



Onondaga County Planning Board

February 15, 2017

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

I. ATTENDANCE

MEMBERS PRESENT

Douglas Morris
Robert Antonacci
James Corbett (via phone)
Bill Fisher
Marty Voss
Lisa Dell

STAFF PRESENT

Megan Costa
Robin Coon

GUESTS PRESENT

Sara Sherlock

II. CALL TO ORDER

The meeting was called to order at 11:00 AM on February 15, 2017.

III. MINUTES

Minutes from January 25, 2017 were submitted for approval. Bill Fisher made a motion to accept the minutes. Robert Antonacci seconded the motion. The votes were recorded as follows: Douglas Morris - yes; Bill Fisher - yes; James Corbett - yes; Robert Antonacci - yes; Lisa Dell - yes; Marty Voss - yes.

IV. ACTIONS ON GML SECTION 239 REFERRALS

Summary

S-17-11	TLafPB	<i>No Position With Comment</i>	S-17-12	TLafPB	<i>No Position With Comment</i>
S-17-13	TLafPB	<i>Disapproval</i>	S-17-14	TCamPB	<i>Modification</i>
S-17-15	TManPB	<i>Modification</i>	S-17-16	TDewPB	<i>No Position With Comment</i>
Z-17-43	CSyrPB	<i>No Position With Comment</i>	Z-17-44	TClaTB	<i>Disapproval</i>
Z-17-45	CSyrZBA	<i>No Position</i>	Z-17-46	TDewPB	<i>Modification</i>
Z-17-47	TClaPB	<i>Modification</i>	Z-17-48	TClaPB	<i>Modification</i>
Z-17-49	TLysTB	<i>No Position With Comment</i>	Z-17-52	TClaTB	<i>Modification</i>
Z-17-53	TSalPB	<i>Modification</i>	Z-17-55	TSalZBA	<i>Modification</i>
Z-17-56	TSalPB	<i>Modification</i>	Z-17-57	TCicPB	<i>Modification</i>
Z-17-58	TEIbTB	<i>No Position With Comment</i>	Z-17-59	VBalPB	<i>Approval</i>
Z-17-60	VFayVB	<i>No Position With Comment</i>	Z-17-61	VFayVB	<i>No Position With Comment</i>
Z-17-62	TDewPB	<i>Modification</i>	Z-17-63	TSkaPB	<i>No Position</i>
Z-17-64	TCicZBA	<i>No Position</i>	Z-17-65	VLivZBA	<i>No Position</i>
Z-17-66	VLivZBA	<i>No Position</i>			



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: February 15, 2017

OCPB Case # S-17-11

- 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 SUBDIVISION from the Town of LaFayette Planning Board at the request of John Blum for the property located at 1925 Apulia 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 Apulia Road, a county highway, and a farm operation located in a New York State Agricultural District; and
- WHEREAS, the applicant is proposing to subdivide a 58.78-acre parcel into three lots in an Agricultural / Residential zoning district; and
- WHEREAS, the Board is concurrently reviewing a separate subdivision referral (S-17-12) from the same applicant for lands directly across Apulia Road; and
- WHEREAS, several inconsistencies in submitted referral materials, public notices and plans were noted within both related referrals; per a phone conversation with the Town Code Enforcement Officer the proposed actions were clarified to explain the two separate cases, as follows; and
- WHEREAS, tax parcel 012.-11-12.1 is proposed to be subdivided into three lots, to include a 1.6 acre parcel along Apulia Road with an existing house, creek and cemetery, a landlocked 9.03 acre parcel containing a farm field at the north end of the parcel, which will be joined with tax parcel 012.-11-01.0 containing a house and frontage on Apulia Road, and the remaining lands would become a new parcel; and
- WHEREAS, with the exception of the existing house, the land is currently farmed and wooded land with a number of separate farm fields; the parcel backs up to existing New York & Susquehanna rail lines on land owned by the Onondaga County Industrial Development Agency; and
- WHEREAS, an unnamed Butternut Creek feeder runs through the site, and through the proposed 1.6 acre parcel; lands along the creek are shown as federal wetlands per mapping; the applicant must obtain appropriate permits from the U.S. Army Corps of Engineers for any proposed development or drainage in federal wetlands on site; and
- WHEREAS, the existing house is served by private well drinking water and an existing individual septic system; no development is noted for the 9.03 acre parcel, or remaining lands; the site is located outside the Onondaga County Sanitary District; and
- WHEREAS, nearby lands are actively farmed and enrolled in the NYS Agricultural District; and
- WHEREAS, the applicant must have an approved septic plan for each proposed lot that is less than five acres prior to Onondaga County Health Department

endorsement of the plan; and

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

Per the Onondaga County Department of Transportation, any new access to Apulia Road will be subject to the availability of sight distance, and the applicant is required to obtain a permit for any proposed driveways and prior to any proposed work within a county road right-of-way.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: February 15, 2017

OCPB Case # S-17-12

- 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 SUBDIVISION from the Town of LaFayette Planning Board at the request of John Blum for the property located at 2091 Apulia 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 Apulia Road, a county highway, and a farm operation located in a New York State Agricultural District; and
- WHEREAS, the applicant is proposing to subdivide 8.75 acres from a 35.32-acre tax parcel in an Agriculture/Residential zoning district; and
- WHEREAS, the Board is concurrently reviewing a separate subdivision referral (S-17-11) from the same applicant for lands directly across Apulia Road; and
- WHEREAS, several inconsistencies in submitted referral materials, public notices and plans were noted within both related referrals; per a phone conversation with the Town Code Enforcement Officer the proposed actions were clarified to explain the two separate cases, as follows; and
- WHEREAS, within the current referral, tax parcel 011.-06-06.1 is to be subdivided to cut 8.75 acres along Apulia Road from the 35 acre parcel; and
- WHEREAS, within GIS, the 35 acre parcel includes lands to the rear of a Niagara Mohawk parcel which cuts through the 35 acres; however, the Codes Officer noted that the rear 14 acres is considered to them and their legal counsel to be a separate lot already; therefore, the remaining lands would be approximately 11.76 acres, including approximately 483 feet of frontage onto Apulia Road; and
- WHEREAS, an existing barn is the only structure, which will remain on the 11.76 acre parcel; the majority of the 8.75 acre parcel to be created contains currently vacant, potentially farmed land; the remaining lands include vacant and wooded lands, a limited amount of farmed lands, and a meandering Butternut Creek; and
- WHEREAS, lands along the creek are shown as federal wetlands per mapping; significant portions of the 11.76 acre parcel and the lands to the rear of the Niagara Mohawk parcel contain extensive areas of 100-year floodplains; and
- WHEREAS, the applicant is advised to conduct a formal wetland delineation to determine the presence and location of any federal wetlands on site, and any delineated wetlands must be confirmed by the U.S. Army Corps of Engineers and shown on the plans for the site. The applicant is also advised to obtain appropriate permits from the Corps for any proposed development or drainage into wetlands on site; and
- WHEREAS, the Onondaga County Hazard Mitigation Plan has identified flooding as one of

five primary natural hazards of local concern, with the potential to cause extensive threat to property and safety; buildings within the floodplain can negatively affect the free flow of nearby waterways and drainage, and building within a floodplain is therefore discouraged; and

WHEREAS, it is unclear whether the existing barn is served with drinking water or wastewater infrastructure; the site is located outside the Onondaga County Sanitary District; and

WHEREAS, the site is surrounded by lands which are actively farmed and enrolled in the NYS Agricultural District; and

WHEREAS, the applicant must have an approved septic plan for each proposed lot that is less than five acres prior to Onondaga County Health Department endorsement of the plan; and

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

1. Per the Onondaga County Department of Transportation, any new access to Apulia Road will be subject to the availability of sight distance, and the applicant is required to obtain a permit for any proposed driveways and prior to any proposed work within a county road right-of-way.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: February 15, 2017

OCPB Case # S-17-13

- 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 SUBDIVISION from the Town of LaFayette Planning Board at the request of John Beardslee for the property located at 6021 Commune 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 Sentinel Heights Road, a county road, and a farm operation located in a New York State Agricultural District; and
- WHEREAS, the applicant is proposing to subdivide a 32.87-acre parcel into two new lots (1D-1 to be 26.0 acres and 1D-2 to be 7.0 acres) in an Ag/Res zoning district; and
- WHEREAS, in 2005, the Board recommended Modification of a Subdivision referral to subdivide 43 acres into 4 lots, including the current lot, with the modification reading "No direct access shall be permitted to Sentinel Heights Road for this or any future residential development; all access for future subdivisions of Lot 1D must be from Commune Road."; and
- WHEREAS, the site is currently vacant and is located north of the hamlet of LaFayette and is surrounded by vacant, wooded and agricultural land and a single-family subdivision to the west; the Preliminary Plan dated December 15, 2016 shows the 34 acre lot with 352 feet of frontage on Commune Road and 25.1 feet of frontage onto Sentinel Heights Road, both county-owned roads; and
- WHEREAS, the plan shows New Lot 1D-1 to be 26 +/- acres and its only frontage being the 25 feet on Sentinel Heights Road (an area variance referral for lot frontage was not submitted as part of the current referral, but would presumably be required); the land is currently vacant, with a portion of Kennedy Creek, and associated federal wetlands and floodplains occurring within wooded areas of the site; and
- WHEREAS, per the Short EAF and local application materials, the owner intends to sell new Lot 1D-1 for the construction of a single-family residence with a well and septic system; the site is located outside the Onondaga County Sanitary District; per the Onondaga County Health Department, a sewage disposal plan must be approved by the Department prior to issuance of a building permit; and
- WHEREAS, any existing or proposed access onto either road must meet the requirements of the Onondaga County Department of Transportation; a letter from the Onondaga County Department of Transportation dated January 13, 2017 to the applicant indicates the Department has received a residential driveway permit application and advises the permittee of department approval (not a permit) regarding sight distance and requirements for a culvert along Sentinel Heights Road; and

WHEREAS, aerial photography shows that a driveway and shed/garage structure serving an adjacent residential parcel to the south may encroach onto the subject parcel as well; it is unclear whether this was intended to serve as a shared driveway for both parcels, or if any access agreements might be in place from existing driveways onto Sentinel Heights Road; and

WHEREAS, proposed new Lot 1D-2 is shown on the plan to become 7.0 acres, and contains an existing garage near the frontage, two pond areas, grassed areas, and wooded areas, with 352 feet of frontage on Commune Road; and

WHEREAS, the applicant must obtain appropriate permits from the U.S. Army Corps of Engineers for any proposed development or drainage in federal wetlands on site; and

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

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

The Board, with the Onondaga County Department of Transportation, reiterates its recommendation from the previous subdivision of these lands, which stated that no access shall be permitted to Sentinel Heights Road for any proposed residential development on this lot. All access for any new lots created must occur from Commune Road. The applicant is advised to revise and resubmit any proposed subdivision to show a legal means of access from Commune Road for any new proposed development.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: February 15, 2017

OCPB Case # S-17-14

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a PRELIMINARY SUBDIVISION from the Town of Camillus Planning Board at the request of Joe Jamie, Inc. for the property located at 5742 Scenic 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 New York State Route 5, a state highway, and Newport Road and Devoe Road, both county roads; and
- WHEREAS, the applicant is proposing to subdivide a 1.28-acre parcel into two lots (Lot 5247A to be 0.46 acres and Lot 5247B to be 0.70 acres) in Residential (R-4/R-3) zoning districts; and
- WHEREAS, the Board previously recommended No Position With Comment on a zone change referral on the site, with the intent to change zoning to R-3 to subdivide and build another single-family residence on the proposed lot; the Board noted that no access to Newport Road shall be allowed, unauthorized survey alterations, wastewater coordination and SEQR issues; and
- WHEREAS, per aerial photography and zoning maps, the site is located north of the village, bordered by Scenic Drive, Newport Road, and Route 5; surrounding parcels within that triangle and across Scenic Road are also residential (R-1), with the Camillus Fire Department and a New York State Department of Transportation regional office to the northeast along Scenic Drive and its continuation, Devoe Road; the surrounding area north/west of Route 5 is otherwise rural in nature, though is zoned R-3; and
- WHEREAS, the Joe Jamie Subdivision map dated December 14, 2016 shows New Lot 5247A (0.46 acres) to contain an existing two-story frame house, which does not appear to conform to setback requirements, and backs up to New York State Route 5; New Lot 5247B would be 0.70 acres, with a 50 foot front yard setback, 7' and 18' foot side yard setbacks, and a 35' rear yard setback; the rear yard would abut Newport Road; and
- WHEREAS, the current house has an existing driveway onto Scenic Drive, a local road, and the referral notes driveway access for Lot 5247B is "pending"; no access onto Newport Road or New York State Route 5 is proposed nor shall access be permitted for either lot; and
- WHEREAS, the site is located near Nine Mile Creek, and is within the Town of Camillus Critical Environmental Area for the purposes of protecting groundwater; and
- WHEREAS, the existing residence is served by an individual well and septic system, per the referral form; the local application form indicates water is to be provided by OCWA and the applicant "plans to tie in" to sanitary sewer; the parcel is located in the Metropolitan Wastewater Treatment Plant and Westside Pump Station service areas which is subject to excessive wet weather flows; and

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

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

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

The Onondaga County Health Department must formally approve any existing or proposed sewage disposal for all lots prior to Department endorsement and Town approval of this subdivision plan.

The Board also offers the following comments:

1. The Onondaga County Department of Water Environment Protection asks that the applicant contact the Department at (315) 435-5402 x225 early in the planning process to determine sewer availability and capacity, and contact the municipality regarding any applicable offset requirements.
2. The applicant is encouraged to reduce stormwater runoff and improve stormwater quality as much as practical by reducing impermeable surfaces and utilizing green infrastructure. For more information on stormwater management, visit the Onondaga County "Save the Rain Program" web site at <http://savetherain.us> or contact the Onondaga County Department of Water Environment Protection at 315-435-2260.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: February 15, 2017

OCPB Case # S-17-15

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a FINAL SUBDIVISION from the Town of Manlius Planning Board at the request of Eagleview Development, LLC for the property located at East Seneca Turnpike and Hyde 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 NYS Route 173, a state highway; and
- WHEREAS, the applicant is proposing to subdivide a 14.22-acre parcel into a 16-lot single-family cluster subdivision in a Residential (R-1) zoning district; and
- WHEREAS, in 2006, the Board recommended Disapproval of a nearly identical referral for a 16-lot cluster subdivision, which was ultimately approved by the Town of Manlius; the Board noted issues with density under state cluster subdivision laws, which were resolved with the issuance of a variance; the Board and NYSDOT also recommended Disapproval for lack of a cross connection with the adjacent vacant site to the east; and
- WHEREAS, the site is located along New York State Route 173 at the edge of the urbanized area east of the Village of Manlius, and is located just inside the boundary of the Onondaga County Sanitary District; surrounding land uses are residential and vacant land; and
- WHEREAS, within the R-1 district, minimum lot size is 40,000 square feet, which would allow for 15.5 lots minus any undevelopable land and land that would be used for roads; cluster provisions under Town law Section 278 states "a cluster development shall result in a permitted number of building lots or dwelling units which shall in no case exceed the number which could be permitted, in the planning board's judgment, if the land were subdivided into lots conforming to the minimum lot size and density requirements of the zoning ordinance or local law applicable to the districts or districts in which such land is situated and conforming to all other applicable requirements"; per plan notes, a variance was granted by the Town of Manlius Zoning Board of Appeals to permit 16 lots ranging in area from 26,612 to 46,080 square feet, in order to allow for the proposed 16-lot project; and
- WHEREAS, the Preliminary Plan originally dated January 2006 and last updated May 17, 2016 shows lots ranging in size from 9,100 square feet (0.2 acres) to 26,206 acres (0.6 acres), with 60 feet of lot frontage versus the typically required 150 feet; and
- WHEREAS, the plan shows the proposed 16-lots all fronting along a cul-de-sac (Bishop Brook Circle) from NYS Route 173; any existing or proposed access must meet the requirements of the New York State Department of Transportation; in 2006, the Board and NYSDOT recommended provisions for future road connection to the vacant parcel to the east, under common ownership with

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E-mail Address: countyplanning@ongov.ne

the current applicant, per the plan; current lot layout would likely preclude any road connection as drawn; and

WHEREAS, a Proposed Green Space area totaling 8.6 acres is shown to the west and south of the new housing, and would back up to the existing Eagleview subdivision; the 8.6 acre area would contain stormwater management basins serving the development, greenspace area (now wooded land) and 5' walking trails that connect to the proposed Bishop Brook Circle and Hyde Road, and portions of upper Bishop Brook; ownership, covenants and maintenance responsibilities were not detailed in the referral materials; and

WHEREAS, Bishop Brook (Upper Reach), a Class C stream, runs along the south/west side of the proposed green space, and mapping indicates that lands along the Brook contain areas of federal wetlands and the 100-year floodplain; areas proposed to be developed appear to be located outside the floodplain; and

WHEREAS, per the U.S. Army Corps of Engineers, National Wetland Inventory Maps may not be used to confirm the presence/absence of federal wetlands on a given parcel of land, and therefore the applicant is advised to conduct a formal wetland delineation to determine wetlands on site; the applicant must obtain appropriate permits from the U.S. Army Corps of Engineers for any proposed development or drainage in federal wetlands on site; and

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

WHEREAS, the applicant proposes new drinking water infrastructure and wastewater connections, and is located in the Meadowbrook-Limestone Wastewater Treatment Plant service area; per the Onondaga County Department of Water Environment Protection, the project shall comply with Local Law #1 of 2011 - A Local Law Establishing a Program to Promote Capacity Management, Maintenance and Operation of the Public Sewers and Related Purposes, where applicable; information regarding this law is available at www.ongov.net/wep/uselaws.html; and

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

WHEREAS, the referral contained a Final Drainage Report for the Reserve at Bishop Brook, dated July 2006, a Stormwater Pollution Prevention Plan from 2006, and a 2006 letter from the NYS Department of Environmental Conservation regarding a conditional SPDES permit for the project; if the proposed project cumulatively disturbs one acre or more of land, it must be covered under the New York State SPDES II General Permit for Stormwater Discharges from Construction Activity, and the applicant must submit a Stormwater Pollution

Prevention Plan (SWPPP) to the municipality and a Notice of Intent (NOI) to the Bureau of Water Permits; the proposed project is located within a designated Municipal Separate Storm Sewer System (MS4) municipality and the applicant must consult with the municipal engineer to ensure conformance with the municipality's Storm Water Management Plan (SWMP) and submit a MS4 SWPPP Acceptance Form signed by the municipality to the Bureau of Water Permits; if the proposed project is located within the Onondaga Lake watershed the SWPPP must include Enhanced Phosphorus Removal design criteria from the NYS Stormwater Management Design Manual; and

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

1. The applicant must continue to coordinate with the New York State Department of Transportation regarding access requirements.
2. The municipality must submit a copy of the Storm Water Pollution Prevention Plan (SWPPP) and/or any drainage reports or studies to the New York State Department of Transportation early in the planning process for approval and complete any appropriate mitigation as may be determined by the Department.
3. The applicant shall place a deed restriction on the proposed open space to ensure that the land will not be developed in the future, and formally assign responsibility and funding mechanisms for long-term maintenance of the trail and open space, including the creek corridor.

The Board also offers the following comments:

1. The Board and New York State Department of Transportation continue to recommend that the layout should be modified to reflect future roadway connection to the property directly to the east and/or the adjacent subdivision.
2. The Onondaga County Department of Water Environment Protection asks that the applicant contact the Department at (315) 435-5402 x225 early in the planning process to determine sewer availability and capacity, and to coordinate with the Town on applicable offset requirements.
3. The applicant is encouraged to reduce stormwater runoff and improve stormwater quality as much as practical by reducing impermeable surfaces and utilizing green infrastructure. For more information on stormwater management, visit the Onondaga County "Save the Rain Program" web site at <http://savetherain.us> or contact the Onondaga County Department of Water Environment Protection at 315-435-2260.
4. The applicant is advised to conduct an updated formal wetland delineation to determine the presence and location of any federal wetlands on site, and any delineated wetlands must be confirmed by the U.S. Army Corps of Engineers and shown on the plans for the site. The applicant is also advised to obtain appropriate permits from the Corps for any proposed development or drainage into wetlands on site.

5. 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.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: February 15, 2017

OCPB Case # S-17-16

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a PRELIMINARY SUBDIVISION from the Town of DeWitt Planning Board at the request of Zbigniew Krol Subdivision for the property located at Kirkville 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 Kirkville Road and Fly Road, both county highways; and
- WHEREAS, the applicant is proposing to subdivide a 14.01-acre parcel into two new lots (Lot A to be 4.06 acres and Lot B to be 9.70 acres) in a Hi-Tech zoning district; and
- WHEREAS, the site is located just north of the Village of East Syracuse, and just west of an Interstate-481 interchange; surrounding land uses are varied, to include commercial, industrial and office properties, a school, and nearby residential neighborhoods; and
- WHEREAS, the 14 acre parcel is currently vacant and largely wooded land; an existing 60' right-of-way easement to Fly Road with an existing road serving an adjacent parcel is labeled in GIS mapping as Swanka Blvd.; and
- WHEREAS, the Preliminary Plan for the Krol Zbigniew subdivision shows Lot B (9.7 acres) to include the northeast portion of the site and would include all frontage along Kirkville Road and Fly Road, both county highways, as well as contain the 60' ROW easement; any existing or proposed access onto Kirkville or Fly Roads must meet the requirements of the Onondaga County Department of Transportation; and
- WHEREAS, per the plan, Lot A would be 4.06 acres, at the southwest corner, and contains a note "Proposed conveyance to The Raymond Corporation", which is the owner of a 6-acre parcel just west of the current parcel, and has frontage along Kirkville Road; Lot A also appears to show access to the 60' ROW easement to Fly Road as well; and
- WHEREAS, a narrow strip of land along Fly Road is labeled "County Highway Easement 40' from Centerline (deed)"; and
- WHEREAS, the EAF notes the site proposes connection to private/public water supply and wastewater utilities, and the site is located just inside the boundary of the Metropolitan Wastewater Treatment Plant service area and Onondaga County Sanitary District; and
- WHEREAS, a corner of Lot A is shown to contain areas of potential New York State regulated wetlands; the applicant must obtain appropriate permits from the New York State Department of Environmental Conservation for any proposed development or drainage in state wetlands and/or 100-foot wetland buffers on site; and

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

The Onondaga County Department of Transportation advises that no future access to Kirkville Road shall be permitted from Lot B, and all access to Lot A shall occur from the 60 foot right-of-way easement, or via the Raymond parcel.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: February 15, 2017

OCPB Case # Z-17-43

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a OTHER AUTHORIZATION from the City of Syracuse Planning Commission at the request of Signarama for the property located at 3020-3040 Erie Boulevard East; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review authorizations which a referring body may issue under the provisions of any zoning ordinance or local law the site is located within 500 feet of Erie Boulevard East (Route 5), a state highway, and the municipal boundary between the City of Syracuse and the Town of Dewitt; and
- WHEREAS, the applicant is proposing to install an 11' X 40' digital, CEVMS off-premise advertising sign on the roof of a commercial plaza on a 1.221-acre parcel in a Commercial (CB) zoning district; and
- WHEREAS, the Board recently recommended No Position With Comment on two referrals (Z-17-11 and Z-11-20) for signage, including an off-premises variable messaging advertising sign for an adjacent parcel, recommending a reduction in scale, given urban design objectives for the Erie Boulevard corridor; and
- WHEREAS, the site is located along the highly-retail Erie Boulevard corridor, which is the focus of current transportation and urban design planning work to incorporate a more mixed-use and pedestrian scale to future development; and
- WHEREAS, the sign would replace an existing Liquor (Square) billboard sign atop an existing multi-tenant single-story building along Erie Boulevard; multiple existing tenant signs occur along much of the entirety of the building face; and
- WHEREAS, the sign would be a single-sided LED sign facing Erie Boulevard westbound traffic, located on the existing building in the same general location as the existing sign; the sign would measure approximately 12' x 40' (442.68 square feet); the Site Plan indicates the Top of Sign to Ground measurement would be 30 feet, less than the existing sign; and
- WHEREAS, the sign would be equipped with photo-cell light detectors to regulate brightness to ambient light level, not to exceed 7500 NITs during the day and 500 NITs from dusk until dawn; no animation would be displayed, no sound would be produced, would have a minimum hold time of 8 seconds per image, and transition time between images would be less than 1 second; and
- WHEREAS, the owner notes it would ensure the sign would be incorporated into FEMAs integrated public alert and warning system for severe weather, Amber alerts and other alerts; and
- WHEREAS, per the proposal materials prepared by the applicant, the site is compliant with all city, state and federal regulations, is located more than 300 feet from any other off-premises advertising sign and more than 1000 feet from any other light-emitting sign, however, the City of Syracuse is currently reviewing

an off-premises advertising sign application for the neighboring Popeye's parcel, which, if approved, would appear to conflict with these specifications; and

WHEREAS, signs that are limited to business name(s), products available, and/or services originating on the property are considered on-premises signs, and are not subject to State or Federal regulation; signs with any other content are considered off-premises signs and on- or off-premises signs that are located within 660 feet of the edge of the State right-of-way or are otherwise intended to be visible from the highway must be registered with the New York State Department of Transportation, in compliance with the Federal 1965 Highway Beautification Act and Part 150 of the Official Compilation of Codes, Rules and Regulations of the State of New York; and

WHEREAS, CEVMS are subject to specific requirements for illumination, message duration and transitioning, and space between signs along the highway; 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 continues to advocate, as with proposed signage for the neighboring parcel, for a reduction in the scale and extent of proposed signage, given the urban design objectives for the Erie Boulevard corridor.
2. The applicant and city are advised to ensure appropriate approvals are obtained from the New York State Department of Transportation for the proposed commercial electronic variable message sign.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: February 15, 2017

OCPB Case # Z-17-44

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a ZONE CHANGE from the Town of Clay Town Board at the request of Evergreen Properties for the property located at 3728-3744 State Route 31; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the adoption or amendment of a zoning ordinance or local law; and
- WHEREAS, the applicant is proposing a zone change from RA-100 to RC-1 for three parcels totaling 4.671 acres to allow for future commercial development; and
- WHEREAS, in 2015 and 2016, the Board reviewed several referrals for projects on this portion of New York State Route 31, including a Davidson Auto Dealership to the south and west of the site, and a Fox Auto Dealer and a large scale Widewaters retail development across Route 31, which added a signalized intersection in front of the project site; among the Board's recommendations it noted "the Town is encouraged to work with its planners, as well as project applicants and/or landowners prior to approving large scale zone changes in this location, so that adequate transportation related provisions are in place which will best accommodate safe access, mobility, and urban design objectives for all parcels within this activity node. The Board and the New York State and Onondaga County Departments of Transportation cite the likely necessity of a local road network serving as primary access for all development on these parcels, with access to the proposed signalized intersection as well as connection to County Route 57."; and
- WHEREAS, the site is located on New York State Route 31, in an area with intense retail development to the east and west, and near several recent development projects; a large scale apartment complex is directly to the east of the site; and
- WHEREAS, the site consists of three residential parcels, a 0.88 acre parcel with an existing house, detached garage and shed, a 0.96 acre vacant parcel, and a 2.81 acre parcel with an existing house; wooded lands border the rear of the parcels; the lands back up to a large parcel owned by the applicant which contains the Davidson auto dealership; three local roads serving adjacent residential neighborhoods dead end at the Davidson parcel; and
- WHEREAS, the applicant notes the purpose of the zone change from RA-100 to RC (Regional Commercial) is to allow for future commercial development of the sites, with specific uses to be determined at a later date, at which time a full environmental assessment will be performed; recent rezonings in the area changed land to Highway Commercial (Fox Auto) and Regional Commercial (Davidson and Widewaters); other undeveloped lands remain RA-100 zoning; and
- WHEREAS, the intent of the Regional Commercial zoning district is "to allow for diverse, large-scale commercial development of potentially multiple lots, structures and uses arranged in a planned and coordinated manner. Such development

shall be treated as a unified development maintaining coordinated site management of shared parking, signage and similar site improvements. This district shall emphasize design to ensure compatibility with adjoining properties, land uses, public facilities and environmental features and, therefore, each shopping center complex shall conform to both district and individual lot development standards.”; allowable uses include a wide variety of retail and commercial uses typical of the Route 31 environment; and

WHEREAS, within the Regional Commercial zoning district, the minimum lot area is set at 5 acres, whereas the total of the three parcels is 4.65 acres, which even if combined would necessitate an area variance for lot coverage; and

WHEREAS, the Clay-Cicero Route 31 Transportation Study, completed by the Syracuse Metropolitan Transportation Council in 2010, forecasted a future base condition of a 40 percent increase over 20 years in vehicle miles traveled along the Route 31 corridor, assuming buildout projections and planned road networks provided by the Towns; the future base conditions show a local road connection from Route 57 east and south to the proposed signal location on Route 31, and generally encourage a local road network and a limited growth scenario; the Northern Clay Land Use Study updated in 2013 refers to the Route 31 Study for land use guidance on this corridor; and

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

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

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

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

The proposed zone change area does not meet minimum lot size requirements for the proposed Regional Commercial zoning district, and would likely necessitate area variances to accommodate any development on the site. The Town is encouraged to consider a lower intensity zoning district which can better accommodate known site limitations.

The Board continues to encourage the Town to carefully coordinate zoning

and transportation related changes in the area, so that adequate provisions are in place which will best accommodate a feasible intensity of use as well as safe access, mobility, and urban design objectives for all parcels within this activity node.

The Board also offers the following comments for consideration, should site planning for the site advances:

1. The Town and applicant must coordinate with the New York State Department of Transportation regarding access requirements and to obtain a highway work permit for any work within the State right-of-way.
2. The Town is strongly advised to adhere to the recommendation from the Route 31 Transportation Study to require new development to include pedestrian, bicycle, and transit accommodations.
3. The Onondaga County Department of Water Environment Protection asks that the applicant contact the Department at (315) 435-6820 early in the planning process to determine sewer availability and capacity.
4. The Town and applicant are further encouraged to explore opportunities to implement coordinated stormwater management in this area.
5. The applicant is encouraged to reduce stormwater runoff and improve stormwater quality as much as practical by reducing impermeable surfaces and utilizing green infrastructure. For more information on stormwater management, visit the Onondaga County "Save the Rain Program" web site at <http://savetherain.us> or contact the Onondaga County Department of Water Environment Protection at 315-435-6820.
6. The Onondaga County Water Authority (OCWA) recommends that the municipality and/or applicant contact OCWA's Engineering Department early in the planning process to determine water availability and service options, obtain hydrant flow test information, evaluate backflow prevention requirements, and/or request that the Authority conduct hydrant flow testing to assess fire flow availability.
7. The Board recommends that the applicant contact the New York State Department of Environmental Conservation to determine the location of archaeological sensitive areas, endangered species and/or associated habitats on site in order to ensure that the proposed project avoid negative environmental impacts to the extent possible, and/or to obtain appropriate permits as necessary.

The motion was made by Bill Fisher and seconded by Marty Voss. The votes were recorded as follows: Douglas Morris - yes; Bill Fisher - yes; James Corbett - yes; Robert Antonacci - no; Lisa Dell - yes; Marty Voss - yes.



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: February 15, 2017

OCPB Case # Z-17-45

- 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 Visiting Nurses Association for the property located at 1050 W Genesee St & 1131 W Belden Ave; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the granting of use or area variances and the site is located within 500 feet of Interstate Route 690, a state highway; and
- WHEREAS, the applicant is requesting an area variance for a proposed parking lot with a 6 foot setback where 8 feet is required on 1.9 acres in an Industrial Class A (IA) zoning district; and
- WHEREAS, the Board recently recommended No Position With Comment on two referrals (Z-16-279 and S-16-91) to demolish a building and construct a 3-story, 45,000 square foot VNA Homecare Headquarters on four combined parcels; and
- WHEREAS, the requested variance is related to the site work for the reconstructed Visiting Nurses Association (VNA) building; the Layout Plan dated November 9, 2016 shows the proposed VNA building fronting on West Genesee Street, with 96 parking spaces; two driveways are shown from West Genesee Street, and a full driveway is shown onto West Belden Avenue, both city streets; and
- WHEREAS, parking surrounds the building on three sides, with most of the parking occurring at the rear of the building on the West Belden Avenue side of the site; the planting plan shows sidewalks, grass and street trees to occur along both street frontages, and a retaining wall is shown between the sidewalk and parking lot; and
- WHEREAS, per the applicant materials, in order to provide the public site amenities and parking requirements, the face of the retaining wall would be 3 feet off the property line at the closest point and the edge of pavement for the parking lot shall be 6 feet, where 8 is required; and
- WHEREAS, the applicant notes its need for adequate parking for the type and volume of use in the building, and the project is said to have a positive impact on the environment and safety conditions along the West Belden Avenue corridor; and
- WHEREAS, the Environmental Assessment Form dated July 8, 2016 notes stormwater will be directed to drywells and treated/detained per NYSDEC requirements; a drainage plan was submitted with the referral; and
- WHEREAS, the EAF notes the property is a former remediation site for which the spill case has been closed; and
- WHEREAS, the site is served by public water and sewers and is located in the Metropolitan Wastewater Treatment

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

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

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

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: February 15, 2017

OCPB Case # Z-17-46

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of DeWitt Planning Board at the request of Dunkin' Donuts for the property located at 6812 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), a state highway; and
- WHEREAS, the applicant is proposing demolition of an existing building and construction of a new 2,416 square foot Dunkin' Donuts restaurant with an additional 2,240 square foot space for tenant lease on a 1.24-acre parcel in an Industrial zoning district; and
- WHEREAS, the site is located at the southwest corner of Manlius Center Road, a state road, and Butternut Drive, a town owned road; the site contains a building and parking area which was formerly a Doug's/JD's Fish Fry restaurant; and
- WHEREAS, the Site Plan dated December 8, 2016 shows two proposed buildings/tenant spaces connected by a cooler between the structures, to be built generally in the same vicinity as the existing building, approximately 100 feet from the primary road frontage; the Dunkin Donuts would be 2,416 square feet with a front entry and drive thru window at the rear; a 2,240 square foot "Lease Space" is shown with a front entry; and
- WHEREAS, parking for 64 cars is shown surrounding the building on all sides, including the front yards; a patio area is shown on the Butternut Drive side of the building; 10 street trees are shown along road frontages, set back behind the right-of-way (20-30 feet from the road); no sidewalks along road frontages or bicycle facilities are indicated on the site plan; and
- WHEREAS, the site plan shows a proposed monument sign location at the front corner of the parcel, within a planting bed; signage details were not included with referral materials; and
- WHEREAS, Exterior Elevation renderings show a vertical storefront style with flat roof, a mix of materials including brick, dryvit and stone in earth tones with some orange panels; building signage for Dunkin Donuts is shown on the two road frontages, and tenants signage for the leasable space is shown above the storefront; and
- WHEREAS, vehicular access is shown via two 26' wide full access driveways, one on each road frontage, set back from the intersection; any existing or proposed access onto Manlius Center Road must meet the requirements of the New York State Department of Transportation; and
- WHEREAS, the site is served by public water and sewer and is located in the Meadowbrook Limestone Wastewater Treatment Plant service area; per the Onondaga County Department of Water Environment Protection, the project

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

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

WHEREAS, the EAF notes stormwater will discharge to established conveyance systems, as per a drainage report to be completed to satisfy Stormwater Pollution Prevention Plan requirements; and

WHEREAS, the entirety of the site and adjacent parcels are located within the 100-year floodplain, associated with the nearby Butternut Creek, which may require elevation of structures and other mitigation; the Onondaga County Hazard Mitigation Plan has identified flooding as one of five primary natural hazards of local concern, with the potential to cause extensive threat to property and safety; buildings within the floodplain can negatively affect the free flow of nearby waterways and drainage, and building within a floodplain is therefore discouraged; and

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

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

The Board also offers the following comments:

1. The Onondaga County Department of Water Environment Protection asks that the applicant contact the Department at (315) 435-5402 x225 early in the planning process to determine sewer availability and capacity.

2. The applicant is encouraged to reduce stormwater runoff and improve stormwater quality as much as practical by reducing impermeable surfaces and utilizing green infrastructure. For more information on stormwater management, visit the Onondaga County "Save the Rain Program" web site at <http://savetherain.us> or contact the Onondaga County Department of Water Environment Protection at 315-435-2260.
3. The 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.
4. The applicant and municipality are encouraged to consider whether sidewalk infrastructure would be appropriate for this location, given the potential for pedestrian traffic to this particular retail use.
5. Additional low hedge or other screening of parking areas along the road frontages is recommended.
6. The applicant and Town are encouraged to consider a reduction in provided parking on site.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: February 15, 2017

OCPB Case # Z-17-47

- 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 Kimbrook Route 31 Development, LLC / Rite Aid Pharmacy for the property located 3566 & 3578 State Route 31; 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 State Route 31, a state highway; and
- WHEREAS, the applicant is proposing development of a Rite Aid Pharmacy with a single lane drive-thru on two parcels totaling 1.605 acres in a proposed Regional Commercial (RC-1) zoning district; and
- WHEREAS, the Board is concurrently reviewing a Special Permit referral (Z-17-52) for the project, and anticipates future referral of a subdivision referral to combine the two lots into one; in January, the Board recommended Modification of a zone change referral (Z-17-38) and area variance referral (Z-17-25) for the project, which requires several area variances in the proposed RC-1 zoning; and
- WHEREAS, the site is located on the highly traveled NYS Route 31 corridor and is at the edge of the existing Kimbrook Plaza retail development; the two parcels each contain an existing vacant frame house with driveway onto Route 31; the 1.29 acres parcel also has additional land and a portion of the labeled Theodolite Access Drive, an ingress-egress easement connecting adjacent local roads with the Kimbrook Plaza ring road and ultimately providing access to Route 31 and County Route 57; and
- WHEREAS, per the Final Plan dated December 15, 2016, zoning is split between RA-100 and RC-1 in this location, with the dividing line crossing the middle of the larger parcel, with RA-100 portion containing the houses and frontage on Route 31 and the rear portion zoned as RC-1, which is consistent with Kimbrook Plaza and other commercial parcels along Route 31 in this location; both parcels are proposed to be entirely zoned RC-1; and
- WHEREAS, the REEC Site Concept Plan originally dated November 2016 shows a proposed Rite Aid Pharmacy building (11,115 square feet) on the two lots, set back approximately 165 feet from the centerline of Route 31, as required by front yard setbacks of the RC-1 district and principal structure setbacks in the Highway Type A Highway District; and
- WHEREAS, the building is shown with a single-lane drive thru along the west side of the building and with 53 parking spaces in the front and side yards; two vehicular full access points are shown, one onto Kimbrook Plaza Access Drive, a private driveway leading to a signalized intersection at Route 31, and a rear driveway onto a realigned Theodolite Access Drive; no access to NYS Route 31 is shown or proposed, nor will it be allowed per NYSDOT; and

WHEREAS, per the referral form and later clarified and added to via email from the Town of Clay, area variances are required for and based on the proposed Regional Commercial (RC-1) district for the site, which include a reduction of the side yard setback from 75 feet to 25 feet to allow for an accessory structure (dumpster enclosure), a reduction of the rear yard setback from 75 to 9.3 feet (for dumpster, principal building would be 55 feet), a reduction of the minimum lot size from 5 acres to 1.6 acres (69,913 sf); reducing parking from the required 67 spaces to 53; reducing parking space size from the required 9.5' x 20' to 9' x 18'; and reducing the perimeter landscape strip from 30 feet to 9.3 feet; and

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

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

WHEREAS, the submitted plan does not include any landscaping on site, with the exception of grass areas within required setbacks; and

WHEREAS, signage details indicate that one freestanding sign/entry sign, 2 wall projecting, roof or awning signs are allowed, and 12 signs are proposed, plus directional signs; a pylon sign is proposed at the front of the site, which is prohibited, and would be across the access road from a multi-tenant monument sign for Kimbrook Plaza; the Board did not receive a referral for sign variances; and

WHEREAS, the plan does not indicate how stormwater will be managed; the EAF notes an on-site stormwater management facility will be utilized on the 1.06 acre site, though no details were included on the submitted plan and limited impermeable surface exists on site post-development; and

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

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

1. The New York State Department of Transportation has determined that the

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

2. The plan must show how stormwater is to be managed on-site.

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

The Board also offers the following comments:

1. The New York State Department of Transportation recommends that the proposed access onto Kimbrook Plaza Access Drive be moved further south, to avoid the potential for stacking onto Route 31, and to better align with the remainder of the plaza ring road. Allowances for moving the building closer to Route 31 to accommodate this change could be beneficial to the aesthetics of the site, eliminating parking from the front yard.

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

3. The Onondaga County Department of Water Environment Protection asks that the applicant contact the Department at (315) 435-5402 x225 early in the planning process to determine sewer availability and capacity.

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

5. The Board questions the need for such extensive signage in excess of allowable limits, and encourages the town and applicant to consider reducing the quantity and scale of the proposed signage for the site, particularly the pylon sign.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: February 15, 2017

OCPB Case # Z-17-48

- 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 Treeline Manor, LLC for the property located at the corner of Buckley Road & Bear Road (Lot 2 of Stewarts Tract); 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 Bear Road and Buckley Road, both county roads; and
- WHEREAS, the applicant is proposing construction of a three-story, 36 unit apartment building on a 5.803-acre parcel in a R-Apt zoning district; and
- WHEREAS, the Board previously recommended Modification of a subdivision referral (S-16-13) and Site Plan referral (Z-16-67) to create two lots on 9 acres, including this lot and a lot which now houses a Stewart's gas station/convenience store; modifications regarded access, retention of the creek channel, stormwater, and site planning; prior referrals also encouraged minimizing the footprint of the proposed developments, to maximize mixed-use of the site in this developed area; and
- WHEREAS, the site is located in a developed suburban area at the corner of a commercialized intersection of the highly traveled Bear and Buckley Roads, and is mainly surrounded by residential subdivisions; and
- WHEREAS, the Final Plat dated January 3, 2017 shows a Stewart's Shops gas station which was recently constructed on Lot 1 (3.127 acres) of the Stewart's Tract at the corner of the site, and Lot 2 (5.8 acres) which is currently vacant and wooded, with a driveway onto Buckley Road labeled as a proposed cross access easement from Lot 2 to Lot 1, which has been constructed; Lot 2 also has limited (31 feet) frontage onto Bear Road; a Niagara Mohawk Power Corp. easement is shown along the rear of the parcel; and
- WHEREAS, the Site Plan dated January 9, 2017 shows a proposed T-shaped apartment building on Lot 2, set back significantly from Buckley Road (183 feet), and surrounded by parking, including 66 surface spaces and 18 garage spaces in two buildings behind the apartments; 36 two-bedroom units on three floors is proposed; and
- WHEREAS, vehicular access is shown to occur from a single connection to the new driveway which was installed along the Buckley Road frontage to serve both Lots 1 and 2; vehicles can also access Bear Road through the gas station parcel; any existing or proposed access onto Bear or Buckley Roads must meet the requirements of the Onondaga County Department of Transportation; and
- WHEREAS, a mix of uses exists near the site; transit service does not travel past the site, but is less than one mile from the site; no pedestrian or bicycle

accommodations are shown on the plans; and

WHEREAS, the Landscaping Plan indicates a monument sign to be installed at the entrance from Buckley Road, surrounded by plantings; deciduous trees and evergreens are to be added to the front and sides of parking areas, and a number of lawn and planting areas will occur surrounding the building; limited screening of the front yard parking lot is indicated; a Lighting Plan was included with project drawings, showing little to no spillover onto adjacent parcels; and

WHEREAS, the Grading Plan shows a stormwater management area to the rear of the building, and additional stormwater management related to the Stewart's Shops also occurring to the north, partially on Lot 2; if the proposed project cumulatively disturbs one acre or more of land, it must be covered under the New York State SPDES II General Permit for Stormwater Discharges from Construction Activity, and the applicant must submit a Stormwater Pollution Prevention Plan (SWPPP) to the municipality and a Notice of Intent (NOI) to the Bureau of Water Permits; the proposed project is located within a designated Municipal Separate Storm Sewer System (MS4) municipality and the applicant must consult with the municipal engineer to ensure conformance with the municipality's Storm Water Management Plan (SWMP) and submit a MS4 SWPPP Acceptance Form signed by the municipality to the Bureau of Water Permits; if the proposed project is located within the Onondaga Lake watershed the SWPPP must include Enhanced Phosphorus Removal design criteria from the NYS Stormwater Management Design Manual; and

WHEREAS, the NYS DEC EAF Mapper notes 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

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

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

WHEREAS, the Onondaga County Settlement Plan encourages the creation of traditional mixed-use communities that promote nodal development and density of development that supports transit, and walkable neighborhoods with access to community facilities such as schools, parks and libraries; 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:

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

E-mail Address: countyplanning@ongov.net

1. Per the Onondaga County Department of Transportation, the Town and applicant must continue to coordinate all existing, proposed, and future access to Bear Road and Buckley Road with the Department by contacting the Department at (315) 435-3205, and the plan must be modified to reflect any Department requirements.
2. The Town and applicant must confirm ownership of the drainage easement on Buckley Road, and the municipality must submit a copy of the Storm Water Pollution Prevention Plan (SWPPP) and/or any drainage reports or studies to the Onondaga County Department of Transportation early in the planning process for approval and complete any appropriate mitigation as may be determined by the Department.

The Board also offers the following comments:

1. The Board continues to strongly encourage the Town and applicant to consider alternative site planning, including locating the proposed building closer to the road with parking screened at the rear of the site, exposing, avoiding and buffering the creek channel, installing vertical landscape buffering, utilizing green infrastructure, adding landscaping along the road frontages, and incorporating pedestrian and bicycle accommodations to nearby residential neighborhoods and adjacent commercial properties.
2. The Onondaga County Department of Water Environment Protection asks that the applicant contact the Department at (315) 435-6820 early in the planning process to determine sewer availability and capacity, and coordinate with the Town on any applicable offset requirements.
3. The applicant is encouraged to reduce stormwater runoff and improve stormwater quality as much as practical by reducing impermeable surfaces and utilizing green infrastructure. For more information on stormwater management, visit the Onondaga County "Save the Rain Program" web site at <http://savetherain.us> or contact the Onondaga County Department of Water Environment Protection at 315-435-6820.
4. The Onondaga County Water Authority (OCWA) recommends that the municipality and/or applicant contact OCWA's Engineering Department early in the planning process to determine water availability and service options, obtain hydrant flow test information, evaluate backflow prevention requirements, and/or request that the Authority conduct hydrant flow testing to assess fire flow availability.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: February 15, 2017

OCPB Case # Z-17-49

- 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 Lysander Town Board at the request of Town of Lysander 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 their zoning map to removing the Town's Incentive Zoning Overlay District from 12 parcels totaling 170 acres in an Agricultural – Residential (AR-40) zoning district; and
- WHEREAS, the Board has reviewed numerous referrals from the Town of Lysander in 2015-2016 relative to the Town Comprehensive Land Use Plan, creation and implementation of the Incentive Zoning Overlay District, and projects utilizing the overlay district, including within this Incentive Zoning sub-area (Whispering Oaks Phase 4/Cabbage Patch); in its recommendations on the various cases, the Board expressed significant concern about the costs of extending sewers and other publicly-funded infrastructure assets without further analysis and public outreach, and emphasized that cost/benefits should be carefully weighed, townwide tax implications should be examined, and fiscal analysis should include the entire useful life of both local and regional infrastructure assets; the Board also noted strong public opinion favoring preservation of open space and farmland over residential development during initial plan outreach, and the Board expressed concern that the development strategy may affect the viability of nearby farmlands; and
- WHEREAS, specific to the Whispering Oaks referral (Z-15-388), the Board recommended disapproval of use of the Incentive Zoning Overlay for a 37-lot subdivision on 26 acres of land; the board noted "The proposal as described does not appear to achieve stated objectives of the Incentive Zoning regulations. The project does not reflect open space, viewshed, farmland protection or other prescribed benefits. Further, the proposed allocation of payment-in-lieu funds appears to be inconsistent with the Comprehensive Land Use Plan and incentive zoning language, which specifically cites open space or wastewater conveyances as the intended use of funds."; and
- WHEREAS, the Board also offered "While the Board recognizes the potential financial benefit to some existing sewer ratepayers in the immediate area, the Board continues to advocate for more detailed consideration of the long-term capital and maintenance costs of proposed development patterns, and the ability to finance desired capital expenses. Should the Town consider wastewater service extension as the intended benefit, additional study and public engagement of all residents in the proposed future service area should be included as part of the current analysis and justification, to ensure support, feasibility, and understanding of potential property tax implications of

projected expenditures. The cited maximum anticipated revenue from Incentive Zoning payments (\$176,000) to allocate to a sewer extension to Seneca Estates, which would likely necessitate a pump station, may leave a sizeable funding gap, and state/federal sources to offset remaining costs are increasingly limited.”; and

WHEREAS, the Board also encouraged consideration of a more comprehensive environmental review under SEQRA, to include the entirety of land allocated for Incentive Zoning in the vicinity, in order to more fully analyze collective development objectives and impacts of build out.”; the Town ultimately approved the abovementioned subdivision, however community discussion has continued regarding the appropriateness of the Incentive Zoning Overlay on the remainder of parcels in this particular sub-area, as well as in other areas in the Town; and

WHEREAS, the Incentive Zoning ordinance text, in its purpose and intent statement, notes “it is appropriate to make adjustments to permissible density and area requirements for specific purposes of preserving farmland and open space as well as to promote the extension of roadways, sewers and other such amenities”; stated objectives of the Overlay Zone include: A) preservation /enhancement of natural and cultural features; B) accommodation of uses and arrangements not contemplated in conventional zoning that would further land use conservation and development goals of the Town; C) creation of usable open space, recreation lands and trails, D) preservation of farmland, scenic and water resources, environmentally sensitive areas, and habitats; E) provision of a more desirable environment than would be possible through strict application of existing zoning; and F) promotion of the general health, safety and welfare of the Town; and

WHEREAS, adjustments to certain zoning requirements shall be considered in exchange for a specific community benefit or amenity that provides for the significant preservation of open space in a manner not otherwise allowed by Zoning Law”; and in excess of actions required to mitigate proposed development impacts; benefits or amenities are defined as parks, utilities, preservation of farmland or open space, and the preservation of cultural, historic, or other community facilities, “and/or cash in lieu of amenities for specific purposes identified”; incentives include changes to the permissible density, use, lot coverage, setbacks, height, floor area, or buffer areas; and

WHEREAS, the Onondaga County Department of Water Environment Protection noted in its prior reviews that an additional pump station may be required for ultimate build out of lots north of Route 370 under incentive and/or traditional zoning in this area, and another pump station would very likely be required for service extension to the Seneca Estates area to the west; WEP reiterates its prior warnings as to the significant costs related to pump stations, and that the Baldwinsville-Seneca Knolls Wastewater Treatment Plant may encounter future capacity constraints, depending on extent and character of development within the service area; and

WHEREAS, this particular sub-area of the Incentive Zoning Overlay District is located west of the Village of Baldwinsville and west of the intersection of Route 690 and Route 370, in an area generally bound by Emerick Road, Route 370 and Dunham Road; the incentive zoning area surrounds an existing single-family subdivision (Whispering Oaks) which has experienced issues with wastewater infrastructure, which resulted in a public sewer extension into this suburban-rural fringe area; surrounding land uses are primarily agricultural and vacant

land, roadside residential and riverfront housing; and

WHEREAS, the Town is now considering the removal of 12 of the 14 original parcels added to the Overlay District in 2015; the only parcels to remain with overlay allowances would be the Whispering Oaks Phase 4 project which has been approved, and a 59-acre parcel with frontage on both NYS Route 370 and Dunham Road; and

WHEREAS, per aerial photography and mapping resources, the 59-acre parcel to remain appears to be currently farmed, is enrolled in the NYS Agricultural District program, and contains a stream corridor and large pond areas which flow to the Seneca River, and federal wetlands and the 100-year floodplain encumber portions of the site near the stream; and

WHEREAS, the location of the floodplain and federal wetlands covers the entirety of the parcels frontage along Dunham Road, a town road; as such the only means of access for any future development for the parcel would be via the existing Whispering Oaks subdivision, which does include provisions for a road extension to this parcel, or via New York State Route 370, which must meet the requirements of the New York State Department of Transportation; and

WHEREAS, per the New York State Department of Transportation, the Department will generally not allow construction of a subdivision road onto a state road if other means of access is available; 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 does not offer any comment relative to the parcels to be removed from the Incentive Zoning Overlay District, the Board maintains its previous comments related to the Overlay District strategy, and also offers the following for consideration regarding the 59-acre parcel to remain in the Overlay District in this area:

1. The Town is advised to coordinate with the New York State Department of Transportation regarding the potential for future subdivision road access for the remaining Incentive Zoning parcel, to ensure increased density would be appropriate, and whether a subdivision road would be allowable along NYS Route 370 as the primary means of access for the site. If site conditions preclude the density and access needs which would accompany the Incentive zoning overlay, the Town may wish to also exclude this parcel from the overlay district at this time.

2. Similarly, the Town is also advised to consult with the Onondaga County Department of Water Environment Protection and Town Engineer regarding the new proposed scale of development buildout on public sewers, and the ongoing fiscal impacts to the Town or homeowners should a pump station be necessary to serve a limited number of lots in this area. WEP advises pump stations require significant operations and maintenance investment. In addition, pump station structures typically last 45 years, and mechanical and electrical components usually need replacement at twenty years (or less). Compared to the one hundred year expected life observed in typical gravity sewers, sewer pump stations are have much, much higher total life cycle costs.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: February 15, 2017

OCPB Case # Z-17-52

- 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 Kimbrook Route 31 Development, LLC / Rite Aid Pharmacy for the property located 3566 & 3578 State 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 State Route 31, a state highway; and
- WHEREAS, the applicant is requesting a special permit for development of a Rite Aid Pharmacy with a single lane drive-thru on two parcels totaling 1.605 acres in a proposed Regional Commercial (RC-1) zoning district; and
- WHEREAS, the Board is concurrently reviewing a Site Plan referral (Z-17-47) for the project, and anticipates future referral of a subdivision referral to combine the two lots into one; in January, the Board recommended Modification of a zone change referral (Z-17-38) and area variance referral (Z-17-25) for the project, which requires several area variances in the proposed RC-1 zoning; and
- WHEREAS, the site is located on the highly traveled NYS Route 31 corridor and is at the edge of the existing Kimbrook Plaza retail development; the two parcels each contain an existing vacant frame house with driveway onto Route 31; the 1.29 acres parcel also has additional land and a portion of the labeled Theodolite Access Drive, an ingress-egress easement connecting adjacent local roads with the Kimbrook Plaza ring road and ultimately providing access to Route 31 and County Route 57; and
- WHEREAS, per the Final Plan dated December 15, 2016, zoning is split between RA-100 and RC-1 in this location, with the dividing line crossing the middle of the larger parcel, with RA-100 portion containing the houses and frontage on Route 31 and the rear portion zoned as RC-1, which is consistent with Kimbrook Plaza and other commercial parcels along Route 31 in this location; both parcels are proposed to be entirely zoned RC-1; and
- WHEREAS, the REEC Site Concept Plan originally dated November 2016 shows a proposed Rite Aid Pharmacy building (11,115 square feet) on the two lots, set back approximately 165 feet from the centerline of Route 31, as required by front yard setbacks of the RC-1 district and principal structure setbacks in the Highway Type A Highway District; and
- WHEREAS, the building is shown with a single-lane drive thru along the west side of the building and with 53 parking spaces in the front and side yards; two vehicular full access points are shown, one onto Kimbrook Plaza Access Drive, a private driveway leading to a signalized intersection at Route 31, and a rear driveway onto a realigned Theodolite Access Drive; no access to NYS Route 31 is shown or proposed, nor will it be allowed per NYSDOT; and

WHEREAS, per the referral form and later clarified and added to via email from the Town of Clay, area variances are required for and based on the proposed Regional Commercial (RC-1) district for the site, which include a reduction of the side yard setback from 75 feet to 25 feet to allow for an accessory structure (dumpster enclosure), a reduction of the rear yard setback from 75 to 9.3 feet (for dumpster, principal building would be 55 feet), a reduction of the minimum lot size from 5 acres to 1.6 acres (69,913 sf); reducing parking from the required 67 spaces to 53; reducing parking space size from the required 9.5' x 20' to 9' x 18'; and reducing the perimeter landscape strip from 30 feet to 9.3 feet; and

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

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

WHEREAS, the submitted plan does not include any landscaping on site, with the exception of grass areas within required setbacks; and

WHEREAS, signage details indicate that one freestanding sing/entry sign, 2 wall projecting, roof or awning signs are allowed, and 12 signs are proposed, plus directional signs; a pylon sign is proposed at the front of the site, which is prohibited, and would be across the access road from a multi-tenant monument sign for Kimbrook Plaza; the Board did not receive a referral for sign variances; and

WHEREAS, the plan does not indicate how stormwater will be managed; the EAF notes an on-site stormwater management facility will be utilized on the 1.06 acre site, though no details were included on the submitted plan and limited impermeable surface exists on site post-development; and

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

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

1. The New York State Department of Transportation has determined that the

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

2. The plan must show how stormwater is to be managed on-site.

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

The Board also offers the following comments:

1. The New York State Department of Transportation recommends that the proposed access onto Kimbrook Plaza Access Drive be moved further south, to avoid the potential for stacking onto Route 31, and to better align with the remainder of the plaza ring road. Allowances for moving the building closer to Route 31 to accommodate this change could be beneficial to the aesthetics of the site, eliminating parking from the front yard.

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

3. The Onondaga County Department of Water Environment Protection asks that the applicant contact the Department at (315) 435-5402 x225 early in the planning process to determine sewer availability and capacity.

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

5. The Board questions the need for such extensive signage in excess of allowable limits, and encourages the town and applicant to consider reducing the quantity and scale of the proposed signage for the site, particularly the pylon sign.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: February 15, 2017

OCPB Case # Z-17-53

- 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 McDonald's Restaurant for the property located at 421 Seventh North Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Buckley Road and Seventh North Street, both county roads; and
- WHEREAS, the applicant is proposing to construct a new McDonald's restaurant with side by side drive-thru lanes on a 1.58-acre parcel with a transitional parking area on a 0.52-acre parcel in a Planned Commercial (C3) zoning district; and
- WHEREAS, the Board is concurrently reviewing Special Permit (Z-17-54) and Area Variance (Z-17-55) referrals for the project; and
- WHEREAS, in 2009, the Board offered No Position with Comment on referrals (Z-09-03 and Z-09-04) to construct a Tim Horton's restaurant with a drive thru on the site, and to allow a transitional parking lot on an adjacent parcel affiliated with the project; and
- WHEREAS, the site is located at the corner of Buckley Road and Seventh North Street, both heavily traveled county roads; tax parcel 084.-03-01.1 (1.58 acres) contains a Tim Horton's restaurant building, to be demolished, as well as an existing four-story Super 8 hotel building, to remain; tax parcel 084.-03-26.0 (0.52 acres) contains a "transitional" parking lot which connects to the Tim Horton's / Super 8 parcel, and also connects to an adjacent Days Inn hotel parking lot; and
- WHEREAS, the Site Plan for the proposed McDonald's restaurant, dated January 20, 2017 shows the proposed 3,900 square foot building (68 seats), generally in the same location as the Tim Horton's near the front of the site running parallel with Buckley Road; a two-lane drive thru would wrap around the rear and inside face of the building; a proposed stormwater infiltration basin would be created between the rear of the building and drive thru kiosks; and
- WHEREAS, the existing driveway entrance from Seventh North Street would be modified to allow for a modified circulation pattern for vehicular traffic and parking; the Buckley Road full driveway is also referenced as "to be modified"; any existing or proposed access onto 7th North Street or Buckley Road must meet the requirements of the Onondaga County Department of Transportation; and
- WHEREAS, per the zoning analysis table, the combined parking requirement for the site is 154 spaces, with 55 spaces for a drive-in restaurant and 1 space per room for the hotel to equal 99 spaces; parking and circulation for the two land uses would be changed in several areas; at the front corner, parking would be closer to the front of the parcel, totaling 9 spaces at the prominent corner, without screening; 7 spaces would be added in front of the hotel entry, with

the canopy structure to remain; between the buildings, a single row of parking spaces along the drive thru lane would occur for 17 cars; access to the rear parking area would be moved, and parking within that lot would total 72 spaces; and

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

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

WHEREAS, a proposed backlit pole-mounted logo sign (10' x 6'3", 36' high) is shown along the Seventh North Street driveway entrance, and large scale building mounted signage is also shown, for a total of 6 new signs at 90 square feet of sign face; several area variances are sought for signage, including a variance to allow a second freestanding sign, where one is allowed and one exists for the Super 8 hotel on the same parcel; 5 attached wall signs where only one is allowed per business entity; also, the total cumulative square footage of signs as proposed is 157 square feet where 132 square feet is allowed, and the total square footage of freestanding signs exceed 35% of total cumulative square footage allowed; and

WHEREAS, a sidewalk currently exists along the Seventh North Street frontage, and plans show a pedestrian connection from the sidewalk to the building, as well as a bike rack near the building; no sidewalks or pedestrian connections are shown on the Buckley Road frontage; a lighting plan was submitted with referral materials; and

WHEREAS, the landscape plan shows landscaping beds in four locations, street trees along road frontages, and two trees within the rear parking area; a stockade fence separates the rear parking from adjacent parcels; and

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

Design Manual; and

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

1. The applicant must continue to coordinate with the Onondaga County Department of Transportation regarding full buildout, and conditions for access. The applicant is required to obtain a permit from the Onondaga County Department of Transportation for any proposed driveways and prior to any proposed work within a county road right-of-way. The applicant is advised that signage and landscaping cannot block sight distance.
2. The municipality must submit a copy of the Storm Water Pollution Prevention Plan (SWPPP) and/or any drainage reports or studies to the Onondaga County Department of Transportation early in the planning process for approval and complete any appropriate mitigation as may be determined by the Department.
3. The applicant must submit a lighting plan to be approved by the Onondaga County Department of Transportation to ensure there is no glare or spillover onto adjacent properties or the county right-of-way.

The Board also offers the following comments:

1. The Onondaga County Department of Water Environment Protection asks that the applicant contact the Department at (315) 435-5402 x225 early in the planning process to determine sewer availability and capacity and coordinate with the Town on any applicable offset requirements.
2. The applicant is encouraged to reduce stormwater runoff and improve stormwater quality as much as practical by reducing impermeable surfaces and utilizing green infrastructure. For more information on stormwater management, visit the Onondaga County "Save the Rain Program" web site at <http://savetherain.us> or contact the Onondaga County Department of Water Environment Protection at 315-435-2260.
3. The Board encourages additional pedestrian accommodations along Buckley Road and between the hotel and restaurant, and additional landscape screening of parking at the front of the site, and/or elimination of parking in this location.
4. While the Board understands signage maximums assume a single building on site, the applicant and municipality are encouraged to consider minimizing the extent of signage to avoid visual clutter, and explore opportunities to consolidate the two pole mounted signs into a single shared sign.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: February 15, 2017

OCPB Case # Z-17-55

- 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 Salina Zoning Board of Appeals at the request of McDonald's Corporation for the property located at 421 7th North Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the granting of use or area variances and the site is located within 500 feet of Buckley Road and Seventh North Street, both county roads; and
- WHEREAS, the applicant is requesting several area variances for signage related to construction of a new McDonald's restaurant with side by side drive-thru lanes on a 1.58-acre parcel with a transitional parking area on a 0.52-acre parcel in a Planned Commercial (C3) zoning district; and
- WHEREAS, the Board is concurrently reviewing Site Plan (Z-17-53) and Area Variance (Z-17-55) referrals for the project; and
- WHEREAS, in 2009, the Board offered No Position with Comment on referrals (Z-09-03 and Z-09-04) to construct a Tim Horton's restaurant with a drive thru on the site, and to allow a transitional parking lot on an adjacent parcel affiliated with the project; and
- WHEREAS, the site is located at the corner of Buckley Road and Seventh North Street, both heavily traveled county roads; tax parcel 084.-03-01.1 (1.58 acres) contains a Tim Horton's restaurant building, to be demolished, as well as an existing four-story Super 8 hotel building, to remain; tax parcel 084.-03-26.0 (0.52 acres) contains a "transitional" parking lot which connects to the Tim Horton's / Super 8 parcel, and also connects to an adjacent Days Inn hotel parking lot; and
- WHEREAS, the Site Plan for the proposed McDonald's restaurant, dated January 20, 2017 shows the proposed 3,900 square foot building (68 seats), generally in the same location as the Tim Horton's near the front of the site running parallel with Buckley Road; a two-lane drive thru would wrap around the rear and inside face of the building; a proposed stormwater infiltration basin would be created between the rear of the building and drive thru kiosks; and
- WHEREAS, the existing driveway entrance from Seventh North Street would be modified to allow for a modified circulation pattern for vehicular traffic and parking; the Buckley Road full driveway is also referenced as "to be modified"; any existing or proposed access onto 7th North Street or Buckley Road must meet the requirements of the Onondaga County Department of Transportation; and
- WHEREAS, per the zoning analysis table, the combined parking requirement for the site is 154 spaces, with 55 spaces for a drive-in restaurant and 1 space per room for the hotel to equal 99 spaces; parking and circulation for the two land uses would be changed in several areas; at the front corner, parking would be closer to the front of the parcel, totaling 9 spaces at the prominent corner,

without screening; 7 spaces would be added in front of the hotel entry, with the canopy structure to remain; between the buildings, a single row of parking spaces along the drive thru lane would occur for 17 cars; access to the rear parking area would be moved, and parking within that lot would total 72 spaces; and

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

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

WHEREAS, a proposed backlit pole-mounted logo sign (10' x 6'3", 36' high) is shown along the Seventh North Street driveway entrance, and large scale building mounted signage is also shown, for a total of 6 new signs at 90 square feet of sign face; several area variances are sought for signage, including a variance to allow a second freestanding sign, where one is allowed and one exists for the Super 8 hotel on the same parcel; 5 attached wall signs where only one is allowed per business entity; also, the total cumulative square footage of signs as proposed is 157 square feet where 132 square feet is allowed, and the total square footage of freestanding signs exceed 35% of total cumulative square footage allowed; and

WHEREAS, a sidewalk currently exists along the Seventh North Street frontage, and plans show a pedestrian connection from the sidewalk to the building, as well as a bike rack near the building; no sidewalks or pedestrian connections are shown on the Buckley Road frontage; a lighting plan was submitted with referral materials; and

WHEREAS, the landscape plan shows landscaping beds in four locations, street trees along road frontages, and two trees within the rear parking area; a stockade fence separates the rear parking from adjacent parcels; and

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

Phosphorus Removal design criteria from the NYS Stormwater Management Design Manual; and

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

1. The applicant must continue to coordinate with the Onondaga County Department of Transportation regarding full buildout, and conditions for access. The applicant is required to obtain a permit from the Onondaga County Department of Transportation for any proposed driveways and prior to any proposed work within a county road right-of-way. The applicant is advised that signage and landscaping cannot block sight distance.
2. The municipality must submit a copy of the Storm Water Pollution Prevention Plan (SWPPP) and/or any drainage reports or studies to the Onondaga County Department of Transportation early in the planning process for approval and complete any appropriate mitigation as may be determined by the Department.
3. The applicant must submit a lighting plan to be approved by the Onondaga County Department of Transportation to ensure there is no glare or spillover onto adjacent properties or the county right-of-way.

The Board also offers the following comments:

1. The Onondaga County Department of Water Environment Protection asks that the applicant contact the Department at (315) 435-5402 x225 early in the planning process to determine sewer availability and capacity and coordinate with the Town on any applicable offset requirements.
2. The applicant is encouraged to reduce stormwater runoff and improve stormwater quality as much as practical by reducing impermeable surfaces and utilizing green infrastructure. For more information on stormwater management, visit the Onondaga County "Save the Rain Program" web site at <http://savetherain.us> or contact the Onondaga County Department of Water Environment Protection at 315-435-2260.
3. The Board encourages additional pedestrian accommodations along Buckley Road and between the hotel and restaurant, and additional landscape screening of parking at the front of the site, and/or elimination of parking in this location.
4. While the Board understands signage maximums assume a single building on site, the applicant and municipality are encouraged to consider minimizing the extent of signage to avoid visual clutter, and explore opportunities to consolidate the two pole mounted signs into a single shared sign.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: February 15, 2017

OCPB Case # Z-17-56

- 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 Joint Apprenticeship 747 Carpenters for the property located at Princeton Court / Lot 4E Salina North Corporate Center; 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 Buckley Road, a county highway; and
- WHEREAS, the applicant is proposing construction of a 23,000 square foot building on a vacant 6.76-acre parcel in an Office and Light Industrial (O-2) zoning district; and
- WHEREAS, the site is located within the Salina North Corporate Center, on a vacant 6.76 acre lot with frontage on Buckley Road; the site is across from a residential neighborhood; the site has access to a cul-de-sac serving this parcel, an adjacent parcel under common ownership, and a funeral home; and
- WHEREAS, per the local application, the Northeast Carpenter's Union is seeking to construct a 23,000 square foot training center, to host classes throughout the day and sometimes on weekends; and
- WHEREAS, the Site Layout Plan dated January 23, 2017 shows the footprint of a single-story building parallel with Buckley Road, with parking to the north and east of the building, totaling 50 spaces, sidewalks between the building and parking, a dumpster enclosure, generator and lighting within the parking lot and driveway; and
- WHEREAS, driveway access is shown to occur via the Princeton Court cul-de-sac and Vickery Road, which ultimately accesses Buckley Road; the EAF included trip generation estimates of less than 50 trips during peak hours; and
- WHEREAS, the site is planned to have public water and sewer and is located in the Metropolitan Wastewater Treatment Plant and Ley Creek Pump Station service areas; per the Onondaga County Department of Water Environment Protection, the project shall comply with Local Law #1 of 2011 - A Local Law Establishing a Program to Promote Capacity Management, Maintenance and Operation of the Public Sewers and Related Purposes, where applicable; information regarding this law is available at www.ongov.net/wep/uselaws.html; and
- WHEREAS, the Onondaga County Department of Water Environment Protection has determined that the submitted project is located in an area designated as flow constrained or impacted by excessive wet weather flow or is tributary to a Combined Sewer Overflow (CSO); the project applicant is required to offset any additional sanitary flow in excess of the most recent land use; the applicant must develop a 1 gallon to 1 gallon offset plan/project in coordination with the

municipal engineer; a letter confirming the acceptance of the offset plan must be submitted to the Department of Water Environment Protection documenting the offset plan; and

WHEREAS, a potential small area of federal wetlands appears on wetland mapping for the site; per a narrative with the EAF, wetlands were delineated in 2016 and the proposed project does not result in any disturbance to identified wetland areas; the wetland delineated area appears on the Site Layout Plan; and

WHEREAS, per the EAF narrative, according to the NYS Office of Parks, Recreation and Historic Preservation correspondence from January 2017, the project will have no impact on archeological or historic resources listed in or eligible for the New York State and National Registers of Historic Places; and

WHEREAS, limited tree and shrub plantings occur primarily adjacent to the building face; a drainage plan was not provided with the referral; the EAF notes that 1.19 acres of impervious surface will be created, and on-site stormwater management facilities/structures are planned, culminating at the on-site wetland; and

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

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

1. The applicant is required to contact the Onondaga County Department of Transportation regarding required traffic data, and is advised that no direct access shall be permitted to Buckley Road.
2. The Onondaga County Department of Transportation has determined that the applicant must complete a drainage study or Stormwater Pollution Prevention Plan (SWPPP) to meet Department requirements verifying that the proposed development would not create additional stormwater runoff into the County's drainage system; 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 comments:

1. The Onondaga County Department of Water Environment Protection asks that the applicant contact the Department at (315) 435-5402 x225 early in the planning process to determine sewer availability and capacity, and coordinate with the Town regarding any applicable offset requirements.

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

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

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: February 15, 2017

OCPB Case # Z-17-57

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Cicero Planning Board at the request of UCK Two, LLC (Sun Auto Dealership) for the property located at 8010 Brewerton Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Brewerton Road (Route 11), and Interstate Route 81, state and federal highways; and
- WHEREAS, the applicant is proposing construction of a 45,846 square foot building (auto dealership and service department) on four parcels totaling 50 +/- acres in Regional Commercial (RC) zoning district; and
- WHEREAS, the Board recommended Modification of a Site Plan referral in 2014 (Z-14-291) to install a parking and delivery area at the rear of the building, requiring stormwater information, NYSDOT permitting requirements, and advisement that additional mitigation may be required for future development, and noted Town, State and County objectives for an interconnected road strategy if rear parcels are to be developed; and
- WHEREAS, the site is located on a highly commercialized and high-traffic corridor, and surrounding land uses include medium and large scale retail and a small residential neighborhood directly to the north of the site; the rear of the parcel backs up to Interstate Route 81; vacant land also occurs toward the rear of this and neighboring properties; and
- WHEREAS, the site currently contains the Sun Auto dealership building and associated parking, largely within two parcels totaling approximately 5 acres at the front of the site; the rear acreage (approximately 43 acres) is largely wooded and contains a tributary to Mud Creek, a Class C stream; GIS mapping and plans included with the referral indicates the creek corridor contains federal wetlands; and
- WHEREAS, per the EAF, approximately 11.2 acres are to be disturbed for the project; the Site Layout – West plan dated December 30, 2016 shows the existing building to be demolished and a new building (45,846 square feet) would be constructed, to contain a sales area, offices, service shop, detail bays, carwash, NVD and service drive area; the building is shown to contain large areas of stone veneer area along the north side entry, glass storefront, two large illuminated sign locations, as well as illuminated garage bay signage; the building would be set back significantly further from Route 11 than the existing building; and
- WHEREAS, the plan includes two driveways from Route 11, which must meet the requirements of the New York State Department of Transportation; the primary driveway would occur where an existing driveway currently exists at the southwest corner of the site, in an unsignalized location that aligns with a

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driveway serving a retail plaza across Route 11; another driveway at the front of the parcel has been eliminated, although pavement and vehicle display still occurs here within the right-of-way, which is prohibited ; a northern driveway, added in 2014 to provide access to rear parking areas would remain, with several access points to the expansive parking lot; and

WHEREAS, parking lot details include a total of approximately 850 spaces, areas of curbed islands (material within islands is unclear, and no landscaping plan was included), areas with asphalt markings at aisle ends; lighting of parking lots is only shown within the front yard display area; the parking area extends back on the parcel generally to a point parallel with Gray Avenue to the north, approximately 1,150 feet from the right-of-way; and

WHEREAS, the Site Layout – East Plan shows the northern access road to continue past the parking area to the back of the parcel, ultimately to a 10-car parking area adjacent to Interstate Route 81; the proposed access drive extension would cross federal wetlands in two locations; the EAF notes the proposed roadway will cross wetlands with bridge/culvert type structures as to avoid any disturbance of wetlands; the applicant must obtain appropriate permits from the U.S. Army Corps of Engineers for any proposed development or drainage in federal wetlands; and

WHEREAS, a billboard location is also shown within the rear parking area, with no details provided; signs that are limited to business name(s), products available, and/or services originating on the property are considered on-premises signs, and may not be subject to State or Federal regulation; signs with any other content are considered off-premises signs, and on- or off-premises signs that are located within 660 feet of the edge of the State right-of-way or are otherwise intended to be visible from the highway must be registered with the New York State Department of Transportation, in compliance with the Federal 1965 Highway Beautification Act and Part 150 of the Official Compilation of Codes, Rules and Regulations of the State of New York; if the sign is to be a Commercial Electronic Variable Message Sign (CEVMS) New York State Department of Transportation approval must be obtained; and

WHEREAS, the Grading Plan – West shows two stormwater ponds to be constructed, one at the northwest corner, near Route 11, and one behind the building and parking lot; two berm areas are shown between the access road and the neighborhood to the north, approximately 30 feet wide, with trees along the top and sides; the local application notes "Screening measures such as berms, fences and landscape screens will be implemented to minimize any effects on neighboring properties."; and

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

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

municipal engineer; a letter confirming the acceptance of the offset plan must be submitted to the Department of Water Environment Protection documenting the offset plan; and

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

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

1. The New York State Department of Transportation has determined that the applicant must complete a Traffic Impact Study (TIS) for full build out to meet Department requirements and is required to contact the Department to determine the scope of the study; the applicant must submit the traffic study to the Department for approval and complete any appropriate mitigation as may be determined by the Department.
2. The 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.
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. Vehicle display is prohibited within the right-of-way, and the New York State Department of Transportation requires that any paved area or curbing within the right-of-way in the location of the former center driveway be removed and the area be restored as a grassed or landscaped area.
5. The applicant must provide additional details regarding the proposed billboard to the New York State Department of Transportation in order to identify applicable standards and requirements for on-premises and/or off-premises advertising along the state highway. The applicant must reflect any requirements of the Department on the Site Plan prior to Town approval.

The Board also offers the following comments:

1. The Onondaga County Department of Water Environment Protection asks that the applicant contact the Department at (315) 435-5402 x225 early in the planning process to determine sewer availability and capacity and coordinate with the Town on any applicable offset requirements.
2. Particularly given the extent of development and impermeable surface coverage of the site, the applicant is encouraged to consider creative and alternative green infrastructure options to reduce stormwater runoff and improve stormwater quality as much as practicable. Resources may be found at the Onondaga County "Save the Rain Program" web site at <http://savetherain.us> or contact the Onondaga County Department of Water Environment Protection at 315-435-2260.
3. The applicant is advised to conduct a formal wetland delineation, if not already done so within the last five years, to determine the presence and location of any federal wetlands on site, and any delineated wetlands must be confirmed by the U.S. Army Corps of Engineers and shown on the plans for the site. The applicant is also advised to obtain appropriate permits from the Corps for any proposed crossing of the wetlands as shown on the plans, or any other development or drainage into wetlands on site.
4. The Town and applicant are strongly encouraged to solicit input from the adjacent neighborhood as to preferred methods to minimize potential negative aesthetic, noise, lighting or other impacts of the proposed development.
5. The New York State Department of Transportation and the Board continue to advise the applicant and Town to consider any future development of this site with an intention of creating an interconnected road strategy for remaining lands between Brewerton Road and Route 81.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: February 15, 2017

OCPB Case # Z-17-58

- 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 Elbridge Town Board at the request of Town of Elbridge Town Board for the property located at 1484 Route 31; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the adoption or amendment of a zoning ordinance or local law and the site is located within 500 feet of New York State Route 31 and the New York State Thruway; and
- WHEREAS, the Town of Elbridge is proposing a zone change from Rural Residential (RR) and Business (B-1) to Industrial to allow the new owner to operate a manufacturing business on two parcels totaling approximately 2.3 acres; and
- WHEREAS, per a phone conversation with the Town Board Attorney, the referral contained incorrect information regarding referred parcels and current zoning, and the intention of the current referral is to ensure that the subject building parcel and adjacent parking lot parcel under common ownership are ultimately zoned for Industrial use as described above; and
- WHEREAS, the site is located along New York State Route 31 in a relatively undeveloped area, and the rear of the parcel abuts the New York State Thruway directly to the south; properties surrounding the site are significantly encumbered by state and federal wetlands; and
- WHEREAS, the parcels contains an existing commercial/industrial building, a garage building and gravel and concrete paved areas to the sides and front of the building; and
- WHEREAS, the parcel has two existing uncontrolled driveways onto New York State Route 31, which must meet the requirements of the New York State Department of Transportation; and
- WHEREAS, the site is served by an existing individual well and septic system and is located outside the Onondaga County Sanitary District; and
- WHEREAS, the entirety of the site, including the building area as well as adjacent parcels are located within the 100-year floodplain, for which any future development may require elevation of structures and other mitigation; and
- WHEREAS, the Onondaga County Hazard Mitigation Plan has identified flooding as one of five primary natural hazards of local concern, with the potential to cause extensive threat to property and safety; buildings within the floodplain can negatively affect the free flow of nearby waterways and drainage, and building within a floodplain is therefore generally discouraged; and
- WHEREAS, wetlands mapping shows that a New York State wetland may encroach onto the subject parcel along the west side which may also encumber future development on the site; and

WHEREAS, for properties containing nearby wetland areas, the applicant is advised to contact the New York State Department of Environmental Conservation to confirm the presence of state wetlands and/or the 100-foot state wetland buffer on this site, and obtain all necessary permits for proposed development or drainage in any confirmed wetlands and buffers and show them on the plans for the site; and

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

Per the New York State Department of Transportation, the applicant has been advised it must remove the westernmost driveway and narrow the eastern driveway to commercial driveway standards.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: February 15, 2017

OCPB Case # Z-17-59

- 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 Baldwinsville Planning Board at the request of Corey Dwyer Construction / Onondaga Co. Community Development for the property located at 13 & 15 West Genesee Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of West Genesee Street and Oswego Street, both state highways; and
- WHEREAS, the applicant is proposing façade improvements to conform with the Baldwinsville Four Corners Overlay District on two parcels in a Business (B-2) zoning district; and
- WHEREAS, the site is located in the center of the Village of Baldwinsville, within the Four Corners Overlay District, intended to preserve the form and aesthetic appeal of the village; and
- WHEREAS, the proposal involves two attached row buildings located at 13 and 15 West Genesee Street, at the corner of River Street and near the Seneca River; each building is a narrow two-story structure with flat roof and front entry; no parking is provided on site, with the exception of an attached garage at the rear of one building; and
- WHEREAS, per the Elevation /Details rendering dated July 6, 2016, the two facades would receive new windows, doorways, siding, lighting and other traditional architectural details; the side elevation shows new windows, siding, coping, a door unit and overhang, and the existing garage doors would be repainted; and
- WHEREAS, per the local application, the owner wishes to rent the commercial ground floors of the two buildings and rent apartments on the second floors; and
- WHEREAS, the owner and Village are receiving assistance through a program of the Onondaga County Department of Community Development, to improve community character through façade improvements in distressed areas; and

NOW THEREFORE BE IT RESOLVED, that the Onondaga County Planning Board recommends that said application be APPROVED.

The Board applauds the partnership between the Village, applicant and Community Development Department to revitalize traditional village buildings into mixed-use opportunities, and celebrating the Village's traditional architectural elements and character.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: February 15, 2017

OCPB Case # Z-17-60

- 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 Village of Fayetteville Village Board at the request of Skyline Development for the property located on North Burdick Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the adoption or amendment of a zoning ordinance or local law; and
- WHEREAS, the applicant is proposing a zone change for a 5.46-acre parcel from Residential (R-2) and Open Land (O) to Transitional Business (TB) and Open Land (O) to allow for a 5,800 square foot commercial building; and
- WHEREAS, the Board previously recommended No Position with Comment on a zone change to PUD (Z-14-412) for a previous iteration of the project, and Modification of two Site Plan referrals (Z-14-413 and Z-15-445); requirements for development included coordination with the Onondaga County Department of Transportation, and the Board commented on water and wastewater service, floodplain protection, parking in reserve, and bicycle accommodations, and recommended accommodation of mixed uses and interconnectivity with adjacent parcels; and
- WHEREAS, the site is located at the edge of the Village of Fayetteville, adjacent to undeveloped open land to the north, Limestone Creek to the east, a residential neighborhood to the south, and Fayetteville Towne Center across North Burdick Street to the west; the site is currently vacant and largely wooded; and
- WHEREAS, the applicant is requesting to change the zoning from Residential-2 at the front of the parcel and Open Land zoning at the rear, to Transitional Business along the frontage, and Open Land at the rear, with a modified dividing line between the two, to follow the new FEMA floodway boundary which covers the rear portion of the site; and
- WHEREAS, no development is proposed to occur within the floodway / Open Space zoned lands, per included renderings, with the exception of an existing trail along Limestone Creek; the entirety of the site, including areas proposed for the retail development, as well as adjacent parcels are located within the 100-year floodplain, which may require elevation of structures and other mitigation; and
- WHEREAS, the Concept Plan dated January 12, 2017 shows a single-story building (5,800 square feet) with associated side and rear parking, and a drainage facility to the north along Burdick Street; the current development proposal appears to have been scaled back since prior referrals, removing an additional 1,900 square foot building with drive-thru, associated parking, a monument and connection to the creek trail; and
- WHEREAS, the plan shows an entry drive, and parking for 31 spaces, wrapping around the rear and sides of the building; the rendering notes the entrance to Fayetteville Towne Center “to be closed by others”, as the main entrance may

- be relocated with a traffic signal to the North on North Burdick Street; and
- WHEREAS, per a letter from the applicant to the Village, email correspondence from the Onondaga County Department of Transportation state that regarding the driveway location the revised conceptual plan is acceptable and no further traffic data will be required, although additional drainage and other information is still being sought by the department per the email; and
- WHEREAS, the site would also propose access to public water and sewer and the letter notes a letter from the Onondaga County Department Water Environment Protection giving sewage capacity assurance; the site is located in the Meadowbrook-Limestone Wastewater Treatment Plant service area; per the Onondaga County Department of Water Environment Protection, the project shall comply with Local Law #1 of 2011 - A Local Law Establishing a Program to Promote Capacity Management, Maintenance and Operation of the Public Sewers and Related Purposes, where applicable; information regarding this law is available at www.ongov.net/wep/uselaws.html; and
- WHEREAS, the Onondaga County Department of Water Environment Protection has determined that the submitted project is located in an area designated as flow constrained or impacted by excessive wet weather flow or is tributary to a Combined Sewer Overflow (CSO); the project applicant is required to offset any additional sanitary flow in excess of the most recent land use; the applicant must develop a 1 gallon to 1 gallon offset plan/project in coordination with the municipal engineer; a letter confirming the acceptance of the offset plan must be submitted to the Department of Water Environment Protection documenting the offset plan; and
- WHEREAS, if the proposed project cumulatively disturbs one acre or more of land, it must be covered under the New York State SPDES II General Permit for Stormwater Discharges from Construction Activity, and the applicant must submit a Stormwater Pollution Prevention Plan (SWPPP) to the municipality and a Notice of Intent (NOI) to the Bureau of Water Permits; the proposed project is located within a designated Municipal Separate Storm Sewer System (MS4) municipality and the applicant must consult with the municipal engineer to ensure conformance with the municipality's Storm Water Management Plan (SWMP) and submit a MS4 SWPPP Acceptance Form signed by the municipality to the Bureau of Water Permits; if the proposed project is located within the Onondaga Lake watershed the SWPPP must include Enhanced Phosphorus Removal design criteria from the NYS Stormwater Management Design Manual; and
- WHEREAS, the applicant letter also notes attached to the Environmental Assessment Form are an Aquatic Resource Site Evaluation and an Threatened and Endangered Species Screening, both of which were accepted; and
- WHEREAS, the Onondaga County Hazard Mitigation Plan has identified flooding as one of five primary natural hazards of local concern, with the potential to cause extensive threat to property and safety; buildings within the floodplain can negatively affect the free flow of nearby waterways and drainage, and building within a floodplain is therefore generally discouraged; and

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

The Village is encouraged to carefully consider accommodations for development and drainage within the floodplain/floodway prior to increasing the allowable intensity of use on this site.

The Board offers the following comments as they relate to the proposed retail development project:

1. The municipality must submit a copy of the Storm Water Pollution Prevention Plan (SWPPP) and/or any drainage reports or studies to the Onondaga County Department of Transportation early in the planning process for approval and complete any appropriate mitigation as may be determined by the Department.
2. The applicant is required to obtain a permit from the Onondaga County Department of Transportation for any proposed driveways and prior to any proposed work within a county road right-of-way.
3. The applicant must submit a lighting plan to be approved by the Onondaga County Department of Transportation to ensure there is no glare or spillover onto adjacent properties or the county right-of-way.
4. Particularly given the proximity of floodways and floodplain to the project, the applicant is encouraged to reduce stormwater runoff and improve stormwater quality as much as practical by reducing impermeable surfaces and utilizing green infrastructure. For more information on stormwater management, visit the Onondaga County "Save the Rain Program" web site at <http://savetherain.us> or contact the Onondaga County Department of Water Environment Protection at 315-435-2260.
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 Onondaga County Department of Transportation requests additional right-of-way to equal 40 feet from the centerline for highway purposes.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: February 15, 2017

OCPB Case # Z-17-61

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a LOCAL LAW from the Village of Fayetteville Village Board at the request of Village of Fayetteville Board of Trustees for the property located R-3 Zoned Properties; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the adoption or amendment of a zoning ordinance or local law; and
- WHEREAS, the applicant is proposing a local law amending Section 187-7C to provide for the operation of Bed and Breakfast facilities as a permissible use in Residential (R-3) zoning districts; and
- WHEREAS, in January, the Board offered No Position With Comment on referrals (Z-17-1 and -2) for a Use Variance and Site Plan to operate a bed & breakfast in an existing house in the R-3 zoning district; in that review the New York State Department of Transportation advised that any modification to the driveway within the state right-of-way will trigger requirements to upgrade the driveway to applicable commercial driveway standards, and that applicants should coordinate with the Village and Onondaga County Department of Water Environment Protection regarding sewer capacity and applicable offset requirements related to the potential increased wastewater flow from the change in use; and
- WHEREAS, per the draft local law, bed and breakfasts would be allowable with special permit review and site plan review in the Residential-3 district, which currently only exists along a three block stretch of East Genesee Street within the center of the Village; affected parcels are largely traditional two-story single-family and multi-family homes; and
- WHEREAS, bed & breakfasts are defined in the law as a dwelling in which rooms are rented to guests with no more than one meal served daily, and the entire service, food and lodging are to be included in one stated price; and
- WHEREAS, per the law, bed & breakfasts must comply with applicable NYS Uniform Fire Prevention and Building Code rules and regulations, each bedroom must have a functioning smoke detector, and the code enforcement officer shall be given access to the dwelling as necessary to perform inspection thereof; and
- WHEREAS, the owner must reside on premises as their principal residence, with a sworn statement thereto; and
- WHEREAS, the parcel shall provide off-street parking spaces for the owner's family plus one space per room or unit let; no parking within the front yard is allowed, and shall be screened from view so as to provide no variation from the residential character of the site; and
- WHEREAS, each bed & breakfast shall preserve and complement the residential character and integrity of the surrounding area; and

WHEREAS, eight guests maximum are allowed each night, and no guests shall stay for longer than 30 consecutive days; and

WHEREAS, a single exterior sign or display may be established on site, not to exceed 2 square feet; 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 and New York State Department of Transportation recommend that the draft law include language requiring the applicant to consult with the NYSDOT and reflect any required site changes on the Site Plan prior to local Site Plan approval. The NYSDOT advises that any modification to driveways within the state right-of-way may trigger requirements to upgrade the driveway to applicable commercial driveway standards, given the change in use.
2. Similarly, the Board and Onondaga County Department of Water Environment Protection recommend that the applicant should be advised to contact the municipality and the Department prior to Site Plan approval to obtain sewer capacity assurance and coordinate any applicable offset requirements for any additional wastewater flow anticipated from the change in intensity or use of the property.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: February 15, 2017

OCPB Case # Z-17-62

- 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 Ross Brothers Properties, Inc. for the property located at 6701 Thompson Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Thompson Road, a county highway; and
- WHEREAS, the applicant is proposing to use an existing warehouse building as a material and vehicle storage facility for a paving business on a 7.41-acre parcel in a Hi-Tech zoning district; and
- WHEREAS, the site is located in a commercial and industrial area north of Carrier Circle in Dewitt; and
- WHEREAS, a letter to the DeWitt Planning Board from the applicant dated December 26, 2016 states that Ross Properties is looking to relocate one of their businesses, Environmental Paving Solutions, LLC (EPS) to the site, as the Interstate Route 690 Bridge Replacement Project is displacing them from their current facility on North Beech Street; EPS expects to employ 10 persons, and will store materials and equipment on site, including trucks, trailers and rubber paving materials; and
- WHEREAS, the Key Plan dated December 30, 2016 shows the existing 11,104 square foot building, with warehouse and offices, truck docks on two sides, and gravel, asphalt and concrete paved areas on three sides; the building footprint would remain unchanged; and
- WHEREAS, the Site Plan dated December 30, 2016 shows the applicant intends to make minor modifications to the parking and loading areas, including removal of small asphalt areas, install 6' chain link fencing and gates, grade and restore gravel areas, landscape the entryway, add concrete pavement, repoint and repair a block wall, infill unused loading dock doors, patch and overlay asphalt pavement, restore areas to lawn, and remove a gravel ramp; and
- WHEREAS, per site plan notes, all trailers will be stored behind the building and a bicycle rack will be installed on site; the referral materials noted a lighting plan is under design and will be submitted upon completion, and notes no signage is proposed; and
- WHEREAS, the applicant letter notes the parcel is landlocked, with access via an existing right-of-way from Thompson Road through a vacant 2.8 acre frontage parcel owned by JM Donegan; per the Key Plan, the 26' wide driveway will be improved to repair the asphalt driveway apron, add granite curbing, and remove portions of asphalt; any existing or proposed access onto Thompson Road must meet the requirements of the Onondaga County Department of Transportation; and

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

WHEREAS, the North Branch of Ley Creek, a Class C stream, runs along the rear property boundary and portions of the parcel contains land within the 100-year floodplain and floodway, which are shown on the Key Plan, approximately 125 feet from the rear gravel parking area; the creek corridor also appears as a federal wetland, per mapping; and

WHEREAS, per the U.S. Army Corps of Engineers, National Wetland Inventory Maps may not be used to confirm the presence/absence of federal wetlands on a given parcel of land, and therefore the applicant is advised to conduct a formal wetland delineation to determine wetlands on site; the applicant must obtain appropriate permits from the U.S. Army Corps of Engineers for any proposed development or drainage in federal wetlands on site; and

WHEREAS, the Key Plan labels a large area along the north portion of the site, and including the gravel driveway, to be the site of overhead electrical transmission lines; a right-of-way easement and a parking easement area are noted within this area, and the rear of the parcel is labeled "Property subject to Niagara Mohawk Power Company easement"; and

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

The applicant must contact the Onondaga County Department of Transportation regarding required traffic data, and a permit will be required from the Onondaga County Department of Transportation for any proposed driveway changes and prior to any proposed work within a county road right-of-way.

The Board also offers the following comment:

The Onondaga County Department of Transportation requests a copy of the Storm Water Pollution Prevention Plan (SWPPP) and/or any drainage reports or studies be submitted to the Department for review.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: February 15, 2017

OCPB Case # Z-17-63

- 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 Douglas Hamlin for the property located at 2052 West Lake Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of NYS 41A (West Lake Road), a state highway and an active farm operation enrolled in a NYS Agricultural District; and
- WHEREAS, the applicant is proposing to construct a 231 square foot roof over a portion of an existing deck on a single family dwelling on a 1.39-acre parcel in Rural and Farming (RF) and Lake Waterfront Overlay District (LWOD) zoning districts; and
- WHEREAS, in 2010, the Board recommended No Position With Comment on Site Plan and Special Permit referrals (Z-10-331 and -332) to demolish a 3-story house and construct a new two-story house with other improvements; and
- WHEREAS, the site is located on Skaneateles Lake, with driveway access to West Lake Road, NYS Route 41A; the site contains an existing single-family house and attached garage, set back approximately 140 feet from the lake; and
- WHEREAS, the applicant wishes to cover the existing deck with a 16' x 15' roof, which will align over the existing deck structural posts and not require new footings; and
- WHEREAS, per the project narrative, the new impermeable surface coverage will be 11.3% which remains under the 11.5% initially approved; open space will remain at 86.1%; the porch will be 131.7 feet from the lake line and be further set back than the existing 20.3 foot side yard setback; no ground will be disturbed for construction of the porch roof; and

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

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: February 15, 2017

OCPB Case # Z-17-64

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a AREA VARIANCE from the Town of Cicero Zoning Board of Appeals at the request of Keith Cellana for the property located at 8889 Maple Drive; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the granting of use or area variances and the site is located within 500 feet of the municipal boundary between Onondaga County and Oswego County; and
- WHEREAS, the applicant is requesting a modified area variance for a 29' x 24' garage structure on a 0.06 acre lot in a Residential (R-10) zoning district; and
- WHEREAS, in August 2016, the Board offered No Position on an Area Variance referral (Z-16-320) to allow construction of a 29' X 24' garage on a 0.066-acre parcel where 2.0 acres are required for a non-residential structure, a front yard setback of 16.75' where 30' is required, a rear yard setback of 6.0' where 40.0' is required, and side yard setbacks of 6.0' and 10.24' where 30.0' is required in a Residential (R-10) zoning district; and
- WHEREAS, per the referral, the garage was constructed; however the "as built" survey submitted upon its construction shows it does not met the granted variance and requires a further variance referral; and
- WHEREAS, variances for the garage include a front yard setback of 14.36' where 30' is required (was previously granted variance for 16.75') and a rear corner setback of 7.15' where 30' is required (was previously granted variance for 8.36'); and
- WHEREAS, the site is located in an area of lakefront residential parcels, between Oneida Lake and Lakeshore Road in northern Cicero; and
- WHEREAS, the lot is currently used for parking and storage; the proposed two-bay garage would provide boat, car and miscellaneous storage, per prior application materials; and
- WHEREAS, the garage would have driveway access onto Maple Drive, a town road; and
- WHEREAS, no drinking water or wastewater facilities are existing or proposed for the parcel; and

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

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: February 15, 2017

OCPB Case # Z-17-65

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a AREA VARIANCE from the Village of Liverpool Zoning Board of Appeals at the request of St. Paul's Lutheran Church for the property located at 200 Tamarack Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the granting of use or area variances and the site is located within 500 feet of Vine Street and Tulip Street, both county roads, and a state portion of Oswego Street; and
- WHEREAS, the applicant is requesting area variances for a 0.13 acre parcel containing an existing single-family house and parking lot to be reconfigured to combine the parking lot area with a neighboring church parcel in an R-1 zoning district; and
- WHEREAS, the applicant is concurrently requesting area variances for the neighboring church parcel, also to be reconfigured (Z-17-66); and
- WHEREAS, currently St. Paul's Lutheran Church sits on a one-acre parcel at the corner of Vine Street and Hazel Street in the Village of Liverpool; the parcel contains the church, a dwelling and a portion of a rear parking area with driveway access onto Hazel Street and Tamarack Street; the subject parcel behind the church at the corner of Hazel Street and Tamarack Street contains an existing single-family house and a portion of the church parking lot in its rear yard; and
- WHEREAS, the Survey Map dated January 24, 2017 shows a proposed subdivision of the two parcels to be reconfigured into three parcels; the church and its associated parking and driveways would become one parcel; each of the houses would also be subdivided into their own parcels as well; and
- WHEREAS, area variance being sought for the proposed church parcel include a front yard setback of 3.2' where 40' is required along Hazel Street, a side yard setback of 16.7' where 20' is required (between rear of building and adjacent single-family parcel, set behind existing house) and lot coverage of 65% where 30% is allowed in a Residential (R-1) zoning district; and
- WHEREAS, area variances being sought for the proposed parcel to contain the house at 200 Tamarack Street include a front yard setback of 7.9' where 30' is required and lot coverage of 48% where 30% is allowed in a Residential (R-1) zoning district; and
- WHEREAS, an area variance referral was not received for the other proposed residential parcel to be created at 603 Vine Street; the Village has also not forwarded a subdivision referral at this time; and
- WHEREAS, no changes to the existing structures are proposed; and

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

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: February 15, 2017

OCPB Case # Z-17-66

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a AREA VARIANCE from the Village of Liverpool Zoning Board of Appeals at the request of St. Paul's Lutheran Church for the property located at 210 Hazel Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the granting of use or area variances and the site is located within 500 feet of Vine Street and Tulip Street, both county roads, and a state portion of Oswego Street; and
- WHEREAS, the applicant is requesting area variances for a 1.0 acre parcel containing an existing church, house and parking to be reconfigured to better delineate uses and ownership in an R-1 zoning district; and
- WHEREAS, the applicant is concurrently requesting area variances for the neighboring parcel to the rear containing a house, also to be reconfigured (Z-17-65); and
- WHEREAS, currently St. Paul's Lutheran Church sits on a one-acre parcel at the corner of Vine Street and Hazel Street in the Village of Liverpool; the parcel contains the church, a dwelling and a portion of a rear parking area with driveway access onto Hazel Street and Tamarack Street; a parcel behind the church at the corner of Hazel Street and Tamarack Street contains an existing single-family house and a portion of the church parking lot in its rear yard; and
- WHEREAS, the Survey Map dated January 24, 2017 shows a proposed subdivision of the two parcels to be reconfigured into three parcels; the church and its associated parking and driveways would become one parcel; each of the houses would also be subdivided into their own parcels as well; and
- WHEREAS, area variance being sought for the proposed church parcel include a front yard setback of 3.2' where 40' is required along Hazel Street, a side yard setback of 16.7' where 20' is required (between rear of building and adjacent single-family parcel, set behind existing house) and lot coverage of 65% where 30% is allowed in a Residential (R-1) zoning district; and
- WHEREAS, area variances being sought for the proposed parcel to contain the house at 200 Tamarack Street include a front yard setback of 7.9' where 30' is required and lot coverage of 48% where 30% is allowed in a Residential (R-1) zoning district; and
- WHEREAS, an area variance referral was not received for the other proposed residential parcel to be created at 603 Vine Street; the Village has also not forwarded a subdivision referral at this time; and
- WHEREAS, no changes to the existing structures are proposed; and

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

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

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