



Onondaga County Planning Board

February 03, 2016

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

I. ATTENDANCE

MEMBERS PRESENT

Douglas Morris
Robert Antonacci
Brian Donnelly
Bill Fisher

STAFF PRESENT

Don Jordan, Jr
Megan Costa
Gilly Cantor
Robin Coon
Will Kehoe

GUESTS PRESENT

Kurt Filkins

II. CALL TO ORDER

The meeting was called to order at 11:00 AM on February 03, 2016.

III. MINUTES

Minutes from January 13, 2016 were submitted for approval. Robert Antonacci made a motion to accept the minutes. Brian Donnelly seconded the motion. The votes were recorded as follows: Douglas Morris - yes; Bill Fisher - yes; Brian Donnelly - yes; Robert Antonacci - yes.

Staff distributed Onondaga County 2016 Annual Budget and 2016-2021 Capital Improvement Plan.

Staff distributed Onondaga County Planning Federation 2016 Symposium information.

Staff invited Onondaga County Planning Board Members to attend Clay Coordinated Review Meeting on 2/16/16 at 2:30 - 11th Floor Civic Center regarding two recently reviewed projects on Route 31.

The Board voted unanimously to schedule a public hearing on 2/24/16 regarding Proposed Name Change for part of Herman Road in the Town of Van Buren, between Brickyard Road and a dead-end at I90, to be known as Bippus Road.

IV. ACTIONS ON GML SECTION 239 REFERRALS

Summary

S-16-1	TLafPB	<i>Modification</i>	S-16-2	TMarPB	<i>Modification</i>
S-16-3	CSyrPB	<i>No Position</i>	S-16-4	TDewPB	<i>Modification</i>
S-16-5	TLysPB	<i>No Position</i>	S-16-6	VSkaPB	<i>No Position With Comment</i>
S-16-7	TDewPB	<i>Modification</i>	Z-16-13	TElbZBA	<i>No Position With Comment</i>
Z-16-14	TElbZBA	<i>No Position With Comment</i>	Z-16-15	TGedTB	<i>Modification</i>
Z-16-16	TDewZBA	<i>No Position With Comment</i>	Z-16-17	TDewPB	<i>Modification</i>
Z-16-18	TClazBA	<i>Modification</i>	Z-16-19	VMarVB	<i>No Position</i>
Z-16-20	TCicPB	<i>No Position With Comment</i>	Z-16-21	TCicZBA	<i>No Position</i>
Z-16-22	TCicPB	<i>Modification</i>	Z-16-23	TClapB	<i>No Position With Comment</i>
Z-16-24	TClazBA	<i>No Position With Comment</i>	Z-16-25	TGedTB	<i>Modification</i>
Z-16-26	TSkaPB	<i>No Position</i>	Z-16-27	TSkaZBA	<i>No Position</i>
Z-16-28	VLivVB	<i>No Position With Comment</i>	Z-16-29	TLafPB	<i>No Position</i>
Z-16-30	TDewPB	<i>Modification</i>	Z-16-31	TDewPB	<i>Modification</i>
Z-16-32	TClatB	<i>No Position With Comment</i>			



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: February 03, 2016

OCPB Case # S-16-1

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SUBDIVISION from the Town of LaFayette Planning Board at the request of Inghram Plumpton for the property located at 3990 Coye 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 Coye Road and Eager Road, both county roads, and a farm operation in an agricultural district; and
- WHEREAS, the applicant is proposing to subdivide a 112.55-acre parcel into two new lots, Lot 2A (3.65 acres) and Lot 2B (108.9 acres) in an Agricultural-Residential (AR) zoning district; and
- WHEREAS, the Board previously recommended modification of a subdivision referral (S-04-35) which created the subject 112.55-acre parcel and an adjacent 1.5-acre residential lot, requiring that any future subdivision of the 112.55-acre parcel utilize a single access and include a plan for full buildout; and
- WHEREAS, aerial photography shows an existing house, farm buildings, and active farmland on the overall site, and proposed Lot 2A in the location of farmland adjacent to existing Lot 1 created in the prior subdivision; per the referral materials, the applicant anticipates future buildout of proposed Lot 2A within two years; and
- WHEREAS, the Preliminary Plan revised on September 8, 2015 shows proposed Lot 2A with 150' of frontage which spans the Y-intersection where Coye Road and Eager Road merge; and
- WHEREAS, no existing or proposed access is shown on the plan; a letter from the Onondaga County Department of Transportation dated August 25, 2015 notes conditional approval for a driveway, that "no driveway shall be constructed within 80 feet of a road intersection," and that the proposed driveway for proposed Lot 2A must be moved to the far north of the proposed property line with at least 10 feet between the edge of the driveway and the property line; and
- WHEREAS, the plan shows proposed Lot 2B with frontage on Coye Road north of existing Lot 1 and on Eager Road south of proposed Lot 2A; aerial photography shows the house and farm buildings on proposed Lot 2B with at least three driveways on Coye Road; and
- WHEREAS, the plan shows a stream crossing proposed Lot 2B and the southeast corner of proposed Lot 2A; aerial photography further shows a pond on proposed Lot 2B; and
- WHEREAS, the site is located outside the Onondaga County Sanitary District and proposed Lot 2A will require private water and septic; and

WHEREAS, an engineering letter dated December 18, 2015 notes deep hole excavation indicated shallow depth groundwater, so percolation tests were performed in the topsoil layer and determined that soils are suitable for a system consistent with mound design procedures; and

WHEREAS, the Onondaga County Agricultural Districts map shows the site and adjacent and neighboring farm operations are located in New York State Agricultural District 1; and

WHEREAS, per § 305-a of the New York State Agriculture and Markets Law, any application for a special use permit, site plan approval, use variance, or subdivision approval requiring municipal review and approval that would occur on property within a New York State Certified Agricultural District containing a farm operation or property with boundaries within 500 feet of a farm operation located in an Agricultural District shall include an Agricultural Data Statement; 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:

Consistent with the 2004 Onondaga County Planning Board recommendation regarding a prior subdivision of this parcel, any future subdivision of these remaining lands, including the currently proposed subdivision, must use a single-access and be accompanied by a plan showing full build-out. The applicant must work with the Onondaga County Department of Transportation to site and establish a 60-foot right-of-way to serve as access for all proposed and future development of proposed Lots 2A and 2B, which must be indicated on the subdivision plan prior to Town approval.

The Board also offers the following comments:

1. The Board encourages the Town to carefully consider the potential long-term effects of subdividing road frontage lots within rural areas, as it can have negative effects on agricultural viability, scenic viewsheds and habitats, and road safety and mobility. Gradual changes in area character can also lead to increased local government spending on infrastructure and service provision to new areas.
2. The Town is advised to require an Agricultural Data Statement from the applicant prior to approving the proposed application, per state law.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: February 03, 2016

OCPB Case # S-16-2

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a PRELIMINARY SUBDIVISION from the Town of Marcellus Planning Board at the request of Dale Vidler for the property located at 2849 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, a county road, and a farm operation in an agricultural district; and
- WHEREAS, the applicant is proposing to subdivide two existing tax parcels into two new lots in an Agricultural zoning district; and
- WHEREAS, per the proposed Final Plan dated December 15, 2015, new Lot 1 is proposed to total 105.83 acres, and include land on the southwest side of Pleasant Valley Road (acreage not identified), as well as 20.1 acres across Pleasant Valley Road; and
- WHEREAS, a new Lot 2 consisting of 9.69 acres is also shown on the northeast side of Pleasant Valley Road; and
- WHEREAS, tax map data shows the land south of Pleasant Valley Road to be tax parcel 016.-02-23.0 at 69.26 acres; the proposed portion of proposed Lot 1 north of Pleasant Valley Road, as well as proposed Lot 2 is shown as a separate tax parcel 015.-03-16.1 at 27.81 acres, with a total site acreage of 97 acres, per tax maps; and
- WHEREAS, the Onondaga County Planning Board referral form and Environmental Assessment Form both note total acreage of both proposed lots as 113 acres; significant discrepancies in acreage between the referral form, plan, and tax map data are noted; and
- WHEREAS, the subject land is largely farmed and wooded land; a two-story house and three farm/garage buildings are located near the frontage of the portion of proposed Lot 1 north of Pleasant Valley Road; a proposed driveway location is shown on proposed Lot 2; any existing or proposed access onto Pleasant Valley Road must meet the requirements of the Onondaga County Department of Transportation; and
- WHEREAS, the site is surrounded by properties enrolled in a New York State Agricultural District (no ag data statement included); surrounding land uses also include a golf course to the north, and roadside residential; and
- WHEREAS, per § 305-a of the New York State Agriculture and Markets Law, any application for a special use permit, site plan approval, use variance, or subdivision approval requiring municipal review and approval that would occur on property within a New York State Certified Agricultural District containing a farm operation or property with boundaries within 500 feet of a

farm operation located in an Agricultural District shall include an Agricultural Data Statement; and

WHEREAS, federal and state wetlands (29 acres per the New York State Department of Environmental Conservation EAF Mapper) and floodplains are found along the entire frontage of the portion of Lot 1 southwest of Pleasant Valley Road; significant standing water is noted on aerial photography along the frontage of the parcel; the submitted Final Plan, however, indicates that no wetlands or floodplains occur on the subject land; and

WHEREAS, the Final Plan notes "Lot 2 is not a residential building lot under Onondaga County Health Department regulations and therefore is not approved for residential use; an individual sewage disposal plan must be approved by the Department prior to conversion to a residential building lot and issuance of a building permit"; however, the EAF describes the project as creation of a building lot, and the referral form notes that the site proposes new well and septic systems as part of the project; and

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

1. Per the Onondaga County Department of Transportation, the proposed driveway location for Lot 2 will be determined upon consultation with the Department, and will be based upon the availability of sight distance. The applicant must obtain any necessary permit and approvals for work within the county right-of-way.
2. The Town and applicant must correct information regarding the presence of wetlands and floodplains on the submitted plan, and ensure that noted lot sizes are accurately reflected on the plan.

The Board also offers the following comment:

The Town is advised to require an Agricultural Data Statement from the applicant prior to approving the proposed application, per state law.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: February 03, 2016

OCPB Case # S-16-3

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a FINAL SUBDIVISION from the City of Syracuse Planning Commission at the request of Greater Syracuse Property Development Corporation for the property located at 601-607, 609 & 619-621 South Geddes Street and 557 Seymour Street; and
- WHEREAS, General Municipal Law Section 239-n allows the County Planning Board to review the approval of subdivisions and the site is located within 500 feet of Harbor Brook, a county-owned drainage channel; and
- WHEREAS, the applicant is proposing to combine four vacant parcels into one new 0.417-acre lot in a Local Business Class A (BA) zoning district, in order to increase the commercial marketability of the site; and
- WHEREAS, the Board previously offered no position with comment on a special permit referral (Z-12-166) to reestablish a bar in a multi-story building on one of the parcels, encouraging traditional neighborhood design; and
- WHEREAS, the resubdivision survey dated December 2, 2015 shows proposed Lot 2A at the corner of Seymour Street and South Geddes Street, both city streets; aerial photography shows the site is located on the commercial South Geddes Street corridor between residential areas in the Near Westside neighborhood, near Fowler High School; and
- WHEREAS, per the survey and the city application, there are no longer any structures on the site, though a concrete area and an asphalt area remain with one existing curb cut on Seymour Street; and
- WHEREAS, the survey shows existing concrete sidewalks on the South Geddes Street frontage and asphalt sidewalks on the Seymour Street frontage; and
- WHEREAS, the site has access to public water and sewers and is located in the Metropolitan Wastewater Treatment Plant service area; and

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

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: February 03, 2016

OCPB Case # S-16-4

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a FINAL SUBDIVISION from the Town of DeWitt Planning Board at the request of Thompson Corners LLC Subdivision (Byrne Dairy) for the property located at 6215 Thompson 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 Thompson Road (New York State Route 635) and James Street (New York State Route 290), both state highways, and Exeter Street, a county road; and
- WHEREAS, the applicant is proposing to remove a note on a previously approved subdivision plan which restricted access to a 3.06-acre lot in Industrial zoning district, as part of a proposed project to demolish an existing service garage building and construct a new Byrne Dairy retail store and fueling facility on the lot; and
- WHEREAS, the Board is concurrently reviewing a site plan referral for the project (Z-16-17); and
- WHEREAS, the Board previously offered no position with comment on a subdivision referral (S-12-31) to adjust lot lines between the subject parcel and two other parcels (18.14 acres total) in order to allow better screening and easement configuration between Lots No. 1 and 3 which contain existing industrial facilities, and to create a more developable site on Lot No. 2, the subject of the current referral; and
- WHEREAS, the Conceptual Site Plan dated January 2016 shows a proposed 3,960 square foot Byrne Dairy building set behind a fuel canopy with ten pumps, an additional diesel fuel canopy with three pumps to the side of the building, several underground fuel storage tanks, a rear dumpster enclosure, 28 parking spaces, and numerous utility, sanitary, and water easements; the site is located in an industrial area south of Carrier Circle just north of CSX rail lines; and
- WHEREAS, the final subdivision plan approved and filed in 2012 included a note which states: "All Future development access for Lot No. 2 to Thompson Road shall be via the traffic signal at Thompson Road and Exeter Street"; the current subdivision referral proposes to amend that plan to remove that note; any existing or proposed access to Thompson Road must meet the requirements of the New York State Department of Transportation; and
- WHEREAS, per plans and aerial photography, the subject parcel has two driveways on Thompson Road serving the vacant service garage, which the applicant proposes to combined into a single 30' wide driveway on Thompson Road; and
- WHEREAS, the plan further shows proposed connections to two additional existing driveways/easements on Thompson Road: a shared driveway with the

adjacent parcel to the south (Lot No. 3) and a signalized driveway on Thompson Road opposite Exeter Street which is shared with the adjacent parcel to the north (Lot No. 1), the plan indicates a NYSDOT permanent easement which includes a portion of the signalized driveway and area surrounding the driveway apron which contains traffic control equipment; and

WHEREAS, the plan shows two proposed stormwater management areas and the Environmental Assessment Form dated January 4, 2016 notes the basins will control off-site discharge rates of runoff, which discharge to roadside swales and existing stormwater infrastructure; the EAF notes a SPDES permit will be required from the NYS DEC; and

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

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

WHEREAS, the plan shows lawn proposed around the paved areas, landscaping beds on either side of the shared driveway connections, evergreens screening the dumpster enclosure, and trees lining the front of the site and the signalized shared driveway; the referral materials further indicate recessed lighting under the canopies, LED wall lighting around the building, and 16 LED dark-sky friendly compliant 17' light poles around the perimeter of the paved areas; and

WHEREAS, the referral materials indicate one proposed internally illuminated building sign (3.5' x 14'), vinyl wrapping around the main fueling canopy which includes non-illuminated logo signage, and a proposed internally-lit monument sign (20 square feet per side) at a height of 6' to include a logo sign and gas pricing displays; and

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

The applicant must continue to coordinate with the New York State Department of Transportation regarding the proposed 30' wide driveway on Thompson Road shown on the plan, which the Department notes must be modified to reflect right-in/right-out only access. The Department further notes a highway work permit is required for any work within the State right-of-way.

The Board also offers the following comments:

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

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: February 03, 2016

OCPB Case # S-16-5

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a PRELIMINARY SUBDIVISION from the Town of Lysander Planning Board at the request of Timbers, LLC for the property located at River Road and Patchett 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 River Road, a county highway; and
- WHEREAS, the applicant is proposing to subdivide two existing parcels in the Timber Banks Planned Unit Development (PUD) which contain the Timber Banks Golf Club & Marina and vacant land into four new lots: the golf course area, a conservation area, a 0.07-acre lot to be conveyed to an adjoiner to resolve an encroachment issue, and 282 acres of remaining lands for future residential/mixed use development; and
- WHEREAS, the Board recommended modification of the original Timber Banks Planned Unit Development zone change referral in 2006 (Z-06-151) and has reviewed several subsequent subdivision, site plan, and plan amendment referrals for the PUD since that time, largely citing traffic concerns; and
- WHEREAS, the Subdivision Plan dated December 3, 2015 shows one proposed Golf Area lot (241.94 acres) made up of two parcels surrounding a residential subdivision between River Road and the Seneca River, a Conservation Area lot (222 acres, per the referral notice) along the remaining Seneca River frontage, a 0.07-acre sliver of land to be added to an adjacent residential lot on Patchett Road, and a proposed lot of remaining lands (282.35 acres) to be retained as part of the PUD for future development with frontage on Patchett Road; and
- WHEREAS, the proposed subdivision appears to be consistent with the General Project Plan for the Timbers PUD, regarding golf course and conservation areas; and

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

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: February 03, 2016

OCPB Case # S-16-6

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a PRELIMINARY SUBDIVISION from the Village of Skaneateles Planning Board at the request of Project Bookends, LLC for the property located at 130 East Genesee Street; and
- WHEREAS, General Municipal Law Section 239-n allows the County Planning Board to review the approval of subdivisions and the site is located within 500 feet of U.S. Route 20 (East Genesee Street), a state highway; and
- WHEREAS, the applicant is proposing to subdivide an 8.8-acre lot into three new lots as Lot 1 of 3.2 acres, Lot 2 of 2.8 acres and Lot 3 of 2.8 acres, with an additional lot line adjustment for a 20' wide strip of land to be conveyed to an adjacent owner, in a Residential (A-1) zoning district; and
- WHEREAS, the site is located along the northern shoreline of Skaneateles Lake, within the Village of Skaneateles in a prominent location along East Genesee Street, and within the Skaneateles Historic District, and contains the former Stella Maris Retreat and Renewal Center; per news articles, the new owners may dedicate a portion of the property to a public purpose and possibly a relocate a library to the site; the two new lots would be sold; and
- WHEREAS, the Preliminary Plan dated August 10, 2015 shows proposed Lot 1 (3.2 acres) to include the Stella Maris building, two parking areas and two driveways onto East Genesee Street; Lot 1 encompasses the entire frontage on East Genesee Street; and
- WHEREAS, proposed Lots 2 (2.8 acres) and Lot 3 (2.8 acres) are shown to split the remaining lands leading to the shoreline; Lot 2 contains two frame buildings and a boathouse, and Lot 3 contains one frame building near the water; and
- WHEREAS, an existing asphalt drive follows the eastern property line almost to the shoreline, and a proposed 26' wide Ingress-Egress & Utility Easement is shown along the eastern edge of Proposed Lot 1, presumably to allow for access from proposed Lots 2 and 3, which appears to encroach slightly over the Stella Maris building footprint; Village of Skaneateles Planning Board meeting minutes dated January 7, 2016 note conversation regarding an additional easment to allow access to Lot 3 be indicated on the drawings; any existing or proposed access onto East Genesee Street must meet the requirements of the New York State Department of Transportation; and
- WHEREAS, the plan identifies a 20-foot wide length along the western parcel line labeled as "Lands to be Conveyed to 118 E. Genesee LLC", who owns the adjacent parcel; and
- WHEREAS, utility and sewer easements and service locations are shown on the plan; sewer service to proposed Lot 1 is unclear per the submitted plan; the site is to be served by Village sewer and drinking water service; and

WHEREAS, the site contains limited areas of state and federal wetlands and floodplains located along the lake shoreline; and

WHEREAS, the Environmental Assessment Form indicates the site is located in an archeologically sensitive area; and

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

1. The Village and applicant should ensure and indicate on the plan that there shall be easements or other legal means of access to East Genesee Street from all proposed lots.
2. The plan should reflect sewer easements and access for proposed Lot 1, presumably by accessing the shown Village sewer easement crossing proposed Lots 2 and 3.
3. The Village is advised to contact the New York State Historic Preservation Office to determine if the project should be submitted to the Office for review as part of the SEQR process at any time.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: February 03, 2016

OCPB Case # S-16-7

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a FINAL SUBDIVISION from the Town of DeWitt Planning Board at the request of Expressmart Resubdivision for the property located at 6589 & 6585 Thompson Road and 6561 Carrier Circle; 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 Thompson Road North, a county road in this location, Carrier Circle and New York State Route 298, a state highway; and
- WHEREAS, the applicant is proposing to consolidate four parcels totaling 7.27 acres into one new lot for the proposed construction of a convenience store with gasoline/diesel dispenser islands, a car wash, and two tenant spaces for food service within the convenience store in an Industrial zoning district; and
- WHEREAS, the Board previously recommended disapproval of a site plan referral in 2014 (Z-14-450) for the gas station/convenience store project, citing unacceptable driveway access and internal circulation; the Board also offered no position with comment on a site plan referral (Z-14-19) to clear and survey the property, noting DOT consultation and permit requirements; and
- WHEREAS, the Preliminary Plan dated December 22, 2105 shows the four tax parcels, totaling approximately 7.24 acres, as currently undeveloped, with some limited tarvia areas and a hedgerow along the NYS Route 298 frontage; existing driveway access is shown on tax parcels 025.0-01-03.1 and 015.-01-004; and
- WHEREAS, per the Onondaga County Department of Transportation, the applicant must continue to coordinate with the Department regarding proposed access and stormwater management for the proposed use; any existing or proposed access onto Thompson Road must meet the requirements of the Onondaga County Department of Transportation; and
- WHEREAS, per the New York State Department of Transportation, no access shall be permitted onto Carrier Circle or NYS Route 298 for the proposed project, and a copy of the Stormwater Pollution Prevention Plan must be submitted for review; and
- WHEREAS, the site has access to public water and sewer and is located in the Metropolitan Wastewater Treatment Plant and Ley Creek Pump Station service areas; the Onondaga County Department of Water Environment Protection asks that the applicant contact the Department at (315) 435-6820 early in the planning process to determine sewer availability and capacity; per the Onondaga County Department of Water Environment Protection, the project shall comply with Local Law #1 of 2011 - A Local Law Establishing a Program to Promote Capacity Management, Maintenance and Operation of the Public Sewers and Related Purposes, where applicable; information regarding this

law is available at www.ongov.net/wep/uselaws.html; and

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

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

The Town and applicant must continue to coordinate driveway and stormwater plans with the Onondaga County and New York State Departments of Transportation for the proposed gas station/convenience store project, and ensure all DOT requirements have been met prior to approval of the proposed subdivision.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: February 03, 2016

OCPB Case # Z-16-13

- 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 SPECIAL PERMIT from the Town of Elbridge Zoning Board of Appeals at the request of John McCadden for the property located at 6663 River Road; 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 River Road, a county road, and the municipal boundary between the Town of Elbridge and the Town of Brutus, and the boundary between Onondaga County and Cayuga County; and
- WHEREAS, the applicant is requesting a special permit to install an outdoor wood boiler on a vacant 2.24-acre lot to serve a residence on an adjacent 3.08-acre lot in an Agricultural zoning district; and
- WHEREAS, the Board is concurrently reviewing area variance referral (Z-16-14) for the proposal; and
- WHEREAS, per town code, outdoor wood boilers are permitted by special permit only and must be located 200 feet from all property lines; and
- WHEREAS, per a letter from the Code Enforcement Officer dated December 29, 2015, the applicant is proposing to install a wood boiler 30 feet from the north property line on a vacant parcel which serves as a side yard for the adjacent residential parcel; and
- WHEREAS, per the letter, boilers are an accessory use which must be on the same lot as the primary use (residential), so the applicant has been encouraged to merge the subject vacant parcel with the adjacent residential parcel to ensure compliance; per an email from the Town on January 19, 2016, the applicant intends to merge the two parcels if the current proposals are approved; and
- WHEREAS, no plans were submitted with the referral; aerial photography shows an existing residence on the southern parcel, and an email from the Town on January 28, 2016 notes the Town estimates that the proposed boiler would be located approximately 50 feet from the house; and
- WHEREAS, aerial photography shows each parcel with an existing driveway on River Road, with approximately 75-80 feet between the two driveway aprons; any existing or proposed access to River Road must meet the requirements of the Onondaga County Department of Transportation; and
- WHEREAS, aerial photography further shows the parcels with rear frontage along the Seneca River, with FEMA Flood Insurance Rate Maps (FIRM) and wetland maps indicating that land along the shoreline contains floodplains and state wetlands; and
- WHEREAS, the house is served by private water and septic and the site is located outside the Onondaga County Sanitary District; and

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

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

1. The Town is strongly advised to require a site plan which shows the precise location of existing structures, wells, septic systems, and the proposed wood boiler prior to approving the proposed permit and variance requests. All approvals should further contain a condition requiring that the two parcels be merged into one new lot, in order to avoid the creation of a non-conforming use.
2. The Town is advised to ensure the applicant is adhering to the New York State Department of Environmental Conservation regulations regarding outdoor wood boilers (6 NYCRR Part 247), which can be found at <http://www.dec.ny.gov/regs/71720.html>.
3. The Town and applicant are also advised to contact the Onondaga County Department of Transportation during the lot consolidation process in order to ensure the existing driveways on River Road meet Department requirements for multiple driveways on a single parcel.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: February 03, 2016

OCPB Case # Z-16-14

- 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 AREA VARIANCE from the Town of Elbridge Zoning Board of Appeals at the request of John McCadden for the property located at 6663 River 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 River Road, a county road, and the municipal boundary between the Town of Elbridge and the Town of Brutus, and the boundary between Onondaga County and Cayuga County; and
- WHEREAS, the applicant is requesting an area variance to install an outdoor wood boiler on a vacant 2.24-acre lot to serve a residence on an adjacent 3.08-acre lot in an Agricultural zoning district; and
- WHEREAS, the Board is concurrently reviewing a special permit referral (Z-16-13) for the proposal; and
- WHEREAS, per town code, outdoor wood boilers are permitted by special permit only and must be located 200 feet from all property lines; and
- WHEREAS, per a letter from the Code Enforcement Officer dated December 29, 2015, the applicant is proposing to install a wood boiler 30 feet from the north property line on a vacant parcel which serves as a side yard for the adjacent residential parcel; and
- WHEREAS, per the letter, boilers are an accessory use which must be on the same lot as the primary use (residential), so the applicant has been encouraged to merge the subject vacant parcel with the adjacent residential parcel to ensure compliance; per an email from the Town on January 19, 2016, the applicant intends to merge the two parcels if the current proposals are approved; and
- WHEREAS, no plans were submitted with the referral; aerial photography shows an existing residence on the southern parcel, and an email from the Town on January 28, 2016 notes the Town estimates that the proposed boiler would be located approximately 50 feet from the house; and
- WHEREAS, aerial photography shows each parcel with an existing driveway on River Road, with approximately 75-80 feet between the two driveway aprons; any existing or proposed access to River Road must meet the requirements of the Onondaga County Department of Transportation; and
- WHEREAS, aerial photography further shows the parcels with rear frontage along the Seneca River, with FEMA Flood Insurance Rate Maps (FIRM) and wetland maps indicating that land along the shoreline contains floodplains and state wetlands; and
- WHEREAS, the house is served by private water and septic and the site is located outside the Onondaga County Sanitary District; and

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

1. The Town is strongly advised to require a site plan which shows the precise location of existing structures, wells, septic systems, and the proposed wood boiler prior to approving the proposed permit and variance requests. All approvals should further contain a condition requiring that the two parcels be merged into one new lot, in order to avoid the creation of a non-conforming use.
2. The Town is advised to ensure the applicant is adhering to the New York State Department of Environmental Conservation regulations regarding outdoor wood boilers (6 NYCRR Part 247), which can be found at <http://www.dec.ny.gov/regs/71720.html>.
3. The Town and applicant are also advised to contact the Onondaga County Department of Transportation during the lot consolidation process in order to ensure the existing driveways on River Road meet Department requirements for multiple driveways on a single parcel.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: February 03, 2016

OCPB Case # Z-16-15

- 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 Geddes Town Board at the request of Vision Development for the property located at 101 Westlind Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of West Genesee Street, a state highway east of Westlind Road and a county road west of Westlind Road, and the municipal boundary between the Town of Geddes and the Town of Camillus; and
- WHEREAS, the applicant is proposing to construct a 3,600 square foot retail building on a 3.19-acre outparcel of an existing health club (Aspen Athletic Club) in a Commercial A (CA) zoning district; and
- WHEREAS, the Board previously offered no position with comment on a zone change (Z-15-302) from Residential A (RA) to CA for this project, requiring access coordination, trip generation figures with gap analysis at peak hours, and a drainage study for the next stage of development; the Board further noted concerns regarding potential runoff and aesthetic impacts to Geddes Brook and adjacent residential properties; and
- WHEREAS, per aerial photography, the site is located behind a Speedway gas station and in between the Aspen Athletic Club (in the Town of Camillus) and Geddes Brook which runs along Westlind Road, a local road which leads to a signalized intersection with West Genesee Street; and
- WHEREAS, the Site Plan dated January 6, 2016 shows a proposed 50' x 72' retail building with 19 parking spaces facing Aspen and the Speedway; the prior referral included 38 parking spaces and additional paved areas facing north and Geddes Brook to the east; and
- WHEREAS, the plan and referral materials indicate all access would occur through the Aspen Athletic Club parking lot, which has an existing median-separated driveway on West Genesee Street which also serves other commercial properties (Taco Bell, Monroe Muffler Brake); any existing or proposed access to West Genesee Street must meet the requirements of the Onondaga County Department of Transportation; and
- WHEREAS, the plan shows a floodway line just outside the development area, with the exception of an encroaching asphalt turnaround area in the parking lot; the current FEMA Flood Insurance Rate Maps (FIRM) indicate that the eastern half of this parcel is in a Special Flood Hazard Area (SFHA); preliminary updated FIRM data released in June 2008 shows that additional lands on the northern portion of the parcel are anticipated to be added to the SFHA and a portion of the lands on the southern portion will no longer be in the SFHA, once maps are finalized; and

WHEREAS, the Onondaga County Hazard Mitigation Plan has identified flooding as one of five primary natural hazards of local concern, with the potential to cause extensive threat to property and safety; buildings within the floodplain can negatively affect the free flow of nearby waterways and drainage, and building within a floodplain is therefore discouraged; and

WHEREAS, the plan shows an existing detention area north of the proposed building in the area to be added to the SFHA, which the Environmental Assessment Form dated January 6, 2015 notes will be adjusted to accept the additional runoff from the project; and

WHEREAS, the plan shows the portion of the site between the floodway and Geddes Brook as an existing buffer for the surrounding residential area; aerial photography shows a row of dense trees in this location; and

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

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

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

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

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

1. The Onondaga County Department of Transportation has determined that the applicant is required to submit ITE Trip Generation Figures and a gap analysis at AM/PM peak hours for full build-out relating to the proposed action to meet Department requirements and to submit it to the Department for approval; the applicant must complete any appropriate mitigation as may be determined by the Onondaga County Department of Transportation.

2. The Onondaga County Department of Transportation has determined that the applicant must complete a drainage study or Stormwater Pollution

Prevention Plan (SWPPP) to meet Department requirements verifying that the proposed development would not create additional stormwater runoff into the County's drainage system and is required to first contact the Department to determine the scope of the study; the applicant must submit the drainage study to the Department for approval and complete any appropriate mitigation as may be determined by the Department.

3. Per the Onondaga County Department of Transportation, the Town and applicant are required to contact the Department at (315) 435-3205 to coordinate all existing and proposed access to West Genesee Street.

The Board also offers the following comments:

1. The Town is advised to ensure the existing stormwater detention area will adequately serve the proposed site and any other existing runoff given FEMA Flood Insurance Rate Maps (FIRM) data indicating that the entire northern portion of the parcel will soon be added to the 100-year flood plain.
2. The Town and applicant are strongly advised to ensure extensive landscape buffering is maintained or added in order to protect Geddes Brook from runoff and to enhance aesthetics along the brook and the residential-facing side of the site.
3. The Onondaga County Department of Water Environment Protection asks that the applicant contact the Department at (315) 435-6820 early in the planning process to determine sewer availability and capacity.
4. The applicant is encouraged to reduce stormwater runoff and improve stormwater quality as much as practical by reducing impermeable surfaces and utilizing green infrastructure. For more information on stormwater management, visit the Onondaga County "Save the Rain Program" web site at <http://savetherain.us> or contact the Onondaga County Department of Water Environment Protection at 315-435-6820.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: February 03, 2016

OCPB Case # Z-16-16

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a AREA VARIANCE from the Town of DeWitt Zoning Board of Appeals at the request of Mayflower Companies for the property located on Bridge 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 Bridge Street, a state highway; and
- WHEREAS, the applicant is requesting an area variance to reduce the proposed number of parking spaces at a proposed 6,160 square foot two-tenant restaurant building on a 2.39-acre parcel in a Business zoning district; and
- WHEREAS, the Board previously recommended modification of a site plan referral (Z-15-181) to construct the building, which originally included three tenant spaces and a drive-thru, requiring coordination with the New York State Department of Transportation regarding a drainage report and a state drainage easement on site; the Board also commented on wastewater, green infrastructure, wetlands, pedestrian accommodations, and site layout considerations such as locating the building closer to the road, relocating the drive-thru exit, and removing parking from the front yard; and
- WHEREAS, the Site Plan revised December 30, 2015 shows a proposed building with two proposed tenant spaces (3,640 square feet and 2,520 square feet) and no drive-thru, a rear concrete dumpster pad, and 100 parking spaces located on all four sides of the building; the plan notes 103 spaces are required; and
- WHEREAS, the plan shows a proposed right-in/right-out only driveway on Bridge Street and a proposed cross-connection to the adjacent Community Bank parcel to the northeast; per aerial photography, the Community Bank parcel has a cross connection to the adjacent commercial parcel and a signalized driveway on Bridge Street across from Widewaters Parkway; any existing or proposed access to Bridge Street must meet the requirements of the New York State Department of Transportation; and
- WHEREAS, a survey map updated on November 24, 2015 further shows the site with 102' of rear frontage at the dead end of Kravec Drive, a town road off Erie Boulevard East; and
- WHEREAS, the plan shows a proposed 0.18-acre volume infiltration basin adjacent to the driveway, a 2,250 square foot bioretention area behind the parking lot, and a 20' wide relocated NYSDOT drainage easement behind the bioretention area which continues onto adjacent parcels; the Environmental Assessment Form dated December 30, 2015 notes a NYSDEC SWPPP will be required; and
- WHEREAS, the plan and survey show two federal wetland areas delineated on July 2, 2015: Wetland Area 'A' in the location of the existing NYSDOT drainage easement to be abandoned, and Wetland Area 'B' along the northern boundary

outside of the proposed development area; the plan notes a permit from the U.S. Army Corps of Engineers will be required for development in Wetland Area A; and

WHEREAS, the site has access to public water and sewers and is located in the Metropolitan Wastewater Treatment Plant and Ley Creek Pump Station service areas; two 20' water easements and a 30' utility easement to the Town of DeWitt are shown on the survey in the location of proposed parking areas; and

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

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

WHEREAS, per aerial photography, there are currently no sidewalks along Bridge Street; the plan shows a proposed concrete walk between the southwestern side parking lot and Bridge Street along right-out side of the driveway, and concrete pathways around the building; and

WHEREAS, the plan further shows proposed landscape buffers along Bridge Street and the boundary with the bank parcel, and what appears to be a proposed freestanding sign near the right-in driveway; no further landscaping or signage details were submitted with the referral; and

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

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

1. The Town and applicant are advised to continue coordinating with the New York State Department of Transportation regarding the drainage easement location, drainage mitigation, and proposed access to Bridge Street, and to obtain a highway work permit for any work within the State right-of-way.

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

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

4. The Town and applicant are encouraged to ensure the proposed concrete

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E-mail Address: countyplanning@ongov.net

pathways provide a continuous pedestrian connection between Bridge Street, the parking lot, and the building.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: February 03, 2016

OCPB Case # Z-16-17

- 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 SITE PLAN from the Town of DeWitt Planning Board at the request of Byrne Dairy for the property located at 6215 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 (New York State Route 635) and James Street (New York State Route 290), both state highways, and Exeter Street, a county road; and
- WHEREAS, the applicant is proposing to demolish an existing service garage building and construct a new Byrne Dairy retail store and fueling facility on a 3.06-acre lot in an Industrial zoning district; and
- WHEREAS, the Board is concurrently reviewing a subdivision referral (S-16-4) to remove a note on a previously approved subdivision plan which restricted access to the subject parcel; and
- WHEREAS, the Board previously offered no position with comment on a subdivision referral (S-12-31) to adjust lot lines between the subject parcel and two other parcels (18.14 acres total) in order to allow better screening and easement configuration between Lots No. 1 and 3 which contain existing industrial facilities, and to create a more developable site on Lot No. 2, the subject of the current referral; and
- WHEREAS, the Conceptual Site Plan dated January 2016 shows a proposed 3,960 square foot Byrne Dairy building set behind a fuel canopy with ten pumps, an additional diesel fuel canopy with three pumps to the side of the building, several underground fuel storage tanks, a rear dumpster enclosure, 28 parking spaces, and numerous utility, sanitary, and water easements; the site is located in an industrial area south of Carrier Circle just north of CSX rail lines; and
- WHEREAS, the final subdivision plan approved and filed in 2012 included a note which states: "All future development access for Lot No. 2 to Thompson Road shall be via the traffic signal at Thompson Road and Exeter Street"; the current subdivision referral proposes to amend that plan to remove that note; any existing or proposed access to Thompson Road must meet the requirements of the New York State Department of Transportation; and
- WHEREAS, per plans and aerial photography, the subject parcel has two driveways on Thompson Road serving the vacant service garage, which the applicant proposes to combined into a single 30' wide driveway on Thompson Road; and
- WHEREAS, the plan further shows proposed connections to two additional existing driveways/easements on Thompson Road: a shared driveway with the adjacent parcel to the south (Lot No. 3) and a signalized driveway on Thompson Road opposite Exeter Street which is shared with the adjacent

parcel to the north (Lot No. 1), the plan indicates a NYSDOT permanent easement which includes a portion of the signalized driveway and area surrounding the driveway apron which contains traffic control equipment; and

WHEREAS, the plan shows two proposed stormwater management areas and the Environmental Assessment Form dated January 4, 2016 notes the basins will control off-site discharge rates of runoff, which discharge to roadside swales and existing stormwater infrastructure; the EAF notes a SPDES permit will be required from the NYS DEC; and

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

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

WHEREAS, the plan shows lawn proposed around the paved areas, landscaping beds on either side of the shared driveway connections, evergreens screening the dumpster enclosure, and trees lining the front of the site and the signalized shared driveway; the referral materials further indicate recessed lighting under the canopies, LED wall lighting around the building, and 16 LED dark-sky friendly compliant 17' light poles around the perimeter of the paved areas; and

WHEREAS, the referral materials indicate one proposed internally illuminated building sign (3.5' x 14'), vinyl wrapping around the main fueling canopy which includes non-illuminated logo signage, and a proposed internally-lit monument sign (20 square feet per side) at a height of 6' to include a logo sign and gas pricing displays; and

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

The applicant must continue to coordinate with the New York State Department of Transportation regarding the proposed 30' wide driveway on Thompson Road shown on the plan, which the Department notes must be modified to reflect right-in/right-out only access. The Department further notes a highway work permit is required for any work within the State right-of-way.

The Board also offers the following comments:

1. The Onondaga County Department of Water Environment Protection asks that the applicant contact the Department at (315) 435-6820 early in the

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planning process to determine sewer availability and capacity.

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

3. The Town and applicant are encouraged to consider the installation of sidewalks along the frontage of Thompson Road.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: February 03, 2016

OCPB Case # Z-16-18

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a AREA VARIANCE from the Town of Clay Zoning Board of Appeals at the request of America Stores-It for the property located north of the intersection of Oswego Road and Canvasback Drive; 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), a county road; and
- WHEREAS, the applicant is requesting seven area variances in order to construct a public storage facility on a 5.71-acre lot in a Regional Commercial (RC-1) zoning district; and
- WHEREAS, the Board previously recommended modification of a site plan referral (Z-07-107) to construct a 25,080 square foot office building on this site and no position on a related subdivision referral (S-07-47) to combine the three parcels into one new lot for the project; the Board noted requirements for wetlands permits, landscaping and lighting plans, and approval from the Onondaga County Department of Transportation regarding the location and design of the proposed driveway on Route 57; it appears no action was taken on the proposed building or lot combination since that time; and
- WHEREAS, the site is located south of the County Route 57/New York State Route 31 intersection near the location of several recent project proposals; the rear of the site abuts the Willow Stream Wood subdivision and aerial photography shows a few neighboring single-family homes amongst the commercial properties along Route 57 in this location; and
- WHEREAS, the Zoning Variance Layout dated January 4, 2016 shows an asphalt area with ten proposed cold storage buildings (labeled B through K) and one building (A) with an office and climate controlled interior access units, plus 10 parking spaces lining a single 35' wide driveway on Oswego Road, which must meet the requirements of the Onondaga County Department of Transportation; and
- WHEREAS, the plan shows the following required variances: front yard setback (60' proposed, 100' required), both side yard setbacks (50' proposed, 75' required), rear yard setback (65' proposed, 75' required), rear perimeter landscape buffer (65' proposed, 80' required), front perimeter landscape buffer (1' proposed, 30' required), and highway overlay (122' proposed, 144' required); and
- WHEREAS, the Environmental Assessment Form dated January 8, 2015 notes 3.53 acres will be physically disturbed by the project and that stormwater will flow to a drainage ditch along Route 57; no further stormwater management information was submitted or shown on the plan; and
- WHEREAS, the proposed project may disturb one acre or more of land and must be

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

WHEREAS, the plan shows federal wetlands in the location of proposed storage units, and the EAF notes any impact to federal wetlands "will be mitigated during the design phase of the project"; the applicant must obtain appropriate permits from the U.S. Army Corps of Engineers for any proposed development or drainage in federal wetlands on site; and

WHEREAS, the NYS DEC EAF Mapper indicates that the site is located in an archaeological sensitive area and may contain a species of animal, or associated habitats, listed by the state or federal government as threatened or endangered; a permit may be required from the NYS DEC if the species is listed as endangered or threatened and the NYS DEC determines that the project may be harmful to the species or its habitat; and

WHEREAS, the site has access to public water and sewers and is located in the Oak Orchard Wastewater Treatment Plant service area in the Gaskin Road Pump Station service area, which is currently being diverted to the Wetzell Road Wastewater Treatment Plant; the plan shows a 25' sanitary sewer easement which extends across the site and into the adjacent subdivision; and

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

WHEREAS, the referral did not include any landscaping, lighting, or signage details; 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 Town and applicant must contact the Onondaga County Department of Transportation at (315) 435-3205 to provide the Department with ITE Trip Generation traffic figures and to coordinate all existing or proposed access to Route 57, and the plan must be modified to reflect all required mitigation.
2. The applicant must submit a lighting plan to be approved by the Onondaga County Department of Transportation to ensure there is no glare or spillover onto adjacent properties or the county right-of-way.
3. The municipality must submit a copy of the Storm Water Pollution Prevention Plan (SWPPP) and/or any drainage reports or studies to the Onondaga County Department of Transportation early in the planning process for approval and complete any appropriate mitigation as may be determined by the Department.

4. The site plan must show how stormwater will be managed on site per New York State stormwater requirements.

The Board also offers the following comments:

1. Per the Onondaga County Department of Transportation, the municipality and applicant are advised that signage may not obstruct sight distance.

2. Per the Onondaga County Department of Transportation, the Town and applicant are advised that no parking, loading, backing, or servicing of vehicles into the county right-of-way will be permitted, and any proposed driveway gates must be located at least 30 feet from the shoulder of the road.

3. The Town is strongly encouraged to require the applicant to submit plans for this project to the U.S. Army Corps of Engineers and obtain permits for any disturbance or drainage into federal wetlands prior to Town approval.

4. The site plan should take into consideration the location of any potential wetlands, endangered species, and/or associated habitats on site when determining the scale and location of the proposed storage buildings. The applicant is also advised to contact the New York State Department of Environmental Conservation to obtain appropriate permits as necessary, in addition to wetland permits from the U.S. Army Corps of Engineers.

5. The Town should require a landscaping plan which shows densely planted vertical screening buffering adjacent residences.

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

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

8. The Board further encourages the Town and applicant to work to minimize pavement and to incorporate green infrastructure where possible, in order to minimize stormwater runoff from the significant addition of impervious surface.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: February 03, 2016

OCPB Case # Z-16-19

- 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 LOCAL LAW from the Village of Marcellus Village Board at the request of Village of Marcellus for the property located Village wide; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the adoption or amendment of a zoning ordinance or local law; and
- WHEREAS, the applicant is proposing to add a new chapter to the Code of the Village of Marcellus regarding vacant buildings; and
- WHEREAS, per the Environmental Assessment Form, the purpose of the action is to identify and register vacant residential and commercial buildings, determine payment of registration fees, determine the responsibilities of owners, and to speed up rehabilitation; and
- WHEREAS, per the legislative intent of the proposed code, "the Village Board finds that the proliferation of vacant and abandoned buildings, structures and dwellings... has a negative impact on the value of property in close proximity" and that vacant buildings "have caused a serious threat to the safety and welfare of the residents of the Village and have eroded the quality of life of all who live and work in the village"; and
- WHEREAS, per the proposed code, any owner of a building or structure which has been vacant for more than 120 consecutive days will have to register with the Code Enforcement Officer; and
- WHEREAS, per the proposed registration regulations, the owner must provide a local agent responsible for the vacant building, a fee, and a plan for maintaining the building; and
- WHEREAS, per the proposed code, the owner must maintain the building per state code and failure to do so will be grounds for the Village to take certain action at the expense of the owner, subject to notification; and
- WHEREAS, per the proposed code, failure to comply with the proposed new registration regulations may be fined between \$1,000 and \$15,000 per property; and

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

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: February 03, 2016

OCPB Case # Z-16-20

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Cicero Planning Board at the request of Sutor & Sutor Properties for the property located at 6189 South Bay Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of South Bay Road and Thompson Road, both county roads; and
- WHEREAS, the applicant is proposing to install 12-16 rentable roll-off dumpster and storage containers behind an existing ceiling and drywall contractor business on two parcels totaling 0.906 acres in an Industrial zoning district; and
- WHEREAS, the Site Plan dated December 29, 2015 shows an existing 5,022 square foot block building and six parking spaces on a parcel fronting South Bay Road, one of which encroaches in the County right-of-way; and
- WHEREAS, a second landlocked parcel is shown with an expansion of an existing gravel area behind the building, existing metal storage racks, and the proposed roll-off containers; and
- WHEREAS, the plan shows a Niagara Mohawk Power Corporation Easement containing power lines crossing the rear parcel; the proposed gravel area is shown within the easement however the plan states no containers will be located in the easement; and
- WHEREAS, the plan states the maximum size of each container would be 8' x 20' x 8' tall, and that the hours of the rental operation would be Monday through Saturday from 6am to 6pm; and
- WHEREAS, the plan shows an existing asphalt drive on South Bay Road and the parcel is adjacent to a storage facility (Uncle Bob's) at the intersection with Thompson Road; any existing or proposed access to South Bay Road must meet the requirements of the Onondaga County Department of Transportation; and
- WHEREAS, wetland maps indicate adjacent properties contain state wetlands and potential federal wetlands, with none located on the subject parcels; and
- WHEREAS, the site is served by public water and sewers and is located in the Oak Orchard Wastewater Treatment Plant and Davis Road Pump Station service areas; the plan states no additional water or sewer service is proposed; and
- WHEREAS, the plan shows two proposed wall-mounted light fixtures on the existing building, one in the rear and one on the side; and
- WHEREAS, the plan indicates the existing building signage (12.5' x 2.5') will be removed and a 7' x 7' proposed freestanding pole sign will be installed 20' back from the road boundary at a height of 17'; no further details about the proposed sign were provided with the referral; 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, the Town and applicant are advised that no parking, loading, backing, or servicing of vehicles into the county right-of-way will be permitted.
2. Per the Onondaga County Department of Transportation, the municipality and applicant are advised that signage may not obstruct sight distance.
3. The Town and applicant are further encouraged to limit the size and height of the proposed pole sign.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: February 03, 2016

OCPB Case # Z-16-21

- 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 AREA VARIANCE from the Town of Cicero Zoning Board of Appeals at the request of Sal & Sharon Fanelli for the property located at 8888 Seneca 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 the municipal boundary between the Town of Cicero and the Town of Constantia, and the boundary between Onondaga County and Oswego County; and
- WHEREAS, the applicant is requesting an area variance to construct a 24' x 29' detached accessory garage at an existing residence on a 0.31-acre lot in a Residential (R-10) zoning district; and
- WHEREAS, the Variance Map dated December 18, 2015 shows an existing frame house and existing asphalt driveway on Seneca Avenue, a local road, and a proposed 696 square foot garage with an additional proposed asphalt driveway on Seneca Avenue; and
- WHEREAS, the plan and referral materials indicate a variance is required to allow a 14.5' rear yard setback for the garage, where 30' are required; and
- WHEREAS, the plan shows the rear of the parcel faces the Lakeshore Yacht and Country Club, which is situated along Oneida Lake, per aerial photography; and
- WHEREAS, the site is served by public water and sewers and is located in the Brewerton Wastewater Treatment Plant service area; and

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

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: February 03, 2016

OCPB Case # Z-16-22

- 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 SITE PLAN from the Town of Cicero Planning Board at the request of Sonbyrne Sales, Inc. for the property located at 5717 & 5723 South Bay Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of South Bay Road, a county road; and
- WHEREAS, the applicant is proposing to construct a 3,960 square foot Byrne Dairy convenience store and fueling facility on two vacant, wooded parcels totaling 2.44 acres in a General Commercial (GC) zoning district; and
- WHEREAS, the site is located adjacent to Circle Drive and Driver's Village on a residential/commercial section of South Bay Road zoned General Commercial; and
- WHEREAS, the Conceptual Site Plan dated January 2016 shows a proposed 3,960 square foot Byrne Dairy building set behind a fuel canopy with ten pumps, several underground fuel storage tanks, a freestanding ATM kiosk, a rear dumpster enclosure, 34 parking spaces, and one loading zone on the side of the building; and
- WHEREAS, the plan shows a proposed 36' wide driveway on South Bay Road with one ingress lane and two egress lanes approximately 200' from the signalized intersection with Circle Drive, which will require the relocation of a utility pole; any existing or proposed access to South Bay Road must meet the requirements of the Onondaga County Department of Transportation; and
- WHEREAS, the plan further shows a 30' wide driveway on Circle Drive across from the signalized Warren Drive entrance to Driver's Village, which will require the relocation of a traffic signal pole and utility pole; Circle Drive and Warren Road are local roads; and
- WHEREAS, the plan shows two proposed stormwater management areas and the Environmental Assessment Form dated January 13, 2016 notes the basins will control off-site discharge rates of runoff, which discharge to existing Town of Cicero stormwater infrastructure, with a small portion of the property potentially draining off-site to the south and west; the EAF notes a SPDES permit will be required from the NYS DEC; and
- WHEREAS, the EAF notes portions of the parcel to the east of the subject property are located in the NYS DEC Wetlands "Checkzone"; wetland maps indicate adjacent properties contain state wetlands and potential federal wetlands; and
- WHEREAS, the EAF notes the site may contain a species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered; a permit may be required from the New York State Department of Environmental Conservation (NYS DEC) if the species is listed as endangered

or threatened and the NYS DEC determines that the project may be harmful to the species or its habitat; and

WHEREAS, the site has access to public water and sewers and is located in the Oak Orchard Wastewater Treatment Plant and Davis Road Pump Station service area; a 22' wide OCWA easement is shown along the rear western boundary of the site; and

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

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

WHEREAS, the plan shows lawn proposed around the paved areas, one proposed tree on either side of the South Bay Road driveway, and a row of trees to remain screening the adjacent property to the southwest; the referral materials further indicate recessed lighting under the canopies, LED wall lighting around the building, and 10 LED dark-sky friendly compliant 17' light poles around the perimeter of the paved areas; and

WHEREAS, the referral materials indicate two proposed internally illuminated building signs (3.5' x 14'), vinyl wrapping around the fueling canopy and pumps which includes non-illuminated logo signage, and a double-sided internally-lit freestanding sign (100 square feet per side) set back 20' from the South Bay Road/Circle Road corner of the property at a height of 24'; signage details show the sign includes individual signs for Byrne Dairy and Shelly's Donuts, a digital gas pricing display, and an electronic variable messaging sign; and

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

The applicant must continue to coordinate with the Onondaga County Department of Transportation regarding the proposed driveway on South Bay Road, traffic, and signal coordination at Circle Drive and complete any necessary mitigation, prior to Town site plan approval.

The Board also offers the following comments:

1. Per the Onondaga County Department of Transportation, the municipality and applicant are advised that signage may not obstruct sight distance.
2. The Onondaga County Department of Water Environment Protection asks that the applicant contact the Department at (315) 435-6820 early in the planning process to determine sewer availability and capacity.

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

4. The Board strongly encourages the Town and applicant to incorporate additional landscaping into the plan in order to mitigate stormwater runoff impacts from clearing a significant amount of trees and brush.

5. The site is located near a priority pedestrian area as identified in the Syracuse Metropolitan Transportation Council Pedestrian demand model application. The Town and applicant should consider the appropriateness of installing sidewalks as part of the proposed project.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: February 03, 2016

OCPB Case # Z-16-23

- 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 Clay Planning Board at the request of James Camperlino for the property located at 8324 Oswego Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Oswego Road (Route 57), a county road; and
- WHEREAS, the applicant is proposing to construct a two-story 40,800 square foot Medical Office Building (Syracuse Orthopedic Specialists) with associated parking and other site improvements on a vacant 5.96-acre parcel in a Planned Development (PDD) zoning district; and
- WHEREAS, the Board previously recommended modification of a special permit referral for a different configuration of the currently proposed building and use (Z-15-264), citing requirements for access, traffic study, drainage study, site planning, and environmental conditions; the Board also previously recommended modification of a site plan referral (Z-09-436) to convert the store (Wilson Farms) on the adjacent lot into a medical office (Clay Eye Center), and modification of a site plan referral (Z-06-232) to construct a NAPA Automotive Parts store on the subject parcel, citing requirements for stormwater management and noting that all access for both parcels should be restricted to the existing driveway on Oswego Road; and
- WHEREAS, per the referral materials and aerial photography, the site is located along Oswego Road between Canvasback Drive and Shoveler Lane, local roads serving the residential portion of the Willow Stream PDD to the north and east; the Site Plan dated January 15, 2016 notes the subject parcel is part of the Willowstream PDD, which currently contains the Clay Eye Center on Lot 1 at the corner of Oswego Road and Canvasback Drive; and
- WHEREAS, the Site Plan shows a proposed rectangular two-story building (20,400 square feet per floor) set at the center of the parcel, surrounded by parking on all sides (313 spaces proposed, 308 required); the plan shows a Niagara Mohawk Power Company easement along the Shoveler Lane frontage, and sanitary sewer and drainage easements along the Canvasback Road and Oswego Road frontages; and
- WHEREAS, the plan shows the parking lot with driveway access onto Shoveler Lane, and one connection to an existing driveway on an access easement located on the Clay Eye Center parcel, which access both Canvasback Drive and Oswego Road; the plan also shows a proposed single lane right-in-only driveway on Oswego Road in the location of an existing berm; any existing or proposed access to Oswego Road must meet the requirements of the Onondaga County Department of Transportation, and the Department has reviewed and concurred with a submitted traffic impact assessment dated October 30,

2015, and has offered a letter of conditional approval for the proposed access from Oswego Road; and

WHEREAS, the Environmental Assessment Form (EAF) dated January 8, 2106 notes 3.7 acres of impervious surface will be added upon project completion, and the plan shows two stormwater retention basins on the site; the proposed project may disturb one acre or more of land and must be covered under the New York State SPDES II General Permit for Stormwater Discharges from Construction Activity (GP-0-10-001) and the applicant must submit a Stormwater Pollution Prevention Plan (SWPPP) to the municipality and a Notice of Intent (NOI) to the DEC Bureau of Water Permits; the proposed project is located within a designated Municipal Separate Storm Sewer System (MS4) municipality, and the applicant must consult with the municipal engineer to ensure conformance of construction plans with the municipality's Storm Water Management Plan (SWMP) and submit a MS4 SWPPP Acceptance Form signed by the municipality to the New York State Department of Environmental Conservation Bureau of Water Permits; and

WHEREAS, the plan shows a wetland just east of the developed portion of the site along an existing pond, and the prior referral materials stated wetland boundaries were delineated on April 24, 2015; National Wetland Inventory Maps indicate the potential presence of an additional federal wetland in the location of the proposed parking area and building; per the U.S. Army Corps of Engineers, National Wetland Inventory Maps may not be used to confirm the presence/absence of federal wetlands on a given parcel of land; and

WHEREAS, the plan shows the boundary of the floodway and 100-year flood boundary along the delineated wetland; preliminary updated FIRM data released in June 2008 shows that additional lands on the parcel are anticipated to be added to the SFHA once maps are finalized; and

WHEREAS, the Onondaga County Hazard Mitigation Plan has identified flooding as one of five primary natural hazards of local concern, with the potential to cause extensive threat to property and safety; buildings within the floodplain can negatively affect the free flow of nearby waterways and drainage, and building within a floodplain is therefore discouraged; and

WHEREAS, the New York State Department of Environmental Conservation EAF Mapper indicates that the site contains a Seneca River tributary; the EAF Mapper further notes the site is located in an archaeological sensitive area, and may contain a species of animal, or associated habitats, listed by the state or federal government as threatened or endangered; a permit may be required from the New York State Department of Environmental Conservation (NYS DEC) if the species is listed as endangered or threatened and the NYS DEC determines that the project may be harmful to the species or its habitat; and

WHEREAS, the EAF notes the site will be served by public water and sewers, and the site is located in the Oak Orchard Wastewater Treatment Plant service area in the Gaskin Road Pump Station service area, which is currently being diverted to the Wetzell Road Wastewater Treatment Plant; and

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

WHEREAS, landscaping plans show the site will be landscaped with trees and bushes

around the periphery of the building, and at least three monument signs will be located at the front and side of the parcel; and

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

1. The Board encourages the Town and applicant to continue to consider alternative site planning for this project, including locating the proposed building closer to Oswego Road, removing parking from the front yard, allowing parking in reserve, installing sidewalks which connect to transit along Oswego Road for visitors and employees, and incorporating additional vertical buffering for adjacent residential properties.
2. The Town should ensure that the wetland delineation was completed for the entirety of the parcel, and that the applicant obtains appropriate permits from the U.S. Army Corps of Engineers for any proposed development or drainage into wetlands on site.
3. The applicant is advised to obtain a permit from the Onondaga County Department of Transportation prior to any proposed work within a county road right-of-way.
4. The Onondaga County Department of Water Environment Protection asks that the applicant contact the Department at (315) 435-6820 early in the planning process to determine sewer availability and capacity.
5. The applicant is encouraged to reduce stormwater runoff and improve stormwater quality as much as practical by reducing impermeable surfaces and utilizing green infrastructure. For more information on stormwater management, visit the Onondaga County "Save the Rain Program" web site at <http://savetherain.us> or contact the Onondaga County Department of Water Environment Protection at 315-435-6820.
6. The Onondaga County Water Authority (OCWA) recommends that the municipality and/or applicant contact OCWA's Engineering Department early in the planning process to determine water availability and service options, obtain hydrant flow test information, evaluate backflow prevention requirements, and/or request that the Authority conduct hydrant flow testing to assess fire flow availability.
7. The municipality is encouraged to minimize exposure to damage from natural hazards and uphold local flood ordinance requirements, as required for good standing in the National Flood Insurance Program, by ensuring that any proposed development would not negatively affect drainage patterns in or near the floodplain.
8. Per the New York State Department of Environmental Conservation (NYS DEC), if a proposed project is in an area containing threatened or endangered species and/or associated habitats, and the project requires review under the State Environmental Quality Review Act (SEQRA), a request for a project screening should be submitted to the New York Natural Heritage Program or to the regional NYS DEC Division of Environmental Permits office.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: February 03, 2016

OCPB Case # Z-16-24

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a AREA VARIANCE from the Town of Clay Zoning Board of Appeals at the request of Joseph Murrfin for the property located at 4971 Buckley Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the granting of use or area variances and the site is located within 500 feet of Buckley Road and Bear Road, both county roads; and
- WHEREAS, the applicant is requesting an area variance to construct a 20' x 24' detached garage with a reduction of front-yard setback from 75' to 32' on a 1.34-acre lot in a Residential Agricultural (RA-100) zoning district; and
- WHEREAS, a submitted survey dated June 22, 2010, shows an existing 1.5-story frame house with attached one-car garage, set back approximately 27.8 feet from the Buckley Road right-of-way; an existing frame building is shown at the rear of the triangular shaped parcel; and
- WHEREAS, a hand-drawn box, measuring 20' x 24' is show adjacent to the house, and set back a few feet further than the house from the right-of-way; and
- WHEREAS, the survey shows an existing tarvia driveway onto Buckley Road from the southeast side of the house; no driveway is shown or noted as proposed for the new garage; any existing or proposed access onto Buckley Road must meet the requirements of the Onondaga County Department of Transportation; and
- WHEREAS, the Environmental Assessment Form notes that the property is currently served by an individual septic system; the location of the system is not noted in the referral materials; and

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

1. The applicant must contact the Onondaga County Health Department to confirm the adequacy and location of any septic systems on the site.
2. The Onondaga County Department of Transportation advises that only one driveway shall be permitted to serve this parcel. The applicant must contact the Department for any proposed future relocation of driveway access.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: February 03, 2016

OCPB Case # Z-16-25

- 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 SPECIAL PERMIT from the Town of Geddes Town Board at the request of Empower Federal Credit Union for the property located at 4729 Onondaga Boulevard; 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 Onondaga Boulevard and Grand Avenue, both county roads, Harbor Brook, a county-owned drainage channel, and the municipal boundary between the Town of Geddes and the City of Syracuse; and
- WHEREAS, the applicant is requesting a special permit to install a two-lane drive-thru with canopy for a credit union (Empower) on the side of an existing multi-tenant building in the Western Lights Plaza on a 25.3-acre lot in a Commercial A zoning district; and
- WHEREAS, the Board has reviewed a number of past projects in the Western Lights Plaza, largely commenting on improving the appearance and pedestrian accommodations along the road frontages and within the parking lots; and
- WHEREAS, the Layout and Landscape Plan dated January 20, 2016 shows the proposed Empower Federal Credit Union in the 59.4' x 60.4' end-cap space of an existing 10,885 square foot concrete block building along the Onondaga Boulevard frontage of the plaza; the plan further shows a proposed two-lane drive-thru, a proposed adjacent escape lane, and an existing 64-space parking lot; and
- WHEREAS, the plan shows the drive-thru and escape lanes would utilize a proposed dedicated egress onto the internal plaza circulation drive and would be blocked from other means of egress by bollards; two existing access points on the internal drive would be maintained, one of which would be adjacent to the dedicated egress and could be a potential point of traffic conflict; and
- WHEREAS, the plan shows a right-in only entrance into the parking lot from one of the main plaza driveways on Onondaga Boulevard, and the overall plaza and outparcels have numerous driveways on Onondaga Boulevard, as well as one driveway each on Grand Avenue and Velasko Road; any existing or proposed access to Onondaga Boulevard and Grand Avenue must meet the requirements of the Onondaga County Department of Transportation; and
- WHEREAS, the Environmental Assessment Form dated January 20, 2016 notes there is existing stormwater infrastructure within the plaza; and
- WHEREAS, the site is served by public water and sewers and is located in the Metropolitan Wastewater Treatment Plant service area; and
- WHEREAS, signage details submitted with the referral show two proposed internally-lit letter and logo wall signs (34" x 10.17' on the front and 40" x 11.96' on the

side), and three 12" x 24" post and panel signs (42" high) directing ATM traffic; and

WHEREAS, the plan shows a proposed landscaped curb delineating the start of the drive-thru lanes, with no other landscaping proposed; and

WHEREAS, at the request of the Town of Geddes, the Syracuse Metropolitan Transportation Council recently completed a Western Lights Pedestrian Access Study, which included several recommendations in this area, and on this subject parcel, to improve needed pedestrian safety and access; and

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

The Onondaga County Department of Transportation has determined that the applicant must provide the Department with ITE Trip Generation traffic figures and complete any appropriate mitigation as may be determined by the Department. The applicant is advised to contact the Department for discuss required information.

The Board also offers the following comment:

The Town and applicant are encouraged to review the recommendations of the Western Lights Pedestrian Access Study and incorporate proposed improvements as applicable into the proposed project, including sidewalks and improvements along the West Genesee Street frontage.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: February 03, 2016

OCPB Case # Z-16-26

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Skaneateles Planning Board at the request of John Teixeira for the property located at 2763 East Lake Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of East Lake Road (New York State Route 41A), a state highway, and a farm operation in an agricultural district; and
- WHEREAS, the applicant is proposing a 174 square foot second-floor addition within the current structure footprint of a seasonal residence on a 19,984 square foot lot in Rural and Farming and Lake Watershed Overlay (RF and LWOD) zoning districts; and
- WHEREAS, the Board is concurrently reviewing an area variance referral (Z-16-27) for the project; and
- WHEREAS, the Texeira Renovations Plan dated December 21, 2015 shows an existing 637 square foot residence, with a 174 square foot expansion location noted to occur on the second floor, located approximately 61 feet from the shoreline of Skaneateles Lake; the site also contains an existing shed, small camp (476 sf) set back behind the residence, as well as a deck, steps to the water, and a driveway onto East Lake Road, all to remain; and
- WHEREAS, area variances are being sought for sections of the code pertaining to existing non-conforming lots, lake frontage, and supplementary lake yard restrictions; and
- WHEREAS, per the referral materials and town code, the existing lot is 19,984 square feet where 20,000 is required; and
- WHEREAS, Skaneateles Lake frontage is 65.7 feet, where 75 feet is required; and
- WHEREAS, existing impermeable surface requirements equal 10% or less; the existing site measures 20.3% and 19.7% is proposed; and
- WHEREAS, per the code, the maximum total building footprint is 6%, whereas the existing and proposed footprint equals 6.7%; and
- WHEREAS, the site is located across East Lake Road from an active farm operation in New York State Agricultural District 2; and
- WHEREAS, per the referral materials the site is served by an individual septic system and well water, and no change in the number of bedrooms is proposed; and
- WHEREAS, federal wetlands and floodplains are indicated on site, along the shoreline of the property; and

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

has determined that said referral will have no significant adverse inter-community or county-wide implications and may consequently be acted on solely by the referring board.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: February 03, 2016

OCPB Case # Z-16-27

- 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 AREA VARIANCE from the Town of Skaneateles ZBA at the request of John Teixeira for the property located at 2763 East Lake Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the granting of use or area variances and the site is located within 500 feet of East Lake Road (New York State Route 41A), a state highway, and a farm operation in an agricultural district; and
- WHEREAS, the applicant is requesting an area variance to construct a 174 square foot second-floor addition within the footprint of an existing two-bedroom seasonal residence on a 19,984 square foot lot in Rural and Farming and Lake Watershed Overlay (RF and LWOD) zoning districts; and
- WHEREAS, the Board is concurrently reviewing a Site Plan referral (Z-16-26) for the project; and
- WHEREAS, the Texeira Renovations Plan dated December 21, 2015 shows an existing 637 square foot residence, with a 174 square foot expansion location noted to occur on the second floor, located approximately 61 feet from the shoreline of Skaneateles Lake; the site also contains an existing shed, small camp (476 sf) set back behind the residence, as well as a deck, steps to the water, and a driveway onto East Lake Road, all to remain; and
- WHEREAS, area variances are being sought for sections of the code pertaining to existing non-conforming lots, lake frontage, and supplementary lake yard restrictions; and
- WHEREAS, per the referral materials and town code, the existing lot is 19,984 square feet where 20,000 is required; and
- WHEREAS, Skaneateles Lake frontage is 65.7 feet, where 75 feet is required; and
- WHEREAS, existing impermeable surface requirements equal 10% or less; the existing site measures 20.3% and 19.7% is proposed; and
- WHEREAS, per the code, the maximum total building footprint is 6%, whereas the existing and proposed footprint equals 6.7%; and
- WHEREAS, the site is located across East Lake Road from an active farm operation in New York State Agricultural District 2; and
- WHEREAS, per the referral materials the site is served by an individual septic system and well water, and no change in the number of bedrooms is proposed; and
- WHEREAS, federal wetlands and floodplains are indicated on site, along the shoreline of the property; and

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

has determined that said referral will have no significant adverse inter-community or county-wide implications and may consequently be acted on solely by the referring board.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: February 03, 2016

OCPB Case # Z-16-28

- 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 LOCAL LAW from the Village of Liverpool Village Board at the request of Village of Liverpool for the property located Village wide; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the adoption or amendment of a zoning ordinance or local law; and
- WHEREAS, the applicant is proposing to amend the Zoning Code of the Village of Liverpool to allow drive-thru services for restaurants in the Village Center Business (B-2) zoning district, subject to the issuance of a special permit; and
- WHEREAS, the B-2 zoning district is located at the core of the Village of Liverpool, including parcels along 1st, 2nd, 3rd, Oswego, and Vine Streets where much of the Village's most dense urban commercial and mixed-use buildings are located; and
- WHEREAS, virtually all parcels in the B-2 district are developed with 1-3 story buildings; lot sizes in the B-2 district are typical of a relatively dense Village environment, with a 5,000 square foot minimum lot size per zoning; and
- WHEREAS, per village code, the purpose of the B-2 district is to support the vision, goals and objectives of the Liverpool Comprehensive Plan 2025 and Downtown Redevelopment Plan, complement the Lakeside Business District, and utilize the Community Design Handbook for site plan and special permit reviews; and
- WHEREAS, the purpose statement also notes a desire for buildings and site layout to encourage an active, pedestrian-friendly shopping and family-oriented entertainment environment; drive-thrus are often discouraged in pedestrian oriented districts, as they do not foster pedestrian activity, and often require larger lots to accommodate vehicular movement within the parcel; and

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

1. The Board encourages the Village to ensure through adequate regulation that the pedestrian environment and scale of the Village Center is not negatively altered by the allowance of drive-thru facilities. The Village is especially discouraged from granting requests that would introduce lower density, suburban-style site planning in the Village core.
2. The Board and the Onondaga County Department of Transportation further encourage the Village to consider the potential traffic impacts of adding drive-thru facilities within the busy Village core.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: February 03, 2016

OCPB Case # Z-16-29

WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of LaFayette Planning Board at the request of Stacy Peios for the property located at 2138 U.S. Route 11; 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 U.S. Route 11, a state highway; and

WHEREAS, the applicant is proposing to open a dog grooming business in the basement of an existing home on a 1.8-acre lot in a Agriculture/Residential zoning district; and

WHEREAS, per the local application materials, the applicant proposes to convert a home office and full bath in the basement of the single-family house into a full service, small dog grooming salon; no exterior changes are proposed; and

WHEREAS, parking for customers is proposed within the existing gravel driveway, which appears to include an area for vehicles to turn around to exit the property; any existing or proposed access onto U.S. Route 11 must meet the requirements of the New York State Department of Transportation; and

WHEREAS, the site is located outside the Onondaga County Sanitary District and is currently served by an individual septic system and private drinking water; and

WHEREAS, per the local application, the owner notes a planned wood sign advertising the business; no signage details were included in the referral materials; and

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

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: February 03, 2016

OCPB Case # Z-16-30

- 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 SITE PLAN from the Town of DeWitt Planning Board at the request of Dunkin' Donuts for the property located at 6238 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, a state highway, and Exeter Road, a county road; and
- WHEREAS, the applicant is proposing to construct a Dunkin' Donuts restaurant with drive-thru and associated site improvements on a 1.4-acre lot in a Business zoning district; and
- WHEREAS, the site currently contains a vacant small service building to be removed; the Site Layout Plan dated January 5, 2016 shows a 2,200 square foot Dunkin Donuts building perpendicular to Thompson Road, surrounded by driveways, drive-thru circulation and 38 parking spaces (37 required); and
- WHEREAS, the site also contains a large area of floodplain at the rear of the parcel along Ley Creek; the plan shows a floodplain boundary, and no building is proposed within floodplain; Ley Creek is also noted on the plan, with a note "Headson's Creek, per deed"; and
- WHEREAS, two full driveways are shown onto Thompson Road, a state road, and a full driveway is also shown onto Exeter Road, a county road; any proposed driveway access must meet the requirements of the respective Departments of Transportation; and
- WHEREAS, the parking lot is shown to encroach slightly within a 100-foot rear setback for lots adjacent to residential land uses; an existing sidewalk crosses the parcel along Thompson Road, and a new sidewalk is shown connecting it to the building entrance; and
- WHEREAS, the building and signage details submitted with the referral note several backlit building signs totaling 195.5 square feet, a 25-foot high pylon sign at the front of the parcel, and a color scheme on building cladding materials (cement siding, metal powder coated panels) consistent with Dunkin Donuts branding, including browns and oranges; and
- WHEREAS, the site is located in the Metropolitan Wastewater Treatment Plant and Ley Creek Pump Station service areas; per the Onondaga County Department of Water Environment Protection, the project shall comply with Local Law #1 of 2011 - A Local Law Establishing a Program to Promote Capacity Management, Maintenance and Operation of the Public Sewers and Related Purposes, where applicable; information regarding this law is available at www.ongov.net/wep/uselaws.html; and
- WHEREAS, the Onondaga County Department of Water Environment Protection has determined that the submitted project is located in an area designated as flow

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

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

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

1. The New York State Department of Transportation advises the applicant must remove the southern driveway onto Thompson Road from the plan, and coordinate a single access driveway with the Department.
2. The New York State and Onondaga County Departments of Transportation share concern as to the potential stacking of vehicles for the drive-thru onto state and county roadways. The applicant must coordinate with both Departments on adequate internal vehicular circulation.
3. The New York State and Onondaga County Departments of Transportation have determined that the applicant must complete a Traffic Impact Study (TIS) for full build out to meet Departmental requirements and is required to contact the Departments to determine the scope of the study; the applicant must submit the traffic study to the Departments for approval and complete any appropriate mitigation as may be determined by the Departments. The applicant must obtain appropriate approvals and permits from the respective Departments of Transportation for any work within the state or county rights-of-way. The New York State Department of Transportation also advises the applicant to consult with the Department in compiling its Traffic Impact Statement, noting that numerous studies have been completed on the corridor and ensuring awareness of the coordinated traffic signal planning in the area.
4. The municipality must submit copies of the Storm Water Pollution Prevention Plan (SWPPP) and/or any drainage reports or studies to the New York State and Onondaga County Departments of Transportation early in the planning process for approval and complete any appropriate mitigation as may

be determined by the Departments.

The Board also offers the following comments:

1. The Onondaga County Department of Water Environment Protection asks that the applicant contact the Department at (315) 435-6820 early in the planning process to determine sewer availability and capacity.
2. The applicant is encouraged to reduce stormwater runoff and improve stormwater quality as much as practical by reducing impermeable surfaces and utilizing green infrastructure. For more information on stormwater management, visit the Onondaga County "Save the Rain Program" web site at <http://savetherain.us> or contact the Onondaga County Department of Water Environment Protection at 315-435-6820.
3. The Board encourages the Town and applicant to consider reducing the scale of signage on site, and minimize the franchise-style branding of the building itself, which may affect future use of the building. The Board also encourages consideration of moving the building closer to the front of the parcel and locating parking to the side and rear of the property.
4. The Board strongly encourages the Town and applicant to minimize the clearing of trees from the site, to act as a buffer for nearby residential uses and Ley Creek, and to aid in mitigating stormwater runoff impacts.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: February 03, 2016

OCPB Case # Z-16-31

- 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 U-Haul for the property located at 6341 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, a state highway; and
- WHEREAS, the applicant is proposing to occupy a portion of an existing building as a new U-Haul store, with site work to include the addition of greenspace, outdoor display area, driveways, and restriping the parking areas on a 7.81-acre lot in an Industrial zoning district; and
- WHEREAS, the Board recommended modification of a 2011 special permit referral (Z-11-325) to establish an indoor-outdoor bike park (CranX) and sports facility in the building, noting requirements for a NYSDOT permit, and the Board encouraged the Town to consider access management options on the busy Thompson Road corridor during future site reviews; and
- WHEREAS, the Site Plan dated January 14, 2016 shows three tenant spaces within the existing two-story masonry building (83,580 square feet), with the U-Haul shown to occupy approximately 18,300 square feet at the northeast corner of the building, fronting on Thompson Road; and
- WHEREAS, the plan shows an existing 30-foot driveway and a proposed new 24-foot driveway onto Thompson Road; any existing or proposed access onto Thompson Road must meet the requirements of the New York State Department of Transportation; and
- WHEREAS, the Site Plan also notes rental trucks and trailers are to be displayed within proposed angled and parallel parking at the front of the parcel; proposed greenspace is indicated at the front of the parcel; aerial photography shows a narrow strip of gravel and grass currently along the Thompson Road frontage; and
- WHEREAS, the site is located in the Metropolitan Wastewater Treatment Plant and Ley Creek Pump Station service area; per the Onondaga County Department of Water Environment Protection, the project shall comply with Local Law #1 of 2011 - A Local Law Establishing a Program to Promote Capacity Management, Maintenance and Operation of the Public Sewers and Related Purposes, where applicable; information regarding this law is available at www.ongov.net/wep/uselaws.html; and
- WHEREAS, the Onondaga County Department of Water Environment Protection has determined that the submitted project is located in an area designated as flow constrained or impacted by excessive wet weather flow or is tributary to a Combined Sewer Overflow (CSO); the project applicant is required to offset any

additional sanitary flow in excess of the most recent land use; the applicant must develop a 1 gallon to 1 gallon offset plan/project in coordination with the municipal engineer; a letter confirming the acceptance of the offset plan must be submitted to the Department of Water Environment Protection documenting the offset plan; and

WHEREAS, the site borders land which contains Ley Creek and the Environmental Assessment Form notes the site is located within 2,000 feet of a NYS DEC remediation site; and

WHEREAS, no signage, landscaping, or lighting details were included with referral materials; and

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

Per the New York State Department of Transportation, the proposed 24-foot driveway will not be permitted and must be removed from the Site Plan. The applicant must obtain permits for any work within the state right-of-way.

The Board also offers the following comment:

1. The Town and applicant are encouraged to consider relocating parking and storage of vehicles to the side of the building to the extent possible, and incorporate additional landscaping within the front yard, and consider the installation of sidewalks along the Thompson Road frontage.

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

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

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: February 03, 2016

OCPB Case # Z-16-32

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a LOCAL LAW from the Town of Clay Town Board at the request of Town of Clay for the property located Townwide; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the adoption or amendment of a zoning ordinance or local law; and
- WHEREAS, the applicant is proposing a local law to amend the Town of Clay Zoning Ordinance to allow electronic message signs, subject to standards; and
- WHEREAS, per the submitted Local Law, definitions for "dissolve" and "fade" are added, and the definition of "electronic message board sign" is changed to "electronic message sign" and is redefined; and
- WHEREAS, the proposed text adds a section regarding "Major sign standards", with electronic message signs as a special permit use; and
- WHEREAS, electronic message signs would be permitted only in Regional Commercial (RC-1), Highway Commercial (HC-1), Limited Use for Gasoline Services (LuC-1), Limited Use for Restaurants (LuC-2), and Recreation (Rec-1) zoning districts;
- WHEREAS, per the text, only one electronic message sign per site is allowed and must be freestanding; signs must also have a minimum hold time of 10 seconds, with no audio or sound reducing devices, must have static display with subtle transitions, and have automatic dimming controls; and
- WHEREAS, per the text, full animation, flashing and video on signs will be prohibited; and

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

The Town is encouraged to consult with the New York State Department of State for information on best practices in regulation of digital and variable message signage.

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