



# Onondaga County Planning Board

February 07, 2018

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

## I. ATTENDANCE

### MEMBERS PRESENT

Daniel Cupoli - via Facetime  
Robert Antonacci  
Bill Fisher  
James Corbett - via Skype  
Marty Voss

### STAFF PRESENT

Megan Costa  
Allison Bodine

### GUESTS PRESENT

## II. CALL TO ORDER

The meeting was called to order at 11:00 AM on February 07, 2018.

## III. MINUTES & OTHER BUSINESS

Minutes from January 17, 2018 were submitted for approval. Daniel Cupoli made a motion to accept the minutes. Bill Fisher seconded the motion. The votes were recorded as follows: Bill Fisher - yes; James Corbett - yes; Daniel Cupoli - yes; Robert Antonacci - yes; Marty Voss - yes.

## IV. ACTIONS ON GML SECTION 239 REFERRALS

### Summary

S-18-10	TVanPB	<i>No Position</i>	S-18-11	TSkaPB	<i>Modification</i>
S-18-12	TSpaPB	<i>No Position With Comment</i>	S-18-13	TSpaPB	<i>No Position</i>
S-18-3	TManTB	<i>Modification</i>	S-18-6	TVanPB	<i>No Position With Comment</i>
S-18-7	CSyrPB	<i>No Position</i>	S-18-8	CSyrPB	<i>No Position With Comment</i>
S-18-9	CSyrPB	<i>No Position</i>	Z-18-21	TClaTB	<i>No Position With Comment</i>
Z-18-22	TEIbZBA	<i>Modification</i>	Z-18-23	TEIbZBA	<i>No Position With Comment</i>
Z-18-24	TEIbZBA	<i>Modification</i>	Z-18-25	TSpaZBA	<i>No Position With Comment</i>
Z-18-26	CSyrZBA	<i>Disapproval</i>	Z-18-27	TCamTB	<i>No Position With Comment</i>
Z-18-28	TClaZBA	<i>No Position With Comment</i>	Z-18-29	TClaZBA	<i>No Position With Comment</i>
Z-18-30	CSyrZA	<i>No Position With Comment</i>	Z-18-31	TClaPB	<i>No Position With Comment</i>
Z-18-32	CSyrPB	<i>No Position</i>	Z-18-33	VEsyPB	<i>No Position</i>
Z-18-34	TSkaPB	<i>Modification</i>	Z-18-35	TGedZBA	<i>No Position With Comment</i>
Z-18-36	TCicTB	<i>No Position With Comment</i>	Z-18-37	TSalPB	<i>No Position With Comment</i>
Z-18-38	TClaPB	<i>Modification</i>	Z-18-39	TPomTB	<i>No Position With Comment</i>
Z-18-40	TDewPB	<i>No Position With Comment</i>	Z-18-8	TManTB	<i>Modification</i>
Z-18-9	TManTB	<i>Modification</i>			



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: February 07, 2018

OCPB Case # S-18-10

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a FINAL SUBDIVISION from the Town of Van Buren Planning Board at the request of LaMere Tract Cleverly Subdivision Amended for the property located at East Dead Creek Road and Sheets 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 31, a state highway, Warners Road (Route 64/173), a county highway, and a farm operation located in a NYS Agricultural District; and
- WHEREAS, the applicant is proposing to reconfigure lot lines on 3 parcels totaling 111.573 acres in an Agriculture and Residence (AR-80) zoning district; and
- WHEREAS, in 2007, the Board recommended Modification of a Final Subdivision referral (S-07-107) for a prior subdivision that modified two of the subject parcels; and
- WHEREAS, the site is located in a rural area in the Town of Van Buren; the site and surrounding lands are enrolled in New York State Agricultural District 3 and appear to contain active farmland; and
- WHEREAS, the submitted Final Plat dated January 10, 2018 shows the site consists of three tax parcels totaling 115.573 acres with frontage on East Dead Creek Road and Sheets Road, both local roads, and Warners Road, a county road; there are no existing or proposed driveways onto Warners Road from the site; per the Onondaga County Department of Transportation, any future access to the site must come from East Dead Creek Road or Sheets Road; and
- WHEREAS, aerial imagery shows parcels 049.-02-04.1 and 049.-02-06.0 to be agricultural lots composed of wooded areas and active farmland; parcel 049.-02-06.0 is also shown to contain existing structures, contributing to a farm operation along the Sheets Road frontage; the remaining parcel, 049.-02-04.2, is a residential lot containing an existing single-family dwelling north of the farm operation along Sheets Road; and
- WHEREAS, the Final Plat shows that the proposed subdivision will reconfigure the lot lines of the three tax parcels, conveying lands to the residential lot from the two adjacent agricultural lots; Lot 1 (59.151 acres) is shown to consist of the remainder of parcel 049.-02-04.1, including the site's East Dead Creek Road frontage; Lot 2A (22.277 acres) will include parcel 049.-02-04.2, some of the site's Sheets Road frontage, and additional lands, primarily wooded, from the adjacent lots; Lot 3 (30.145 acres) is shown to consist of the remainder of parcel 049.-02-06.0, including the structures for the farm operations, the site's Warners Road frontage, and the remaining frontage on Sheets Road; and
- WHEREAS, the local application indicates that the purpose of the proposed subdivision is to enlarge tax parcel 049.-02-04.2 by the conveyed wooded areas from the other two lots; Lots 1 and 3 will remain as farmland for the existing farm

operations; and

WHEREAS, per the Final Plat, two diverging 20' ingress-egress easements are shown to cross proposed Lot 2A, providing access between Lots 1 and 3, which are under common ownership; and

WHEREAS, the Final Plat also shows two wetland areas on the site that are partially located on the lands conveyed to the residential lot, 049.-02-04.2; these wetland areas appear to be primarily in wooded areas on the site; and

WHEREAS, per the submitted Environmental Assessment Form (EAF) dated January 12, 2018, Lot 1 is a farm field and Lots 2A and 3 are served by individual well and septic system; no changes to the existing infrastructure are proposed; the Final Plat states "Lot 1 is not a residential building lot under Onondaga County Health Department subdivision regulations and are therefore not approved by that Department for residential use. Individual sewage disposal plans must be approved by the Onondaga County Health Department prior to conversion to residential building lots and issuance of a building permit"; and

WHEREAS, the New York State Department of Environmental Conservation (NYS DEC) EAF Mapper indicates that the site is located over, or immediately adjoining, primary and principal aquifers; and

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

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

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



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: February 07, 2018

OCPB Case # S-18-11

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a PRELIMINARY SUBDIVISION from the Town of Skaneateles Planning Board at the request of Emerald Estates Properties, LP for the property located at 2894 East Lake Road; and
- WHEREAS, General Municipal Law Section 239-n allows the County Planning Board to review the approval of subdivisions and the site is located within 500 feet of East Lake Road (Route 41), a state highway, and a farm operation located in a NYS Agricultural District; and
- WHEREAS, the applicant is proposing to develop a 9-lot conservation subdivision on an 80.9-acre parcel in Rural and Farming and Lake Watershed Overlay zoning districts; and
- WHEREAS, in 2012, the Board recommended Modification of a Subdivision referral (S-12-7) for a 3-lot subdivision that created the subject parcel, citing required approvals and permits from the New York State Department of Environmental Conservation (NYS DEC) and City of Syracuse Department of Water; prior to that subdivision, the Board recommended Modification of a Subdivision referral (S-09-38) for a 7-lot conservation subdivision which was ultimately abandoned, Modification of a Site Plan referral (Z-09-166) to remove a portion of impermeable surface coverage, No Position for a Subdivision referral (S-10-59) for a 2-lot subdivision to allow for land to be conveyed to an adjacent parcel, and No Position With Comment for a Site Plan referral (Z-11-248) for the construction of a single-family home; and
- WHEREAS, the site is located on the east side of Skaneateles Lake, adjacent to lands enrolled in New York State Agricultural District 2 that contain active farmland, which is protected with a perpetual agricultural conservation easement; other surrounding land uses are lakeside residential, farmland and vacant wooded lands; and
- WHEREAS, the submitted Parcel A Subdivision map dated September 12, 2012 shows the site has limited frontage (40' wide) on East Lake Road, a state road, and is adjacent to Parcel D, a 6-acre residential lot fronting on East Lake Road that was created in a previous subdivision, and two additional 6-acre parcels, Lots 1 and 2, that were created in the 2012 subdivision; an existing gravel drive onto East Lake Road is shown to originate on Parcel D, adjacent to the site's 40' right-of-way, and extend onto the subject parcel; and
- WHEREAS, per the submitted Sketch Plan dated December 18, 2017, the site is currently vacant and has a 250' drop in elevation from the rear of the site to the road, roughly a distance of 4,000'; the slope is shown to be especially steep in areas towards the front of the site and where a portion of the existing road is located; per the submitted Conservation Subdivision Narrative dated January 5, 2018, the existing gravel drive, which currently serves the houses on Parcel

D and Lots 1 and 2, was recently paved; per the narrative, the drive is currently 13' wide with a 40' wide drive right-of-way; the narrative also indicates that the road includes a turnout midway up the hill, which appears to be near Lot 2; the slope of the driveway is indicated to be slightly above 12%, which exceeds the minimum conservation road slope standard designated by the Town Code; and

WHEREAS, the submitted Site Plan dated December 18, 2017 shows the conservation subdivision will consist of 11 lots total, including the existing Lots 1 and 2; proposed Lots 3 through 11 will be accessed by the existing private drive which is shown to be extended about 500' and end in a hammerhead farther up the hill; per the Site Plan, the site's 40' wide right-of-way includes a lake access and parking easement and 9 parking spaces with access to the private road; the Sketch Plan shows a 40' wide lake access located across East Lake Road and abutting Skaneateles Lake; and

WHEREAS, per the Sketch Plan, the nine proposed lots range in size from 2.01 acres to 46.30 acres with an average lot size of 8.99 acres; building envelopes are indicated as being 0.27 to 2.70 acres in size; the Sketch Plan shows proposed Lots 5 and 9 will be landlocked and Lot 7 will be a flag lot; the 40' drive right-of-way is shown to extend beyond the road to provide access to Lot 9; additional right-of-way appears to be available for access to Lot 5; the Sketch Plan also shows areas labeled "Lot 1 Easement for Clearing" and "Lot 2 Easement for Building Limitation", both of which occur on land across the private drive from Lots 1 and 2; and

WHEREAS, the submitted Environmental Assessment Form (EAF) indicates that 30+ acres will be kept in reserve for undetermined future use; these areas are shown in red on the Sketch Plan and primarily cover the rear of the parcel, though some smaller areas are shown towards the front of the site; all of the proposed lots, with the exception of Lots 7 and 8, contain a portion of the conservation area; the largest lot, Lot 11 (46.3 acres), encompasses the most conservation area; no additional information regarding the high conservation lands and how they were designated as such is included in the referral materials; and

WHEREAS, per the EAF, 1.5 acres of the site will be physically disturbed by the proposed action and the proposed swales along the new road area will connect to the existing stormwater basin near the road front; a memo dated December 12, 2017, included with the referral materials, indicates that a drainage analysis was completed by RZ Engineering, PLLC to determine if additional stormwater management measures are required for the proposed development of Lots 3 and 4 which will include an estimated 0.44 acres of impervious area; per the memo, Lots 1 and 2, both of which were developed previously, each have their own individual stormwater management systems; the memo concludes that post-development peak stormwater flows created on Lots 3 and 4 will be handled by the existing dry swale onsite and the proposed use of rain gardens within each lot will provide the necessary water quality volume requirements and provide measures to aid in algal bloom reductions; and

WHEREAS, the site is located in the Skaneateles Lake watershed; Skaneateles Lake is the primary public water supply source for the City of Syracuse and is unfiltered, requiring strict adherence to water quality protections on land in the watershed; and

WHEREAS, per the EAF, drinking water and wastewater services will be provided by proposed individual wells and septic systems for each lot; and

WHEREAS, the EAF indicates that select trees on the east half of the site may provide summer habitat to the Indiana bat, which is listed by the state or federal government as threatened or endangered; and

WHEREAS, the New York State Department of Environmental Conservation (NYS DEC) EAF Mapper indicates that the project site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the New York State Historic Preservation Office archaeological site inventory; and

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

1. The applicant must contact the New York State Department of Transportation to coordinate requirements for the existing drive on East Lake Road, in order to satisfy commercial driveway standards.
2. The New York State Department of Transportation has determined that the applicant must submit a drainage study or Stormwater Pollution Prevention Plan (SWPPP) to meet Department requirements verifying that the proposed development would not create additional stormwater runoff into the State's drainage system and is required to first contact the Department to determine the scope of the study; the applicant must submit the drainage study to the Department for approval and complete any appropriate mitigation as may be determined by the Department.

The Board also offers the following comment(s):

1. The Board discourages housing lots on steeply sloped lands, particularly in such close proximity to a sensitive lake, and encourages the applicant to consider alternative layout plans that decrease lot sizes, place the high priority conservation areas into a perpetual conservation easement, and situate building envelopes on the most level portions of the site.
2. The Board encourages the Town to consider the potential long-term effects of subdivisions to create new residential lots in rural areas, including areas containing New York State agricultural district properties and in farm/agricultural zoning districts, as potential conflicts with agricultural operations, changes to the rural character, reduction of open space and farmland, and impacts to road safety and mobility may cumulatively occur.
3. The applicant is encouraged to indicate long terms plans for ownership, maintenance, and financial responsibility for the conservation lands on the site, as well as the road serving the existing and proposed lots. The Town is advised to ensure appropriate access agreements are in place for the shared road and any shared driveways within the subdivision.
4. The municipality is advised to ensure adequate access is available to all proposed and existing lots for emergency services responders and utility providers.
5. The applicant and municipality are advised to ensure the following county, state, and/or federal regulations have been met prior to approving this subdivision:

- a. State Highway Access and/or Work Permit – Any new or modified driveways and work within the state right-of-way require a highway access and/or work permit from the New York State Department of Transportation.
- b. Septic System Approval – The Onondaga County Health Department must formally accept or approve, respectively, any existing or proposed septic system to service all of the proposed lots prior to Department endorsement of the subdivision.
- c. City Water Department Approval – The Skaneateles Watershed Rules and Regulations require that the applicant submit stormwater and erosion control plans to the City of Syracuse Water Department for approval.
- d. State Pollutant Discharge Elimination System (SPDES) Permit – Any project that cumulatively disturbs one acre or more of land, must be covered under the New York State SPDES II General Permit for Stormwater Discharges from Construction Activity. The municipality is advised to ensure that the applicant has prepared a Stormwater Pollution Prevention Plan (SWPPP) and a Notice of Intent (NOI) and submitted them to the New York State Department of Environmental Conservation Bureau of Water Permits prior to issuance of a building permit.

Projects located within the Onondaga Lake watershed must include Enhanced Phosphorus Removal design criteria from the NYS Stormwater Management Design Manual in the SWPPP.

- e. Threatened or Endangered Species – Per the New York State Department of Environmental Conservation (NYS DEC), if a proposed project is in an area containing threatened or endangered species and/or associated habitats, and the project requires review under the State Environmental Quality Review Act (SEQRA), a request for a project screening should be submitted to the New York Natural Heritage Program or to the regional NYS DEC Division of Environmental Permits office.
- f. Archaeological Sensitive Areas – The applicant and/or municipality is advised to contact the New York State Historic Preservation Office to determine if the project should be submitted to the Office for review as part of the State Environmental Quality Review (SEQR) process.

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



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: February 07, 2018

OCPB Case # S-18-12

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a PRELIMINARY SUBDIVISION from the Town of Spafford Planning Board at the request of Bill G. Vinzant for the property located at 1789 East Lake Road; and
- WHEREAS, General Municipal Law Section 239-n allows the County Planning Board to review the approval of subdivisions and the site is located within 500 feet of East Lake Road (Route 41), a state highway, Nunnery Road (Route 263), a county highway, and a farm operation located in a NYS Agricultural District; and
- WHEREAS, the applicant is proposing to subdivide a 70.255-acre parcel into five lots in a Residential-Agricultural (R-A) zoning district; and
- WHEREAS, the site is located in a rural area east of Skaneateles Lake in the Town of Spafford; the site and adjacent lands are enrolled in New York State Agricultural District 2 and appear to contain active farmland; and
- WHEREAS, the submitted Preliminary Plan dated November 9, 2017 shows the site fronts on East Lake Road, a state road, to the north, and Nunnery Road, a county road, to the south; the site contains two existing frame houses, a barn, and a detached garage along the East Lake Road frontage; aerial imagery shows the remainder of the site to consist of agricultural fields and vacant or forested land; per the submitted Agricultural Data Statement, 30 acres of the 70.255-acre parcel is currently being farmed; and
- WHEREAS, per the Preliminary Plan, the site slopes down towards Nunnery Road and ultimately Skaneateles Lake, with an approximate grade change of 200' across the site; the Preliminary Plan also shows a 150' grade change along the Route 41 frontage; and
- WHEREAS, aerial imagery shows three existing gravel driveways on the site, all of which are on East Lake Road, and appear to provide access to the existing structures; an area labeled "Permanent Easement to the People of the State of New York" is shown on the Preliminary Plan at the northeast corner of the site, along East Lake Road; and
- WHEREAS, the Preliminary Plan shows the proposed subdivision will create five new lots, Lot 1 (20.621 acres), Lot 2 (3.795 acres), Lot 3 (5.016 acres), Lot 4 (27.353 acres), and Lot 5 (13.687 acres); Lot 1 is shown to contain one of the existing houses, one of the existing driveways, the barn, and the garage, and the remaining house and driveways are shown to be located on Lot 2; no development plans are indicated in the referral materials; and
- WHEREAS, per the referral notice, the existing houses on proposed Lots 1 and 2 are served by individual well and septic system; two wells are shown on the Preliminary Plan and completely contained on the proposed lots; the number or location of the existing septic system(s) is not indicated; and



WHEREAS, the site is located in the Skaneateles Lake watershed; Skaneateles Lake is the primary public water supply source for the City of Syracuse and is unfiltered, requiring strict adherence to water quality protections on land in the watershed; and

WHEREAS, the Preliminary Plan shows the approximate centerline of Pine Grove Brook, a regulated, classification AA stream, crossing the site from the southwest corner to the northeast corner; and

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

1. The Board encourages the Town to consider the potential long-term effects of large-lot, strip subdivisions along road frontages, particularly within areas containing New York State Agricultural District properties and in farm/agricultural zoning districts, as potential conflicts with agricultural operations, changes to the rural character, increased public service demands and costs, reduction of open space and farmland, and impacts to road safety and mobility may cumulatively occur.
2. Any future or proposed access to East Lake Road from proposed Lots 1, 2, 3, or 4 must be coordinated with the New York State Department of Transportation prior to municipal approval of the subdivision. Access will be subject to the availability of sight distance and will require a residential driveway permit from the Department's Onondaga West Residency Office.
3. Any future or proposed access to Nunnery Road from proposed Lot 5 must be coordinated with the Onondaga County Department of Transportation prior to municipal approval of the subdivision. Access will be subject to the availability of sight distance and will require highway access and/or work permits.
4. For any future development of the site, the preservation of or provision of stream buffers is encouraged to provide valuable bank stabilization and water quality measures for Pine Grove Brook.

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



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: February 07, 2018

OCPB Case # S-18-13

- 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 PRELIMINARY SUBDIVISION from the Town of Spafford Planning Board at the request of Ann Paullin for the property located at 2020 Collard Road; and
- WHEREAS, General Municipal Law Section 239-n allows the County Planning Board to review the approval of subdivisions and the site is located within 500 feet of a farm operation located in a NYS Agricultural District
- WHEREAS, the applicant is proposing to subdivide a 97.86-acre parcel into two new lots, Lot A (66.0 acres) and Lot B (31.86 acres), in an Residential-Agriculture (R-A) zoning district; and
- WHEREAS, in 2016, the Board received Zone Change (Z-16-95) and Site Plan (Z-16-96) referrals to establish a glamping business on 60 acres of the subject parcel; the referrals were ultimately withdrawn by the Town on April 5, 2016; and
- WHEREAS, the site is located in a rural area east of Skaneateles Lake in the Town of Spafford; the site and adjacent lands are enrolled in New York State Agricultural District 2 and appear to contain active farmland; and
- WHEREAS, the submitted survey map dated December 27, 2017 shows the site has frontage on Collard Road, a local road, and contains an existing house, detached garage, shed, and an existing driveway onto Collard Road; the survey map shows the remainder of the site to consist of fields, woods, and a walnut tree plantation; and
- WHEREAS, per the survey map, the proposed subdivision will divide the parcel into two lots; Lot A (66.0 acres) will consist of the westerly portion of the parcel and Lot B (31.86 acres) will contain the easterly portion of the parcel, including the existing structures and the walnut tree plantation; no development plans are indicated in the referral materials; and
- WHEREAS, per the referral notice, the existing house on proposed Lot B is served by an individual well and septic system; and
- WHEREAS, the site is located in the Skaneateles Lake watershed; Skaneateles Lake is the primary public water supply source for the City of Syracuse and is unfiltered, requiring strict adherence to water quality protections on land in the watershed; and
- WHEREAS, the survey map shows the centerline of a creek (Five Mile Brook), a regulated, classification AA stream, along the southern lot line and extending northward at the eastern boundary; and
- WHEREAS, the New York State Department of Environmental Conservation (NYS DEC) Environmental Assessment Form (EAF) Mapper indicates that the project site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the New York State Historic Preservation Office

archaeological site inventory; and

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

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



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: February 07, 2018

OCPB Case # S-18-3

- 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 Manlius Town Board at the request of North Burdick St. Company, LLC for the property located at North Burdick Street (opposite Medical Center Drive); 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 North Burdick Street, a county road, Old Erie Canal State Park, and the municipal boundary between the Town of Manlius and the Village of Fayetteville; and
- WHEREAS, the applicant is proposing to subdivide 6 parcels totaling 128.9 acres into 21 lots as part of a proposed residential development in a proposed Residential (R-5) zoning district; and
- WHEREAS, the Board is concurrently reviewing Zone Change (Z-18-8) and Site Plan (Z-18-9) referrals as part of the proposed project; the Board has reviewed a number of other proposed actions for this area, recommending: modification of a Zone Change referral (Z-07-451) proposing to rezone 126.9 acres, including the subject site, to RA, R-1, RM, and NS (the current zoning for the site) in 2007; no position on a Subdivision referral (S-08-17) proposing to subdivide 0.608 acres from a portion of the subject site to combine it with an adjacent lot, and modification of Subdivision (S-08-96) and Site Plan (Z-08-435) referrals proposing to subdivide the six subject parcels into 27 lots and construct a bank and two retail buildings on three of the proposed lots in 2008; modification of a Subdivision referral (S-09-58) proposing to divide the six subject parcels into 22 lots in 2009; and modification of an Other Authorization referral (Z-16-42) requesting a permit to fill a one-acre portion of one of the subject parcels in 2016 to address safety concerns regarding kids jumping off a quarry cliff into the pond; and
- WHEREAS, the referrals for the proposed project were received on December 29, 2017 and an extension was granted in order to conduct a Coordinated Review Meeting for the project, which was held on January 29, 2018 to allow representatives for the applicant, municipality, planning and town boards, and relevant agencies to discuss issues and requirements related to the proposed project; and
- WHEREAS, the proposed project is located along North Burdick Street near the Old Erie Canal State Park, Northeast Medical Center, auto dealerships, and Fayetteville Towne Center, and adjacent to the municipal boundary between the Town of Manlius and Village of Fayetteville; a small vacant parcel (086.-02-01.0) owned by the Village of Fayetteville is shown to be contained within the site; the site consists of 6 parcels totaling 128.9 acres, and contains two steeply sloped spring-fed, former quarry ponds and a stream tributary leading to

Limestone Creek, and Pools Brook Park, and is encumbered by wetlands, steep slopes, large areas of floodplains, and floodways, and critical regional sanitary sewer infrastructure; at the rear, the site borders another Limestone Creek tributary, an impaired water body per the EAF; per the Existing Conditions/Demolition Plan, the site contains 10 existing buildings to be razed and filled with clean fill, and existing utility lines and poles and driveways, to also be removed; per the EAF, one of the buildings to be demolished (5464 North Burdick Street) is a historic building, and as discussed in the Coordinated Review Meeting the applicant is in receipt of a Letter of No Adverse Effect from New York's State Historic Preservation Office regarding the project; and

WHEREAS, per the referral notice, a proposed subdivision will create 21 new lots from the 6 parcels contributing to the site; the submitted subdivision map dated December 19, 2017 shows the pre-cluster layout with proposed Parcels 1-3 (approximately 24 acres total) to contain apartments and related facilities, Parcel 4 to contain the remaining lands, and 17 single-family lots (0.92-1.36 acres) meeting the 40,000 sf lot size requirement for the RA or R-1 district in which they fall; the submitted Overall Site Plan dated December 6, 2017 shows the post-cluster layout with the 17 single family lots (0.53-0.77 acres each), to the rear along a proposed u-shaped road and cul-de-sac to be created; Parcel 4 is not shown in the Overall Site Plan, but will presumably be the 21st lot and remaining lands, as indicated in the subdivision map; the Overall Site Plan shows the project to include construction of 22 apartment buildings with 4-10 units each, for a total of 148 two-story apartment units each with attached garage spaces and driveways, a clubhouse, basketball courts, playground, tennis courts and a greenspace area with pavilion on Parcels 1-3; a stone-dust trail is also shown along the rear of the developed area (unclear whether publicly accessible); and

WHEREAS, the submitted Woodlands at Limestone Lakes - Existing Zoning map dated December 19, 2017 shows the site is currently a mix of R-1, NS, RM, and RA zoning districts; per the submitted Woodlands at Limestone Lakes - Proposed Zoning map dated December 19, 2017, proposed Parcels 1, 2, and 3, intended for the apartment buildings, will be rezoned R-5 and the remainder of the site will keep its current zoning, with the undeveloped land and ponds as RA, the single-family lots as a mix of RA and R-1 with some lots having split zoning, a small area of RM at the front of the site, and no area remaining as NS; and

WHEREAS, the Site Plan shows a new self-contained road system to serve the single and multi-family residences, and is shown to begin at North Burdick Street across from the existing signalized entrance to the Northeast Medical Center, extend around the south pond, and connect to North Burdick Street again at the existing south driveway to Kohl's in the Towne Center shopping plaza at a new signalized intersection already being planned as part of independent coordination with the OCDOT; two access gates are shown in the Overall Site Plan, restricting access to the portion of the proposed road that serves the single-family properties; as discussed in the Coordinated Review Meeting, the proposed road is currently intended as a private road, however, it will be required to be designed to meet Town standards to allow for the possibility of future Town ownership, and gating would not be allowable if the road is municipally owned; and

WHEREAS, a proposed limit of disturbance and a silt fence boundary are shown in the Existing Conditions/Demolition Plan, indicating lands intended for

tree/vegetation clearing and the proposed development (which may presumably change based on identified floodplain mitigation); three areas around the south pond are labeled “proposed coffer dam with dewatering to be staged with construction” which is intended to allow for portions of the south pond to be filled in for the proposed project; the EAF states 44 acres of the site will be disturbed by the proposed project, which will include removal of approximately 24 acres of forested lands; 11.5 acres of impervious surface area will be created; stormwater runoff will be directed primarily to the south pond; per the Coordinated Review Meeting, subsurface and surface stormwater management systems will be provided to improve water quality before it is discharged via piping into the south pond; the Overall Site Plan shows stormwater detention areas on Lots 1 and 3 and pipe outlets on sloped edges of the pond; and

WHEREAS, as discussed in the Coordinated Review Meeting, a significant portion of the site, including areas to be developed with residential uses, currently lie within the FEMA floodplain, as well as within the more significant floodway; in order to elevate structures (at least two feet above base flood elevation) to meet flood ordinance standards and create level areas for development, approximately 50,000 cubic yards of fill is anticipated on site, at depths averaging 4-6 feet; the applicant is also conducting a hydrologic study as required for lands being proposed for development within the floodway, and notes that a FEMA Conditional Letter of Map Revision (CLOMAR) to modify boundaries to accommodate the project; at the Coordinated Review meeting, the applicant noted that mitigation to maintain a “zero rise” requirement needed to satisfy flood regulations would likely include expanding the floodway area in certain locations in order to add fill in others; the study, proposed mitigation, and areas of change are not available at this time to assess impacts to residential lots, structures, and infrastructure, including roads, sewers and waterlines; 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, several small wetland areas (one including a 100’ buffer area) are indicated on the site plan, largely avoiding proposed development lots, and more extensive federal wetlands are indicated per GIS mapping; per the submitted Environmental Assessment Form (EAF) dated December 6, 2017, 0.2 acres of wetlands will be disturbed for the proposed project; as discussed in the Coordinated Review Meeting, wetland boundaries have been delineated by Terrestrial Environmental Specialists, Inc. and are awaiting jurisdictional determinations from the U.S. Army Corps of Engineers and New York State Department of Environmental Conservation; and

WHEREAS, the applicant proposes to access public drinking water infrastructure, with no significant issues noted by OCWA at the Coordinated Review meeting; the applicant proposes to tie into the existing trunk sewer on site, which is part of the Meadowbrook-Limestone Wastewater Treatment Plant service area; per the EAF, anticipated drinking water and sanitary wastewater generation is 43,298 gpd; the Onondaga County Department of Water Environment Protection (WEP) has determined that the submitted project is located in an area designated as flow constrained and will require an offset plan in compliance with Local Law #1 of 2011; and

WHEREAS, per the Overall Site Plan and WEP, the site also contains a 48-inch trunk sanitary sewer line and related easement to WEP which runs roughly northeast to southwest across the middle of the site and is the sole pipeline receiving all wastewater flow to the nearby regional treatment plant for the entire Meadowbrook-Limestone Wastewater Treatment Plant service area, serving portions of the City of Syracuse, Towns of DeWitt, Manlius and an area in Pompey, and the Villages Fayetteville and Manlius; the Bishop Brook Trunk Sewer, also a critical infrastructure conduit, intersects with the main transmission line on the subject parcel; per WEP, these sanitary sewer lines are vital pieces of regional infrastructure which serve tens of thousands of residences, and numerous commercial and industrial users, and access to this infrastructure must be unobstructed at all times for the health and safety of the regional service area; the current site plan shows portions of the proposed development, particularly proposed roads, stormwater infrastructure, a proposed trail, and common areas for apartments, to encroach on this easement area; as such, WEP has considerable concerns regarding compression loads that will be created by development in the area, long term stability of slopes, access to infrastructure given the proposed fill depths, modification of flood boundaries as a result of grading work and mitigation of development within the existing floodway, and resulting encroachment into and in close proximity to the sewer easement; and

WHEREAS, the EAF Mapper indicates that the site of the proposed action may contain a species of animal, or associated habitats, listed by the state or federal government as threatened or endangered; as discussed in the Coordinated Review Meeting, the site is believed to contain habitat for the Indiana bat; per the EAF Mapper, the project is also within 2,000 feet of a site in the NYS DEC Environmental Site Remediation database (734052); the EAF states the remediation site has a Department-approved long term groundwater monitoring program that is ongoing; and

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

1. Per the Onondaga County Department of Water Environment Protection, the applicant must modify the proposed site plan to avoid any potential conflicts with the existing regional wastewater easements and infrastructure, or relocate/reconstruct affected transmission infrastructure to an alternate location, to meet Department requirements for maintaining constant accessibility and safety of the infrastructure and avoid sensitive environmental areas.
2. The Onondaga County Department of Transportation requires additional right-of-way to equal 40 feet from the centerline of North Burdick Street. This land is intended for highway purposes, drainage, and the installation of sidewalks and traffic signal poles along the east side of the road. The dedicated right-of-way must be reflected on a revised site plan prior to municipal approval.
3. The applicant must provide sidewalks that extend from the southern lot line to the intersection for the Northeast Medical Center with the intention that pedestrian accommodations will be available on both sides of North Burdick Street. Additionally, pedestrian accommodations to include

crosswalks and signal poles must be made available at the both signalized intersections in coordination with the Onondaga County Department of Transportation.

4. Per the Onondaga County Department of Transportation, the applicant must submit the completed Traffic Impact Study (TIS) to the Department for review. The traffic study must be approved, and any modifications to the Site Plan required by the Department must be received and be reflected on a revised Site Plan prior to municipal approval, and the applicant must subsequently complete any appropriate mitigation as may be determined by the Onondaga County Department of Transportation.

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

6. Per the Onondaga County Department of Water Environment Protection, the applicant must submit a copy of the hydrologic study to the Department.

The Board also offers the following comment(s):

1. As the site is in close proximity to numerous amenities and dense mixed land uses, including the Village of Fayetteville, senior living facilities, medical facilities and various shopping destinations, the Board encourages the Town and applicant to continue to build out pedestrian infrastructure along both sides of North Burdick Street, including connections to nearby transit routes and extending north to the North Medical Center Drive intersection. Bicycle accommodations on these sites and along Burdick Street are also encouraged.

2. The Town and applicant must formalize accommodations for remaining lands, including long-term ownership, maintenance, easements, and financial responsibility for the remaining lands on the site, as well as the proposed road serving the 17 single-family residential properties. The Town is encouraged to consider fiscal impacts and risk management responsibilities that homeowners associations, or potentially the town, may bear in maintaining the significant common areas on site.

3. The Board encourages modifications to the proposed zoning that aligns the zoning district boundaries with the proposed lot boundaries, eliminating instances of split zoning in the single-family residential lots and rezoning the entirety of the remaining lands to RA.

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



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

6. The applicant is encouraged to reduce stormwater runoff and improve stormwater quality as much as practical by reducing impermeable surfaces and utilizing green infrastructure. For more information on stormwater management, visit the Onondaga County "Save the Rain Program" website at <http://savetherain.us> or contact the Onondaga County Department of Water Environment Protection at 315-435-2260.

7. The applicant and municipality are advised to ensure the following county, state, and/or federal regulations have been met prior to project approval:

a. County Highway Access and/or Work Permit – Any new or modified driveways and work within the county right-of-way require a highway access and/or work permit from the Onondaga County Department of Transportation.

b. Permitting for Demolition - 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.

c. Offset Plan - Per the Onondaga County Department of Water Environment Protection, the project shall comply with Local Law #1 of 2011 ([www.ongov.net/wep/uselaws.html](http://www.ongov.net/wep/uselaws.html)) where applicable. The applicant must develop a 1 gallon to 1 gallon offset plan/project in coordination with the municipal engineer to offset new sanitary flow by the removal of extraneous flow and submit a letter confirming the acceptance of the offset plan to the Onondaga County Department of Water Environment Protection.

d. State and/or Federal Wetlands Approval – Following jurisdictional determinations from the U.S. Army Corps of Engineers and New York State Department of Environmental Conservation, 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 wetlands and buffers.

e. State Pollutant Discharge Elimination System (SPDES) Permit – Any project that cumulatively disturbs one acre or more of land, must be covered under the New York State SPDES II General Permit for Stormwater Discharges from Construction Activity. For projects within a designated municipal storm sewer system (MS4) municipality, the applicant must prepare a Stormwater Pollution Prevention Plan (SWPPP) and consult with the municipal engineer to ensure conformance with the municipality's Storm Water Management Plan (SWMP). The applicant is advised that they must submit a Notice of Intent (NOI) and an MS4 SWPPP Acceptance Form (signed by the municipality) to the DEC Bureau of Water Permits. The municipality should ensure that a letter of acceptance is received from the DEC prior to issuance of a building permit.

Projects located within the Onondaga Lake watershed must include Enhanced Phosphorus Removal design criteria from the NYS Stormwater Management Design Manual in the SWPPP.

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

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



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: February 07, 2018

OCPB Case # S-18-6

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a FINAL SUBDIVISION from the Town of Van Buren Planning Board at the request of River Road Subdivision for the property located at 7197 River Road; and
- WHEREAS, General Municipal Law Section 239-n allows the County Planning Board to review the approval of subdivisions and the site is located within 500 feet of River Road and Daboll Road, both county roads, the municipal boundary between the Town of Van Buren and the Town of Lysander, the NYS Erie Canal, and a farm operation located in a NYS Agricultural District; and
- WHEREAS, the applicant is proposing to subdivide a 141.105-acre parcel in order to create a new 5.00-acre parcel and increase an existing parcel from 0.21 acres to 2.006 acres in an Agriculture/Residence (AR-80) zoning district; and
- WHEREAS, the Board has reviewed several referrals for the subject parcel, including a Preliminary Subdivision referral (S-05-127) to create 39 residential lots in 2005, and Preliminary Subdivision (S-07-61) and Area Variance (Z-07-447) referrals to create 28 residential lots, for which relief from lot requirements was requested for 8 of the lots, as phase one of a two-phase subdivision in 2007; the Board recommended disapproval of the proposed actions, citing a lack of information regarding proposed on-site drinking water and wastewater accommodations, and potential impacts to local wetlands, floodplains, agricultural lands, archaeological artifacts, historic character, and the Seneca River; and
- WHEREAS, the site is located in a rural area near the Jack's Reef hamlet in the Town of Van Buren; the site and adjacent lands are enrolled in New York State Agricultural District 3 and appear to contain active farmland, including a dairy farm on the site; and
- WHEREAS, the owners of the property have been actively involved (both prior to and subsequent to the proposed residential subdivision of the land) in seeking state funding from the NYS Department of Agriculture & Markets (NYSDAM), under which the state would offer cash payment to landowners to place an agricultural conservation easement on the lands, in order to preserve important agricultural lands and prevent conversion of lands to non-agricultural land uses; in 2017, the landowner worked with SOCPA to obtain guidance from the NYSDAM on site planning to meet Department grant program objectives, along with other interested farmers; the proposed site plan reflects guidance received at that time; and
- WHEREAS, the submitted Final Plat dated January 5, 2018 shows the site has frontage on River Road, a county road, and abuts the Seneca River to the west; the site is shown to surround three residential parcels, also fronting on River Road, and two small, cottage lots at the rear of the site, along the Seneca River; and
- WHEREAS, the Final Plat shows the site to contain two existing barn structures and an

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existing one-story metal frame house and shed; the plan shows two existing gravel driveways onto River Road, one serving the barns and the second providing access to the house and two adjacent cottage lots, which must meet Onondaga County Department of Transportation requirements; the gravel driveway serving the house and cottage lots begins on one of the fronting residential lots; a 25' ingress egress easement is shown to follow the driveway from the frontage lot to the cottage lots; per the Final Plat, the easement affects Lot 2 only, the rest of the road is already under existing easement; and

WHEREAS, the Final Plat shows the proposed subdivision will create a new lot, Lot 3 (5.0 acres), and convey lands to one of the adjacent camp lots, increasing it from 0.21 acres to 2.006 acres; the enlarged cottage lot is shown as Lot 4 in the Final Plat and includes an existing house and shed on the Seneca River; per the local application, increasing the cottage lot will satisfy Town lot requirements for the Agricultural (AR-80) zoning district; no plans for Lot 3 are indicated in the referral; and

WHEREAS, Lot 1A is shown to include the remaining lands (134.099 acres) of the site; one of the fronting residential lots is labeled Lot 2 and appears to have been created during a previous subdivision of the parcel; and

WHEREAS, the site is served by individual well and septic system; the Final Plat states that Lots 1A, 2, and 4 have existing sewage disposal systems; per the Final Plat, Lots 1A and 3 are not residential building lots under Onondaga County Health Department subdivision regulations and must have individual sewage disposal plans approved by the Department prior to conversion to residential building lots and issuance of a building permit; and

WHEREAS, per the New York State Department of Environmental Conservation (NYS DEC), the Seneca River is a classification B protected stream; another regulated waterbody is present on the site, a class C stream that crosses the northern portion of the parcel; and

WHEREAS, the Final Plat shows the northern portion of the site, including most of Lot 4, to be encumbered by state and federal wetlands, and the 100-year floodplain; an area labeled "Appropriated flowage limits" is shown to cover roughly the same portion of the site; and

WHEREAS, the NYS DEC Environmental Assessment Form (EAF) Mapper indicates that the site is located over, or immediately adjoining, primary and principal aquifers; the site of the proposed action may contain a species of animal (Indiana bat), or associated habitats, listed by the state or federal government as threatened or endangered; the project site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the New York State Historic Preservation Office archaeological site inventory; and

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

1. The applicant is advised to contact the Onondaga County Department of Transportation regarding the existing gravel driveways on River Road which are subject to the availability of sight distance and must meet Department driveway standards. Per the Department, the 25' ingress egress easement must be increased to 30' to meet Department requirements.

2. The Onondaga County Department of Transportation requests an additional right-of-way to be measured 40' from the centerline of River Road. The municipality and applicant are advised to contact the Department at (315) 435-3205 regarding the dedication of this additional right-of-way.
3. Prior to any future development of the site, the applicant is advised to contact the U.S. Army Corps of Engineers (USACE) and/or the New York State Department of Environmental Conservation (NYS DEC) to confirm the presence of federal and/or state wetlands and/or the 100-foot state wetland buffer on the site, and determine whether permits are necessary for the proposed project and obtain any applicable permits.
4. The applicant is advised that wetland and associated buffers likely preclude proposed Lot 4 from any further development.

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



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: February 07, 2018

OCPB Case # S-18-7

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a FINAL SUBDIVISION from the City of Syracuse Planning Commission at the request of Greater Syracuse Property Development Corp. for the property located at 3023 & 3027-3029 South Salina 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 Route 81, a state highway; and
- WHEREAS, the applicant is proposing to combine two properties into one new 0.34-acre lot in a Residential (RAA) zoning district; and
- WHEREAS, the site is located at the intersection of South Salina Street and East Newell Street, both city streets in the City's Southside neighborhood; surrounding land uses are primarily residential; and
- WHEREAS, the City of Syracuse is currently undertaking a comprehensive project to revise and modernize zoning in the City; according to the ReZone Syracuse draft zoning map dated June 2017, the proposed zoning for this lot is Mixed Used Urban Neighborhood (MX-1), which would act to "provide for a pedestrian-friendly mix of low- to medium-density residential and small-scale, low-impact nonresidential uses"; and
- WHEREAS, the submitted survey map dated December 28, 2017 shows the site to consist of two lots, Lot Two (076.-05-05.0) and Lot Three (076.-05-04.0), with masonry walks along both street frontages; Lot Two contains an existing two-story frame house with front porch and rear deck; Lot Three is currently vacant and owned by the Greater Syracuse Property Development Corporation, the Land Bank; and
- WHEREAS, the proposed resubdivision will combine the two lots into one, shown as Lot Two A (0.34 acres); per the local application, the mission of the Land Bank is to put vacant properties back into productive use; the combination of the two lots is intended to increase property value and allow for the removal of invasive species and addition of landscaping with native plants on the site; and
- WHEREAS, the existing house 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, the Onondaga County Department of Water Environment Protection has determined that the submitted project is located in an area designated as flow constrained or impacted by excessive wet weather flow or is tributary to a Combined Sewer Overflow (CSO); and
- WHEREAS, the New York State Department of Environmental Conservation (NYS DEC) Environmental Assessment Form (EAF) Mapper indicates that the site is located over, or immediately adjoining, a principal aquifer; and

WHEREAS, per the EAF Mapper, the site of the proposed action may contain a species of animal (Northern long-eared bat), or associated habitats, listed by the state or federal government as threatened or endangered; and

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

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



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: February 07, 2018

OCPB Case # S-18-8

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a FINAL SUBDIVISION from the City of Syracuse Planning Commission at the request of COR Development for the property located at 703, 715 & 725 Van Rensselaer 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 the Inner Harbor Barge Canal Terminal, a part of the New York State Barge Canal System, and West Bear Street, a state highway; and
- WHEREAS, the applicant is proposing to subdivide three parcels totaling 9.85 acres into four new lots, Lot C-1R (2.76 acres), Lot C-2R (2.98 acres), Lot C-3R (0.95 acres) and Lot C-4R (3.16 acres), in a Lakefront Urban Center (T-5) zoning district; and
- WHEREAS, in 2015, the Board recommended No Position With Comment for a Subdivision referral (S-15-31) that created the three subject parcels; per the referral, the applicant was intending to construct a surface parking lot on the subdivided parcels as part of Phase 1 of the Inner Harbor west shore development; and
- WHEREAS, over the last four years, the Board has reviewed numerous referrals for proposed development of the Inner Harbor area, including Site Plan referrals (Z-14-180, Z-14-181) for the recently completed Aloft Hotel and its associated parking lot on the south shore; Final Subdivision (S-14-15), Other Authorization (Z-14-76), and Site Plan (Z-14-222, Z-15-77, Z-15-129) referrals for three mixed use retail/apartment buildings, one of which is currently under construction, and four new city streets as part of a development project on the west shore; Special Permit referrals (Z-15-78, Z-15-130) for a surface parking lot to serve the west shore development, intended for the subject site; Site Plan (Z-15-308) and Special Permit (Z-15-321) referrals for relocating a freight house and constructing a boat house and science center (SUNY ESF) as part of a north shore development project, which has been approved by the City; Final Subdivision (S-16-10) and Site Plan (Z-16-46) referrals for a hotel (Element Hotel) and its associated parking on the south shore, which has been approved by the City; and Site Plan (Z-16-286) and Special Permit (Z-16-287) referrals for a mixed used building and promenade enhancements on the east shore, which has been approved by the City; and
- WHEREAS, the site is located in the City's Lakefront neighborhood, southwest of the Destiny USA mall and several county-owned parcels containing the Metropolitan Wastewater Treatment Plant and across Van Rensselaer Street from the Onondaga Creekwalk and the Inner Harbor; and
- WHEREAS, the City of Syracuse is currently undertaking a comprehensive project to revise and modernize zoning in the City; according to the ReZone Syracuse draft zoning map dated June 2017, the proposed zoning for this lot is Mixed



Use Urban Core (MX-4), which would act to “provide for pedestrian-friendly areas of higher-density residential development and a well-integrated mix of nonresidential uses”; and

WHEREAS, the submitted Final Plan dated January 5, 2018 shows the site consists of three lots, totaling 9.86 acres, with frontage on Van Rensselaer Street, North Geddes Street, and Kirkpatrick Street, all city streets; Lot No. C-1 (7.823 acres) is shown to include all of the frontage on North Geddes Street and Kirkpatrick Street, as well as the majority of the lands at the rear of the site; Lot No. C-2 (1.4284 acres) is surrounded by C-1 on three sides and has two 40’ wide frontages on Van Rensselaer Street; Lot No. C-3 (0.609 acres) is surrounded by C-2 on three sides and has frontage on Van Rensselaer Street; aerial imagery indicates the site is vacant except for a dirt/gravel area that appears to be primarily on Lot No. C-1; and

WHEREAS, per the Final Plan, the proposed subdivision will create Lots C-1R (2.76 acres), C-2R (2.98 acres), C-3R (0.95 acres), and C-4R (3.16 acres); Lots C-1R and C-4R are shown to consist of the northwest and southeast lands, respectively, of existing Lot No. C-1, and Lots C-2R and C-3R are shown to retain their original lot widths and increase in depth; and

WHEREAS, per the local application, the previously approved parking lot, supporting the west shore mixed use retail/residential development under construction across the street, needs to be shifted to the west; the relocation of the parking lot necessitates a revised subdivision for financing purposes; and

WHEREAS, a memo included with the referral materials dated January 8, 2017 indicates that Lot C-3R is intended for future development of townhouses, which will be “submitted at a future date”; additionally, the increased depth of Lot C-2R is intended to allow for an expansion of the previously approved parking lot, which will increase the total number of off-street parking spaces from 146 to 250, including surplus spaces to accommodate future construction of the remaining mixed use retail/apartment building, and add driveway sleeves for future utility extensions; and

WHEREAS, the memo indicates that new waivers are requested for tree species and landscape island requirements as part of the changes intended for the site, and bicycle parking and landscaping waivers previously granted will no longer be required; the Board has not received a revised special permit referral for the proposed project; and

WHEREAS, the site has access to public drinking water and sewers and is located in the Metropolitan Wastewater Treatment Plant service area; new drinking water and wastewater connections are proposed, presumably for the future townhouses; and

WHEREAS, the New York State Department of Environmental Conservation (NYS DEC) Environmental Assessment Form (EAF) Mapper indicates that the project is within 2,000 feet of sites in the DEC Environmental Site Remediation database (V00002, 734059, 734083, C734083, V00222, C734088, C734088A, 734020, C734130, C734134, C734135, C734136, C734137, C734143); and

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

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

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

1. The applicant and City are encouraged to ensure adequate width is available to allow any driveways and internal circulation roads serving the proposed parking lot and townhouses to be designed to meet public right-of-way standards to the extent possible, in order to create the appearance of smaller blocks that are inviting to pedestrians as required in Lakefront zoning districts.
2. The Board encourages the City to continue considering individual project phases in the context of the overall development plan in order to ensure long-term adherence to redevelopment goals regarding density, mixed uses, parking, and walkability.
3. The Onondaga County Department of Water Environment Protection requests that the City and applicant coordinate closely with the Department early in the planning process regarding the proposed townhouses, and the entire COR development project, to ensure infrastructure coordination and to determine sewer availability and capacity.
4. The applicant is encouraged to reduce stormwater runoff and improve stormwater quality as much as practical by reducing impermeable surfaces and utilizing green infrastructure, and consider the use of pervious pavement for large parking areas. For more information on stormwater management, visit the Onondaga County "Save the Rain Program" web site at <http://savetherain.us> or contact the Onondaga County Department of Water Environment Protection at 315-435-6820.
5. The Board encourages the City to work with the applicant to include appropriate screening for the adjacent parcels around the proposed parking lot and design features such as landscaping, sidewalks, and crosswalks that slow traffic, foster pedestrian circulation and enhance the parking lot aesthetic.

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



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: February 07, 2018

OCPB Case # S-18-9

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a FINAL SUBDIVISION from the City of Syracuse Planning Commission at the request of Greater Syracuse Property Development Corp. for the property located at 220 & 224-226 McKinley Avenue; and
- WHEREAS, General Municipal Law Section 239-n allows the County Planning Board to review the approval of subdivisions and the site is located within 500 feet of Route 81, a state highway; and
- WHEREAS, the applicant is proposing to combine two lots into one new 0.24-acre parcel in a Residential (RAA) zoning district; and
- WHEREAS, the site is located along McKinley Avenue, a city street, in the Southside neighborhood of the City of Syracuse; surrounding land uses are primarily residential; and
- WHEREAS, the City of Syracuse is currently undertaking a comprehensive project to revise and modernize zoning in the City; according to the ReZone Syracuse draft zoning map dated June 2017, the proposed zoning for this lot is Residential (R-3), which would act to "provide for neighborhoods made up of single-family detached and two-family homes on smaller lots" where "complimentary uses such as parks, open space, schools, places of assembly, minor utilities, and accessory structures may also be allowed"; and
- WHEREAS, the submitted survey map dated November 28, 2017 shows the site to consist of two lots, Lot Five (077.-10-02.0) and Lot Six (077.-10-03.0); Lot Five contains an existing two-and-a-half story frame house with front and rear porches and a vinyl shed; a tarvia driveway and parking area is shown to be located on both lots; Lot Six is otherwise vacant and owned by the Greater Syracuse Property Development Corporation, the Land Bank; and
- WHEREAS, the proposed resubdivision will combine the two lots into one, shown as Lot Five A (0.24 acres); per the local application, the mission of the Land Bank is to put vacant properties back into productive use; the combination of the two lots is intended to increase property value and allow for the removal of invasive species and addition of landscaping with native plants on the site; 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, the Onondaga County Department of Water Environment Protection has determined that the submitted project is located in an area designated as flow constrained or impacted by excessive wet weather flow or is tributary to a Combined Sewer Overflow (CSO); and
- WHEREAS, the New York State Department of Environmental Conservation (NYS DEC) Environmental Assessment Form (EAF) Mapper indicates that the site is

located over, or immediately adjoining, a principal aquifer; and  
WHEREAS, per the EAF Mapper, the site of the proposed action may contain a species of animal (Northern long-eared bat), or associated habitats, listed by the state or federal government as threatened or endangered; and

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

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



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: February 07, 2018

OCPB Case # Z-18-21

- 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 SPECIAL PERMIT from the Town of Clay Town Board at the request of Widewaters Farrell Road II Company, LLC for the property located at 3715 NYS Route 31; 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 New York State Route 31; and
- WHEREAS, the applicant is requesting a special permit to allow for two drive-thru services on two proposed parcels as part of a larger retail project on 45.93 acres in a Regional Commercial (RC-1) zoning district; and
- WHEREAS, the Board received two referrals regarding the special permit request, the second of which included a corrected referral notice and local application; this review considers the corrected referral materials; over the last two years, the Board has reviewed several referrals as part of a proposed commercial development project, Widewaters Commons, for the 45.93-acre subject site, and recommended: Modification of a Preliminary Subdivision referral (S-18-5) proposing to subdivide the two parcels of the site into four new lots; Modification of a Site Plan referral (Z-17-369) for the development; and No Position With Comment for a Zone Change referral (Z-16-3) requesting a zone change from Residential Agriculture (RA-100) to Regional Commercial (RC-1); and
- WHEREAS, the Board is concurrently reviewing an Area Variance referral (Z-18-28) as part of the proposed project; and
- WHEREAS, the site is located near the major regional intersection (Moyers Corners) of New York State Route 31 and County Route 57 in the Town of Clay; surrounding land uses include various big box retail establishments along Route 31, a recently constructed auto dealership (Davidson Ford of Clay) across the road from the site, and a proposed auto dealership (Fox) adjacent to the site; and
- WHEREAS, the Preliminary Subdivision referral (S-18-5) materials show the site has frontage on Route 31 and consists of two tax parcels, 020.-01-05.1 and 020.-01-05.2, totaling 45.93 acres; the larger parcel is bisected by a railroad corridor, creating a triangular-shaped portion of land at the northeastern corner of the site; aerial imagery shows the site is partially forested and vacant except for an existing abandoned house with a gravel driveway on parcel 020.-01-05.2; the proposed subdivision will divide the two existing parcels into four new lots, with Lot 1 (2.65 acres), Lot 2 (2.46 acres), and Lot 3 (2.07 acres) at the front of the site along Route 31 and Lot 4 (38.75 acres) containing the land at the rear of the fronting lots, including the triangular-shaped portion and a strip of land approximately 100' wide situated between Lots 1 and 2; and

WHEREAS, the Site Plan referral (Z-17-369) materials show the proposed commercial development project, Widewaters Commons, will include a proposed plaza (81,140 gross sf), three proposed outparcel units (21,633 gross sf total), proposed parking areas (537 parking spaces total) for each of the outparcels and the plaza, internal drives throughout the site to connect all of the proposed buildings, a single lane, right-in driveway onto Route 31, and a 6-lane, full access driveway onto Route 31, aligning with the existing signalized intersection for Davidson Ford of Clay; and

WHEREAS, the local application submitted with this referral indicates that the special permit request, as part of the proposed commercial development project, is only intended for the larger, vacant parcel (020.-01-05.1) of the site; per the Town of Clay zoning ordinance, drive-in service is permitted in the RC-1 zoning district with special permit approval; the submitted Special Permit – Drive Thru plan dated January 2, 2018 shows two of the proposed outparcel buildings, one on either side of the proposed right-in driveway at Route 31 and situated on proposed Lots 2 and 3; per the plan, special permit areas, 0.028 and 0.025 acres in size, will each consist of a drive-thru lane and be located at the rear of the outparcel buildings; an adjacent, bypass lane is shown next to each drive-thru lane; and

WHEREAS, drawings for proposed menu boards were included in the referral materials which indicate that the boards will be approximately 50.34 sf, including an additional board and logo sign, and 53.03 sf in size; and

WHEREAS, the Area Variance referral (Z-18-28) materials indicate that area variances are sought to reduce the site's east and west side perimeter landscape strips from 30' (required) to 25' (proposed) on the east side and to 11' (proposed) on the west side, and reduce the major highway principal structure setback from 165' (required) to 160' (proposed); the submitted Site Plan dated July 21, 2017 shows proposed Bioretention Areas #2 and #4 to be located within the west and east side perimeter landscape strips, respectively, and the Outparcel 2 building 4.5' over the highway setback line; and

WHEREAS, per the Environmental Assessment Form (EAF) dated January 2, 2018, 15.7 acres of the site will be physically disturbed by the proposed development; the EAF indicates that proposed stormwater management for the project has been designed to collect, detain and mitigate stormwater impacts, and emergency overflows will be directed to nearby wetlands (not DEC-regulated); the EAF states that a stormwater pollution prevention plan (SWPPP) has been prepared for the proposed project; and

WHEREAS, the site has access to public water and sewers; new connections to public drinking water and sewers are proposed for the project, and the site is near Town sewer lines that connect to an existing County-owned trunk sewer; the County trunk sewer ultimately flows to the Wetzel Road Wastewater Treatment Plant service area though flow is diverted to the Oak Orchard Wastewater Treatment Plant during excess flow events; and

WHEREAS, the New York State Department of Environmental Conservation (NYS DEC) EAF Mapper indicates that the site contains federal wetlands; per the EAF, a formal wetland delineation was performed by Terrestrial Environmental Specialists, Inc. and an approved Jurisdictional Determination, a formal confirmation of the presence of federal wetlands, was issued by the U.S. Army Corps of Engineers (USACE) on February 11, 2016; the Special Permit – Drive Thru plan shows the boundaries of the Wetland A to the rear of the proposed drive thrus where they do not appear to encroach on the special permit areas;

per the EAF, it is anticipated that project will require a Nationwide Permit from the USACE; and

WHEREAS, per the EAF Mapper, the site of the proposed action may contain a species of animal (Indiana Bat, Northern Long-Eared Bat, and Eastern Massasauga) listed by the state or federal government as threatened or endangered; the EAF Mapper also indicates that the project site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the New York State Historic Preservation Office (SHPO) archaeological site inventory; 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 New York State Department of Transportation and County Planning Board strongly urge the applicant to consider a revised site plan that provides safe site circulation for vehicles and pedestrians and addresses concerns with the traffic patterns as currently shown. Suggested modifications to the plans include showing the location of proposed order boards and vehicle stacking space from the drive-thru entrance to the order boards to ensure adequate space will be available for queueing, providing signage to indicate traffic patterns and specifically one-way drives, and adding pedestrian accommodations such as sidewalks and crosswalks for internal site circulation.

While the Board offers no additional requirements or comments with regards to the nature of the requested special permits to allow for drive-thru establishments, it reiterates the following comments to be considered for the project as a whole, which should be considered during special permit review:

1. The Board encourages the municipality to consider the unique opportunity that the proposed project provides for careful, intentional planning that can guide future development of this portion of the Route 31 corridor.
2. The applicant must continue to coordinate Route 31 access requirements with the New York State Department of Transportation and Department approval must be granted prior to municipal approval of the site plan.
3. The New York State Department of Transportation has determined that the applicant must complete a drainage study or Stormwater Pollution Prevention Plan (SWPPP) to meet Department requirements verifying that the proposed development would not create additional stormwater runoff into the State's drainage system and is required to first contact the Department to determine the scope of the study; the applicant must submit the drainage study to the Department for approval and complete any appropriate mitigation as may be determined by the Department.
4. Per the New York State Department of Transportation, the applicant is required to provide curbing, closed drainage, and a sidewalk at the front of the site along Route 31. Sidewalks in the State right-of-way must be set behind the required 2-foot snow storage area behind the curb, and must be five feet wide and continue through the driveway. The applicant must contact the

Department to obtain permits for any work in the State right-of-way.

5. The applicant must submit a lighting plan to be approved by the New York State Department of Transportation to ensure there is no glare or spillover onto adjacent properties or the State right-of-way.

6. As this proposed large-scale commercial development is located along a highly-developed commercial corridor, the Board recommends that pedestrian, bicycle, and transit accommodations be incorporated into the site design for this project. Pedestrian flow between Route 31 and proposed buildings should be accommodated with sidewalks and crosswalk locations clearly indicated on the plans, and screened by landscaping and/or street trees wherever possible. Bicycle racks should be provided on site.

7. Opportunities for enhanced transit accommodations to the site are recommended per coordination with CENTRO, potentially including a transit stop at Route 31 with a dedicated pull off lane for safe access, and/or site planning to facilitate ease of access by buses within the site. Building and parking orientation to facilitate pedestrian circulation is also recommended, per the Route 31 Transportation study.

8. The Board recommends the Site Plan be modified in consultation with the Town and Onondaga County and New York State Departments of Transportation to reflect road interconnects with the adjacent parcels to the west to ultimately serve as a local connection for parcels between this site and Route 57, since driveway access would be restricted onto Routes 31 and 57 near the major regional intersection for safety purposes (Moyers Corners).

9. The Board and New York State Department of Transportation recommend an easement be required to allow for a road/driveway connection to the adjacent parcel to the east, the former Key Bank, to provide future access to that site and consolidation of access at the signalized intersection, to improve safety and mobility on Route 31.

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

11. The Onondaga County Department of Water Environment Protection asks that the applicant contact the Department at (315) 435-5402 early in the planning process to determine sewer availability and capacity.

12. The Board encourages the applicant to consider alternative ways to minimize stormwater runoff and improve stormwater quality as much as practical, including installing planting islands in the proposed parking areas or utilizing green infrastructure. For more information on stormwater management, visit the Onondaga County "Save the Rain Program" web site at <http://savetherain.us> or contact the Onondaga County Department of Water Environment Protection at 315-435-2260.



13. Given the significant encroachment into and segmentation of the wetlands and adjacent areas, the applicant is encouraged to revisit the proposed site layout and/or reduce parking to provide more buffer space for wetland and stream areas and minimize impacts to the habitats within the wetlands.

14. The applicant is advised to consider the wetland impacts of future road interconnects as part of the U.S. Army Corps of Engineers wetland permitting process.

15. The applicant and municipality are advised to ensure the following county, state, and/or federal regulations have been met prior to site plan approval:

- a. State Highway Access and/or Work Permit – Any new or modified driveways and work within the state right-of-way require a highway access and/or work permit from the New York State Department of Transportation.
- b. Federal Wetlands Approval – The applicant is also advised to obtain appropriate permits from U.S. Army Corps of Engineers for any proposed development or placement of fill in a federal wetland, or drainage of federal wetlands on site.
- c. State Pollutant Discharge Elimination System (SPDES) Permit – Any project that cumulatively disturbs one acre or more of land, must be covered under the New York State SPDES II General Permit for Stormwater Discharges from Construction Activity. For projects within a designated municipal storm sewer system (MS4) municipality, the applicant must prepare a Stormwater Pollution Prevention Plan (SWPPP) and consult with the municipal engineer to ensure conformance with the municipality's Storm Water Management Plan (SWMP). The municipality is advised that they must sign and submit an MS4 SWPPP Acceptance Form and Notice of Intent (NOI) to the New York State Department of Environmental Conservation (NYS DEC) Bureau of Water Permits. The municipality should ensure that a letter of acceptance is received from the NYS DEC prior to issuance of a building permit.

Projects located within the Onondaga Lake watershed must include Enhanced Phosphorus Removal design criteria from the NYS Stormwater Management Design Manual in the SWPPP.

- d. Permitting for Demolition - Per the Onondaga County Department of Water Environment Protection, any and all demolition of buildings requires a permit for sewer and water disconnects.
- e. Threatened or Endangered Species – Per the New York State Department of Environmental Conservation (NYS DEC), if a proposed project is in an area containing threatened or endangered species and/or associated habitats, and the project requires review under the State Environmental Quality Review Act (SEQRA), a request for a project screening should be submitted to the New York Natural Heritage Program or to the regional NYS DEC Division of Environmental Permits office.

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



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: February 07, 2018

OCPB Case # Z-18-22

- 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 SPECIAL PERMIT from the Town of Elbridge Zoning Board of Appeals at the request of Pack Place, LLC for the property located at 1273 State Route 5; 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 Route 5, a state highway, and a farm operation located in a NYS Agricultural District; and
- WHEREAS, the applicant is requesting a special permit to allow outdoor sales at a seasonal farmer's market on a 1.62-acre parcel in a Business B-1 zoning district; and
- WHEREAS, the Board is concurrently reviewing an Area Variance referral (Z-18-23) as part of the proposed project; and
- WHEREAS, the site is located along NYS Route 5 in a rural area in the Town of Elbridge just east of the Village, adjacent to active farmlands enrolled in New York State Agricultural District 3 and the Champion Homes Mobile Park; and
- WHEREAS, aerial imagery shows the site to include an existing one-story building containing a dog daycare facility, Stay and Play Doggie Daycare, a large asphalt parking area, and a driveway onto Route 5; and
- WHEREAS, the submitted local application indicates that in addition to expanding the dog daycare facility, a special permit is sought to allow for a farmers market on the site; per the Town of Elbridge zoning ordinance, special use permits may be granted for outdoor sales uses in the Business "B-1" District; the proposed farmers market will be seasonal and operate two days a week in the area shown on the Preliminary Site Plan; and
- WHEREAS, the submitted Preliminary Site Plan (undated) shows a proposed pole barn (4,000 sf) that appears to be attached to the existing building and a large existing broken tarvia parking lot with 36 proposed spaces; the site plan shows the parking lot to be separated by traffic cones into parking and vendor spaces for a seasonal farmers market; additional site improvements are shown to include removing some of the existing asphalt on the site to allow for a grassed area enclosed by a 6' high solid fence at the side and rear of the pole barn, an evergreen buffer along the rear property line, and a landscape strip at the front of the pole barn and fenced enclosure; and
- WHEREAS, the Preliminary Site Plan indicates that the existing building on the site does not conform to front yard and side yard setback requirements; additional area variances are sought to reduce the front yard setback from 75' (required) to 50' (proposed) and reduce the side yard setback from 25' (required) to 10' (proposed) for the proposed pole barn, as well as reduce the required 25' front yard no parking area to allow for two existing spaces at the front of the

building to remain for handicap accessible parking; and

WHEREAS, aerial imagery shows an existing connection at the rear of the parcel that appears to provide pedestrian access to a private road serving a mobile home park on the adjacent parcel; the Preliminary Site Plan shows proposed landscaping at the rear of the site which appears to prohibit this connection; and

WHEREAS, per the referral notice, the site is served by individual well and septic system, and no changes are proposed for the existing infrastructure; it is not clear from the referral materials if drinking water or wastewater services are required for the proposed pole barn; and

WHEREAS, the New York State Department of Environmental Conservation (NYS DEC) Environmental Assessment Form (EAF) Mapper indicates that the site is located over, or immediately adjoining, primary and principal aquifers; and

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

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 New York State Department of Transportation regarding the existing driveway onto NYS Route 5 which may require improvements to accommodate the proposed use of the site.

The Board also offers the following comment(s):

1. Per the New York State Department of Transportation, signage will not be permitted in the state right-of-way and may not obstruct sight distance.
2. The applicant is advised to consider relocating the proposed parking at the front of the existing building which may not have adequate space for safe backing of vehicles given the location of the existing driveway.
3. The applicant and municipality are advised to ensure the following county, state, and/or federal regulations have been met prior to project approval:
  - a. State Work Permit – Any work within the state right-of-way requires a work permit from the New York State Department of Transportation.
  - b. Septic System Approval – The Onondaga County Health Department must formally accept or approve, respectively, any existing or proposed septic system to service this property prior to issuance of a building permit.

**Bill Fisher disclosed that he is a customer of the applicant, but it was determined by the Board that there is no conflict. The motion was made by Robert Antonacci and seconded by Daniel Cupoli. The votes were recorded as follows: Bill Fisher - yes; James Corbett - yes; Daniel Cupoli - yes; Robert Antonacci - yes; Marty Voss - yes.**



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: February 07, 2018

OCPB Case # Z-18-23

- 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 AREA VARIANCE from the Town of Elbridge Zoning Board of Appeals at the request of Pack Place, LLC for the property located at 1273 State Route 5; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the granting of use or area variances and the site is located within 500 feet of Route 5, a state highway, and a farm operation located in a NYS Agricultural District; and
- WHEREAS, the applicant is requesting area variances to reduce front and side yard setback requirements to construct a 4,000 square foot pole barn and allow for a seasonal farmers market on a 1.62-acre parcel in a B-1 zoning district; and
- WHEREAS, the Board is concurrently reviewing a Special Permit referral (Z-18-22) as part of the proposed project; and
- WHEREAS, the site is located along NYS Route 5 in a rural area in the Town of Elbridge just east of the Village, adjacent to active farmlands enrolled in New York State Agricultural District 3 and the Champion Homes Mobile Park; and
- WHEREAS, aerial imagery shows the site to include an existing one-story building containing a dog daycare facility, Stay and Play Doggie Daycare, a large asphalt parking area, and a driveway onto Route 5; and
- WHEREAS, the submitted local application indicates that in addition to expanding the dog daycare facility, a special permit is sought to allow for a farmers market on the site; per the Town of Elbridge zoning ordinance, special use permits may be granted for outdoor sales uses in the Business "B-1" District; the proposed farmers market will be seasonal and operate two days a week in the area shown on the Preliminary Site Plan; and
- WHEREAS, the submitted Preliminary Site Plan (undated) shows a proposed pole barn (4,000 sf) that appears to be attached to the existing building and a large existing broken tarvia parking lot with 36 proposed spaces; the site plan shows the parking lot to be separated by traffic cones into parking and vendor spaces for a seasonal farmers market; additional site improvements are shown to include removing some of the existing asphalt on the site to allow for a grassed area enclosed by a 6' high solid fence at the side and rear of the pole barn, an evergreen buffer along the rear property line, and a landscape strip at the front of the pole barn and fenced enclosure; and
- WHEREAS, the Preliminary Site Plan indicates that the existing building on the site does not conform to front yard and side yard setback requirements; additional area variances are sought to reduce the front yard setback from 75' (required) to 50' (proposed) and reduce the side yard setback from 25' (required) to 10' (proposed) for the proposed pole barn, as well as reduce the required 25' front yard no parking area to allow for two existing spaces at the front of the

building to remain for handicap accessible parking; and

WHEREAS, aerial imagery shows an existing connection at the rear of the parcel that appears to provide pedestrian access to a private road serving a mobile home park on the adjacent parcel; the Preliminary Site Plan shows proposed landscaping at the rear of the site which appears to prohibit this connection; and

WHEREAS, per the referral notice, the site is served by individual well and septic system, and no changes are proposed for the existing infrastructure; it is not clear from the referral materials if drinking water or wastewater services are required for the proposed pole barn; and

WHEREAS, the New York State Department of Environmental Conservation (NYS DEC) Environmental Assessment Form (EAF) Mapper indicates that the site is located over, or immediately adjoining, primary and principal aquifers; and

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

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

1. The applicant is advised to consider relocating the proposed parking at the front of the existing building which may not have adequate space for safe backing of vehicles given the location of the existing driveway.
2. The applicant must contact the New York State Department of Transportation regarding the existing driveway onto NYS Route 5 which may require improvements to accommodate the proposed use of the site.
3. Per the New York State Department of Transportation, signage will not be permitted in the state right-of-way and may not obstruct sight distance.
4. The applicant and municipality are advised to ensure the following county, state, and/or federal regulations have been met prior to project approval:
  - a. State Work Permit – Any work within the state right-of-way requires a work permit from the New York State Department of Transportation.
  - b. Septic System Approval – The Onondaga County Health Department must formally accept or approve, respectively, any existing or proposed septic system to service this property prior to issuance of a building permit.

**Bill Fisher disclosed that he is a customer of the applicant, but it was determined by the Board that there is no conflict. The motion was made by Robert Antonacci and seconded by Bill Fisher. The votes were recorded as follows: Bill Fisher - yes; James Corbett - yes; Daniel Cupoli - yes; Robert Antonacci - yes; Marty Voss - yes.**



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: February 07, 2018

OCPB Case # Z-18-24

WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a AREA VARIANCE from the Town of Elbridge Zoning Board of Appeals at the request of Meyer Management, LLC for the property located at 1161 Old Route 31; and

WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the granting of use or area variances and the site is located within 500 feet of Old Route 31 (Route 84), Plainville Road (Route 32) and River Road (Route 158), all county highways, the municipal boundaries between the Town of Elbridge and the Town of Van Buren and Lysander, and a farm operation located in a New York State Agricultural District; and

WHEREAS, the applicant is requesting area variances to reduce front yard setback requirements to construct a patio and parking lot as part of a restaurant renovation project on a 2.4-acre parcel in a Business B-1 zoning district; and

WHEREAS, in 2017, the Board recommended Modification of a Site Plan referral (Z-17-256) as part of the proposed project; in its review, the Board cited required coordination with the Onondaga County Department of Transportation regarding site access, including closing the existing unrestricted access at Plainville Road and Old Route 31, traffic and drainage data, and overflow parking plans and access on the portion of the parcel across Old Route 31, coordination with the Onondaga County Water Authority for review of the site plan and an on-site water main, and coordination with the Onondaga County Health Department on the placement of the proposed septic system which must be shown to fall on lands owned or controlled by the owner; a Coordinated Review Meeting was held on July 13, 2017 prior to the Board's review of the site plan to allow for the applicant, municipality, planning boards, and relevant agencies to discuss issues and requirements related to the proposed project; and

WHEREAS, the site is located in the Jack's Reef hamlet on the eastern shore of the Seneca River in the Town of Elbridge; GIS mapping shows that the western shore of the river, in the neighboring Town of Lysander, consists of mostly residential lots and lands to the south and east of the site, primarily in the neighboring Town of Van Buren, are enrolled in New York State Agricultural District 3 and contain active farmland, including the neighboring Hourigan Farm; and

WHEREAS, the site consists of one tax parcel divided into three segments by the intersection of Plainville Road and Old Route 31, both county roads; the submitted Overall Site Plan dated November 9, 2017 (revised December 14, 2017) shows the proposed project is primarily restricted to the northern portion of the parcel which has frontage on Plainville Road, Old Route 31, and River Road, a county road; aerial imagery shows this portion of the parcel contains an existing building, formerly the Jack's Reef Hotel, and has an existing asphalt area that spans from the building to the road with

unrestricted access along roughly 150 feet of road frontage; the plan also shows a large grass area northeast of the building, along River Road, and a gravel area with access to the river west of the building; and

WHEREAS, aerial imagery shows the southeastern portion of the parcel has frontage on Old Route 31 and contains an existing u-shaped gravel driveway with two access points onto Old Route 31; as shown in the Overall Site Plan, this portion of the parcel is to be used for overflow parking, providing 34 parking spaces in the existing gravel area, which is a modification to the previously reviewed site plan that did not include plans for this portion of the site; aerial imagery shows the southwestern portion of the parcel has frontage on Plainville Road and Old Route 31 and contains an existing gravel area at the intersection of the two roads; no proposed development is shown on this portion of the parcel; and

WHEREAS, this portion of the Seneca River is a sovereign-owned body of water held in trust for the People of the State of New York under the jurisdiction of the New York State Office of General Services (NYS OGS); per the NYS OGS, the creation of the Erie Canal lowered the water level of the river and left dry land that is still state-owned and, as the Overall Site Plan shows, lands parallel to the shoreline and adjacent to the parcel fall in this category; the Overall Site Plan shows a boundary labeled “Top of Bank by Others Original Location is Unknown” bisecting the parcel and lands parallel to the shoreline; aerial imagery shows the state-owned land adjacent to the southwestern portion of the parcel contains an existing house and private drive onto Plainville Road and the state-owned land near the northern portion of the parcel contains a portion of the existing gravel area on the site, a dock, which was recently removed, and a boat launch area; per the NYS OGS, the state-owned lands along the Seneca River may be used “as is” or the applicant can pursue a Lands Under Water Grant pursuant to Section 75(7) of the Public Lands Law to gain title to the lands; and

WHEREAS, the Overall Site Plan shows the proposed project consists of renovating the existing building on the northern portion of the parcel to allow for a new restaurant and bar; per the Overall Site Plan, parking on site will be provided by a proposed oil and stone parking area with 56 parking spaces which will be located north of the building and replace an area that is primarily grass; an area of concrete is proposed at the building entrance which includes a patio area and sidewalks, and extends into the parking lot to encompass four handicap accessible parking spaces; per the Overall Site Plan, access to the site will be provided by a proposed 24’ wide driveway onto River Road at the northern end of the proposed gravel parking lot; the referral materials include a letter dated December 6, 2017 from the Onondaga County Department of Transportation indicating that the Department reviewed and accepted the site plans for the project; the plan also shows the asphalt area at the intersection of Old Route 31 and Plainville Road to be removed and replaced with gravel, eliminating the site’s unrestricted access; and

WHEREAS, per the Overall Site Plan, additional site improvements include a landscape area near the building entrance, a landscape island in the parking area, evergreen screening along the northern lot line, a line of boulders along the edge of the parking area, a dumpster enclosure, an ADA accessible ramp, precast wheel stops for the parking spaces, and a line of 6” bollards preventing access to the remainder of the gravel area that falls on the adjacent shoreline lands; and



WHEREAS, per the Overall Site Plan, there are two existing easements on the northern portion of the parcel, including a 20' water easement along River Road and a 15' water easement along Plainville Road; per the Onondaga County Water Authority (OCWA), there is an existing water line along the road frontage of the northern portion of the parcel that is located very close to the footprint of the existing building; and

WHEREAS, the referral notice indicates that the proposed patio and a portion of the proposed parking lot on the site do not conform to the front yard setback requirements of the Business "B-1" District; area variances are sought to reduce the front yard setback from 75' (required) to less than 5' for the patio and reduce the required 25' front yard no parking area to allow for a row of proposed parking that includes 12 spaces and 1 handicap accessible space; and

WHEREAS, the existing building is served by public drinking water and an individual septic system; a new septic system is proposed for the project and a leach field location area is shown on the Overall Site Plan; and

WHEREAS, GIS mapping shows rear portions of the site are within the FEMA 100-year floodplain and more restrictive floodway; based on the location of the proposed project, as shown in the Overall Site Plan, the existing and proposed development does not appear to encroach on the floodplain area; per the New York State Department of Environmental Conservation (NYS DEC), the Seneca River is a classification B protected stream; GIS mapping shows another regulated waterbody, a stream on the northerly, adjacent lot, that cuts through the northwestern corner of the site and flows into the Seneca River; GIS mapping shows the site contains federal wetlands, primarily in the areas along the Seneca River; based on the location of the proposed project, as shown in the Overall Site Plan, the existing and proposed development does not appear to encroach on the wetland area; and

WHEREAS, the NYS DEC Environmental Assessment Form (EAF) Mapper indicates that the site is located over, or immediately adjoining, primary and principal aquifers; per the EAF Mapper, the project site or a portion of it is also located in or adjacent to an area designated as sensitive for archaeological sites on the New York State Historic Preservation Office archaeological site registry; and

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

1. Given the extent of parking proposed across Old Route 31, the Town and applicant are required to coordinate with the Onondaga County Department of Transportation regarding pedestrian accommodations and lighting for safe road crossing.
2. Per the Onondaga County Department of Transportation, to discourage vehicles from illegally parking near the intersection of Plainville Road and Old Route 31, an alternate low landscape treatment, planter boxes, or grass is recommended in lieu of gravel. Note, any landscaping in the right of way must not obstruct sight distance and any vertical elements such as planters or trees may not be in the right-of-way.

The Board also offers the following comment(s):

1. The Onondaga County Department of Transportation encourages deliveries to the site to occur from the proposed River Road driveway, but will permit deliveries as necessary from Plainville Road. Per the Department, no parking, loading, or servicing of vehicles in the right-of-way, or backing of vehicles into the right-of-way, is permitted, with the exception of backing of vehicles for deliveries at Plainville Road.
2. The applicant and municipality are advised to ensure the following county, state, and/or federal regulation has been met prior to project approval:
  - a. County Highway Access and/or Work Permit – Any new or modified driveways and work within the county right-of-way require a highway access and/or work permit from the Onondaga County Department of Transportation.

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



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: February 07, 2018

OCPB Case # Z-18-25

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a AREA VARIANCE from the Town of Spafford Zoning Board of Appeals at the request of Roxanne Eyler for the property located at 2398 Route 174; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the granting of use or area variances and the site is located within 500 feet of Route 174, a state highway; and
- WHEREAS, the applicant is requesting an area variance to allow construction of a new 576 square foot garage with a 5 foot front yard setback where 30 feet is required on a non-conforming 0.27-acre parcel in an Otisco Lake (OL) zoning district; and
- WHEREAS, in 2008, the Board concurrently reviewed Site Plan (Z-08-496), Special Permit (Z-08-497), and Area Variance (Z-08-498) referrals as part of a proposed project to construct a two-story, one-car garage on the subject parcel; the Board recommended No Position for each referral; the proposed garage does not appear to have been constructed, however, the site does include an existing one-story garage; and
- WHEREAS, the site is located on the western shore of Otisco Lake near the intersection of NYS Route 174 and Olanco Road, a local road, in the Town of Spafford; surrounding land uses are single-family residential; and
- WHEREAS, the submitted survey map dated February 7, 2000 shows the site has frontage on Route 174 and contains an existing wood frame dwelling with an addition and a porch, a detached garage, a rear shed, a concrete slab, and two propane tanks; the site has an existing driveway on Route 174; GIS mapping shows the property slopes down towards the lake and the survey map shows the site is divided into four tiers by three block walls with access to each tier coming from wood staircases; and
- WHEREAS, the adjacent parcel to the north is included in the survey map and shown to contain a substantial portion of the fenced in yard associated with the existing house; per the Onondaga County Department of Finance Office of Real Property Services, the two lots are under common ownership; and
- WHEREAS, the survey map shows the centerline of Route 174 at the front of the site and a street line 24.75' from the centerline, with portions of the fenced-in yard, front wood stairs, and existing driveway situated between the street line and the centerline of the road; and
- WHEREAS, the submitted local application indicates that the proposed project includes constructing a new 576 sf garage which appears to replace the existing garage in the survey map; per the application, an area variance is sought to reduce the required 30' front yard setback to 5' to allow for the proposed garage; and
- WHEREAS, per the referral notice, the site is served by public drinking water and

individual septic system, and no changes to the existing infrastructure are proposed; and

WHEREAS, GIS mapping shows the rear of the site is encumbered by the 100-year floodplain associated with Otisco Lake; the proposed garage does not appear to be in the floodplain area; and

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

1. The Board advises the Town to review the U.S. Department of Transportation Federal Highway Administration's design guidelines for roadside safety, as they may want to consider providing area along Route 174 for a recommended clear zone.
2. Due to the proximity to the road, the applicant is advised to contact the Onondaga County Water Authority to ensure that any proposed or existing structures do not interfere with public drinking water infrastructure, and obtain any approvals as may be required.
3. The applicant and municipality are advised to ensure the following county, state, and/or federal regulation is met:
  - a. Septic System Approval – The Onondaga County Health Department must formally accept or approve, respectively, any existing or proposed septic system to service this property prior to issuance of a building permit.

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



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: February 07, 2018

OCPB Case # Z-18-26

- 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 AREA VARIANCE from the City of Syracuse Board of Zoning Appeals at the request of Edward Rosecrans for the property located at 113 & 115 Park Avenue; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the granting of use or area variances and the site is located within 500 feet of West Street Arterial, a state highway; and
- WHEREAS, the applicant is requesting an area variance to reduce planting and screening setbacks to establish a parking lot on two parcels in a Business Class A zoning district; and
- WHEREAS, the Board received two referrals for the proposed project, one for each parcel contributing to the site; however, given that one action is proposed for the site as a whole, the project is being reviewed as a single referral; and
- WHEREAS, the site is located at the intersection of Plum Street and Park Avenue, both city streets, in the Near West Side neighborhood of the City of Syracuse; surrounding land uses are mixed commercial, industrial and scattered residential properties; and
- WHEREAS, the City of Syracuse is currently undertaking a comprehensive project to revise and modernize zoning in the City; according to the ReZone Syracuse draft zoning map dated June 2017, the proposed zoning for this lot is Mixed Used Office (MX-3), which would act to “provide for pedestrian friendly areas of medium- to higher-density residential development and compatible nonresidential uses, such as offices and supporting secondary commercial uses”; per the parking lots are permitted with the issuance of special permit in the proposed MX-3 district; and
- WHEREAS, the submitted Site Plan dated December 26, 2017 shows the site is made up of two parcels and abuts a single-family residence and a vacant, residential parcel; the submitted local application indicates the site recently contained an abandoned two-family house that was demolished in 2017; the site is currently vacant; and
- WHEREAS, per the local application, the proposed 14-space employee parking lot will serve a business two blocks away under common ownership; and
- WHEREAS, the Site Plan shows the asphalt parking lot will cover nearly all of the site and be buffered from the adjacent parcels by a new 6’ high wooden fence; per the plan, site access will come from a proposed 24’ wide driveway on Park Avenue; aerial imagery shows the site has existing blacktop sidewalks along both road fronts; per the Site Plan, the Park Avenue sidewalk will be replaced by a proposed concrete sidewalk which is shown to extend through the proposed driveway; and
- WHEREAS, the City of Syracuse zoning ordinance has designated planting and screening

requirements for parking lots, which includes reserving areas for landscaping or screening along streets and side or rear property lines; per the referral notice, the proposed project does not meet these requirements; the local application indicates that an area variance is sought to provide relief from the setback requirements which “preclude the use of the standard parking lot space effectively”; and

WHEREAS, the submitted Grading and Drainage Plan dated December 26, 2017 shows a 2’ wide infiltration trench along the eastern lot line and a portion of the southern lot line; and

WHEREAS, the site has access to public drinking water and sewers and is located in the Metropolitan Wastewater Treatment Plant service area; drinking water and wastewater services are presumably not necessary for the proposed parking lot; and

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

WHEREAS, the New York State Department of Environmental Conservation (NYS DEC) Environmental Assessment Form (EAF) Mapper indicates that the project is within 2,000 feet of sites in the New York State Department of Environmental Conservation (NYS DEC) Environmental Site Remediation database (734060, V00588, C734089); and

WHEREAS, per the EAF Mapper, the site of the proposed action may contain a species of animal (peregrine falcon), or associated habitats, listed by the state or federal government as threatened or endangered; and

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

The Syracuse Land Use and Development Plan 2040 recommends pedestrian-friendly development for this area of the City that provides urban design features, such as landscaping and screening, around parking areas, and the corner open lot does not support those objectives given the proposed use. The Board encourages the City to uphold the designated planting and screening requirements, which are consistent with the guidelines of the City’s comprehensive plan.

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



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: February 07, 2018

OCPB Case # Z-18-27

- 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 ZONE CHANGE from the Town of Camillus Town Board at the request of 42nd Associates-5407, LLC for the property located at 2476 West Genesee Turnpike; 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 with 500 feet of West Genesee Turnpike (New York State Route 5), a state highway, and a farm operation located in a NYS Agricultural District; and
- WHEREAS, the applicant is proposing a zone change from Commercial (C-2) to Residential (R-4) on a 4.57-acre parcel in order to convert a former banquet space (Gilfillan's) to residential apartments; and
- WHEREAS, in 2017, the Board recommended Modification of a Site Plan referral (Z-17-101) as part of the proposed project; the Board cited requirements to coordinate with the Onondaga County Health Department regarding wastewater accommodations and the New York State Department of Transportation regarding traffic data, site access, and lighting plans; and
- WHEREAS, the site is located on West Genesee Turnpike (New York State Route 5) near the Route 5 on and off ramps in the Town of Camillus; and in a commercial (C-2) district, with a mix of surrounding land uses that include the West Hill Golf Course, Camillus Middle School, and various residential uses; and
- WHEREAS, the 4.57-acre lot has frontage on West Genesee Turnpike (New York State Route 5), is bound to the east by Par Place, a local road to several residences and the West Hill Golf Course, and contains an existing structure, driveway access at West Genesee Turnpike, driveway access to Par Place, a large asphalt parking area, and a deck; and
- WHEREAS, the proposed zone change would rezone the parcel to the Residential (R-4) district which, per the Town of Camillus zoning ordinance, is designed to accommodate single-family detached dwellings as well as higher density multiple-family buildings; and
- WHEREAS, the submitted elevations and views dated February 20, 2017 show changes to the existing structure to include new dark gray asphalt shingle roof, new white fiberglass windows, new black shutters, new taupe vinyl siding, new dark red front door, new copper color standing seam metal roof over bay window, new egress door and exterior exit stairs, new cultured stone surrounding bay window and front door, new white decorative columns and railings, new sliding glass patio doors, and new glass lobby entry; and
- WHEREAS, the Building Renovations Site Plan dated February 17, 2017 shows new plantings for the proposed project will include 4-foot high yews to screen two

air conditioning units (five yews per unit, ten total), located on the south and east side of the building; all existing plantings and lawns will be maintained; access at West Genesee Turnpike will be a full access driveway and access to Par Place will be a one-way egress; new parking striping for 14 parking spaces, including one handicapped-accessible space, will be added to the existing asphalt area and 9 new asphalt parking spaces will be adjacent to the one-way drive in front of the building; and a large rear parking lot (100+ cars) is shown to remain; and

WHEREAS, the submitted floor plans dated February 20, 2017 show the renovated building to include 10 apartment units ranging in size from 611 sf to 1,230 sf, an office space (375 sf), resident storage space, mechanical room, lobby areas, and electrical; and

WHEREAS, per the site plan, 14 light stands and 6 wall lights will be added to the site; and

WHEREAS, per the referral notice, the existing building is served by public drinking water and sewers and is located in the Metropolitan Wastewater Treatment Plant and West Hill Pump Station service areas; West Hill is tributary to the Westside Pump Station service area, which the Onondaga County Department of Water Environment Protection has determined to be an area designated as flow constrained; and

WHEREAS, per the Environmental Assessment Form (EAF) dated January 8, 2018, 0.04 acres will be disturbed by the proposed project and stormwater discharge from the site will use the storm system that currently runs through the property; and

WHEREAS, the New York State Department of Environmental Conservation (NYS DEC) EAF Mapper indicates that an adjacent property, the West Hill Golf Course, contains federal wetlands; and

WHEREAS, per the EAF Mapper, the project site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the New York State Historic Preservation Office archeological site registry; the municipality is advised to contact the New York State Historic Preservation Office to determine if the project should be submitted to the Office for review as part of the SEQR process; and

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:

While the Board offers no requirements or comments with regards to the requested zone change, it offers the following comments to be considered for the project as a whole:

1. The applicant is advised to coordinate all existing or proposed access to NYS Route 5 with the New York State Department of Transportation, which may be subject to the permits described below.
2. The applicant must submit a lighting plan to be approved by the New York State Department of Transportation and the Town to ensure there is no glare or spillover onto adjacent properties or the State right-of-way.
3. The Board encourages the applicant to consider locating all parking to the rear of the building, and removing the unused asphalt area to the rear of the



property, to aid in stormwater management.

4. The Board encourages a reduction in the scale of signage on site.
5. The Onondaga County Department of Water Environment Protection asks that the applicant contact the Department at (315) 435-5402 early in the planning process to determine sewer availability and capacity.
6. The Board encourages site planning which incorporates additional landscaping, minimizes pavement, and utilizes green infrastructure where possible, in order to minimize stormwater runoff near a wetland. For more information on stormwater management, visit the Onondaga County "Save the Rain Program" web site at <http://savetherain.us> or contact the Onondaga County Department of Water Environment Protection at 315-435-2260.
7. The applicant and municipality are advised to ensure the following county, state, and/or federal regulations have been met prior to project approval:
  - a. State Highway Access and/or Work Permit – Any new or modified driveways and work within the state right-of-way require a highway access and/or work permit from the New York State Department of Transportation.
  - b. Offset Plan - Per the Onondaga County Department of Water Environment Protection, the project shall comply with Local Law #1 of 2011 ([www.ongov.net/wep/uselaws.html](http://www.ongov.net/wep/uselaws.html)) where applicable. 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 offset plan/project in coordination with the municipal engineer to offset new sanitary flow by the removal of extraneous flow and submit a letter confirming the acceptance of the offset plan to the Onondaga County Department of Water Environment Protection.

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



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: February 07, 2018

OCPB Case # Z-18-28

- 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 AREA VARIANCE from the Town of Clay Zoning Board of Appeals at the request of Widewaters Farrell Road II Company, LLC for the property located at 3715 New York State Route 31; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the granting of use or area variances and the site is located within 500 feet of New York State Route 31; and
- WHEREAS, the applicant is requesting area variances to reduce perimeter landscape strips and highway setbacks as part of a larger retail project on 45.93 acres in a Regional Commercial (RC-1) zoning district; and
- WHEREAS, over the last two years, the Board has reviewed several referrals as part of a proposed commercial development project, Widewaters Commons, for the 45.93-acre subject site, and recommended: Modification of a Preliminary Subdivision referral (S-18-5) proposing to subdivide the two parcels of the site into four new lots; Modification of a Site Plan referral (Z-17-369); and No Position With Comment for a Zone Change referral (Z-16-3) requesting a zone change from Residential Agriculture (RA-100) to Regional Commercial (RC-1); and
- WHEREAS, the Board is concurrently reviewing a Special Permit referral (Z-18-21) to allow two drive-thru establishments as part of the proposed project; and
- WHEREAS, the site is located near the major regional intersection (Moyers Corners) of New York State Route 31 and County Route 57 in the Town of Clay; surrounding land uses include various big box retail establishments along Route 31, a recently constructed auto dealership (Davidson Ford of Clay) across the road from the site, and a proposed auto dealership (Fox) adjacent to the site; and
- WHEREAS, the Preliminary Subdivision referral (S-18-5) materials show the site has frontage on Route 31 and consists of two tax parcels, 020.-01-05.1 and 020.-01-05.2, totaling 45.93 acres; the larger parcel is bisected by a railroad corridor, creating a triangular-shaped portion of land at the northeastern corner of the site; aerial imagery shows the site is partially forested and vacant except for an existing abandoned house with a gravel driveway on parcel 020.-01-05.2; the proposed subdivision will divide the two existing parcels into four new lots, with Lot 1 (2.65 acres), Lot 2 (2.46 acres), and Lot 3 (2.07 acres) at the front of the site along Route 31 and Lot 4 (38.75 acres) containing the land at the rear of the fronting lots, including the triangular-shaped portion and a strip of land approximately 100' wide situated between Lots 1 and 2; and
- WHEREAS, the Site Plan referral (Z-17-369) materials show the proposed commercial development project, Widewaters Commons, will include a proposed plaza (81,140 gross sf), three proposed outparcel units (21,633 gross sf total),

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proposed parking areas (537 parking spaces total) for each of the outparcels and the plaza, internal drives throughout the site to connect all of the proposed buildings, a single lane, right-in driveway onto Route 31, and a 6-lane, full access driveway onto Route 31, aligning with the existing signalized intersection for Davidson Ford of Clay; and

WHEREAS, per the local application submitted with this referral, area variances are sought as part of the proposed commercial development project to reduce the site's east and west side perimeter landscape strips from 30' (required) to 25' (proposed) on the east side and to 11' (proposed) on the west side, and reduce the major highway principal structure setback from 165' (required) to 160' (proposed); the submitted Site Plan dated July 21, 2017 shows proposed Bioretention Areas #2 and #4 to be located within the west and east side perimeter landscape strips, respectively, and the Outparcel 2 building 4.5' over the highway setback line; per an email conversation with the Town of Clay on February 1, 2018, bioretention areas are permitted in the front yard setback and do not require an area variance; and

WHEREAS, the Special Permit referral (Z-18-21) materials indicate that the special permit request is only intended for the larger, vacant parcel (020.-01-05.1) of the site; per the Town of Clay zoning ordinance, drive-in service is permitted in the RC-1 zoning district with special permit approval; the submitted Special Permit – Drive Thru plan dated January 2, 2018 shows two of the proposed outparcel buildings, one on either side of the proposed right-in driveway at Route 31 and situated on proposed Lots 2 and 3; per the plan, special permit areas, 0.028 and 0.025 acres in size, will each consist of a drive-thru lane and be located at the rear of the outparcel buildings; an adjacent, bypass lane is shown next to each drive-thru lane; and

WHEREAS, per the Environmental Assessment Form (EAF) dated January 2, 2018, 15.7 acres of the site will be physically disturbed by the proposed development; the EAF indicates that proposed stormwater management for the project has been designed to collect, detain and mitigate stormwater impacts, and emergency overflows will be directed to nearby wetlands (not DEC-regulated); the EAF states that a stormwater pollution prevention plan (SWPPP) has been prepared for the proposed project; and

WHEREAS, the site has access to public water and sewers; new connections to public drinking water and sewers are proposed for the project, and the site is near Town sewer lines that connect to an existing County-owned trunk sewer; the County trunk sewer ultimately flows to the Wetzels Road Wastewater Treatment Plant service area though flow is diverted to the Oak Orchard Wastewater Treatment Plant during excess flow events; and

WHEREAS, the New York State Department of Environmental Conservation (NYS DEC) EAF Mapper indicates that the site contains federal wetlands; per the EAF, a formal wetland delineation was performed by Terrestrial Environmental Specialists, Inc. and an approved Jurisdictional Determination, a formal confirmation of the presence of federal wetlands, was issued by the U.S. Army Corps of Engineers (USACE) on February 11, 2016; the Site Plan shows the boundaries of the Wetland A, which appears to be segmented by the development's internal road network; per the EAF, it is anticipated that project will require a Nationwide Permit from the USACE; and

WHEREAS, per the EAF Mapper, the site of the proposed action may contain a species of animal (Indiana Bat, Northern Long-Eared Bat, and Eastern Massasauga) listed by the state or federal government as threatened or endangered; the

EAF Mapper also indicates that the project site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the New York State Historic Preservation Office (SHPO) archaeological site inventory; 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:

While the Board offers no requirements or comments with regards to the requested perimeter setback area variances, it reiterates the following comments to be considered for the project as a whole:

1. The Board encourages the municipality to consider the unique opportunity that the proposed project provides for careful, intentional planning that can guide future development of this portion of the Route 31 corridor.
2. The applicant must continue to coordinate Route 31 access requirements with the New York State Department of Transportation and Department approval must be granted prior to municipal approval of the site plan.
3. The New York State Department of Transportation has determined that the applicant must complete a drainage study or Stormwater Pollution Prevention Plan (SWPPP) to meet Department requirements verifying that the proposed development would not create additional stormwater runoff into the State's drainage system and is required to first contact the Department to determine the scope of the study; the applicant must submit the drainage study to the Department for approval and complete any appropriate mitigation as may be determined by the Department.
4. Per the New York State Department of Transportation, the applicant is required to provide curbing, closed drainage, and a sidewalk at the front of the site along Route 31. Sidewalks in the State right-of-way must be set behind the required 2-foot snow storage area behind the curb, and must be five feet wide and continue through the driveway. The applicant must contact the Department to obtain permits for any work in the State right-of-way.
5. The applicant must submit a lighting plan to be approved by the New York State Department of Transportation to ensure there is no glare or spillover onto adjacent properties or the State right-of-way.
6. The New York State Department of Transportation and County Planning Board strongly urge the applicant to consider a revised site plan that provides safe site circulation for vehicles and pedestrians and addresses concerns with the traffic patterns as currently shown. Suggested modifications to the plans include showing the location of proposed order boards and vehicle stacking space from the drive-thru entrance to the order boards to ensure adequate space will be available for queueing, providing signage to indicate traffic patterns and specifically one-way drives, and adding pedestrian accommodations such as sidewalks and crosswalks for internal site circulation.

7. As this proposed large-scale commercial development is located along a highly-developed commercial corridor, the Board recommends that pedestrian, bicycle, and transit accommodations be incorporated into the site design for this project. Pedestrian flow between Route 31 and proposed buildings should be accommodated with sidewalks and crosswalk locations clearly indicated on the plans, and screened by landscaping and/or street trees wherever possible. Bicycle racks should be provided on site.

8. Opportunities for enhanced transit accommodations to the site are recommended per coordination with CENTRO, potentially including a transit stop at Route 31 with a dedicated pull off lane for safe access, and/or site planning to facilitate ease of access by buses within the site. Building and parking orientation to facilitate pedestrian circulation is also recommended, per the Route 31 Transportation study.

9. The Board recommends the Site Plan be modified in consultation with the Town and Onondaga County and New York State Departments of Transportation to reflect road interconnects with the adjacent parcels to the west to ultimately serve as a local connection for parcels between this site and Route 57, since driveway access would be restricted onto Routes 31 and 57 near the major regional intersection for safety purposes (Moyers Corners).

10. The Board and New York State Department of Transportation recommend an easement be required to allow for a road/driveway connection to the adjacent parcel to the east, the former Key Bank, to provide future access to that site and consolidation of access at the signalized intersection, to improve safety and mobility on Route 31.

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

12. The Onondaga County Department of Water Environment Protection asks that the applicant contact the Department at (315) 435-5402 early in the planning process to determine sewer availability and capacity.

13. The Board encourages the applicant to consider alternative ways to minimize stormwater runoff and improve stormwater quality as much as practical, including installing planting islands in the proposed parking areas or utilizing green infrastructure. For more information on stormwater management, visit the Onondaga County "Save the Rain Program" web site at <http://savetherain.us> or contact the Onondaga County Department of Water Environment Protection at 315-435-2260.

14. Given the significant encroachment into and segmentation of the wetlands and adjacent areas, the applicant is encouraged to revisit the proposed site layout and/or reduce parking to provide more buffer space for wetland and stream areas and minimize impacts to the habitats within the wetlands.

15. The applicant is advised to consider the wetland impacts of future road interconnects as part of the U.S. Army Corps of Engineers wetland permitting process.

16. The applicant and municipality are advised to ensure the following county, state, and/or federal regulations have been met prior to site plan approval:

- a. State Highway Access and/or Work Permit – Any new or modified driveways and work within the state right-of-way require a highway access and/or work permit from the New York State Department of Transportation.
- b. Federal Wetlands Approval – The applicant is also advised to obtain appropriate permits from U.S. Army Corps of Engineers for any proposed development or placement of fill in a federal wetland, or drainage of federal wetlands on site.
- c. State Pollutant Discharge Elimination System (SPDES) Permit – Any project that cumulatively disturbs one acre or more of land, must be covered under the New York State SPDES II General Permit for Stormwater Discharges from Construction Activity. For projects within a designated municipal storm sewer system (MS4) municipality, the applicant must prepare a Stormwater Pollution Prevention Plan (SWPPP) and consult with the municipal engineer to ensure conformance with the municipality's Storm Water Management Plan (SWMP). The municipality is advised that they must sign and submit an MS4 SWPPP Acceptance Form and Notice of Intent (NOI) to the New York State Department of Environmental Conservation (NYS DEC) Bureau of Water Permits. The municipality should ensure that a letter of acceptance is received from the NYS DEC prior to issuance of a building permit.

Projects located within the Onondaga Lake watershed must include Enhanced Phosphorus Removal design criteria from the NYS Stormwater Management Design Manual in the SWPPP.

- d. Permitting for Demolition - Per the Onondaga County Department of Water Environment Protection, any and all demolition of buildings requires a permit for sewer and water disconnects.
- e. Threatened or Endangered Species – Per the New York State Department of Environmental Conservation (NYS DEC), if a proposed project is in an area containing threatened or endangered species and/or associated habitats, and the project requires review under the State Environmental Quality Review Act (SEQRA), a request for a project screening should be submitted to the New York Natural Heritage Program or to the regional NYS DEC Division of Environmental Permits office.

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



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: February 07, 2018

OCPB Case # Z-18-29

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a AREA VARIANCE from the Town of Clay Zoning Board of Appeals at the request of Clay Medical Parking for the property located at 8100 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) and Soule Road, both county roads; and
- WHEREAS, the applicant is requesting area variances to reduce the perimeter landscape strip, size of parking spaces, and number of parking spaces, and increase the maximum lot coverage to allow for improvements to an existing parking lot on a 2.68-acre parcel in an Office (O-2) zoning district; and
- WHEREAS, the Board is concurrently reviewing a Site Plan referral (Z-18-31) as part of the proposed project; in 2015, the Board recommended No Position With Comment for an Area Variance referral (Z-15-47) requesting relief from height restrictions to construct a wireless telecommunications facility on the existing office building on the subject parcel; and
- WHEREAS, the site is located at the intersection of Oswego Road and Soule Road, both county roads, in the Town of Clay; the site is part of the Oswego Road commercial corridor with immediate surrounding land uses also including single-family residential, religious, and office; per the submitted Environmental Assessment Form (EAF) dated January 1, 2018, the proposed parking lot improvements are intended to improve site circulation, increase the number of parking spaces to accommodate new tenants, and bring the building closer to compliance with the new zoning ordinance; and
- WHEREAS, the submitted survey map dated February 26, 2013 shows the site has rear frontage on Winterpark Drive, a local road serving a residential neighborhood off Soule Road; the site is shown to contain an existing, two-story stucco and steel frame building, the Clay Medical Center, with an existing asphalt parking lot (192 spaces) covering most of the remainder of the site; the building is surrounded by parking on three sides except the Soule Road frontage and has three existing driveways, one each on Oswego Road, Soule Road, and Winterpark Drive; and
- WHEREAS, numerous utility lines are shown to cross the site and existing parking lot, including an 8" sanitary sewer, 24" storm sewer, and a high pressure 10" gas main; the survey map shows a 20' easement to the Niagara Mohawk Power Corporation associated with the underground gas main, as well as a 40' Soule Gardens Drainage District easement along the southern lot line; per the survey map, there is also a Niagara Mohawk Power Corp. and New York Telephone Co. easement following utility lines (electric and telephone) from Soule Road to an electric transformer and pad on the side of the building; and
- WHEREAS, the submitted Site Plan dated October 16, 2017 shows the existing parking lot

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E-mail Address: [countyplanning@ongov.net](mailto:countyplanning@ongov.net)

area will be modified slightly with some asphalt removed and new asphalt added, resulting in a slight increase (less than 4,000 sf) in the overall size of the existing parking lot; an area of existing parking is shown to be located in the county right-of-way along Oswego Road, and is intended for removal as part of the project; and

WHEREAS, per the Site Plan, the proposed project also includes new parking lot striping (207 spaces, including 8 handicap accessible spaces), two landscape islands, landscape beds around the building, new trees along the property lines, and a dumpster enclosure; the existing sign along Oswego Road is shown to be relocated just south of its current location; per the Onondaga County Department of Transportation, as currently shown in the plans, signage must be located outside of the county right-of-way and may not obstruct sight distance; and

WHEREAS, the Site Plan shows the three existing driveways to remain, with the driveway on Oswego Road shown to be for entrance only; per the Onondaga County Department of Transportation, all existing and proposed driveways must meet Department requirements, and no additional access will be permitted onto Soule Road or Oswego Road, nor is it shown in the Site Plan; and

WHEREAS, the submitted local application indicates area variances are requested to: 1) reduce the perimeter landscape strip to a minimum of 1'; 2) reduce parking space size from 9.5' x 20' (required) to 9' x 20'; 3) reduce the number of parking spaces from 275 (required) to 207 (proposed), which will be an increase from the 192 existing spaces in the lot; and 4) increase the maximum lot coverage from 70% (allowable) to 78.5%; per the Town of Clay zoning ordinance, the required perimeter landscape strip is 15' with an additional 25' buffer (40' total) where boundaries abut a residential district; the Site Plan shows the proposed perimeter landscape strip to range from 1' to 15' on the site, with a 15' setback along the adjacent residential zone; and

WHEREAS, per the local application, the existing building will remain a medical office building with no change in operations; tenants of the building currently operate Monday through Friday 8am to 5pm; and

WHEREAS, the EAF dated January 1, 2018 states 0.28 acres of the site will be disturbed by the proposed project and the existing storm drainage system will remain; and

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

WHEREAS, per the New York State Department of Environmental Conservation (NYS DEC) EAF Mapper, the site is located over, or immediately adjoining, primary and principal aquifers; the site of the proposed action may contain a species of animal (Indiana bat, Northern long-eared bat), or associated habitats, listed by the state or federal government as threatened or endangered; 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:

While the Board offers No Position with regards to the requested area variances, the following comments are included for the project as a whole:



1. The Onondaga County Department of Transportation advises the applicant to include signage for the entrance-only access onto Oswego Road to indicate that only right-in turning movements will be permitted and left-out turning movements are prohibited. Signage will not be permitted in the county right-of-way and must not obstruct sight distance.
2. Per the Onondaga County Department of Transportation, no additional access to Soule Road or Oswego Road will be permitted.
3. Per the Onondaga County Department of Transportation, no parking, loading, or servicing of vehicles in the right-of-way, or backing of vehicles into the right of way, is permitted.
4. The Town is encouraged to require sidewalks along the Oswego Road frontage to promote walkability and pedestrian safety along this highly traveled corridor.
5. The applicant is advised to obtain appropriate permissions from National Grid for any parking lot improvements located over the underground gas main and within the existing 20' Niagara Mohawk Power Corporation easement. Permissions are additionally recommended for the other utility lines crossing the parking lot area of the site.
6. The applicant and municipality are advised to ensure the following county, state, and/or federal regulation has been met prior to project approval:
  - a. County Work Permit – Any work within the county right-of-way requires a work permit from the Onondaga County Department of Transportation. The asphalt removal along Oswego Road may be subject to such permitting and the applicant is advised to contact the Department at (315) 435-3205.

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



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: February 07, 2018

OCPB Case # Z-18-30

- 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 PROJECT SITE REVIEW from the City of Syracuse Zoning Administration at the request of Duke-Malevenda Realty, LLC for the property located at 1000 Hiawatha Boulevard West, Rear; 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 Harbor Brook, a county-owned drainage channel; and
- WHEREAS, the applicant is proposing to construct two 48' x 104' cold storage buildings on a vacant 1.93-acre parcel in an Industrial, Class A (IA) zoning district; and
- WHEREAS, the site is located in the City's Westside neighborhood and has frontage on Duke Drive, a private dead end street off Hiawatha Boulevard serving the subject parcel and several other parcels under common ownership; the rear of the site abuts Harbor Brook, which the New York State Department of Environmental Conservation (NYS DEC) has identified as a water quality-impaired waterbody; other surrounding land uses include distribution facilities and several auto sales and service businesses; and
- WHEREAS, the City of Syracuse is currently undertaking a comprehensive project to revise and modernize zoning in the City; according to the ReZone Syracuse draft zoning map dated June 2017, the proposed zoning for this lot is Light Industrial (LI), which would act to "provide areas appropriate for low-intensity industrial uses...and to protect these areas, to the extent feasible, from the disruption and competition for space from unrelated retail uses, primary offices, and general industrial uses"; and
- WHEREAS, the submitted survey map shows the site is mostly vacant with an existing blacktop parking area at the front of the site; aerial imagery shows a treed buffer along Harbor Brook at the rear of the site; and
- WHEREAS, the submitted Site Plan dated October 25, 2017 shows two proposed cold storage buildings (48' x 104' each) situated towards the center of the site and separated by a 40' wide gravel area; additional gravel areas are shown at the front and rear of the buildings; the proposed buildings will be set back 92' to 110'-2" (62' to 84'-2" for the rear gravel area) from the centerline of Harbor Brook; a proposed 136' wide driveway is shown to provide site access to Duke Drive; a proposed concrete washout is shown next to the driveway along Duke Drive; and
- WHEREAS, per the local application, the proposed warehouses are intended for vehicle and equipment storage; and
- WHEREAS, the submitted Environmental Assessment Form (EAF) dated November 9, 2017 states 1.2 acres of the site will be physically disturbed by the project; per the EAF, stormwater on the site will discharge to Harbor Brook at a point

about 2,200' upstream of its discharge point into Onondaga Lake; the proposed project will also include construction of a bio-retention area to address post-construction water quality mitigation; and

WHEREAS, per the referral notice, the site has access to public drinking water and sewers and is located in the Metropolitan Wastewater Treatment Plant service area; no new drinking water or sewer connections are proposed for the project; and

WHEREAS, the New York State Department of Environmental Conservation (NYS DEC) identifies Harbor Brook as a water quality-impaired waterbody; this section of Harbor Brook is also part of a larger cleanup project for Onondaga Lake; GIS mapping shows the rear of the site is located in the 100-year floodplain and floodway area associated with Harbor Brook; and

WHEREAS, the NYS EAF Mapper indicates that the project is within 2,000 feet of sites in the NYS DEC Environmental Site Remediation database (734083, C734083, 734039, 734075, 734030); the site is located over, or immediately adjoining, primary and principal aquifers; the site of the proposed action may contain a species of animal (Lake Sturgeon), or associated habitats, listed by the state or federal government as threatened or endangered; and the project site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the New York State Historic Preservation Office archaeological site inventory; and

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. As the site contains a section of Harbor Brook that is part of Honeywell's Onondaga Lake Cleanup project, the applicant is advised that future cooperation and site access may be necessary for continued maintenance and monitoring activities associated with Harbor Brook and the Onondaga Lake Cleanup.
2. To further support the Onondaga Lake Cleanup efforts, the applicant is encouraged to employ best practices for soil management during the construction phase of the project, retain the existing treed buffer along Harbor Brook, and consider providing additional landscape buffering in and around stormwater management and drainage areas to further protect the water quality of the stream.

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



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: February 07, 2018

OCPB Case # Z-18-31

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Clay Planning Board at the request of Summit Realty Management, LLC for the property located at 8100 Oswego Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Oswego Road (Old Route 57) and Soule Road, both county roads; and
- WHEREAS, the applicant is proposing to improve the existing parking lot on a 2.68-acre parcel in an Office (O-2) zoning district; and
- WHEREAS, the Board is concurrently reviewing an Area Variance referral (Z-18-29) as part of the proposed project; in 2015, the Board recommended No Position With Comment for an Area Variance referral (Z-15-47) requesting relief from height restrictions to construct a wireless telecommunications facility on the existing office building on the subject parcel; and
- WHEREAS, the site is located at the intersection of Oswego Road and Soule Road, both county roads, in the Town of Clay; the site is part of the Oswego Road commercial corridor with immediate surrounding land uses also including single-family residential, religious, and office; per the submitted Environmental Assessment Form (EAF) dated January 1, 2018, the proposed parking lot improvements are intended to improve site circulation, increase the number of parking spaces to accommodate new tenants, and bring the building closer to compliance with the new zoning ordinance; and
- WHEREAS, the submitted survey map dated February 26, 2013 shows the site has rear frontage on Winterpark Drive, a local road serving a residential neighborhood off Soule Road; the site is shown to contain an existing, two-story stucco and steel frame building, the Clay Medical Center, with an existing asphalt parking lot (192 spaces) covering most of the remainder of the site; the building is surrounded by parking on three sides except the Soule Road frontage and has three existing driveways, one each on Oswego Road, Soule Road, and Winterpark Drive; and
- WHEREAS, numerous utility lines are shown to cross the site and existing parking lot, including an 8" sanitary sewer, 24" storm sewer, and a high pressure 10" gas main; the survey map shows a 20' easement to the Niagara Mohawk Power Corporation associated with the underground gas main, as well as a 40' Soule Gardens Drainage District easement along the southern lot line; per the survey map, there is also a Niagara Mohawk Power Corp. and New York Telephone Co. easement following utility lines (electric and telephone) from Soule Road to an electric transformer and pad on the side of the building; and
- WHEREAS, the submitted Site Plan dated October 16, 2017 shows the existing parking lot area will be modified slightly with some asphalt removed and new asphalt added, resulting in a slight increase (less than 4,000 sf) in the overall size of

the existing parking lot; an area of existing parking is shown to be located in the county right-of-way along Oswego Road, and is intended for removal as part of the project; and

WHEREAS, per the Site Plan, the proposed project also includes new parking lot striping (207 spaces, including 8 handicap accessible spaces), two landscape islands, landscape beds around the building, new trees along the property lines, and a dumpster enclosure; the existing sign along Oswego Road is shown to be relocated just south of its current location; per the Onondaga County Department of Transportation, as currently shown in the plans, signage must be located outside of the county right-of-way and may not obstruct sight distance; and

WHEREAS, the Site Plan shows the three existing driveways to remain, with the driveway on Oswego Road shown to be for entrance only; per the Onondaga County Department of Transportation, all existing and proposed driveways must meet Department requirements, and no additional access will be permitted onto Soule Road or Oswego Road, nor is it shown in the Site Plan; and

WHEREAS, the submitted local application indicates area variances are requested to: 1) reduce the perimeter landscape strip to a minimum of 1'; 2) reduce parking space size from 9.5' x 20' (required) to 9' x 20'; 3) reduce the number of parking spaces from 275 (required) to 207 (proposed), which will be an increase from the 192 existing spaces in the lot; and 4) increase the maximum lot coverage from 70% (allowable) to 78.5%; per the Town of Clay zoning ordinance, the required perimeter landscape strip is 15' with an additional 25' buffer (40' total) where boundaries abut a residential district; the Site Plan shows the proposed perimeter landscape strip to range from 1' to 15' on the site, with a 15' setback along the adjacent residential zone; and

WHEREAS, per the local application, the existing building will remain a medical office building with no change in operations; tenants of the building currently operate Monday through Friday 8am to 5pm; and

WHEREAS, the EAF dated January 1, 2018 states 0.28 acres of the site will be disturbed by the proposed project and the existing storm drainage system will remain; and

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

WHEREAS, per the New York State Department of Environmental Conservation (NYS DEC) EAF Mapper, the site is located over, or immediately adjoining, primary and principal aquifers; the site of the proposed action may contain a species of animal (Indiana bat, Northern long-eared bat), or associated habitats, listed by the state or federal government as threatened or endangered; and

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

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

1. The Onondaga County Department of Transportation advises the applicant to include signage for the entrance-only access onto Oswego Road to indicate that only right-in turning movements will be permitted and left-out turning movements are prohibited. Signage will not be permitted in the county right-of-way and must not obstruct sight distance.

2. Per the Onondaga County Department of Transportation, no additional access to Soule Road or Oswego Road will be permitted.
3. Per the Onondaga County Department of Transportation, no parking, loading, or servicing of vehicles in the right-of-way, or backing of vehicles into the right of way, is permitted.
4. The Town is encouraged to require sidewalks along the Oswego Road frontage to promote walkability and pedestrian safety along this highly traveled corridor.
5. The applicant is advised to obtain appropriate permissions from National Grid for any parking lot improvements located over the underground gas main and within the existing 20' Niagara Mohawk Power Corporation easement. Permissions are additionally recommended for the other utility lines crossing the parking lot area of the site.
6. The applicant and municipality are advised to ensure the following county, state, and/or federal regulation has been met prior to project approval:
  - a. County Work Permit – Any work within the county right-of-way requires a work permit from the Onondaga County Department of Transportation. The asphalt removal along Oswego Road may be subject to such permitting and the applicant is advised to contact the Department at (315) 435-3205.

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



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: February 07, 2018

OCPB Case # Z-18-32

- 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 THREE-MILE LIMIT from the City of Syracuse Planning Commission at the request of Charles Luchsinger for the property located at 4333 Abbey 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 Abbey Road (Route 212), a county road, and a farm operation located in a NYS Agricultural District; and
- WHEREAS, the applicant is proposing to subdivide a 66.64-acre parcel into three lots, Lot 1 (63.28 acres), Lot 2 (2.02 acres), and Lot 3 (1.34 acres), in a Residential and Country (R-C) zoning district; and
- WHEREAS, in 2017, the Board recommended No Position With Comment for the Final Subdivision referral (S-17-80) relating to this 3-mile limit review; the Board encouraged the Town to require a 60' right-of-way on proposed Lot 1 to ensure appropriate access to the parcel in the event of any future subdivision of the land; and
- WHEREAS, the site is located in a rural area in the Town of Onondaga, southwest of Onondaga Community College and Onondaga Hill hamlet; the site and lands to the west are enrolled in New York State Agricultural District 1 and contain active farmland; and
- WHEREAS, the submitted Final Plan dated November 13, 2017 shows parcel 027.-04-45.1 (66.64 acres) has frontage on Abbey Road, a county road, and is situated behind two residential lots, 027.-04-45.2 and 027.-04-46.0; two adjacent lots at the rear of the site have the same reputed owner (Charles A. Luchsinger) as the parcel; and
- WHEREAS, aerial imagery shows that the site contains an existing barn along Abbey Road and agricultural fields that appear to be part of a larger farm operation on the adjacent rear parcels; there is existing access to the site via a farm road from the rear adjacent parcel that ultimately connects to Bussey Road, a county road to the west, and a gravel drive on Abbey Road in front of the existing barn; and
- WHEREAS, the Final Plan shows the proposed subdivision will create Lot 1 (63.28 acres), Lot 2 (2.02 acres), and Lot 3 (1.34 acres); and
- WHEREAS, proposed Lot 3 consists of the residential lot at the northeastern corner of the site, which was previously subdivided from the site and is labeled as parcel 027.-04-45.2; per the Preliminary Plan, "Lot 3 was conveyed out of the Luchsinger chain of title on Sept. 18, 1984 to a predecessor of the current owner. It was conveyed by the metes and bounds description as shown on this plan and is being shown hereon to clear up the chain of title"; and
- WHEREAS, the Final Plan states "The creation of Lot 2 is for conveyance purposes only.

Lot 2 is to be combined with the contiguous property currently owned by the Cherchio Living Trust, also labeled as tax map no. 027-04-46. A recombined deed with metes and bounds description will be filed in the Onondaga County Clerk's office within 30 days of the approval and filing of this subdivision map. The approval of this subdivision is conditioned upon said revised deed being duly filed in the Onondaga County Clerk's office"; and

WHEREAS, the Onondaga County Department of Finance Office of Real Property Services indicates that the existing barn on the site is served by public drinking water and does not have wastewater services, and the existing houses on 027.-04-45.2 and 027.-04-46.0 are each served by public drinking water and individual septic systems; no changes to the existing infrastructure are proposed; and

WHEREAS, the Final Plan states "Lot 1 is not an approved building lot until such time as a waste water disposal system, approved by the Onondaga County Health Department, and an approved Onondaga County driveway permit are accepted by and filed in the Town of Onondaga Codes Office"; and

WHEREAS, GIS mapping shows a stream at the rear of the site along the western lot line and a pond area along the southern lot line with the possible presence of federal wetlands associated with both areas; the pond appears to be just west of proposed Lot 2; and

WHEREAS, the New York State Department of Environmental Conservation (NYS DEC) Environmental Assessment Form (EAF) Mapper indicates that the project site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the New York State Historic Preservation Office archaeological site inventory; and

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

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





JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: February 07, 2018

OCPB Case # Z-18-33

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Village of East Syracuse Planning Board at the request of ALDI, Inc. for the property located at 6633 Manlius Center 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 Manlius Center Road (Route 290) and Route 481, both state highways, and the municipal boundary between the Village of East Syracuse and the Town of DeWitt; and
- WHEREAS, the applicant is proposing construction of a 3,039 square foot addition to an existing store (Aldi) on a 1.8-acre leased portion of a 14.17-acre parcel in a General Commercial (C2) zoning district; and
- WHEREAS, in 2017, the Board recommended No Position for an Area Variance referral (Z-17-444) as part of the proposed project; per the referral materials, an area variance was required to reduce the number of parking spaces from 100 (required) to 86 (proposed); the area variance was approved by the local board on December 14, 2017; in 2008, the Board recommended Modification of a Site Plan referral (Z-08-70) proposing to construct a 30,000 sf, two-story office building (the current Berkshire Bank building) on a portion of the subject parcel; and
- WHEREAS, the site is located just west of I-481 in the Village of East Syracuse and situated between Manlius Center Road (NYS Route 290) and the CSX rail lines; surrounding land uses include various retail and service businesses and professional offices; and
- WHEREAS, aerial imagery shows the parcel is divided into three segments by two private access roads off Manlius Center Road; the westerly segment is shown to contain a portion of the parking lot behind an existing restaurant; the middle segment is shown to contain two existing buildings, Berkshire Bank and Aldi, and their associated parking lots; the easterly segment is shown to contain an existing building, Tractor Supply Co., its associated parking lot and a portion of the parking lot behind several existing auto dealerships; and
- WHEREAS, the submitted Site Plan dated October 24, 2017 shows the proposed project area, which is outlined by a lease line, is 1.8 acres of the 14.17-acre parcel and contains the existing Aldi's building on the parcel and the surrounding parking lot; and
- WHEREAS, per the Site Plan, the lease area has three existing driveways, one accessing the private access drive to the east, one accessing the private access drive to the north, and one accessing the adjacent parking lot to the west and ultimately the private access drive to the north; these private roads meet Manlius Center Road at two signalized intersections; the Site Plan shows access easements along the private access drives; and

WHEREAS, the proposed expansion (3,039 sf) is shown at the front of the existing building in the Site Plan; additional site improvements are shown to include new parking lot striping, new curbing, a new sidewalk at the front of the building, and new landscape islands with trees and shrubs in the parking lot; and

WHEREAS, the submitted Environmental Assessment Form (EAF) dated November 13, 2017 indicates that no new impervious area is being created with the proposed expansion and all stormwater will continue to go to the existing stormwater systems; and

WHEREAS, per the referral notice, the existing building is served by public drinking water and sewers and is located in the Metropolitan Wastewater Treatment Plant service area; the Onondaga County Department of Water Environment Protection has determined that the submitted project is located in an area designated as flow constrained or impacted by excessive wet weather flow or is tributary to a Combined Sewer Overflow (CSO); and

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

WHEREAS, the New York State Department of Environmental Conservation (NYS DEC) EAF Mapper indicates that the site of the proposed action may contain a species of animal, or associated habitats, listed by the state or federal government as threatened or endangered; per the EAF Mapper, the project site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the New York State Historic Preservation Office archaeological site inventory; and

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

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



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: February 07, 2018

OCPB Case # Z-18-34

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Skaneateles Planning Board at the request of Thomas D'Amico for the property located at 1290 Sailboat 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 West Lake Road (Route 41A), a state highway, and a farm operation located in a NYS Agricultural District; and
- WHEREAS, the applicant is proposing construction of a two-story garage addition on an existing residential structure on a 0.86-acre parcel in Rural and Farming and Lake Watershed Overlay zoning districts; and
- WHEREAS, the site is located along Sailboat Way, a local road, between West Lake Road and the western shore of Skaneateles Lake; surrounding land uses are residential; the site does not have frontage on Skaneateles Lake; and
- WHEREAS, the submitted survey map dated January 9, 2018 shows the site to contain an existing raised ranch house with rear and side decks, a rear shed, and an existing asphalt driveway onto Sailboat Way; and
- WHEREAS, the submitted Site Plan dated January 19, 2018 shows the proposed project to include removing the side deck, constructing a garage addition (24' x 32') and an 8' extension of the house, and rebuilding the rear deck to provide a handicap accessible entrance to the house; per the submitted elevation drawings and floor plans, the garage addition will connect to the basement of the house and include an elevator for handicap accessibility; the garage entry was previously on the side of the house and will now be located at the front, requiring the existing driveway to be widened; and
- WHEREAS, the elevation drawings and floor plans indicate that the addition will be two stories, providing additional living space on the floor over the garage; the additional living space is shown to include a bedroom and bathroom; and
- WHEREAS, per the referral notice, the site is served by an individual well and septic system; no changes to the existing infrastructure are proposed; the Site Plan shows the existing septic vent, tank, and leach field to be located at the rear of the house; and
- WHEREAS, the site is located in the Skaneateles Lake watershed; Skaneateles Lake is the primary public water supply source for the City of Syracuse and is unfiltered, requiring strict adherence to water quality protections on land in the watershed; per the local application, existing impermeable surface coverage on the site is 7.8% and it will increase to 8.9% with the proposed garage addition; and
- WHEREAS, the New York State Department of Environmental Conservation (NYS DEC) Environmental Assessment Form (EAF) Mapper indicates that the project site

or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the New York State Historic Preservation Office archaeological site inventory; and

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 Skaneateles Watershed Rules and Regulations require that the applicant consult with the City of Syracuse Water Department and the Onondaga County Health Department prior to commencing this project.

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



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: February 07, 2018

OCPB Case # Z-18-35

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SPECIAL PERMIT from the Town of Geddes Zoning Board of Appeals at the request of Christopher Community for the property located at 817 Fay 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 a county-owned portion of Fay Road, Grand Avenue, a county highway, and a county-owned drainage channel, Harbor Brook; and
- WHEREAS, the applicant is requesting to modify an existing special permit to allow for a 500 square foot addition to an existing building (Bishop Ludden Apartments) on a 4.1-acre parcel in a Multiple-Family Residential (RB) zoning district; and
- WHEREAS, the site is located along Fay Road, a local road, in the Town of Geddes adjacent to parcels containing Town athletic fields, a portion of which appears to fall on the subject parcel, and Bishop Ludden Junior Senior High School; other surrounding land uses are primarily residential; and
- WHEREAS, the submitted Site Plan dated June 23, 2017 shows the site to contain an existing three-story, L-shaped building (Bishop Ludden Apartments) with front and side yard parking area and an existing asphalt driveway onto Fay Road; per the local application, the complex consists of 50-unit (49-rentable) non-owner occupied, affordable senior housing; and
- WHEREAS, per the Site Plan, there are numerous utility lines and easements crossing the site, including a 20' water line easement extending from Fay Road to the building and along the front and sides of the building, a 20' sanitary sewer easement at the rear of the building, and a Niagara Mohawk and New York Telephone easement from the road to the building; notably, the site also contains a trunk sewer, force main and sanitary sewer easement belonging to the Onondaga County Department of Water Environment Protection and a 60' City of Syracuse water right-of-way, all of which are located near the southern lot line; and
- WHEREAS, per the Town of Geddes zoning ordinance, multiple-family dwellings are a permitted use in the Residential B zoning district only upon issuance of a special permit; per the local application, the applicant is requesting modification of the existing special use permit for the property to allow for renovation of the kitchens, bathrooms and common areas and construction of an addition (500 sf) to expand the existing community room; per the local application, no changes in the use, hours of operation, number of employees, number of units, facility signage, or site lighting are proposed; and
- WHEREAS, the proposed community room addition is shown in the Site Plan to be located at the rear of the building, overlapping with the sanitary sewer easement; new concrete pavement is also shown adjacent to the addition which would

connect by a proposed sidewalk to an existing concrete pad at the rear of the building; per the Site Plan, it appears the existing sewer line will be relocated for the proposed addition, though the sewer easement is still shown at the rear of the building; and

WHEREAS, the submitted Environmental Assessment Form (EAF) dated January 22, 2018 states the proposed project will disturb 0.25 acres of the site, and site runoff will be conveyed via overland flow routes across lawns and pavements into existing underground conveyance pipes and into existing dry swales prior to discharge into an adjacent stream (Harbor Brook); per the Site Plan, there is a detention pond at the rear of the site, just south of the building; and

WHEREAS, the apartments are currently served by public drinking water and sewers and are located in the Metropolitan Wastewater Treatment Plant and Haywood Road Pump Station service areas; Haywood Road is tributary to the Westside Pump Station service area, which the Onondaga County Department of Water Environment Protection has determined to be an area designated as flow constrained; and

WHEREAS, the Site Plan shows the centerline of a creek running along the southern lot line, which is listed as a water-quality impaired waterbody (Harbor Brook lower and tributaries) in the New York State Department of Environmental Conservation (NYS DEC) 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 advised to ensure any applicable permission is obtained to relocate the sewer line and associated easement at the rear of the building, and reflect the new easement on a modified plan prior to municipal approval.

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



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: February 07, 2018

OCPB Case # Z-18-36

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a TEXT AMENDMENT from the Town of Cicero Town Board at the request of Town of Cicero for the property located ; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the adoption or amendment of a zoning ordinance or local law; and
- WHEREAS, the applicant is proposing to amend the Town of Cicero Zoning Code Section 220-14 Planned Unit Development District to add a new subsection (H) regarding procedures for modifying existing PUD districts; and
- WHEREAS, per the Town of Cicero zoning code, §210-14 states the Planned Unit Development District is “designed in recognition of the fact that not all reasonable land uses are provided for in this chapter” of the Town code and it “may be possible on a particular site that a mix of uses not otherwise provided for would be a reasonable evaluation of the Comprehensive Plan of the Town and would serve to promote the general welfare of the public”; and
- WHEREAS, the creation of a new PUD district requires preparation of preliminary development and detailed development plans and their review by the Planning Board and/or Town Board, a formal recommendation of the plan from the Planning Board to the Town Board, and adoption of a law by the Town Board; Cicero has existing PUD districts that appear to be primarily associated with residential developments of varying densities, such as Cicero Commons; and
- WHEREAS, in §210-14 of the zoning code, the procedure for creating a PUD district is outlined, including descriptions of the required preliminary development plan and development plan submissions, and criteria upon which the Planning Board bases its recommendations to the Town Board; ultimately, a PUD will be recommended for establishment if the Planning Board finds the proposed uses will not negatively impact surrounding uses, lands surrounding the proposed development can be planned in coordination, the plan is in conformance with the Town’s Comprehensive Master Plan, the local road network and utility services (existing and proposed) can accommodate the proposed use, the proposed development contains required parking spaces, landscape, and utility areas, and the proposed development can be completed in its entirety within five years of the establishment of the district; and
- WHEREAS, per the submitted Environmental Assessment Form (EAF) dated January 26, 2018, the purpose of the proposed amendment to §210-14 of the zoning code is to add a comprehensive mechanism and procedure for modifying existing PUD districts within the Town, which is not necessarily included in the current regulations; and
- WHEREAS, per the referral materials, proposed subsection (H) Modifications and amendments to an existing PUD “describes how changes are addressed after a PUD has been adopted, constructed and/or occupied”, and is broken out by

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minor modifications, intermediate modifications, major modifications, and nonconformities; and

WHEREAS, the proposed text amendment defines thresholds for minor modifications as proposed changes that apply to one property within the PUD, comply with land use, dimensional and performance standards, do not change the defined land use, and maintain the basic physical relationship and function of buildings and improvements; minor modifications are subject to approval by the Commission of Planning and Development; the Commissioner of Planning and Development shall refer proposed modifications that fail to comply with land use, dimensional, or performance standards to the Zoning Board of Appeals for consideration of a variance, and intermediate or major modifications not meeting the defined thresholds to the Planning Board or Town Board, respectively; and

WHEREAS, the proposed text amendment defines thresholds for intermediate modifications as proposed changes that result in changes in type or location of approved land uses that are within the same general land use category and within the same PUD section in the approved project plan, an increase in floor area in excess of 10% of a principal or accessory structure, demolition of a principal structure (except where mandated by an appropriate official in the interest of public safety), establishment or realignment of new streets or other public/common areas, changes (except routine replacement and maintenance) to landscaping, open space, parking, public facilities or other improvements addressed in the plan; intermediate modifications are subject to review by the Planning Board and issuance of a project plan amendment; the Planning Board shall consider a project plan amendment following the same procedures currently outlined for creating a PUD district, except that Town Board approval is not required; and

WHEREAS, for major modifications, the Town Board shall review modifications wherein the proposed changes do not meet the thresholds defined for minor and intermediate modifications, or exceed the limits established at the inception of the district or expand or alter the PUD boundary; modifications shall be reviewed and approved by the Town Board following the same steps for creating a PUD district; and

WHEREAS, for existing nonconformities, subsequent changes shall conform to PUD controls and be subject to the issuance of a project plan amendment as described for intermediate modifications; 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 commends the Town on its proposed text amendment which establishes a necessary process for handling modifications to existing Planned Unit Development districts and offers the following comment(s):

The Town is encouraged to further clarify proposed modifications requiring a variance rather than a project plan amendment given that the bulk regulations for each Planned Unit Development district are determined by the approval process itself. For instances in which a variance would be required, the Town may want to clarify if these modifications are subject to the



subsequent issuance of a project plan amendment or Town Board approval.

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



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: February 07, 2018

OCPB Case # Z-18-37

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Salina Planning Board at the request of City of Syracuse for the property located at 101 Colonel Eileen Collins 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 the municipal boundaries between the Town of Salina and the Towns of DeWitt and Cicero; and
- WHEREAS, the applicant is proposing to expand an existing parking area for an Enterprise Rent-A-Car maintenance facility to provide additional vehicle storage on a 47.49-acre parcel in an O-2 zoning district; and
- WHEREAS, the site consists of a parcel contributing to the Syracuse Hancock International Airport, which is located on Col. Eileen Collins Boulevard and composed of multiple parcels across three municipalities, the Towns of Salina, Cicero, and DeWitt; aerial imagery shows the subject parcel is located in Salina and contains portions of a runway, a hotel (Best Western), a police station, and three parking lots serving rental car agencies for the airport; and
- WHEREAS, the submitted Overall Site Plan dated January 19, 2018 shows the proposed parking lot addition is intended to expand the existing Enterprise Rent-A-Car facility; the site plan shows the facility's existing maintenance building which is surrounded on all sides by an asphalt storage lot and has two gated driveways onto Constellation Way North, a local road serving the airport; the proposed asphalt storage lot will be adjacent to the existing lot and provide roughly 200 additional parking spaces for rental vehicles; and
- WHEREAS, Enterprise and an adjacent rental car facility are shown to be enclosed by an existing chain link fence; per the site plan, the chain link fence will be reconfigured to incorporate the expanded parking area; and
- WHEREAS, per the submitted Environmental Assessment Form (EAF) dated January 16, 2018, 1.0 acre of the site will be disturbed by the proposed project; the EAF states stormwater runoff will be collected and drained to on-site stormwater management facilities which will discharge to a stormwater drainage system operated by the Syracuse Regional Airport Authority; the site plan shows a possible stormwater management area (to be designed) on the northern side of the parking lot expansion; and
- WHEREAS, the site is served by public drinking water and sewers and is located in the Metropolitan Wastewater Treatment Plant service area; per the EAF, drinking water and wastewater services are not required for the parking lot expansion; and
- WHEREAS, the Onondaga County Department of Water Environment Protection has determined that the submitted project is located in an area designated as flow

constrained or impacted by excessive wet weather flow or is tributary to a Combined Sewer Overflow (CSO); and

WHEREAS, the New York State Department of Environmental Conservation (NYS DEC) EAF Mapper indicates that the site is located over, or immediately adjoining, a principal aquifer; and

WHEREAS, per the EAF Mapper, the site of the proposed action may contain a species of animal (Northern Harrier, upland sandpiper), or associated habitats, listed by the state or federal government as threatened or endangered; and

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

1. The applicant is encouraged to reduce stormwater runoff and improve stormwater quality as much as practical by reducing impermeable surfaces and utilizing green infrastructure, such a pervious pavement, for this heavily paved area. For more information on stormwater management, visit the Onondaga County "Save the Rain Program" website at <http://savetherain.us> or contact the Onondaga County Department of Water Environment Protection at 315-435-2260.

2. The applicant and municipality are advised to ensure the following county, state, and/or federal regulations have been met prior to site plan approval:

a. State Pollutant Discharge Elimination System (SPDES) Permit – Any project that cumulatively disturbs one acre or more of land, must be covered under the New York State SPDES II General Permit for Stormwater Discharges from Construction Activity. For projects within a designated municipal storm sewer system (MS4) municipality, the applicant must prepare a Stormwater Pollution Prevention Plan (SWPPP) and consult with the municipal engineer to ensure conformance with the municipality's Storm Water Management Plan (SWMP). The applicant is advised that they must submit a Notice of Intent (NOI) and an MS4 SWPPP Acceptance Form (signed by the municipality) to the DEC Bureau of Water Permits. The municipality should ensure that a letter of acceptance is received from the DEC prior to issuance of a building permit.

Projects located within the Onondaga Lake watershed must include Enhanced Phosphorus Removal design criteria from the NYS Stormwater Management Design Manual in the SWPPP.

b. Notice of Public Hearing – 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.

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



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: February 07, 2018

OCPB Case # Z-18-38

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Clay Planning Board at the request of Humane CNY for the property located at 4915 1/2 West Taft Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of West Taft Road (Route 51), a county highway; and
- WHEREAS, the applicant is proposing renovations and improvements to the existing facility on a 2.73-acre parcel in a Residential Agricultural (RA-100) zoning district; and
- WHEREAS, in 2017, the Board recommended No Position With Comment for Area Variance (Z-17-448) and Zone Change (Z-17-351) referrals and Modification of a Special Permit referral (Z-17-453) as part of the proposed project; the proposed zone change appears to have been approved by the local board, changing the parcel from the R-10 zoning district to RA-100; in its review of these referrals, the Board cited requirements from the Onondaga County Department of Transportation for coordination on site access and a copy of the Storm Water Pollution Prevention Plan; additional comments were included regarding sewer and drinking water availability and service options and various permit requirements; and
- WHEREAS, the site consists of a long, narrow parcel (approximately 140' x 920') located near higher-density residential areas in the Town of Clay; the site has frontage on West Taft Road, a county road, and abuts single-family residential properties to the east, west, and north; other surrounding land uses include Wegmans, various medical offices, and long-term care and senior housing facilities; and
- WHEREAS, the submitted topographic map dated July 9, 2014 shows the parcel contains two existing buildings, one set towards the front of the site and the other building towards the center of it; the map shows an existing driveway onto West Taft Road, a parking area situated between the two buildings, a cleared area enclosed by a fence at the rear of the buildings, and forest extending over more than half of the rear portion of the parcel; the existing structures on the parcel house the Humane Association of CNY; and
- WHEREAS, the submitted Overall Site Plan dated November 26, 2017 shows a sewer easement (approximate location) along the eastern lot line, a 3' x 33' drain field (approximate location) at the rear of the site, and a 20' sanitary sewer easement (presumably Town or private) perpendicular to the parcel on an easterly, adjacent lot which appears to extend onto the site and through the footprint of the proposed building; and
- WHEREAS, the plan shows the proposed renovations to the site and existing building to include demolishing the existing house at the front of the site, demolishing

the rear wing of the remaining building and rebuilding it with an extended footprint, installing an atrium entrance area at the front of the building, installing a concrete sidewalk at the front, east side, and rear of the building, extending the parking area, moving the driveway east and widening it, removing the fencing at the rear of the building, installing fenced-in play areas to the west of the building, installing a dumpster enclosure and concrete pad at the front of the building, installing a monument sign east of the driveway, and installing landscape berms along the southwestern corner of the lot; and

WHEREAS, the existing structures are served by public drinking water and sewers and are 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, the Onondaga County Department of Water Environment Protection has determined that the submitted project is located in an area designated as flow constrained or impacted by excessive wet weather flow or is tributary to a Combined Sewer Overflow (CSO); and

WHEREAS, GIS mapping shows that a large federal wetland is located to the rear of the site; and

WHEREAS, the New York State Department of Environmental Conservation (NYS DEC) Environmental Assessment Form (EAF) Mapper indicates that the project is within 2,000 feet of a site in the New York State Department of Environmental Conservation (NYS DEC) Environmental Site Remediation database (734051), a former dump site in the State Superfund Program which has been properly closed; the EAF states that the remediation site has been posted and fenced and residual soil contamination has been remediated; and

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

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

1. The applicant must coordinate the proposed access to West Taft Road with the Onondaga County Department of Transportation to ensure that the driveway meets the Department's commercial driveway standards and complete any appropriate mitigation as may be determined by the Department.
2. The Onondaga County Department of Transportation has determined that the municipality and applicant must contact the Department at (315) 435-3205 to discuss any required drainage data for the proposed project to meet Department requirements verifying that the proposed development would not create additional stormwater runoff into the County's drainage system. Any modifications required by the Department must be reflected on a revised site plan prior to municipal approval.

The Board also offers the following comment(s):

1. The Onondaga County Department of Water Environment Protection asks that the applicant contact the Department at (315) 435-5402 early in the planning process to determine sewer availability and capacity.

2. The applicant is encouraged to reduce stormwater runoff and improve stormwater quality as much as practical by reducing impermeable surfaces and utilizing green infrastructure. For more information on stormwater management, visit the Onondaga County "Save the Rain Program" website at <http://savetherain.us> or contact the Onondaga County Department of Water Environment Protection at 315-435-2260.
3. The Onondaga County Water Authority (OCWA) recommends that the municipality and/or applicant contact OCWA's Engineering Department early in the planning process to determine water availability and service options, obtain hydrant flow test information, evaluate backflow prevention requirements, and/or request that the Authority conduct hydrant flow testing to assess fire flow availability.
4. The applicant and municipality are advised to ensure the following county, state, and/or federal regulations have been met prior to site plan approval:
  - a. Offset Plan - Per the Onondaga County Department of Water Environment Protection, the project shall comply with Local Law #1 of 2011 ([www.ongov.net/wep/uselaws.html](http://www.ongov.net/wep/uselaws.html)) where applicable. 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 offset plan/project in coordination with the municipal engineer to offset new sanitary flow by the removal of extraneous flow and submit a letter confirming the acceptance of the offset plan to the Onondaga County Department of Water Environment Protection.
  - b. Permitting for Demolition - 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.
  - c. County Highway Access and/or Work Permit – Any new or modified driveways and work within the county right-of-way require a highway access and/or work permit from the Onondaga County Department of Transportation.

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



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: February 07, 2018

OCPB Case # Z-18-39

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a ZONE CHANGE from the Town of Pompey Town Board at the request of Bohler Engineering for the property located at 2606 Route 91; 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 20 and Route 91, both state highways, Cherry Street (Route 109) and Cemetary Road (Route 170), both county highways, and a farm operation located in a NYS Agricultural District; and
- WHEREAS, the applicant is proposing to amend the Town of Pompey zoning map(s) to change the zoning classification of a portion of a 5.98-acre parcel from Residential (R) to Commercial (C) to accommodate a proposed retail store (Dollar General); and
- WHEREAS, in 2017, the Board recommended No Position With Comment for a Zone Change referral (Z-17-303) proposing to rezone the subject parcel from Residential (R) to Commercial (C) to accommodate a proposed Dollar General store, and provided comments to be considered prior to development of the site regarding coordination with the New York State Department of Transportation on site access, provision of additional buffering for adjacent lots, and encouraged design features that complement the traditional hamlet character of the area; in 2005, the Board recommended Disapproval of a Zone Change referral (Z-05-415) proposing a zone change from Residential to Commercial to allow for an existing garage to be used for a two-bay auto repair shop on the subject parcel; the Board cited concerns with introducing a commercial use to a residential/hamlet area and recommended a thorough review of potential full-buildout of the parcel; and
- WHEREAS, the site is located at the intersection of Route 20 and Route 91, both state roads, in the Town of Pompey at the center of the hamlet of Pompey Hill; surrounding land uses consist of residential lots and commercial properties; and
- WHEREAS, the submitted aerial image shows the site contains an existing three-family house with an existing detached garage and two existing driveways, one onto Route 91 and one onto Route 20; the remainder of the site is undeveloped and forested; and
- WHEREAS, the proposed zone change, Residential (R) to Commercial (C), is intended to allow for the construction of a Dollar General on the site; per the Town of Pompey zoning ordinance, the Residential (R) district is intended “to provide for flexible patterns of single-family residential development that are protective of sensitive environmental features and resources” and the Commercial (C) district is intended to provide “for activities that require large acreage, generate significant car and truck traffic and are oriented towards major



highways”; and

WHEREAS, a Local Law Filing accompanied the submitted referral materials and is being considered with this zone change review; per the filing, the local law will "amend the zoning map(s) referenced in Chapter 165 (Zoning), Article II, Section 165-4 to change the zoning classification of the parcel located at 2606 Route 91 from R-Residential to C-Commercial"; a conversation with the Town Attorney on February 7, 2018 clarified that the zoning map amendment would reflect the partial zone change as indicated in the plans; and

WHEREAS, the submitted Concept Render plan dated December 11, 2017 shows the front portion of the site would be rezoned Commercial, while the remainder, including primarily the forested portions of the site, would continue to be in the Residential zoning district; the submitted Project Narrative / Report dated January 9, 2018 states that the proposed project for the site would include demolishing the existing house and constructing a retail store building (9,300 sf) with associated parking facilities, appurtenant utilities, and a new 32’ wide driveway onto U.S. Route 20; and

WHEREAS, the Concept Render plan also shows a proposed stormwater management area at the front of the site, an alternate entrance that would provide access to Route 91, a proposed dumpster enclosure, and proposed sidewalks at the front and side of the proposed building; and

WHEREAS, the Town of Pompey Comprehensive Master Plan (2013) included goals and recommendations for preserving the historic and aesthetic resources within their hamlets; per the Project Narrative / Report, the zone change is in keeping with the Master Plan because it encourages commercial development within and around the Town’s hamlets; and

WHEREAS, an email dated January 3, 2018 included with the referral materials indicates that the New York State Department of Transportation (NYSDOT) has offered conceptual approval for the proposed access onto Route 20, which must meet the Department’s current standards and obtain the appropriate permits; and

WHEREAS, the site is served by individual well and septic system; a proposed septic field is shown on the Concept Render plan to the side of the proposed building, and a proposed well is shown towards the rear of the site in a forested area; and

WHEREAS, the New York State Department of Environmental Conservation (NYS DEC) Environmental Assessment Form (EAF) Mapper indicates that the site is located over, or immediately adjoining, a sole source aquifer (Cortland-Homer Preble SSA); 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:

While the Board offers no position with regard to the proposed zone change, the Town is encouraged to consider the following comments prior to future development of the site:

1. Per the New York State Department of Transportation, the applicant must continue to coordinate regarding the proposed access to U.S. Route 20 which will be subject to the permits described below. The existing driveway onto Route 91 will not be permitted and must be closed, and the applicant must modify the plan to remove the alternative access onto Route 91.

2. The applicant must submit a copy of the Storm Water Pollution Prevention Plan (SWPPP) and/or any drainage reports or studies to the New York State Department of Transportation early in the planning process for approval and complete any appropriate mitigation as may be determined by the Department.
3. The applicant must submit a lighting plan to be approved by the New York State Department of Transportation to ensure there is no glare or spillover onto adjacent properties or the State right-of-way.
4. As this site and proposed use may be a particularly prominent feature in the Town, the Town and applicant are encouraged to work together to incorporate high-quality site planning and architectural features that complement the traditional, hamlet character of the area, as proposed in the Town of Pompey Comprehensive Master Plan.
5. The applicant and municipality are advised to ensure the following county, state, and/or federal regulations have been met prior to issuance of a building permit:
  - a. State Highway Access and/or Work Permit – Any new or modified driveways and work within the state right-of-way require a highway access and/or work permit from the New York State Department of Transportation.
  - b. Septic System Approval - the Onondaga County Health Department must formally accept or approve, respectively, any existing or proposed septic system to service this property.

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



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: February 07, 2018

OCPB Case # Z-18-40

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of DeWitt Planning Board at the request of Richard J. Riccelli, Sr. for the property located at Ogle 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 Route 6 (Jamesville Toll Road, Rock Cut Road and North Street), a county highway, and Clark Reservation, a state-owned park; and
- WHEREAS, the applicant is proposing construction of an earthen berm to screen neighboring residential properties from potential disturbances generated by construction activities on a 127.35-acre parcel in a Hi-Tech (H-T) zoning district; and
- WHEREAS, in 2007, the Board reviewed a Site Plan referral (Z-07-24) proposing construction and operation of a 10,000 ton per day coal gasification facility, which was deemed an incomplete referral for its lack of a complete site plan, information regarding the full extent of required variances, environmental impact statement, and traffic study; the project was not resubmitted to the County Planning Board and appears to have been dismissed by the local board; and
- WHEREAS, the site is located just northwest of the Jamesville hamlet in the Town of DeWitt and situated between the Jamesville Quarry to the east and Clark Reservation State Park to the west; the 127.35-acre site, formerly the Alpha Portland Cement manufacturing facility, abuts several residential lots to the northeast and southeast; and
- WHEREAS, aerial imagery shows the site to contain a cluster of structures near the southeast corner of the lot which appear to be abandoned and presumably contributed to the former manufacturing facility; the remainder of the site consists of forested and vacant lands and areas that appear to have been cleared and excavated or mined; site access is shown to come from an existing driveway onto Ogle Road, a local road off County Route 6, and an internal network of dirt/gravel roads; and
- WHEREAS, the submitted Topographic Survey dated July 25, 2017 shows the project area to be intended for the northeastern portion of the parcel, where the site abuts seven residential lots fronting on Ogle Road; lands to the north are shown to contain a tower, utility lines, and a gravel road with access onto Ogle Road; current tax maps indicate this land is contained on a separate parcel owned by National Grid; and
- WHEREAS, per the Topographic Survey, there is an existing berm that runs parallel to the property line in the project area; the submitted Site Grading, Drainage and Utility Plan dated December 26, 2017 indicates that proposed grade changes for this area of the site will increase the maximum height of the berm from

634' to 640' and widen it, resulting in an overall increase in the elevation at the rear of the residential lots; four rock check dams are shown at the edge of the berm, on the side abutting the residential lots; aerial imagery shows the area of the proposed berm is primarily forested; and

WHEREAS, per a phone conversation with the Town of DeWitt on January 30, 2018, the site is currently permitted through the New York State Department of Environmental Conservation (NYS DEC) as a dump site which subsequently results in truck traffic, noise and dust; the proposed berm is intended to provide screening and lessen the impact of these effects on the adjacent residential lots; and

WHEREAS, the EAF states that 2.69 acres 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 Meadowbrook-Limestone Wastewater Treatment Plant service area; per the referral notice, no changes to the existing infrastructure are proposed; the Onondaga County Department of Water Environment Protection has determined that the submitted project is located in an area designated as flow constrained or impacted by excessive wet weather flow or is tributary to a Combined Sewer Overflow (CSO); and

WHEREAS, GIS mapping shows the site may contain areas of federal wetlands along the southern boundary of the site; the proposed berm does not appear to impact any wetland area; and

WHEREAS, the New York State Department of Environmental Conservation (NYS DEC) EAF Mapper indicates that the site, which was historically used for cement manufacturing, is listed in the NYS DEC Environmental Site Remediation database (734006) as a classification code 3 site in the State Superfund Program, indicating that site contamination does not presently and is not reasonably foreseeable to constitute a significant threat to public health or the environment; and

WHEREAS, per the EAF Mapper, the project site is located in or near the following natural communities: maple-basswood rich mesic forest, calcareous talus slope woodland, calcareous cliff community, limestone woodland, and meromictic lake; per the NYS DEC, if a significant natural community is present at or near the location, a careful on-site evaluation should be done to confirm the size, status, and specific locations of those natural communities on the parcel, and to document the presence of any significant plants or wildlife; and

WHEREAS, the EAF Mapper indicates that the site of the proposed action may contain a species of animal (Indiana bat, Northern long-eared bat, or associated habitats, listed by the state or federal government as threatened or endangered; per the NYS DEC, the site may also contains a species of animal (tawny crescent butterfly) that is considered of special concern in NYS; the project site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the New York State Historic Preservation Office archaeological site inventory; and

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. As the proposed grade changes may result in the removal of existing,

established trees, the applicant is encouraged to consider providing new landscaping along the proposed berm for bank stabilization, additional screening, air quality improvement, and noise mitigation.

2. The municipality and applicant are encouraged to work with the New York State Department of Environmental Conservation regarding the historical use of the site and potential for soil and surface water contamination to ensure mitigation and/or protection from human health or environmental threats, particularly given the adjacent elementary school, Clark Reservation State Park, and potentially sensitive environmental areas on the site.

3. Prior to any large-scale redevelopment of the site, the municipality is encouraged to consider potential health and environmental impacts given the site's history, and the appropriateness of redevelopment in the context of the surrounding land uses and hamlet area.

4. The applicant and municipality are advised to ensure the following county, state, and/or federal regulations have been met prior to site plan approval:

a. State Pollutant Discharge Elimination System (SPDES) Permit – Any project that cumulatively disturbs one acre or more of land, must be covered under the New York State SPDES II General Permit for Stormwater Discharges from Construction Activity. For projects within a designated municipal storm sewer system (MS4) municipality, the applicant must prepare a Stormwater Pollution Prevention Plan (SWPPP) and consult with the municipal engineer to ensure conformance with the municipality's Storm Water Management Plan (SWMP). The applicant is advised that they must submit a Notice of Intent (NOI) and an MS4 SWPPP Acceptance Form (signed by the municipality) to the DEC Bureau of Water Permits. The municipality should ensure that a letter of acceptance is received from the DEC prior to issuance of a building permit.

Projects located within the Onondaga Lake watershed must include Enhanced Phosphorus Removal design criteria from the NYS Stormwater Management Design Manual in the SWPPP.

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

c. Significant Natural Communities – The municipality and applicant are advised to consult the New York State Department of Environmental Conservation (NYS DEC) website (<http://www.dec.ny.gov/permits/91670.html>) for information about significant natural communities, and to contact the NYS DEC regarding any requirements for the State Environmental Quality Review (SEQR) process.

d. Archaeological Sensitive Areas – The applicant and/or municipality is advised to contact the New York State Historic Preservation Office to determine if the project should be submitted to the Office for review as part of

the State Environmental Quality Review (SEQR) process.

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



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: February 07, 2018

OCPB Case # Z-18-8

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a ZONE CHANGE from the Town of Manlius Town Board at the request of North Burdick St. Company, LLC for the property located at North Burdick Street (opposite Medical Center Drive); 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 North Burdick Street, a county road, Old Erie Canal State Park, and the municipal boundary between the Town of Manlius and the Village of Fayetteville; and
- WHEREAS, the applicant is requesting a zone change on 6 parcels totaling 128.9 acres from Restricted Agricultural (RA), Residential (R-1), Residential Multiple Use (RM) and Neighborhood Shopping (NS) to Residential (R-5) as part of a proposed residential development; and
- WHEREAS, the Board is concurrently reviewing Site Plan (Z-18-9) and Subdivision (S-18-3) referrals as part of the proposed project; the Board has reviewed a number of other proposed actions for this area, recommending: modification of a Zone Change referral (Z-07-451) proposing to rezone 126.9 acres, including the subject site, to RA, R-1, RM, and NS (the current zoning for the site) in 2007; no position on a Subdivision referral (S-08-17) proposing to subdivide 0.608 acres from a portion of the subject site to combine it with an adjacent lot, and modification of Subdivision (S-08-96) and Site Plan (Z-08-435) referrals proposing to subdivide the six subject parcels into 27 lots and construct a bank and two retail buildings on three of the proposed lots in 2008; modification of a Subdivision referral (S-09-58) proposing to divide the six subject parcels into 22 lots in 2009; and modification of an Other Authorization referral (Z-16-42) requesting a permit to fill a one-acre portion of one of the subject parcels in 2016 to address safety concerns regarding kids jumping off a quarry cliff into the pond; and
- WHEREAS, the referrals for the proposed project were received on December 29, 2017 and an extension was granted in order to conduct a Coordinated Review Meeting for the project, which was held on January 29, 2018 to allow representatives for the applicant, municipality, planning and town boards, and relevant agencies to discuss issues and requirements related to the proposed project; and
- WHEREAS, the proposed project is located along North Burdick Street near the Old Erie Canal State Park, Northeast Medical Center, auto dealerships, and Fayetteville Towne Center, and adjacent to the municipal boundary between the Town of Manlius and Village of Fayetteville; a small vacant parcel (086.-02-01.0) owned by the Village of Fayetteville is shown to be contained within the site; the site consists of 6 parcels totaling 128.9 acres, and contains two steeply

sloped spring-fed, former quarry ponds and a stream tributary leading to Limestone Creek, and Pools Brook Park, and is encumbered by wetlands, steep slopes, large areas of floodplains, and floodways, and critical regional sanitary sewer infrastructure; at the rear, the site borders another Limestone Creek tributary, an impaired water body per the EAF; per the Existing Conditions/Demolition Plan, the site contains 10 existing buildings to be razed and filled with clean fill, and existing utility lines and poles and driveways, to also be removed; per the EAF, one of the buildings to be demolished (5464 North Burdick Street) is a historic building, and as discussed in the Coordinated Review Meeting the applicant is in receipt of a Letter of No Adverse Effect from New York's State Historic Preservation Office regarding the project; and

WHEREAS, per the referral notice, a proposed subdivision will create 21 new lots from the 6 parcels contributing to the site; the submitted subdivision map dated December 19, 2017 shows the pre-cluster layout with proposed Parcels 1-3 (approximately 24 acres total) to contain apartments and related facilities, Parcel 4 to contain the remaining lands, and 17 single-family lots (0.92-1.36 acres) meeting the 40,000 sf lot size requirement for the RA or R-1 district in which they fall; the submitted Overall Site Plan dated December 6, 2017 shows the post-cluster layout with the 17 single family lots (0.53-0.77 acres each), to the rear along a proposed u-shaped road and cul-de-sac to be created; Parcel 4 is not shown in the Overall Site Plan, but will presumably be the 21st lot and remaining lands, as indicated in the subdivision map; the Overall Site Plan shows the project to include construction of 22 apartment buildings with 4-10 units each, for a total of 148 two-story apartment units each with attached garage spaces and driveways, a clubhouse, basketball courts, playground, tennis courts and a greenspace area with pavilion on Parcels 1-3; a stone-dust trail is also shown along the rear of the developed area (unclear whether publicly accessible); and

WHEREAS, the submitted Woodlands at Limestone Lakes - Existing Zoning map dated December 19, 2017 shows the site is currently a mix of R-1, NS, RM, and RA zoning districts; per the submitted Woodlands at Limestone Lakes - Proposed Zoning map dated December 19, 2017, proposed Parcels 1, 2, and 3, intended for the apartment buildings, will be rezoned R-5 and the remainder of the site will keep its current zoning, with the undeveloped land and ponds as RA, the single-family lots as a mix of RA and R-1 with some lots having split zoning, a small area of RM at the front of the site, and no area remaining as NS; and

WHEREAS, the Site Plan shows a new self-contained road system to serve the single and multi-family residences, and is shown to begin at North Burdick Street across from the existing signalized entrance to the Northeast Medical Center, extend around the south pond, and connect to North Burdick Street again at the existing south driveway to Kohl's in the Towne Center shopping plaza at a new signalized intersection already being planned as part of independent coordination with the OCDOT; two access gates are shown in the Overall Site Plan, restricting access to the portion of the proposed road that serves the single-family properties; as discussed in the Coordinated Review Meeting, the proposed road is currently intended as a private road, however, it will be required to be designed to meet Town standards to allow for the possibility of future Town ownership, and gating would not be allowable if the road is municipally owned; and

WHEREAS, a proposed limit of disturbance and a silt fence boundary are shown in the



Existing Conditions/Demolition Plan, indicating lands intended for tree/vegetation clearing and the proposed development (which may presumably change based on identified floodplain mitigation); three areas around the south pond are labeled “proposed coffer dam with dewatering to be staged with construction” which is intended to allow for portions of the south pond to be filled in for the proposed project; the EAF states 44 acres of the site will be disturbed by the proposed project, which will include removal of approximately 24 acres of forested lands; 11.5 acres of impervious surface area will be created; stormwater runoff will be directed primarily to the south pond; per the Coordinated Review Meeting, subsurface and surface stormwater management systems will be provided to improve water quality before it is discharged via piping into the south pond; the Overall Site Plan shows stormwater detention areas on Lots 1 and 3 and pipe outlets on sloped edges of the pond; and

WHEREAS, as discussed in the Coordinated Review Meeting, a significant portion of the site, including areas to be developed with residential uses, currently lie within the FEMA floodplain, as well as within the more significant floodway; in order to elevate structures (at least two feet above base flood elevation) to meet flood ordinance standards and create level areas for development, approximately 50,000 cubic yards of fill is anticipated on site, at depths averaging 4-6 feet; the applicant is also conducting a hydrologic study as required for lands being proposed for development within the floodway, and notes that a FEMA Conditional Letter of Map Revision (CLOMR) to modify boundaries to accommodate the project; at the Coordinated Review meeting, the applicant noted that mitigation to maintain a “zero rise” requirement needed to satisfy flood regulations would likely include expanding the floodway area in certain locations in order to add fill in others; the study, proposed mitigation, and areas of change are not available at this time to assess impacts to residential lots, structures, and infrastructure, including roads, sewers and waterlines; 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, several small wetland areas (one including a 100’ buffer area) are indicated on the site plan, largely avoiding proposed development lots, and more extensive federal wetlands are indicated per GIS mapping; per the submitted Environmental Assessment Form (EAF) dated December 6, 2017, 0.2 acres of wetlands will be disturbed for the proposed project; as discussed in the Coordinated Review Meeting, wetland boundaries have been delineated by Terrestrial Environmental Specialists, Inc. and are awaiting jurisdictional determinations from the U.S. Army Corps of Engineers and New York State Department of Environmental Conservation; and

WHEREAS, the applicant proposes to access public drinking water infrastructure, with no significant issues noted by OCWA at the Coordinated Review meeting; the applicant proposes to tie into the existing trunk sewer on site, which is part of the Meadowbrook-Limestone Wastewater Treatment Plant service area; per the EAF, anticipated drinking water and sanitary wastewater generation is 43,298 gpd; the Onondaga County Department of Water Environment Protection (WEP) has determined that the submitted project is located in an area designated as flow constrained and will require an offset plan in compliance with Local Law #1 of 2011; and

WHEREAS, per the Overall Site Plan and WEP, the site also contains a 48-inch trunk sanitary sewer line and related easement to WEP which runs roughly northeast to southwest across the middle of the site and is the sole pipeline receiving all wastewater flow to the nearby regional treatment plant for the entire Meadowbrook-Limestone Wastewater Treatment Plant service area, serving portions of the City of Syracuse, Towns of DeWitt, Manlius and an area in Pompey, and the Villages Fayetteville and Manlius; the Bishop Brook Trunk Sewer, also a critical infrastructure conduit, intersects with the main transmission line on the subject parcel; per WEP, these sanitary sewer lines are vital pieces of regional infrastructure which serve tens of thousands of residences, and numerous commercial and industrial users, and access to this infrastructure must be unobstructed at all times for the health and safety of the regional service area; the current site plan shows portions of the proposed development, particularly proposed roads, stormwater infrastructure, a proposed trail, and common areas for apartments, to encroach on this easement area; as such, WEP has considerable concerns regarding compression loads that will be created by development in the area, long term stability of slopes, access to infrastructure given the proposed fill depths, modification of flood boundaries as a result of grading work and mitigation of development within the existing floodway, and resulting encroachment into and in close proximity to the sewer easement; and

WHEREAS, the EAF Mapper indicates that the site of the proposed action may contain a species of animal, or associated habitats, listed by the state or federal government as threatened or endangered; as discussed in the Coordinated Review Meeting, the site is believed to contain habitat for the Indiana bat; per the EAF Mapper, the project is also within 2,000 feet of a site in the NYS DEC Environmental Site Remediation database (734052); the EAF states the remediation site has a Department-approved long term groundwater monitoring program that is ongoing; and

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

1. Per the Onondaga County Department of Water Environment Protection, the applicant must modify the proposed site plan to avoid any potential conflicts with the existing regional wastewater easements and infrastructure, or relocate/reconstruct affected transmission infrastructure to an alternate location, to meet Department requirements for maintaining constant accessibility and safety of the infrastructure and avoid sensitive environmental areas.
2. The Onondaga County Department of Transportation requires additional right-of-way to equal 40 feet from the centerline of North Burdick Street. This land is intended for highway purposes, drainage, and the installation of sidewalks and traffic signal poles along the east side of the road. The dedicated right-of-way must be reflected on a revised site plan prior to municipal approval.
3. The applicant must provide sidewalks that extend from the southern lot line to the intersection for the Northeast Medical Center with the intention that pedestrian accommodations will be available on both sides of North Burdick Street. Additionally, pedestrian accommodations to include

crosswalks and signal poles must be made available at the both signalized intersections in coordination with the Onondaga County Department of Transportation.

4. Per the Onondaga County Department of Transportation, the applicant must submit the completed Traffic Impact Study (TIS) to the Department for review. The traffic study must be approved, and any modifications to the Site Plan required by the Department must be received and be reflected on a revised Site Plan prior to municipal approval, and the applicant must subsequently complete any appropriate mitigation as may be determined by the Onondaga County Department of Transportation.

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

6. Per the Onondaga County Department of Water Environment Protection, the applicant must submit a copy of the hydrologic study to the Department.

The Board also offers the following comment(s):

1. As the site is in close proximity to numerous amenities and dense mixed land uses, including the Village of Fayetteville, senior living facilities, medical facilities and various shopping destinations, the Board encourages the Town and applicant to continue to build out pedestrian infrastructure along both sides of North Burdick Street, including connections to nearby transit routes and extending north to the North Medical Center Drive intersection. Bicycle accommodations on these sites and along Burdick Street are also encouraged.

2. The Town and applicant must formalize accommodations for remaining lands, including long-term ownership, maintenance, easements, and financial responsibility for the remaining lands on the site, as well as the proposed road serving the 17 single-family residential properties. The Town is encouraged to consider fiscal impacts and risk management responsibilities that homeowners associations, or potentially the town, may bear in maintaining the significant common areas on site.

3. The Board encourages modifications to the proposed zoning that aligns the zoning district boundaries with the proposed lot boundaries, eliminating instances of split zoning in the single-family residential lots and rezoning the entirety of the remaining lands to RA.

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

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

6. The applicant is encouraged to reduce stormwater runoff and improve stormwater quality as much as practical by reducing impermeable surfaces and utilizing green infrastructure. For more information on stormwater management, visit the Onondaga County "Save the Rain Program" website at <http://savetherain.us> or contact the Onondaga County Department of Water Environment Protection at 315-435-2260.

7. The applicant and municipality are advised to ensure the following county, state, and/or federal regulations have been met prior to project approval:

a. County Highway Access and/or Work Permit – Any new or modified driveways and work within the county right-of-way require a highway access and/or work permit from the Onondaga County Department of Transportation.

b. Permitting for Demolition - 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.

c. Offset Plan - Per the Onondaga County Department of Water Environment Protection, the project shall comply with Local Law #1 of 2011 ([www.ongov.net/wep/uselaws.html](http://www.ongov.net/wep/uselaws.html)) where applicable. The applicant must develop a 1 gallon to 1 gallon offset plan/project in coordination with the municipal engineer to offset new sanitary flow by the removal of extraneous flow and submit a letter confirming the acceptance of the offset plan to the Onondaga County Department of Water Environment Protection.

d. State and/or Federal Wetlands Approval – Following jurisdictional determinations from the U.S. Army Corps of Engineers and New York State Department of Environmental Conservation, 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 wetlands and buffers.

e. State Pollutant Discharge Elimination System (SPDES) Permit – Any project that cumulatively disturbs one acre or more of land, must be covered under the New York State SPDES II General Permit for Stormwater Discharges from Construction Activity. For projects within a designated municipal storm sewer system (MS4) municipality, the applicant must prepare a Stormwater Pollution Prevention Plan (SWPPP) and consult with the municipal engineer to ensure conformance with the municipality's Storm Water Management Plan (SWMP). The applicant is advised that they must submit a Notice of Intent (NOI) and an MS4 SWPPP Acceptance Form (signed by the municipality) to the DEC Bureau of Water Permits. The municipality should ensure that a letter of acceptance is received from the DEC prior to issuance of a building permit.

Projects located within the Onondaga Lake watershed must include Enhanced Phosphorus Removal design criteria from the NYS Stormwater Management Design Manual in the SWPPP.

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

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



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: February 07, 2018

OCPB Case # Z-18-9

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Manlius Town Board at the request of North Burdick St. Company, LLC for the property located at North Burdick Street (opposite Medical Center Drive); and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of North Burdick Street, a county road, Old Erie Canal State Park, and the municipal boundary between the Town of Manlius and the Village of Fayetteville; and
- WHEREAS, the applicant is proposing a residential development on 6 parcels totaling 128.9 acres in a proposed Residential (R-5) zoning district, to include the construction of an apartment complex with 148 units, greenspace, clubhouse, pool and athletic facilities and the creation of 17 single-family properties; and
- WHEREAS, the Board is concurrently reviewing Zone Change (Z-18-8) and Subdivision (S-18-3) referrals as part of the proposed project; the Board has reviewed a number of other proposed actions for this area, recommending: modification of a Zone Change referral (Z-07-451) proposing to rezone 126.9 acres, including the subject site, to RA, R-1, RM, and NS (the current zoning for the site) in 2007; no position on a Subdivision referral (S-08-17) proposing to subdivide 0.608 acres from a portion of the subject site to combine it with an adjacent lot, and modification of Subdivision (S-08-96) and Site Plan (Z-08-435) referrals proposing to subdivide the six subject parcels into 27 lots and construct a bank and two retail buildings on three of the proposed lots in 2008; modification of a Subdivision referral (S-09-58) proposing to divide the six subject parcels into 22 lots in 2009; and modification of an Other Authorization referral (Z-16-42) requesting a permit to fill a one-acre portion of one of the subject parcels in 2016 to address safety concerns regarding kids jumping off a quarry cliff into the pond; and
- WHEREAS, the referrals for the proposed project were received on December 29, 2017 and a Coordinated Review Meeting was held on January 29, 2018 to allow representatives for the applicant, municipality, planning and town boards, and relevant agencies to discuss issues and requirements related to the proposed project; an extension of the County Planning Board's 30-day review period was granted to allow for the Coordinated Review Meeting; and
- WHEREAS, the proposed project is located along North Burdick Street near the Old Erie Canal State Park, Northeast Medical Center, auto dealerships, and Fayetteville Towne Center, and adjacent to the municipal boundary between the Town of Manlius and Village of Fayetteville; a small vacant parcel (086.-02-01.0) owned by the Village of Fayetteville is shown to be contained within the site; the site consists of 6 parcels totaling 128.9 acres, and contains two steeply sloped spring-fed, former quarry ponds and a stream tributary leading to

Limestone Creek, and Pools Brook Park, and is encumbered by wetlands, steep slopes, large areas of floodplains, and floodways, and critical regional sanitary sewer infrastructure; at the rear, the site borders another Limestone Creek tributary, an impaired water body per the EAF; per the Existing Conditions/Demolition Plan, the site contains 10 existing buildings to be razed and filled with clean fill, and existing utility lines and poles and driveways, to also be removed; per the EAF, one of the buildings to be demolished (5464 North Burdick Street) is a historic building, and as discussed in the Coordinated Review Meeting the applicant is in receipt of a Letter of No Adverse Effect from New York's State Historic Preservation Office regarding the project; and

WHEREAS, per the referral notice, a proposed subdivision will create 21 new lots from the 6 parcels contributing to the site; the submitted subdivision map dated December 19, 2017 shows the pre-cluster layout with proposed Parcels 1-3 (approximately 24 acres total) to contain apartments and related facilities, Parcel 4 to contain the remaining lands, and 17 single-family lots (0.92-1.36 acres) meeting the 40,000 sf lot size requirement for the RA or R-1 district in which they fall; the submitted Overall Site Plan dated December 6, 2017 shows the post-cluster layout with the 17 single family lots (0.53-0.77 acres each), to the rear along a proposed u-shaped road and cul-de-sac to be created; Parcel 4 is not shown in the Overall Site Plan, but will presumably be the 21st lot and remaining lands, as indicated in the subdivision map; the Overall Site Plan shows the project to include construction of 22 apartment buildings with 4-10 units each, for a total of 148 two-story apartment units each with attached garage spaces and driveways, a clubhouse, basketball courts, playground, tennis courts and a greenspace area with pavilion on Parcels 1-3; a stone-dust trail is also shown along the rear of the developed area (unclear whether publicly accessible); and

WHEREAS, the submitted Woodlands at Limestone Lakes - Existing Zoning map dated December 19, 2017 shows the site is currently a mix of R-1, NS, RM, and RA zoning districts; per the submitted Woodlands at Limestone Lakes - Proposed Zoning map dated December 19, 2017, proposed Parcels 1, 2, and 3, intended for the apartment buildings, will be rezoned R-5 and the remainder of the site will keep its current zoning, with the undeveloped land and ponds as RA, the single-family lots as a mix of RA and R-1 with some lots having split zoning, a small area of RM at the front of the site, and no area remaining as NS; and

WHEREAS, the Site Plan shows a new self-contained road system to serve the single and multi-family residences, and is shown to begin at North Burdick Street across from the existing signalized entrance to the Northeast Medical Center, extend around the south pond, and connect to North Burdick Street again at the existing south driveway to Kohl's in the Towne Center shopping plaza at a new signalized intersection already being planned as part of independent coordination with the OCDOT; two access gates are shown in the Overall Site Plan, restricting access to the portion of the proposed road that serves the single-family properties; as discussed in the Coordinated Review Meeting, the proposed road is currently intended as a private road, however, it will be required to be designed to meet Town standards to allow for the possibility of future Town ownership, and gating would not be allowable if the road is municipally owned; and

WHEREAS, a proposed limit of disturbance and a silt fence boundary are shown in the Existing Conditions/Demolition Plan, indicating lands intended for

tree/vegetation clearing and the proposed development (which may presumably change based on identified floodplain mitigation); three areas around the south pond are labeled “proposed coffer dam with dewatering to be staged with construction” which is intended to allow for portions of the south pond to be filled in for the proposed project; the EAF states 44 acres of the site will be disturbed by the proposed project, which will include removal of approximately 24 acres of forested lands; 11.5 acres of impervious surface area will be created; stormwater runoff will be directed primarily to the south pond; per the Coordinated Review Meeting, subsurface and surface stormwater management systems will be provided to improve water quality before it is discharged via piping into the south pond; the Overall Site Plan shows stormwater detention areas on Lots 1 and 3 and pipe outlets on sloped edges of the pond; and

WHEREAS, as discussed in the Coordinated Review Meeting, a significant portion of the site, including areas to be developed with residential uses, currently lie within the FEMA floodplain, as well as within the more significant floodway; in order to elevate structures (at least two feet above base flood elevation) to meet flood ordinance standards and create level areas for development, approximately 50,000 cubic yards of fill is anticipated on site, at depths averaging 4-6 feet; the applicant is also conducting a hydrologic study as required for lands being proposed for development within the floodway, and notes that a FEMA Conditional Letter of Map Revision (CLOMR) to modify boundaries to accommodate the project; at the Coordinated Review meeting, the applicant noted that mitigation to maintain a “zero rise” requirement needed to satisfy flood regulations would likely include expanding the floodway area in certain locations in order to add fill in others; the study, proposed mitigation, and areas of change are not available at this time to assess impacts to residential lots, structures, and infrastructure, including roads, sewers and waterlines; 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, several small wetland areas (one including a 100’ buffer area) are indicated on the site plan, largely avoiding proposed development lots, and more extensive federal wetlands are indicated per GIS mapping; per the submitted Environmental Assessment Form (EAF) dated December 6, 2017, 0.2 acres of wetlands will be disturbed for the proposed project; as discussed in the Coordinated Review Meeting, wetland boundaries have been delineated by Terrestrial Environmental Specialists, Inc. and are awaiting jurisdictional determinations from the U.S. Army Corps of Engineers and New York State Department of Environmental Conservation; and

WHEREAS, the applicant proposes to access public drinking water infrastructure, with no significant issues noted by OCWA at the Coordinated Review meeting; the applicant proposes to tie into the existing trunk sewer on site, which is part of the Meadowbrook-Limestone Wastewater Treatment Plant service area; per the EAF, anticipated drinking water and sanitary wastewater generation is 43,298 gpd; the Onondaga County Department of Water Environment Protection (WEP) has determined that the submitted project is located in an area designated as flow constrained and will require an offset plan in compliance with Local Law #1 of 2011; and



WHEREAS, per the Overall Site Plan and WEP, the site also contains a 48-inch trunk sanitary sewer line and related easement to WEP which runs roughly northeast to southwest across the middle of the site and is the sole pipeline receiving all wastewater flow to the nearby regional treatment plant for the entire Meadowbrook-Limestone Wastewater Treatment Plant service area, serving portions of the City of Syracuse, Towns of DeWitt, Manlius and an area in Pompey, and the Villages Fayetteville and Manlius; the Bishop Brook Trunk Sewer, also a critical infrastructure conduit, intersects with the main transmission line on the subject parcel; per WEP, these sanitary sewer lines are vital pieces of regional infrastructure which serve tens of thousands of residences, and numerous commercial and industrial users, and access to this infrastructure must be unobstructed at all times for the health and safety of the regional service area; the current site plan shows portions of the proposed development, particularly proposed roads, stormwater infrastructure, a proposed trail, and common areas for apartments, to encroach on this easement area; as such, WEP has considerable concerns regarding compression loads that will be created by development in the area, long term stability of slopes, access to infrastructure given the proposed fill depths, modification of flood boundaries as a result of grading work and mitigation of development within the existing floodway, and resulting encroachment into and in close proximity to the sewer easement; and

WHEREAS, the EAF Mapper indicates that the site of the proposed action may contain a species of animal, or associated habitats, listed by the state or federal government as threatened or endangered; as discussed in the Coordinated Review Meeting, the site is believed to contain habitat for the Indiana bat; per the EAF Mapper, the project is also within 2,000 feet of a site in the NYS DEC Environmental Site Remediation database (734052); the EAF states the remediation site has a Department-approved long term groundwater monitoring program that is ongoing; and

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

1. Per the Onondaga County Department of Water Environment Protection, the applicant must modify the proposed site plan to avoid any potential conflicts with the existing regional wastewater easements and infrastructure, or relocate/reconstruct affected transmission infrastructure to an alternate location, to meet Department requirements for maintaining constant accessibility and safety of the infrastructure and avoid sensitive environmental areas.
2. The Onondaga County Department of Transportation requires additional right-of-way to equal 40 feet from the centerline of North Burdick Street. This land is intended for highway purposes, drainage, and the installation of sidewalks and traffic signal poles along the east side of the road. The dedicated right-of-way must be reflected on a revised site plan prior to municipal approval.
3. The applicant must provide sidewalks that extend from the southern lot line to the intersection for the Northeast Medical Center with the intention that pedestrian accommodations will be available on both sides of North Burdick Street. Additionally, pedestrian accommodations to include

crosswalks and signal poles must be made available at the both signalized intersections in coordination with the Onondaga County Department of Transportation.

4. Per the Onondaga County Department of Transportation, the applicant must submit the completed Traffic Impact Study (TIS) to the Department for review. The traffic study must be approved, and any modifications to the Site Plan required by the Department must be received and be reflected on a revised Site Plan prior to municipal approval, and the applicant must subsequently complete any appropriate mitigation as may be determined by the Onondaga County Department of Transportation.

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

6. Per the Onondaga County Department of Water Environment Protection, the applicant must submit a copy of the hydrologic study to the Department.

The Board also offers the following comment(s):

1. As the site is in close proximity to numerous amenities and dense mixed land uses, including the Village of Fayetteville, senior living facilities, medical facilities and various shopping destinations, the Board encourages the Town and applicant to continue to build out pedestrian infrastructure along both sides of North Burdick Street, including connections to nearby transit routes and extending north to the North Medical Center Drive intersection. Bicycle accommodations on these sites and along Burdick Street are also encouraged.

2. The Town and applicant must formalize accommodations for remaining lands, including long-term ownership, maintenance, easements, and financial responsibility for the remaining lands on the site, as well as the proposed road serving the 17 single-family residential properties. The Town is encouraged to consider fiscal impacts and risk management responsibilities that homeowners associations, or potentially the town, may bear in maintaining the significant common areas on site.

3. The Board encourages modifications to the proposed zoning that aligns the zoning district boundaries with the proposed lot boundaries, eliminating instances of split zoning in the single-family residential lots and rezoning the entirety of the remaining lands to RA.

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

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

6. The applicant is encouraged to reduce stormwater runoff and improve stormwater quality as much as practical by reducing impermeable surfaces and utilizing green infrastructure. For more information on stormwater management, visit the Onondaga County "Save the Rain Program" website at <http://savetherain.us> or contact the Onondaga County Department of Water Environment Protection at 315-435-2260.

7. The applicant and municipality are advised to ensure the following county, state, and/or federal regulations have been met prior to project approval:

a. County Highway Access and/or Work Permit – Any new or modified driveways and work within the county right-of-way require a highway access and/or work permit from the Onondaga County Department of Transportation.

b. Permitting for Demolition - 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.

c. Offset Plan - Per the Onondaga County Department of Water Environment Protection, the project shall comply with Local Law #1 of 2011 ([www.ongov.net/wep/uselaws.html](http://www.ongov.net/wep/uselaws.html)) where applicable. The applicant must develop a 1 gallon to 1 gallon offset plan/project in coordination with the municipal engineer to offset new sanitary flow by the removal of extraneous flow and submit a letter confirming the acceptance of the offset plan to the Onondaga County Department of Water Environment Protection.

d. State and/or Federal Wetlands Approval – Following jurisdictional determinations from the U.S. Army Corps of Engineers and New York State Department of Environmental Conservation, 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 wetlands and buffers.

e. State Pollutant Discharge Elimination System (SPDES) Permit – Any project that cumulatively disturbs one acre or more of land, must be covered under the New York State SPDES II General Permit for Stormwater Discharges from Construction Activity. For projects within a designated municipal storm sewer system (MS4) municipality, the applicant must prepare a Stormwater Pollution Prevention Plan (SWPPP) and consult with the municipal engineer to ensure conformance with the municipality's Storm Water Management Plan (SWMP). The applicant is advised that they must submit a Notice of Intent (NOI) and an MS4 SWPPP Acceptance Form (signed by the municipality) to the DEC Bureau of Water Permits. The municipality should ensure that a letter of acceptance is received from the DEC prior to issuance of a building permit.

Projects located within the Onondaga Lake watershed must include Enhanced Phosphorus Removal design criteria from the NYS Stormwater Management Design Manual in the SWPPP.

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

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