



Onondaga County Planning Board

February 05, 2020

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

I. ATTENDANCE

MEMBERS PRESENT

Daniel Cupoli
James Corbett
Marty Masterpole
Jim Stelter
Marty Voss

STAFF PRESENT

Dan Kwasnowski
Megan Costa
Allison Bodine
Robin Coon

GUESTS PRESENT

II. CALL TO ORDER

The meeting was called to order at 11:00 AM on February 05, 2020.

III. MINUTES & OTHER BUSINESS

Minutes from January 15, 2020 were submitted for approval. Marty Voss made a motion to accept the minutes. Marty Masterpole seconded the motion. the votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; Marty Masterpole - yes; Jim Stelter - yes; Marty Voss - yes.

IV. ACTIONS ON GML SECTION 239 REFERRALS

Summary

S-20-3	TVanPB	No Position	S-20-4	TManPB	No Position
S-20-5	VFayPB	No Position With Comment	Z-20-13	CSyrZA	No Position
Z-20-14	CSyrZA	No Position With Comment	Z-20-15	CSyrPB	No Position
Z-20-16	CSyrPB	No Position	Z-20-17	TManTB	No Position With Comment
Z-20-18	TManTB	No Position With Comment	Z-20-19	TManPB	Modification
Z-20-20	TCamTB	No Position With Comment	Z-20-21	TCamPB	No Position With Comment
Z-20-22	TCamPB	No Position With Comment	Z-20-23	TClaPB	Modification
Z-20-24	CSyrZA	No Position	Z-20-25	TGedPB	No Position
Z-20-26	VFayPB	Modification	Z-20-27	VFayZBA	No Position With Comment
Z-20-28	TCamTB	No Position With Comment	Z-20-29	TVanZBA	Modification
Z-20-30	TLafPB	Modification	Z-20-31	TClaZBA	No Position With Comment
Z-20-32	TVanPB	Modification			



J.Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: February 05, 2020

OCPB Case # S-20-3

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a PRELIMINARY SUBDIVISION from the Town of Van Buren Planning Board at the request of Steven Lamb for the property located at Northeast corner of Button Shores 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 Gunbarrel Road, a county road, the municipal boundary between the Town of Van Buren and the Town of Lysander, and a farm operation located in a NYS Agricultural District; and
- WHEREAS, the applicant is proposing a lot line adjustment between three parcels, creating Lot A (2.52 acres), Lot B (1.84 acres) and Remaining Lands (122 acres), in an Agriculture/Residence zoning district; and
- WHEREAS, the site is located along the Seneca River in a rural area in the Town of Van Buren, with surrounding residential and agricultural land uses, including seasonal camps located on the river; the site and parcels to the west are enrolled in NYS Agricultural District 3, though only the site appears to contain active farmland; and
- WHEREAS, aerial imagery shows the site includes a 125.5-acre parcel with frontage on Gunbarrel Road, a county road, and Button Shores Road, a local road, that appears to contain active farmland and wooded areas; there are several existing structures on the parcel that are served by an existing asphalt driveway onto Gunbarrel Road; this driveway appears to also serve an adjacent residential lot on the Seneca River; and
- WHEREAS, per the submitted subdivision plan dated December 4, 2019, the two smaller, riverfront parcels of the site each contain an existing house; access to these two parcels comes from a 12' right-of-way, which extends from Button Shores Road and along the northern lot line of the larger parcel; this right-of-way appears to serve other adjacent riverfront parcels; and
- WHEREAS, the subdivision plan indicates 2.17 and 1.52 acres, containing primarily wooded lands, will be subdivided from the larger parcel and combined with the riverfront parcels to create Lot A (2.52 acres) and Lot B (1.84 acres); 122 acres remain from the original, larger parcel and includes the existing farmland, wooded areas, structures, and Gunbarrel Road driveway; and
- WHEREAS, ADVISORY NOTE: any future or proposed driveways onto Gunbarrel Road will require highway access and work permits from the Onondaga County Department of Transportation and will be subject to the availability of sight distance; and
- WHEREAS, per the Onondaga County Department of Finance Office of Real Property Services, the existing houses are each served by an individual well and septic

system; no changes to the existing infrastructure are proposed; the subdivision plan notes the remaining 122-acre lot “is not an approved building lot under Onondaga County Health Department regulation and therefore is not approved for residential use. An individual sewage disposal plan must be approved by the Onondaga County Health Department prior to conversion to a residential building lot and issuance of a building permit”; and

WHEREAS, GIS mapping shows several areas on the southern half of the parcel that may contain state or federal wetlands; these pockets appear to coincide with ponds and wooded areas on the site; and

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

WHEREAS, the site may contain the Indiana bat, or its associated habitat, which has been listed by the state or federal government as a threatened or endangered animal species (per EAF Mapper); impacts to bat species are often associated with tree clearing and from the plans it appears that no trees will be removed as part of the proposed project; and

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

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

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

The motion was made by Marty Voss and seconded by Marty Masterpole. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; Marty Masterpole - yes; Jim Stelter - yes; Marty Voss - yes.



J.Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: February 05, 2020

OCPB Case # S-20-4

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a PRELIMINARY SUBDIVISION from the Town of Manlius Planning Board at the request of Nicholas Corbishley & Kira Gridley for the property located at 5700 Townsend Road; and
- WHEREAS, General Municipal Law Section 239-n allows the County Planning Board to review the approval of subdivisions and the site is located within 500 feet of Route 5 (Genesee Turnpike), a state highway, and a farm operation located in a NYS Agricultural District; and
- WHEREAS, the applicant is proposing to subdivide a 71.07-acre parcel into two new lots, Lot 2 (3.023 acres) and Lot 3 (64.615 acres), in a Restricted Agriculture (RA) zoning district; and
- WHEREAS, the site is located in a rural area in the Town of Manlius, just east of Green Lakes State Park; the site and surrounding lands are enrolled in NYS Agricultural District 3 and appear to contain active farmland; the submitted Agricultural Data Statement indicates 2 acres of the site are currently being farmed; and
- WHEREAS, the subdivision plan dated November 4, 2019 shows the site has frontage on NYS Route 5 and Townsend Road, a local road, and contains an existing house and four barn structures; there is an existing driveway on Townsend Road that serves the house and three additional driveways that appear to serve the barn structures; aerial imagery shows Pools Brook, a class C(T) stream, crossing the northern portion of the site, adjacent to Route 5; and
- WHEREAS, the landowner is currently requesting endorsement by the Onondaga County Agriculture & Farmland Protection Board to apply for state farmland protection grant funding to place an agricultural conservation easement to reinforce future agricultural activity on the remaining parcel and adjacent lands; and
- WHEREAS, the site surrounds a residential lot on three sides, which is labeled Lot 1 in the subdivision plan and was presumably created in a previous subdivision of the subject parcel; the residential lot has an existing farm road that partially occurs on the site and appears to serve farmland on the site and an adjacent parcel to the east; and
- WHEREAS, per the subdivision plan, proposed Lot 2 (3.023 acres) will have frontage on Townsend Road and contain a portion of the active farmland; proposed Lot 3 (64.615 acres) will contain the remainder of the site; per the Agricultural Data Statement, Lot 2 is intended for construction of a single-family house; and
- WHEREAS, per the Onondaga County Department of Finance Office of Real Property Services, the site is served by an individual well and septic system; the new single-family home will presumably require a new individual well and septic

system; and

WHEREAS, the subdivision plan shows a federal wetland area on the southern half of Lot 3, which appears to correspond with a pond on an adjacent parcel and a drainage channel that crosses the site; additional state and federal wetland areas are shown to occur on the northern half of Lot 3, north of the existing structures; and

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

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

The motion was made by Marty Voss and seconded by Marty Masterpole. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; Marty Masterpole - yes; Jim Stelter - yes; Marty Voss - yes.



J.Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: February 05, 2020

OCPB Case # S-20-5

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 Village of Fayetteville Planning Board at the request of Devin Del Pos, Laker Development for the property located at 547 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 East Genesee Street (New York State Route 5) and the municipal boundary between the Village of Fayetteville and the Town of Manlius; and

WHEREAS, the applicant is proposing to subdivide a 32.9-acre parcel into four new lots, Lot A (9.54 acres), Lot B (0.78 acres), Lot C (6.35 acres) and Lot D (15.2 acres), in Industrial (I) and Residential (R-1) zoning districts as part of a larger re-development project to construct a grocery store, memory care facility, and commercial building; and

WHEREAS, the Board is concurrently reviewing site plan (Z-20-26) and area variance (Z-20-27) referrals as part of the proposed project; in 2019, the Board reviewed concurrent preliminary subdivision (S-19-79) and project site review (Z-19-295) referrals for a previous iteration of the project; the project has since been modified to exclude any development of the residential land, proposed Lot D, which was previously proposed; in 2018, the Board reviewed concurrent zone change (Z-18-52) and site plan (Z-18-53) referrals to change the zoning of the subject parcel to Planned Unit Development (PUD) for a mixed-use development project, to include 2,000 sf of commercial space, 150 apartments, and 50 townhouses; the zone change and site plan did not move forward at the local level; a similar multi-family residential development was also reviewed in 2015; at that time, the Board reviewed concurrent zone change (Z-15-329) and area variance (Z-15-330) referrals to change the zoning of the subject parcel to Planned Residential Development (PRD) and increase maximum building height to allow for a 250-unit residential community; the zone change application was withdrawn by the applicant, and presumably the area variance was as well; and

WHEREAS, the site is located east of the New York State Route 5/Route 257 intersection in the Village Center and is situated between/behind a Nice N Easy Grocery Shoppe, a U.S. Post Office, and a residential office building, to remain; per aerial imagery, the developed front of the subject parcel along Route 5 is zoned Industrial and contains the former O'Brien and Gere facility (previously Accurate Die Casting), to be demolished; the undeveloped rear of the parcel is zoned R-1 and contains wooded land and Bishop Brook; the site is surrounded by other R-1 neighborhood parcels and residential land; and

WHEREAS, the submitted subdivision plan dated September 2, 2019 shows the site will be divided into four new lots; proposed Lots A, B, and C are all zoned

Industrial (I) and Lot D is zoned Residential (R-1); there is a proposed 90' wide access easement along the boundaries between Lots A, B, and C; per the submitted Concept Plan dated January 29, 2020, proposed Lot A (9.54 acres) will contain a 56,550 gross sf building, a grocery store, with a large parking lot (283 spaces) at the front of the building, rear loading docks, and a drive-thru lane along the west side of the building; proposed Lot B (0.78 acres), an outparcel at the front of the site, will contain a 3,500 sf commercial building with parking (30 spaces) at the rear and west sides of the building; proposed Lot C (6.35 acres) will contain a 36,000 sf building, a memory care facility, with two enclosed courtyard areas, a front u-shaped drop-off area, and parking (47 spaces) along three sides of the building; there is an existing shed structure on Lot C, to remain; Lot D (15.2 acres) contains all of the rear, forested and undeveloped land and is intended for a future walking trail, which is shown to be accessible via a proposed 10-space parking lot, as well as a sidewalk extension from the adjacent commercial development; per the local application, variances are sought to permit building sizes of 56,550 sf and 36,000 sf, where the maximum permitted building size in the Industrial zoning district is 10,000 sf, and to reduce the lot width requirement, which is interpreted as road frontage by Village codes, for proposed Lot D from 75' to 0'; and

WHEREAS, additional site improvements are shown in the Site Plan to include landscaping, generally around the perimeter of the parking areas; the site has existing concrete sidewalks along the Route 5 frontage; proposed sidewalks are shown around the buildings, providing pedestrian access from parking areas to the building entrances; additional sidewalks and crosswalks are shown to facilitate pedestrian access throughout the site and ultimately connect to the Route 5 sidewalk; there is a proposed, full access driveway onto Route 5 with dual exit lanes and an internal drive network serving Lots A, B, and C; a proposed right-in, right-out only driveway is shown to the east, with an interconnection to the adjacent residential office building parcel; the right-in, right-out driveway appears to take the place of an existing full access driveway that also serves the adjacent office building, which has no additional access to Route 5; per the local application, proposed hours of operation for the new development will be 24-7; the development will occur in stages; a Traffic Impact Study dated January 2020 was included with the referral materials; the traffic impact study includes a capacity analysis and crash analysis, and recommends the following improvements: 1) construct a 200' eastbound left turn lane at the full access driveway, 2) construct a 150' southbound right turn lane on the full access driveway for traffic exiting the site, 3) install a three phase traffic signal on East Genesee Street at the full access driveway, and 4) optimize signal timings at the East Genesee Street/Route 257/Salt Springs Road intersection; per the NYS Department of Transportation, review of the traffic data is still required to determine whether a traffic signal will be required for the full access or not;

ADVISORY NOTES: per the NYS Department of Transportation, dual exits are not permitted at unsignalized driveways; the proposed driveways onto Route 5 require highway access and work permits from the NYS Department of Transportation and will be subject to the availability of sight distance; and

WHEREAS, per the submitted Environmental Assessment Form (EAF) dated November 22, 2019, 16.5 acres of the site will be disturbed by the proposed project; per the Concept Plan, there are three proposed stormwater mitigation areas on proposed Lot A; per the EAF, stormwater management facilities will drain

towards Bishop Brook on the north side of the site; a Stormwater Pollution Prevention Plan (SWPPP) dated January 29, 2020 was included with the referral materials;

ADVISORY NOTES: per the NYS Department of Transportation, additional stormwater runoff into the state's drainage system is prohibited; any project that cumulatively disturbs one acre or more of land must be covered under the NYS SPDES Permit, and the municipality is advised to ensure that the applicant has obtained the appropriate permits from the NYS Department of Environmental Conservation prior to municipal approval; and

WHEREAS, the site has access to public drinking water and sewers and is located in the Meadowbrook Limestone Wastewater Treatment Plant service area; per the local application, the project will tie in to the existing water main within the Route 5 right-of-way, owned by the Onondaga County Water Authority (OCWA); the project will also tie in to an existing sewer line in the right-of-way; per the EAF, anticipated drinking water usage and liquid waste generation are each 7,680 gallons per day; per the Onondaga County Department of Water Environment Protection, the submitted project is located in an area designated as flow constrained or impacted by excessive wet weather flow or is tributary to a Combined Sewer Overflow (CSO);
ADVISORY NOTES: the applicant is advised to contact OCWA's Engineering Department to determine the activities and structures permitted within OCWA easements/right-of-ways, water availability and service options, obtain hydrant flow test information, evaluate backflow prevention requirements, and/or request that the Authority conduct hydrant flow testing to assess fire flow availability; per the Onondaga County Department of Water Environment Protection, any and all demolition of buildings requires a permit for sewer disconnects, and the applicant must contact Plumbing Control to ensure appropriate permits are obtained; the Onondaga County Department of Water Environment Protection asks that the applicant contact the Department's Flow Control office to determine sewer availability and capacity; per the Onondaga County Department of Water Environment Protection, the applicant must develop a 1 gallon to 1 gallon sanitary flow offset plan/project in coordination with the municipal engineer; and

WHEREAS, per the Central New York Regional Transportation Authority (CENTRO), the nearest transit line is approximately 1,500 feet to the west on Route 5 near the Fayetteville Village Hall, at which point service veers towards the Village of Manlius on Route 257; the Village Hall location has limited weekday service and there are no plans for future increases to the level of service further east on Route 5; and

WHEREAS, according to the New York State Department of Environmental Conservation (NYS DEC) Environmental Site Remediation database, the former Accurate Die Casting plant on the subject parcel falls under remediation site codes, C734052 and 734052; the submitted Project Narrative indicates the site has been under treatment to remove contaminants from the subsurface for over 20 years; as part of the re-development project, Brownfield Cleanup Program (BCP) assistance is being sought, which requires a locally approved re-development project before assistance is provided; as such, the first phase of the project will be to perform the environmental cleanup as agreed to by the NYS DEC cleanup action plan; and

WHEREAS, Bishop Brook, a classification C(TS) protected stream (per EAF Mapper) and tributary to Limestone Creek, crosses the northeast corner of the site in an

area that is currently forested; current FEMA Flood Insurance Rate Maps (FIRM) show the extent of the 100-year floodplain and floodway associated with Bishop Brook and it appears to be limited to proposed Lot D; GIS mapping shows this area of Lot D may also be encumbered by federal wetlands; Lot D is intended for a future walking trail and 10-space parking lot; an optional timber walking bridge to Coulter Park, a Village park to the northeast, is also shown to allow for a Bishop Brook crossing; ADVISORY NOTES: 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; the applicant is advised to conduct a formal wetland delineation to determine the presence and location of any federal wetlands on the site; delineated wetlands must be confirmed by the U.S. Army Corps of Engineers and shown on the plans for the site, and proposed development or placement of fill in a federal wetland, or drainage of federal wetlands on site will be subject to the permitting requirements of the Army Corps; and

WHEREAS, the site may contain the Northern long-eared bat, or its associated habitat, which has been listed by the state or federal government as a threatened or endangered animal species (per EAF Mapper) and the project site is located in or near a significant natural community (maple-basswood rich mesic forest); ADVISORY NOTES: per the NYS Department of Environmental Conservation (DEC), if the site contains a threatened or endangered species and/or associated habitat, and the project requires review under the State Environmental Quality Review Act (SEQRA), a request for a project screening should be submitted to the New York Natural Heritage Program or to the regional DEC Division of Environmental Permits office; per the DEC, a careful on-site evaluation should also be done to confirm the size, status, and specific locations of any natural communities on the parcel, and to document the presence of any significant plants or wildlife as part of SEQR; and

WHEREAS, the Fayetteville Comprehensive Plan updated in 2014 identified this site as one of its focal planning areas, referring to it as an underutilized transitional space between the Upper Business District character area and eastern residential areas, noting potential traffic congestion increases as a result in any change of use; the concept plan in the document would be “based on creating a campus-type development that is compatible with adjacent residential character areas and is sensitive to the Bishop Brook open space corridor”; the concept emphasizes flexibility in use, access management on Genesee Street, and preserving natural buffers to create recreational connections, protect water quality of the brook, and screen visual impacts from the road; the Upper Business District character area as defined in the 2006 Fayetteville Commercial Design Guidelines indicates the area contains varying building sizes, types, and dispositions with a uniting element of a continued village streetscape; the guidelines state the streetscape “should be fiercely maintained” along with green space and well-screened parking to soften the commercial feel of the area; and

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

electronic transmission to the clerk of the adjacent municipality at least ten days prior to any such hearing; and

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

The Board offers the following comments relative to the project as a whole:

1. The applicant is required to coordinate Route 5 access plans with the New York State Department of Transportation. To meet Department requirements, the applicant must also submit a copy of the Stormwater Pollution Prevention Plan (SWPPP), a copy of the Traffic Impact Study, and a lighting plan to show no glare or spillover onto adjacent properties or the state right-of-way. The municipality must ensure any mitigation as may be determined by the Department is reflected on the project plans prior to, or as a condition of, municipal approval.
2. Given the proximity of the development to potential wetlands and Bishop Brook and its associated floodplain and floodway, the applicant is encouraged to 1) retain as much existing tree cover as possible, 2) reduce impermeable surfaces, and 3) utilize green infrastructure (roof gardens, rain gardens, etc.) wherever possible to reduce stormwater and protect stormwater quality. For more information on stormwater management and opportunities to incorporate green infrastructure elements into project plans, contact the Onondaga County Save the Rain program at 315-435-2260 or visit <http://savetherain.us>.
3. To more fully realize the intentions of a denser, Village-scaled development, the applicant is encouraged to consider opportunities to incorporate elements such as shared parking and cross-connections with the adjacent gas station and post office uses, and promote mixed-use character via multi-story buildings and future infill in parking lots. For consistency with the Village streetscape concepts defined in the 2006 Fayetteville Commercial Design Guidelines, a revised site plan should also provide common greenspace areas, screen parking areas with landscaping, and situate parking at the rear of the buildings.
4. The Town and applicant are advised to ensure the proposed internal road layout meets the requirements of local emergency service providers for ingress and egress.
5. Given the history of site contamination and remediation efforts, the Board advises the municipality to ensure that the proposed use and development of the site will not be inhibited by the continued site management under the State Superfund Program and will not impact or be impacted by any mitigation efforts under the Brownfield Cleanup Program.
6. The applicant and Village are encouraged to consider changing the zoning of the rear parcel to suit the proposed recreation and open space use.

The motion was made by James Corbett and seconded by Marty Voss. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; Marty Masterpole - yes; Jim Stelter - yes; Marty Voss - yes.



J.Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: February 05, 2020

OCPB Case # Z-20-13

- 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 THREE-MILE LIMIT from the City of Syracuse Planning Commission at the request of Francisco J. Monreal for the property located at 4242 Barker Hill Road; and
- WHEREAS, the site is located within three miles of the City of Syracuse and subject to the extra-territorial jurisdiction of the City of Syracuse under the three-mile limit rule and the site is located within 500 feet of Barker Hill Road (Route 198), a county highway; and
- WHEREAS, the applicant is proposing to subdivide a 25.41-acre parcel into two new lots, Lot 1 (1.40 acres) and Lot 2 (24.81 acres), in an Agricultural Residential zoning district; and
- WHEREAS, in 2019, the Board recommendation modification of the subdivision referral (S-19-81) associated with this three-mile limit review, citing coordination requirements with the Onondaga County Department of Transportation to ensure the proposed driveway location will meet the Department's minimum sight distance requirements; a letter from the Town dated January 6, 2020 indicates the subdivision has been approved by the Town; and
- WHEREAS, the site is located in a rural area in the Town of LaFayette with low-density residential uses in the surrounding area and tracts of undeveloped land; and
- WHEREAS, the submitted subdivision plan dated October 3, 2019 (revised January 2, 2020) shows the site has frontage on Barker Hill Road, a county road, and contains an existing one-story house, a detached garage, and a driveway onto Barker Hill Road; aerial imagery shows the remainder of the site to be mostly forested; there is a large pond towards the center of the property;
ADVISORY NOTE: per the Onondaga County Department of Transportation, all existing or proposed driveways on Barker Hill Road must meet Department requirements; and
- WHEREAS, the subdivision plan shows proposed Lot 1 (1.40 acres) will have 386.56' of frontage on Barker Hill Road; proposed Lot 2 (24.81 acres) will contain the existing structures and driveway; per the local application, the subdivision is intended for a new residence on Lot 1; and
- WHEREAS, ADVISORY NOTE: any proposed or future driveways onto Barker Hill Road require highway access and work permits from the Onondaga County Department of Transportation and will be subject to the availability of sight distance; and
- WHEREAS, the existing house is served by an individual well and septic system; the new house will be served by an individual well and septic system, and the plan notes "sewage disposal design approved by OCHD on Sept. 5, 2019"; and
- WHEREAS, GIS mapping shows the site may contain federal wetlands associated with the pond; and

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

WHEREAS, the site may contain the Northern long-eared bat or Indiana bat, or their associated habitats, which have been listed by the state or federal government as threatened or endangered animal species (per EAF Mapper); impacts to bat species are often associated with tree clearing and no trees will be removed as part of the proposed project; and

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

The motion was made by Marty Voss and seconded by Marty Masterpole. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; Marty Masterpole - yes; Jim Stelter - yes; Marty Voss - yes.



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: February 05, 2020

OCPB Case # Z-20-14

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a OTHER AUTHORIZATION from the City of Syracuse Zoning Administration at the request of Greater Syracuse Property Development Corporation for the property located at 232-234 and 236-238 Elk Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review authorizations which a referring body may issue under the provisions of any zoning ordinance or local law the site is located within 500 feet of Interstate Route 81, a state highway; and
- WHEREAS, the applicant is proposing to combine two properties into one new lot, Lot 17A (11022.4 sf), in a Residential, Class AA zoning district; and
- WHEREAS, the site is located in a residential area in the City's Southside neighborhood; aerial imagery and the submitted resubdivision plan dated September 22, 2019 show the site has frontage and existing sidewalks on Elk Street, a city street, and contains an existing two-and-a-half-story house on the easterly parcel; there is an existing gravel driveway that partially occurs on an adjacent parcel to the east; and
- WHEREAS, per the resubdivision plan, the two lots will be combined to create Lot 17A (11,022.4 sf); the local application indicates the westerly parcel, which is owned by the Greater Syracuse Property Development Corporation (the Land Bank), previously contained a two-family house, shown in aerial imagery, that was demolished in May 2019; and
- WHEREAS, a letter to the Office of Zoning Administration, dated December 19, 2019, indicates that, rather than leave the westerly parcel vacant, the Land Bank will sell the lot to the owners of the easterly parcel; per the local application, the additional space is intended for greenspace, improved landscaping and to install a fence; and
- WHEREAS, a submitted Site Plan indicates the existing gravel driveway will be removed and a 12' wide tarvia driveway is intended for the vacant parcel; and
- WHEREAS, the site is served by public drinking water and sewers and is located in the Metropolitan Wastewater Treatment Plant service area; no changes to the existing infrastructure are proposed;
ADVISORY NOTE: per the Onondaga County Department of Water Environment Protection, any and all demolition of buildings requires a permit for sewer disconnects; the applicant must contact Plumbing Control to ensure appropriate permits are obtained; and
- WHEREAS, per the Onondaga County Department of Water Environment Protection, the submitted project is located in an area designated as flow constrained or impacted by excessive wet weather flow or is tributary to a Combined Sewer Overflow (CSO); and

WHEREAS, the City of Syracuse is currently undertaking a comprehensive project to revise and modernize zoning in the City; per the ReZone Syracuse Proposed Zoning Map dated December 2019, the proposed zoning for the lots is Mixed Use Office (MX-3), which would act to “provide for pedestrian-friendly, transit-supportive areas of higher-density residential development and compatible nonresidential uses, such as offices and supporting commercial uses”; and

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

WHEREAS, the site may contain the Northern long-eared bat, or its associated habitat, which has been listed by the state or federal government as a threatened or endangered animal species (per EAF Mapper); impacts to bat species are often associated with tree clearing and from the plans it appears that no trees will be removed as part of the proposed project; and

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

The Board is encouraged by the Land Bank’s efforts to return properties to productive use and encourages the organization to consider long-term strategies, in consultation with the City, for achieving land use, density, and community character goals, particularly in neighborhoods and blocks that have multiple vacant lots.

The motion was made by James Corbett and seconded by Marty Voss. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; Marty Masterpole - yes; Jim Stelter - yes; Marty Voss - yes.



J.Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: February 05, 2020

OCPB Case # Z-20-15

- 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 OTHER AUTHORIZATION from the City of Syracuse Planning Commission at the request of Syracuse University for the property located at 801-841 South Crouse Avenue; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review authorizations which a referring body may issue under the provisions of any zoning ordinance or local law and the site is located within 500 feet of SUNY Upstate Hospital, a state-owned parcel on which a public facility is situated; and
- WHEREAS, the applicant is proposing to modify an approved project plan review for new signage at the National Veterans Resource Center located on a 3.99-acre parcel in the Syracuse University campus in a Planned Institutional District (PID); and
- WHEREAS, in 2017, the Board offered no position with comment for an other authorization referral (Z-17-364) proposing to construct the National Veterans Resource Center on the subject parcel; previously, the Board offered no position for an other authorization referral (Z-12-267) to renovate the north wing of Huntington Hall on the subject site; and
- WHEREAS, the site is located on University Hill and is bound by Marshall Street to the north, South Crouse Avenue to the west, Waverly Avenue to the south, and University Avenue to the east, all city streets; the site consists of a single lot (3.99 acres) that is part of the Syracuse University campus; surrounding land uses include various retail shops and bars/restaurants, a recently-completed student housing facility, and several local hospitals; and
- WHEREAS, the submitted Site Plan shows Syracuse University's Huntington Hall and Henry Health Center on the eastern portion of the site with a mix of surface parking, sidewalks, and greenspace surrounding these buildings; the proposed National Veterans Resource Center (NVRC) building, currently under construction, occurs on the western half of the site; and
- WHEREAS, the Site Plan shows a porch (terrace) on the northern side of the NVRC building, landscaping to the north and west, wood benches and accessible seating areas along the Marshall Street sidewalk, four low planters to the south, one of which will contain 9 flag poles, and a planted area between the NVRC and the Health Center; the plan shows site access from two driveways onto Waverly Avenue, with the westerly driveway accommodating accessible parking (6 spaces) and the easterly driveway accommodating truck and other deliveries to the site, and one limited access driveway onto Marshall Street that serves 5 additional parking spaces; two areas for bicycle parking are shown on the east side of the NVRC building; and
- WHEREAS, a letter from Syracuse University to the City Zoning Administrator, dated

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

January 13, 2020, notes that the NVRC project was approved by the City Planning Commission in 2017, which included a decision to waive signage requirements and permit “two wall signs totaling 56.5 square feet”; submitted sign plans show previously approved signage to include a 37.7 sf wall sign mounted over the south entrance to the building and a 18.8 sf wall sign next to the west entrance; and

WHEREAS, per the letter, the applicant is requesting a modification to the 2017 signage waiver to reduce the overall area of the two approved wall signs from 56.5 sf to 19.5 sf and add two ground/monument signs totaling 85.5 sf; the sign plans show the proposed wall signs will still be located at the south and west entrances, though they will be smaller in size, and the ground/monument signs will also be installed at these two entrances; per the City of Syracuse zoning ordinance, permitted signage in a PID is one ground sign and one wall sign, each with a maximum allowable area of 40 sf; and

WHEREAS, proposed lighting for the ground/monument signs is in-grade LED lighting aimed at the sign; and

WHEREAS, the City of Syracuse is currently undertaking a comprehensive project to revise and modernize zoning in the City; per the ReZone Syracuse Proposed Zoning Map dated December 2019, the zoning for this lot would continue to be Planned Institutional District (PID), which is intended to “allow for the orderly, cooperative, and flexible development and expansion of institutional land uses”; and

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

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

WHEREAS, per the New York State Department of Environmental Conservation (NYS DEC) EAF Mapper, the site is in close proximity to the Syracuse University-Comstock Tract buildings and the Walnut Park Historic District which are listed on the National Register of Historic Places; and

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

The motion was made by Marty Voss and seconded by Marty Masterpole. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; Marty Masterpole - yes; Jim Stelter - yes; Marty Voss - yes.



J.Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: February 05, 2020

OCPB Case # Z-20-16

- 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 THREE-MILE LIMIT from the City of Syracuse Planning Commission at the request of Charles Hafner for the property located at 5244 & 5250 West Taft Road; and
- WHEREAS, the site is located within three miles of the City of Syracuse and subject to the extra-territorial jurisdiction of the City of Syracuse under the three-mile limit rule and the site is located within 500 feet of West Taft Road (Route 48) and Allen Road (Route 205), both county highways; and
- WHEREAS, the applicant is proposing a lot line adjustment between two parcels, conveying a 23.41' x 300' strip of land from TM# 117.-02-08.1 to TM# 117.-02-07.0, in a One Family Residential (R-10) zoning district; and
- WHEREAS, the submitted Town of Clay Planning Department Case Decision dated November 20, 2019 indicates the lot line adjustment has been approved administratively by the Town; given that the case was reviewed administratively, referral from the Town to the County Planning Board was not required under GML 239; and
- WHEREAS, the site is located along West Taft Road, a county road, with surrounding commercial and residential land uses; the site abuts Clay Park South, a town park, to the south; and
- WHEREAS, the submitted subdivision plan dated October 21, 2019 shows the eastern lot is vacant; the western lot contains a portion of an existing parking lot and driveway that are contiguous with an adjacent restaurant parcel to the west; aerial imagery shows the western parcel previously contained a house, which has since been demolished; and
- WHEREAS, the subdivision plan shows 7,023 sf of land will be conveyed from the eastern lot to the western lot to create proposed Lot No. 1; this strip of land occurs at the rear of the western lot; the remainder of the eastern lot will be Lot No. 2; no development plans are indicated; and
- WHEREAS, ADVISORY NOTE: any proposed or future driveways onto West Taft Road will require highway access and work permits from the Onondaga County Department of Transportation and will be subject to the availability of sight distance; and
- WHEREAS, the site is served by public drinking water and sewers and is located in the Oak Orchard Wastewater Treatment Plant and Davis Road Pump Station service areas; no changes to the existing infrastructure are proposed; and
- WHEREAS, per the Onondaga County Department of Water Environment Protection, the submitted project is located in an area designated as flow constrained or impacted by excessive wet weather flow or is tributary to a Combined Sewer Overflow (CSO); and

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

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

The motion was made by Marty Voss and seconded by Marty Masterpole. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; Marty Masterpole - yes; Jim Stelter - yes; Marty Voss - yes.



J.Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: February 05, 2020

OCPB Case # Z-20-17

- 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 ZONE CHANGE from the Town of Manlius Town Board at the request of 3Gi CNYIP for the property located at Kirkville Road & Fremont Rd.; 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 the site is located within 500 feet of Kirkville Road (Route 53) and Fremont Road (Route 136), both county highways, and the municipal boundary between the Town of Manlius and the Town of DeWitt; and
- WHEREAS, the applicant is proposing a zone change from Restricted Agriculture (RA) to Industrial as part of a larger project to establish the proposed Central New York Inland Port (CNYIP) on four parcels totaling 92 acres; and
- WHEREAS, the 4 subject parcels, totaling roughly 92 acres of vacant land, have frontage on Kirkville Road and Fremont Road, both county roads, and abut lands to the south owned by CSX and containing existing rail lines and a CSX tank farm, to be removed; the site is separated from Girden Road, a local road to the west, by a long narrow parcel owned by the National Grid and containing transmission towers and overhead utility lines; lands in this area are generally encumbered by significant wetland and floodplain areas that are associated with Butternut Creek, which crosses nearby parcels to the west and north and ultimately flows to Limestone Creek and then Oneida Lake; the surrounding area has a fairly low density of development, that includes some single-family residential land uses, small-scale industrial and commercial uses, and the East Syracuse Minoa Central High School; and
- WHEREAS, the submitted CNYIP Zone Change Plan dated December 18, 2019 shows two of the subject parcels, and a portion of one of the remaining subject parcels, are currently zoned Restricted Agricultural (RA); these lands are all intended for the proposed zone change to Industrial (I); the remaining portions of the site are already in the Town's Industrial zoning district; and
- WHEREAS, the submitted Future Potential Inland Port Warehouse Facility plan dated December 18, 2019 and Environmental Impact Statement Report (EIS) dated August 2019 describe the planned full buildout of the site for the proposed CNY Inland Port facility; Phase 1 of the project, construction of a Containing Pooling Operations (CPO) pad, is shown to include a 2-acre gravel container yard at the southeast corner of the site; the EIS indicates this area is intended to provide storage of empty containers that will become available for regional international export opportunities; Phase 1 of the project is shown in more detail in the submitted Layout Plan; per the plan, the container yard can accommodate 300 international 40'x8' shipping containers stacked 3 high; this area will have an adjacent truck scaling station and prefabricated administrative office (15'x45') in a proposed heavy duty asphalt pavement

area; the proposed container yard will be enclosed by a 6' high chain link security fence with perimeter lighting to include pole-mounted light fixtures spaced 150' on center; a row of screening trees, white pine and white spruce, is shown with trees spaced 20' on center along the eastern side of the container yard; and

WHEREAS, Phase 2, development of on-site warehousing for short term aggregation of products, appears to include construction of a large rail yard, which occupies a significant portion of one of the site's 40-acre parcels; the rail yard will have 7 vertical silo storage structures and 7 proposed warehouse buildings, including (2) 105,000 sf dry goods warehouse buildings, (1) 105,000 sf refrigerated storage building, and (4) smaller warehouse buildings labeled "Lumber," "Apples," "Liquor," and "Misc.;" the proposed structures occur around the perimeter of a large asphalt area; Phase 3 appears to include a container pooling yard expansion on an adjacent parcel to the south, owned by CSX and containing a portion of their rail yard; the expansion is on the south side of the Phase 1 container yard, and nearly two times as big; this phase is intended to allow CSX to switch the rail cars into the container yard; no additional plans were submitted for Phases 2 and 3, depicting them in greater detail; and

WHEREAS, per the Future Potential Inland Port Warehouse Facility plan, Phase 1 will include a proposed asphalt driveway onto Fremont Road, which appears to be in the location of an existing gravel driveway that is currently used by adjacent commercial and residential lots; the shared portion of the driveway has an ingress and egress right-of-way; two proposed asphalt driveways, one onto Kirkville Road and one onto Girden Road, are shown to be constructed as part of Phase 2; the plan labels the Kirkville Road driveway as "future and ultimate access from rail yard directly to Kirkville Road" and notes "this modification is under discussion with local and state officials"; this access is also identified as the location for a future traffic signal; per the Onondaga County Department of Transportation, the Department has not been contacted regarding access plans for the proposed project; the plan notes that the Girden Road driveway will require an access easement to cross the adjacent National Grid property; all three of the proposed driveways are shown to cross jurisdictional wetlands; the plan notes the Fremont Road access will be closed after the Phase 2 access road is constructed; no additional information is provided to clarify whether the Fremont Road driveway will continue to be used by the adjacent parcels as it currently is; the plan shows an extension of the internal access road as part of Phase 3 to provide access to the proposed container pooling yard expansion and to the CSX rail yard to the south, which is "under discussion with CSX"; ADVISORY NOTE: the proposed driveways onto Fremont Road and Kirkville Road will require highway access and work permits from the Onondaga County Department of Transportation and will be subject to the availability of sight distance; per the Onondaga County Department of Transportation, no future access via the northernmost frontage on Fremont Road will be permitted; and

WHEREAS, a Traffic Impact Assessment dated December 6, 2018 was included as an attachment to the EIS; the report notes that the facility will have 5-10 employees and anticipated truck traffic to and from I-481 via Kirkville Road will be 3,000 trucks per year to start, tentatively increasing to 10,000 in 3-5 years; proposed operations for the facility will be 24 hours, 7 days a week with 27 trucks per day under full operation and peak hours occurring from 7AM to

9AM and 3:30PM to 5:30PM; trucks will be heavy duty 80' double-axle class 8 tractors and trailers with 40' containers; the report indicates that under 2023 build conditions a level of service (LOS) of F will be seen during AM and PM peak hours in the northbound left/right direction at the Kirkville Road/Girden Road intersection; LOS in the northbound left/right direction at the Kirkville Road/Girden Road intersection was noted to be F at PM peak hours in 2018 under existing conditions; the report concludes that additional traffic generated by the facility will be minor and have no significant impact on traffic operations on Kirkville Road, and recommends improvements at the Kirkville Road/Girden Road intersection as the pavement radius on the southwest corner is not wide enough to accommodate truck traffic turning right onto Girden; Girden Road may require additional upgrades to accommodate heavy vehicle traffic; the County Planning Board recently reviewed a site plan referral (Z-20-9) for a large warehouse/distribution center just west of the site in the neighboring Town of DeWitt, which will also have access to Kirkville Road; the traffic data for the proposed inland port predates the warehouse project and does not consider combined traffic impacts of these two projects; and

WHEREAS, a Wetland Delineation/Determination Report dated November 30, 2015 was included as an attachment to the EIS; the report notes that the site contains a wetland/upland woodland complex on the west, a wetland woodland and fill on the east, and fallow agricultural fields in the center of the parcels; plans for the project show the boundary of a jurisdictional wetland, including buffer area, which appears not to be impacted by the proposed project, except for the locations where proposed driveways will cross the wetlands; it is not clear from the plans or EIS if these wetland boundaries were delineated from the 2015 report, or have been confirmed by the US Army Corps of Engineers or NYS Department of Environmental Conservation;
ADVISORY NOTE: the NYS Department of Environmental Conservation (DEC) recommends that wetland delineations be reassessed after 5 years; delineated wetland boundaries must be confirmed by the DEC and/or the U.S. Army Corps of Engineers; and

WHEREAS, a Short Environmental Assessment Form (EAF), dated December 17, 2019, was completed specifically for the proposed zone change and Phase 1 of the proposed project, and included as an attachment to the EIS; the EAF notes that 3.5 acres will be disturbed as part of Phase 1 of the project and that mitigated stormwater runoff will discharge to existing wetlands at rates less than existing conditions; three large stormwater mitigation ponds are shown in the Layout Plan to occur at the outskirts of the rail yard buildings; these stormwater management areas appear to serve full buildout, though they are shown in plans specifically for Phase 1; no additional information regarding stormwater management plans for full buildout of the proposed port were included with the referral materials; the EIS notes the majority of the soils found on the site are in the hydrologic soil group and are poorly drained if developed; the Onondaga County Department of Transportation notes that there are multiple county-owned bridges and culverts in the vicinity of the site, which could be impacted by increased stormwater flows;
ADVISORY NOTES: per the Onondaga County Department of Transportation, additional stormwater runoff into the county's drainage system is prohibited; any project that cumulatively disturbs one acre or more of land must be covered under the NYS SPDES Permit, and the municipality is advised to ensure that the applicant has obtained the appropriate permits from the NYS

Department of Environmental Conservation prior to municipal approval; and
WHEREAS, the site is located outside of the Onondaga County Sanitary District and, per the referral notice, does not have access to public drinking water; the referral notice indicates on-site wastewater treatment will be provided by an individual septic system; no additional information regarding drinking water and wastewater services was provided with the referral materials; and

WHEREAS, current FEMA Flood Insurance Rate Maps (FIRM) indicate that the northern half of the site is located within the 100-year floodplain, which may require elevation of structures and other mitigation; it appears from the Future Potential Inland Port Warehouse Facility plan that two of the stormwater mitigation ponds, a portion of the Phase 2 rail yard and buildings, and a portion of the Kirkville Road driveway will all be located in the 100-year floodplain; the Onondaga County Hazard Mitigation Plan has identified flooding as one of five primary natural hazards of local concern, with the potential to cause extensive threat to property and safety; buildings within the floodplain can negatively affect the free flow of nearby waterways and drainage, and building within a floodplain is therefore discouraged; and

WHEREAS, per the EAF Mapper, the site is located over, or immediately adjoining, a principal aquifer and the site may contain the Northern long-eared bat or Indiana bat, or their associated habitats, which have been listed by the state or federal government as threatened or endangered animal species; impacts to bat species are often associated with tree clearing and from the Future Potential Inland Port Warehouse Facility plan it appears that some wooded areas on site will be removed for full buildout of the site;

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

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

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

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

1. In order to consider the subject parcels for the requested zone change, the Town Board and Planning Board should determine if the site can perform and carry potentially intensive industrial uses in compatibility with the surrounding neighborhood, infrastructure and resources. In particular, and in reference to the site plan for full buildout provided with the application and SEQR documentation for the zone change, Boards are encouraged to explore the following:

a) Potential Wetland Impacts – The current wetland delineation should be

confirmed by the DEC and/or ACOE. Optimally, a DEC-approved mitigation plan will be developed for any wetland disturbance and/or crossings.

b) Potential Stormwater Impacts – The applicant should provide a more detailed analysis of potential regional stormwater impacts and workable on-site accommodations. This is necessary given the high water table, minimal depth to bedrock, proximity and encroachment into floodplain areas, and observed regular flooding in the area. Consultation with road owners regarding potential stormwater impacts to public infrastructure such as roads, culverts and bridges is also advised.

c) Potential Traffic Impacts – The applicant should provide additional detail and coordinated planning to review potential traffic impacts of the project. Additional information should describe new ingress and egress, restricted access gating, and signals or new intersection locations. Boards should determine whether facilities are to serve multiple uses, including the CSX yard, and whether any new public roadways are considered. Considerations for use of and improvements to Girden Road are also advised.

d) Wastewater Services – As the site is located outside the Onondaga County Sanitary District, any proposed industrial uses would be limited to those utilizing on-site wastewater management, or would be required to submit a formal request and justification to the Onondaga County Legislature for expansion of the Sanitary District, in addition to extension of local service to the site. Adequate area for on-site facilities should be confirmed by the Onondaga County Health Department and reflected on the proposed site plan.

e) CSX Coordination – Removal of oil tanks relative to internal circulation with CSX should be considered to determine the viability and timing of use of this location for access with the CSX rail yard, particularly for Phase 1 as shown in the Town Board presentation.

f) National Grid Coordination – Coordination with National Grid is necessary regarding requirements or limitations of access to Girden Road.

2. The Onondaga County and New York State Departments of Transportation note that no new access is granted by way of this zone change, and any new driveways, local roads or access points entering or adding traffic to county or state roadways will require planning review, and likely mitigation, prior to site plan approval. The provided traffic study must be updated to reflect other known and likely nearby uses, including improvements at the CSX yard and the adjacent proposed distribution center site on Kirkville Road in the Town of DeWitt.

The motion was made by James Corbett and seconded by Marty Voss. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; Marty Masterpole - yes; Jim Stelter - yes; Marty Voss - yes.



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: February 05, 2020

OCPB Case # Z-20-18

- 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 ZONE CHANGE from the Town of Manlius Town Board at the request of Brolex Properties for the property located at Genesee Turnpike & Strawmount Trail; 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 the site is located within 500 feet of Route 5 (Genesee Turnpike), a state highway, and the municipal boundary between the Town of Manlius and Madison County; and
- WHEREAS, the applicant is proposing a zone change for two parcels from Restricted Agriculture (RA) and Commercial B (C-B) to Residential 5 (R-5) to facilitate construction of a 132-unit apartment complex; and
- WHEREAS, in 2008, the Board recommended disapproval of a 90-lot residential subdivision (S-08-102), which was approved locally and created the subject parcels; among the reasons for recommending disapproval, the Board noted the subdivision would introduce suburban development outside the urbanized area and require additional public sewerage outside of the Onondaga County Sanitary District, which would be provided by Madison County to the east; and
- WHEREAS, the vacant site is located along Genesee Turnpike (NYS Route 5) in a largely rural area at the outskirts of the Village of Chittenango with pockets of suburban-type residential housing and low-density commercial uses; aerial imagery shows the site has additional frontage on Strawmount Trail, a local road, which also marks the municipal boundary between Onondaga and Madison Counties; and
- WHEREAS, the Town of Manlius 2016 zoning map shows the site is split-zoned Restricted Agriculture (RA) and Commercial B (C-B); proposed zoning for the site is Residential (R-5), which the Town zoning code indicates is intended to provide “a further choice in housing than is available in other residential zoning districts” and permits multiple-family dwellings and accessory structures and uses incidental to multiple-family dwellings; the zoning code also notes that “multiple-family dwelling units should not be single-family or two-family type unattached units, but the design should provide compatibility with existing dwellings nearby and with future development in the Town”; and
- WHEREAS, the submitted Concept Plan dated December 13, 2019 indicates the requested zone change is intended to allow for a 5-building, 132-unit apartment complex; to better conform with the requirements of the proposed R-5 zoning district, the two subject parcels will be subdivided to create two new parcels, proposed Lots 03.1 (7.31 acres) and 03.2 (8.75 acres), as part of the proposed project; per the Town, the applicant is only seeking zone change approval at this time; and

WHEREAS, the apartment project is shown on the northern half of the site, occurring on both of the proposed lots; two proposed parking lots, Lot A (120 spaces) and Lot B (144 spaces) each with its own waste/recycling area, will be constructed on the north side of the development; proposed sidewalks are shown to provide access from the parking areas to the fronts of the buildings; a new monument sign will be installed at the front of the development, along Strawmount Trail; and

WHEREAS, per the Concept Plan, there are two proposed driveways onto Strawmount Trail, one along the northern lot line and one on the south side of the development; each driveway and access road is shown to have a 50' access and utility easement through Lot 03.1 to provide access to the portion of the apartment complex on Lot 03.2; the southern access road is shown to have two Fire Department break gates that appear to limit access via the southern driveway; and

WHEREAS, the Concept Plan shows the southern half of the site is encumbered by wetlands; these wetland areas are noted "to remain, protected"; a portion of the wetland area also occurs on the northern half of the site; both access roads will cross the wetland area, with a proposed culvert and 1,250 sf of wetland fill noted at each crossing; there is no additional information regarding when the wetlands were delineated or who completed the delineation; the submitted Environmental Assessment Form (EAF) dated December 13, 2019 indicates the wetlands are under federal jurisdiction; it is not clear if these wetland boundaries have been confirmed by the US Army Corps of Engineers;

ADVISORY NOTE: the applicant is advised to contact the U.S. Army Corps of Engineers to confirm the presence of federal wetlands on the site; all confirmed wetlands should be shown on the plans for the site and any necessary permits should be obtained for any proposed development or placement of fill in a wetland, or drainage of any confirmed wetlands and buffers; and

WHEREAS, per the EAF, 7.7 acres of the site will be disturbed by the apartment project; stormwater discharges will be directed to storm inlets and stormwater basins; the Concept Plan shows two proposed stormwater facilities on the south side of the developed area;

ADVISORY NOTES: per the NYS Department of Transportation, additional stormwater runoff into the state's drainage system is prohibited; any project that cumulatively disturbs one acre or more of land must be covered under the NYS SPDES Permit; and

WHEREAS, the site does not have existing drinking water or wastewater services and is located outside of the Onondaga County Sanitary District; per the EAF, the project will connect to public drinking water and wastewater utilities; no additional information regarding drinking water or wastewater services was provided; tax maps of the parcel indicate the residential subdivision to the north is served by the Poolsbrook Sewer District which flows through the adjacent Town of Sullivan and ultimately to the Village of Chittenango Sewage Treatment Plant;

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

hydrant flow testing to assess fire flow availability; and

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

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

1. The Town is advised to consider potential impacts to community character from introducing dense multi-family development at the urban-rural fringe, particularly given that such uses may benefit from being located closer to a town or village center that can provide walkable proximity to a variety of land uses.
2. Prior to approval of the zone change, the Town should ensure that drinking water and wastewater services can be appropriately accommodated. If the project intends to connect to and utilize sewer infrastructure that is owned and maintained by Madison County and the neighboring municipalities of Sullivan and Chittenango, a legal agreement is strongly advised to establish jurisdiction, fees, and liability for sewerage conveyance and treatment, or sewer maintenance.
3. The applicant is advised that the New York State Department of Transportation will require ITE Trip Generation traffic figures and a copy of the Stormwater Pollution Prevention Plan (SWPPP) prior to the next phase of development, to meet Department requirements.

The motion was made by James Corbett and seconded by Marty Voss. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; Marty Masterpole - yes; Jim Stelter - yes; Marty Voss - yes.



J.Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: February 05, 2020

OCPB Case # Z-20-19

WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Manlius Planning Board at the request of Joe Woodworth - WJC Works, LLC for the property located at 6985 Collamer 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 Collamer Road (Route 298), a state highway; and

WHEREAS, the applicant is proposing to establish a shirt screening business in an existing commercial building located on a 2.81-acre parcel in a Commercial (CA) zoning district; and

WHEREAS, the site is located along Collamer Road, a state road, with surrounding single-family residential uses, an assisted living facility, and vacant, wooded areas; aerial imagery and the submitted survey map show the site contains an existing one-story building, formerly an auto repair shop; more than 1.5 acres at the rear of the site appears to be vacant and undeveloped; and

WHEREAS, per the survey map, there is an asphalt parking lot at the front of the building with two driveways onto Collamer Road; at the rear of the building there is an asphalt and gravel area enclosed by a chain link fence; the survey shows an existing sign at the front of the site, along Collamer Road; a submitted parking plan shows 72 parking spaces at the front and rear of the building; it is not clear if these parking areas will be paved and/or lined for the spaces shown; ADVISORY NOTE: per the NYS Department of Transportation, signage is not permitted in the state right-of-way and must not obstruct sight distance; no parking will be permitted in the state right-of-way; and

WHEREAS, per the EAF, the proposed project is not anticipated to create stormwater discharge as there is a "paved parking area but sufficient unpaved adjacent land for run-off"; and

WHEREAS, the EAF notes that "soil remediation was done in 2015" and "[r]ecent testing (Phase 2) by proposed buyer Woodworth shows soil is clean and uncontaminated"; a Groundwater Sampling Report dated January 7, 2020 (revised January 8, 2020) was included with the referral materials and indicates that environmental consulting services and a groundwater sampling event were performed at the site; the report notes that any semi-volatile organic compounds (SVOCs) and metals detected are likely associated with urban fill at the site rather than a petroleum spill/release; the report also indicates that the NYSDEC issued a letter on January 7, 2020 stating that "the Department has determined no remedial actions are necessary at this time"; and

WHEREAS, the site is served by public drinking water and an individual septic system; no changes to the existing infrastructure are proposed; per the Groundwater

Sampling Report, the septic system and leach field were located as part of the environmental consulting services and “[t]o assist with future access, the Client’s contractor constructed a concrete riser over the tank access port, and topped with a metal cover at the surface”; and

WHEREAS, GIS mapping shows an area of potential state wetlands located on the rear half of the site in an area that is primarily undeveloped; a small portion of the wetland appears to coincide with the rear gravel area; a portion of the existing building is within the 100’ wetland buffer; and

WHEREAS, the site may contain the Indiana bat, or its associated habitat, which has been listed by the state or federal government as a threatened or endangered animal species (per EAF Mapper); impacts to bat species are often associated with tree clearing and it appears that no trees will be removed as part of the proposed 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:

The Onondaga County Health Department's Bureau of Public Health Engineering must formally accept or approve, respectively, any existing or proposed septic system to service this property prior to municipal approval of the site plan.

The Board also offers the following comment:

Given the residential nature of the surrounding area, the applicant is encouraged to consider adding landscaping to screen parking areas from adjacent properties and improve the aesthetics of the site.

Marty Masterpole disclosed that he has done business with the applicant in the past. It was determined by the Chairman that Mr. Masterpole has no direct financial stake in the proposal and as such would not be required to recuse himself from voting. The motion was made by Marty Voss and seconded by Jim Stelter. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; Marty Masterpole - yes; Jim Stelter - yes; Marty Voss - yes.



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: February 05, 2020

OCPB Case # Z-20-20

- 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 ZONE CHANGE from the Town of Camillus Town Board at the request of Anthony Komuda for the property located at 2986 Warners Road; 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 the site is located within 500 feet of Warners Road (Route 173), a county highway, and a farm operation located in a NYS Agricultural District; and
- WHEREAS, the applicant is proposing a zone change from Residential (R-1) to Rural Residential (R-R) on a 38.82-acre parcel; and
- WHEREAS, the Board is concurrently reviewing a text amendment referral (Z-20-28) that corresponds with the requested zone change; the proposed text amendment will update Chapter 30-Zoning of the Town Code to add "Change the zoning of 2986 Warners Road, TM #: 007.-05-06.1 from R-1 to R-R" to §1503-Amendments to the Zoning Map; and
- WHEREAS, in 2006, the Board reviewed a preliminary subdivision referral (S-06-41) proposing to correct an existing non-conforming subdivision that created the subject parcel and the landlocked parcel to the south; per the Board's recommendations for the preliminary subdivision referral (S-06-41), "No further subdivision shall be permitted for either proposed lot, which must be noted on the filed subdivision plan"; the Board has since reviewed two preliminary subdivision referrals (S-17-65, S-18-29) for iterations of a proposed 3-lot subdivision of the subject parcel and recommended disapproval for each, citing the 2006 recommendation; the 3-lot subdivision was disapproved locally in 2018; in 2019, the Board offered no position with comment for a proposed 2-lot subdivision (S-19-100) of the subject parcel, which is currently under review by the Town Planning Board; and
- WHEREAS, the site is located in a rural area in the Town of Camillus; adjacent lands south and east of the site are enrolled in NYS Agricultural District 3 and appear to contain active farmland; an Agricultural Data Statement was not included with the referral; and
- WHEREAS, per the Town zoning code, the proposed R-R zoning district is "designed to preserve a rural atmosphere and protect environmentally sensitive areas by promoting large individual residential lot development with minimal public infrastructure" and permits agricultural land uses, single-family detached dwellings, and farm stores and hobby accessory uses as a matter of right; uses permitted upon Planning Board approval include cemeteries and accessory uses relating to farm brewery activities and stores; the applicant is requesting the zone change to allow for construction of a new home, which was shown in the subdivision referral (S-19-100) to be planned for one of the proposed lots; and

WHEREAS, per the Town zoning code, the same uses appear to be permitted in both the R-1 and R-R zoning districts; the R-R district has greater lot area, lot width, and minimum setback requirements than the R-1 district, providing for a lower denser of development in the proposed zoning district; and

WHEREAS, the submitted subdivision plan dated January 30, 2018, included with the S-19-100 referral, shows the subject parcel is a flag lot with a 60' right-of-way and frontage on Warners Road, a county road, and an existing 12' wide gravel driveway; the driveway extends to an existing turnaround at the end of the right-of-way and from the turnaround to an existing barn;
ADVISORY NOTE: per the Onondaga County Department of Transportation, all existing or proposed driveways on Warners Road must meet Department requirements; and

WHEREAS, the plan shows the right-of-way includes a 60' easement for ingress and egress and utilities for all lots; the easement extends almost the entire length of the driveway; there is a 30' easement along the western lot line for ingress and egress to the rear landlocked parcel via the turnaround and right-of-way; and

WHEREAS, per the plan, the proposed subdivision currently under review by the Town Planning Board will create two new lots, Lot 8A (31.30 acres) and Lot 8B (6.65 acres), with Lot 8A containing the right-of-way, driveway, turnaround, and existing barn; the plan shows a proposed 24' wide turn out for the driveway, to occur in the right-of-way, and a proposed house adjacent to the barn on Lot 8A; Lot 8B is shown in the plan to be vacant and landlocked; the proposed parcel will be served by the existing driveway and turnaround; the plan states "adequate turnaround to be provided near the end of access drive for emergency vehicles" on Lot 8B; and

WHEREAS, GIS mapping shows the site's topography is fairly severe, dropping more than 150' from the top of the hill centered on the adjacent landlocked parcel to the turnaround at the front of the subject parcel; and

WHEREAS, per the referral notice, the site has an existing connection to public drinking water services; a new individual septic system is proposed, which will presumably serve the proposed house; and

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

WHEREAS, the site may contain the Indiana bat, or its associated habitat, which has been listed by the state or federal government as a threatened or endangered animal species (per EAF Mapper); impacts to bat species are often associated with tree clearing and from the referral it appears that no trees will be removed as part of the proposed action; 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 Board and Planning Board are advised to consider the requested zone change concurrently with the current subdivision review to ensure that all proposed lots will meet the dimensional requirements of the R-R zoning district.

The motion was made by James Corbett and seconded by Marty Voss. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; Marty Masterpole - yes; Jim Stelter - yes; Marty Voss - yes.



J.Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: February 05, 2020

OCPB Case # Z-20-21

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Camillus Planning Board at the request of TORS Holdings, LLC (Dr. Joseph Barry) for the property located at 101 Knowell 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 (Route 98), a county highway; and
- WHEREAS, the applicant is proposing to expand an existing parking lot on a 0.53-acre parcel in a Limited Business Office (LBO) zoning district; and
- WHEREAS, the site is located at the intersection of West Genesee Street, a county road, and Knowell Road, a local road, with surrounding residential and commercial land uses; the submitted Expanded Parking Plan shows the site contains an existing building (1,511 sf), which appears from aerial imagery to be a house that has been converted to a professional office; and
- WHEREAS, per the plan, there is existing landscaping at the front and rear of the building, a rear patio and shed, and a sidewalk from the rear entrance to a small parking lot behind the building; the parking lot has two existing driveways onto Knowell Road;
ADVISORY NOTE: per the Onondaga County Department of Transportation, no access to West Genesee Street will be permitted, nor is it indicated in the plans; and
- WHEREAS, per the plan, the proposed parking lot expansion will extend the parking area closer to the western lot line, providing a total of 10 parking spaces, including 1 handicap accessible space; a landscape buffer with 7 proposed arborvitae is shown to separate the parking lot from the adjacent residential lot to the west; per the local application, the parking lot expansion is intended to accommodate a change in business owner; and
- WHEREAS, per the submitted Environmental Assessment Form (EAF), 0.13 acres of the site will be disturbed by the proposed project; stormwater discharges will be directed to an existing storm sewer in Knowell Road;
ADVISORY NOTE: per the Onondaga County Department of Transportation, additional stormwater runoff into the county's drainage system is prohibited; and
- WHEREAS, the site is served by public drinking water and sewers and is located in the Metropolitan Wastewater Treatment Plant service area; no changes to the existing infrastructure are proposed; and
- WHEREAS, per the Onondaga County Department of Water Environment Protection, the submitted project is located in an area designated as flow constrained or impacted by excessive wet weather flow or is tributary to a Combined Sewer

Overflow (CSO);

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

WHEREAS, the site is located near the Wilcox Octagon House, which is listed on, or has been nominated by the NYS Board of Historic Preservation for inclusion on, the State or National Register of Historic Places; and

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

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

The applicant is encouraged to provide landscaping along the northern lot line to screen the parking lot from the adjacent residential use to the north.

The motion was made by James Corbett and seconded by Marty Voss. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; Marty Masterpole - yes; Jim Stelter - yes; Marty Voss - yes.



J.Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: February 05, 2020

OCPB Case # Z-20-22

- 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 Camillus Planning Board at the request of Zeck Builders, Inc. for the property located at 2568 Hambletonian Way; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Route 5, a state highway, and a farm operation located in a NYS Agricultural District; and
- WHEREAS, the applicant is proposing construction of a 1,500 square foot office building and related site improvements on a 0.64-acre parcel in a Planned Unit Development (PUD) zoning district; and
- WHEREAS, in 2008, the Board recommended modification of concurrent site plan (Z-08-179) and subdivision (S-08-30) referrals proposing a 3-lot subdivision, which was approved and created the subject parcel, and construction of a 3,600 sf office building as part of the Wellington Planned Community; the Board cited required traffic generation and stormwater management information; and
- WHEREAS, the vacant parcel, part of the Wellington Planned Community, is located along NYS Route 5 just west of the Village of Camillus and the Route 5 on and off ramps; the Wellington commercial development currently includes a child care center, federal credit union, and medical supply store; the surrounding area is a mix of residential land uses, the West Hill Golf Course, and agricultural lands; and
- WHEREAS, the site is adjacent to actively farmed lands enrolled in NYS Agricultural District 3, for which the owner is seeking endorsement by the Onondaga County Agriculture & Farmland Protection Board to apply for state farmland protection grant funding to place an agricultural conservation easement on the land to continue agricultural activity on the site; an Agricultural Data Statement was not included with the referral materials; and
- WHEREAS, the submitted site plan dated January 6, 2020 shows the parcel is triangular-shaped with limited frontage on Route 5; the site is primarily oriented towards, and nearly all of its frontage occurs on, Hambletonian Way, a local road that serves the Wellington commercial development and a residential subdivision to the south; the Route 5 and Hambletonian Way intersection is unsignalized, with right-in, right-out only access; the Wellington commercial development is also served by Cobbler Way, a full access local road to the west that occurs at an existing traffic signal on Route 5; and
- ADVISORY NOTE: per the NYS Department of Transportation, no additional access to Route 5 will be permitted, nor is it indicated in the plans; and
- WHEREAS, per the site plan, the proposed office building (1,500 sf) will be constructed near the southern lot line; there will be a parking lot with 6 spaces, including 1 handicap accessible space, at the front of the building and a rear parking lot

with 4 additional spaces; a proposed driveway is shown with access to Hambletonian Way; no additional information regarding a building occupant was included with the referral; and

WHEREAS, the site plan shows proposed landscaping at the front of the office building and a proposed monument sign adjacent to the driveway; a future 80' wide road right-of-way is shown on the north side of the developed area, less than 120' from the state right-of-way; no additional information is provided regarding plans for the future right-of-way, though it appears to include an existing farm access road and serve the adjacent agricultural lands; and

WHEREAS, per the submitted Environmental Assessment Form (EAF) dated January 6, 2020, 0.45 acres of the site will be disturbed by the proposed project; per the EAF, the site presently drains to adjacent agricultural lands, wherein an existing piped drain tile extends through the adjacent parcel and conveys runoff downstream; aerial imagery shows Ninemile Creek occurs on lands south of the site and adjacent farmland;

ADVISORY NOTE: per the NYS Department of Transportation, additional stormwater runoff into the state's drainage system is prohibited; and

WHEREAS, the site has access to public drinking water and sewers and is located in the Metropolitan Wastewater Treatment Plant service area; new municipal connections to public drinking water and sewer infrastructure are proposed; ADVISORY NOTES: the Onondaga County Department of Water Environment Protection asks that the applicant contact the Department's Flow Control office to determine sewer availability and capacity; the applicant is advised to contact OCWA's Engineering Department to determine the activities and structures permitted within OCWA easements/right-of-ways, water availability and service options, obtain hydrant flow test information, evaluate backflow prevention requirements, and/or request that the Authority conduct hydrant flow testing to assess fire flow availability; and

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

ADVISORY NOTE: per the Onondaga County Department of Water Environment Protection, the applicant is advised to develop a 1 gallon to 1 gallon sanitary flow offset plan/project in coordination with the municipal engineer; and

WHEREAS, per the Central New York Regional Transportation Authority (CENTRO), Route 5 has public transit service and bus stops are located at the front of the site, along Route 5; and

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

WHEREAS, ADVISORY NOTE: any application for a special use permit, site plan approval, use variance, or subdivision approval requiring municipal review and approval that would occur on or within 500 feet of a property within a NYS Certified Agricultural District is required by the NYS Agricultural and Markets Law to include an Agricultural Data Statement; 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 encouraged to explore opportunities for shared access and parking facilities within the Wellington Planned Community, particularly given any plans for continued buildout of this area.
2. To improve walkability among the existing residential and commercial land uses, and provide better access to public transit in this area, the Town and applicant are encouraged to install sidewalks throughout the Wellington Planned Community with access to the nearby bus route on Route 5, provide a planting strip between the sidewalk and road network, and extend any new sidewalks to the front entrance of the proposed and existing commercial buildings.
3. The applicant and Town are encouraged to be sensitive in its land uses and site planning, so as not to conflict with or impede the continued use of adjacent lands for active agriculture.

The motion was made by James Corbett and seconded by Marty Voss. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; Marty Masterpole - yes; Jim Stelter - yes; Marty Voss - yes.



J.Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: February 05, 2020

OCPB Case # Z-20-23

- 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 Jessica Haskins / MAD Baseball & Softball Academy for the property located at 8701 Henry Clay Boulevard; 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 Henry Clay Boulevard (Route 265) and Ver Plank Road (Route 141), both county highways; and
- WHEREAS, the applicant is proposing construction of a 60' x 120' baseball training facility and a 20' x 20' concession stand and renovations to the existing dugouts on a 23.23-acre parcel in a Recreation (REC-1) zoning district; and
- WHEREAS, the site is located along Henry Clay Boulevard, a county road, and abuts Clay Park North, a town park, to the west; other surrounding land uses are a mix of residential, low-density commercial, municipal, including the Clay Town Hall and Highway Department, and vacant and agricultural lands; and
- WHEREAS, the submitted Existing Conditions Plan dated December 15, 2019 shows the site contains an existing recreational use, Santaro Park, which appears to be a privately-owned baseball and softball facility; the site has three existing ball fields, each with 2 dugouts and centered around a small mechanical building; there is a New York Power Authority (NYPA) right-of-way crossing the northern portion of the site, which contains utility lines and transmission towers; the plan shows parking areas that occur within the NYPA right-of-way and provide space for 180 vehicles; aerial imagery shows these parking areas are grass; there is no additional information indicating if the parking areas are currently gravel or paved, or will be as part of the proposed project; and
- WHEREAS, the submitted Amended Site Plan shows the new training facility building (60' x 120') will be constructed north of the ball fields; a new concession stand (20' x 20') will be constructed adjacent to the mechanical building and the dugouts will be renovated; per the submitted Building Plan, the training building will include 4 batting cages, 4 sets of bleachers, office space, and restrooms; the Amended Site Plan shows 5 parking spaces, including 3 handicap accessible spaces, at the front of the training building; there is no additional information indicating if the parking will be gravel or asphalt, and what the extent of any asphalt or gravel will be; and
- WHEREAS, per the plans, there is an existing asphalt driveway onto Henry Clay Boulevard, to remain; the driveway is located entirely within the NYPA right-of-way; aerial imagery shows the driveway ends at a gravel area, which is not depicted in the plans; the site also has an existing fence along the Henry Clay Boulevard frontage, which includes an entrance gate at the driveway;
- ADVISORY NOTE: per the Onondaga County Department of Transportation,

all existing or proposed driveways on Henry Clay Boulevard must meet Department requirements; and

WHEREAS, per the Existing Conditions Plan, there are 14 existing light poles around the perimeter of the ball fields; no additional light poles are shown in the Amended Site Plan; and

WHEREAS, per the submitted Environmental Assessment Form (EAF) dated December 29, 2019, 0.37 acres of the site will be disturbed by the proposed project; and

WHEREAS, per the referral notice, the site is served by public drinking water and an individual septic system; a new connection to public drinking water is proposed and the Amended Site Plan shows a proposed septic system to serve the training building with a septic field occurring between the building and the road;

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

WHEREAS, the site may contain the Indiana Bat or Pied-billed Grebe, or their associated habitats, which have been listed by the state or federal government as threatened or endangered animal species (per EAF Mapper); impacts to bat species are often associated with tree clearing and from the aerial imagery it appears that some trees will be removed as part of the proposed project; ADVISORY NOTE: per the NYS Department of Environmental Conservation (DEC), if the site contains a threatened or endangered species and/or associated habitat, and the project requires review under the State Environmental Quality Review Act (SEQRA), a request for a project screening should be submitted to the New York Natural Heritage Program or to the regional DEC Division of Environmental Permits office; and

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

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

The Onondaga County Health Department's Bureau of Public Health Engineering must formally accept or approve, respectively, any existing or proposed septic system to service this property prior to municipal approval of the site plan.

The motion was made by Marty Voss and seconded by Jim Stelter. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; Marty Masterpole - yes; Jim Stelter - yes; Marty Voss - yes.



J.Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: February 05, 2020

OCPB Case # Z-20-24

- 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 OTHER AUTHORIZATION from the City of Syracuse Zoning Administration at the request of Burnet Eight, LLC for the property located at 112-116 Burnet Avenue; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review authorizations which a referring body may issue under the provisions of any zoning ordinance or local law and the site is located within 500 feet of Route 690 and Route 81, both state highways; and
- WHEREAS, the applicant is proposing to subdivide one lot into two new lots, New Lot 18A (5,255.83 sf) and New Lot 18B (4,801.43 sf), in a Commercial (CA) zoning district; and
- WHEREAS, the site is located in the City's Northside neighborhood just north of the I-81/I-690 interchange; the elevated section of I-81 in this area is nearing the end of its useful life; discussions regarding the fate of I-81 have been ongoing and have identified several project alternatives; the Draft Environmental Impact Statement that has been prepared as part of the I-81 Viaduct Project environmental review process identifies parcels that may be impacted by one of the project alternatives, and this parcel does not appear to be one of them; and
- WHEREAS, the submitted survey map dated July 11, 2019 shows the site is a corner parcel with frontage on Burnet Avenue and Decker Street, both city streets; there is a two-story multi-family building oriented towards the Burnet Avenue frontage with front porches and sidewalks connecting to the existing sidewalk along the street and a rear fire escape and grass strip; the rear half of the site has an asphalt parking area oriented towards, and with two access points onto, Decker Street; and
- WHEREAS, per the survey map, the rear asphalt area has several easements, including a 19' wide "mutual easement area" on the northern portion of the asphalt area, adjacent to the building, an "exclusive easement area" over the remainder of the asphalt area, and a 30' "turn around easement" at the southwest corner; and
- WHEREAS, the submitted resubdivision plan dated December 11, 2019 shows New Lot 18A (5,255.83 sf) will contain the existing building and New Lot 18B (4,801.43 sf) will contain the rear asphalt area; per the local application, the resubdivision is intended to provide on-site parking for a new business that will be located next door; aerial imagery shows on-street parking is also available on both sides of Burnet Avenue in this area; and
- WHEREAS, the site is served by public drinking water and sewers and is located in the Metropolitan Wastewater Treatment Plant service area; no changes to the existing infrastructure are proposed; and

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

WHEREAS, the City of Syracuse is currently undertaking a comprehensive project to revise and modernize zoning in the City; per the ReZone Syracuse Proposed Zoning Map dated December 2019, the proposed zoning for this lot is Mixed Use Office (MX-3), which would act to “provide for pedestrian-friendly, transit-supportive areas of higher-density residential development and compatible nonresidential uses, such as offices and supporting commercial uses”; and

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

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

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

The motion was made by Marty Voss and seconded by Marty Masterpole. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; Marty Masterpole - yes; Jim Stelter - yes; Marty Voss - yes.



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: February 05, 2020

OCPB Case # Z-20-25

- 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 SITE PLAN from the Town of Geddes Planning Board at the request of Delta Sonic for the property located at 3328 West Genesee Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of NYS Route 5 and West Genesee Street, a state highway east of Westlind Road and a county highway (Route 98) west of Westlind Road; and
- WHEREAS, the applicant is proposing construction of a 556 sf addition to the rear of the existing building located on a 4.53-acre parcel in a Commercial A zoning district; and
- WHEREAS, in 2012, the Board recommended modification of concurrent special permit (Z-12-212) and site plan (Z-12-213) referrals to construct and operate the present Delta Sonic car wash, gas station and retail store, citing traffic and drainage data requirements, access requirements, and compliance with Local Law No. 1 of 2011 to offset projected wastewater flow; in 2013, the Board reviewed a special permit referral (Z-13-238) for a modification to the previously approved special permit, which removed a proposed oil change facility and replaced it with additional on-site parking; and
- WHEREAS, the site is located along West Genesee Street, which is state-owned in this location, and just west of the NYS Route 5 on and off ramps; West Genesee Street is a highly commercialized corridor in the Fairmount area, with big box retailers and other commercial uses along the road front; there are residential neighborhoods to the north and south of the corridor, with the site abutting single-family residential lots to the west and north; and
- WHEREAS, the submitted Existing Conditions plan dated January 8, 2020 shows the site contains a large existing building, which includes Delta Sonic's convenience store, detail shop and car wash; there is parking at the front and side of the building, a drive-thru lane for pickup on the west side of the building, a canopied area with 11 vacuum stations along the western lot line, and a fuel canopy with gas pumps at the front of the site; vehicles are directed through Delta Sonic's car wash operations via 4 drive lanes to an existing pre-wash building at the rear of the site, which is connected to the larger building by a canopied area, and then through the car wash in the eastern side of the building; and
- WHEREAS, the submitted Site Plan shows the proposed addition (556 sf) at the rear of the convenience store building in an area that currently appears to be parking and a concrete patio/sidewalk; the local application notes that the addition will be used for on-site employee training; and
- WHEREAS, per the plans, the site has an existing driveway onto West Genesee Street, which is limited to right-out only movements by a curbed median; West

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E-mail Address: countyplanning@ongov.net

Genesee Street has left turn and right turn lanes that allow for entrance to the site from both the westerly and easterly directions; there are some existing sidewalks at the front of the site, primarily occurring at the driveway and western lot line; no changes to access are proposed; and

WHEREAS, per the submitted Environmental Assessment Form (EAF) dated December 11, 2019, less than 1 acre of the site will be disturbed by the proposed project; and

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

ADVISORY NOTE: given the proposed expansion, the applicant is advised to contact OCWA's Engineering Department to determine the activities and structures permitted within OCWA easements/right-of-ways, water availability and service options, obtain hydrant flow test information, evaluate backflow prevention requirements, and/or request that the Authority conduct hydrant flow testing to assess fire flow availability; the applicant is also advised to contact the Onondaga County Department of Water Environment Protection Flow Control office to determine sewer availability and capacity; and

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

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

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

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

The motion was made by Marty Voss and seconded by Marty Masterpole. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; Marty Masterpole - yes; Jim Stelter - yes; Marty Voss - yes.



J.Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: February 05, 2020

OCPB Case # Z-20-26

- 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 Village of Fayetteville Planning Board at the request of Devin Del Pos, Laker Development for the property located at 547 East Genesee Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of East Genesee Street (New York State Route 5) and the municipal boundary between the Village of Fayetteville and the Town of Manlius; and
- WHEREAS, the applicant is proposing to construct a grocery store, memory care facility and commercial building on a 32.9-acre parcel zoned Industrial (I) and Residential (R-1); and
- WHEREAS, the Board is concurrently reviewing area variance (Z-20-27) and preliminary subdivision (S-20-5) referrals as part of the proposed project; in 2019, the Board reviewed concurrent preliminary subdivision (S-19-79) and project site review (Z-19-295) referrals for a previous iteration of the project; the project has since been modified to exclude any development of the residential land, proposed Lot D, which was previously proposed; in 2018, the Board reviewed concurrent zone change (Z-18-52) and site plan (Z-18-53) referrals to change the zoning of the subject parcel to Planned Unit Development (PUD) for a mixed-use development project, to include 2,000 sf of commercial space, 150 apartments, and 50 townhouses; the zone change and site plan did not move forward at the local level; a similar multi-family residential development was also reviewed in 2015; at that time, the Board reviewed concurrent zone change (Z-15-329) and area variance (Z-15-330) referrals to change the zoning of the subject parcel to Planned Residential Development (PRD) and increase maximum building height to allow for a 250-unit residential community; the zone change application was withdrawn by the applicant, and presumably the area variance was as well; and
- WHEREAS, the site is located east of the New York State Route 5/Route 257 intersection in the Village Center and is situated between/behind a Nice N Easy Grocery Shoppe, a U.S. Post Office, and a residential office building, to remain; per aerial imagery, the developed front of the subject parcel along Route 5 is zoned Industrial and contains the former O'Brien and Gere facility (previously Accurate Die Casting), to be demolished; the undeveloped rear of the parcel is zoned R-1 and contains wooded land and Bishop Brook; the site is surrounded by other R-1 neighborhood parcels and residential land; and
- WHEREAS, the submitted subdivision plan dated September 2, 2019 shows the site will be divided into four new lots; proposed Lots A, B, and C are all zoned Industrial (I) and Lot D is zoned Residential (R-1); there is a proposed 90' wide access easement along the boundaries between Lots A, B, and C; per the

submitted Concept Plan dated January 29, 2020, proposed Lot A (9.54 acres) will contain a 56,550 gross sf building, a grocery store, with a large parking lot (283 spaces) at the front of the building, rear loading docks, and a drive-thru lane along the west side of the building; proposed Lot B (0.78 acres), an outparcel at the front of the site, will contain a 3,500 sf commercial building with parking (30 spaces) at the rear and west sides of the building; proposed Lot C (6.35 acres) will contain a 36,000 sf building, a memory care facility, with two enclosed courtyard areas, a front u-shaped drop-off area, and parking (47 spaces) along three sides of the building; there is an existing shed structure on Lot C, to remain; Lot D (15.2 acres) contains all of the rear, forested and undeveloped land and is intended for a future walking trail, which is shown to be accessible via a proposed 10-space parking lot, as well as a sidewalk extension from the adjacent commercial development; per the local application, variances are sought to permit building sizes of 56,550 sf and 36,000 sf, where the maximum permitted building size in the Industrial zoning district is 10,000 sf, and to reduce the lot width requirement, which is interpreted as road frontage by Village codes, for proposed Lot D from 75' to 0'; and

WHEREAS, additional site improvements are shown in the Site Plan to include landscaping, generally around the perimeter of the parking areas; the site has existing concrete sidewalks along the Route 5 frontage; proposed sidewalks are shown around the buildings, providing pedestrian access from parking areas to the building entrances; additional sidewalks and crosswalks are shown to facilitate pedestrian access throughout the site and ultimately connect to the Route 5 sidewalk; there is a proposed, full access driveway onto Route 5 with dual exit lanes and an internal drive network serving Lots A, B, and C; a proposed right-in, right-out only driveway is shown to the east, with an interconnection to the adjacent residential office building parcel; the right-in, right-out driveway appears to take the place of an existing full access driveway that also serves the adjacent office building, which has no additional access to Route 5; per the local application, proposed hours of operation for the new development will be 24-7; the development will occur in stages; a Traffic Impact Study dated January 2020 was included with the referral materials; the traffic impact study includes a capacity analysis and crash analysis, and recommends the following improvements: 1) construct a 200' eastbound left turn lane at the full access driveway, 2) construct a 150' southbound right turn lane on the full access driveway for traffic exiting the site, 3) install a three phase traffic signal on East Genesee Street at the full access driveway, and 4) optimize signal timings at the East Genesee Street/Route 257/Salt Springs Road intersection; per the NYS Department of Transportation, review of the traffic data is still required to determine whether a traffic signal will be required for the full access or not;

ADVISORY NOTES: per the NYS Department of Transportation, dual exits are not permitted at unsignalized driveways; the proposed driveways onto Route 5 require highway access and work permits from the NYS Department of Transportation and will be subject to the availability of sight distance; and

WHEREAS, per the submitted Environmental Assessment Form (EAF) dated November 22, 2019, 16.5 acres of the site will be disturbed by the proposed project; per the Concept Plan, there are three proposed stormwater mitigation areas on proposed Lot A; per the EAF, stormwater management facilities will drain towards Bishop Brook on the north side of the site; a Stormwater Pollution Prevention Plan (SWPPP) dated January 29, 2020 was included with the

referral materials;

ADVISORY NOTES: per the NYS Department of Transportation, additional stormwater runoff into the state's drainage system is prohibited; any project that cumulatively disturbs one acre or more of land must be covered under the NYS SPDES Permit, and the municipality is advised to ensure that the applicant has obtained the appropriate permits from the NYS Department of Environmental Conservation prior to municipal approval; and

WHEREAS, the site has access to public drinking water and sewers and is located in the Meadowbrook Limestone Wastewater Treatment Plant service area; per the local application, the project will tie in to the existing water main within the Route 5 right-of-way, owned by the Onondaga County Water Authority (OCWA); the project will also tie in to an existing sewer line in the right-of-way; per the EAF, anticipated drinking water usage and liquid waste generation are each 7,680 gallons per day; per the Onondaga County Department of Water Environment Protection, the submitted project is located in an area designated as flow constrained or impacted by excessive wet weather flow or is tributary to a Combined Sewer Overflow (CSO);
ADVISORY NOTES: the applicant is advised to contact OCWA's Engineering Department to determine the activities and structures permitted within OCWA easements/right-of-ways, water availability and service options, obtain hydrant flow test information, evaluate backflow prevention requirements, and/or request that the Authority conduct hydrant flow testing to assess fire flow availability; per the Onondaga County Department of Water Environment Protection, any and all demolition of buildings requires a permit for sewer disconnects, and the applicant must contact Plumbing Control to ensure appropriate permits are obtained; the Onondaga County Department of Water Environment Protection asks that the applicant contact the Department's Flow Control office to determine sewer availability and capacity; per the Onondaga County Department of Water Environment Protection, the applicant must develop a 1 gallon to 1 gallon sanitary flow offset plan/project in coordination with the municipal engineer; and

WHEREAS, per the Central New York Regional Transportation Authority (CENTRO), the nearest transit line is approximately 1,500 feet to the west on Route 5 near the Fayetteville Village Hall, at which point service veers towards the Village of Manlius on Route 257; the Village Hall location has limited weekday service and there are no plans for future increases to the level of service further east on Route 5; and

WHEREAS, according to the New York State Department of Environmental Conservation (NYS DEC) Environmental Site Remediation database, the former Accurate Die Casting plant on the subject parcel falls under remediation site codes, C734052 and 734052; the submitted Project Narrative indicates the site has been under treatment to remove contaminants from the subsurface for over 20 years; as part of the re-development project, Brownfield Cleanup Program (BCP) assistance is being sought, which requires a locally approved re-development project before assistance is provided; as such, the first phase of the project will be to perform the environmental cleanup as agreed to by the NYS DEC cleanup action plan; and

WHEREAS, Bishop Brook, a classification C(TS) protected stream (per EAF Mapper) and tributary to Limestone Creek, crosses the northeast corner of the site in an area that is currently forested; current FEMA Flood Insurance Rate Maps (FIRM) show the extent of the 100-year floodplain and floodway associated

with Bishop Brook and it appears to be limited to proposed Lot D; GIS mapping shows this area of Lot D may also be encumbered by federal wetlands; Lot D is intended for a future walking trail and 10-space parking lot; an optional timber walking bridge to Coulter Park, a Village park to the northeast, is also shown to allow for a Bishop Brook crossing; ADVISORY NOTES: 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; the applicant is advised to conduct a formal wetland delineation to determine the presence and location of any federal wetlands on the site; delineated wetlands must be confirmed by the U.S. Army Corps of Engineers and shown on the plans for the site, and proposed development or placement of fill in a federal wetland, or drainage of federal wetlands on site will be subject to the permitting requirements of the Army Corps; and

WHEREAS, the site may contain the Northern long-eared bat, or its associated habitat, which has been listed by the state or federal government as a threatened or endangered animal species (per EAF Mapper) and the project site is located in or near a significant natural community (maple-basswood rich mesic forest); ADVISORY NOTES: per the NYS Department of Environmental Conservation (DEC), if the site contains a threatened or endangered species and/or associated habitat, and the project requires review under the State Environmental Quality Review Act (SEQRA), a request for a project screening should be submitted to the New York Natural Heritage Program or to the regional DEC Division of Environmental Permits office; per the DEC, a careful on-site evaluation should also be done to confirm the size, status, and specific locations of any natural communities on the parcel, and to document the presence of any significant plants or wildlife as part of SEQR; and

WHEREAS, the Fayetteville Comprehensive Plan updated in 2014 identified this site as one of its focal planning areas, referring to it as an underutilized transitional space between the Upper Business District character area and eastern residential areas, noting potential traffic congestion increases as a result in any change of use; the concept plan in the document would be “based on creating a campus-type development that is compatible with adjacent residential character areas and is sensitive to the Bishop Brook open space corridor”; the concept emphasizes flexibility in use, access management on Genesee Street, and preserving natural buffers to create recreational connections, protect water quality of the brook, and screen visual impacts from the road; the Upper Business District character area as defined in the 2006 Fayetteville Commercial Design Guidelines indicates the area contains varying building sizes, types, and dispositions with a uniting element of a continued village streetscape; the guidelines state the streetscape “should be fiercely maintained” along with green space and well-screened parking to soften the commercial feel of the area; and

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

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

The applicant is required to coordinate Route 5 access plans with the New York State Department of Transportation. To meet Department requirements, the applicant must also submit a copy of the Stormwater Pollution Prevention Plan (SWPPP), a copy of Traffic Impact Study, and a lighting plan to show no glare or spillover onto adjacent properties or the state right-of-way. The municipality must ensure any mitigation as may be determined by the Department is reflected on the project plans prior to, or as a condition of, municipal approval.

The Board also offers the following comment(s):

1. Given the proximity of the development to potential wetlands and Bishop Brook and its associated floodplain and floodway, the applicant is encouraged to 1) retain as much existing tree cover as possible, 2) reduce impermeable surfaces, and 3) utilize green infrastructure (roof gardens, rain gardens, etc.) wherever possible to reduce stormwater and protect stormwater quality. For more information on stormwater management and opportunities to incorporate green infrastructure elements into project plans, contact the Onondaga County Save the Rain program at 315-435-2260 or visit <http://savetherain.us>.
2. To more fully realize the intentions of a denser, Village-scaled development, the applicant is encouraged to consider opportunities to incorporate elements such as shared parking and cross-connections with the adjacent gas station and post office uses, and promote mixed-use character via multi-story buildings and future infill in parking lots. For consistency with the Village streetscape concepts defined in the 2006 Fayetteville Commercial Design Guidelines, a revised site plan should also provide common greenspace areas, screen parking areas with landscaping, and situate parking at the rear of the buildings.
3. The Town and applicant are advised to ensure the proposed internal road layout meets the requirements of local emergency service providers for ingress and egress.
4. Given the history of site contamination and remediation efforts, the Board advises the municipality to ensure that the proposed use and development of the site will not be inhibited by the continued site management under the State Superfund Program and will not impact or be impacted by any mitigation efforts under the Brownfield Cleanup Program.
5. The applicant and Village are encouraged to consider changing the zoning of the rear parcel to suit the proposed recreation and open space use.

The motion was made by Marty Voss and seconded by Jim Stelter. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; Marty Masterpole - yes; Jim Stelter - yes; Marty Voss - yes.



J.Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: February 05, 2020

OCPB Case # Z-20-27

- 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 Village of Fayetteville Zoning Board of Appeals at the request of Devin Del Pos, Laker Development for the property located at 547 East Genesee Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the granting of use or area variances and the site is located within 500 feet of East Genesee Street (New York State Route 5) and the municipal boundary between the Village of Fayetteville and the Town of Manlius; and
- WHEREAS, the applicant is requesting area variances to increase the maximum building size from 10,000 sf to 56,550 sf and 36,000 sf and reduce lot width, which is interpreted as road frontage by the Village Zoning Code, from 75 feet to 0 feet as part of a project to construct a grocery store, memory care facility and commercial building on a 32.9-acre parcel zoned Industrial (I) and Residential (R-1); and
- WHEREAS, the Board is concurrently reviewing site plan (Z-20-26) and preliminary subdivision (S-20-5) referrals as part of the proposed project; in 2019, the Board reviewed concurrent preliminary subdivision (S-19-79) and project site review (Z-19-295) referrals for a previous iteration of the project; the project has since been modified to exclude any development of the residential land, proposed Lot D, which was previously proposed; in 2018, the Board reviewed concurrent zone change (Z-18-52) and site plan (Z-18-53) referrals to change the zoning of the subject parcel to Planned Unit Development (PUD) for a mixed-use development project, to include 2,000 sf of commercial space, 150 apartments, and 50 townhouses; the zone change and site plan did not move forward at the local level; a similar multi-family residential development was also reviewed in 2015; at that time, the Board reviewed concurrent zone change (Z-15-329) and area variance (Z-15-330) referrals to change the zoning of the subject parcel to Planned Residential Development (PRD) and increase maximum building height to allow for a 250-unit residential community; the zone change application was withdrawn by the applicant, and presumably the area variance was as well; and
- WHEREAS, the site is located east of the New York State Route 5/Route 257 intersection in the Village Center and is situated between/behind a Nice N Easy Grocery Shoppe, a U.S. Post Office, and a residential office building, to remain; per aerial imagery, the developed front of the subject parcel along Route 5 is zoned Industrial and contains the former O'Brien and Gere facility (previously Accurate Die Casting), to be demolished; the undeveloped rear of the parcel is zoned R-1 and contains wooded land and Bishop Brook; the site is surrounded by other R-1 neighborhood parcels and residential land; and
- WHEREAS, the submitted subdivision plan dated September 2, 2019 shows the site will

be divided into four new lots; proposed Lots A, B, and C are all zoned Industrial (I) and Lot D is zoned Residential (R-1); there is a proposed 90' wide access easement along the boundaries between Lots A, B, and C; per the submitted Concept Plan dated January 29, 2020, proposed Lot A (9.54 acres) will contain a 56,550 gross sf building, a grocery store, with a large parking lot (283 spaces) at the front of the building, rear loading docks, and a drive-thru lane along the west side of the building; proposed Lot B (0.78 acres), an outparcel at the front of the site, will contain a 3,500 sf commercial building with parking (30 spaces) at the rear and west sides of the building; proposed Lot C (6.35 acres) will contain a 36,000 sf building, a memory care facility, with two enclosed courtyard areas, a front u-shaped drop-off area, and parking (47 spaces) along three sides of the building; there is an existing shed structure on Lot C, to remain; Lot D (15.2 acres) contains all of the rear, forested and undeveloped land and is intended for a future walking trail, which is shown to be accessible via a proposed 10-space parking lot, as well as a sidewalk extension from the adjacent commercial development; per the local application, variances are sought to permit building sizes of 56,550 sf and 36,000 sf, where the maximum permitted building size in the Industrial zoning district is 10,000 sf, and to reduce the lot width requirement, which is interpreted as road frontage by Village codes, for proposed Lot D from 75' to 0'; and

WHEREAS, additional site improvements are shown in the Site Plan to include landscaping, generally around the perimeter of the parking areas; the site has existing concrete sidewalks along the Route 5 frontage; proposed sidewalks are shown around the buildings, providing pedestrian access from parking areas to the building entrances; additional sidewalks and crosswalks are shown to facilitate pedestrian access throughout the site and ultimately connect to the Route 5 sidewalk; there is a proposed, full access driveway onto Route 5 with dual exit lanes and an internal drive network serving Lots A, B, and C; a proposed right-in, right-out only driveway is shown to the east, with an interconnection to the adjacent residential office building parcel; the right-in, right-out driveway appears to take the place of an existing full access driveway that also serves the adjacent office building, which has no additional access to Route 5; per the local application, proposed hours of operation for the new development will be 24-7; the development will occur in stages; a Traffic Impact Study dated January 2020 was included with the referral materials; the traffic impact study includes a capacity analysis and crash analysis, and recommends the following improvements: 1) construct a 200' eastbound left turn lane at the full access driveway, 2) construct a 150' southbound right turn lane on the full access driveway for traffic exiting the site, 3) install a three phase traffic signal on East Genesee Street at the full access driveway, and 4) optimize signal timings at the East Genesee Street/Route 257/Salt Springs Road intersection; per the NYS Department of Transportation, review of the traffic data is still required to determine whether a traffic signal will be required for the full access or not;

ADVISORY NOTES: per the NYS Department of Transportation, dual exits are not permitted at unsignalized driveways; the proposed driveways onto Route 5 require highway access and work permits from the NYS Department of Transportation and will be subject to the availability of sight distance; and

WHEREAS, per the submitted Environmental Assessment Form (EAF) dated November 22, 2019, 16.5 acres of the site will be disturbed by the proposed project; per the Concept Plan, there are three proposed stormwater mitigation areas on

proposed Lot A; per the EAF, stormwater management facilities will drain towards Bishop Brook on the north side of the site; a Stormwater Pollution Prevention Plan (SWPPP) dated January 29, 2020 was included with the referral materials;

ADVISORY NOTES: per the NYS Department of Transportation, additional stormwater runoff into the state's drainage system is prohibited; any project that cumulatively disturbs one acre or more of land must be covered under the NYS SPDES Permit, and the municipality is advised to ensure that the applicant has obtained the appropriate permits from the NYS Department of Environmental Conservation prior to municipal approval; and

WHEREAS, the site has access to public drinking water and sewers and is located in the Meadowbrook Limestone Wastewater Treatment Plant service area; per the local application, the project will tie in to the existing water main within the Route 5 right-of-way, owned by the Onondaga County Water Authority (OCWA); the project will also tie in to an existing sewer line in the right-of-way; per the EAF, anticipated drinking water usage and liquid waste generation are each 7,680 gallons per day; per the Onondaga County Department of Water Environment Protection, the submitted project is located in an area designated as flow constrained or impacted by excessive wet weather flow or is tributary to a Combined Sewer Overflow (CSO);
ADVISORY NOTES: the applicant is advised to contact OCWA's Engineering Department to determine the activities and structures permitted within OCWA easements/right-of-ways, water availability and service options, obtain hydrant flow test information, evaluate backflow prevention requirements, and/or request that the Authority conduct hydrant flow testing to assess fire flow availability; per the Onondaga County Department of Water Environment Protection, any and all demolition of buildings requires a permit for sewer disconnects, and the applicant must contact Plumbing Control to ensure appropriate permits are obtained; the Onondaga County Department of Water Environment Protection asks that the applicant contact the Department's Flow Control office to determine sewer availability and capacity; per the Onondaga County Department of Water Environment Protection, the applicant must develop a 1 gallon to 1 gallon sanitary flow offset plan/project in coordination with the municipal engineer; and

WHEREAS, per the Central New York Regional Transportation Authority (CENTRO), the nearest transit line is approximately 1,500 feet to the west on Route 5 near the Fayetteville Village Hall, at which point service veers towards the Village of Manlius on Route 257; the Village Hall location has limited weekday service and there are no plans for future increases to the level of service further east on Route 5; and

WHEREAS, according to the New York State Department of Environmental Conservation (NYS DEC) Environmental Site Remediation database, the former Accurate Die Casting plant on the subject parcel falls under remediation site codes, C734052 and 734052; the submitted Project Narrative indicates the site has been under treatment to remove contaminants from the subsurface for over 20 years; as part of the re-development project, Brownfield Cleanup Program (BCP) assistance is being sought, which requires a locally approved re-development project before assistance is provided; as such, the first phase of the project will be to perform the environmental cleanup as agreed to by the NYS DEC cleanup action plan; and

WHEREAS, Bishop Brook, a classification C(TS) protected stream (per EAF Mapper) and

tributary to Limestone Creek, crosses the northeast corner of the site in an area that is currently forested; current FEMA Flood Insurance Rate Maps (FIRM) show the extent of the 100-year floodplain and floodway associated with Bishop Brook and it appears to be limited to proposed Lot D; GIS mapping shows this area of Lot D may also be encumbered by federal wetlands; Lot D is intended for a future walking trail and 10-space parking lot; an optional timber walking bridge to Coulter Park, a Village park to the northeast, is also shown to allow for a Bishop Brook crossing; ADVISORY NOTES: 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; the applicant is advised to conduct a formal wetland delineation to determine the presence and location of any federal wetlands on the site; delineated wetlands must be confirmed by the U.S. Army Corps of Engineers and shown on the plans for the site, and proposed development or placement of fill in a federal wetland, or drainage of federal wetlands on site will be subject to the permitting requirements of the Army Corps; and

WHEREAS, the site may contain the Northern long-eared bat, or its associated habitat, which has been listed by the state or federal government as a threatened or endangered animal species (per EAF Mapper) and the project site is located in or near a significant natural community (maple-basswood rich mesic forest); ADVISORY NOTES: per the NYS Department of Environmental Conservation (DEC), if the site contains a threatened or endangered species and/or associated habitat, and the project requires review under the State Environmental Quality Review Act (SEQRA), a request for a project screening should be submitted to the New York Natural Heritage Program or to the regional DEC Division of Environmental Permits office; per the DEC, a careful on-site evaluation should also be done to confirm the size, status, and specific locations of any natural communities on the parcel, and to document the presence of any significant plants or wildlife as part of SEQR; and

WHEREAS, the Fayetteville Comprehensive Plan updated in 2014 identified this site as one of its focal planning areas, referring to it as an underutilized transitional space between the Upper Business District character area and eastern residential areas, noting potential traffic congestion increases as a result in any change of use; the concept plan in the document would be “based on creating a campus-type development that is compatible with adjacent residential character areas and is sensitive to the Bishop Brook open space corridor”; the concept emphasizes flexibility in use, access management on Genesee Street, and preserving natural buffers to create recreational connections, protect water quality of the brook, and screen visual impacts from the road; the Upper Business District character area as defined in the 2006 Fayetteville Commercial Design Guidelines indicates the area contains varying building sizes, types, and dispositions with a uniting element of a continued village streetscape; the guidelines state the streetscape “should be fiercely maintained” along with green space and well-screened parking to soften the commercial feel of the area; and

WHEREAS, ADVISORY NOTE: per GML § 239-nn, the legislative body or other authorized body having jurisdiction in a municipality shall give notice to an adjacent municipality when a hearing is held by such body relating to a subdivision, site plan, special use permit, or a use variance on property that is within five

hundred feet of an adjacent municipality; such notice shall be given by mail or electronic transmission to the clerk of the adjacent municipality at least ten days prior to any such hearing; and

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

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

The Board offers the following comments relative to the project as a whole:

1. The applicant is required to coordinate Route 5 access plans with the New York State Department of Transportation. To meet Department requirements, the applicant must also submit a copy of the Stormwater Pollution Prevention Plan (SWPPP), a copy of the Traffic Impact Study, and a lighting plan to show no glare or spillover onto adjacent properties or the state right-of-way. The municipality must ensure any mitigation as may be determined by the Department is reflected on the project plans prior to, or as a condition of, municipal approval.
2. Given the proximity of the development to potential wetlands and Bishop Brook and its associated floodplain and floodway, the applicant is encouraged to 1) retain as much existing tree cover as possible, 2) reduce impermeable surfaces, and 3) utilize green infrastructure (roof gardens, rain gardens, etc.) wherever possible to reduce stormwater and protect stormwater quality. For more information on stormwater management and opportunities to incorporate green infrastructure elements into project plans, contact the Onondaga County Save the Rain program at 315-435-2260 or visit <http://savetherain.us>.
3. To more fully realize the intentions of a denser, Village-scaled development, the applicant is encouraged to consider opportunities to incorporate elements such as shared parking and cross-connections with the adjacent gas station and post office uses, and promote mixed-use character via multi-story buildings and future infill in parking lots. For consistency with the Village streetscape concepts defined in the 2006 Fayetteville Commercial Design Guidelines, a revised site plan should also provide common greenspace areas, screen parking areas with landscaping, and situate parking at the rear of the buildings.
4. The Town and applicant are advised to ensure the proposed internal road layout meets the requirements of local emergency service providers for ingress and egress.
5. Given the history of site contamination and remediation efforts, the Board advises the municipality to ensure that the proposed use and development of the site will not be inhibited by the continued site management under the State Superfund Program and will not impact or be impacted by any mitigation efforts under the Brownfield Cleanup Program.
6. The applicant and Village are encouraged to consider changing the zoning of the rear parcel to suit the proposed recreation and open space use.

The motion was made by James Corbett and seconded by Marty Voss. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; Marty Masterpole - yes; Jim Stelter - yes; Marty Voss - yes.



J.Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: February 05, 2020

OCPB Case # Z-20-28

- 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 TEXT AMENDMENT from the Town of Camillus Town Board at the request of Anthony Komuda for the property located at 2986 Warners Road; 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 the site is located within 500 feet of Warners Road (Route 173), a county highway, and a farm operation located in a NYS Agricultural District; and
- WHEREAS, the applicant is proposing a text amendment to Chapter 30-Zoning of the Town Code to add “Change the zoning of 2986 Warners Road, TM #: 007.-05-06.1 from R-1 to R-R” to §1503-Amendments to the Zoning Map; and
- WHEREAS, the Board is concurrently reviewing a zone change referral (Z-20-20) that corresponds with the proposed text amendment; and
- WHEREAS, in 2006, the Board reviewed a preliminary subdivision referral (S-06-41) proposing to correct an existing non-conforming subdivision that created the subject parcel and the landlocked parcel to the south; per the Board’s recommendations for the preliminary subdivision referral (S-06-41), “No further subdivision shall be permitted for either proposed lot, which must be noted on the filed subdivision plan”; the Board has since reviewed two preliminary subdivision referrals (S-17-65, S-18-29) for iterations of a proposed 3-lot subdivision of the subject parcel and recommended disapproval for each, citing the 2006 recommendation; the 3-lot subdivision was disapproved locally in 2018; in 2019, the Board offered no position with comment for a proposed 2-lot subdivision (S-19-100) of the subject parcel, which is currently under review by the Town Planning Board; and
- WHEREAS, the site is located in a rural area in the Town of Camillus; adjacent lands south and east of the site are enrolled in NYS Agricultural District 3 and appear to contain active farmland; an Agricultural Data Statement was not included with the referral; and
- WHEREAS, per the Town zoning code, the proposed R-R zoning district is “designed to preserve a rural atmosphere and protect environmentally sensitive areas by promoting large individual residential lot development with minimal public infrastructure” and permits agricultural land uses, single-family detached dwellings, and farm stores and hobby accessory uses as a matter of right; uses permitted upon Planning Board approval include cemeteries and accessory uses relating to farm brewery activities and stores; the applicant is requesting the zone change to allow for construction of a new home, which was shown in the subdivision referral (S-19-100) to be planned for one of the proposed lots; and
- WHEREAS, per the Town zoning code, the same uses appear to be permitted in both the R-1 and R-R zoning districts; the R-R district has greater lot area, lot width, and

minimum setback requirements than the R-1 district, providing for a lower denser of development in the proposed zoning district; and

WHEREAS, the submitted subdivision plan dated January 30, 2018, included with the S-19-100 referral, shows the subject parcel is a flag lot with a 60' right-of-way and frontage on Warners Road, a county road, and an existing 12' wide gravel driveway; the driveway extends to an existing turnaround at the end of the right-of-way and from the turnaround to an existing barn;

ADVISORY NOTE: per the Onondaga County Department of Transportation, all existing or proposed driveways on Warners Road must meet Department requirements; and

WHEREAS, the plan shows the right-of-way includes a 60' easement for ingress and egress and utilities for all lots; the easement extends almost the entire length of the driveway; there is a 30' easement along the western lot line for ingress and egress to the rear landlocked parcel via the turnaround and right-of-way; and

WHEREAS, per the plan, the proposed subdivision currently under review by the Town Planning Board will create two new lots, Lot 8A (31.30 acres) and Lot 8B (6.65 acres), with Lot 8A containing the right-of-way, driveway, turnaround, and existing barn; the plan shows a proposed 24' wide turn out for the driveway, to occur in the right-of-way, and a proposed house adjacent to the barn on Lot 8A; Lot 8B is shown in the plan to be vacant and landlocked; the proposed parcel will be served by the existing driveway and turnaround; the plan states "adequate turnaround to be provided near the end of access drive for emergency vehicles" on Lot 8B; and

WHEREAS, GIS mapping shows the site's topography is fairly severe, dropping more than 150' from the top of the hill centered on the adjacent landlocked parcel to the turnaround at the front of the subject parcel; and

WHEREAS, per the referral notice, the site has an existing connection to public drinking water services; a new individual septic system is proposed, which will presumably serve the proposed house; and

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

WHEREAS, the site may contain the Indiana bat, or its associated habitat, which has been listed by the state or federal government as a threatened or endangered animal species (per EAF Mapper); impacts to bat species are often associated with tree clearing and from the referral it appears that no trees will be removed as part of the proposed action; 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 Board and Planning Board are advised to consider the requested zone change concurrently with the current subdivision review to ensure that all proposed lots will meet the dimensional requirements of the R-R zoning district.

The motion was made by James Corbett and seconded by Marty Voss. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; Marty Masterpole - yes; Jim Stelter - yes; Marty Voss - yes.



J.Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: February 05, 2020

OCPB Case # Z-20-29

- 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 SPECIAL PERMIT from the Town of Van Buren Zoning Board of Appeals at the request of Leonid Gerasimovich for the property located at 3546 Walters 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 Walters Road (Route 221), a county highway, and the municipal boundary between the Town of Van Buren and the Town of Geddes; and
- WHEREAS, the applicant is requesting a special permit to convert a vacant office building into a hair salon on a 3.6-acre parcel in an Industrial (IND-A) zoning district; and
- WHEREAS, the Board is concurrently reviewing a site plan referral (Z-20-32) as part of the proposed project; and
- WHEREAS, the site is located along Walters Road, a county road, just south of the I-690 and I-90 highways; the surrounding area has low-density industrial land uses and tracts of undeveloped, vegetated lands; and
- WHEREAS, the submitted survey map dated May 10, 2018 shows the site contains a large existing building with a rear steel crane structure, portions of which occur on the adjacent parcel; there are two existing buildings, an office building and a garage, at the front of the site, which are separated from the larger building by gravel/dirt; aerial imagery shows additional gravel/dirt surrounding the larger building; these areas appear to have previously been used for parking and outdoor storage on the site; and
- WHEREAS, per the local application, the proposed hair salon, Moss Organic Salon, will occupy the first floor of the office building and the second floor will remain offices; the application indicates that the only site improvements will include parking improvements and landscaping; a submitted plan shows 29 parking spaces, including 3 handicap accessible spaces, in the gravel/dirt area at the rear of the garage and office building; it is not clear if the parking area will be paved and/or striped for the proposed spaces; there is no indication whether the rear building or garage, formerly Solvay Iron Works, are still in use, or who the second floor offices are used by; and
- WHEREAS, aerial imagery and the submitted plans show the site has unrestricted access to Walters Road across almost the entire frontage of the site; the proposed landscaping is shown to include new shrubs at the front of the office building to help restrict access to Walters Road; the site appears to also be served by a gravel driveway on an adjacent parcel;
- ADVISORY NOTES: per the Onondaga County Department of Transportation, all existing or proposed driveways on Walters Road must meet Department requirements; no parking, loading, or servicing of vehicles in the right-of-way,

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or backing of vehicles into the right-of-way, is permitted; landscaping is not permitted in the right-of-way and must not obstruct sight distance; and

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

ADVISORY NOTES: given the change of use, the applicant is advised to contact OCWA's Engineering Department to determine the activities and structures permitted within OCWA easements/right-of-ways, water availability and service options, obtain hydrant flow test information, evaluate backflow prevention requirements, and/or request that the Authority conduct hydrant flow testing to assess fire flow availability; the Onondaga County Department of Water Environment Protection asks that the applicant also contact the Department's Flow Control office to determine sewer availability and capacity for the new use; and

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

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

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

WHEREAS, the site may contain the Northern long-eared bat or Indiana bat, or their associated habitats, which have been listed by the state or federal government as threatened or endangered animal species (per EAF Mapper); impacts to bat species are often associated with tree clearing and from the plans it appears that no trees will be removed as part of the proposed project; and

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

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

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

The applicant must contact the Onondaga County Department of Transportation to coordinate requirements for the existing access to Walters Road, in order to satisfy commercial driveway standards, which will require reducing the width of the driveway and delineating access. Any work within the county right-of-way is subject to a work permit from the Department. The municipality must ensure any mitigation as may be determined by the

Department is reflected on the project plans prior to, or as a condition of, municipal approval.

The Board also offers the following comment:

As part of its review of the project, the Town is encouraged to consider possible solutions, such as a lot line adjustment, to remedy the rear building encroachment onto the adjacent parcel.

The motion was made by Marty Voss and seconded by Jim Stelter. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; Marty Masterpole - yes; Jim Stelter - yes; Marty Voss - yes.



J.Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: February 05, 2020

OCPB Case # Z-20-30

- 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 LaFayette Planning Board at the request of LaFayette Dental Associates for the property located at 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 Route 81 and Route 11, both state highways; and
- WHEREAS, the applicant is proposing construction of a 4,000 square foot dental office on a vacant 8.5-acre parcel in a Business zoning district; and
- WHEREAS, in 2008, the Board recommended modification of a controlled site approval referral (Z-08-156) to install six storage buildings as part of a self-storage facility on the subject parcel; the Board cited drainage, access, and lighting requirements; previously, the Board recommended modifications to concurrent preliminary subdivision (S-04-59) and site plan (Z-04-135) referrals in 2004, and a site plan referral (Z-04-183) also in 2004; and
- WHEREAS, the vacant parcel is located along US Route 11 in the Town of LaFayette; the parcel abuts I-81 to the west and is located across Route 11 from an apartment complex; other surrounding land uses include single-family residential lots, a Town park, and low-density commercial uses; per the submitted survey map, the site drops in elevation roughly 35' from the north lot line to the south; there is a NYSDOT drainage easement area at the front of the site with a drainage pipe crossing Route 11 at this location; the survey shows a drainage swale crossing the southern half of the site from just south of the easement area to the western lot line where there is another drainage pipe that extends to I-81; and
- WHEREAS, the submitted Layout Plan dated January 7, 2020 shows the proposed building (4,000 sf), a dental office, will be constructed on the northern half of the site and set back 156.6' from Route 11; a parking lot with 23 spaces, including 1 handicap accessible space, is shown at the front of the building; a fenced trash can enclosure will be located adjacent to the parking lot; there is a proposed concrete sidewalk along the parking lot with access to the building's front and side entrances; and
- WHEREAS, per the Layout Plan, a 28' wide, full access driveway onto Route 11 is proposed; a proposed timber guard rail is shown adjacent to the driveway; ADVISORY NOTE: the proposed driveway onto Route 11 requires highway access and work permits from the NYS Department of Transportation and will be subject to the availability of sight distance; and
- WHEREAS, site lighting is shown in the submitted Lighting Plan to include 3 light poles with fixtures mounted at 20'; the light poles will be located at the perimeter of the driveway and the parking lot; per the NYS Department of Transportation, a copy of the lighting plan has been reviewed and approved by the Department;

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and

WHEREAS, the submitted Landscaping & Sign Plan dated January 7, 2020 shows a proposed 4.5' tall monument sign with a 2.4' x 4.4' sign mounted on a pedestal, to be located at the front of the site and adjacent to the driveway; landscaping will include 4 new trees along the frontage of the site, 2 trees around the perimeter of the parking lot, and a landscaping bed at the front of the building; and

WHEREAS, per the submitted Environmental Assessment Form (EAF) dated November 7, 2019, 1.5 acres of the site will be disturbed by the proposed project; stormwater discharges will be directed to the existing culvert underneath I-81; two proposed stormwater detention basins are shown in the Layout Plan to occur at the southwest corner of the developed area; per the NYS Department of Transportation, a copy of the Stormwater Pollution Prevention Plan (SWPPP) has been reviewed and approved by the Department;

ADVISORY NOTE: any project that cumulatively disturbs one acre or more of land must be covered under the NYS SPDES Permit, and the municipality is advised to ensure that the applicant has obtained the appropriate permits from the NYS Department of Environmental Conservation prior to municipal approval; and

WHEREAS, the site does not have existing drinking water or wastewater services and is located outside of the Onondaga County Sanitary District; an individual well and septic system are proposed as part of the project; the submitted Utility Plan shows the proposed septic leach field on the south side of the building and a well at the rear of the building; and

WHEREAS, GIS mapping shows a potential riverine wetland under federal jurisdiction that follows the swale across the southern half of the parcel; all of the proposed development appears to be outside the wetland area; and

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

1. The Onondaga County Health Department's Bureau of Public Health Engineering must formally accept or approve, respectively, any existing or proposed septic system to service this property prior to municipal approval of the site plan.

2. The applicant must continue to coordinate Route 11 access plans with the New York State Department of Transportation. The municipality must ensure any mitigation as may be determined by the Department is reflected on the project plans prior to, or as a condition of, municipal approval.

The Board also offers the following comments:

The Town and applicant are encouraged to consider condensing development to the corner of the site to maximize open space and allow space for potential future, long term development along Route 11. The applicant is also encouraged to locate all parking at the rear of the building to improve aesthetics along Route 11 frontage.

The motion was made by Marty Voss and seconded by Jim Stelter. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; Marty Masterpole - yes; Jim Stelter - yes; Marty Voss - yes.



J.Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: February 05, 2020

OCPB Case # Z-20-31

- 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 AREA VARIANCE from the Town of Clay Zoning Board of Appeals at the request of Robert Aluzzo for the property located at 8302 Oswego Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the granting of use or area variances and the site is located within 500 feet of Oswego Road (Old Route 57 / Route 91), a county highway; and
- WHEREAS, the applicant is requesting area variances to reduce front, side and rear yard setbacks, the highway overlay setback, perimeter landscape strip requirements, and additional setback requirements for adjacent residential properties to allow construction of a medical office building with associated parking on a 0.42-acre parcel in a Neighborhood Office (O-1) zoning district; and
- WHEREAS, in 2016, the Board offered no position with comment for a zone change referral (Z-16-440) to change the zoning from Residential Agricultural (RA-100) to Neighborhood Office (O-1) to allow for a proposed office building; the Board encouraged the Town to consider the potential detrimental effects of granting of zone changes to increase the intensity of use on a site in the 100-year floodplain; and
- WHEREAS, the site is located along Oswego Road, a county road, near the major regional intersection (Moyers Corners) with NYS Route 31 in the Town of Clay; surrounding land uses include commercial uses along Oswego Road and big box retailers on Route 31, with medium-density residential neighborhoods occurring to the east and west of Oswego Road; aerial imagery shows the site, which previously contained a house and garage, is now vacant except for a remnant concrete pad; the submitted Zoning Variance Plan dated January 12, 2020 shows a right-of-way area at the rear of the site, which was the former alignment of Route 57, and also contains remnants of a minor road access labeled Old Redwing Drive; and
- WHEREAS, the Zoning Variance Plan shows the proposed building, a single-story 2,800 sf medical office, will be constructed on the southern half of the site with a parking lot (13 spaces) on the northern half; there is a proposed driveway onto Oswego Road, which aerial imagery shows will occur in an area where a stormwater drainage culvert and gravel area are currently located; ADVISORY NOTE: the proposed driveway onto Oswego Road requires highway access and work permits from the Onondaga County Department of Transportation; and
- WHEREAS, a number of variances are requested to allow for the proposed project, including a reduction in the front yard setback from 35 feet to 15 feet, a reduction in the side yard setback from 17.7 feet to 9 feet, a reduction in the rear yard setback from 20 feet to 7 feet, a reduction in the highway overlay

from 140 feet to 89 feet, a reduction in the additional setback required for sites abutting a residential district from 25 feet to 0 feet, a reduction in the perimeter landscape strip from 15 feet to 0 feet on the side and rear yards, and a reduction in the perimeter landscape strip from 15 feet to 9 feet on the front yard; and

WHEREAS, aerial imagery shows a drainage channel that crosses Oswego Road just north of the site; parcels to the north and south of the site, which contain the drainage channel, appear to be largely encumbered by potential state and federal wetlands and the 100-year floodplain and more restrictive floodway associated with the watercourse; the subject parcel is located outside of the wetland and floodway areas, but is entirely within the 100-year floodplain, according to FEMA Flood Insurance Rate Maps (FIRM);

ADVISORY NOTE: 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, per the submitted Environmental Assessment Form (EAF) dated January 15, 2020, 0.42 acres of the site will be disturbed by the proposed project; stormwater discharges will be conveyed to the drainage system along Oswego Road; no additional information regarding stormwater management was provided;

ADVISORY NOTE: per the Onondaga County Department of Transportation, additional stormwater runoff into the county's drainage system is prohibited; and

WHEREAS, the site has access to public drinking water and sewers and is located in the Oak Orchard Wastewater Treatment Plant service area; per the Onondaga County Department of Water Environment Protection, there is a county-owned trunk sewer in the right-of-way at the rear of the site; per the EAF, the proposed project will connect to the existing drinking water and wastewater infrastructure; there is no indication if the applicant intends to connect directly to the trunk sewer;

ADVISORY NOTES: the applicant is advised to contact OCWA's Engineering Department to determine the activities and structures permitted within OCWA easements/right-of-ways, water availability and service options, obtain hydrant flow test information, evaluate backflow prevention requirements, and/or request that the Authority conduct hydrant flow testing to assess fire flow availability; the Onondaga County Department of Water Environment Protection asks that the applicant contact the Department's Flow Control office to determine sewer availability and capacity; and

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

WHEREAS, the site may contain the Indiana bat or Northern long-eared bat, or their associated habitats, which have been listed by the state or federal government as threatened or endangered animal species (per EAF Mapper); impacts to bat species are often associated with tree clearing and from the plans it appears that no trees will be removed as part of the proposed project; and

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

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

1. Given the constrained size of the parcel, its location within the 100-year floodplain, and the proximity to existing and possible wetlands and other drainage lands, the Board advises the Town Planning Board and/or Zoning Board of Appeals (ZBA) to conduct a preliminary review of the proposed site plan prior to ZBA review of the requested area variances. Review should ensure the proposed project 1) minimizes the potential threat of flooding to properties and infrastructure, 2) upholds local flood ordinance requirements, as required for good standing in the National Flood Insurance Program, 3) appropriately manages stormwater on-site to prevent runoff to adjacent parcels and the County's drainage system, and 3) minimizes impacts on the free flow of nearby waterways and drainage. This preliminary review should also confirm that, if determined to be necessary, any area variances are the narrowest remedy possible.

2. The Onondaga County Department of Water Environment Protection advises the applicant to work with the Town of Clay to establish a lateral connection to the County trunk sewer in order to provide wastewater services to the proposed building across the public right-of-way.

The motion was made by James Corbett and seconded by Marty Voss. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; Marty Masterpole - yes; Jim Stelter - yes; Marty Voss - yes.



J.Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: February 05, 2020

OCPB Case # Z-20-32

- 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 SITE PLAN from the Town of Van Buren Planning Board at the request of Leonid Gerasimovich for the property located at 3546 Walters 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 Walters Road (Route 221), a county highway, and the municipal boundary between the Town of Van Buren and the Town of Geddes; and
- WHEREAS, the applicant is proposing minor site improvements, including parking and landscaping, to establish a hair salon in a vacant office building on a 3.6-acre lot in an Industrial (IND-A) zoning district; and
- WHEREAS, the Board is concurrently reviewing a special permit referral (Z-20-29) as part of the proposed project; and
- WHEREAS, the site is located along Walters Road, a county road, just south of the I-690 and I-90 highways; the surrounding area has low-density industrial land uses and tracts of undeveloped, vegetated lands; and
- WHEREAS, the submitted survey map dated May 10, 2018 shows the site contains a large existing building with a rear steel crane structure, portions of which occur on the adjacent parcel; there are two existing buildings, an office building and a garage, at the front of the site, which are separated from the larger building by gravel/dirt; aerial imagery shows additional gravel/dirt surrounding the larger building; these areas appear to have previously been used for parking and outdoor storage on the site; and
- WHEREAS, per the local application, the proposed hair salon, Moss Organic Salon, will occupy the first floor of the office building and the second floor will remain offices; the application indicates that the only site improvements will include parking improvements and landscaping; a submitted plan shows 29 parking spaces, including 3 handicap accessible spaces, in the gravel/dirt area at the rear of the garage and office building; it is not clear if the parking area will be paved and/or striped for the proposed spaces; there is no indication whether the rear building or garage, formerly Solvay Iron Works, are still in use, or who the second floor offices are used by; and
- WHEREAS, aerial imagery and the submitted plans show the site has unrestricted access to Walters Road across almost the entire frontage of the site; the proposed landscaping is shown to include new shrubs at the front of the office building to help restrict access to Walters Road; the site appears to also be served by a gravel driveway on an adjacent parcel;
- ADVISORY NOTES: per the Onondaga County Department of Transportation, all existing or proposed driveways on Walters Road must meet Department requirements; no parking, loading, or servicing of vehicles in the right-of-way, or backing of vehicles into the right-of-way, is permitted; landscaping is not

permitted in the right-of-way and must not obstruct sight distance; and

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

ADVISORY NOTES: given the change of use, the applicant is advised to contact OCWA's Engineering Department to determine the activities and structures permitted within OCWA easements/right-of-ways, water availability and service options, obtain hydrant flow test information, evaluate backflow prevention requirements, and/or request that the Authority conduct hydrant flow testing to assess fire flow availability; the Onondaga County Department of Water Environment Protection asks that the applicant also contact the Department's Flow Control office to determine sewer availability and capacity for the new use; and

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

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

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

WHEREAS, the site may contain the Northern long-eared bat or Indiana bat, or their associated habitats, which have been listed by the state or federal government as threatened or endangered animal species (per EAF Mapper); impacts to bat species are often associated with tree clearing and from the plans it appears that no trees will be removed as part of the proposed project; and

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

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

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

The applicant must contact the Onondaga County Department of Transportation to coordinate requirements for the existing access to Walters Road, in order to satisfy commercial driveway standards, which will require reducing the width of the driveway and delineating access. Any work within the county right-of-way is subject to a work permit from the Department. The municipality must ensure any mitigation as may be determined by the Department is reflected on the project plans prior to, or as a condition of,

municipal approval.

The Board also offers the following comment:

As part of its review of the project, the Town is encouraged to consider possible solutions, such as a lot line adjustment, to remedy the rear building encroachment onto the adjacent parcel.

The motion was made by Marty Voss and seconded by Jim Stelter. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; Marty Masterpole - yes; Jim Stelter - yes; Marty Voss - yes.