13,000 sf; and
- WHEREAS, the submitted Amended Resubdivision Map dated February 14, 2013 shows the 16.5-acre parcel has frontage on Smokeyhollow Road, a local road, and limited frontage on Oswego Street, a county road; the parcel is shown to contain an existing one-story concrete block building, a strip mall, at the rear of the lot, an existing one-story building at the southeast corner of the strip mall, an associated parking area, an existing access road onto Oswego Road to the south, and two driveways onto Smokeyhollow Road; the submitted Environmental Assessment Form (EAF) dated October 9, 2017 indicates that the proposed project includes a subdivision of the 16.5-acre parcel and transfer of ownership to the North West Fire District; the site for the proposed fire station appears to be proposed Lot 3 (6.6 acres) on the map and is presumably the land intended for transfer to the North West Fire District; the County Planning Board did not receive a referral for the proposed subdivision; and
- WHEREAS, the subject site is shown to contain the access road onto Oswego Road, the existing one-story building, and a front parking area; undeveloped lands are shown to cover the remainder of the subject site and abut several parcels containing Charles W. Baker High School, Durgee Junior High School, and Harry E Elden Elementary School to the rear; other surrounding land uses are single-family residential, apartments, and commercial; and



WHEREAS, the submitted Conceptual Site Plan dated December 7, 2017 shows the proposed fire station with heavy duty asphalt pavement on all sides of the building and a concrete apron (up to 10' wide) encircling most of the building; proposed parking includes 19 spaces for the public at the front of the building and 15 first responder spaces on the north and south sides of the building; a row of 11 parking spaces is shown on the subject site and labeled "shopping plaza parking spaces"; the adjacent parking lot appears to also serve the existing strip mall; and

WHEREAS, the Conceptual Site Plan indicates proposed routes for truck movements around the site and shows a 90' diameter turning area at the front of the fire station and a truck route at the rear of the fire station, including space for a 40' turning radius at either corner of the building and a connection to a first responder access route extending along the rear side of the strip mall and utilizing the existing north driveway onto Smokeyhollow Road; and

WHEREAS, per the EAF, proposed lighting for the project includes building-mounted lighting 20' high directing light over the site approximately 80' from occupied structures; the Conceptual Site Plan shows proposed light poles dispersed throughout the parking lot; and

WHEREAS, a proposed LED sign is shown in the Conceptual Site Plan to be located along the Oswego Street frontage and appears to be partially located in the State right-of-way; and

WHEREAS, per the Minutes of the Meeting of the Village Board of Trustees dated November 2, 2017, a resolution was passed exempting the proposed fire station from the zoning regulations of the Business (B-1) District in which it will be located and for which the proposed use is not generally permitted; and

WHEREAS, the site is served by public drinking water and sewers and is located in the Baldwinsville-Seneca Knolls Wastewater Treatment Plant service area; and

WHEREAS, the EAF indicates the site is substantially contiguous to the Oswego-Oneida Street Historic District which is listed on, or has been nominated by the NYS Board of Historic Preservation for inclusion on, the State or National Register of Historic Places; and

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

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

Per the New York State Department of Transportation, the proposed sign along Oswego Street will not be permitted in the State right-of-way. The sign must be relocated and reflected on a revised site plan prior to municipal approval.

The Board also offers the following comment(s):

1. The municipality is advised to ensure appropriate access agreements or easements are in place for any parking or driveways that will be shared by the adjacent strip mall and the proposed fire station.

2. The New York State Department of Transportation asks the applicant to contact the Department to provide additional information regarding the LED sign along Oswego Street. Per the Department, the proposed signage may be subject to specific requirements for illumination and electronic messaging, and the Village is advised to ensure any necessary approvals or permits are obtained prior to site plan approval.

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



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: January 17, 2018

OCPB Case # Z-18-7

- 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 THREE-MILE LIMIT from the City of Syracuse Planning Commission at the request of Howlett Hill Associates, LLC (Mike Bragman) for the property located at Howlett Hill Road & Limehill Drive; 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 Howlett Hill Road, a county highway, and Onondaga Road (Route 173), a state highway; and
- WHEREAS, the applicant is proposing to subdivide a 17.89-acre parcel into 19 new single-family residential lots in a Residential (R-1) zoning district; and
- WHEREAS, in 2017, the Board recommended Disapproval of the Preliminary Subdivision referral (S-17-5) relating to this 3-mile limit review; the Board indicated that the submitted subdivision plan did not reflect current FEMA floodplain boundaries and that the most recent boundaries showed the proposed lots to encroach significantly into the floodplain area; additional requirements and comments regarding traffic data, access to Howlett Hill Road, drainage data, vegetative buffering for Harbor Brook, and minimized exposure to damage from flooding were included in the Board's review of the project; the submitted Town of Onondaga Planning Board meeting minutes indicate that the preliminary plan was modified and approved on April 10, 2017; and
- WHEREAS, the site is located in a suburban fringe area west of Onondaga Community College, with road frontage on Howlett Hill Road, a county road, and limited frontage on Onondaga Road, a state roadway; surrounding land uses are primarily single-family residential, agriculture and vacant land; and
- WHEREAS, the submitted Final Plan for Hallinan Meadow dated April 24, 2017 shows 19 lots ranging from 0.48 to 2.19 acres each along a proposed road (Hallinan Drive) which leads to Howlett Hill Road to the south, directly across from the location of the Limehill Drive intersection, and intersects to the north with an extension of the existing November Lane from the subdivision to the west; any existing or proposed access onto Howlett Hill Road must meet the requirements of the Onondaga County Department of Transportation; and
- WHEREAS, Lots 1, 18 and 19 have frontage along Howlett Hill Road; Lot 19 does not have access to Hallinan Drive and would require driveway access to Howlett Hill Road as drawn, which is subject to review and permitting by the Onondaga County Department of Transportation; referral materials for the 2017 review of the preliminary plan, included a letter from the Onondaga County Department of Transportation dated May 8, 2015, which described permit requirements and approval for a single subdivision road; and
- WHEREAS, a tributary to Harbor Brook runs along the eastern portion of the property and adjacent lands are within the 100-year floodplain, including the narrow road

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frontage at Onondaga Road; the EAF Mapper indicates the Stream Classification to be Class C (T); no road or driveway access is shown nor will be permitted onto Onondaga Road; and

WHEREAS, the Final Plan includes the modifications from the previously reviewed Preliminary Plan for Hallinan Meadow dated May 3, 2016; the updated plan shows the 2016 FEMA 100-year floodplain boundaries, a decreased number of proposed lots (22 to 19 lots), proposed building envelopes, and a proposed conservation easement along Harbor Brook; and

WHEREAS, the Final Plan shows the floodplain encroaches significantly on Lots 11-12, 14-17, and 19, though the building envelopes are outside of the floodplain boundary; per the Final Plan, “proposed building envelopes are shown on each lot to indicate an area where the homes can be built without infringement on any floodplain and the exact configuration may vary per lot”; the Onondaga County Hazard Mitigation Plan has identified flooding as one of five primary natural hazards of local concern, with the potential to cause extensive threat to property and safety; buildings within the floodplain can negatively affect the free flow of nearby waterways and drainage and pose a safety threat, and building within a floodplain is therefore discouraged; and

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

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

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

WHEREAS, if the proposed project cumulatively disturbs one acre or more of land, it must be covered under the New York State SPDES II General Permit for Stormwater Discharges from Construction Activity, and the applicant must submit a Stormwater Pollution Prevention Plan (SWPPP) to the municipality and a Notice of Intent (NOI) to the Bureau of Water Permits; the proposed project is located within a designated Municipal Separate Storm Sewer System (MS4) municipality and the applicant must consult with the municipal engineer to ensure conformance with the municipality’s Storm Water Management Plan (SWMP) and submit a MS4 SWPPP Acceptance Form signed by the municipality to the Bureau of Water Permits; if the proposed project is located within the Onondaga Lake watershed the SWPPP must include Enhanced Phosphorus Removal design criteria from the NYS Stormwater Management Design Manual; and

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

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

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