



Onondaga County Planning Board

January 30, 2019

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

I. ATTENDANCE

MEMBERS PRESENT

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

STAFF PRESENT

Dan Kwasnowski
Megan Costa
Allison Bodine
Robin Coon

GUESTS PRESENT

Susan Cumoletti

II. CALL TO ORDER

The meeting was called to order at 11:00 AM on January 30, 2019.

III. MINUTES & OTHER BUSINESS

Minutes from January 9, 2019 were submitted for approval. David Skeval made a motion to accept the minutes. Lisa Dell seconded the motion. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; Matt Beadnell - yes; Lisa Dell - yes; David Skeval - yes; Marty Voss - yes.

Dan Kwasnowski, Syracuse-Onondaga County Planning Agency Director, gave a presentation on the proposal and process to prepare a new county plan. Mr. Kwasnowski reported he has met with the Associations of Town Supervisors and Village Mayors, and is beginning to meet with municipalities to identify town and village planning needs. Plan development will begin in earnest later in 2019. Proposed conceptual themes and goals for the plan were also described, and Mr. Kwasnowski shared a brochure on the plan, attached to these minutes.

IV. ACTIONS ON GML SECTION 239 REFERRALS

Summary

S-19-3	TMarPB	No Position	S-19-4	TOnoPB	No Position With Comment
S-19-5	TManPB	No Position	Z-19-13	TClaPB	Modification
Z-19-14	CSyrPB	No Position With Comment	Z-19-15	TManPB	No Position
Z-19-16	TCicPB	No Position With Comment	Z-19-17	TOnoTB	No Position
Z-19-18	TOnoTB	No Position	Z-19-19	TSkaPB	Modification
Z-19-20	TClaZBA	No Position With Comment	Z-19-21	TClaPB	Modification
Z-19-22	VSolZBA	No Position With Comment	Z-19-23	TDewPB	No Position
Z-19-24	TDewPB	Modification	Z-19-25	TSpaZBA	Modification
Z-19-26	VSolZBA	No Position With Comment	Z-19-27	TGedTB	No Position With Comment
Z-19-28	VSolZBA	Modification	Z-19-29	VSolZBA	No Position With Comment
Z-19-30	TGedZBA	No Position With Comment			



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: January 30, 2019

OCPB Case # S-19-3

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a PRELIMINARY SUBDIVISION from the Town of Marcellus Planning Board at the request of Chatfield / Hall for the property located at 3100 & 3149 Brewer 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 a farming operation located in a NYS Agricultural District; and
- WHEREAS, the applicant is proposing to subdivide 7 parcels into 4 new parcels, Lot 1 (2.48 acres), Lot 2 (10.10 acres), Lot 3 (17.38 acres) and Lot 4 (14.24 acres), in an Agriculture zoning district; and
- WHEREAS, in 2018, the Board offered no position for a preliminary subdivision referral (S-18-72) to subdivide the 7 parcels into 3 new parcels; the preliminary subdivision currently being reviewed has been modified from the previous proposal and will create 4 new lots as opposed to 3; and
- WHEREAS, the site is located along Brewer Road, a local road, in a rural area in the Town of Marcellus; the site and surrounding lands are enrolled in NYS Agricultural District 2 and appear to contain active farmland; and
- WHEREAS, per the subdivision map, a parcel fronting on Brewer Road with a single existing house will be combined with 0.47 acres (to be conveyed) into Lot 1 (2.48 acres); a parcel across Brewer Road is shown to be connected to the proposed parcel; and
- WHEREAS, the subdivision map shows the 5 remaining parcels to be under common ownership and contain an existing house set towards the rear lot line with an existing driveway onto Brewer Road; the rear house is surrounded by more than 18 acres of brush and trees and the remainder of the site appears to be active agricultural lands; and
- WHEREAS, per the subdivision map, the eastern agricultural fields will be proposed Lot 2 (10.10 acres), proposed Lot 3 (17.38 acres) will contain the house at the rear of the site and the majority of the brush and trees, with the boundaries generally following the edge of the tree line, and proposed Lot 4 (14.24 acres) will contain the western agricultural fields and a small portion of the brush and trees; no development is proposed for the site; and
- WHEREAS, per the subdivision map, Van Benthuyzen Brook, which is a classification C(TS) protected stream (per EAF Mapper), runs along the east side of the site and through the rear wooded area on Lots 3 and 4; and
- WHEREAS, a proposed 40' access easement is shown on Lot 2 extending back to Lot 3, which will encompass the existing driveway onto Brewer Road that serves the house at the rear of the site; Lot 3 will have 290' of frontage on Brewer Road to the east, however, access to this frontage is restricted by Van Benthuyzen

Brook; and

WHEREAS, per the Onondaga County Department of Finance Office of Real Property Services, the existing houses are each served by an individual well and septic system; no changes to the existing infrastructure are proposed; and

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

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

NOW THEREFORE BE IT RESOLVED, that the Onondaga County Planning Board 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 Marty Voss and seconded by Lisa Dell. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; Matt Beadnell - yes; Lisa Dell - yes; David Skeval - yes; Marty Voss - yes.



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: January 30, 2019

OCPB Case # S-19-4

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SUBDIVISION from the Town of Onondaga Planning Board at the request of Karl Wiles for the property located at 3769 Pleasant Valley 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 Pleasant Valley Road (Route 119), a county highway, and a farm operation located in a NYS Agricultural District; and
- WHEREAS, the applicant is proposing to subdivide 4 parcels into 3 new lots, Lot 1 (10.11 acres), Lot 2 (2.15 acres) and Lot 3 (4.07 acres), in a Residential and Country (R-C) zoning district; and
- WHEREAS, the site is located in a rural area in the Town of Onondaga with surrounding land uses including low density residential and forested and agricultural lands; the site and surrounding lands are enrolled in NYS Agricultural District 1 and appear to contain active farmland; and
- WHEREAS, the submitted subdivision map dated October 12, 2018 shows the site has frontage on Pleasant Valley Road, a county road, to the south and Kasson Road, a local road, to the north; per aerial imagery, the site contains the Cedarvale Maple Syrup Company and Christmas tree farm, including over 10 acres of forest and a Christmas tree field and two attached buildings (formerly for business/retail operations), an existing two-story house, and a detached garage, all clustered towards the eastern side of the site and at the Pleasant Valley Road frontage; and
- WHEREAS, per the subdivision map, there are two existing asphalt driveways onto Pleasant Valley Road, one serving the business/retail operations and the other serving the house; the driveways are connected by an internal drive across the front of the buildings; there is also an existing dirt driveway onto Kasson Road near the western boundary of the site;
ADVISORY NOTES: residential and commercial driveways must be kept separate, per the Onondaga County Department of Transportation; any proposed or future driveways onto Pleasant Valley Road will require highway access and work permits from the Onondaga County Department of Transportation and be subject to the availability of sight distance; and
- WHEREAS, aerial imagery shows the site to have a significant decrease in elevation from Kasson Road to Pleasant Valley Road with the existing structures occurring in the flattest areas of the site; and
- WHEREAS, per the subdivision map, proposed Lot 1 (10.11 acres) will have frontage on Pleasant Valley and Kasson Roads and contain the dirt driveway, the entirety of the Christmas tree field and a majority of the existing forest; proposed Lot 2 will have frontage on Pleasant Valley Road and contain the business/retail operations and one of the asphalt driveways; proposed Lot 3 will have 90' of

Kasson Road frontage and additional frontage on Pleasant Valley Road and contain the house, garage and the remaining driveway; and

WHEREAS, the site is served by an individual well and septic system; a proposed septic area is shown on Lot 1 to occur in the Christmas tree field; no development plans were indicated in the referral materials; the site was previously listed for sale in 2018; and

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

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

1. Per the Onondaga County Department of Transportation, ITE Trip Generation traffic figures may be required for existing and/or future changes in business operations and should be coordinated directly with the Department.
2. Given the steep topography of the site, the applicant is encouraged to retain as much existing tree cover as possible prior to any future development of the proposed lots.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: January 30, 2019

OCPB Case # S-19-5

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a PRELIMINARY SUBDIVISION from the Town of Manlius Planning Board at the request of Douglas Wojcik for the property located at 8390 East Seneca Turnpike; and
- WHEREAS, General Municipal Law Section 239-n allows the County Planning Board to review the approval of subdivisions and the site is located within 500 feet of East Seneca Turnpike (Route 173), a state highway; and
- WHEREAS, the applicant is proposing to subdivide a 16.522-acre parcel into two new lots, Lot 1 (2.321 acres) and Lot 2 (14.231 acres), in a Residential (R1) zoning district; and
- WHEREAS, the site is located east of the Village of Manlius at the transition between single-family residential neighborhoods and low density farmland; the submitted subdivision map dated October 1, 2018 shows the site has frontage on East Seneca Turnpike (NYS Route 173) and contains an existing two-story house and two detached garages; aerial imagery shows the remainder of the site to be undeveloped land; and
- WHEREAS, per the subdivision map, there is an existing tarvia driveway on Route 173; ADVISORY NOTE: per the NYS Department of Transportation, all existing or proposed driveways on Route 173 must meet Department requirements; and
- WHEREAS, the subdivision map shows the site will be subdivided into Lot 1 (2.321 acres) to contain the existing structures and driveway and Lot 2 (14.231 acres) to contain the undeveloped land; and
- WHEREAS, no development plans are indicated in the referral materials; ADVISORY NOTE: any proposed or future driveways onto Route 173 will require a residential driveway permit from the NYS Department of Transportation Onondaga East Residency office; and
- WHEREAS, per the Onondaga County Department of Finance Office of Real Property Services, the house is served by an individual well and septic system; per the subdivision map, "Approval of this plan is indicative only that lots shown hereon satisfy minimum town subdivision and zoning requirements. They are not building lots under Onondaga County Health regulations. Construction permits will not be issued until individual lot sewage disposal plans are submitted to and approved by the Onondaga County Health Department."; 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 Marty Voss and seconded by Lisa Dell. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; Matt Beadnell - yes; Lisa Dell - yes; David Skeval - yes; Marty Voss - yes.



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: January 30, 2019

OCPB Case # Z-19-13

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Clay Planning Board at the request of Georgian Court Enterprises, LLC for the property located at Georgian Court (north of Candlelight Circle); and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of John Glenn Boulevard, a county road; and
- WHEREAS, the applicant is proposing construction of two 12-unit apartment buildings with associated garages, parking, and other related site improvements on a 13.7-acre parcel in an Apartment (R-APT) zoning district; and
- WHEREAS, in 2005, the Board recommended modification of a site plan referral (Z-05-362) to construct five apartment buildings (72 units total) and associated parking, office, maintenance, and garage facilities on the subject site, citing traffic data requirements and wetland considerations; and
- WHEREAS, the site is located south of the Bayberry residential neighborhood in the Town of Clay with surrounding land uses in the immediate area being largely apartments; per the submitted General Plan dated February 9, 2018, the site has frontage on John Glenn Boulevard, a county road, and contains six existing 3-story apartment buildings (72 units total), three existing one-story detached garage buildings, and an existing community center, office, and maintenance building, all contributing to the Georgian Court apartment complex and situated on the eastern half of the parcel; and
- WHEREAS, the western half of the property (over 6 acres) is vacant; aerial imagery shows the vacant area to be covered by trees and overgrown vegetation; per the submitted Site Plan dated February 9, 2018, this area also contains a federal wetland which was "delineated by Environmental Solutions & Innovations, Inc. (ESI), on May 24, 2016" and will "remain undisturbed";
ADVISORY NOTE: the municipality is advised to ensure that the delineated wetlands have been confirmed by the U.S. Army Corps of Engineers prior to municipal approval of the proposed project; and
- WHEREAS, the Site Plan shows the proposed project to include two attached 3-story apartment buildings (12 units each), a detached 16-bay one-story garage building, and two parking areas, one at the front of each building, with 34 parking spaces total; the limits of the project are shown to occur on the western side of the existing apartment complex within the vacant portion of the site; and
- WHEREAS, the addition of 24 apartment units (12 one-bedroom and 12 two-bedroom) may exceed the Town's land area requirement for the R-APT zoning district and require an area variance; per the Site Plan, 10.8 acres are required for the existing 72 units and 3.5 acres are required for the proposed 24 units, where

the parcel is 13.7 acres; and

WHEREAS, per the Site Plan, the site has four existing driveways onto Georgian Court, a private road that is partially contained on the parcel and also serves the adjacent apartments to the south; Georgian Court occurs within an existing ingress and egress easement on the site and intersects with Grampian Road, a local road with access to Morgan Road (County Route 46) at a signalized intersection to the east; access to the proposed buildings will come from the existing driveways on the site;

ADVISORY NOTE: per the Onondaga County Department of Transportation, no access to John Glenn Boulevard will be permitted; all access must come from the existing driveways on the site as shown in the submitted Site Plan; and

WHEREAS, per the submitted Environmental Assessment Form (EAF) dated October 18, 2018, 2.2 acres of the site will be disturbed by the proposed project; the submitted Project Narrative dated February 1, 2018 indicates that the site generally drains from east to west, and there is an existing stormwater management facility to the north of the proposed buildings that receives drainage from the developed portion of the property; per the narrative, the remainder of the site drains to the wetland on site and swale along John Glenn Boulevard; the Site Plan shows the existing stormwater management facility and drainage easement to the Town will be modified to accommodate the project and a bioretention cell will be installed between the new buildings and stormwater management area;

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

WHEREAS, per the Site Plan and Grading Plan, there is a petroleum line in the right-of-way along John Glenn Boulevard and a 50' hazardous liquid transmission setback that partially occurs on the northern portion of the site; the site also contains an existing emergency spillway, to be modified and lined with rip-rap, that is partially located within the John Glenn Boulevard right-of-way and appears to outlet to the swale along the road; a portion of the existing stormwater management area, including the emergency spillway, are shown to fall in the hazardous liquid transmission setback;

ADVISORY NOTE: any work within the county right-of-way is subject to a work permit from the Onondaga County Department of Transportation; per the Onondaga County Department of Transportation, the emergency spillway in the John Glenn Boulevard right-of-way must be properly maintained; and

WHEREAS, the site is served by public drinking water and sewers and is located in the Wetzel Road Wastewater Treatment Plant service area; proposed water and sewer laterals are shown to connect the proposed buildings to the existing infrastructure on the adjacent parcel to the south;

ADVISORY NOTES: the applicant is advised to contact OCWA's Engineering Department to determine the activities and structures permitted within OCWA easements/right-of-ways, water availability and service options, obtain

hydrant flow test information, evaluate backflow prevention requirements, and/or request that the Authority conduct hydrant flow testing to assess fire flow availability; the Onondaga County Department of Water Environment Protection asks that the applicant contact the Department's Flow Control office to determine sewer availability and capacity; and

WHEREAS, the site may contain the Indiana bat, or its associated habitat, which has been listed by the state or federal government as a threatened or endangered animal species (per EAF Mapper); impacts to bat species are often associated with tree clearing and from aerial imagery it appears that the project may require tree and/or vegetation clearing;

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

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

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

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

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

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

The Board also offers the following comments:

1. The Board advises the municipality to ensure that any existing or proposed development on the site, particularly the stormwater management areas, will not negatively impact the petroleum line along John Glenn Boulevard or its associated setback area.

2. The applicant is encouraged to preserve or provide vegetative buffering to the on-site wetland area and to minimize stormwater runoff to the wetland by incorporating green infrastructure, limiting vegetation removal, and adding further landscaping to the site.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: January 30, 2019

OCPB Case # Z-19-14

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SPECIAL PERMIT from the City of Syracuse Planning Commission at the request of Toasty Life, LLC for the property located at 712-714 East Fayette Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review issuance of special permits and the site is located within 500 feet of Interstate Route 81, a state highway; and
- WHEREAS, the applicant is requesting a special permit to establish a cafe in an existing mixed use building in a Local Business Class A (BA) zoning district; and
- WHEREAS, in 2014, the Board offered no position with comment for a project site review referral (Z-14-406) to demolish an existing building and construct a new mixed use commercial/residential building with parking, encouraging coordination on sewer availability and capacity and consideration of enhanced urban design, walkability, and compatibility of streetscaping elements; the project was approved locally and the building has since been constructed; the Board previously offered no position with comment on a project site review referral (Z-14-251) and related final subdivision (S-13-68) and project site review (Z-13-282) referrals for prior versions of the project; and
- WHEREAS, the site is located just southeast of the I-690/I-81 interchange and in the City's University Hill neighborhood; the submitted survey map dated June 24, 2016 shows the site has frontage on East Fayette Street, a city street, and contains an existing four-story building (Fayette Place) with a row of 14 parking spaces on the east side of the building; Fayette Place is a mixed use building that also contains apartments; additional parking is available on-street in the surrounding area; and
- WHEREAS, per the survey map, the site has additional frontage on Orange Alley, a dead end city street at the rear of the parcel; the site has a one-way drive with entrance from Orange Alley at the rear of the site and exit onto East Fayette Street at the front; and
- WHEREAS, per the local application, the proposed café (Toasted) will move into an existing space (formerly Café Kubal) in the building; no work is proposed as part of the project; proposed hours of operation will be Tuesday through Sunday from 7am to 4pm; there will be a maximum of 2 employees on site at one time; and
- WHEREAS, per the local application, proposed signage for the café includes a 2' x 6' window sign; and
- WHEREAS, the site is served by public drinking water and sewers and is located in the Metropolitan Wastewater Treatment Plant service area; no changes to the existing infrastructure are proposed; and
- WHEREAS, per the Onondaga County Department of Water Environment Protection, the

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

E-mail Address: countyplanning@ongov.net

submitted project is located in an area designated as flow constrained or impacted by excessive wet weather flow or is tributary to a Combined Sewer Overflow (CSO);

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

WHEREAS, per the City of Syracuse zoning ordinance, restaurants are permitted in the BA district, but require a special permit where the restaurant or its off-street parking spaces are within 500' of a district where restaurants are not permitted; the site is north of Forman Park, which is zoned Residential, Class B (RB) and does not permit restaurant uses; the City of Syracuse is currently undertaking a comprehensive project to revise and modernize zoning in the City; per the ReZone Syracuse draft zoning map dated March 2018, the proposed zoning for this lot is Mixed Use Central Business District (MX-5), which would permit restaurants; similar buffer restrictions requiring a special permit do not seem to be included with the ReZone project; and

WHEREAS, the site is located south across East Fayette Street from a building on the National Register of Historic Places (Peoples' African Methodist Episcopal Zion Church); and

WHEREAS, the project is within 2,000 feet of multiple sites (IDs: V00502, C734111, B00003) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper); and

WHEREAS, the site may contain the peregrine falcon, or its associated habitat, which has been listed by the state or federal government as a threatened or endangered animal species (per EAF Mapper); and

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

Given concerns with infrastructure constraints and the number of recently approved and proposed projects in the University Hill area, the Onondaga County Department of Water Environment Protection recommends that the City or property owner completes a sewer flow study to monitor flow and capacity from the tie-in location at the site to the Metropolitan Wastewater Treatment Plant. The property owner is advised to contact the Department's Flow Control office for additional information.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: January 30, 2019

OCPB Case # Z-19-15

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Manlius Planning Board at the request of Central New York Land Trust for the property located at Sweet Road, 1/4 mile north of Route 173; 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 Sweet Road (Route 109), a county highway; and
- WHEREAS, the applicant is proposing to install a driveway and parking lot on a 1.35-acre parcel in an RA zoning district; and
- WHEREAS, the site is located near the intersection of NYS Route 173 and Sweet Road, a county road, just east of the Jamesville Quarry; aerial imagery shows the vacant parcel has frontage on Sweet Road and is covered by trees and overgrown vegetation; the parcel is one of five lots totaling 77 acres that contain the Three Falls Woods nature preserve, which was recently acquired by the Central New York Land Trust; and
- WHEREAS, the local application indicates that the proposed project includes a 25' wide stone driveway onto Sweet Road, to extend 40' to a proposed 40' x 90' stone parking lot; per a phone conversation with the Town, the stone driveway and lot are intended to provide off-street access and parking for the nature preserve; the submitted site plan shows 9 parking spaces in the proposed lot; and
- WHEREAS, ADVISORY NOTE: per the Onondaga County Department of Transportation, the applicant is advised to continue to coordinate Sweet Road access plans with the Department; the proposed driveway onto Sweet Road requires highway access and work permits from the Onondaga County Department of Transportation and will be subject to the availability of sight distance; and
- WHEREAS, per the site plan, proposed signage will include a 3' x 4' x 6' sign at the front of the parking lot; a proposed 6' tall bulletin board (3' x 8') is shown at the rear of the parking lot;
ADVISORY NOTE: per the Onondaga County Department of Transportation, signage is not permitted in the county right-of-way and must not obstruct sight distance; and
- WHEREAS, the site does not have existing drinking water or wastewater services and does not have access to public drinking water or sewers, though it is located in the Onondaga County Sanitary District; no drinking water or wastewater services are proposed as part of the project; and
- WHEREAS, the site and surrounding parcels contributing to the Three Falls Woods nature preserve are part of a Critical Environmental Area (CEA) designated by the Town as having environmental sensitivity and unique characteristics;

ADVISORY NOTE: per the NYS Department of Environmental Conservation, any Type I or Unlisted Action that may impact the environmental characteristics of a CEA must be considered in its criteria for determining significance under SEQR, and the referral notice indicates this project is an Unlisted Action; and

WHEREAS, the site may contain the Indiana bat or Northern long-eared bat, or their associated habitats, which have been listed by the state or federal government as threatened or endangered animal species (per EAF Mapper); impacts to bat species are often associated with tree clearing and from aerial imagery it appears that some wooded and/or vegetated areas will have to be cleared for the proposed project;

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

NOW THEREFORE BE IT RESOLVED, that the Onondaga County Planning Board 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 Marty Voss and seconded by Lisa Dell. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; Matt Beadnell - yes; Lisa Dell - yes; David Skeval - yes; Marty Voss - yes.



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: January 30, 2019

OCPB Case # Z-19-16

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Cicero Planning Board at the request of United Rentals (John Piedmonte) for the property located at 6225 East Taft 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 East Taft Road (Route 19), a county highway; and
- WHEREAS, the applicant is proposing to operate a commercial scaffolding rental business (United Rentals) out of an existing building on an 8.00-acre parcel in a General Commercial zoning district; and
- WHEREAS, the site is located northeast of the Syracuse Hancock International Airport and Hancock Airpark at the corner of East Taft Road, a county road, and Totman Road, a local road, with surrounding land uses being a mix of industrial and commercial uses; and
- WHEREAS, the submitted Site Plan – Existing Features dated December 28, 2018 shows the site contains an existing one-story building, set near the East Taft Road/Totman Road intersection, with asphalt parking and display areas along the front and east sides of the building and a second existing one-story building at the northwest corner of the building; there is a large gravel area to the rear of the buildings and aerial imagery shows the remainder of the site (over 4 acres) to be overgrown vegetation and trees; and
- WHEREAS, the submitted Site Plan – Proposed Features dated December 28, 2018 shows a 3,900 sf portion of the front building to be used for the proposed scaffolding rental business (United Rentals); additional site improvements include a row of proposed storage racks (each 4' x 4' with a max height of 12') along Totman Road to house scaffolding equipment, parking lot striping, and a rear enclosure for the gravel area; there are 11 parking spaces, including one 77' x 12' space for truck and trailer parking, shown for the proposed use, to be lined in the existing asphalt parking area; 32 potential future spaces are shown for reference, though they will not be striped at this time; the rear enclosure is shown to include a 6' high, gated chainlink fence at the front of the gravel area and a 6' high stockade fence along Totman Road; no other major modifications to the site or building are proposed; and
- WHEREAS, per the site plans, there is an existing 51' wide asphalt driveway onto Totman Road, which occurs more than 160' from the East Taft Road right-of-way; no changes to site access are proposed;
ADVISORY NOTE: per the Onondaga County Department of Transportation, all access to the site must come from Totman Road as currently shown; and
- WHEREAS, per the local application, the proposed business will operate Monday through Friday from 7am to 5pm with a maximum of 5 employees on the site at one time; and

WHEREAS, per the submitted sign plan, proposed signage includes a 45 sf double-face, non-illuminated sign to be mounted on existing pylon posts; the sign is shown in the site plans to be located along the East Taft Road frontage;
ADVISORY NOTE: per the Onondaga County Department of Transportation, signage is not permitted in the county right-of-way and must not obstruct sight distance; and

WHEREAS, the site is served by public drinking water and sewers and is located in the Oak Orchard Wastewater Treatment Plant and Davis Road Pump Station service areas; per the site plans, there is an existing sanitary sewer line and 30' easement at the rear of the developed area; the existing gravel area appears to encroach on the easement; projected daily wastewater is indicated to be 25 gallons per day;
ADVISORY NOTE: the applicant is advised to contact OCWA's Engineering Department to determine the activities and structures permitted within OCWA easements/right-of-ways, water availability and service options, obtain hydrant flow test information, evaluate backflow prevention requirements, and/or request that the Authority conduct hydrant flow testing to assess fire flow availability; and

WHEREAS, per the Onondaga County Department of Water Environment Protection, the submitted project is located in an area designated as flow constrained or impacted by excessive wet weather flow or is tributary to a Combined Sewer Overflow (CSO);
ADVISORY NOTE: per the Onondaga County Department of Water Environment Protection, unless it can be demonstrated that anticipated sanitary flows will not exceed previous flows in excess of one sewer unit over prior uses, the applicant must develop a 1 gallon to 1 gallon sanitary flow offset plan/project in coordination with the municipal engineer; and

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

WHEREAS, GIS mapping shows the rear, undeveloped portion of the site may contain state and federal wetlands, which does not appear to include any proposed or existing development; however, the rear metal building and gravel area do appear to encroach into the 100' state wetland buffer; the federal wetland boundary is shown on the site plans, though it does not appear to have been confirmed by the US Army Corps of Engineers;
ADVISORY NOTES: the applicant is advised to contact the U.S. Army Corps of Engineers and/or NYS Department of Environmental Conservation to confirm the presence of federal and/or state wetlands and/or the 100-foot state wetland buffer on the site; all confirmed wetlands should be shown on the plans for the site and any necessary permits should be obtained for any proposed development or placement of fill in a wetland, or drainage of any confirmed wetlands and buffers; and

WHEREAS, the project is within 2,000 feet of a site (ID: 734054) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per

EAF Mapper); and

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

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

Every municipal review provides the opportunity to improve community appearance and the applicant and municipality are encouraged to improve site design by incorporating landscaping along the road frontage and around the parking lots.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: January 30, 2019

OCPB Case # Z-19-17

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a LOCAL LAW from the Town of Onondaga Town Board at the request of Town of Onondaga Town Board for the property located ; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the adoption or amendment of a zoning ordinance or local law; and
- WHEREAS, the applicant is proposing Local Law A-2019 to amend Chapter 285 of the Code of the Town of Onondaga to add a definition for gross floor area and clarify structure size and sign regulations for the Onondaga Hill Business District (OHBD) zoning district; and
- WHEREAS, proposed Local Law A-2019 will add a new definition for “Gross Floor Area” to read as follows: “The floor area within the inside perimeter of the exterior walls of the building under consideration, exclusive of vent shafts and courts, without deduction for corridors, stairways, ramps, closets, the thickness of interior walls, columns or other features. The floor area of a building, or portion thereof, not provided with surrounding exterior walls shall be the usable area under the horizontal projection of the roof or floor above. The gross floor area shall not include shafts with no openings or interior courts but shall include basement areas.”; and
- WHEREAS, in the Town zoning code, gross floor area is a measurement currently used to define various lot and building requirements, including the floor area ratio for office buildings in the Professional and Commercial Office District (PCO) and maximum building size (6,000 sf) in the Onondaga Hill Business District (OHB), and off-street parking space requirements; and
- WHEREAS, proposed Local Law A-2019 will amend “retail businesses” in the list of structures and uses permitted in the OHB district subject to site plan review to read as follows: “Retail businesses. Drive-through windows or gas pumps are not permitted.”; the proposed amendment eliminates the current gross space maximum of 6,000 square feet for any single retail business; the maximum building size restrictions (6,000 sf) for all buildings in the OHB district still apply; and
- WHEREAS, the Town of Onondaga Zoning Districts map (revised April 19, 2016) shows the OHBD generally includes the parcels along West Seneca Turnpike (NYS Route 173/175) between the Town border to the east and Nixon Park Drive to the west;
- ADVISORY NOTE: per the NYS Department of Transportation, all existing or proposed driveways on a state road must meet Department requirements; new driveways will require highway access and work permits and be subject to the availability of sight distance; and
- WHEREAS, per the Town zoning code, permitted uses in the OHB district include single-family dwellings and family day cares; other permitted uses, subject to site

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

E-mail Address: countyplanning@ongov.net

plan review, include office buildings, banks and pharmacies (without drive-through windows), religious uses, funeral homes, restaurants (without drive-through windows), medical service facilities, retail businesses (to be amended), libraries, and day-care facilities; and

WHEREAS, proposed Local Law A-2019 will add the OHB district to the list of districts under the Town's sign regulations that are permitted to have one professional or announcement sign, one wall-mounted identification sign and one ground identification sign, one temporary sign, and one shopping center designation sign, in connection with a duly permitted shopping center;
ADVISORY NOTE: off-premises signs located along state highways are regulated under federal and state law, and may be subject to approvals and permits from the NYS Department of Transportation; 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 Marty Voss and seconded by Lisa Dell. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; Matt Beadnell - yes; Lisa Dell - yes; David Skeval - yes; Marty Voss - yes.



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: January 30, 2019

OCPB Case # Z-19-18

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a LOCAL LAW from the Town of Onondaga Town Board at the request of Town of Onondaga Town Board for the property located ; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the adoption or amendment of a zoning ordinance or local law; and
- WHEREAS, the applicant is proposing Local Law B-2019 to amend Chapter 285 of the Code of the Town of Onondaga to allow self-storage facilities in the Town's Planned Economic District and Light Industrial District; and
- WHEREAS, proposed Local Law B-2019 will add a new definition "Self-Storage Facility" to read as follows: "A facility intended for use by the public and operated as a business for the purposes of storage of personal, household, business and other property, where the facility is accessed directly by the owner of the stored property. A self-storage facility does not include residential storage sheds, warehouses or outdoor storage areas or yards. A self-storage facility includes only those facilities used exclusively for storage inside the facility. It does not include facilities that accommodate outdoor storage such as storage yards for vehicles or recreational equipment."; and
- WHEREAS, per the Town zoning code, self-storage facilities are not explicitly included in the current uses permitted within any zoning district in the Town, though "Equipment storage" is permitted in the Light Industrial District (LI); per the Town zoning code, "Equipment Storage" is defined as "A parcel, with or without a structure or structures thereon, used for the assemblage, marshaling, parking, storage, placement, maintaining or organization of equipment, machinery, vehicles, goods and/or supplies for short- or long-term duration, whether as a primary use or ancillary to other uses."; and
- WHEREAS, proposed Local Law B-2019 will add "Self-storage facility" to the list of permitted uses in the Planned Economic District (P-E); per the Town zoning code, establishment of a P-E district requires application to the Town Board, review and approval of both preliminary and final development plans by the Planning Board, and Town Board approval of the zone change request; a P-E district requires a minimum land area of 25 acres and is not permitted in the residential zones R-1, R-2, and R-3; and
- WHEREAS, proposed Local Law B-2019 will add "Self-storage facility, with or without ancillary equipment storage" to the list of permitted, business uses in the LI district; the LI district does not appear to have a minimum lot size requirement; and
- WHEREAS, ADVISORY NOTE: per the NYS and Onondaga County Departments of Transportation, all existing or proposed driveways that serve a self-storage facility on a state or county road must meet the respective Department's commercial driveway standards; new driveways will require highway access

and work permits from the Department and be subject to the availability of sight distance; and

WHEREAS, the Town of Onondaga Zoning Districts map (revised April 19, 2016) shows the LI district covers two general areas in the Town; one area includes 11 parcels, which appear to contain several small scale industrial uses and an inactive landfill gas-to-energy facility, occurring between Kasson and Wright Roads near the northwest corner of the Town; the other area is located on the east side of the City of Syracuse and consists of approximately 20 parcels, including some vacant land, a portion of Syracuse University's South Campus, and an OCRRA trash and recycling facility; and

WHEREAS, per the Town of Onondaga Zoning Districts map, there are 5 existing P-E districts in the Town; existing uses in these districts include restaurants, child care centers, town facilities, small-scale industrial facilities, a fitness center, a gas station, a retirement community, a radio station, and some vacant land; notably, there is an existing self-storage facility in the P-E district that is located on Nixon Park Drive, a local road; 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 Marty Voss and seconded by Lisa Dell. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; Matt Beadnell - yes; Lisa Dell - yes; David Skeval - yes; Marty Voss - yes.



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: January 30, 2019

OCPB Case # Z-19-19

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Skaneateles Planning Board at the request of Michael Feehan for the property located at Benson 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 Benson Road (Route 117), a county highway, and a farm operation located in a NYS Agricultural District; and
- WHEREAS, the applicant is proposing construction of a 12,669 sf dwelling, tennis court, 1,800 sf barn, in-ground swimming pool and driveway on a 7.4-acre vacant parcel in Rural and Farming (RF) and Lakefront Watershed Overlay (LWOD) zoning districts; and
- WHEREAS, in 2018, the Board recommended modification of a preliminary subdivision referral (S-18-33) to subdivide the subject parcel into three new building lots; the application was withdrawn locally; and
- WHEREAS, the site is located along Benson Road, a county road, in a rural area in the Town of Skaneateles; aerial imagery shows the site is a vacant flag lot with some treed areas; the site and surrounding lands are enrolled in NYS Agricultural District 2; per the submitted Narrative dated December 28, 2018, the site was previously used for marginal agricultural crops and the surrounding lands include productive agricultural fields; and
- WHEREAS, the submitted Site Plan dated December 28, 2018 shows the site has 130' of frontage on Benson Road and is partially situated behind a lot containing an existing residential dwelling; the proposed project is shown to include a 5-bedroom house with attached garage and porch, and a storage barn (50' x 36'), an in-ground swimming pool (800 sf) and permeable patio enclosed by a 4' high fence, a tennis court (7,200 sf) enclosed by 4' and 10' high fence with two 20' tall night sky compliant light fixtures, and an accessory shed (10' x 20') for pool and tennis storage, all to be located at the rear of the house; and
- WHEREAS, per the Site Plan, there is a proposed driveway onto Benson Road (17,047 sf) ending in an auto circle in front of the house; per the Narrative, the Onondaga County Department of Transportation has reviewed and approved the location of the driveway; final driveway permit will be applied for after the site plan is approved by the Town;
ADVISORY NOTE: the proposed driveway onto Benson Road requires highway access and work permits from the Onondaga County Department of Transportation; and
- WHEREAS, per the Narrative, a double row of evergreen trees will be planted at the front of the site to provide a vegetative buffer to the adjacent residential lot; and
- WHEREAS, per the submitted Environmental Assessment Form (EAF) dated November 30,

2018, 4.5 acres of the site will be disturbed by the proposed project; the Site Plan shows a proposed stormwater BMP to be located southeast of the house; ADVISORY NOTE: any project that cumulatively disturbs one acre or more of land must be covered under the NYS SPDES Permit, and the municipality is advised to ensure that the applicant has obtained the appropriate permits from the NYS Department of Environmental Conservation prior to municipal approval; and

WHEREAS, a new individual well and septic system are proposed as part of the project; per the Narrative, the septic system design has been submitted to the Onondaga County Department of Health and is currently being reviewed; the proposed septic field is shown in the Site Plan to be located in front of the house along the northern lot line; and

WHEREAS, the site is located in the Skaneateles Lake watershed; Skaneateles Lake is the primary public water supply source for the City of Syracuse and is unfiltered, requiring strict adherence to water quality protections on land in the watershed; impermeable surface coverage will be 9.9% where 10% is permitted; open space will be 88.8% where 60% is required; and

WHEREAS, the site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the NYS Historic Preservation Office archaeological site inventory (per EAF Mapper); ADVISORY NOTE: the applicant and/or municipality is advised to contact the NYS Historic Preservation Office to determine if the project should be submitted to the Office for review as part of the State Environmental Quality Review (SEQR) process; and

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

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

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: January 30, 2019

OCPB Case # Z-19-20

WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a AREA VARIANCE from the Town of Clay Zoning Board of Appeals at the request of Bryant & Stratton College, Inc. for the property located at 7805 Oswego 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 Oswego Road (Route 57) and Wetzel Road (Route 252), both county highways; and

WHEREAS, the applicant is requesting an area variance to reduce parking requirements from 127 to 76 spaces to allow Bryant & Stratton College to use an existing commercial building on a 1.87-acre parcel in a Regional Commercial (RC-1) zoning district; and

WHEREAS, the site is located at the intersection of Oswego Road and Wetzel Road, both county roads, with surrounding land uses including commercial operations primarily along Oswego Road, vacant, forested lands to the west, and single-family residential to the east; and

WHEREAS, per the submitted survey map, the site contains an existing building (formerly Liverpool Pool & Spa) with parking at the front and north side of the building and drive aisles at the rear and south side; there is an existing asphalt driveway, which appears to fall on the rear adjacent parcel, that has access to Wetzel Road and serves the site, as well as two commercial operations to the south; a 25' wide ingress and egress easement and utility right-of-way are shown to correspond with the driveway;

ADVISORY NOTES: per the Onondaga County Department of Transportation, all existing or proposed driveways on Oswego Road and Wetzel Road must meet Department commercial driveway standards; no additional access to Oswego Road or Wetzel Road will be permitted; any work in the county right-of-way or driveway improvements will be subject to a work permit from the Onondaga County Department of Transportation; and

WHEREAS, per the local application, the applicant is intending to use the existing 12,608 sf building as a facility for post-secondary education for Bryant & Stratton College; the Town zoning code indicates that instructional facilities are permitted in the RC-1 district with site plan approval; and

WHEREAS, per the Town zoning code, the proposed use requires 127 parking spaces; the survey map shows the existing parking lot contains 74 spaces and 2 handicap spaces, requiring an area variance for the parking requirement; the local application indicates that 76 parking spaces is suitable for the proposed use as remote learning opportunities offered by the college mean that students spend less time on-site; and

WHEREAS, per the local application, repurposing the building will include a proposed

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

E-mail Address: countyplanning@ongov.net

addition of a partial second floor (3,000 sf), sealing and striping the existing parking lot, refreshing the landscaping and building exterior, installing a new roof, adding new windows, and updating the building's entrance; interior improvements will include renovations to accommodate small classrooms, labs, and administrative support offices; the building footprint will remain the same;

ADVISORY NOTE: per the Onondaga County Department of Transportation, signage and landscaping is not permitted in the county right-of-way and must not obstruct sight distance; and

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

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

WHEREAS, per the Central New York Regional Transportation Authority (CENTRO), the site is located along an operational bus route with a bus stop occurring at the front of the property; and

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

WHEREAS, the site may contain the Indiana bat, Northern long-eared bat, or bald eagle, or their associated habitats, which have been listed by the state or federal government as threatened or endangered animal species (per EAF Mapper); impacts to bat species are often associated with tree clearing and from aerial imagery it appears that there are no wooded areas on the site; and

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

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

Should the municipality grant the variance request, the Board offers the following comment for the next phase of development:

Every municipal review provides the opportunity to improve community appearance and the applicant and the municipality are encouraged to improve site design, reinforce walkability and foster use of public transit by incorporating elements such as sidewalks along the road frontages, a landscape buffer in front of the parking lot, and a sidewalk and/or crosswalk from the front bus stop to the building.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: January 30, 2019

OCPB Case # Z-19-21

- 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 McDonald's USA, LLC for the property located at 3804 Brewerton Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Brewerton Road (Route 11), a state highway, South Bay Road (Route 208) and Col. Eileen Collins Boulevard (Route 78), both county highways, and the municipal boundary between the Town of Clay and the Town of Salina; and
- WHEREAS, the applicant is proposing interior and exterior renovations for an existing restaurant, to include new signage and drive-thru menu boards, along with parking lot improvements on a 1.80-acre parcel in a Limited Use Restaurant (LuC-2) zoning district; and
- WHEREAS, the site is located along a highly traveled commercial corridor in the Town of Clay; the submitted survey map dated November 1, 2018 shows the site has frontage on Brewerton Road (NYS Route 11) to the west and South Bay Road, a county road, to the east; and
- WHEREAS, per the survey map, the site contains an existing one-story building (McDonald's) surrounded on three sides by asphalt parking lot; there is an existing paver patio and a one-way drive at the front of the building; an existing drive-thru lane is shown to start at the southeast corner of the building and extend into two lanes at the rear of the building; the drive-thru lanes merge and then continue to pick-up windows located on the north side of the building; and
- WHEREAS, per the survey map, the site contains four existing driveways, two each occurring on Brewerton Road and South Bay Road; each set of driveways includes one full access drive and one exit-only drive; per the submitted Site Plan dated January 8, 2019, it appears from the directional signage that the full access driveway on Brewerton Road may be converted to an entrance-only access;
- ADVISORY NOTES: per the NYS Department of Transportation, all existing or proposed driveways on Brewerton Road must meet Department requirements; per the Onondaga County Department of Transportation, all existing or proposed driveways on South Bay Road must meet Department requirements; and
- WHEREAS, the submitted Project Narrative indicates that the proposed project will include interior and exterior renovations, new building signage, and parking lot improvements; the existing use and the total seat count within the building and building floor area will remain the same; and
- WHEREAS, the submitted elevation drawings show exterior improvements to include a new roof, new storefront and glazing, new and/or painted façade, and new

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

E-mail Address: countyplanning@ongov.net

entrance canopies; per the Project Narrative, interior improvements will include ADA improvements and décor updates; and

WHEREAS, per the project narrative, the proposed parking lot improvements are intended to make the site ADA-compliant and will decrease the number of on-site parking spaces from 84 to 75; the Site Plan shows the rows of parking on the north and south sides of the building will be re-striped, with the addition of some diagonally-striped areas to better delineate the flow of traffic through the site; additional site improvements include proposed concrete sidewalks with ADA ramps, to replace some existing sidewalks, and converting the front patio to concrete; and

WHEREAS, per the Site Plan, the sign has two existing ground signs, one occurring along each roadfront; the sign on Brewerton Road appears to be partially located in the state right-of-way; the elevations show proposed signage to include three 3'-6" x 4' wallarch signs (14 sf each) to be mounted on the front, south (non drive-thru), and rear sides of the building and one 24" x 16'-5" wordmark sign (33 sf) to be mounted on the front of the building; per the Site Plan, additional signage includes new menu and pre-browse boards for each drive-thru lane and directional signage for the driveways and parking lot, including stop signs and stop bars;

ADVISORY NOTE: per the NYS Department of Transportation, signage is not permitted in the state right-of-way and must not obstruct sight distance; and

WHEREAS, the site is served by public drinking water and sewers and is located in the Metropolitan Wastewater Treatment Plant and Ley Creek Pump Station service areas; no changes to the existing infrastructure are proposed; and

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

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

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

1. Per the New York State Department of Transportation, signage is not permitted in the state right-of-way. The applicant is advised to coordinate with the Onondaga East Residency regarding relocation of the existing ground sign along Brewerton Road.
2. No signage will be permitted in the county right-of-way, per the Onondaga County Department of Transportation.

The Board also offers the following comment:

Plans for the project indicate that the full access driveway on Brewerton Road

may be converted to an entrance-only access. Any changes to ingress-egress on Brewerton Road must be coordinated through the New York State Department of Transportation.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: January 30, 2019

OCPB Case # Z-19-22

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a USE VARIANCE from the Village of Solvay Zoning Board of Appeals at the request of The Durant Group, LLC for the property located at 2239 Milton Avenue; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the granting of use or area variances and the site is located within 500 feet of Bridge Street (Route 297), a state highway; and
- WHEREAS, the applicant is requesting a use variance to convert a 2-unit apartment building into a 3-unit apartment building on a 0.5-acre parcel in a Milton Avenue zoning district; and
- WHEREAS, the site is located along Milton Avenue, a locally-owned portion of the road, in the Village of Solvay; surrounding land uses are a mix of commercial and industrial operations; aerial imagery shows the site contains an existing two-and-a-half-story building that occupies almost the entirety of the site; there is a concrete area, concrete wall and shed at the rear of the building; and
- WHEREAS, per the submitted Environmental Assessment Form (EAF) dated November 19, 2018, the building currently contains a first floor retail store front (currently vacant), a second floor apartment, and a third floor apartment; the proposed third apartment unit would be located on the second floor; and
- WHEREAS, the submitted Letter of Intent dated November 19, 2018 indicates that a large amount of money has been spent on the revitalization of the property and the additional unit will help offset the expenses and create a more efficient rental; and
- WHEREAS, the submitted survey map shows two parcels under common ownership to the east; aerial imagery shows the front of the parcels contain a contiguous gravel parking area and the rear of the parcels contain brush; per the survey map, it appears the gravel area will provide 9 off-street parking spaces for the proposed and existing uses, where 15 are required; per the survey map, 20 parking spaces total will be provided though there is no indication of where the remaining spaces will be located; and
- WHEREAS, the site is served by public drinking water and sewers and is located in the Metropolitan Wastewater Treatment Plant service area; no changes to the existing infrastructure are proposed;
- ADVISORY NOTES: the applicant is advised to contact OCWA's Engineering Department to determine the activities and structures permitted within OCWA easements/right-of-ways, water availability and service options, obtain hydrant flow test information, evaluate backflow prevention requirements, and/or request that the Authority conduct hydrant flow testing to assess fire flow availability; the Onondaga County Department of Water Environment Protection asks that the applicant contact the Department's Flow Control office to determine sewer availability and capacity; and

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

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

WHEREAS, the project is within 2,000 feet of multiple sites (IDs: C734116, 734049, C734073, C734102, 734066, C734119, 734008) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper); and

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

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

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

1. Parking along the frontage of parcels on Milton Avenue is assumed to be inconsistent with the redevelopment vision for the Milton Avenue corridor. In the short term, the applicant is encouraged to incorporate hedgerow or low wall screening along the sidewalk to improve aesthetics and delineate the pedestrian space. The Board also encourages development of a longer term parking strategy for this portion of the corridor that will accommodate, and potentially facilitate, redevelopment of adjacent parcels.

2. The Board encourages the Village to consider rezoning the land to an appropriate existing district, or consider creation of a new zoning district, as an alternative to the granting of use variances. Use variances are to be granted sparingly, run in perpetuity, and present challenges to future improvements to the site.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: January 30, 2019

OCPB Case # Z-19-23

- 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 DeWitt Planning Board at the request of McDonald's USA, LLC for the property located at 6481 Thompson 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 Thompson Road (Route 635) and Route 298 (Court Street), both state highways, and Sanders Creek, a county-owned drainage channel; and
- WHEREAS, the applicant is proposing to renovate an existing 4,524 sf restaurant, including new drive-thru menu boards and ADA improvements, on a 1.45-acre parcel in an Industrial zoning district; and
- WHEREAS, in 2014, the Board reviewed six referrals as part of a project to subdivide the adjacent parcel, construct two new hotels on the proposed lots, and reconfigure a portion of the McDonald's property to facilitate access to the proposed hotels; the Board recommended modification of the subdivision (S-14-44), site plan (Z-14-208, Z-14-209, Z-14-211), and area variance (Z-14-210, Z-14-212) referrals indicating that only temporary access via an adjacent, vacant gas station parcel would be permitted, a copy of the SWPPP would be required by the New York State Department of Transportation and Onondaga County Department of Water Environment Protection, and any state and/or federal wetlands and buffers should be confirmed and shown on plans for the site, and appropriate permits obtained for any proposed development; in 2018, the Board reviewed concurrent site plan (Z-18-88) and area variance (Z-18-79) referrals to construct a Verizon store on the adjacent, vacant gas station parcel, and an area variance referral (Z-18-158) as part of a revised version of the proposed hotel project; and
- WHEREAS, the site is south of Carrier Circle and has frontage on Thompson Road, a state road; the site is across Thompson Road from the Carrier Corporation manufacturing facility and near numerous hotels, office parks, and other manufacturing sites situated along this stretch of the New York State Thruway (I-90); and
- WHEREAS, the submitted survey map dated November 2, 2018 shows the site contains an existing one-story building (McDonald's) surrounded on three sides by asphalt parking lot; there is an existing drive along the southern lot line with full access to Thompson Road and access to the rear adjacent parcel containing a hotel (Comfort Inn); an existing drive-thru lane is shown to start at the northwest corner of the building and extend around the rear of the building and to pick-up windows along the south side of the building;
ADVISORY NOTE: per the NYS Department of Transportation, all existing or proposed driveways on Thompson Road must meet Department requirements; and

WHEREAS, the submitted Site Plan dated November 6, 2018 shows the proposed project will include reconfiguring the site layout to allow for an asphalt drive and 30' access and utility easement, which will replace the rear row of parking and provide access from the site to the adjacent parcel to the north, which is intended for the recently-reviewed hotel development (Z-18-158); per the Site Plan, the number of on-site parking spaces will decrease from 63 to 39, where 76 is required; and

WHEREAS, the submitted elevation drawings show exterior improvements to include a new roof, new storefront and glazing, new façade, and new entrance canopies; and

WHEREAS, per the Site Plan, the remaining parking will be re-striped and include a diagonally-striped crosswalk; additional site improvements include proposed concrete sidewalks with ADA ramps, with new sidewalks to occur at the front of the building and along the northern lot line; additional concrete sidewalks will replace some existing sidewalks on the north side of the building; the sidewalk along the northern lot line is shown to extend to the existing sidewalk along Thompson Road and to the rear of the site and ultimately the adjacent parcels;

ADVISORY NOTE: the portion of the proposed sidewalk within the state right-of-way is subject to a work permit from the NYS Department of Transportation; and

WHEREAS, the elevations show proposed signage to include two 3'-6" x 4' wallarch signs (14 sf each) to be mounted on the front and north (non drive-thru) sides on the building and one 24" x 16'-5" wordmark sign (33 sf) to be mounted on the front of the building; per the Site Plan, additional signage includes new menu and pre-browse boards for the drive-thru and directional signage for the driveways and parking lot, including stop signs and stop bars; and

WHEREAS, the site is served by public drinking water and sewers and is located in the Metropolitan Wastewater Treatment Plant and Ley Creek Pump Station service areas; no changes to the existing infrastructure are proposed; and

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

WHEREAS, the project is within 2,000 feet of multiple sites (IDs: C734113, 734043) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper); and

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

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: January 30, 2019

OCPB Case # Z-19-24

- 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 SITE PLAN from the Town of DeWitt Planning Board at the request of MedMen NY, Inc. for the property located at 3180 Erie Boulevard East; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Erie Boulevard East (Route 5), a state highway; and
- WHEREAS, the applicant is proposing to demolish an existing vacant building and construct a 5,555 sf one-story retail building containing a cannibas dispensary with associated parking, utilities and storm water system on a 0.929-acre parcel in a Business zoning district; and
- WHEREAS, the site is located along Erie Boulevard East, a state road, with surrounding land uses being commercial operations and big box retail; the submitted Existing Conditions and Site Removals Plan dated November 30, 2018 shows the site contains an existing one-story building (formerly a restaurant) and the remainder of the site is covered by asphalt parking, all to be demolished; and
- WHEREAS, the submitted Site Plan dated November 30, 2018 shows the proposed building, to be surrounded by a proposed asphalt parking lot (38 spaces total) on the front, rear, and north sides of the building, a rear dumpster enclosure with 6' high chain link enclosure, and a proposed bike rack to be located at the front of the site; there is a proposed sign shown at the front of the site; no additional information regarding proposed signage was included; and
- WHEREAS, per the Existing Conditions and Site Removals Plan, there are two existing driveways onto Erie Boulevard East; turning movements along this stretch of Erie Boulevard are restricted to right-in and right-out only by a median; the Site Plan shows a single, proposed driveway to replace the existing access; ADVISORY NOTES: the proposed driveway onto Erie Boulevard East requires highway access and work permits from the NYS Department of Transportation and will be subject to the availability of sight distance; per the NYS Department of Transportation, all existing or proposed driveways on Erie Boulevard East must meet Department requirements; and
- WHEREAS, the Site Plan shows a proposed 5' wide concrete sidewalk in the state right-of-way, which will connect to the new concrete sidewalks to surround the building on three sides; ADVISORY NOTE: per the NYS Department of Transportation, sidewalks in the state right-of-way must be five feet wide and continue through the driveway and are subject to a work permit from the Department; and
- WHEREAS, the referral materials included a Lighting Plan dated November 30, 2018; the proposed project includes 6 pole-mounted light fixtures situated around the parking lot and a wall-mounted light fixture over the entrance; and

WHEREAS, per the submitted Environmental Assessment Form (EAF) dated December 21, 2018, 0.93 acres of the site will be disturbed by the proposed project and stormwater runoff will be collected in an on-site drainage system and discharged to an existing collection system; the submitted Grading, Drainage and Utility Plan dated November 30, 2018 shows a storm pipe with drain inlets and catch basins, connecting to the existing infrastructure along the state right-of-way; a SWPPP was included with the referral materials; ADVISORY NOTES: per the NYS Department of Transportation, additional stormwater runoff into the state's drainage system is prohibited and any direct connection to the state's drainage system will require treatment by a NYS DEC-approved treatment system prior to connection; the applicant and municipality are encouraged to consider the use of green infrastructure, such as permeable pavement and rain gardens, to further reduce stormwater runoff and improve stormwater quality; and

WHEREAS, the site is served by public drinking water and sewers and is located in the Metropolitan Wastewater Treatment Plant service area; the Grading, Drainage and Utility Plan shows the water service line will be rerouted around the new building and a proposed sewer service lateral will connect into an existing sanitary manhole;

ADVISORY NOTES: per the Onondaga County Department of Water Environment Protection, any and all demolition of buildings requires a permit for sewer disconnects, and the applicant must contact Plumbing Control to ensure appropriate permits are obtained; the applicant is advised to contact OCWA's Engineering Department to determine the activities and structures permitted within OCWA easements/right-of-ways, water availability and service options, obtain hydrant flow test information, evaluate backflow prevention requirements, and/or request that the Authority conduct hydrant flow testing to assess fire flow availability; the Onondaga County Department of Water Environment Protection asks that the applicant contact the Department's Flow Control office to determine sewer availability and capacity; and

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

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

WHEREAS, the site is located along a stretch of Erie Boulevard that will undergo a large New York State Department of Transportation (NYSDOT) project to install bicycle, pedestrian, and roadway enhancements to accommodate the Empire State Trail; designs for the project are currently being finalized and all applicants and municipalities are advised to coordinate with NYSDOT on site planning within the right-of-way along this portion of Erie Boulevard; and

WHEREAS, the site is located in an Onondaga County Drainage District for Bear Trap and Ley Creek, which are maintained by the Department of Water Environment Protection in this area; and

WHEREAS, the project is within 2,000 feet of a site (ID: C734108) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per

EAF Mapper); and

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

NOW THEREFORE BE IT RESOLVED, that the Onondaga County Planning Board 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 municipality and the applicant are required to coordinate Erie Boulevard East access plans with the Department. Any mitigation as may be determined by the Department must be reflected on the project plans prior to municipal approval.
2. The applicant must submit a lighting plan to the New York State Department of Transportation and reflect any mitigation as may be determined by the Department on the project plans prior to municipal approval. No glare or spillover onto adjacent properties or the state right-of-way will be permitted.
3. Given the site's location within a County Drainage District, the municipality must submit a copy of the Stormwater Pollution Prevention Plan (SWPPP) to the Onondaga County Department of Water Environment Protection for review. Any mitigation as may be determined by the Department must be reflected on project plans prior to municipal approval.

The Board also offers the following comment:

Given plans for the Empire State Trail, the applicant is advised to coordinate any right-of-way treatments with the New York State Department of Transportation to ensure consistency with any plans for the Erie Boulevard corridor.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: January 30, 2019

OCPB Case # Z-19-25

- 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 Spafford Zoning Board of Appeals at the request of Alex & Carol Protasiewicz for the property located at 1717 Shady Bend Lane; and
- WHEREAS, General Municipal Law Section 239-1-3 allows municipalities to refer applications to the County Planning Board for informal review or technical assistance; and
- WHEREAS, the applicant is requesting an area variance to construct a 132 sf addition to an existing non-conforming residence on a 0.24-acre parcel in a Skaneateles Lake (SL) zoning district; and
- WHEREAS, the Board recently recommended disapproval of an area variance referral (Z-19-4) for the proposed 132 sf addition, citing exacerbation of impermeable surface limits on a parcel that does not meet lot size requirements in a sensitive drinking watershed; the referral currently under review is an amended area variance application for the proposed addition, which now includes offsets for the increase in impermeable surface coverage; and
- WHEREAS, the survey map dated October 4, 2018 (submitted with the Z-19-4 referral) shows the site has frontage on Shady Bend Lane, a local road accessing East Lake Road (NYS Route 41) to the east, and rear frontage on Skaneateles Lake to the west; surrounding land uses are residential; and
- WHEREAS, per the survey map, the site contains an existing house with a rear porch, a shed in the front yard, and a rear patio; there is an existing concrete drive/parking area that extends along almost the entirety of the site's frontage and has unrestricted access to Shady Bend Lane; a sidewalk is shown to connect the concrete drive to the house; the site also contains several existing shoreline structures, including steps, a retaining wall, and a concrete boat launch; and
- WHEREAS, the submitted site plan shows the proposed addition (132 sf) to be constructed on the south side of the house; a letter to the Zoning Board of Appeals (ZBA), included with the referral materials, indicates that the addition would improve the functionality of the home and site; per the Town zoning code, a nonconforming structure can only be increased in overall area by 10%, or 109.2 sf in this case; the proposed addition would result in a 12% increase; and
- WHEREAS, per the site plan, the lot is pre-existing nonconforming with a lot size of 11,377 sf where 15,000 sf is required and a lot width of 59.7' where 100' is required; the structure is also pre-existing nonconforming and does not currently meet the side yard setback to the south (9.7' where 10' is required) or the lake yard setback (47' where 50' is required); the proposed addition will not exacerbate those nonconformities; and

WHEREAS, per the site plan, the existing surface coverage is also nonconforming at 30.9% where 25% is the maximum allowed; the letter to the ZBA indicates that the rear patio (134 sf) and a portion of the existing sidewalk (98 sf) will be removed as part of the project, reducing the impermeable surface coverage on the site to 30% even with the construction of the addition; the site is located in the Skaneateles Lake watershed; Skaneateles Lake is the primary public water supply source for the City of Syracuse and is unfiltered, requiring strict adherence to water quality protections on land in the watershed; and

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

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

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

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

1. The municipality must ensure all conditions are met and approvals are obtained from the City of Syracuse Water Department prior to approving the proposed application.
2. The applicant must contact the Onondaga County Health Department's Bureau of Public Health Engineering to confirm the location of the existing sewage disposal system to ensure it will not be impacted by the proposed addition.

The Board also offers the following comment:

The Board commends the applicant on their efforts to offset the increased impermeable surface coverage of the proposed addition by removing existing impermeable surfaces on the site.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: January 30, 2019

OCPB Case # Z-19-26

- 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 USE VARIANCE from the Village of Solvay Zoning Board of Appeals at the request of Richard P. Aupperle, III for the property located at 103 Third Street; and
- WHEREAS, General Municipal Law Section 239-1-3 allows municipalities to refer applications to the County Planning Board for informal review or technical assistance; and
- WHEREAS, the applicant is requesting a use variance to renovate a former school building into an apartment building on a 2.43-acre parcel in a Residential (R-1) zoning district; and
- WHEREAS, the site is located in a residential neighborhood in the Village of Solvay with other surrounding land uses including Solvay High School, Gertrude Street Park, Woods Road Park, and various Village and Town of Geddes government buildings; and
- WHEREAS, the submitted survey map shows the site is bound by Third Street to the north, Gertrude Avenue to the west, and Fourth Street to the south, all local roads, and contains an existing two-story building (Saint Cecilia's School); the west half of the site is shown to contain an existing curbed, asphalt parking lot with two driveways onto Third Street; there are existing concrete sidewalks along Third Street at the front of the building, with sidewalks connecting to the two front entrances; per the survey map, there is also an existing basketball court at the rear of the building; aerial imagery shows the site abuts four single-family residential lots to the east; and
- WHEREAS, the Village zoning code indicates that multiple-family dwellings are not permitted in the Residential 1 (R-1) zoning district, requiring a use variance for the proposed project; per the local application, the applicant has a signed purchase offer for the vacant building contingent upon Village approval of the requested variance; and
- WHEREAS, the local application indicates that the R-1 district permits single-family dwellings, educational buildings, or religious facilities, etc.; in response to the use variance criteria, the application indicates that the building has been vacant for at least 5 years and there is no market for the allowable uses; the income generated by the proposed apartments would cover the acquisition cost, construction cost, and operating costs associated with an apartment building; and
- WHEREAS, per the local application, the apartments will be market rate and/or senior apartments; the submitted floor plans for the renovated building show 21 units, including one basement concierge apartment, and common areas to include a game room, lounge, fitness room, and storage room; and
- WHEREAS, the submitted elevation drawings indicate that the renovation will include a

one-story entry addition, to be located on the west side of the building; no other site improvements are indicated in the referral materials; and

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

WHEREAS, per the Onondaga County Department of Water Environment Protection, the submitted project is located in an area designated as flow constrained or impacted by excessive wet weather flow or is tributary to a Combined Sewer Overflow (CSO);
ADVISORY NOTE: per the Onondaga County Department of Water Environment Protection, unless it can be demonstrated that anticipated sanitary flows will not exceed previous flows in excess of one sewer unit over prior uses, the applicant must develop a 1 gallon to 1 gallon sanitary flow offset plan/project in coordination with the municipal engineer; and

WHEREAS, the project is within 2,000 feet of multiple sites (IDs: C734102, 734066, 734008) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper); and

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

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

The Board encourages the Village to consider rezoning the land to an appropriate existing district, or consider creation of a new zoning district, as an alternative to the granting of use variances. Use variances are to be granted sparingly, run in perpetuity, and present challenges to future improvements to the site.

Should the municipality approve the proposed use, the Board offers the following comment(s) for the next phase of development:

1. Given the site's location in a residential neighborhood in close proximity to nearby schools and parks, the applicant is encouraged to reinforce walkability by incorporating sidewalks along all road frontages.
2. Site design for the project is encouraged to include additional landscaping, particularly along road frontages, to screen parking areas, and as a buffer for adjacent residential properties.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: January 30, 2019

OCPB Case # Z-19-27

- 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 Geddes Town Board at the request of McDonald's USA LLC for the property located at 3329 West Genesee Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Route 5, a state highway, a state-owned portion of West Genesee Street, and the municipal boundary between the Town of Geddes and Town of Camillus; and
- WHEREAS, the applicant is proposing interior and exterior renovations for an existing restaurant (McDonald's), to include new signage and drive-thru menu boards, along with parking lot improvements on a 10.4-acre parcel in a Commercial A zoning district; and
- WHEREAS, the Board is concurrently reviewing an area variance referral (Z-19-30) as part of the proposed project; in 2007, the Board offered no position for a site plan referral (Z-07-139) to reconfigure the existing single drive-thru for McDonald's to a double drive-thru service, which was approved and completed; in 2011, the Board offered no position with comment for a site plan referral (Z-11-255) to construct an outdoor patio for the Wegmans building also located on the subject parcel; and
- WHEREAS, the site is located in the suburban Fairmount Fair shopping center along the West Genesee Street commercial corridor; surrounding land uses are commercial; the submitted survey map shows the site contains an existing one-story building (McDonald's) with parking on the north and south sides of the building, all situated on roughly 1.5 acres at the front of the site; a portion of the parking lot appears to be located in the state right-of-way, which per the NYS Department of Transportation has an existing use and occupancy permit; there is an existing drive-thru lane that originates at the southeast corner of the building and extends into two lanes at the rear of the building; the drive-thru lanes merge and then continue to pick-up windows located on the north side of the building; aerial imagery shows the remainder of the parcel contains a portion of an existing Wegmans grocery store and its associated parking lot; and
- WHEREAS, per the survey map, the site contains an existing right-in, right-out driveway adjacent to the McDonald's; no changes to the existing driveway are proposed; additional access to McDonald's comes indirectly from signalized intersections on West Genesee Street east and west of the site, which serve the entire shopping center;
- ADVISORY NOTE: per the NYS Department of Transportation, all existing or proposed driveways on West Genesee Street must meet Department requirements; and
- WHEREAS, the submitted elevation drawings show exterior improvements to include a

new roof, new storefront and glazing, new and/or painted façade, and new entrance canopies; per the submitted floor plans, interior improvements will include self-order kiosks, a new front counter, and décor updates; and

WHEREAS, the submitted Site Plan dated December 10, 2018 shows the row of parking on the south side of the building will be re-striped, with the addition of handicap accessible parking spaces; additional site improvements include proposed concrete sidewalks with ADA ramps at the entrances to the building; and

WHEREAS, per the Town zoning code, signage for drive-in service facilities is limited to no more than 2 wall signs, for which the combined area is restricted to one square foot for each linear foot of building frontage along the street up to a maximum of 40 sf; the applicant is proposing to install 5 wall signs totaling 116 sf; and

WHEREAS, per the Site Plan, the site has an existing pylon sign along the roadfront; the elevations show proposed signage to include two 3'-6" x 4' wallarch signs (14 sf each) to be mounted on the front and south (non drive-thru) sides of the building, two 24" x 16'-5" wordmark signs (33 sf) to be mounted on the front and north (drive-thru) sides of the building, and one 22.25" x 11'-8" playplace sign (22 sf) to be mounted on the south (non drive-thru) side of the building; per the Site Plan, additional signage includes new menu and pre-browse boards for each drive-thru lane and directional signage for the driveways and parking lot, including stop signs and stop bars;
ADVISORY NOTE: per the NYS Department of Transportation, signage is not permitted in the state right-of-way and must not obstruct sight distance; and

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

WHEREAS, per the Central New York Regional Transportation Authority (CENTRO), the site is located along an operational bus route with a bus stop occurring just northwest of the property; and

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

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

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

days prior to any such hearing; and

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

Every municipal review provides the opportunity to improve community appearance and function and the applicant and municipality are encouraged to improve site design and reinforce walkability by incorporating sidewalks to and along West Genesee Street and landscaping along the road frontage, particularly given the site's location on a Centro bus route. Any work within the state right-of-way will be subject to a work permit from the New York State Department of Transportation.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: January 30, 2019

OCPB Case # Z-19-28

- 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 SPECIAL PERMIT from the Village of Solvay Zoning Board of Appeals at the request of Sonbyrne Sales, Inc. for the property located at 2400 West Genesee Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review issuance of special permits and the site is located within 500 feet of West Genesee Street (Route 5), a state highway, and the municipal boundaries between the Village of Solvay, the Town of Geddes, and the City of Syracuse; and
- WHEREAS, the applicant is requesting a special permit to allow construction of a new 4,232-square foot convenience store (Byrne Dairy) and fueling facility on a 0.9-acre parcel in a Commercial zoning district; and
- WHEREAS, the Board is concurrently reviewing an area variance referral (Z-19-29) as part of the proposed project; in 2018, the Board reviewed a local law referral (Z-18-342) to regulate convenience stores as a use permitted in the Commercial (C) zoning district upon issuance of a special permit, which was approved locally and includes fuel service limitations (8 fuel dispensing points maximum), buffer requirements (50') where adjacent parcels are zoned residential, and signage standards; the Board previously reviewed local law referrals to impose (Z-18-60) and extend (Z-18-179) a six-month moratorium on the construction, renovation, modification, addition to or operation of convenience stores within the Village of Solvay; and
- WHEREAS, the site is located along a state-owned portion of West Genesee Street in the Westvale area; aerial imagery shows the site has additional frontage on Pine Hill Road, a local road, and contains an existing one-story building (Westvale Gardens), two front storage structures, a rear greenhouse structure and shed, and associated gravel parking, all to be demolished; the site is across West Genesee Street from the Westcott Reservoir and across Pine Hill Road from the Westvale Plaza shopping center; and
- WHEREAS, the submitted Site Plan dated January 2019 shows the proposed project to include a 4,232-square foot one-story building at the northwest corner of the site with asphalt parking (29 spaces total) at the front and east sides of the building, a 98' x 28' fuel canopy with 4 gas pump islands (8 fuel dispensing points) and recessed canopy lights centered in the front asphalt area, a 1,200 sf concrete tank pad over underground storage tanks adjacent to the fuel canopy, an ATM kiosk near the southeast corner of the site, and a rear 20' x 30' concrete pad with dumpster enclosure; there are two landscape beds at the front corners of the site, with the easterly one containing a proposed sign; per the local application, the freestanding sign will be 18' tall and include 32 sf of internally-illuminated signage; additional signage includes two internally-

illuminated, wall-mounted signs to be located on the front and east sides of the building; and

WHEREAS, per the Site Plan, proposed site lighting includes six 17' tall LED light poles, to be situated around the perimeter of the parking lot, and 5 LED wall lights, to be mounted at a height of 9' around the building; the submitted elevation renderings show the building with vertical 'hardi'-panel siding (ivory), white trim, a pitched evergreen metal roof, two barn-like dormers (no windows), a covered porch along the front of the building, and a covered utility space at the rear; and

WHEREAS, aerial imagery shows the site abuts apartment buildings to the north and west, which are in Residential 1 and Residential 3 zoning districts; per the Village zoning code, convenience store uses adjacent to residentially-zoned parcels must provide a 50' setback; the Site Plan shows the proposed building to be located 26' from the north lot line and 28' from the west line, requiring an area variance; a proposed 4' high black chain link fence is shown along the west and north lot lines, with 10 proposed tree plantings providing an additional buffer for the apartment buildings to the north; aerial imagery shows a fairly significant increase in elevation from the site to the apartment buildings to the west; the Site Plan shows concrete retaining walls along the western side of the parking lot and building; and

WHEREAS, aerial imagery shows there are two existing driveways on West Genesee Street and more than 100' of unrestricted access to Pine Hill Road; per the Site Plan, existing access will be replaced by two 30' asphalt driveways, one each occurring on West Genesee Street and Pine Hill Road;
ADVISORY NOTE: the proposed driveway onto West Genesee Street requires highway access and work permits from the NYS Department of Transportation and will be subject to the availability of sight distance; per the NYS Department of Transportation, all existing or proposed driveways on a state road must meet Department requirements; and

WHEREAS, per the local application, the Byrne Dairy will be open 24 hours a day, seven days a week with a maximum of 5 employees on site at one time; and

WHEREAS, per the Site Plan, there is a proposed stormwater management area at the front of the site, near the West Genesee Street/Pine Hill Road intersection;
ADVISORY NOTES: per the NYS Department of Transportation, additional stormwater runoff into the state's drainage system is prohibited; the applicant and municipality are encouraged to consider the use of green infrastructure to further reduce stormwater runoff and improve stormwater quality; and

WHEREAS, the site is served by public drinking water and sewers and is located in the Metropolitan Wastewater Treatment Plant and Westside Pump Station service areas; the Site Plan shows water and sanitary sewer lines connecting to the proposed building from the existing infrastructure along Pine Hill Road;
ADVISORY NOTES: per the Onondaga County Department of Water Environment Protection, any and all demolition of buildings requires a permit for sewer disconnects, and the applicant must contact Plumbing Control to ensure appropriate permits are obtained; the Onondaga County Department of Water Environment Protection also asks that the applicant contact the Department's Flow Control office to determine sewer availability and capacity; the applicant is advised to contact OCWA's Engineering Department to determine the activities and structures permitted within OCWA easements/right-of-ways, water availability and service options, obtain hydrant flow test information, evaluate backflow prevention requirements,

and/or request that the Authority conduct hydrant flow testing to assess fire flow availability; and

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

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

WHEREAS, per the Central New York Regional Transportation Authority (CENTRO), the site is located along an operational bus route with a bus stop occurring at the front of the property; and

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

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

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 municipality and the applicant are required to coordinate West Genesee Street access plans with the Department. Any mitigation as may be determined by the Department must be reflected on the project plans prior to municipal approval.
2. The New York State Department of Transportation has determined that the applicant must contact the Department to coordinate traffic data requirements for the proposed project. Any modifications required by the Department must be reflected on the project plans prior to municipal approval.
3. Per the New York State Department of Transportation, a drainage study is required to show that the proposed development would not create additional stormwater runoff into the state's drainage system. The applicant must contact the Department to determine the scope of the study, submit the drainage study to the Department for approval, and reflect any appropriate mitigation as may be determined by the Department on the project plans prior to municipal approval.
4. The applicant must submit a lighting plan to the New York State Department of Transportation and reflect any mitigation as may be determined by the Department on the project plans prior to municipal approval. No glare or spillover onto adjacent properties or the state right-of-way will be permitted.

The Board also offers the following comments:

1. Given that the reduced side yard setback decreases buffering for the adjacent apartment complex, landscape buffering similar to that proposed for the northern lot line is also recommended for the western lot line.
2. The applicant and municipality are encouraged to reinforce walkability and foster use of public transit along this multimodal corridor by incorporating elements such as sidewalks along the road frontages, a landscape buffer in front of the parking lot, and a sidewalk and/or crosswalk from the front bus stop to the building.
3. The applicant is advised to explore designs for gas station/convenience store sites in urban locations that incorporate elements that are welcoming to pedestrians and bicyclists, with easy connections to buildings as the primary feature of the site, and incorporating elements of neighborhood architecture into building and site design.
4. As a part of the current comprehensive planning efforts by the Village and Town of Geddes, the municipalities may wish to refine a future development/redevelopment vision with complementary zoning regulations that maximizes context-sensitive development potential and considers opportunities for mixed-use development, and possible multi-story buildings, and pedestrian and bicycle accommodations along the West Genesee Street corridor for this important activity node. Please contact the Syracuse-Onondaga County Planning Agency for any staff assistance in the comprehensive planning process.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: January 30, 2019

OCPB Case # Z-19-29

- 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 AREA VARIANCE from the Village of Solvay Zoning Board of Appeals at the request of Sonbyrne Sales, Inc. for the property located at 2400 West Genesee Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the granting of use or area variances and the site is located within 500 feet of West Genesee Street (Route 5), a state highway, and the municipal boundaries between the Village of Solvay, the Town of Geddes, and the City of Syracuse; and
- WHEREAS, the applicant is requesting an area variance to reduce side and rear yard setbacks from 50' to 28' and 26', respectively, as part of a proposed project to construct a new 4,232-square foot convenience store (Byrne Dairy) and fueling facility on a 0.9-acre parcel in a Commercial zoning district; and
- WHEREAS, the Board is concurrently reviewing a special permit referral (Z-19-28) as part of the proposed project; in 2018, the Board reviewed a local law referral (Z-18-342) to regulate convenience stores as a use permitted in the Commercial (C) zoning district upon issuance of a special permit, which was approved locally and includes fuel service limitations (8 fuel dispensing points maximum), buffer requirements (50') where adjacent parcels are zoned residential, and signage standards; the Board previously reviewed local law referrals to impose (Z-18-60) and extend (Z-18-179) a six-month moratorium on the construction, renovation, modification, addition to or operation of convenience stores within the Village of Solvay; and
- WHEREAS, the site is located along a state-owned portion of West Genesee Street in the Westvale area; aerial imagery shows the site has additional frontage on Pine Hill Road, a local road, and contains an existing one-story building (Westvale Gardens), two front storage structures, a rear greenhouse structure and shed, and associated gravel parking, all to be demolished; the site is across West Genesee Street from the Westcott Reservoir and across Pine Hill Road from the Westvale Plaza shopping center; and
- WHEREAS, the submitted Site Plan dated January 2019 shows the proposed project to include a 4,232-square foot one-story building at the northwest corner of the site with asphalt parking (29 spaces total) at the front and east sides of the building, a 98' x 28' fuel canopy with 4 gas pump islands (8 fuel dispensing points) and recessed canopy lights centered in the front asphalt area, a 1,200 sf concrete tank pad over underground storage tanks adjacent to the fuel canopy, an ATM kiosk near the southeast corner of the site, and a rear 20' x 30' concrete pad with dumpster enclosure; there are two landscape beds at the front corners of the site, with the easterly one containing a proposed sign; per the local application, the freestanding sign will be 18' tall and include 32

sf of internally-illuminated signage; additional signage includes two internally-illuminated, wall-mounted signs to be located on the front and east sides of the building; and

WHEREAS, per the Site Plan, proposed site lighting includes six 17' tall LED light poles, to be situated around the perimeter of the parking lot, and 5 LED wall lights, to be mounted at a height of 9' around the building; the submitted elevation renderings show the building with vertical 'hardi'-panel siding (ivory), white trim, a pitched evergreen metal roof, two barn-like dormers (no windows), a covered porch along the front of the building, and a covered utility space at the rear; and

WHEREAS, aerial imagery shows the site abuts apartment buildings to the north and west, which are in Residential 1 and Residential 3 zoning districts; per the Village zoning code, convenience store uses adjacent to residentially-zoned parcels must provide a 50' setback; the Site Plan shows the proposed building to be located 26' from the north lot line and 28' from the west line, requiring an area variance; a proposed 4' high black chain link fence is shown along the west and north lot lines, with 10 proposed tree plantings providing an additional buffer for the apartment buildings to the north; aerial imagery shows a fairly significant increase in elevation from the site to the apartment buildings to the west; the Site Plan shows concrete retaining walls along the western side of the parking lot and building; and

WHEREAS, aerial imagery shows there are two existing driveways on West Genesee Street and more than 100' of unrestricted access to Pine Hill Road; per the Site Plan, existing access will be replaced by two 30' asphalt driveways, one each occurring on West Genesee Street and Pine Hill Road;

ADVISORY NOTE: the proposed driveway onto West Genesee Street requires highway access and work permits from the NYS Department of Transportation and will be subject to the availability of sight distance; per the NYS Department of Transportation, all existing or proposed driveways on a state road must meet Department requirements; and

WHEREAS, per the local application, the Byrne Dairy will be open 24 hours a day, seven days a week with a maximum of 5 employees on site at one time; and

WHEREAS, per the Site Plan, there is a proposed stormwater management area at the front of the site, near the West Genesee Street/Pine Hill Road intersection; ADVISORY NOTES: per the NYS Department of Transportation, additional stormwater runoff into the state's drainage system is prohibited; the applicant and municipality are encouraged to consider the use of green infrastructure to further reduce stormwater runoff and improve stormwater quality; and

WHEREAS, the site is served by public drinking water and sewers and is located in the Metropolitan Wastewater Treatment Plant and Westside Pump Station service areas; the Site Plan shows water and sanitary sewer lines connecting to the proposed building from the existing infrastructure along Pine Hill Road;

ADVISORY NOTES: per the Onondaga County Department of Water Environment Protection, any and all demolition of buildings requires a permit for sewer disconnects, and the applicant must contact Plumbing Control to ensure appropriate permits are obtained; the Onondaga County Department of Water Environment Protection also asks that the applicant contact the Department's Flow Control office to determine sewer availability and capacity; the applicant is advised to contact OCWA's Engineering Department to determine the activities and structures permitted within OCWA easements/right-of-ways, water availability and service options, obtain

hydrant flow test information, evaluate backflow prevention requirements, and/or request that the Authority conduct hydrant flow testing to assess fire flow availability; and

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

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

WHEREAS, per the Central New York Regional Transportation Authority (CENTRO), the site is located along an operational bus route with a bus stop occurring at the front of the property; and

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

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

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

Given that the reduced side yard setback decreases buffering for the adjacent apartment complex, landscape buffering similar to that proposed for the northern lot line is also recommended for the western lot line.

The following also offers the following comments for the project as a whole:

1. The New York State Department of Transportation has determined that the municipality and the applicant are required to coordinate West Genesee Street access plans with the Department. Any mitigation as may be determined by the Department must be reflected on the project plans prior to municipal approval.

2. The New York State Department of Transportation has determined that the applicant must contact the Department to coordinate traffic data requirements for the proposed project. Any modifications required by the Department must be reflected on the project plans prior to municipal approval.

3. Per the New York State Department of Transportation, a drainage study is required to show that the proposed development would not create additional stormwater runoff into the state's drainage system. The applicant must contact the Department to determine the scope of the study, submit the drainage study to the Department for approval, and reflect any appropriate mitigation as may be determined by the Department on the project plans prior to municipal approval.

4. The applicant must submit a lighting plan to the New York State Department of Transportation and reflect any mitigation as may be determined by the Department on the project plans prior to municipal approval. No glare or spillover onto adjacent properties or the state right-of-way will be permitted.
5. The applicant and municipality are encouraged to reinforce walkability and foster use of public transit along this multimodal corridor by incorporating elements such as sidewalks along the road frontages, a landscape buffer in front of the parking lot, and a sidewalk and/or crosswalk from the front bus stop to the building.
6. The applicant is advised to explore designs for gas station/convenience store sites in urban locations that incorporate elements that are welcoming to pedestrians and bicyclists, with easy connections to buildings as the primary feature of the site, and incorporating elements of neighborhood architecture into building and site design.
7. As a part of the current comprehensive planning efforts by the Village and Town of Geddes, the municipalities may wish to refine a future development/redevelopment vision with complementary zoning regulations that maximizes context-sensitive development potential and considers opportunities for mixed-use development, and possible multi-story buildings, and pedestrian and bicycle accommodations along the West Genesee Street corridor for this important activity node. Please contact the Syracuse-Onondaga County Planning Agency for any staff assistance in the comprehensive planning process.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: January 30, 2019

OCPB Case # Z-19-30

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 AREA VARIANCE from the Town of Geddes Zoning Board of Appeals at the request of McDonald's USA, LLC for the property located at 3329 West Genesee Street; and

WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the granting of use or area variances and the site is located within 500 feet of Route 5, a state highway, a state-owned portion of West Genesee Street, and the municipal boundary between the Town of Geddes and Town of Camillus; and

WHEREAS, the applicant is requesting an area variance to increase the quantity and size of wall signage permitted as part of a project to renovate an existing restaurant (McDonald's), on a 10.4-acre parcel in a Commercial A zoning district; and

WHEREAS, the Board is concurrently reviewing a site plan referral (Z-19-27) as part of the proposed project; in 2007, the Board offered no position for a site plan referral (Z-07-139) to reconfigure the existing single drive-thru for McDonald's to a double drive-thru service, which was approved and completed; in 2011, the Board offered no position with comment for a site plan referral (Z-11-255) to construct an outdoor patio for the Wegmans building also located on the subject parcel; and

WHEREAS, the site is located in the suburban Fairmount Fair shopping center along the West Genesee Street commercial corridor; surrounding land uses are commercial; the submitted survey map shows the site contains an existing one-story building (McDonald's) with parking on the north and south sides of the building, all situated on roughly 1.5 acres at the front of the site; a portion of the parking lot appears to be located in the state right-of-way, which per the NYS Department of Transportation has an existing use and occupancy permit; there is an existing drive-thru lane that originates at the southeast corner of the building and extends into two lanes at the rear of the building; the drive-thru lanes merge and then continue to pick-up windows located on the north side of the building; aerial imagery shows the remainder of the parcel contains a portion of an existing Wegmans grocery store and its associated parking lot; and

WHEREAS, per the survey map, the site contains an existing right-in, right-out driveway adjacent to the McDonald's; no changes to the existing driveway are proposed; additional access to McDonald's comes indirectly from signalized intersections on West Genesee Street east and west of the site, which serve the entire shopping center;

ADVISORY NOTE: per the NYS Department of Transportation, all existing or proposed driveways on West Genesee Street must meet Department

requirements; and

WHEREAS, the submitted elevation drawings show exterior improvements to include a new roof, new storefront and glazing, new and/or painted façade, and new entrance canopies; per the submitted floor plans, interior improvements will include self-order kiosks, a new front counter, and décor updates; and

WHEREAS, the submitted Site Plan dated December 10, 2018 shows the row of parking on the south side of the building will be re-striped, with the addition of handicap accessible parking spaces; additional site improvements include proposed concrete sidewalks with ADA ramps at the entrances to the building; and

WHEREAS, per the Town zoning code, signage for drive-in service facilities is limited to no more than 2 wall signs, for which the combined area is restricted to one square foot for each linear foot of building frontage along the street up to a maximum of 40 sf; the applicant is proposing to install 5 wall signs totaling 116 sf; and

WHEREAS, per the Site Plan, the site has an existing pylon sign along the roadfront; the elevations show proposed signage to include two 3'-6" x 4' wallarch signs (14 sf each) to be mounted on the front and south (non drive-thru) sides of the building, two 24" x 16'-5" wordmark signs (33 sf) to be mounted on the front and north (drive-thru) sides of the building, and one 22.25" x 11'-8" playplace sign (22 sf) to be mounted on the south (non drive-thru) side of the building; per the Site Plan, additional signage includes new menu and pre-browse boards for each drive-thru lane and directional signage for the driveways and parking lot, including stop signs and stop bars;

ADVISORY NOTE: per the NYS Department of Transportation, signage is not permitted in the state right-of-way and must not obstruct sight distance; and

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

WHEREAS, per the Central New York Regional Transportation Authority (CENTRO), the site is located along an operational bus route with a bus stop occurring just northwest of the property; and

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

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

WHEREAS, ADVISORY NOTE: per GML § 239-nn, the legislative body or other authorized body having jurisdiction in a municipality shall give notice to an adjacent municipality when a hearing is held by such body relating to a subdivision,

site plan, special use permit, or a use variance on property that is within five hundred feet of an adjacent municipality; such notice shall be given by mail or electronic transmission to the clerk of the adjacent municipality at least ten days prior to any such hearing; and

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

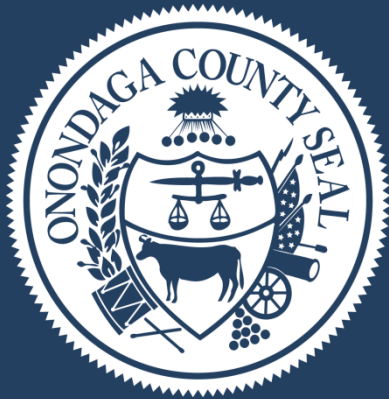
has determined that said referral will have no significant adverse inter-community or county-wide implications. The Board has offered the following COMMENT(S) in regards to the above referral:

Every municipal review provides the opportunity to improve community appearance and function and the applicant and municipality are encouraged to improve site design and reinforce walkability by incorporating sidewalks to and along West Genesee Street and landscaping along the road frontage, particularly given the site's location on a Centro bus route. Any work within the state right-of-way will be subject to a work permit from the New York State Department of Transportation.

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

COUNTY PLAN

People, Places & Partnerships



*Conceptual themes for
a new comprehensive plan*





GOALS

- Use and promote community and design-based planning
- Create a vision with the municipalities to increase competitiveness with other regions
- Develop a positive outlook
- Improve quality of life now through placemaking and amenities
- Attract new residents and businesses
- Identify long-term planning goals and required resources to reach them
- Implement the County Plan by helping municipalities develop and find resources for local planning projects

Create places where people want to live & do business through:



Community Engagement

- Community and design-based planning

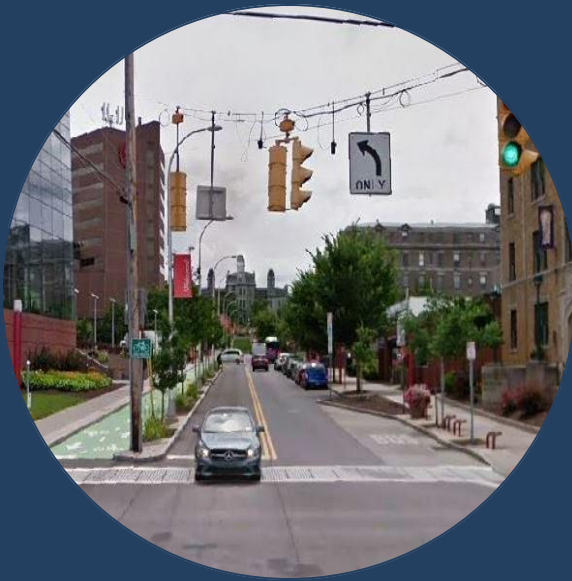
Create places where people want to live & do business through:



Strong Centers

- Character
- Function
- Value
- Placemaking

Create places where people want to live & do business through:



Transportation Corridors

- Plan for high performance
- Account for future development potential

Create places where people want to live & do business through:



Agriculture

- Protect
- Promote
- Grow

Create places where people want to live & do business through:



Greenways & Greenbelts

- Protect
- Conserve
- Restore

Create places where people want to live & do business through:



Housing

- Diverse
- Efficient
- Attractive



TIMELINE

- Perform engagement
- Develop community profiles
- Prepare initial findings
- Develop scope, work plan, budget and resources
- Prepare timeline
- Initiate public engagement strategy
- Funding, implementation



J. Ryan McMahon, II
COUNTY EXECUTIVE

**Please share your vision and help shape
our future!**

For more information:

Dan Kwasnowski, AICP, Planning Director
danielkwasnowski@ongov.net
(315) 435-2611

Megan Costa, Asst. Director for County Planning
megancosta@ongov.net
(315) 435-2611



SYRACUSE - ONONDAGA COUNTY PLANNING AGENCY