



Onondaga County Planning Board

January 25, 2017

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

I. ATTENDANCE

MEMBERS PRESENT

Douglas Morris
Robert Antonacci
Bill Fisher
James Corbett
Marty Voss

STAFF PRESENT

Megan Costa
Robin Coon

GUESTS PRESENT

II. CALL TO ORDER

The meeting was called to order at 11:00 AM on January 25, 2017.

III. MINUTES

Minutes from January 4, 2017 were submitted for approval. James Corbett made a motion to accept the minutes. Marty Voss seconded the motion. The votes were recorded as follows: Douglas Morris - yes; Bill Fisher - yes; James Corbett - yes; Robert Antonacci - yes; Marty Voss - yes.

IV. ACTIONS ON GML SECTION 239 REFERRALS

Summary

S-17-10	TLysPB	<i>Modification</i>	S-17-7	TOnoPB	<i>Modification</i>
S-17-8	CSyrPB	<i>No Position</i>	S-17-9	CSyrPB	<i>No Position</i>
Z-17-23	TManPB	<i>No Position With Comment</i>	Z-17-24	TDewZBA	<i>Modification</i>
Z-17-25	TClaZBA	<i>Modification</i>	Z-17-26	TClaPB	<i>Modification</i>
Z-17-27	TClaPB	<i>Modification</i>	Z-17-28	TClaPB	<i>Modification</i>
Z-17-29	VNsyPB	<i>No Position With Comment</i>	Z-17-30	VNsyPB	<i>No Position With Comment</i>
Z-17-32	TClaZBA	<i>Disapproval</i>	Z-17-33	TSkaPB	<i>Modification</i>
Z-17-34	TSkaZBA	<i>Modification</i>	Z-17-35	TManTB	<i>No Position</i>
Z-17-36	CSyrPB	<i>No Position</i>	Z-17-37	CSyrPB	<i>No Position</i>
Z-17-38	TClaTB	<i>Modification</i>	Z-17-39	TCicZBA	<i>Modification</i>
Z-17-40	VMinVB	<i>No Position</i>	Z-17-41	TSpaZBA	<i>No Position</i>
Z-17-42	TCicPB	<i>No Position</i>			



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: January 25, 2017

OCPB Case # S-17-7

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a FINAL SUBDIVISION from the Town of Onondaga Planning Board at the request of Albert A. Mercurio for the property located at 5262 Corporal Welch 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 Kasson Road, Howlett Hill Road and Beef Street, all county roads; and
- WHEREAS, the applicant is proposing to subdivide two parcels (31.62 acres and 20.85 acres) into two new lots (Lot 2A to be 6.91 acres and Lot 3 to be 45.15 acres) in a Residential zoning district; and
- WHEREAS, the Board previously recommended Modification of subdivision referrals in 2004 and 2005 (S-04-47 and S-05-140) to subdivide off four residential lots from a 47 acre parcel, citing stormwater requirements; and
- WHEREAS, the site is located in a transitional area consisting of suburban residential and rural land uses, and significant vacant land; and
- WHEREAS, per the Resubdivision of Lot 2 Mercurio Subdivision Map dated January 9, 2017, the subdivision includes tax parcel 011.-03-17.0, which is 20.85 acres and contains a single-family home, barn and outbuildings and wooded and currently farmed land, with frontage and a single driveway along Howlett Hill Road, a county road; and
- WHEREAS, the subdivision also includes current tax parcel 001.-02-33.1 (31.62 acres), which contains vacant wooded and farmed land, with frontage on Corporal Welch Road, a town road; an Onondaga County owned parcel runs through the parcel, which contains a former trolley/transportation line, and is now vacant; and
- WHEREAS, the proposed subdivision would move the boundary between the two parcels north to the boundary of the Onondaga County owned land, creating Lot 2A (6.91 acres) and Lot 3 (45.15 acres); and
- WHEREAS, the referral materials indicate the owner intends to sell proposed Lot 2A as a residential building lot, and shows a proposed driveway location on the subdivision plan; and
- WHEREAS, the house on proposed Lot 3 is served by public water and an individual septic system; no existing infrastructure exists serving proposed Lot 2A; the site is located in the Onondaga County Sanitary District in an area not currently served by sewers; and
- WHEREAS, per the 2005 Onondaga County Planning Board staff report, the area is known to have shallow depth to bedrock which may cause difficult in designing individual sewage disposal systems; any proposed septic system must be approved by the Onondaga County Health Department; and

WHEREAS, an unnamed stream crosses portions of proposed Lot 3 along the eastern parcel border, which is also shown as federal wetlands; no existing or proposed development is shown near the stream; 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 comment:

The applicant is advised to contact the Onondaga County Department of Transportation regarding the relevance of the county-owned land related to the proposed subdivision.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: January 25, 2017

OCPB Case # S-17-8

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a FINAL SUBDIVISION from the City of Syracuse Planning Commission at the request of Greater Syracuse Property Development Corporation / William Cartner, Jr. for the property located at 214 Sackett Street & 847 Park Avenue; and
- WHEREAS, General Municipal Law Section 239-n allows the County Planning Board to review the approval of subdivisions and the site is located within 500 feet of the Harbor Brook drainage channel; and
- WHEREAS, the applicant is proposing to combine two properties into one new lot of 0.134 acres in a BA zoning district; and
- WHEREAS, the site is located within a largely residential area on the west side of the City of Syracuse, and borders Frazer Park, a city park with ball fields and open space; a concrete drainage structure affiliated with Harbor Brook runs along the rear of the site, on a separate parcel; and
- WHEREAS, per referral materials, the Greater Syracuse Property Development Corporation intends to resubdivide (combine) vacant land on tax parcel 109.-03-42.1, which formerly contained a multi-unit dwelling, with the adjacent corner parcel which contains a two-family housing unit;
- WHEREAS, the proposed subdivision would put the vacant property back into productive use, and allow for larger area for the adjacent parcel, which may increase that property's value and marketability; and
- WHEREAS, the proposed combined lot would measure 0.15 acres, and contain the existing two-story house with primary entry along Park Avenue and an asphalt drive onto Sackett Street, a city street, as well as grass area; and
- WHEREAS, the existing house is shown to encroach slightly within the right-of-way sidewalk area along Park Avenue; and
- WHEREAS, the approximate location of concrete drainage structures and an approximate location labeled West Line Harbor Brook are indicated on the plan, with the concrete slightly encroaching onto the subject parcel; an existing chain link fence is also shown to enter the property in two locations as well; and

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

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: January 25, 2017

OCPB Case # S-17-9

WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a FINAL SUBDIVISION from the City of Syracuse Planning Commission at the request of Greater Syracuse Property Development Corporation for the property located at 310, 312 & 316 Lodi Street; and

WHEREAS, General Municipal Law Section 239-n allows the County Planning Board to review the approval of subdivisions and the site is located within 500 feet of Interstate Route 690, a state highway; and

WHEREAS, the applicant is proposing to subdivide three properties into two new lots of 1.49 acres each in a RB zoning district; and

WHEREAS, the site is located within a mixed-use area within the City of Syracuse, characterized by neighborhood commercial and single and multi-family housing; and

WHEREAS, per referral materials, a dilapidated single-family housing unit on tax parcel 018.-05-24.0 has been demolished, and the Greater Syracuse Property Development Corporation intends to convey the majority of the now vacant land to the owner to the east which contains an existing house and no driveway and minimal yard area; and

WHEREAS, land along the western edge of the vacant parcel would also be conveyed to the landowner to the west, in order to accommodate existing encroachments of the driveway, parking area and rear garage onto the parcel; and

WHEREAS, the two resulting parcels are each served by public water and sewer; and

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

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: January 25, 2017

OCPB Case # S-17-10

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a FINAL SUBDIVISION from the Town of Lysander Planning Board at the request of Nick Melnick for the property located at 603 West Genesee 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 Route 370, a state highway, and a farm operation located in an Agricultural district; and
- WHEREAS, the applicant is proposing to subdivide 1.844 acres with a residence and garage from a 115.39 acre parcel in an Agricultural (A) zoning district; and
- WHEREAS, the Board recently offered No Position on an Area Variance referral (Z-16-408) to subdivide the 115 acre parcel into two lots, where the 1.6 acre lot would not meet minimum lot size requirements; the variance was denied locally, as there appeared to be opportunity to create a conforming lot size; and
- WHEREAS, the site is located along NYS Route 370 in a largely rural and agricultural area just west of the Plainville hamlet, and the site contains an existing house, garage, and tilled agricultural land and forest; and
- WHEREAS, the subdivision map revised Dec 2, 2016 shows a revised residential lot to be created, to contain the existing house, garage, driveway and lawn and field areas; the lot would measure 1.844 acres (80,326 square feet), which would meet the required 80,000 square foot minimum lot size;
- WHEREAS, per the local application, the remaining farmed land is being sold to the current renter, while the applicant intends to retain the house, outbuilding and yard; the submitted plan did not show the remainder of the 115.39 acres parcel; and
- WHEREAS, the site has an existing driveway onto Route 370, which must meet the requirements of the New York State Department of Transportation; aerial photography shows an existing farm driveway access further to the west on Route 370, accessing the fields; and
- WHEREAS, the house is served by individual well and septic system, and the site is located outside the Onondaga County Sanitary District; the drilled well location is shown next to the garage on the subdivision map; and
- WHEREAS, the site is surrounded by parcels which are enrolled in New York State Agricultural Districts and are actively farmed; 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 approve any existing or proposed septic system for all lots less than five acres prior to Department endorsement of this subdivision plan.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: January 25, 2017

OCPB Case # Z-17-23

- 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 The Craftsman Inn & Limestone Grill for the property located at 7300 East Genesee Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of East Genesee Street (Route 5), a state highway, and the municipal boundary between the Town of Manlius and the Village of Fayetteville; and
- WHEREAS, the applicant is proposing façade improvements, parking lot expansion, new landscaping, outdoor patio and new monument sign on two parcels, 4.20 acres and 0.22 acres, totaling 4.42 acres in a Commercial A (CA) zoning district; and
- WHEREAS, the Site Plan dated January 19, 2017 shows the two existing Craftsman Inn and Limestone Grill & Meeting Rooms buildings with proposed revised entrance, outdoor seating area, and replaced walks, existing parking areas that would be reconfigured, a proposed new sign, and proposed landscaping around the Limestone Grill, near the new sign, and in and around the parking areas; and
- WHEREAS, the plan shows a row of expanded parking along the East Genesee Street frontage and an expanded parking area to the east of Limestone Grill with 27 new spaces, providing a total of 178 proposed parking spaces for the entire site; and
- WHEREAS, the plan shows that 12-14 of the parking spaces in the expanded parking area would have permeable asphalt, and the plan shows a landscaped infiltration bioswale with an emergency overflow pipe that would be connected to an existing catch basin on the adjacent parcel to the east; the Environmental Assessment Form (EAF) states that stormwater discharges will be routed through green stormwater infrastructure including bioretention areas, bioswales, and permeable pavements prior to release into the municipal storm sewer; and
- WHEREAS, the plan shows an existing driveway on East Genesee Street, which must meet the requirements of the New York State Department of Transportation, and Mott Road, a local road; the plan shows a proposed driveway from the expanded parking area on Burdick Street, a local road; and
- WHEREAS, the EAF states that a portion of the site of the proposed action, or lands adjoining the proposed action, contains wetlands or other waterbodies regulated by a federal, state or local agency, but the proposed action would not physically alter, or encroach into, any existing wetland or waterbody; and
- WHEREAS, the EAF states that the site of the proposed action may contain a species of

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

WHEREAS, the EAF states that the project site is included in the 100 year floodplain; floodplain maps show areas of floodplain along the north and east sides of the site, including a portion of the proposed parking expansion area; and

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

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

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

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

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

1. Given the nature of the uses on this site, proximity to the village center and the presence of sidewalks on nearby parcels, the Board encourages the Town and applicant to consider installing a sidewalk along the East Genesee Street frontage.
2. The Onondaga County Department of Water Environment Protection asks that the applicant contact the Department at (315) 435-5402 x225 early in the planning process to determine sewer availability and capacity.
3. The applicant is encouraged to reduce stormwater runoff and improve stormwater quality as much as practical by reducing impermeable surfaces and utilizing green infrastructure. For more information on stormwater management, visit the Onondaga County "Save the Rain Program" web site at <http://savetherain.us> or contact the Onondaga County Department of Water Environment Protection at 315-435-2260.
4. The 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.

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

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: January 25, 2017

OCPB Case # Z-17-24

- 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 Two Plus Four Construction for the property located at 6739 Myers 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 Interstate Route 481 and the New York State Thruway (Interstate Route 90), both state highways, and Fly Road, a county road; and
- WHEREAS, the applicant is requesting an area variance to allow 23 parking spaces placed in reserve where a maximum of 13 is allowed, for a proposed 7,500 square foot two-story building on a 1.34-acre parcel in a High-Tech (H-T) zoning district; and
- WHEREAS, the Board recently recommended Modification of a Site Plan referral (Z-16-9) for the project, citing NYS Thruway Authority requirements; in 2015, the Board recommended Modification of Subdivision (S-15-52) and Site Plan (Z-15-180) referrals to subdivide a 3.2 acre parcel into two lots, with Lot 2 to house a 7,024 square foot office building; the current proposal would occur on Lot 1; the Board advised primarily on transportation permitting and Thruway safety requirements; and
- WHEREAS, the site is located at the edge of the New York State Thruway and near Interstate Route 481; per aerial photography, the site currently contains wooded land and is located in a primarily commercial area, however several remaining houses are located directly across Myers Road, set back from the road; and
- WHEREAS, the Two Plus Four Office Site Plan dated December 27, 2016 shows the proposed two-story office building (7,500 square feet total), set behind a circular parking lot with 27 parking spaces shown to be constructed, 23 additional spaces in reserve, and a 24-foot wide driveway onto Myers Road, a local road which dead ends at Interstate Route 481; and
- WHEREAS, per the zoning code, 50 parking spaces are required for the proposed use; per the code, up to 13 of those spaces are allowable to be in reserve; the applicant does not anticipate needing more than 25 spaces at any one time, and therefore is requesting that 23 spaces be placed in reserve; the applicant notes the change would aid in stormwater, avoid resource waste, and would add greenspace to the site; and
- WHEREAS, the previously submitted Site Plan showed plantings and lawn along the front face of the building and 9 trees to be added at the front of the site and at the corners of the parking lot; and
- WHEREAS, the Environmental Assessment Form indicates 1.3 acres will be physically disturbed, and stormwater runoff will discharge to the New York State

Thruway property and flow to a 30” culvert which flows north to Ley Creek; a stormwater management area is shown at the rear of the parcel; and

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

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

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

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

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

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

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

1. A drainage and grading plan must be provided to the New York State Thruway Authority for review, and the Town and applicant are advised that no increase to the amount of site drainage entering onto the Thruway as a result of this construction will be permitted.

2. A site lighting plan must be provided to the New York State Thruway Authority for review, and site lighting must be designed so as not to affect Thruway patrons. Headlight screening may be required to prevent headlight glare from affecting Thruway patrons.

The Board also offers the following comments:

1. The Thruway Authority should be contacted with any plans for signage within the rear yard for this new facility.
2. The Onondaga County Department of Water Environment Protection asks that the applicant contact the Department at (315) 435-6820 early in the planning process to determine sewer availability and capacity.
3. The applicant is encouraged to reduce stormwater runoff and improve stormwater quality as much as practical by reducing impermeable surfaces and utilizing green infrastructure. For more information on stormwater management, visit the Onondaga County "Save the Rain Program" web site at <http://savetherain.us> or contact the Onondaga County Department of Water Environment Protection at 315-435-6820.
4. The Onondaga County Water Authority (OCWA) recommends that the municipality and/or applicant contact OCWA's Engineering Department early in the planning process to determine water availability and service options, obtain hydrant flow test information, evaluate backflow prevention requirements, and/or request that the Authority conduct hydrant flow testing to assess fire flow availability.
5. Per the New York State Department of Environmental Conservation (NYS DEC), if a proposed project is in an area containing threatened or endangered species and/or associated habitats, and the project requires review under the State Environmental Quality Review Act (SEQRA), a request for a project screening should be submitted to the New York Natural Heritage Program or to the regional NYS DEC Division of Environmental Permits office.
6. The Onondaga County Department of Transportation requests a copy of any drainage studies or data for review.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: January 25, 2017

OCPB Case # Z-17-25

- 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 Rite Aid Pharmacy / Kimbrook Plaza for the property located at 3566 & 3578 State Route 31; 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 State Route 31, a state highway; and
- WHEREAS, the applicant is requesting several area variances in order to construct a Rite-Aid Pharmacy with a single lane drive thru on 1.29 acres in a proposed RC-1 (currently RA-100) zoning district; and
- WHEREAS, the Board is concurrently reviewing a Zone Change referral (Z-17-38) for the project, to change zoning on two parcels totaling 1.67 acres from Residential-Agriculture (RA-100) to Regional Commercial (RC-1); and
- WHEREAS, the site is located on the highly traveled NYS Route 31 corridor and is at the edge of the existing Kimbrook Plaza retail development; the two parcels each contain an existing vacant frame house with driveway onto Route 31; the 1.29 acres parcel also has additional land and a portion of the labeled Theodolite Access Drive, an ingress-egress easement connecting adjacent local roads with the Kimbrook Plaza ring road and ultimately providing access to Route 31 and County Route 57; and
- WHEREAS, per the Final Plan dated December 15, 2016, zoning is split between RA-100 and RC-1 in this location, with the dividing line crossing the middle of the larger parcel, with RA-100 portion containing the houses and frontage on Route 31 and the rear portion zoned as RC-1, which is consistent with Kimbrook Plaza and other commercial parcels along Route 31 in this location; both parcels are proposed to be entirely zoned RC-1; and
- WHEREAS, the REEC Site Concept Plan originally dated November 2016 shows a proposed Rite Aid Pharmacy building (11,115 square feet) on the two combined lots, set back approximately 165 feet from the centerline of Route 31, as required by front yard setbacks of the RC-1 district and principal structure setbacks in the Highway Type A Highway District; and
- WHEREAS, the building is shown with a single-lane drive thru along the west side of the building and with 53 parking spaces in the front and side yards; two vehicular full access points are shown, one onto Kimbrook Plaza Access Drive, a private driveway leading to a signalized intersection at Route 31, and a rear driveway onto a realigned Theodolite Access Drive; no access to NYS Route 31 is shown or proposed; and
- WHEREAS, per the referral form and later clarified and added to via email from the Town of Clay, area variances are required for and based on the proposed Regional

Commercial (RC-1) district for the site, which include a reduction of the side yard setback from 75 feet to 25 feet to allow for an accessory structure (dumpster enclosure), a reduction of the rear yard setback from 75 to 9.3 feet (for dumpster, principal building would be 55 feet), a reduction of the minimum lot size from 5 acres to 1.6 acres (69,913 sf); reducing parking from the required 67 spaces to 53; reducing parking space size from the required 9.5' x 20' to 9' x 18'; and reducing the perimeter landscape strip from 30 feet to 9.3 feet; and

WHEREAS, the site is has access to public water and is located in the Onondaga County Sanitary District and Oak Orchard Wastewater Treatment Plant service area, in an area currently diverted to the Wetzel Road Wastewater Treatment Plant (EAF incorrectly notes wastewater is to be directed to the Baldwinsville-Seneca Knolls Treatment Plant); and

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

WHEREAS, the plan does not indicate how stormwater will be managed; the EAF notes an on-site stormwater management facility will be utilized; and

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

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

1. The New York State Department of Transportation has determined that the applicant must complete a Traffic Impact Study (TIS) for full build out to meet Department requirements and is required to contact the Department to determine the scope of the study; the applicant must submit the traffic study to the Department for approval and complete any appropriate mitigation as may be determined by the Department.
2. The municipality must submit a copy of the Storm Water Pollution Prevention Plan (SWPPP) and/or any drainage reports or studies to the New York State Department of Transportation early in the planning process for approval and complete any appropriate mitigation as may be determined by the Department.

The Board also offers the following comments:

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

E-mail Address: countyplanning@ongov.net

1. The Onondaga County Department of Water Environment Protection asks that the applicant contact the Department at (315) 435-5402 x225 early in the planning process to determine sewer availability and capacity.
2. The applicant is encouraged to reduce stormwater runoff and improve stormwater quality as much as practical by reducing impermeable surfaces and utilizing green infrastructure. For more information on stormwater management, visit the Onondaga County "Save the Rain Program" web site at <http://savetherain.us> or contact the Onondaga County Department of Water Environment Protection at 315-435-2260.
3. The Board encourages the applicant and Town to consider the installation of sidewalk along the NYS Route 31 frontage to connect to existing facilities leading to Route 57, and sidewalks or other pedestrian pathways to further connect the proposed store to the adjacent residential neighborhood.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: January 25, 2017

OCPB Case # Z-17-26

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Clay Planning Board at the request of Goddard Development Partners IV, LLC for the property located at 7435 Oswego Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Oswego Road (Route 57), John Glenn Boulevard, and Long Branch Road, all county roads; and
- WHEREAS, the applicant is proposing construction of a 6,150 square foot automotive retail / repair building (Mavis Discount Tire) with associated utilities and parking on a vacant 0.511-acre lot formerly containing a gas station in a Limited Use for Gasoline Services (LuC-1) zoning district; and
- WHEREAS, in July 2016 the Board recommended Modification of an area variance referral (Z-16-240) to reduce northern and southern perimeter strips and highway arterial setback for the Mavis Discount Tire project, requiring traffic data, SWPPP, and comments on access, wastewater, landscaping and stormwater; in September 2016 the Board deemed a site plan referral Incomplete (Z-16-333), noting the Site plan included and relies on land owned by Onondaga County, for which no coordination has taken place regarding a request for road abandonment, which must come from the Town to the Department of Transportation; the Board recommended Modification of an Area Variance referral (Z-16-406) for an amended project, citing transportation requirements; and
- WHEREAS, the site is located between John Glenn Boulevard and the Old Long Branch Road spur which no longer connects to Oswego Road (County Route 57) to the east; the revised Site Plan dated December 6, 2016 no longer shows the project to encompass Old Long Branch Road within the site; and
- WHEREAS, the Site Plan shows a proposed 6,150 square foot automotive retail/repair building with seven internal bays, a dumpster enclosure south of the building, and 13 proposed parking spaces in the front yard, set back 20 feet from the Oswego Road highway boundary; and
- WHEREAS, access to the site would occur from Long Branch Road via the Old Long Branch Road spur, and no access is permitted or shown from John Glenn Boulevard or Oswego Road; per the Site Plan, Old Long Branch dead ends just past the proposed driveway; any existing or proposed access onto Old Long Branch Road must meet the requirements of the Onondaga County Department of Transportation; and
- WHEREAS, a number of area variances have been granted by the town, including: reduction of the perimeter landscape strip on John Glenn Boulevard (20' reduced to 4.8') and Old Long Branch Road (20' reduced to 2.2'), reduction in

the building setback on John Glenn Boulevard (25' reduced to 4.8') and Old Long Branch Rd (25' reduced to 19.79'), reduction of the highway overlay setback from the centerline of Oswego Road from 140' to 120.5', reduction of the perimeter landscape strip on Old Long Branch Road from 20' to 2.6' to allow for a dumpster enclosure; and reduction of the setback of a proposed sign from John Glenn Boulevard from 25' to 8.4'; and

WHEREAS, a proposed freestanding sign location with notes citing "max 32 square feet and a max height of 25 feet" is shown near the corner of John Glenn Boulevard and Oswego Road; a building sign is shown to span the frontage of the building, above the bays, with backlit illuminated channel lettering measuring 36 feet wide; similar signage is proposed for the building face along John Glenn Boulevard; and

WHEREAS, the New York State Department of Environmental Conservation Environmental Assessment Form Mapper indicates that the site is adjacent to a state wetland, located in an archaeological sensitive area, and may contain a species of animal, or associated habitats, listed by the state or federal government as threatened or endangered; and

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

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

1. The Onondaga County Department of Transportation has determined that the municipality and applicant must contact the Department at (315) 435-3205 to discuss any required traffic data for the proposed project.
2. Per the Onondaga County Department of Transportation, the municipality must submit a copy of the Storm Water Pollution Prevention Plan (SWPPP) and/or any drainage reports or studies to the Department verifying that no additional stormwater runoff will enter the County's drainage system, and complete any appropriate mitigation as may be determined by the Department.

The Board also offers the following comments:

1. Per the Onondaga County Department of Transportation, the Town and applicant are advised that direct access to Oswego Road, John Glenn Boulevard and New Long Branch Road is prohibited, and a permit for any proposed work in the County right-of-way is required. No parking, loading, or servicing of vehicles in the right-of-way, or backing of vehicles into the right-of-way, is permitted.
2. The Onondaga County Department of Water Environment Protection asks that the applicant contact the Department at (315) 435-5402 x225 early in the planning process to determine sewer availability and capacity.

3. The Board encourages site planning which incorporates additional landscaping, minimizes pavement, and utilizes green infrastructure where possible, in order to minimize stormwater runoff near a wetland.. For more information on stormwater management, visit the Onondaga County "Save the Rain Program" web site at <http://savetherain.us> or contact the Onondaga County Department of Water Environment Protection at 315-435-2260.

4. The Town and applicant are encouraged to carefully consider proposed signage for the site, and for the Route 57 corridor in general, reducing signage clutter and excessive height and scale where appropriate.

5. 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 James Corbett and seconded by Bill Fisher. The votes were recorded as follows: Douglas Morris - yes; Bill Fisher - yes; James Corbett - yes; Robert Antonacci - yes; Marty Voss - yes.



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: January 25, 2017

OCPB Case # Z-17-27

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Clay Planning Board at the request of New Court Street, LLC for the property located at 8531 Oswego Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Oswego Road (Route 57), a county road; and
- WHEREAS, the applicant is proposing to expand an existing premanufactured shed sales and construction business and allow a contractor's service yard (exterior storage of construction materials including granite, tile, and masonry materials) to operate on a 5.24-acre lot in an Industrial (I-1) zoning district; and
- WHEREAS, the Board took recommended Modification for a Site Plan referral (Z-16-412), and took No Position With Comment on a zone change referral (Z-16-151) to change the zoning from Neighborhood Commercial to Industrial, commenting that the plan for the next stage of development should include ITE Trip Generation traffic figures for the Onondaga County Department of Transportation, no fences or displays will be permitted within the County right-of-way, the Onondaga County Health Department must formally accept or approve, respectively, any existing or proposed septic system, and advising the Town to require the applicant to maintain or incorporate landscaping on site; and
- WHEREAS, the Site Layout Plan dated October 24, 2016 shows the existing building, a proposed 9,300 square foot building addition, a large area that would be paved as a proposed 23 space parking area (in front of building) and proposed asphalt yard (behind building), a proposed 16,300 square foot gravel staging area for pre-manufactured products in front of the front parking area, a proposed gravel storage area on the rear of the lot behind the asphalt yard, and a grass area next to the building; and
- WHEREAS, the proposed asphalt yard and gravel storage area behind the building would be enclosed with an 8 foot high vinyl fence with gated access on both sides of the building; and
- WHEREAS, the plan shows an existing driveway on Oswego Road, which appears to slightly encroach on the adjacent parcel to the north; any existing or proposed access on Oswego Road must meet the requirements of the Onondaga County Department of Transportation; and
- WHEREAS, the Environmental Assessment Form (EAF) states that 4.85 acres will be physically disturbed, and the plan shows a bioretention area, stormwater management area, and screening berm on the rear of the lot behind the proposed gravel storage area; the EAF states that site stormwater will be directed through the bioretention area followed by discharge to the detention

basin prior to being discharged to an existing drainage swale on an adjacent property; and

WHEREAS, the Referral Notice states that the site is served by public water and private septic system; the site is located in the Oak Orchard Wastewater Treatment Plant service area in a location with no access to sewers; the EAF states that the total anticipated liquid waste generation per day is 1,000 gallons/day; and

WHEREAS, per the Onondaga County Health Department, it appears that the proposed grass area does not fully contain the existing septic system, and the proposed layout does not provide much expansion area for the septic system; and

WHEREAS, the EAF notes that for parking lot lighting, dark sky compliant building mounted lighting fixtures will be installed; a photometric plan was included with the referral; and

WHEREAS, the EAF states that the project site, or any portion of it, is located in or adjacent to an area designated sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory; and

WHEREAS, the EAF mapper indicates that the site of the proposed action may contain a species of animal, or associated habitats, listed by the state or federal government as threatened or endangered; 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, 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

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. Given changes to the plans, the Onondaga County Department of Transportation has determined that the applicant must provide the Department with updated ITE Trip Generation traffic figures and complete any appropriate mitigation as may be determined by the Department.
2. 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.
3. The engineer, in communication with the Onondaga County Health Department, must address details regarding the size and location of the proposed grass area relative to the septic system and the provision of adequate expansion area for the septic system.
4. The applicant must demonstrate to the Town that the applicant has any

necessary easements or other permissions to discharge stormwater to the existing drainage swale on an adjacent property.

The Board offers the following comments:

1. Per the Onondaga County Department of Transportation, the municipality and the applicant are advised that no parking, loading, or backing of vehicles into the county right-of-way will be permitted.
2. The Town is strongly advised to require the applicant to maintain or incorporate landscaping as much as possible on site, particularly additional dense vertical plantings to the north of the proposed development to buffer adjacent lower intensity uses from view.
3. Per the New York State Department of Environmental Conservation (NYS DEC), if a proposed project is in an area containing threatened or endangered species and/or associated habitats, and the project requires review under the State Environmental Quality Review Act (SEQRA), a request for a project screening should be submitted to the New York Natural Heritage Program or to the regional NYS DEC Division of Environmental Permits office.
4. The municipality is advised to contact the New York State Historic Preservation Office to determine if the project should be submitted to the Office for review as part of the SEQR process.
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 315-435-2260.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: January 25, 2017

OCPB Case # Z-17-28

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Clay Planning Board at the request of Shear Perfection for the property located at 7452 Oswego Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Oswego Road (Route 57) and John Glenn Boulevard, both county roads; and
- WHEREAS, the applicant is proposing a 1,740 square foot building addition and parking and access changes on a 0.61-acre parcel in a Neighborhood Office (O-1) zoning district; and
- WHEREAS, the Board previously recommended Disapproval of a Site Plan referral (Z-07-180) and Modification of a Site Plan referral (Z-08-10) to make modifications to the office uses on site, citing access issues and required driveway requirements; and
- WHEREAS, the site is located on a highly commercial and high traffic stretch of Oswego Road, near the corner of John Glenn Boulevard, both County owned roads; any existing or proposed access must meet the requirements of the Onondaga County Department of Transportation; and
- WHEREAS, the Site Plan dated October 24, 2016 shows the existing single-story frame house, currently used as Shear Perfection Salon & Spa, totaling 1,368 square feet, with a front entry and a proposed rear addition measuring 10 feet by 20 feet; the site plan and elevation drawings also indicate a 1,538 square foot second story addition will also be added; and
- WHEREAS, the plan shows a modified driveway entrance from Oswego Road reconfigured as a right-in only driveway (a note on related signage incorrectly indicates the driveway to be exit only); the driveway leads to three existing front yard spaces and to a 20 foot wide driveway leading to an expanded rear parking area for 22 spaces; several areas of existing asphalt are also to be removed; an existing exterior lit front yard sign is to remain; and
- WHEREAS, egress from the site is shown to occur via an existing shared asphalt drive from the rear of the parcel, crossing two adjacent parcels and ultimately leading to Laurel Lane, a town owned road; the insurance agency on the parcel immediately to the north also uses the driveway for rear parking; and
- WHEREAS, in the Onondaga County Planning Board Site Plan recommendation for a prior referral in 2008 to convert the building from an office to an "instructional facility", the Onondaga County Department of Transportation required a shared right-in only with the adjacent parcel to the north, and the existing driveway to be closed; exit from the site must be onto Laurel Lane by way of a shared driveway, per the resolution; and
- WHEREAS, the proposed instructional facility never proceeded; however the 2008 County

Planning Board staff report indicated that the driveway onto Oswego Road on the adjacent parcel has been closed; that driveway has since been reopened, without proper approvals; the current site plan for the Shear Perfection building expansion does not show any shared front yard driveway accommodations, as per the 2008 Board recommendation; 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, the project site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the New York State Historic Preservation Office archeological site registry; the municipality is advised to contact the New York State Historic Preservation Office to determine if the project should be submitted to the Office for review as part of the SEQR process; and

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

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, to satisfy prior requirements for shared driveway access, the owner must provide an easement (to be shown on filed plans) which would allow for the neighboring parcel to construct access to the adjacent driveway.
2. The applicant is required to obtain a permit from the Onondaga County Department of Transportation for any proposed driveways and prior to any proposed work within a county road right-of-way.
3. Proposed directional signage at the front driveway indicating "Exit Only" must be corrected to reflect the entrance as an entrance-only sign, preventing vehicles from exiting the site via the front driveway.

The Board also offers the following comment:

The Town should ensure proper access agreements are in place for the shared access to Laurel Lane.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: January 25, 2017

OCPB Case # Z-17-29

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Village of North Syracuse Planning Board at the request of Seneca Federal Savings & Loan Association for the property located at 201 & 203 North Main 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 North Main Street (US Route 11), a state highway; and
- WHEREAS, the applicant is proposing to add a second drive-thru lane, remove existing canopy and construct new canopy to span both lanes on a 0.93-acre parcel in a Village Center (C-3) zoning district; and
- WHEREAS, the Board is concurrently reviewing a Special Permit referral for the project (Z-17-30); and
- WHEREAS, the site is located within the core of the Village of North Syracuse, in a relatively dense and pedestrian-friendly area with a mix of residential, retail and office land uses nearby; and
- WHEREAS, the Grading, Drainage and Layout Plan dated November 11, 2016 shows the existing 2,766 square foot brick building to remain, with a front entrance and sidewalk on Route 11 (North Main Street), a rear entrance and parking area with 13 spaces and an existing driveway onto Chestnut Street, a local road; any existing or proposed access onto Route 11 must meet the requirements of the New York State Department of Transportation; and
- WHEREAS, the plan shows a single lane entrance-only drive from Route 11 leading to a drive-thru alongside the building and exit through the parking area to Chestnut Street would be modified to widen the entrance-only driveway to approximately 14 feet wide and lead to a double drive-thru with two lanes, and a new canopy covering both lanes to match existing architecture; and
- WHEREAS, the site has existing concrete sidewalks along the US Route 11 frontage only, and none along Chestnut Street; sidewalk along this block of Chestnut Street are only found along the south side of the road; and
- WHEREAS, the site currently contains an existing pole mounted sign in front of the building, which would be removed and a new sign location is shown to the north of the driveway entrance along Route 11; signage details were not provided; and
- WHEREAS, the Environmental Assessment Form indicates that stormwater will be directed toward existing stormwater facilities/sheet flow; topography is shown to slope down toward toe north and west adjacent to the drive thru; and
- WHEREAS, the site is served by public water and sewer and is located in the Oak Orchard Wastewater Treatment Plant and Davis Road service areas; per the Onondaga

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

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

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

1. Per the New York State Department of Transportation, the applicant is advised that a highway work permit is required for any work within the State right-of-way.
2. The applicant and municipality are encouraged to consider decreasing the scale of proposed front yard signage to that commonly found in traditional village settings.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: January 25, 2017

OCPB Case # Z-17-30

- 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 North Syracuse Planning Board at the request of Seneca Federal Savings & Loan Association for the property located at 201 & 203 North Main 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 North Main Street (US Route 11), a state highway; and
- WHEREAS, the applicant is requesting a special permit to add a second drive-thru lane and modify an existing drive-thru canopy for an existing bank (Seneca Savings Bank) on a 0.93-acre parcel in a Village Center (C-3) zoning district; and
- WHEREAS, the Board is concurrently reviewing a Site Plan referral for the project (Z-17-29); and
- WHEREAS, the site is located within the core of the Village of North Syracuse, in a relatively dense and pedestrian-friendly area with a mix of residential, retail and office land uses nearby; and
- WHEREAS, the Grading, Drainage and Layout Plan dated November 11, 2016 shows the existing 2,766 square foot brick building to remain, with a front entrance and sidewalk on Route 11 (North Main Street), a rear entrance and parking area with 13 spaces and an existing driveway onto Chestnut Street, a local road; any existing or proposed access onto Route 11 must meet the requirements of the New York State Department of Transportation; and
- WHEREAS, the plan shows a single lane entrance-only drive from Route 11 leading to a drive-thru alongside the building and exit through the parking area to Chestnut Street would be modified to widen the entrance-only driveway to approximately 14 feet wide and lead to a double drive-thru with two lanes, and a new canopy covering both lanes to match existing architecture; and
- WHEREAS, the site has existing concrete sidewalks along the US Route 11 frontage only, and none along Chestnut Street; sidewalk along this block of Chestnut Street are only found along the south side of the road; and
- WHEREAS, the site currently contains an existing pole mounted sign in front of the building, which would be removed and a new sign location is shown to the north of the driveway entrance along Route 11; signage details were not provided; and
- WHEREAS, the Environmental Assessment Form indicates that stormwater will be directed toward existing stormwater facilities/sheet flow; topography is shown to slope down toward toe north and west adjacent to the drive thru; and
- WHEREAS, the site is served by public water and sewer and is located in the Oak Orchard Wastewater Treatment Plant and Davis Road service areas; per the Onondaga

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

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

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

1. Per the New York State Department of Transportation, the applicant is advised that a highway work permit is required for any work within the State right-of-way.
2. The applicant and municipality are encouraged to consider decreasing the scale of proposed front yard signage to that commonly found in traditional village settings.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: January 25, 2017

OCPB Case # Z-17-32

- 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 Side Track Enterprises, LLC for the property located at 4975 State Route 31; 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 State Route 31, a state highway; and
- WHEREAS, the applicant is requesting six area variances in order to open a tap room/beer garden in an existing building on a 1.47-acre parcel in an Industrial (I-2) zoning district (variances are based on a proposed zone change to Highway-Commercial HC-1 zoning); and
- WHEREAS, in December 2016, the Board recommended Disapproval of a zone change referral (Z-16-447) for the project, from Industrial (I-2) to Highway Commercial (HC-1), noting the broad use and scale allowances of the proposed zone in a location with infrastructure and other limitations, and dimensional inconsistencies between the proposed project and proposed zoning; and
- WHEREAS, the site is located along New York State Route 31 in a small hamlet of older structures, and an adjacent rail line; the site contains an existing building, gravel parking area, and a railroad spur easement which is labeled "terminated due to discontinuance"; the site is located within a large industrial zoning district area, which includes the White Pines Industrial Park and additional vacant land designated for industrial development; and
- WHEREAS, per the zone change petition previously submitted by the applicant, the applicant wishes to convert the first floor of the building to retail space, to be rented to Freight Yard Brewing, which intends to operate a tap room at this location, with product primarily manufactured off site; Freight Yard Brewing also intends to operate a small exterior space on the property as a beer garden seasonally, with food available via food trucks or individually pre-packaged foods; and
- WHEREAS, per the Town of Clay zoning ordinance, virtually all parcels along this portion of NYS Route 31 and significant lands to the north are zoned Industrial, including the White Pines Industrial Park, and the zoning map also contains a 500' Industrial Perimeter zone boundary, which includes the subject parcel; the Industrial 1 (I-1) zoning district allows for office buildings with a minimum 15,000 square foot total floor area as a permitted use with site plan approval; lands to the south are generally zoned Residential-Agricultural (RA-100); and
- WHEREAS, per the Highway Commercial zoning district "It is the intent to maintain in this district the quality of environment that is usually found in areas of commercial use often located near, but generally not immediately adjacent to, residential neighborhoods. The intensity and scale of the uses, lots and

structures are intended to be commensurate to moderately concentrated business areas.”; the proposed site is not located within an area of significant commercial use or commercial zoning; and

WHEREAS, per the petition, the applicant states there are two residential apartments on the second floor, which would not be permitted uses in the proposed Highway Commercial zoning district; and

WHEREAS, six area variances are being sought by the applicant, utilizing the proposed Highway Commercial zoning, including: a reduction of the minimum lot area from the required 80,000 square feet to 64,198 square feet; a reduction of the front yard setback from the required 75 feet to 13.3 feet; a reduction in the minimum lot size requirement in the highway overlay from 160,000 to 64,198 square feet; a reduction of the minimum lot frontage in the highway overlay from 400 feet to 284.5 feet; an increase in the allowable number of freestanding signs from 1 to 2; and a reduction in the minimum front yard setback for the freestanding signs from 25 feet to 13.3 feet; and

WHEREAS, the site has relatively unrestricted gravel driveway access onto NYS Route 31; any proposed redevelopment of the site will require coordination with the New York State Department of Transportation regarding driveway requirements and traffic data, and permits will be required for any work within the state right-of-way; and

WHEREAS, the site is served by public water and on-site wastewater facilities; the site is located in the Oak Orchard Wastewater Treatment Plant service area, however, no public wastewater facilities are located in this area; and

WHEREAS, the applicant must contact the Onondaga County Health Department early in the planning process regarding plans for onsite sewage disposal, and accommodations must be approved prior to Town site plan approvals; and

WHEREAS, per the Clay-Cicero Route 31 Transportation Study dated March 2010, land use changes (both in spatial distribution and in magnitude of total growth) have a much more significant impact on total traffic in the Town of Clay than any of the transportation network modifications that were modeled; the Limited Growth scenario achieved the most study goals; and

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

The proposed area variances are predicated upon a Zone Change to Highway Commercial, a rezoning action which the Board does not support in this location. Further, the number of variances being requested alludes to the inherent inconsistencies of the project and site with the proposed zoning district.

The Board continues to discourage such permissive highway oriented commercial zoning along this portion of New York State Route 31 at this time, particularly in areas without existing wastewater infrastructure. Additionally, the dimensional and use regulations of the proposed zoning district appear to be inconsistent with the existing site layout and the residential/mixed use of the building.

The Board encourages the Town to explore other zoning options, particularly in this hamlet location, to better accommodate the proposed use(s) and structure, and allow continued residential use of the second story of the

building. Options such as the existing Limited Use for Restaurant (LuC-2) district or consideration of a new mixed-use or hamlet oriented district should be explored over large scale commercial zoning.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: January 25, 2017

OCPB Case # Z-17-33

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Skaneateles Planning Board at the request of Rick Moscarito for the property located at 1813 Russells Landing; 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 a farm operation located in an Agricultural District; and
- WHEREAS, the applicant is proposing to construct a two-story, three-bedroom dwelling built on piers with deck, patio, shed, walkways and driveway on a currently vacant 0.059-acre non-conforming lot in Rural and Farming (RF) and Lakefront Watershed Overlay (LWOD) zoning districts; and
- WHEREAS, the Board is concurrently reviewing an Area Variance referral (Z-17-34) to locate the dwelling with a deck 56.5 feet from the lake line (100 feet required) and 41.4 feet to a watercourse (100 feet required), and to locate the dwelling partially in a 36 percent steep slope area (no disturbance permitted on any slope of 30 percent or greater); and
- WHEREAS, the Board previously recommended Modification of Site Plan (Z-16-438), Area Variance (Z-16-439), and Site Plan (Z-15-200) referrals, with a modification requiring the Town to ensure all conditions were met by various departments prior to approval; prior to that the Board recommended Modification of concurrent Site Plan, Special Permit, and Area Variance referrals (Z-10-64, 65, and 66) for this project, citing required approvals from the City of Syracuse Water Department; a Narrative from 2010 indicates prior site plan and area variance applications were approved by the town in 2000 but the project was not constructed, and a town resolution from 2010 indicates subsequent approvals were obtained at that time; and
- WHEREAS, the Site Plan revised December 14, 2016 shows the proposed 840 square foot (building footprint) house with a 160 square foot screen porch and 160 square foot deck, a parking area with a permeable walkway leading to the house, a 160 square foot shed, a silt fence, a timber steps with pea stone leading to a deck and bridge to stair tower by the lake; the plan states that impermeable surface coverage is proposed to be 8.5 percent and open space is proposed to be 87.4 percent; and
- WHEREAS, driveway access would be on Russells Landing, a local road or private drive leading ultimately to West Lake Road, NYS Route 41A; and
- WHEREAS, the plan shows the approximate locations of a 15 foot right-of-way, a 10 foot telephone easement, overhead utility lines, and buried telephone and water lines; the proposed driveway, septic field expansion area, and walkway would each encroach onto at least one of these easements or areas; and
- WHEREAS, the Town Codes Enforcement Officer denial letter dated December 16, 2016

states that 572 square feet of the single family dwelling built on piers and 160 square feet of the proposed deck is proposed to be located within a 36 percent steep slope area; and

WHEREAS, the Referral Notice states that water service would be provided by a waterline direct from Skaneateles Lake; and

WHEREAS, the referral includes a letter from the Onondaga County Health Department approving extension of the Permit to Construct a Waste Disposal System until May 15, 2020, stating that the septic system must be constructed in compliance with the plan approved January 9, 2001; and

WHEREAS, the current FEMA Flood Insurance Rate Maps (FIRM) indicate that a small area of land along the lake shoreline is in a Special Flood Hazard Area (SFHA); and

WHEREAS, the plan shows the location of a seasonal watercourse that enters the property near the lake; the Environmental Assessment Form (EAF) dated October 17, 2016 states that the site or lands adjoining the site contains wetlands or other regulated waterbodies, and the proposed action would not physically alter, or encroach into, any existing wetland or waterbody; and

WHEREAS, the EAF states that storm water discharges will be directed to the existing watercourse that serves a farm field storm water management system; and

WHEREAS, the Onondaga County Agricultural District map shows the site is adjacent to farmed properties in New York State Agricultural District 2; 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 Town must ensure all necessary conditions are met and updated approvals are obtained from the City of Syracuse Department of Water, the New York State Department of Environmental Conservation, and the U.S. Army Corps of Engineers prior to approving the proposed application.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: January 25, 2017

OCPB Case # Z-17-34

- 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 Rick Moscarito for the property located at 1813 Russells Landing; 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 a farming operation located in an Agricultural District; and
- WHEREAS, the applicant is requesting several area variances to construct a 3-bedroom dwelling on piers with a deck, patio, shed, walkways and driveway on a currently vacant 0.059-acre non-conforming lot in Rural and Farming (RF) and Lakefront Watershed Overlay (LWOD) zoning districts; and
- WHEREAS, the Board is concurrently reviewing a Site Plan referral (Z-17-33); the Board previously recommended Modification of Site Plan (Z-16-438), Area Variance (Z-16-439), and Site Plan (Z-15-200) referrals, with a modification requiring the Town to ensure all conditions were met by various departments prior to approval; prior to that the Board recommended Modification of concurrent Site Plan, Special Permit, and Area Variance referrals (Z-10-64, 65, and 66) for this project, citing required approvals from the City of Syracuse Water Department; a Narrative from 2010 indicates prior site plan and area variance applications were approved by the town in 2000 but the project was not constructed, and a town resolution from 2010 indicates subsequent approvals were obtained at that time; and
- WHEREAS, the applicant is requesting area variances to locate the dwelling 61.5 feet from the lake line (100 feet required) and 41 feet to a watercourse (100 feet required), and to locate the dwelling partially in a 36 percent steep slope area (no disturbance permitted on any slope of 30 percent or greater); and
- WHEREAS, the Site Plan revised December 14, 2016 shows the proposed 840 square foot (building footprint) house with a 160 square foot screen porch and 160 square foot deck, a parking area with a permeable walkway leading to the house, a 160 square foot shed, a silt fence, a timber steps with pea stone leading to a deck and bridge to stair tower by the lake; the plan states that impermeable surface coverage is proposed to be 8.5 percent and open space is proposed to be 87.4 percent; and
- WHEREAS, driveway access would be on Russells Landing, a local road or private drive leading ultimately to West Lake Road, NYS Route 41A; and
- WHEREAS, the plan shows the approximate locations of a 15 foot right-of-way, a 10 foot telephone easement, overhead utility lines, and buried telephone and water lines; the proposed driveway, septic field expansion area, and walkway would each encroach onto at least one of these easements or areas; and
- WHEREAS, the Town Codes Enforcement Officer denial letter dated December 16, 2016

states that 572 square feet of the single family dwelling built on piers and 160 square feet of the proposed deck is proposed to be located within a 36 percent steep slope area; and

WHEREAS, the Referral Notice states that water service would be provided by a waterline direct from Skaneateles Lake; and

WHEREAS, the referral includes a letter from the Onondaga County Health Department approving extension of the Permit to Construct a Waste Disposal System until May 15, 2020, stating that the septic system must be constructed in compliance with the plan approved January 9, 2001; and

WHEREAS, the current FEMA Flood Insurance Rate Maps (FIRM) indicate that a small area of land along the lake shoreline is in a Special Flood Hazard Area (SFHA); and

WHEREAS, the plan shows the location of a seasonal watercourse that enters the property near the lake; the Environmental Assessment Form (EAF) dated October 17, 2016 states that the site or lands adjoining the site contains wetlands or other regulated waterbodies, and the proposed action would not physically alter, or encroach into, any existing wetland or waterbody; and

WHEREAS, the EAF states that storm water discharges will be directed to the existing watercourse that serves a farm field storm water management system; and

WHEREAS, the Onondaga County Agricultural District map shows the site is adjacent to farmed properties in New York State Agricultural District 2; 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 Town must ensure all necessary conditions are met and updated approvals are obtained from the City of Syracuse Department of Water, the New York State Department of Environmental Conservation, and the U.S. Army Corps of Engineers prior to approving the proposed application.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: January 25, 2017

OCPB Case # Z-17-35

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a LOCAL LAW from the Town of Manlius Town Board at the request of Town of Manlius for the property located townwide; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the adoption or amendment of a zoning ordinance or local law; and
- WHEREAS, the Town is proposing legislation to allow outdoor seating for restaurants in a Commercial A (CA) zoning district, upon issuance of a special permit; and
- WHEREAS, per the proposed local law, all structures and uses permitted in Residential Districts R-3 and Neighborhood Shopping districts shall be permitted in the Commercial A district, as well as hotels, retail and manufacturing associated with retail products sold on premises, banks and retail establishments with drive-thrus, and indoor theaters; and
- WHEREAS, restaurants and serving of patrons indoors is also allowed, and new replacement language notes "Such restaurants may serve patrons outdoors upon the issuance of a Special Use Permit pursuant to Article IV, Section 155-27"; and

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

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: January 25, 2017

OCPB Case # Z-17-36

- 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 Breckenridge Group Syracuse NY, LLC for the property located at 331 East Brighton Avenue; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Interstate Route 81, a state highway; and
- WHEREAS, the applicant is proposing to install a ground sign in front of building (Aspen Heights) on a 16.67-acre parcel in a RC / IA zoning district; and
- WHEREAS, the Board previously recommended No Position With Comment on four referrals in 2015 (Z-15-71, 72, 73 and S-15-24) related to the proposed construction of a student housing apartment complex totaling 168 units with a clubhouse and office on three proposed lots totaling 16.67 acres in Residential Class B-1 (RB-1), Residential Class C (RC), and Industrial Class A (IA) zoning districts; the Board cited traffic, multi-modal access and wastewater recommendations; and
- WHEREAS, the current proposal is to construct a monument sign along the frontage of the site, just behind the right-of-way along East Brighton Avenue, a city street; the sign is to be located within a grass area and stormwater management area in front of Building #1, per a submitted plan dated October 11, 2016; and
- WHEREAS, signage details show the sign to consist of a stone veneer monument measuring approximately 96" wide by 16 feet tall and 42 inches deep, with a projecting backlit LED illuminated signage in a metal frame measuring 160" w x 56" h, x 12" d extending from the column, approximately 9.5 feet from the ground' and
- WHEREAS, all singage would be located outside the public right-of-way; and

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

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: January 25, 2017

OCPB Case # Z-17-37

- 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 Chris Marney for the property located at 904 State Fair Boulevard; and
- WHEREAS, the site is located within three miles of the City of Syracuse and subject to the extra-territorial jurisdiction of the City of Syracuse under the three-mile limit rule and the site is located within 500 feet of State Fair Boulevard, a county road; and
- WHEREAS, the City is referring a Three-Mile Limit review referral for a proposal in the Town of Geddes to combine a 2.16-acre landlocked parcel with a 4.4-acre frontage parcel, as part of a project to construct a three-tenant retail building; and
- WHEREAS, the Board previously recommended Modification of subdivision, zone change and site plan referrals (Z-16-117, Z-16-118 and S-16-24) for a project, with requirements for traffic information, wastewater, and site planning recommendations; and
- WHEREAS, the site is located along State Fair Boulevard in the Lakeland area which contains existing residences and commercial properties; per town zoning maps, all the frontage parcels in this area are already zoned CB except for the subject parcel (zone change has since been granted); per aerial photography, the rear of the wooded landlocked parcel abuts the rear yards of residential parcels along Alhan Parkway; and
- WHEREAS, per the prior referrals to the OCPB, a letter from the applicant to the town dated April 5, 2016 states the purpose of the project is to combine the State Fair Boulevard frontage parcel with an adjacent landlocked parcel, change the zoning on the combined 6.56-acre lot to CB, and construct a retail building to house a liquor store (Liquor, Wine & Moonshine) and two retail/office tenants to be determined; and
- WHEREAS, the Preliminary Site Plan dated March 21, 2016 showed the 4.4-acre frontage parcel to contain a proposed 4,000 square foot building with 19 proposed parking spaces in front, including within the front yard setback, and a proposed driveway in the location of an existing culvert and driveway on State Fair Boulevard, which must meet the requirements of the Onondaga County Department of Transportation; and
- WHEREAS, the plan further shows the adjacent 2.16-acre landlocked parcel to the east behind an existing commercial property (Johnny Mac's Pizzeria & Deli), and an additional 2.51-acre landlocked parcel directly behind the subject parcel; the letter noted that a permanent right-of-way will be formally established if necessary, so that access to that 2.51-acre parcel is not restricted; the plan shows the existing drive currently leads back to the parcel boundary; and

- WHEREAS, the local application noted the liquor store will be the main tenant, with two other tenants occupying 1,500 square feet each, and that building will look similar to a pole barn, but will be “constructed of modern materials”; no further details regarding the building design, landscaping, or signage were submitted at this time; and
- WHEREAS, the Environmental Assessment Form dated April 5, 2016 notes that less than one acre will be disturbed by the project; a tentative storm water management area is shown on the plan, noting the size and location are to be determined; and
- WHEREAS, the EAF further notes the 2.51-acre landlocked parcel (to remain separate) has been completely remediated by the NYS DEC and is under surveillance; and
- WHEREAS, the NYS DEC EAF Mapper states that the site of the proposed action may contain a species of animal, or associated habitats, listed by the state or federal government as threatened or endangered; a permit may be required from the NYS DEC if the species is listed as endangered or threatened and the NYS DEC determines that the project may be harmful to the species or its habitat; and
- WHEREAS, the site has access to public water and sewers and is located in the Metropolitan Wastewater Treatment Plant and Westside Pump Station service areas; a proposed sewer connection location to be determined is shown on the plan; and
- WHEREAS, per the Onondaga County Department of Water Environment Protection, the project shall comply with Local Law #1 of 2011 - A Local Law Establishing a Program to Promote Capacity Management, Maintenance and Operation of the Public Sewers and Related Purposes, where applicable; information regarding this law is available at www.ongov.net/wep/uselaws.html; and
- WHEREAS, the Onondaga County Department of Water Environment Protection has determined that the submitted project is located in an area designated as flow constrained or impacted by excessive wet weather flow or is tributary to a Combined Sewer Overflow (CSO); the project applicant is required to offset any additional sanitary flow in excess of the most recent land use; the applicant must develop a 1 gallon to 1 gallon offset plan/project in coordination with the municipal engineer; a letter confirming the acceptance of the offset plan must be submitted to the Department of Water Environment Protection documenting the offset plan; and

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

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: January 25, 2017

OCPB Case # Z-17-38

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a ZONE CHANGE from the Town of Clay Town Board at the request of Kimbrook Route 31 Development, LLC for the property located at 3566 & 3578 State Route 31; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the adoption or amendment of a zoning ordinance or local law; and
- WHEREAS, the applicant is proposing a zone change from Residential (RA-100) to RC-1 on two parcels totaling 1.67 acres to allow for a proposed Rite Aid Pharmacy; and
- WHEREAS, the Board is concurrently reviewing an Area Variance referral (Z-17-25) for the project, which would require several area variances in the proposed RC-1 zoning; and
- WHEREAS, the site is located on the highly traveled NYS Route 31 corridor and is at the edge of the existing Kimbrook Plaza retail development; the two parcels each contain an existing vacant frame house with driveway onto Route 31; the 1.29 acres parcel also has additional land and a portion of the labeled Theodolite Access Drive, an ingress-egress easement connecting adjacent local roads with the Kimbrook Plaza ring road and ultimately providing access to Route 31 and County Route 57; and
- WHEREAS, per the Final Plan dated December 15, 2016, zoning is split between RA-100 and RC-1 in this location, with the dividing line crossing the middle of the larger parcel, with RA-100 portion containing the houses and frontage on Route 31 and the rear portion zoned as RC-1, which is consistent with Kimbrook Plaza and other commercial parcels along Route 31 in this location; both parcels are proposed to be entirely zoned RC-1; and
- WHEREAS, the REEC Site Concept Plan originally dated November 2016 shows a proposed Rite Aid Pharmacy building (11,115 square feet) on the two combined lots, set back approximately 165 feet from the centerline of Route 31, as required by front yard setbacks of the RC-1 district and principal structure setbacks in the Highway Type A Highway District; and
- WHEREAS, the building is shown with a single-lane drive thru along the west side of the building and with 53 parking spaces in the front and side yards; two vehicular full access points are shown, one onto Kimbrook Plaza Access Drive, a private driveway leading to a signalized intersection at Route 31, and a rear driveway onto a realigned Theodolite Access Drive; no access to NYS Route 31 is shown or proposed; and
- WHEREAS, per the referral form and later clarified and added to via email from the Town of Clay, area variances are required for and based on the proposed Regional Commercial (RC-1) district for the site, which include a reduction of the side yard setback from 75 feet to 25 feet to allow for an accessory structure

(dumpster enclosure), a reduction of the rear yard setback from 75 to 9.3 feet (for dumpster, principal building would be 55 feet), a reduction of the minimum lot size from 5 acres to 1.6 acres (69,913 sf); reducing parking from the required 67 spaces to 53; reducing parking space size from the required 9.5' x 20' to 9' x 18'; and reducing the perimeter landscape strip from 30 feet to 9.3 feet; and

WHEREAS, the site has access to public water and is located in the Onondaga County Sanitary District and Oak Orchard Wastewater Treatment Plant service area, in an area currently diverted to the Wetzel Road Wastewater Treatment Plant (EAF incorrectly notes wastewater is to be directed to the Baldwinsville-Seneca Knolls Treatment Plant); and

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

WHEREAS, the plan does not indicate how stormwater will be managed; the EAF notes an on-site stormwater management facility will be utilized; and

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

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

1. The New York State Department of Transportation has determined that the applicant must complete a Traffic Impact Study (TIS) for full build out to meet Department requirements and is required to contact the Department to determine the scope of the study; the applicant must submit the traffic study to the Department for approval and complete any appropriate mitigation as may be determined by the Department.

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

The Board also offers the following comments:

1. The Onondaga County Department of Water Environment Protection asks

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

E-mail Address: countyplanning@ongov.net

that the applicant contact the Department at (315) 435-5402 x225 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 315-435-2260.

3. The Board encourages the applicant and Town to consider the installation of sidewalk along the NYS Route 31 frontage to connect to existing facilities leading to Route 57, and sidewalks or other pedestrian pathways to further connect the proposed store to the adjacent residential neighborhood.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: January 25, 2017

OCPB Case # Z-17-39

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a AREA VARIANCE from the Town of Cicero Zoning Board of Appeals at the request of Riccelli Enterprises, LLC for the property located at 7700 Northern Blvd.; 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 Northern Boulevard, a county road and the Cicero Swamp State Wildlife Management Area; and
- WHEREAS, the applicant is requesting an area variance to construct a second concrete mix plant with a 90 foot tall material silo where maximum allowed is 60 feet tall on a 77.44-acre site in an Industrial (IN) zoning district; and
- WHEREAS, the Board previously recommended Modification of a Site Plan referral (Z-13-309) to construct the ready mix concrete facility on 77 acres, with two storage buildings, two concrete ready mix plants with five vertical silos each, two aggregate storage areas, three aggregate stockpile areas, parking areas for 44 vehicles, a scale house, gravel looping drive around the site and a stormwater management area; the Board required alternate wastewater accommodations, and any applicable permits and reviews for environmental considerations on the site, and encouraged additional land use planning for the Northern Boulevard corridor; and
- WHEREAS, in 2015, the applicant withdrew a Site Plan referral (Z-15-69) for bituminous concrete mix plant on the site, and the Board deemed a later amended Site Plan referral for the project (Z-15-189) to be incomplete; the proposal was ultimately withdrawn locally; and
- WHEREAS, per the referral materials, the applicant is authorized in its 2013 approval for the construction of two separate concrete mix plants; to date, one has been constructed and is operating; Riccelli Enterprises LLC now proposes to construct and operate the second plant; and
- WHEREAS, the applicant notes an area variance application is being submitted at the request of the Cicero Planning Commission; the area variance would be to construct the concrete mix plant at a height of 90 feet where the maximum building height is 60 feet; per a project narrative, the plant would require a silo height of 90 feet to meet clean air regulations for its capacity; and
- WHEREAS, the Variance Map dated January 12, 2016 shows the proposed silo location near the center of the existing operation; the second plant will be located approximately 800 feet from Northern Boulevard, and the referral included a "Line of Sight Profile Views" plan that shows limited visibility from Northern Boulevard; no other changes are reflected on the variance plan; and
- WHEREAS, no changes to vehicular access are indicated on the proposed plan, which includes two existing driveways onto Northern Boulevard, a divided highway;

any existing or proposed access onto Northern Boulevard must meet the requirements of the Onondaga County Department of Transportation; and

WHEREAS, per the referral form the site is connected to public drinking water and is served by private on-site wastewater facilities; the site lies within the Onondaga County Sanitary District in an area not currently served by sewers; the site lies within the Oak Orchard Wastewater Treatment Plant service area, which is currently subject to flow constraint limits to its treatment facilities; and

WHEREAS, the plan shows several areas of wetlands and the 100 foot state wetland buffer on a large portion of the site, and the plan states that the wetlands were delineated on July 10, 2013; wetlands on site appear to be connected to the Cicero Swamp Wildlife Management area; and

WHEREAS, per the New York State Department of Environmental Conservation (DEC) Environmental Resource Mapper (ERM), the wetlands on site are Class 2, which provide important wetland benefits, the loss of which is acceptable only in very limited circumstances; the ERM shows that the site is also in the vicinity of one or more rare animals, and a permit may be required from the DEC if the species is listed as endangered or threatened and the DEC determines that the project may be harmful to the species or its habitat; and

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

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

1. The applicant must contact the Onondaga County Department of Transportation to discuss necessary traffic and drainage data; the applicant must submit required information to the Department for approval and reflect any required mitigation on the site plan prior to Town approval.
2. The applicant must obtain appropriate permits from the New York State Department of Environmental Conservation and/or the U.S. Army Corps of Engineers for any proposed development or drainage in State and/or Federal wetlands, respectively, and/or State wetland buffers on site.

The Board also offers the following comment:

The New York State Department of Transportation requests to be copied on any submitted traffic data.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: January 25, 2017

OCPB Case # Z-17-40

- 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 Village of Minoa Village Board at the request of Village of Minoa for the property located village-wide; 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 Chapter 160 entitled "Zoning" of the Village Code, specifically the regulations applicable to the continuance of nonconforming uses and structures; and
- WHEREAS, the Board previously offered No Position on a similar referral (Z-16-398) to amend regulations regarding nonconforming uses and structures, however the Village did not adopt that local law, and has since made minor changes to the language; and
- WHEREAS, within the definitions subsection of the Village Code Section 160-3, new definitions for Nonconforming Building/Structure and Nonconforming Lot are provided and the definition for Nonconforming Use has been updated; and
- WHEREAS, the contents of Section 160-27 entitled Unsafe Structures, is proposed to be replaced in its entirety with new language and is to be entitled Violative Structures or Uses, with notice and process information regarding bringing nonconforming uses or structures into compliance; and
- WHEREAS, Section 160-28 entitled Alteration and Extension is replaced with a new section entitled Alteration, Extension or Increase, which notes nonconforming structures or uses may be altered upon issuance of a special permit by the Village Board, in a manner which would generally not increase the nonconformity; no special permit shall be issued if requiring a waiver to conform with the foregoing are or dimensional requirements; and
- WHEREAS, Section 160-30 Restoration is modified regarding uses or structures completely or partly destroyed by fire or other noted casualty, which may be constructed or repaired within one year; and
- WHEREAS, Section 160-31 Abandonment deems a one year period for re-establishment of nonconforming uses; and
- WHEREAS, Section 160-32 regarding District Changes notes whenever boundaries of a district shall be changed to reclassify a parcel, the provisions shall apply from the date of such reclassification to nonconforming uses and structures created by such reclassification; 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.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: January 25, 2017

OCPB Case # Z-17-41

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a AREA VARIANCE from the Town of Spafford Zoning Board of Appeals at the request of Steve & Cathy Bart for the property located at 2238 Glen Cove 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 a farm operation located in an Agricultural District; and
- WHEREAS, the applicant is requesting an area variance to construct a 7' X 12' deck with a side yard setback of 10 feet on a 0.14-acre parcel in an OL zoning district; and
- WHEREAS, the Board previously recommended No Position on two referrals (Z-08-330 and 331) to move a door and raise a roof to accommodate a 3'x3' deck on the parcel in 2008; and
- WHEREAS, the site is located on a lakeside parcel with frontage on Otisco Lake and Glen Cove Road, a private road, which ultimately accesses NYS Route 174, a state highway; and
- WHEREAS, the 51' x 143' parcel contains an existing two-story house, referred to as a camp in referral materials, with an existing deck along the lake side of the house; an existing driveway access occurs onto Glen Cove Road; and
- WHEREAS, the proposed 7'x12' deck would be added to the side of the house, near the road, which would connect to a deck/ramp along the side of the house; and
- WHEREAS, the site is served by municipal drinking water service and an individual septic system, with no changes proposed; and

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

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: January 25, 2017

OCPB Case # Z-17-42

- 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 Shawn Bird (Empire Winds & Strings) for the property located at 5711 South Bay 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 South Bay Road, a county highway; and
- WHEREAS, the applicant is proposing operation of a music store on a 0.689-acre parcel in a General Commercial zoning district; and
- WHEREAS, the Board previously recommended No Position With Comment on a site plan referral (Z-13-205) to house a day care facility within the existing building; and
- WHEREAS, the site is located along South Bay Road, a developed corridor with large-scale commercial uses to the north and west, and existing residential neighborhoods and small scale commercial uses in existing residential structures across South Bay Road; and
- WHEREAS, per the local application, the Empire Winds music store will rent and sell musical instruments to schools, with limited traffic to store consisting of teachers and students, with hours of operation of Monday through Friday from 9am to 5pm; and
- WHEREAS, the Site Plan dated December 2016 shows an existing one-story residential building with front entrance and 9 parking spaces within the front yard, as well as additional side driveway space; the plan shows an existing driveway onto South Bay Road, which must meet the requirements of the Onondaga County Department of Transportation; and
- WHEREAS, the Environmental Assessment Form indicates that no changes to the site are proposed, with the exception of signage, which the applicant notes would be subject to Town requirements; and
- WHEREAS, the Site Plan shows the proposed sign to be located at the front of the site, behind the right-of-way, and in the general location of previous signage and a planting bed on the site; and
- WHEREAS, signage renderings show a 6 foot tall two-sided monument sign with two stone wrapped columns and a 8 foot wide by 5 foot tall acrylic sign with vinyl lettering and logo between the columns; and
- WHEREAS, the site has existing access to public water and wastewater and is located in the Oak Orchard Wastewater Treatment Plant service area; and
- WHEREAS, per the Onondaga County Department of Water Environment Protection, the project shall comply with Local Law #1 of 2011 - A Local Law Establishing a Program to Promote Capacity Management, Maintenance and Operation of the

Public Sewers and Related Purposes, where applicable; information regarding this law is available at www.ongov.net/wep/uselaws.html; and

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

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

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