



# Onondaga County Planning Board

January 21, 2015

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

<u>I. ATTENDANCE</u>	<u>STAFF PRESENT</u>	<u>GUESTS PRESENT</u>
<u>MEMBERS</u>		
Douglas Morris	Megan Costa	Bill Fisher
Daniel Cupoli	Gilly Cantor	William Lester
Robert Jokl		Allen Yager
Brian Donnelly		Andy Reeves
Robert Antonacci		

## II. CALL TO ORDER

The meeting was called to order at 11:00 AM on January 21, 2015

## III. MINUTES

Minutes from January 5, 2015 were submitted for approval. Daniel Cupoli made a motion to accept the minutes. Brian Donnelly seconded the motion. The votes were recorded as follows: Doug Morris - yes; Daniel Cupoli - yes; Brian Donnelly - yes; Robert Antonacci - yes.

TOWN OF LYSANDER DRAFT COMPREHENSIVE LAND USE PLAN PRESENTATION AND DISCUSSION  
Mr. William Lester, Town of Lysander Planning Board Chair and Chair of the Lysander Land Use Plan Update Committee, gave a brief presentation to the Onondaga County Planning Board members regarding the draft Town of Lysander Comprehensive Land Use Plan, which the Board will be reviewing at its upcoming February 11, 2015 meeting. A copy of the Powerpoint presentation given by Mr. Lester, as well as a summary of subsequent questions and discussion, are attached.

## IV. ACTIONS ON GML SECTION 239 REFERRALS

### Summary

S-15-1	No Position	S-15-2	Disapproval	S-15-3	Modification
S-15-4	Modification	S-15-5	Modification	Z-15-1	Approval
Z-15-10	Modification	Z-15-11	Modification	Z-15-12	No Position With Comment
Z-15-13	Modification	Z-15-14	No Position With Comment	Z-15-15	No Position With Comment
Z-15-16	Modification	Z-15-17	Modification	Z-15-18	Modification
Z-15-19	Modification	Z-15-2	Modification	Z-15-20	No Position With Comment
Z-15-3	No Position	Z-15-4	No Position	Z-15-5	No Position With Comment
Z-15-6	No Position With Comment	Z-15-7	Modification	Z-15-8	Modification
Z-15-9	Modification				



Joanne M. Mahoney  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## **TOWN OF LYSANDER DRAFT COMPREHENSIVE LAND USE PLAN PRESENTATION AND DISCUSSION**

Attachment to the Meeting Minutes of the Onondaga County Planning Board Meeting – January 21, 2015

Megan Costa informed the Board it would be reviewing the Town of Lysander Comprehensive Land Use Plan update at its February 11, 2015 meeting, and representatives of the Town, Mr. William Lester, Planning Board Chair and Plan Committee Chair, Allen Yager, Town Engineer, and Andrew Reeves, Town Board Member, are present to give a presentation on the plan and answer any questions of the Board. Ms. Costa noted that SOCPA has been working with the committee on the plan update for the past year, and commends their significant research and time put forth in the creation of the plan.

Mr. Lester gave a brief Powerpoint presentation on the plan and process. (slides attached) Following the presentation, Mr. Lester and Mr. Yager fielded questions from the Board and Mr. Fisher, an attendee at the meeting. The following is a summary of discussion items, by topic:

### Water/Wastewater

A Board member asked the Town representatives to elaborate on plans for wastewater conveyance on the Cold Springs Peninsula.

The Town Engineer explained that the existing development on the Peninsula is located downhill from the Baldwinsville-Seneca Knolls Wastewater Treatment Plant. Potentially, a new pump station could be installed at a lower gradient, and homes that are down gradient from the pump station would require grinder pumps, which could be costly.

A Board member noted an increase in projects on undersized riverfront lots on septic seeking to expand the size/use of residences.

The Town Engineer explained that the soils in the area are generally not well-suited to septic systems, though many riverfront parcels currently have them. It was further noted that a number of subdivisions on the Peninsula also have dry sewers in place.

The Town representatives explained that the plan prohibits new septic systems within 500 feet of the flood plain and requires new builds to tie into sewers. At this time, there is no official estimate of how many lots would require sewer connections. The plan discourages AR-40 development but it is still allowable, in which case septic would be considered given the larger lot size.

The Town also noted that Palmer Elementary School has plans to upgrade their septic system for a quarter of a million dollars, which could potentially be used towards sewer improvements instead.

A Board member inquired as to the likelihood that an increase in development activity might occur in Jack's Reef, noting its location outside the sanitary district but now having public water connections. The Town representatives noted the limited room for septic systems and the saturated sand type soils there.

John H. Mulroy Civic Center, 421 Montgomery Street, 11<sup>th</sup> Floor, Syracuse, NY 13202

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# Onondaga County Planning Board

## Roads

A Board member inquired about the location of the proposed Incentive Zoning Overlay.

The Town noted that the 1,000-foot Conservation Easement adjacent to New York State Route 370 is proposed to protect viewsheds and farm lands in this area and may preclude connections to Route 370. It was suggested that there would be pressure by developers to connect to Route 370 due to increased traffic on Hayes Road, and the Town noted that one developer already wants access. The Town expressed that the conservation easement language in the plan is flexible enough to allow proposed connections to Route 370 with the potential for an offset of open space outside the conservation easement.

The Town explained that any AR-40 development would be on privately maintained roadways, a result of analysis done on the life cycle costs of maintaining subdivision roads of varying densities. The analysis found that one-acre lots do not pay for themselves by subdivision residents alone.

## Costs

The Town stated that the goal of the Incentive Zoning is to replace the TDR for developers to help the Town field the costs of traffic mitigation, wastewater infrastructure, and open land conservation.

Concerns were raised about whether developers would be willing to pay for dry sewer connections, a pump station, and grinder pumps necessary to foster dense development on the Peninsula, traffic mitigation, and parks and open space projects. It was established that there has not been an extensive analysis of long-term costs of the proposed development, related infrastructure investments, and the impact on taxes for existing town residents.

The Town noted the potential for cost-sharing of desired infrastructure expansion through the pursuit of grant money.

A question was posed as to the potential benefits and costs to the school district, and whether the district has been involved in the planning process. The Town responded that enrollment has fallen by approximately 1,000 students. More development has potential to increase the overall tax revenue. The Town expressed that financial forecasting is the responsibility of the school district.

Asked about the Whispering Oaks area, where a failing community septic system prompted a recent sewer extension project, the Town Engineer noted that property surrounding Whispering Oaks has been included in the Incentive Zoning Overlay as a means to potentially offset the bond payments being borne by existing residents for the extension of infrastructure in that area.

A Board member asked if the Incentive Zoning Overlay is being used elsewhere. The Town responded that there are other examples of Incentive Zoning in New York State. The committee looked at Pittsford, Colonie, Canandaigua, and other locations.

Mr. Lester thanked SOCPA for its participation in the planning process. Ms. Costa commended thanked the representatives from the Town for their hard work on the plan and for presenting to the Onondaga County Planning Board. Ms. Costa shared a working draft of SOCPAs staff report to the Board members present and the Town of Lysander representatives, for their information.

**Lysander 2015 Comprehensive  
Land Use Plan**

**Thanks Onondaga County!**

**Without the outstanding  
cooperation of so many County Staff  
members we would not be on the  
verge of adopting this sustainable  
and environmentally conscious Land  
Use Plan**

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**Lysander 2015 Comprehensive  
Land Use Plan**

**We hope this presentation will  
address any questions you may  
have. If not we can discuss any  
remaining questions/comments  
following this presentation**

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**The Team**

**Fred Allen**

Electrical Engineer by training (GE early in career) raises over 750,000 turkeys for Plainville, Chairs the Town Planning Board, very familiar with town policy especially related to land use.

**Mike Bischoff**

Village resident involved in village real estate, permitting, zoning etc.

**Mario D'Arrigo**

Attorney Developer with significant local Land Use Planning background

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### The Team

**B. Dean Johnson**

Architect in private practice over the past 20+ years, serves on the Village's Architectural Review Board

**Hugh Kimball**

CPA with more than 12 years of consistent attendance at Town Board, ZBA meetings. Currently serves as Town Planning Board deputy chair

**Andy Reeves**

Town Board, Farmer with significant Facilities experience, is very familiar with town policies and procedures

**Bill Lester Chairman**

Retired O'Brien & Gere Chief Engineer. Member of Town Planning Board and Secretary of the Radisson Board of Directors

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### The Charter

- Review and update the Town's 23 year old Comprehensive Plan
- Seek input from the community
- Reach out to neighboring towns and the county
- Seek means to promote the Town's many assets

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### The Charter

- Conduct open meetings encouraging public participation
- Work with the local press to encourage public participation
- Develop strong relationships with Public and Private agencies

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**Strong Relationships Built**

- Syracuse/Onondaga County Planning Agency (SOCPA)
- Syracuse Metropolitan Transportation Council (SMTC)
- County Health Dept.
- County Dept. of Water Environment Protection (WEP)

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**Strong Relationships Built**

- Onondaga County Water Authority (OCWA)
- Onondaga County Industrial Development Agency (OCIDA)
- Onondaga County Dept. of Transportation
- CNY METRO
- NYS DEC
- NYS DOT

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**Strong Relationships Built**

- The Village of Baldwinsville
- The Town of Van Buren
- The Baldwinsville Central School District
- Radisson & Timber Banks PUDS

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Public Input  
Ranked in order of most to least important actions over the next 5 years

Retain Agricultural Land	1
Retain Open Space	2
Improved Traffic Flow	3
More access to Waterways	4
More Industry	5
More Parks & Recreation	6
More Retail	7
More Dining	8
Homes on 1 acre lots	9
More Bus Service	10
Park & Ride	11
More single Family Homes	12
Homes On smaller lots	13
Lite Rail	14
More Planned Unit Development such as Radisson & Timber Banks	15
More Multi Family Homes	16

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Public Input  
Features of the Town which sets it apart from all others

Seneca & Oswego Rivers	1
Education	2
Canal	3
Open Space	4
Agricultural Resources	5
Parks & Recreation	6
Cross Lake	7
Residential Areas	8
Dining Facilities	9
Tourism	10
Industry	11
Public Infrastructure	12
Transportation	13

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**What are the Impediments to development**

- 1) The perception that the local roadway system can not handle more traffic
  - Primarily on the Cold Springs Peninsula and
  - The Village's Four Corners
- 2) The lack of sewers and sewage treatment capacity
- 3) Transfer of Development Rights Program is not functional

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**How will the Plan overcome the Traffic Impediments**

- The team along with the Town Engineer sought and was provided a \$40,000 Traffic Study conducted by SMTC which shows that relatively minor corrections may be warranted at some point out toward the year 2050
  - Mostly Traffic Signals at various intersections on the Peninsula
  - The addition of Turn Lanes at some intersections
    - Turn Lanes are already in the NYSDOT TIPS for 370 @ John Glenn

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**How will the Plan overcome the Traffic Impediments**

- Existing Roadways:
- [Road Ownership.pdf](#)

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**How will the Plan overcome the Wastewater Impediments**

- The team continues to work with the County Department of Water Environment Protection (WEP)
- The Plan puts in place An Incentive Zoning (IZ) Option to provide for Sewer extensions and Capacity increases in exchange for allowing higher density development in specific areas currently Zoned AR-40

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**How will the Plan overcome the Wastewater Impediments**

- Even after the CLUP is adopted the Town must continue to work with the County Department of Water Environment Protection (WEP)
- [Wastewater.pdf](#)
- [residential year built.pdf](#)
- [Septic Suitability.pdf](#)

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**How will the Plan replace the TDR**

- Put in place incentives making it possible to develop Land Use in ways to advance the needed improvements
- To retain Farm Land put in place "Conservation Easements" and Incorporate Agricultural Districts (Agri-Business/Agri-Tourism)

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**How will the Plan replace the TDR**

- Conduct a study whose goal would be the production of a "Town of Lysander Agriculture and Farmland Protection Plan". Goals are enumerated in the CLUP

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How will the Plan replace the TDR

- Significant acreage on both sides of Route 370 on the Cold Springs Peninsula need not depend on the results of such study since they have, for many years, proven to be very productive and are perhaps the most visible farm land in the entire community if not the whole county, even to the point of demonstrating the benefits of agribusiness including agritourism attracting visitors to the orchards and berry fields.

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How will the Plan replace the TDR

- In keeping with the community's strong desire to retain such farm land it is recommended that major portions of these farm lands immediately adjacent to 370 be preserved through the use of Conservation Easements, the continuation of the NYS Agricultural District which already exists to the Northeast of 370 and the creation of a new NYS Agricultural District to the Southwest of 370.

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How will the Plan replace the TDR

Residential development to the Northeast and Southwest of these lands shall be allowed at an increased density through the application of the incentive zoning process which would exchange increased density allowance for the developer's agreement to provide sewer extensions and appropriate Buffers between the farm land and the residences

[Suggested IZ parcels \(2\).pdf](#)

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How does the Plan address Public Input

- Incorporate Conservation Easements/Agricultural Districts to accomplish the Public's number one goal
- For number 2 goal; In addition to the Open Space already protected (Beaver Lake & Three Rivers wildlife Management Preserve) The Plan Provides for Leaving wetlands in their natural state to create natural view sheds. Wetlands can also serve as a buffer between different types of development projects or uses. [370.jpg](#)

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How does the Plan address Public Input

- For number two goal ; in addition to leaving wetlands in their natural state:
  - The Plan protects Flowage Easements, Steep Slopes , Wood Lands and Flood Plains

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How does the Plan address Public Input

- All other goals will follow as development occurs, for example:
- Traffic signals and turn lanes can help improve flow but will only be required if development is allowed
- Increased development density can occur if:
  - Sewers are provided
  - Existing roadways improved
  - Park(s) and/or interconnecting walkways are provided
- Demand for waterway access will prompt such development.

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How does the Plan address Public Input

- The Plan's provision of sewers in areas already over taxed by poorly functioning septic systems can only improve our chances of restoring Seneca River water quality.

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How does the Plan address Public Input

- In addition to the preceding we have looked at the Abandoned Oil Tanks within sight of The Dinner Cruise Dock on the Seneca River and suspect that through some creative thought we might be able to encourage an attractive Waterfront Development.

- Who will pay for this?

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How does the Plan address Public Input

**That's where IZ comes in**

- The Plan calls for more detailed fiscal analysis as the Town coordinates with those seeking development approvals
- Must consider the long term expense not just the current cost

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**How does the Plan address Public Input**

- Developers are looking to increase density beyond what is allowed in the AR-40 Zone
- The Town, County and State are looking for ways to improve the Environment (Seneca River), Traffic Flow and most importantly the Quality of Life
- **Exchanging one for the other to benefit the community as a whole makes a great deal of sense.**

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**Questions/Comments**

Thanks for your continued assistance in developing this Comprehensive Land Use Plan  
At this time we will address your comments and questions

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JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: January 21, 2015

OCPB Case # S-15-1

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a PRELIMINARY SUBDIVISION from the Village of Jordan Planning Board at the request of Mr. & Mrs. Mark Fietta for the property located at 97 South Hamilton 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 Hamilton Road, a county road, and the municipal boundary between the Village of Jordan and the Town of Elbridge; and
- WHEREAS, the applicant is proposing to subdivide a 39.143-acre parcel into two new lots, Lot 1 (23.837 acres) and Lot 2 (15.306 acres), in a Single-Family Residential (RA) zoning district; and
- WHEREAS, per current tax maps, the site appears to be two separate parcels (16.04 acres and 24.52 acres); and
- WHEREAS, the Preliminary Plat dated January 3, 2015 shows an existing one-story log cabin house, metal barn, shed, and cultivated fields on proposed Lot 1, and two barns and a shed on proposed Lot 2; aerial photography shows the remainder of the land to contain wooded areas and additional farmland; and
- WHEREAS, the plat shows proposed Lot 1 with frontage and one existing asphalt driveway on South Hamilton Road, which must meet the requirements of the Onondaga County Department of Transportation; the plat further shows proposed Lot 2 with frontage on South Hamilton Road and South Main Street, a local road, and two gravel driveways on South Main Street; and
- WHEREAS, the plan shows an existing pond and wetland area on proposed Lot 2 per U.S. Fish and Wildlife Service National Wetland Inventory Maps, and the Environmental Assessment Form dated January 6, 2015 notes the site contains wetlands or other regulated waterbodies; aerial photography shows the reastern boundary of the site is located near Skaneateles Creek; per the U.S. Army Corps of Engineers, National Wetland Inventory Maps may not be used to confirm the presence/absence of federal wetlands on a given parcel of land; and
- WHEREAS, the New York State Department of Environmental Conservation Environmental Assessment Form Mapper indicates that the site is located near the Jordan Village Historic District, which is listed on the National Register of Historic Places; and
- WHEREAS, the site is served by public water and septic and is located outside the Onondaga County Sanitary District; and
- WHEREAS, the Onondaga County Agricultural District map shows the 16-acre parcel portion of the site is located in New York State Agricultural District 3; aerial photography shows is located near other farmed properties; and

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

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

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



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: January 21, 2015

OCPB Case # S-15-2

- 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 Lysander Planning Board at the request of Dean Cummins for the property located at Plainville Road and Gates 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 Plainville Road, a county road; and
- WHEREAS, the applicant is proposing to subdivide a 38-acre parcel containing an inactive poultry farm in order to convert a resulting 5.88-acre lot into a single-family residence in an Agricultural (A) zoning district; and
- WHEREAS, the Preliminary Plan dated November 24, 2014 shows proposed Lot 1 contains an existing office building, museum, and associated parking lots, and the Remaining Lands to contain a number of metal barns and buildings; the plan further shows 0.31 acres of land from proposed Lot 1 to be added to an adjacent parcel to the north; no demolition or site plans for proposed Lot 1 were included with the referral; the Town is advised to number the lot currently labeled as Remaining Lands; and
- WHEREAS, the site is located along Plainville Road, a county road, with the Remaining Lands having additional frontage on Gates Road, a local road; the office on proposed Lot 1 is currently served by an existing driveway located on the Remaining Lands, which has additional access to Plainville Road, per aerial photography; and
- WHEREAS, any existing or proposed access to Plainville Road must meet the requirements of the Onondaga County Department of Transportation, and the applicant is required to obtain a permit for any proposed driveways and prior to any proposed work within a county road right-of-way; and
- WHEREAS, the New York State Department of Environmental Conservation Environmental Assessment Form Mapper indicates that land adjoining the site contains wetlands or other regulated waterbodies, the site is located over or immediately adjoining primary and principal aquifers, and 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, the EAF Mapper further notes the site of the proposed action contains a species of animal, or associated habitats, listed by the state or federal government as threatened or endangered; a permit may be required from the New York State Department of Environmental Conservation (NYS DEC) if the species is listed as endangered or threatened and the NYS DEC determines that the project may be harmful to the species or its habitat; and
- WHEREAS, the Environmental Assessment Form dated December 1, 2014 notes that the site is served by a private well and subsurface sewage disposal; per the



Onondaga County Health Department, structures on both proposed lots are served by a single septic system located on proposed Lot 1 as well as a single water source; and

WHEREAS, the Onondaga County Agricultural District map shows the site is located in New York State Agricultural District 3; aerial photography shows the site contains agricultural land and is adjacent to farmed and residential properties; and

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

Onondaga County Health Department records show that structures on both proposed lots (Lot 1 and the remaining lands) are served by a single septic system located on proposed Lot 1 as well as a single water source. It is illegal to service more than one parcel with a common private sewage or water system. Provisions for legal sewage disposal and water systems must be provided for each lot prior to Department endorsement of the subdivision plan.

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



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: January 21, 2015

OCPB Case # S-15-3

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a FINAL SUBDIVISION from the Town of Lysander Planning Board at the request of John Coniber for the property located at 7399 Cross Lake 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 Cross Lake Road, a county road; and
- WHEREAS, the applicant is proposing to subdivide a 66.49-acre parcel into two new lots, Lot 1 (34.1 acres) and Lot 2 (32.39 acres), in an Agricultural (A) zoning district; and
- WHEREAS, the Simple Subdivision Plan dated April 21, 2014 shows an existing frame house, frame building, and foundation remains on proposed Lot 1, and a shed on proposed Lot 2; per the referral materials, 25 acres of the overall site is active farmland, the remainder is wooded, and no new structures are proposed; and
- WHEREAS, the plan shows both proposed lots with frontage on Cross Lake Road, a county road, and an existing driveway on Cross Lake Road serving the house on proposed Lot 1; any existing or proposed access to Cross Lake Road must meet the requirements of the Onondaga County Department of Transportation; and
- WHEREAS, the plan shows the site with frontage on Cross Lake, and shows the approximate location of the 100-year flood limit per Flood Insurance Rate Maps; 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 plan shows the approximate location of federal wetlands per National Wetland Inventory Maps, and the Environmental Assessment Form dated October 9, 2014 notes the presence of wetlands or other regulated waterbodies on site; per the U.S. Army Corps of Engineers, National Wetland Inventory Maps may not be used to confirm the presence/absence of federal wetlands on a given parcel of land; and
- WHEREAS, the EAF further notes the site is located in an archeological sensitive area and contains a species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered; and
- WHEREAS, per the EAF, as of December 18, 2014, the Lysander Planning Board determined that the proposed action will not result in any significant adverse environmental impacts; and
- WHEREAS, the EAF states that no new water or wastewater services are proposed, and the

plan states proposed Lot 2 is not a residential building lot and individual sewage disposal plans must be approved by the Onondaga County Health Department prior to conversion to a residential building lot and issuance of a building permit; and

WHEREAS, the Onondaga County Agricultural District map shows the site is located in New York State Agricultural District 3; aerial photography shows the site contains agricultural land and is adjacent to farmed properties; 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 Onondaga County Department of Transportation, access to Cross Lake Road will be determined by the availability of sight distance, and the applicant is required to obtain a permit for any proposed driveways and prior to any proposed work within a county road right-of-way.

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



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: January 21, 2015

OCPB Case # S-15-4

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 & FINAL SUBDIVISION from the Town of Cicero Planning Board at the request of Widewaters Country Squire II Co. for the property located at 7980 Brewerton 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 Brewerton Road (U.S. Route 11), a state highway, and Caughdenoy Road, a county road; and

WHEREAS, the applicant is proposing to subdivide a vacant 1.75-acre parcel into two new lots in a General Commercial (GC) zoning district in order to construct two restaurants on the resulting lots (Dairy Queen Grill & Chill and future tenant); and

WHEREAS, the Board is concurrently reviewing a Site Plan referral (Z-15-13) for this project; and

WHEREAS, the Board previously recommended Modification of a Site Plan referral (Z-14-103) for a Panda Express restaurant and Modification of a Site Plan referral for a bank (Z-10-278) on a nearby outparcel for the plaza, citing traffic, drainage, lighting, and signage concerns, and a recommendation that the Town review the original full buildout analysis along this portion of Route 11; and

WHEREAS, the Layout Plan dated December 29, 2014 shows proposed Lot A (1.05 acres) to contain the proposed Dairy Queen Grill & Chill with drive-thru and covered patio (2,612 square feet) and 49 parking spaces, and proposed Lot B (0.70 acres) to contain a proposed restaurant (2,200 square feet) and 44 parking spaces; and

WHEREAS, the plan shows the site with frontage and one right-in/right-out only driveway on Brewerton Road to replace two unused, existing driveways on Brewerton Road, and a full driveway onto the internal access road which serves the Country Squire Plaza and accesses Brewerton Road further south opposite Caughdenoy Road at a signalized intersection; any existing or proposed access to Brewerton Road must meet the requirements of the New York State Department of Transportation; and

WHEREAS, the site plan shows both buildings are surrounded by parking and drive lanes, and the parcels include minimal green spaces, landscape islands, or screening of parking; buildings are set at an angle and are approximately 100 feet (50 feet required) from Brewerton Road; and

WHEREAS, signage plans include a single backlit monument sign (12' x 6') for both buildings at the front of the parcel, as well as several ground-mounted backlit directional signs, drive-thru signage, and building signage on three facades (up to 66" x 133" on the front face of the Dairy Queen building); a LED double

strand of lighting is shown to surround portions of the Dairy Queen building; signage details for the other building were not provided; and

WHEREAS, the Environmental Assessment Form dated December 26, 2014 notes the front half of the site will drain towards the New York State Department of Transportation existing storm sewer system along Route 11, and the back half of the site will drain towards the existing stormwater mitigation system for the existing retail plaza; and

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

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

WHEREAS, the EAF states "one building on the site was formerly a dry cleaners and the remediation was addressed and has since been closed out by the NYSDEC"; and

WHEREAS, the site has access to public water and sewer and is located in the Oak Orchard Wastewater Treatment Plant and Davis Road Pump Station service areas; per the Onondaga County Department of Water Environment Protection, the project shall comply with Local Law #1 of 2011 - A Local Law Establishing a Program to Promote Capacity Management, Maintenance and Operation of the Public Sewers and Related Purposes, where applicable; information regarding this law is available at [www.ongov.net/wep/uselaws.html](http://www.ongov.net/wep/uselaws.html); and

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

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

1. Per the New York State Department of Transportation, the Town must verify that this use is consistent with full build traffic expectations at the time of the Country Squire Plaza subdivision. Copies of any studies or data submitted to the New York State Department of Transportation must also be submitted to the Onondaga County Department of Transportation for review.

2. Town approval shall be contingent upon the applicant submitting a drainage report to verify to the New York State Department of Transportation that the proposed development would not create additional stormwater runoff into the state's drainage system. If additional runoff is created, the applicant shall be required to submit a mitigation plan to the New York State Department of Transportation for approval and implement any mitigation required.

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

4. Town approval shall be contingent upon approval of the lighting plan by the Town Engineer to ensure that no glare or spillover is allowed onto adjacent properties and state and county rights-of-way.

The Board offers the following comments:

1. Per the Onondaga County Department of Water Environment Protection, to ensure continued economic growth in Clay, Cicero, and the village of North Syracuse, restrictions at the Oak Orchard Treatment Plant shall be avoided through the creation and coordination of a sanitary discharge allocation plan by these municipalities.

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

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 Board reiterates its prior recommendations (from referrals Z-14-103 and Z-10-278) that the Town continue planning for remaining developable lands along this portion of Route 11, "in order to: anticipate and plan for the appropriate layout of parcels, buildings and parking; consider potential environmentally sensitive areas; and plan for a parallel interior public road network between Route 11 and Route 81 to connect adjacent developments and relieve traffic congestion and protect neighborhood character."

5. The Board encourages the Town and applicant to consider reducing the quantity and scale of the proposed signage for the site.

6. The applicant and Town should consider installation of sidewalks along Brewerton Road, and between Brewerton Road and the proposed buildings.

7. The Board encourages additional landscaping and screening of parking lots, consider shared parking and/or a reduction in the total number of parking spaces required, and consider orienting the building face to be parallel with Brewerton Road.

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



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: January 21, 2015

OCPB Case # S-15-5

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 & FINAL SUBDIVISION from the Town of Cicero Planning Board at the request of Robert Popyk for the property located at 9290 Brewerton 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 Brewerton Road (U.S. Route 11), a state highway, and Mud Mill Road, a county road; and

WHEREAS, the applicant is proposing to subdivide a 9.727-acre parcel into two new lots in a General Commercial (GC) zoning district; and

WHEREAS, the Preliminary/Final Plan dated November 18, 2014 shows proposed Lot No. 1 (1 acre) to contain an existing frame house, and proposed Lot No. 2 (8.73 acres) to be vacant; no proposed changes are shown; and

WHEREAS, the plan shows proposed Lot No. 1 has frontage and an existing driveway on Brewerton Road, which is labeled to be part asphalt and part gravel; any existing or proposed access to Brewerton Road must meet the requirements of the New York State Department of Transportation; the plan further shows proposed Lot No. 2 with frontage on Brewerton Road and Mud Mill Road; no existing or proposed access is shown; and

WHEREAS, the plan shows a 30' New York State Permanent Drainage Easement running east/west across proposed Lot No. 2; and

WHEREAS, the Environmental Assessment Form dated December 18, 2014 notes the site is located in an archaeological sensitive area and contains a species of animal, or associated habitats, listed by the state or federal government as threatened or endangered; and

WHEREAS, the site is served by public water and private septic, and is located in the Brewerton Wastewater Treatment Plant service area; the Onondaga County Health Department must formally accept or approve, respectively, any existing or proposed septic system to service proposed Lot No. 1 prior to Department endorsement of this subdivision plan; and

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

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

1. Per the Onondaga County Department of Transportation, no access to Mud Mill Road will be permitted.
2. The Onondaga County Health Department must formally accept or approve,



respectively, any existing or proposed septic system to service proposed Lot No. 1 prior to Department endorsement of this subdivision plan.

The Board also offers the following comment:

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

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



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: January 21, 2015

OCPB Case # Z-15-1

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a LOCAL LAW from the Town of Skaneateles Town Board at the request of Town of Skaneateles for the property located Townwide; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the adoption or amendment of a zoning ordinance or local law; and
- WHEREAS, the applicant is proposing to amend a recently submitted local law revising the sign ordinance and zoning definitions in the Town Code to incorporate input from the Planning Board and Zoning Board of Appeals; and
- WHEREAS, the Board recently offered No Position on a Local Law referral (Z-14-336) to move the ordinance on signs to a new location within the zoning chapter of Town Code and to revise and add certain definitions within the zoning chapter; and
- WHEREAS, per a resolution introducing the local law, the Town Board wishes to withdraw the previous local law and introduce an updated version which incorporates changes proposed by the Planning and Zoning Boards; and
- WHEREAS, per the suggested modifications, the proposed changes are only to the sign chapter and pertain to the distribution of sign area on signs identifying business within the multi-business complex, the removal of preexisting nonconforming signs after a change in use, and the proximity of temporary political signs to roads; and

NOW THEREFORE BE IT RESOLVED, that the Onondaga County Planning Board recommends that said application be APPROVED.

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



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: January 21, 2015

OCPB Case # Z-15-10

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Salina Planning Board at the request of Prima Terra Partnership for the property located at 1305 Buckley Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Buckley Road and Seventh North Street, both county roads, and the New York State Thruway, a state highway; and
- WHEREAS, the applicant is proposing to demolish an existing hotel (Ramada Inn) and construct a new 5-story 124-room hotel in its place (Hampton Inn & Suites) on two parcels totaling 8.14 acres in a Planned Commercial (C-3) zoning district; and
- WHEREAS, the Board is concurrently reviewing an Area Variance referral (Z-15-11) for this project; an area variance is required for the height of the proposed hotel building (75' proposed, 30' are allowed); and
- WHEREAS, the Board previously offered No Position on a Site Plan referral (Z-06-421) for the construction of the Ramada Inn; and
- WHEREAS, the Preliminary Site Plan dated January 7, 2015 shows the larger subject parcel to contain the proposed hotel (15,600 square feet) with proposed banquet room/meeting space (3,200 square feet), and an existing pool enclosure to remain (3,200 square feet), as well as an existing restaurant (Flat Iron Grill) on the smaller tax parcel and 384 parking spaces shown across both tax parcels; the footprint of the existing Ramada Hotel to be demolished is also shown; and
- WHEREAS, the plan shows the site has frontage on New York State Thruway, Buckley Road, and Elmwood Davis Road, a local road; there are two adjacent existing driveways on Buckley Road which the plan shows are proposed to be consolidated into one median-separated driveway, as well as an existing driveway on Elmwood Davis Road and a proposed additional entrance to the site off Elmwood Davis Road; any existing or proposed access to Buckley Road must meet the requirements of the Onondaga County Department of Transportation; and
- WHEREAS, the Environmental Assessment Form dated January 6, 2015 notes 6.1 acres will be physically disturbed and states "stormwater to be managed on-site using NYSDEC Stormwater Management Practices (SMPs) and then discharged into the Town of Salina (MS4) System" with stormwater management areas totaling 0.2 acres; the plan shows two proposed detention basins with tentative sizes and locations, as well as several drainage easements on site; and
- WHEREAS, the proposed project may disturb one acre or more of land and must be

covered under the New York State SPDES II General Permit for Stormwater Discharges from Construction Activity (GP-0-10-001) and the applicant must submit a Stormwater Pollution Prevention Plan (SWPPP) to the municipality and a Notice of Intent (NOI) to the DEC Bureau of Water Permits; the proposed project is located within a designated Municipal Separate Storm Sewer System (MS4) municipality, and the applicant must consult with the municipal engineer to ensure conformance of construction plans with the municipality's Storm Water Management Plan (SWMP) and submit a MS4 SWPPP Acceptance Form signed by the municipality to the New York State Department of Environmental Conservation Bureau of Water Permits; 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 EAF notes the site is located in an archaeological sensitive area; the New York State Department of Environmental Conservation Environmental Assessment Form Mapper further indicates that the site is located over, or immediately adjoining, primary and principal aquifers; and

WHEREAS, the site is served by public water and sewer and is located in the Metropolitan Wastewater Treatment Plant and Ley Creek Pump Station service areas; the plan shows a 35' Onondaga County Water District easement on site along the Thruway frontage, and a sanitary and drainage right-of-way in the southern corner of the site; 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); and

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

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

1. Per the New York State Thruway Authority, the drainage plan and site lighting plan for the site must be submitted to the Thruway Authority for review.
2. Per the New York State Thruway Authority, the developer is required to install head-light screening to protect Thruway patrons from vehicle head-lights.
3. Per the New York State Thruway Authority, any signage or ad devices need to comply with Thruway rules and restrictions. A permit may be required. The

developer must contact the Thruway Authority (Sharon Schultz) at 315-438-2324 for information.

4. The Onondaga County 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 first 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.

5. Per the Onondaga County Department of Transportation, no dual exit lanes will be permitted and signage may not obstruct sight distance. The applicant is required to obtain a permit from the Department prior to any proposed work within a county road right-of-way.

6. The municipality must submit a copy of the Storm Water Pollution Prevention Plan (SWPPP) and/or any drainage reports or studies to the Onondaga County Department of Transportation early in the planning process for approval and complete any appropriate mitigation as may be determined by the Department.

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

The Board also offers the following comments:

1. The Onondaga County Department of Water Environment Protection asks that the applicant contact the Department at (315) 435-6820 early in the planning process to determine sewer availability and capacity.

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

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.

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



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: January 21, 2015

OCPB Case # Z-15-11

- 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 AREA VARIANCE from the Town of Salina Zoning Board of Appeals at the request of Prima Terra Partnership for the property located at 1305 Buckley Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the granting of use or area variances and the site is located within 500 feet of Buckley Road and Seventh North Street, both county roads, and the New York State Thruway, a state highway; and
- WHEREAS, the applicant is requesting an area variance to demolish an existing hotel and construct a new 5-story 124-room hotel in its place on two parcels totaling 8.14 acres in a Planned Commercial (C-3) zoning district; and
- WHEREAS, the Board is concurrently reviewing a Site Plan referral (Z-15-10) for this project; and
- WHEREAS, the Board previously offered No Position on a Site Plan referral (Z-06-421) for the construction of the Ramada Inn; and
- WHEREAS, an area variance is required for the height of the proposed hotel building (75' proposed, 30' are allowed); and
- WHEREAS, the Preliminary Site Plan dated January 7, 2015 shows the larger subject parcel to contain the proposed hotel (15,600 square feet) with proposed banquet room/meeting space (3,200 square feet), and an existing pool enclosure to remain (3,200 square feet), as well as an existing restaurant (Flat Iron Grill) on the smaller tax parcel and 384 parking spaces shown across both tax parcels; the footprint of the existing Ramada Hotel to be demolished is also shown; and
- WHEREAS, the plan shows the site has frontage on New York State Thruway, Buckley Road, and Elmwood Davis Road, a local road; there are two adjacent existing driveways on Buckley Road which the plan shows are proposed to be consolidated into one median-separated driveway, as well as an existing driveway on Elmwood Davis Road and a proposed additional entrance to the site off Elmwood Davis Road; any existing or proposed access to Buckley Road must meet the requirements of the Onondaga County Department of Transportation; and
- WHEREAS, the Environmental Assessment Form dated January 6, 2015 notes 6.1 acres will be physically disturbed and states "stormwater to be managed on-site using NYSDEC Stormwater Management Practices (SMPs) and then discharged into the Town of Salina (MS4) System" with stormwater management areas totaling 0.2 acres; the plan shows two proposed detention basins with tentative sizes and locations, as well as several drainage easements on site; and
- WHEREAS, the proposed project may disturb one acre or more of land and must be

covered under the New York State SPDES II General Permit for Stormwater Discharges from Construction Activity (GP-0-10-001) and the applicant must submit a Stormwater Pollution Prevention Plan (SWPPP) to the municipality and a Notice of Intent (NOI) to the DEC Bureau of Water Permits; the proposed project is located within a designated Municipal Separate Storm Sewer System (MS4) municipality, and the applicant must consult with the municipal engineer to ensure conformance of construction plans with the municipality's Storm Water Management Plan (SWMP) and submit a MS4 SWPPP Acceptance Form signed by the municipality to the New York State Department of Environmental Conservation Bureau of Water Permits; 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 EAF notes the site is located in an archaeological sensitive area; the New York State Department of Environmental Conservation Environmental Assessment Form Mapper further indicates that the site is located over, or immediately adjoining, primary and principal aquifers; and

WHEREAS, the site is served by public water and sewer and is located in the Metropolitan Wastewater Treatment Plant and Ley Creek Pump Station service areas; the plan shows a 35' Onondaga County Water District easement on site along the Thruway frontage, and a sanitary and drainage right-of-way in the southern corner of the site; 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); and

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

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

1. Per the New York State Thruway Authority, the drainage plan and site lighting plan for the site must be submitted to the Thruway Authority for review.
2. Per the New York State Thruway Authority, the developer is required to install head-light screening to protect Thruway patrons from vehicle head-lights.
3. Per the New York State Thruway Authority, any signage or ad devices need to comply with Thruway rules and restrictions. A permit may be required. The

developer must contact the Thruway Authority (Sharon Schultz) at 315-438-2324 for information.

4. The Onondaga County 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 first 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.

5. Per the Onondaga County Department of Transportation, no dual exit lanes will be permitted and signage may not obstruct sight distance. The applicant is required to obtain a permit from the Department prior to any proposed work within a county road right-of-way.

6. The municipality must submit a copy of the Storm Water Pollution Prevention Plan (SWPPP) and/or any drainage reports or studies to the Onondaga County Department of Transportation early in the planning process for approval and complete any appropriate mitigation as may be determined by the Department.

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

The Board also offers the following comments:

1. The Onondaga County Department of Water Environment Protection asks that the applicant contact the Department at (315) 435-6820 early in the planning process to determine sewer availability and capacity.

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

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.

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





JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: January 21, 2015

OCPB Case # Z-15-12

- 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 Salina Planning Board at the request of East Coast Properties for the property located at 381 Grenadier Drive; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of John Glenn Boulevard, a county road; and
- WHEREAS, the applicant is proposing an addition to an existing maintenance/storage building and to construct an additional storage building on a 10.123-acre lot in Grenadier Village, a Multiple Residential (R-4) zoning district; and
- WHEREAS, the Environmental Assessment Form dated December 17, 2014 notes the proposed project is to remove a previous addition (940 square feet) to the existing building (4,328 square feet) and provide a new addition (1,620 square feet), then construct a new maintenance/storage building (4,800 square feet) to resemble the existing building; and
- WHEREAS, the Site Development Plan dated January 5, 2015 shows the southwestern portion of the site which contains the existing and proposed buildings, dumpsters and chain link fence to be relocated, a row of parking for 18 vehicles on a concrete pad which encroaches on the adjacent parcel to the southwest, and several other parking spaces shown throughout the site; and
- WHEREAS, the plan shows this portion of the site with frontage on John Glenn Boulevard, with access to Grenadier Drive, a local road serving the Grenadier Village apartment complex which is located along the Seneca River and connects to John Glenn Boulevard via Kings Park Drive; and
- WHEREAS, the EAF notes 0.67 acres will be physically disturbed, and states: "storm water will (as it currently does) continue to sheet drain to existing road (John Glenn) drainage devices"; and
- WHEREAS, the current FEMA Flood Insurance Rate Maps (FIRM) indicate that the boundaries of this parcel and the surrounding area are in a Special Flood Hazard Area (SFHA); 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 EAF notes the site contains wetlands or other regulated waterbodies; wetland maps indicate the potential presence of state and/or federal wetlands and/or the 100-foot state wetland buffer on the adjacent property to the south; and
- WHEREAS, the EAF further notes the site is located in an archeological sensitive area and contains a species of animal, or associated habitats, listed by the state or

federal government as threatened or endangered; a permit may be required from the New York State Department of Environmental Conservation (NYS DEC) if the species is listed as endangered or threatened and the NYS DEC determines that the project may be harmful to the species or its habitat; and

WHEREAS, the site is served by public water and sewer and is located in the Wetzel Road Wastewater Treatment Plant service area; and

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

WHEREAS, per the plan and aerial photography, the site is well buffered from the surrounding area by existing trees, brush, and landscaping; and

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

1. The Onondaga County Department of Water Environment Protection asks that the applicant contact the Department at (315) 435-6820 early in the planning process to determine sewer availability and capacity.
2. The applicant is encouraged to reduce stormwater runoff and improve stormwater quality as much as practical by reducing impermeable surfaces and utilizing green infrastructure. For more information on stormwater management, visit the Onondaga County "Save the Rain Program" web site at <http://savetherain.us> or contact the Onondaga County Department of Water Environment Protection at 315-435-6820.
3. The Town and applicant are advised to ensure appropriate agreements and/or easements are in place for any existing or proposed structures or parking on the adjacent parcel.
4. The Onondaga County Water Authority (OCWA) recommends that the municipality and/or applicant contact OCWA's Engineering Department early in the planning process to determine water availability and service options, obtain hydrant flow test information, evaluate backflow prevention requirements, and/or request that the Authority conduct hydrant flow testing to assess fire flow availability.

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



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: January 21, 2015

OCPB Case # Z-15-13

- 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 Cicero Planning Board at the request of Widewaters Country Squire II Co. for the property located at 7980 Brewerton Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Brewerton Road (U.S. Route 11), a state highway, and Caughdenoy Road, a county road; and
- WHEREAS, the applicant is proposing to construct two restaurants (Dairy Queen Grill & Chill and future tenant) on newly subdivided vacant lots totaling 1.75 acres in a General Commercial (GC) zoning district; and
- WHEREAS, the Board is concurrently reviewing a Subdivision referral for this project (S-15-4) to create two new lots, one for each proposed restaurant; and
- WHEREAS, the Board previously recommended Modification of a Site Plan referral (Z-14-103) for a Panda Express restaurant and Modification of a Site Plan referral for a bank (Z-10-278) on a nearby outparcel for the plaza, citing traffic, drainage, lighting, and signage concerns, and a recommendation that the Town review the original full buildout analysis along this portion of Route 11; and
- WHEREAS, the Layout Plan dated December 29, 2014 shows proposed Lot A (1.05 acres) to contain the proposed Dairy Queen Grill & Chill with drive-thru and covered patio (2,612 square feet) and 49 parking spaces, and proposed Lot B (0.70 acres) to contain a proposed restaurant (2,200 square feet) and 44 parking spaces; and
- WHEREAS, the plan shows the site with frontage and one right-in/right-out only driveway on Brewerton Road to replace two unused, existing driveways on Brewerton Road, and a full driveway onto the internal access road which serves the Country Squire Plaza and accesses Brewerton Road further south opposite Caughdenoy Road at a signalized intersection; any existing or proposed access to Brewerton Road must meet the requirements of the New York State Department of Transportation; and
- WHEREAS, the site plan shows both buildings are surrounded by parking and drive lanes, and the parcels include minimal green spaces, landscape islands, or screening of parking; buildings are set at an angle and are approximately 100 feet (50 feet required) from Brewerton Road; and
- WHEREAS, signage plans include a single backlit monument sign (12' x 6') for both buildings at the front of the parcel, as well as several ground-mounted backlit directional signs, drive-thru signage, and building signage on three facades (up to 66" x 133" on the front face of the Dairy Queen building); a LED double strand of lighting is shown to surround portions of the Dairy Queen building; signage details for the other building were not provided; and

WHEREAS, the Environmental Assessment Form dated December 26, 2014 notes the front half of the site will drain towards the New York State Department of Transportation existing storm sewer system along Route 11, and the back half of the site will drain towards the existing stormwater mitigation system for the existing retail plaza; and

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

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

WHEREAS, the EAF states "one building on the site was formerly a dry cleaners and the remediation was addressed and has since been closed out by the NYSDEC"; and

WHEREAS, the site has access to public water and sewer and is located in the Oak Orchard Wastewater Treatment Plant and Davis Road Pump Station service areas; per the Onondaga County Department of Water Environment Protection, the project shall comply with Local Law #1 of 2011 - A Local Law Establishing a Program to Promote Capacity Management, Maintenance and Operation of the Public Sewers and Related Purposes, where applicable; information regarding this law is available at [www.ongov.net/wep/uselaws.html](http://www.ongov.net/wep/uselaws.html); and

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

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

1. Per the New York State Department of Transportation, the Town must verify that this use is consistent with full build traffic expectations at the time of the Country Squire Plaza subdivision. Copies of any studies or data submitted to the New York State Department of Transportation must also be submitted to the Onondaga County Department of Transportation for review.
2. Town approval shall be contingent upon the applicant submitting a drainage report to verify to the New York State Department of Transportation that the proposed development would not create additional stormwater runoff

into the state's drainage system. If additional runoff is created, the applicant shall be required to submit a mitigation plan to the New York State Department of Transportation for approval and implement any mitigation required.

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

4. Town approval shall be contingent upon approval of the lighting plan by the Town Engineer to ensure that no glare or spillover is allowed onto adjacent properties and state and county rights-of-way.

The Board offers the following comments:

1. Per the Onondaga County Department of Water Environment Protection, to ensure continued economic growth in Clay, Cicero, and the village of North Syracuse, restrictions at the Oak Orchard Treatment Plant shall be avoided through the creation and coordination of a sanitary discharge allocation plan by these municipalities.

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

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 Board reiterates its prior recommendations (from referrals Z-14-103 and Z-10-278) that the Town continue planning for remaining developable lands along this portion of Route 11, "in order to: anticipate and plan for the appropriate layout of parcels, buildings and parking; consider potential environmentally sensitive areas; and plan for a parallel interior public road network between Route 11 and Route 81 to connect adjacent developments and relieve traffic congestion and protect neighborhood character."

5. The Board encourages the Town and applicant to consider reducing the quantity and scale of the proposed signage for the site.

6. The applicant and Town should consider installation of sidewalks along Brewerton Road, and between Brewerton Road and the proposed buildings.

7. The Board encourages additional landscaping and screening of parking lots, consider shared parking and/or a reduction in the total number of

parking spaces required, and consider orienting the building face to be parallel with Brewerton Road.

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



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: January 21, 2015

OCPB Case # Z-15-14

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 OTHER AUTHORIZATION from the Village of Manlius Village Board at the request of Village of Manlius for the property located at the southwest corner of New York State Route 92 and Enders Road; and

WHEREAS, General Municipal Law Section 239-1-3 allows municipalities to refer applications to the County Planning Board for informal review or technical assistance and the site is located within 500 feet of New York State Route 92, a state highway, and Pompey Center Road, a county road; and

WHEREAS, the applicant is seeking local approval of a bond resolution to construct a new Village of Manlius fire station on three tax parcels totaling 4.1 acres within the Town of Manlius; and

WHEREAS, a letter from the Village of Manlius Board of Trustees counsel dated January 9, 2015 states: "The Village previously established its immunity from Town of Manlius zoning regulations. While planning and/or zoning approval is not required for the project, the Village nevertheless submits the enclosed referral form and attachments concerning the project"; the letter further notes the proposed project will consolidated two existing outdated fire stations, improve fire protection services and response times, and provide necessary fire training services for volunteer fire department members; and

WHEREAS, the site is located southeast of the Village of Manlius at the intersection of Enders Road, a local road, and New York State Route 92; per aerial photography, the other properties at the intersection are commercial, and surrounding land uses are primarily residential with Enders Road Elementary and Eagle Hill Middle Schools located to the north; and

WHEREAS, the Proposed Drainage Areas Plan dated January 5, 2015 shows the proposed fire station fronting Route 92 and a parking lot along Enders Road and to the rear of the building; the Environmental Assessment Form dated June 24, 2014 notes the building will be approximately 20,000 square feet and a future lot consolidation is planned; per the Village, there are three residential properties located on the subject parcels that will be demolished as part of the project; and

WHEREAS, the plan shows one driveway on Enders Road and one driveway on Route 92, which must meet the requirements of the New York State Department of Transportation; and

WHEREAS, the EAF states 3 acres will be physically disturbed and on-site stormwater management facilities will be designed to mitigate the water quality and quantity of the new impervious areas; the plan shows a stormwater basin and two bioretention areas to the rear of the building; and

WHEREAS, the proposed project may disturb one acre or more of land and must be

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

WHEREAS, the EAF notes wetlands or other waterbodies adjoin the site, specifically Limestone Creek; the EAF further notes 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, the site has access to existing public water and sewer lines and is located in the Meadowbrook Limestone Wastewater Treatment Plant service area; the EAF notes anticipated water demand and wastewater generation to be 2,500 gallons per day; 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); and

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

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

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

1. The Village and the applicant must continue to coordinate with the New York State Department of Transportation regarding access to Route 92, and obtain all necessary permits for proposed driveways and prior to any proposed work in the State right-of-way.

2. The Onondaga County Department of Water Environment Protection asks that the applicant contact the Department at (315) 435-6820 early in the planning process to determine sewer availability and capacity.

3. The applicant is encouraged to reduce stormwater runoff and improve stormwater quality as much as practical by reducing impermeable surfaces and utilizing green infrastructure. For more information on stormwater management, visit the Onondaga County "Save the Rain Program" web site at



<http://savetherain.us> or contact the Onondaga County Department of Water Environment Protection at 315-435-6820.

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

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



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: January 21, 2015

OCPB Case # Z-15-15

- 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 City of Syracuse Planning Commission at the request of Salt City Enterprises, LLC for the property located at 373 & 377 Spencer Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of the Maltbie Flow Control Facility, a county-owned facility; and
- WHEREAS, the applicant is proposing to renovate a vacant three-story manufacturing building into offices and apartments and on-site parking on a 1.04-acre lot in a Lakefront Urban Center-Franklin Square (T5-2) zoning district; and
- WHEREAS, the Board previously recommended Modification of a Site Plan referral (Z-11-185) for phase one of this project, which included demolishing a warehouse and replacing it with a parking lot, requiring the applicant to show how stormwater would be handled on site, and advising closer adherence to Lakefront zoning, connections to the Onondaga Creekwalk, and green infrastructure usage; and
- WHEREAS, the Site Plan dated December 22, 2014 shows the footprint of the existing building to be renovated (8,508 square feet, 25,524 square feet total) located along Spencer Street, a city street, and a parking lot with 50 spaces along the Onondaga Creekwalk and one driveway on Spencer Street; the city application dated December 15, 2014 notes that the first floor will house two commercial office spaces and the second and third floor will be residential units, and that the renovation includes two new entrances, windows, and façade materials to mimic brick and limestone; and
- WHEREAS, per the previous referral and a Boundary Survey Map, the overall site includes the parking lot behind the building that accesses the end of West Division Street, a city street, as well as parking for the adjacent office (Rapid Response Monitoring); and
- WHEREAS, the Environmental Assessment Form dated December 15, 2014 notes there are existing storm drains on the property but stormwater and runoff will be discharged on site; no stormwater management is indicated on the plan; and
- WHEREAS, the current FEMA Flood Insurance Rate Maps (FIRM) indicate that a the portion of this parcel along Onondaga Creek is in a Special Flood Hazard Area (SFHA); 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 EAF notes land adjoining the site contains wetlands or other regulated waterbodies, specifically Onondaga Creek; and

WHEREAS, the referral included a letter from the New York State Office of Parks, Recreation and Historic Preservation dated December 3, 2014 stating the project will have no impact on archaeological and/or historic resources listed in or eligible for the New York State and National Registers of Historic Places; and

WHEREAS, the site is served by public water and sewer and is located in the Metropolitan Wastewater Treatment Plant service area; and

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

WHEREAS, the site is located on the edge of the Franklin Square district and one block south of the Inner Harbor; Lakefront zoning regulations for this section of Spencer Street require continuous street networks, closed drainage, parallel parking, sidewalks, raised curbs, and trees in continuous planting strips; and

WHEREAS, the previous referral included a memo from City Zoning dated May 16, 2011 indicating several inconsistencies with the Lakefront zoning regulations, including bicycle parking, location and screening of parking, landscaping, parking configuration, stormwater accommodations, and site screening; and

WHEREAS, a letter to the City dated December 15, 2014 notes the applicant is seeking waivers for the façade materials which will not be real brick, to allow 16-inch address numbers (12 inch required), and to allow a hedgerow instead of a streetwall to retain the Creek view on Spencer Street; the referral materials note bike racks will be provided and the plan shows a 6' high dumpster enclosure with brick veneer to match the building, hedgerows around the corner of the parking lot along Spencer Street and a small portion of the Creek, landscaping around the building and throughout the parking lot, and two street trees to be removed along the Spencer Street sidewalk; and

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

1. The City is encouraged to require the applicant to submit stormwater management plans for approval.
2. The City and the applicant are encouraged to be mindful of Lakefront zoning regulations and to incorporate as many requirements for the Franklin Square and T5 districts as possible, in keeping with an urban scale and form and the creation of a dense, high-quality walkable environment, particularly with respect to Spencer Street right-of-way upgrades.
3. The City and applicant are encouraged to protect and provide the most aesthetic environment possible along the Onondaga Creek frontage of this parcel, and facilitate connections to the formal Creekwalk to the north and south.
4. The Onondaga County Department of Water Environment Protection asks that the applicant contact the Department at (315) 435-6820 early in the planning process to determine sewer availability and capacity.

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

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



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: January 21, 2015

OCPB Case # Z-15-16

- 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 SITE PLAN from the Town of Geddes Town Board at the request of Ben Wetisman of Syracuse for the property located at 333 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 (New York State Route 297), a state highway, and the New York State Fairgrounds, a state-owned facility; and
- WHEREAS, the applicant is proposing to construct a 36' x 20' pre-engineered steel building designed for the fluid removal of scrap vehicles on a 10-acre lot containing an existing scrap metal processing facility in an Industrial A (IA) zoning district; and
- WHEREAS, the Preliminary Site Plan dated November 2014 shows the existing facility includes a metal building with dock, office, two maintenance buildings, various concrete pads and storage processing areas, a diesel and gasoline tank and dispensing area, truck scales, and a large loading and unloading area; the proposed fluid recovery building is shown just north of the existing buildings and would contain four 180-gallon tanks on an enviro-rack, a 1,000-gallon waste oil tank; an emergency spillway is also shown around the sides and rear site boundaries; and
- WHEREAS, the plan shows the site has one existing driveway on Bridge Street, which must meet the requirements of the New York State Department of Transportation; and
- WHEREAS, the Environmental Assessment Form dated January 5, 2015 notes that "stormwater runoff will be directed to the existing stormwater management pond located at the northeast of the property" and that "discharge will be to the east via a flow spreader"; two stormwater management areas and level spreaders are shown on the plan; and
- WHEREAS, the EAF also notes the site contains wetlands or other regulated waterbodies; the plan indicates wetlands in an area west of the site, which the New York State Department of Environmental Conservation Environmental Assessment Form Mapper indicates are state wetlands (SYW-14); and
- WHEREAS, the EAF Mapper further states the project is within 2,000 feet of numerous sites in the New York State Department of Environmental Conservation Environmental Site Remediation database, 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 is located over, or immediately adjoining, primary and principal aquifers; and
- WHEREAS, the EAF notes no water or wastewater connections will be required for the proposed project; and

WHEREAS, the plan shows a fence and lawn enclosing the majority of the site; per aerial photography, low evergreen trees line the southern portion of the Bridge Street frontage, while heading north on Bridge Street there is minimal buffering for the scrap storage area; and

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

The location of the existing driveway and scales on site does not appear to provide sufficient room for the weighing or unloading of trucks to avoid stacking on Bridge Street. The applicant must contact the New York State Department of Transportation to discuss site improvements to prevent stacking on Bridge Street.

The Board also offers the following comment:

The applicant is encouraged to install additional screening for industrial operations on site wherever possible, to complement investments being made to improve the aesthetic appeal of the Village of Solvay gateway area.

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



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: January 21, 2015

OCPB Case # Z-15-17

- 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 AREA VARIANCE from the Town of Skaneateles ZBA at the request of Julie Torrey for the property located at 4136 Jordan Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the granting of use or area variances and the site is located within 500 feet of Jordan Road, a county road; and
- WHEREAS, the applicant is requesting an area variance to construct an addition to an existing residence on 0.5-acre lot in a Hamlet (HM) zoning district; and
- WHEREAS, the site is located approximately two to three miles north of the Village of Skaneateles, and lies outside of the Skaneateles Lake Watershed Overlay District; and
- WHEREAS, the Zoning Plan & Elevations drawing dated November 7, 2014 shows a 405 square foot two-story addition and attached 166 square foot enclosed porch to be located at the rear of the existing 1,400 square foot house; and
- WHEREAS, area variances are being sought for an expansion of 566 total square feet (500 feet maximum), which represents a 40% increase in size which exceeds the 25% maximum allowed for an existing nonconforming structure; and
- WHEREAS, the plan shows an existing asphalt driveway on Jordan Road, which must meet the requirements of the Onondaga County Department of Transportation; and
- WHEREAS, an Environmental Assessment Form dated November 13, 2014 was submitted with the referral; the New York State Department of Environmental Conservation Environmental Assessment Form Mapper indicates that land adjoining the site contains wetlands or other regulated waterbodies; and
- WHEREAS, the EAF Mapper also indicates the site is located over or immediately adjoining a principal aquifer and 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, the site is served by public water and is located outside the Onondaga County Sanitary District; the site is served by an existing septic system, which is shown on the submitted plan to occur in close proximity to the proposed addition; and

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

The applicant must contact the Onondaga County Health Department to review any existing or proposed septic system to service this property prior the

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)

Town approving this special permit request.

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





JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: January 21, 2015

OCPB Case # Z-15-18

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a AREA VARIANCE from the Town of Clay Zoning Board of Appeals at the request of Michael McRobbie for the property located at 4410 Riverview Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the granting of use or area variances and the site is located within 500 feet of the municipal boundary between the Town of Clay and the Town of Schroepfel, and the county boundary between Onondaga County and Oswego County; and
- WHEREAS, the applicant is requesting area variances to construct a single-family dwelling on a 0.31-acre lot in a Residential (RA-100) zoning district; and
- WHEREAS, the Plot Plan dated January 8, 2015 shows an existing frame garage and concrete pad approximately five feet from Riverview Road, a local road, an adjacent asphalt driveway, and an existing boat slip and wood deck along the Oneida River frontage; the parcel measures approximately 50' x 244' between the road and river; and
- WHEREAS, the plan shows a proposed house near the garage measuring 30' x 48'; the total size of the house, including number of stories and/or bedrooms was not provided; aerial photography shows the foundation of a house in this general location; and
- WHEREAS, per the referral form, area variances are being sought for the proposed house to reduce the front yard setback from 75 feet to 38.3 feet, the side yard from 25 feet to 10 feet, and the side yard from 25 feet to 5 feet; and
- WHEREAS, per aerial photography, there are narrow neighboring parcels which contain seasonal camps located close to the river edge; and
- WHEREAS, the Environmental Assessment Form dated January 7, 2015 notes the site is located in the 100 year flood plain and the current FEMA Flood Insurance Rate Maps (FIRM) indicate that this parcel is in a Special Flood Hazard Area (SFHA); 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 EAF also notes adjoining the site contains wetlands or other regulated waterbodies and National Wetland Inventory Maps indicate the potential presence of federal wetlands along the Seneca River adjacent to the subject property; per the U.S. Army Corps of Engineers, National Wetland Inventory Maps may not be used to confirm the presence/absence of federal wetlands on a given parcel of land; the applicant must obtain appropriate permits from the U.S. Army Corps of Engineers for any proposed development or drainage in

federal wetlands on site; and

WHEREAS, the site presumably has access to public water; the EAF notes a septic/leach field will provide on site wastewater treatment; and

WHEREAS, the Onondaga County Health Department must formally accept or approve, respectively, any existing or proposed septic system to service this property prior to issuance of a building permit; and

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

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

The Onondaga County Health Department must formally accept or approve, respectively, any existing or proposed septic system to service this property prior to issuance of a building permit.

The Board also offers the following comments:

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

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



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: January 21, 2015

OCPB Case # Z-15-19

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a AREA VARIANCE from the Town of DeWitt Zoning Board of Appeals at the request of Hamlet Hotel/Stephen Hadley for the property located at 6528 East Seneca Turnpike; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the granting of use or area variances and the site is located within 500 feet of New York State Route 173 (East Seneca Turnpike) and New York State Route 91, both state highways, and North Street and Apulia Road, both county roads; and
- WHEREAS, the applicant is requesting area variances for building coverage, lot coverage, and signage in order to renovate an existing vacant building (formerly O'Shea's Tavern and upper level apartments) to establish a seven-room boutique hotel on a 0.17-acre lot in a Hamlet (H) zoning district; and
- WHEREAS, the Board recently recommended Modification of a Site Plan referral (Z-14-456) for this project, citing driveway, parking and wastewater approvals, and recommended a strategic plan for the hamlet; the Board previously recommended Modification of two Site Plan referrals (Z-14-220 and Z-14-368) for a restaurant and event facility (Triniq) in the Hamlet on North Street, which will be operated by the same applicant; the applicant also recently opened a new restaurant (Notch 8) in an existing vacant restaurant building across the street from the proposed hotel; and
- WHEREAS, per the referral materials and a conversation with the Town on December 23, 2014, there will be no on site hotel management; key cards for access will be obtained at the nearby Notch 8 or Triniq sites and the first floor will include salon and massage services as well as multi-purpose rooms for patron use; per the Town, the applicants are seeking to foster relationships between their hospitality venues and enhance the Hamlet as a destination; and
- WHEREAS, the plan shows the existing building (2,382 square feet) with a small proposed addition (302 square feet) in the place of an existing concrete path, wood stairs, and deck along the western side of the building which will house an elevator and stairwell; and "per aerial photography, the site is situated between a pocket park (Grist Mill Park) on Butternut Creek to the east, East Seneca Turnpike to the north, and an existing hair salon and residence to the west; the site also has frontage on a private drive, Gove Lane, which leads south to the railroad tracks; per the Town, the applicant does not have deeded access to the private drive; the plan shows the site has one existing driveway on East Seneca Turnpike, with a portion of an existing island in the parking lot to be removed up to the sidewalk "for handicapped space loading"; and
- WHEREAS, per the referral materials, there are six on-site parking spaces proposed within the existing tarvia parking lot on the western side of the building, and four

additional parking spaces available for use in the municipal lot next to Grist Mill Park; the Town is looking into establishing municipal parking areas in two nearby locations, one across East Seneca Turnpike along the east side of Solvay Road and one just west of Apulia Road on the southern side of East Seneca Turnpike; a network of sidewalks and crosswalks exists in this area, including on both sides of East Seneca Turnpike, the eastern sides of Solvay Road and North Street, and the western side of Apulia Road; and

WHEREAS, the referral included a tandem parking diagram showing the configuration of six additional spaces on-site, which the Town notes would be for temporary drop-offs and deliveries; this configuration would stack cars such that there would not be sufficient space to turn vehicles around in the parking lot and thus would require backing onto East Seneca Turnpike; per the New York State Department of Transportation, sight distance in this location is limited and the driveway and on-site parking plan must meet the Department's requirements for access and safe operations; and

WHEREAS, the New York State Department of Environmental Conservation Environmental Assessment Form Mapper indicates that land adjoining the site contains wetlands or other regulated waterbodies, the site is located in an archeological sensitive area, and the site contains a species of animal, or associated habitats, listed by the state or federal government as threatened or endangered; the EAF Mapper further states the site is located near a building on the National Register of Historic Places (Saint Mark's Church); and

WHEREAS, the site has access to public water and the Environmental Assessment Form dated December 8, 2014 indicates the project will connect to existing water and wastewater utilities; at the time of this referral, it has not been determined if the site has access to public sewers; the Town and applicant must ensure that an adequate wastewater disposal plan is in place with all appropriate county approvals prior to any Town approvals for this project; and

WHEREAS, the site is located in the Meadowbrook-Limestone Wastewater Treatment Plant service area; per the Onondaga County Department of Water Environment Protection, should this site have access to sewers, 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); 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); should this site have access to sewers, the project applicant is required to offset any additional sanitary flow in excess of the most recent land use unless it can be demonstrated that anticipated flows will not exceed previous flows; the applicant must develop a 1 gallon to 1 gallon offset plan/project in coordination with the municipal engineer; a letter confirming the acceptance of the offset plan must be submitted to the Department of Water Environment Protection documenting the offset plan; and

WHEREAS, per the referral materials, the primary construction materials will be wood siding and painted brick, additional landscaping is proposed to screen the parking area, and three proposed signs are shown: a front wall sign painted directly on the brick (101 square feet) and two side wall signs (7 square feet and 21 square feet); per the referral materials, area variances are requested for a sign on the east face of the building which is not parallel with the street

front, a 310 square foot addition to the existing 2,382 square foot building for a total of 2,692 square feet (exceeding the maximum 15% building coverage by 834 square feet), and lot coverage of 6,143 square feet which exceeds the 75% maximum lot coverage by 572 square feet; a variance is also being sought for the expansion of a nonconforming structure; and

WHEREAS, per town code, "The Jamesville Hamlet District possesses the unique character of a 19th Century mill town. All new building should incorporate architectural styles from this period into the building design. In addition to building character, the district encourages site design that is pedestrian friendly. Design standards are incorporated into the district regulations to establish these features.""; 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 Board reiterates its modifications for the prior site plan referral:

1. Per the New York State Department of Transportation, the throat to the driveway does not appear to be long enough to maintain safe operations in an area with poor sight distance. The proposed on-site parking spaces may not be located in or require backing up into the State right-of-way, and may need to be reduced in number or set further back so as not to cause conflicting movements for cars entering from the State right-of-way. Contact the Department for further information.
2. The applicant must contact the New York State Department of Transportation to obtain permits for any work in the State right-of-way.

The Board also reiterates its comment from the prior site plan referral:

1. Prior to Town approval, the Town must ensure the applicant provides an adequate wastewater disposal plan and that the appropriate sewer or septic approvals are obtained from the Onondaga County Department of Water Environment Protection or the Onondaga County Health Department, respectively.
2. The Town may wish to consider developing a strategic plan for the Hamlet of Jamesville to formalize goals and standards to guide future actions, including on topics such as land use, municipal and shared parking, access management, pedestrian and bicycle accommodations, coordinated stormwater management opportunities, and wastewater disposal infrastructure.

The New York State Department of Transportation specifically notes that this project may increase pedestrian activity crossing Route 173 in an area where the storage for turns at intersections is short, which could lead to more mid-block crossing activity. Given this project and recent related development in the Hamlet, as well as the lack of on-street parking and right-of-way constraints due to environmental and topographical conditions, the Board encourages collaboration with the New York State and Onondaga County Departments of Transportation, the Jamesville Chamber of Commerce, and other agencies to identify ways to promote walkability and ensure safety within

the Hamlet.

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



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: January 21, 2015

OCPB Case # Z-15-2

- 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 SITE PLAN from the Town of Camillus Planning Board at the request of Dr. Robert Druger for the property located at 5633 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, a county road; and
- WHEREAS, the applicant is proposing to redevelop a vacant commercial building site (formerly a restaurant) to open an eye care facility (Druger Eye Care) on a 1.95-acre lot in a Commercial (C-2) zoning district; and
- WHEREAS, submitted plans show an existing one-story wood frame and concrete block building with a large rear parking lot and parking in the front along the entrance drive; the Concept Master Plan dated December 2014 notes site work will include: a drop-off canopy and façade improvements, a future interior expansion with access door, an accessible ramp, lighting improvements, a waste/recycling area, parking lot restriping, and landscape improvements; and
- WHEREAS, the plan shows the site with frontage and one existing driveway on West Genesee Street, which must meet the requirements of the Onondaga County Department of Transportation; and
- WHEREAS, the site is located between medical offices to the east, a church to the north, an office building to the west, residential neighborhoods to the south and in the greater surrounding area; and
- WHEREAS, per the Environmental Assessment Form dated December 16, 2014, the existing storm system will remain as is; no sewer or storm management information is shown on the plan; and
- WHEREAS, the New York State Department of Environmental Conservation Environmental Assessment Form 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 Town, the site is served by public water and sewer; the site is located in the Metropolitan Wastewater Treatment Plant service area in an area tributary to active combined sewer overflows; and
- WHEREAS, per the Onondaga County Department of Water Environment Protection, the project shall comply with Local Law #1 of 2011 - A Local Law Establishing a Program to Promote Capacity Management, Maintenance and Operation of the Public Sewers and Related Purposes, where applicable; information regarding this law is available at [www.ongov.net/wep/uselaws.html](http://www.ongov.net/wep/uselaws.html); and
- WHEREAS, the Onondaga County Department of Water Environment Protection has determined that the submitted project is located in an area designated as flow

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

WHEREAS, the Partial Site Plan dated December 2014 shows landscaping improvements along the front of the building and along the rear drop-off drive area; there are no sidewalks or landscaping proposed along the road frontage; per aerial photography, there is an access point to the driveway serving the adjacent business to the southwest from the corner of the parking lot; 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 applicant must provide the Department with ITE Trip Generation traffic figures and complete any appropriate mitigation as may be determined by the Department.
2. Per the Onondaga County Department of Transportation, no parking, backing up, or loading will be permitted in the County right-of-way, and the applicant must remove any existing or proposed parking from the County right-of-way.
3. Per the Onondaga County Department of Transportation, any proposed signage or landscaping must not obstruct sight distance, and the applicant is required to obtain a permit from the Department prior to any proposed work within a county road right-of-way.

The Board also offers the following comments:

1. The Onondaga County Department of Water Environment Protection asks that the applicant contact the Department at (315) 435-6820 early in the planning process to determine sewer availability and capacity.
2. The applicant is encouraged to reduce stormwater runoff and improve stormwater quality as much as practical by reducing impermeable surfaces and utilizing green infrastructure. For more information on stormwater management, visit the Onondaga County "Save the Rain Program" web site at <http://savetherain.us> or contact the Onondaga County Department of Water Environment Protection at 315-435-6820.
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. Every municipal review provides the opportunity to improve community



appearance and the applicant and the municipality are encouraged to improve site design and decrease impervious surfaces by adding landscaping along the road frontage and around the parking lot, removing parking from the front of the building, and utilizing shared parking with the adjacent business to the southwest.

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



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: January 21, 2015

OCPB Case # Z-15-20

- 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 SPECIAL PERMIT from the Village of Manlius Village Board at the request of LOLA Properties, LLC for the property located 100 East Seneca Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review issuance of special permits and the site is located within 500 feet of East Seneca Street (New York State Route 173) and Fayette Street (New York State Route 92), both state highways; and
- WHEREAS, the applicant is proposing to redevelop an existing building to include offices and apartments on a 0.81-acre parcel in a Commercial (C-1) and Industrial (I) zoning district; and
- WHEREAS, the Board recently approved a Local Law referral (Z-14-435) to allow residential dwellings within commercial buildings by special permit; the Village has approved the law, which has since been forwarded to the state for filing; and
- WHEREAS, the Liberty Square Improvements Proposed Site Plan dated July 17, 2000 (Revised Exhibit A) shows an existing 3-story frame building and existing attached one-story addition with front and rear porches and entryways, and with frontage along East Seneca Street at the corner of Fayette Street and Liberty Lane in the village core; and
- WHEREAS, the local application cites the present use of the property as vacant office, and the proposed first floor office will contain a maximum of 10 employees; details regarding the number of proposed residential units to be contained in the building and layout of units was not included with the referral materials; the submitted plan indicates a new three-story elevator location; and
- WHEREAS, a cover letter from the Village legal counsel cites that "based on review of the application and comments received from applicant and its counsel, there will be absolutely no exterior modifications to the site or the building as a result of the special permit"; the local application cites that "signage will comply with Village Code and will be comparable to what has already been approved"; no signage details were included with the referral; and
- WHEREAS, a total of 67 parking spaces are shown on the plan, including 21 spaces designated for village use/lease; the parking area also connects to rear parking areas on adjacent parcels; and
- WHEREAS, the L-shaped parcel has a single driveway on Liberty Lane and two driveways onto Flume Road, both local roads; no direct access onto East Seneca Street is to occur; and
- WHEREAS, the plan and aerial photography show existing sidewalks along East Seneca Street and Liberty Lane, grassed planting strips surrounding the building and parking areas, and various landscape beds and trees on the site; and

WHEREAS, the site has access to public water and sewer and is located in the Meadowbrook-Limestone Wastewater Treatment Plant service area; and

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

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

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

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

The Onondaga County Department of Water Environment Protection asks that the applicant contact the Department at (315) 435-6820 early in the planning process to determine sewer availability and capacity.

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



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: January 21, 2015

OCPB Case # Z-15-3

- 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 THREE-MILE LIMIT from the City of Syracuse Planning Commission at the request of Ronald & Elizabeth Southwick for the property located at 3950 Kennedy Road - Town of Onondaga; 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 Interstate Route 81, a state highway, and a farm operation in an agricultural district; and
- WHEREAS, the applicant is proposing to subdivide a 76.5-acre parcel into two new lots, Lot 1 (2 acres) and Lot 2 (74.5 acres) in Residential and Country (R-C) zoning district; and
- WHEREAS, the Board does not have record of a prior referral for this proposal from the Town of Onondaga; and
- WHEREAS, the Final Plan dated August 27, 2014 shows an existing house, garage, barn, silo, and boiler on proposed Lot 2, and a proposed 3-bedroom house location on proposed Lot 1; the plan notes the remaining lands were not surveyed, and aerial photography shows them to be active farmland; and
- WHEREAS, the plan shows both proposed lots have frontage on Kennedy Road, a local road; two existing driveways are shown on proposed Lot 2 and one proposed driveway is shown on proposed Lot 1 along with a proposed culvert; and
- WHEREAS, the Environmental Assessment Form dated October 7, 2014 notes 0.5 acres will be physically disturbed; and
- WHEREAS, the New York State Department of Environmental Conservation Environmental Assessment Form Mapper indicates that the site contains federal wetlands; National Wetland Inventory Maps show potential federal wetlands in the location of a pond on proposed Lot 2; and
- WHEREAS, the EAF Mapper indicates the project is within 2,000 feet of a site in the New York State Department of Environmental Conservation Environmental Site Remediation database (734027); and
- WHEREAS, the plan shows a well and septic area for proposed Lot 2 and the EAF notes a new private well and new septic system will serve proposed Lot 1; the proposed locations are shown on the plan which was approved by the Onondaga County Health Department on November 12, 2014; and
- WHEREAS, the Onondaga County Agricultural District map shows the site is located in New York State Agricultural District 1; aerial photography shows the site is located near other farmed properties; the site is also located along the boundary with the Onondaga Nation Territory; and

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

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



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: January 21, 2015

OCPB Case # Z-15-4

- 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 OTHER AUTHORIZATION from the City of Syracuse Zoning Administration at the request of Destiny USA Holdings for the property located at 1 Destiny USA Drive; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review authorizations which a referring body may issue under the provisions of any zoning ordinance or local law and the site is located within 500 feet of Interstate Route 81, a state highway; and
- WHEREAS, the applicant is requesting a Sign Waiver to install one business identification wall sign (Margaritaville) at an existing mall (Destiny USA) on a 44.41-acre lot in an Industrial Class A (IA) zoning district; and
- WHEREAS, the Board previously offered No Position on five Sign Waiver referrals (Z-10-51, Z-10-281, Z-13-364, Z-13-365, Z-14-436) for this site; and
- WHEREAS, per city code, the proposed signage at the site exceeds the allowable area and number; and
- WHEREAS, an undated plan shows the proposed sign would be located at the end of the mall closest to Hiawatha Boulevard, a city street; and
- WHEREAS, per the signage details submitted with the referral, the proposed sign will be 10' x 19' with LED internally illuminated channel letters; and

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

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



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: January 21, 2015

OCPB Case # Z-15-5

- 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 TEXT AMENDMENT from the City of Syracuse Planning Commission at the request of St. Joseph's Health Center for the property located at 301 Prospect Avenue; 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 site is located within 500 feet of Interstate Route 81 and Interstate Route 690, both state highways; and
- WHEREAS, the applicant is proposing to modify the St. Joseph's Hospital Health Center Planned Institutional District (PID) to demolish an existing vacant building (human resources building) to expand the existing parking area by 18,800 square feet; and
- WHEREAS, per a letter to City Zoning dated December 8, 2014, two parcels at this location within the PID were combined by resubdivision in 2014; the Board does not have record of any recent subdivision referrals for this site; and
- WHEREAS, the 2014 Planned Institutional District Plan revised on November 26, 2014 shows a proposed expansion of Lot K with 53 parking spaces at the southeastern corner of Hickory Street and Prospect Avenue, both city streets, with one driveway on Prospect Avenue; and
- WHEREAS, the remainder of the block is occupied by a grounds and maintenance building and parking lot (19 spaces), existing Lot K (12 spaces), and Lot T (122 spaces); the plan further shows a potential future parking deck for 45 cars which would be located over the portion of Lot T at the corner of Hickory Street and North Townsend Street, which the letter notes the applicant is not prepared to move forward with at this time but want reflected in the PID; and
- WHEREAS, aerial photography shows sidewalks on all street frontages around this block, with minimal landscaping, some of which would require removal to expand the parking area to the corner; and
- WHEREAS, the Environmental Assessment Form dated December 4, 2014 notes the project site is located near the First English Lutheran Church and the North Salina Street Historic District, which are listed on the National Register of Historic Places; and
- WHEREAS, the New York State Department of Environmental Conservation Environmental Assessment Form Mapper indicates that the site of the proposed action contains a species of animal, or associated habitats, listed by the state or federal government as threatened or endangered and the project is within 2,000 feet of sites in the New York State Department of Environmental Conservation Environmental Site Remediation database (E734109, V00588, C734089); and

WHEREAS, the EAF notes the project will not utilize water or wastewater utilities; 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. To ensure that increasing the amount of land devoted to parking lots in this area does not adversely impact the efforts made to revitalize the surrounding neighborhood, the City and applicant are advised to collaborate on long-term strategies to improve community appearance, including minimizing surface-level parking lots, constructing multi-story parking garages, establishing buildings that front on the sidewalk, and increasing landscaping in the right-of-way and within the parking lots.
2. The applicant is encouraged to reduce stormwater runoff and improve stormwater quality as much as practical by reducing impermeable surfaces and utilizing green infrastructure. For more information on stormwater management, visit the Onondaga County "Save the Rain Program" web site at <http://savetherain.us> or contact the Onondaga County Department of Water Environment Protection at 315-435-6820.

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





JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: January 21, 2015

OCPB Case # Z-15-6

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 PROJECT SITE REVIEW from the City of Syracuse Zoning Administration at the request of Cosimo Zavaglia for the property located at 511-515 North State Street; and

WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Route 690 and Route 81, both state highways; and

WHEREAS, the applicant is proposing to renovate the ground level front façade of an existing apartment building on a 0.12-acre lot in a Commercial Class B (CB) zoning district; and

WHEREAS, the Site Layout and Parking Information Plan dated October 27, 2014 shows the existing 16-unit masonry apartment building on North State Street, a city street, and notes there will be no additions to the building and no on site parking or driveways; the Environmental Assessment Form also notes interior repairs will be made to the apartments; and

WHEREAS, the plan notes that three parking spots will be leased from the owner of the vacant lot on the adjacent parcel to the northwest, and further shows a gravel parking lot with 13 spaces located on the next parcel; aerial photography shows one curb cut on each of the proposed parking parcels; and

WHEREAS, the New York State Department of Environmental Conservation Environmental Assessment Form Mapper indicates that the site of the proposed action contains a species of animal, or associated habitats, listed by the state or federal government as threatened or endangered and the project is within 2,000 feet of sites in the New York State Department of Environmental Conservation Environmental Site Remediation database (E734109, V00588, 734060, C734089); and

WHEREAS, the site is served by public water and sewer and is located in the Metropolitan Wastewater Treatment Plant service area; and

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

WHEREAS, the site is located near the North Salina Street Historic District; the elevations show new and repaired brick, windows, and entryway to match the façade of the upper floors; and

WHEREAS, the plan notes there will be no on site screening or landscape screening, fencing, loading dock or deliveries, or ground signage; and

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

1. The Onondaga County Department of Water Environment Protection asks that the applicant contact the Department at (315) 435-6820 early in the planning process to determine sewer availability and capacity.
2. The applicant is encouraged to reduce stormwater runoff and improve stormwater quality as much as practical by reducing impermeable surfaces and utilizing green infrastructure. For more information on stormwater management, visit the Onondaga County "Save the Rain Program" web site at <http://savetherain.us> or contact the Onondaga County Department of Water Environment Protection at 315-435-6820.
3. Every municipal review provides the opportunity to improve community appearance and the City and the applicant are encouraged to improve site design by adding landscaping along the road frontage and more vegetative buffering around parking areas.

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



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: January 21, 2015

OCPB Case # Z-15-7

- 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 AREA VARIANCE from the Town of Marcellus Zoning Board of Appeals at the request of Oliver Farms LLC for the property located on Frank Gay Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the granting of use or area variances and the site is located within 500 feet of Frank Gay Road and Falls Road, both county roads, and a farm operation in an agricultural district; and
- WHEREAS, the applicant is requesting an area variance to construct a 20' x 20' addition to an existing farm building on a 4.4-acre lot in a Residential (R-1) zoning district; and
- WHEREAS, per the referral materials, the proposed addition would be 41' from the front yard line (100' required) on Frank Gay Road and would house a vegetable stand; and
- WHEREAS, per aerial photography, the site contains a number of silos, barns, and farm buildings; a letter from the applicant dated January 8, 2015 notes a temporary farm stand that was located on the property will be removed prior to construction; and
- WHEREAS, per aerial photography and a tax map submitted with the referral, the site has frontage on Falls Road and frontage and one existing driveway on Frank Gay Road, which must meet the requirements of the Onondaga County Department of Transportation; and
- WHEREAS, per a conversation with the Town on January 8, 2014, the applicant is not proposing any new access and the Town will not be requiring a land survey or site plan to consider this a complete application locally; and
- WHEREAS, the New York State Department of Environmental Conservation Environmental Assessment Form Mapper indicates that land adjoining the site contains wetlands or other regulated waterbodies; and
- WHEREAS, the site is served by public water and is located outside the Onondaga County Sanitary District; the Environmental Assessment Form dated January 8, 2015 notes no wastewater utilities will be required; and
- WHEREAS, the Onondaga County Agricultural District map shows the site is located in New York State Agricultural District 2; aerial photography shows the site is adjacent to farmed properties; and

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

1. Per the Onondaga County Department of Transportation, the applicant is advised that additional access to Frank Gay Road is prohibited, and no parking, backing, or loading in the County right-of-way will be permitted.
2. The applicant must contact the Onondaga County Department of Transportation at (315) 435-3205 to coordinate the location of any proposed signage.

The Board also offers the following comment:

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

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



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: January 21, 2015

OCPB Case # Z-15-8

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Manlius Planning Board at the request of Resort Lifestyle Communities for the property located on the northwest corner at the intersection of North Burdick Street and Medical Center Drive; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of North Burdick Street; and
- WHEREAS, the applicant is proposing to construct a three-story senior housing facility (180,000 square feet) with 130 units and associated amenities and parking on a 12.15-acre lot in a Restricted Agricultural (R-A) zoning district; and
- WHEREAS, the Board is concurrently reviewing a Special Permit referral (Z-15-9) for this project; per the Town of Manlius Zoning Code, the RA district allows for "any use permitted in Residential District R-3, according to the same restrictions," and the proposed use requires a special permit in R-3 districts and therefore this district; and
- WHEREAS, the site is located along the west side of North Burdick Street in front of the Northeast Medical Center, just north of several car dealerships and a bank, south of which lies the YMCA and Fayetteville Towne Centre shopping plaza; the Board recently reviewed a new commercial project on the opposite side of North Burdick Street which would connect to trails within the Village of Fayetteville (Z-14-412 and Z-14-413); and
- WHEREAS, the Zoning Compliance Plan dated November 7, 2014 shows the three-story facility would include two residential wings and a central independent living common area with dining, recreation, and other amenities; the plan shows 166 total parking spaces provided around the front and back of the building, 34 of which would be located across three garages (two in the front, one in the back); and
- WHEREAS, the plan shows the site with one driveway on Medical Center Drive, a local street, across from the Americu Credit Union; Medical Center Drive connects to Burdick Street at a signalized intersection; per the referral materials, the project is expected to generate 23 vehicle trips during morning peak hour and 38 vehicle trips during the evening peak hour (also indicated to be 44 in and 23 out during the evening peak hour); and
- WHEREAS, the Environmental Assessment Form notes 8.5 acres will be physically disturbed and that stormwater will be managed on-site; a stormwater management basin is shown on the plan and the referral included detail site grading plans and a Storm Water Pollution Prevention Plan completed on November 7, 2014; the proposed project may disturb one acre or more of land and must be covered under the New York State SPDES II General Permit for Stormwater Discharges from Construction Activity (GP-0-10-001) and the

applicant must submit a Stormwater Pollution Prevention Plan (SWPPP) to the municipality and a Notice of Intent (NOI) to the DEC Bureau of Water Permits; the proposed project is located within a designated Municipal Separate Storm Sewer System (MS4) municipality, and the applicant must consult with the municipal engineer to ensure conformance of construction plans with the municipality's Storm Water Management Plan (SWMP) and submit a MS4 SWPPP Acceptance Form signed by the municipality to the New York State Department of Environmental Conservation Bureau of Water Permits; and

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

WHEREAS, the EAF indicates there will be pedestrian or bicycle accommodations and access to public transportation; the plan does not show any sidewalks on North Burdick Street or pedestrian connections to nearby facilities; per the Central New York Regional Transportation Authority (CENTRO), this site has limited service on North Burdick Street, with four midday weekday trips that include stops at Northeast Medical Center; per CENTRO, there are no plans for future expansion due to low ridership at this time, and the plan does not appear to show sufficient a sufficient turning radius for 40' buses; and

WHEREAS, the site will be served by public water and sewer and is located in the Meadowbrook-Limestone Wastewater Treatment Plant service area; the EAF notes total anticipated water demand and wastewater regeneration of 15,600 gallons per day; 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); and

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

WHEREAS, the referral also included utility, landscaping, and lighting plans; plans show landscaping around the building and parking lot, and the rear of the site will remain open lawn space; 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 applicant must complete a Traffic Impact Study (TIS) for full build out to meet Department requirements and is required to first 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.

2. The applicant is required to obtain a permit from the Onondaga County Department of Transportation prior to any proposed work within a county road right-of-way.

The Board also offers the following comments:

1. The Onondaga County Department of Water Environment Protection asks that the applicant contact the Department at (315) 435-6820 early in the planning process to determine sewer availability and capacity.
2. The 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 Town and applicant are encouraged to consider alternative site planning for this project, including locating the proposed building closer to the road frontage and removing parking from the front yard.
4. The Board advises the Town and applicant to consider incorporating bicycle, pedestrian, and shuttle accommodations for facility residents, visitors, and employees into the proposed plan, including private shuttles and pedestrian/bicycle pathways from the proposed facility to Northeast Medical Center, Fayetteville Towne Center, and more frequent public transit service along East Genesee Street.

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



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: January 21, 2015

OCPB Case # Z-15-9

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SPECIAL PERMIT from the Town of Manlius Planning Board at the request of Resort Lifestyle Communities for the property located on the northwest corner at the intersection of North Burdick Street and Medical Center Drive; 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 North Burdick Street; and
- WHEREAS, the applicant is requesting a special permit to construct a three-story senior housing facility (180,000 square feet) with 130 units and associated amenities and parking on a 12.15-acre lot in a Restricted Agricultural (R-A) zoning district; and
- WHEREAS, the Board is concurrently reviewing a Site Plan referral (Z-15-8) for this project; and
- WHEREAS, per the Town of Manlius Zoning Code, the RA district allows for "any use permitted in Residential District R-3, according to the same restrictions," and the proposed use requires a special permit in R-3 districts and therefore this district; and
- WHEREAS, the site is located along the west side of North Burdick Street in front of the Northeast Medical Center, just north of several car dealerships and a bank, south of which lies the YMCA and Fayetteville Towne Centre shopping plaza; the Board recently reviewed a new commercial project on the opposite side of North Burdick Street which would connect to trails within the Village of Fayetteville (Z-14-412 and Z-14-413); and
- WHEREAS, the Zoning Compliance Plan dated November 7, 2014 shows the three-story facility would include two residential wings and a central independent living common area with dining, recreation, and other amenities; the plan shows 166 total parking spaces provided around the front and back of the building, 34 of which would be located across three garages (two in the front, one in the back); and
- WHEREAS, the plan shows the site with one driveway on Medical Center Drive, a local street, across from the M&T Bank; Medical Center Drive connects to Burdick Street at a signalized intersection; per the referral materials, the project is expected to generate 23 vehicle trips during morning peak hour and 38 vehicle trips during the evening peak hour (also indicated to be 44 in and 23 out during the evening peak hour); and
- WHEREAS, the Environmental Assessment Form notes 8.5 acres will be physically disturbed and that stormwater will be managed on-site; a stormwater management basin is shown on the plan and the referral included detail site grading plans and a Storm Water Pollution Prevention Plan completed on



November 7, 2014; the proposed project may disturb one acre or more of land and must be covered under the New York State SPDES II General Permit for Stormwater Discharges from Construction Activity (GP-0-10-001) and the applicant must submit a Stormwater Pollution Prevention Plan (SWPPP) to the municipality and a Notice of Intent (NOI) to the DEC Bureau of Water Permits; the proposed project is located within a designated Municipal Separate Storm Sewer System (MS4) municipality, and the applicant must consult with the municipal engineer to ensure conformance of construction plans with the municipality's Storm Water Management Plan (SWMP) and submit a MS4 SWPPP Acceptance Form signed by the municipality to the New York State Department of Environmental Conservation Bureau of Water Permits; and

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

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WHEREAS, the site will be served by public water and sewer and is located in the Meadowbrook-Limestone Wastewater Treatment Plant service area; the EAF notes total anticipated water demand and wastewater regeneration of 15,600 gallons per day; 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); and

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WHEREAS, the referral also included utility, landscaping, and lighting plans; plans show landscaping around the building and parking lot, and the rear of the site will remain open lawn space; and

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