



# Onondaga County Planning Board

February 20, 2019

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

## I. ATTENDANCE

### MEMBERS PRESENT

Daniel Cupoli via Face Time  
James Corbett via Skype  
Matt Beadnell  
Lisa Dell  
Marty Voss

### STAFF PRESENT

Dan Kwasnowski  
Megan Costa  
Allison Bodine  
Robin Coon

### GUESTS PRESENT

Greg Faucher  
Jennifer Bybee  
Cydney Johnson

## II. CALL TO ORDER

The meeting was called to order at 11:00 AM on February 20, 2019.

## III. MINUTES & OTHER BUSINESS

Minutes from January 30, 2019 were submitted for approval. Marty Voss made a motion to accept the minutes. Lisa Dell seconded the motion. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; Matt Beadnell - yes; Lisa Dell - yes; Marty Voss - yes.

## IV. ACTIONS ON GML SECTION 239 REFERRALS

### Summary

S-19-10	VJorPB	No Position With Comment	S-19-6	TCicPB	No Position With Comment
S-19-7	TCicPB	No Position With Comment	S-19-8	TSkaPB	No Position With Comment
S-19-9	TDewPB	Modification	Z-19-31	TClaPB	No Position With Comment
Z-19-32	TSalPB	Modification	Z-19-33	CSyrPB	No Position
Z-19-34	CSyrPB	No Position With Comment	Z-19-35	CSyrPB	No Position With Comment
Z-19-36	CSyrPB	No Position With Comment	Z-19-37	CSyrPB	No Position With Comment
Z-19-38	CSyrPB	No Position With Comment	Z-19-39	TSalTB	No Position With Comment
Z-19-40	TClaTB	No Position	Z-19-41	VSkaVB	No Position
Z-19-42	TCamZBA	No Position With Comment	Z-19-43	TCicTB	No Position With Comment
Z-19-44	TCicPB	Disapproval	Z-19-45	VLivZBA	No Position
Z-19-46	VLivZBA	No Position	Z-19-47	TSkaPB	Modification
Z-19-48	TSkaPB	Modification	Z-19-49	TSkaPB	No Position With Comment
Z-19-50	TDewPB	Modification	Z-19-51	TDewPB	Modification



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: February 20, 2019

OCPB Case # S-19-10

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a FINAL SUBDIVISION from the Village of Jordan Planning Board at the request of Village of Jordan for the property located at 28 Foote Street; and
- WHEREAS, General Municipal Law Section 239-n allows the County Planning Board to review the approval of subdivisions and the site is located within 500 feet of North Main Street (Routes 31 and 317), a state highway; and
- WHEREAS, the applicant is proposing to subdivide and transfer lands from three different parcels between the Village of Jordan, the Jordan Elbridge Central School District, and a residential property in an RA1 zoning district; and
- WHEREAS, the site is located in the Village of Jordan near the Jordan Village Historic District, which is listed on the National Register of Historic Places, with surrounding land uses being residential, civic, and institutional; the site is made up of three parcels, including a residential lot, a lot owned by the Village, and a lot owned by the Jordan-Elbridge Central School District; and
- WHEREAS, aerial imagery shows one of the parcels, the residential lot, has frontage on North Main Street, a state road, and contains an existing two-story house, a detached garage, a barn, and an existing driveway onto North Main Street, which also appears to serve a building at the rear of an adjacent parcel; Skaneateles Creek, which is a classification C(T) protected stream and water-quality impaired waterbody, crosses the rear of the site;  
ADVISORY NOTE: per the NYS Department of Transportation, all existing or proposed driveways on North Main Street must meet Department requirements; and
- WHEREAS, aerial imagery shows the Village parcel to be a flag lot with frontage on North Beaver Street and contain the Department of Public works garage and sewage treatment facility, which is enclosed by an existing fence; the site contains an existing private road, Foote Street, which serves the two existing buildings on the site; and
- WHEREAS, the school parcel is shown to have limited frontage on North Beaver Street and contains undeveloped land with some forest cover and grass; the parcel is adjacent to a larger lot containing the Jordan-Elbridge Middle School campus, including athletic fields that abut the shared boundary; and
- WHEREAS, the submitted subdivision plan shows the proposed subdivision will create Parcel 'A' (3.0 acres), to be conveyed from the Village lot to the school, Parcel 'B' (4.0 acres), to be conveyed from the school lot to the Village, and Parcel 'C' (1.0 acre), lands east of Skaneateles Creek, to be conveyed from the residential lot to school; all of the parcels appear to be undeveloped; and
- WHEREAS, per the submitted Environmental Assessment Form (EAF) dated February 7, 2019, the subdivision is intended to allow the school to expand their existing

athletic fields and provide off-street vehicle parking on Parcel 'A'; the referral notice indicates that Parcel 'B' will be used for brush debris and storage for the Village, which formerly occurred on Parcel 'A', with the intent of installing solar panels on this land in the future; no plans were indicated for Parcel 'C'; and

WHEREAS, the site is served by public drinking water and Village sewers; no changes to the existing infrastructure are proposed; and

WHEREAS, current FEMA Flood Insurance Rate Maps (FIRM) indicate that the portion of the site along Skaneateles Creek and the boundary between the residential and school lots is located within the 100-year floodplain and the floodway, which may require elevation of structures and other mitigation; additional areas on the eastern portion of the site are within the floodplain; no development appears to be located in the floodplain or floodway areas; the Onondaga County Hazard Mitigation Plan has identified flooding as one of five primary natural hazards of local concern, with the potential to cause extensive threat to property and safety; buildings within the floodplain can negatively affect the free flow of nearby waterways and drainage, and building within a floodplain is therefore discouraged; and

WHEREAS, GIS mapping shows the site may contain state and/or federal wetlands, which appear to occur on undeveloped, forested land along Skaneateles Creek and the boundary between the residential and school lots;  
ADVISORY NOTE: the applicant is advised to contact the U.S. Army Corps of Engineers and/or NYS Department of Environmental Conservation to confirm the presence of federal and/or state wetlands and/or the 100-foot state wetland buffer on the site; all confirmed wetlands should be shown on the plans for the site and any necessary permits should be obtained for any proposed development or placement of fill in a wetland, or drainage of any confirmed wetlands and buffers; and

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

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

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

The municipality is advised to ensure appropriate access agreements are in place for any shared driveways or parking on the site.

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



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: February 20, 2019

OCPB Case # S-19-6

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a PRELIMINARY & FINAL SUBDIVISION from the Town of Cicero Planning Board at the request of Cicero Properties NRM LLC for the property located at 5917 State Route 31; 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 31 and Lakeshore Road (Route 123), a county highway; and
- WHEREAS, the applicant is proposing to subdivide a 0.883-acre parcel in a General Commercial (GC) zoning district into two new lots, Lot 1 (0.411 acres) and Lot 2 (0.472 acres), as part of a proposed project to use the existing vacant building on Lot 1 for a new restaurant; and
- WHEREAS, the Board is concurrently reviewing area variance (Z-19-42) and site plan (Z-19-44) referrals as part of the proposed project; in 2014, the Board recommended disapproval of a site plan referral (Z-14-28) to open a food service/retail stand and drive-thru coffee shop in the existing building, citing transportation challenges in this area and encouraging the Town to continue to work with the State and County Departments of Transportation to identify potential constraints, network changes and pedestrian, bicycle, and/or transit enhancements that may affect, or be affected by, development proposals on critical sites such as this; and
- WHEREAS, the site is located along the highly traveled NYS Route 31 corridor just east of I-81 with surrounding land uses including a mix of commercial and residential and the Cicero-North Syracuse High School and Elementary School; just north of the site are several large, undeveloped parcels that are part of the Carmel Runne commercial subdivision, which were recently rezoned to the Town's General Commercial Plus (GC+) zoning district; and
- WHEREAS, the submitted Final Plan dated January 16, 2019 shows the site has frontage on Lakeshore Road, a county road, to the north and Route 31 to the south; the site is divided into two portions by Lakeshore Spur Road, a local road; and
- WHEREAS, the Final Plan shows the proposed subdivision will divide the site into two new lots, Lot 1 (0.411 acres) to include the western, triangular-shaped portion of the site and Lot 2 (0.472 acres) to include the lands east of Lakeshore Spur Road; per the Town zoning code, lots in the GC zoning district require a 200' lot depth; the submitted Variance Map dated January 16, 2019 shows that neither proposed lot meets the lot depth requirement, and as such, an area variance is required to reduce the lot depth to 142' for Lot 1 and 125' for Lot 2; and
- WHEREAS, per the Final Plan, the western, triangular-shaped portion of the site is shown to contain an existing one-story building, a vacant ice cream shop, and

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asphalt parking at the front and rear of the building; aerial imagery shows there is an existing drive-thru lane, originating on the south side of the building and ending at a pickup window on the north side facing Lakeshore Road; there is an existing dumpster enclosure along the Lakeshore Road frontage and a pylon sign at the Lakeshore Road/Route 31 intersection; there are three existing driveways on this portion of the site, one full access curb cut on Lakeshore Road and two on Route 31; the eastern portion of the site contains an existing gravel parking lot with a single driveway onto Route 31; ADVISORY NOTES: per the NYS Department of Transportation, no access to Route 31 will be permitted for proposed Lot 1; prior to any future use of proposed Lot 2, the property owner must contact the New York State Department of Transportation to coordinate Route 31 access plans; per the Onondaga County Department of Transportation, the existing driveway on Lakeshore Road must meet Department commercial driveway standards, which will require reducing the width of the driveway; any work within a state or county right-of-way is subject to a work permit from the State or County Department of Transportation, respectively; and

WHEREAS, per the Final Plan, a 54" water main (approximate location) is shown to cross the western portion of the site; there is a 99' Onondaga County Water District Waterline Easement that covers less than half of proposed Lot 1 and a portion of the Lakeshore Spur Road; and

WHEREAS, the submitted Site Plan dated February 4, 2019 shows the proposed take-out restaurant (Little Caesars) will use the vacant building on proposed Lot 1; there will be no changes to the building footprint, sidewalks, curbs, or paved surfaces; per an email conversation with the Town, the applicant intends to use the existing drive-thru; per the local application, the restaurant will be open seven days a week, 11am to 9pm with a maximum number of 4 employees on site at one time; and

WHEREAS, the submitted elevations drawings show exterior improvements to include an extension of the existing roof line, new siding, and signage; per the local application, proposed signage includes two wall-mounted signs, 33 sf each on the front and south side of the building; per an email conversation with the Town, no plans have been submitted regarding the pylon sign; and

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

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

ADVISORY NOTE: per the Onondaga County Department of Water Environment Protection, unless it can be demonstrated that anticipated sanitary flows will not exceed previous flows in excess of one sewer unit over

prior uses, the applicant must develop a 1 gallon to 1 gallon sanitary flow offset plan/project in coordination with the municipal engineer; and

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 does not generally endorse the creation of non-conforming lots and encourages the Town to consider alternative zoning that reflects the resulting smaller parcel sizes and reasonable development potential of the site.
2. The Town is advised to resolve questions regarding access and resulting site plan modifications prior to action on the subdivision and variance.

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



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: February 20, 2019

OCPB Case # S-19-7

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a PRELIMINARY & FINAL SUBDIVISION from the Town of Cicero Planning Board at the request of National Grid for the property located at 8236 Brewerton 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 Brewerton Road (US Route 11) and Interstate Route 81, both state highways; and
- WHEREAS, the applicant is proposing to subdivide a 6.26-acre parcel into two new lots, Lot 1 (2.79 acres) and Lot 2 (3.47 acres), in a General Commercial (GC) zoning district; and
- WHEREAS, the site is located along Brewerton Road (US Route 11) in the Town of Cicero with surrounding land uses being a mix of residential and commercial; the rear of the site abuts a parcel owned by National Grid, which contains existing utility lines and separates the site from I-81 to the east; and
- WHEREAS, the submitted subdivision plan shows the site, a Town-owned parcel, contains five existing buildings, all of which provide offices or storage for the Town of Cicero; there is a one-and-a-half-story building at the front of the site with lined parking on the north side and at the rear of the building and concrete sidewalks to the building entrances; the remainder of the site is almost entirely asphalt with the four remaining garage/storage buildings, including one temporary structure, all occurring to the rear of the site; two storage sheds are shown along the southern lot line and concrete storage bins are situated at the northeast corner of the site; and
- WHEREAS, per the subdivision plan, there are two areas enclosed by chain link fencing along the northern lot line, with each enclosure containing two small buildings and a cell tower; the site has an existing driveway onto Route 11; ADVISORY NOTE: per the NYS Department of Transportation, all existing or proposed driveways on Route 11 must meet Department requirements; and
- WHEREAS, per the submitted Environmental Assessment Form (EAF) dated November 29, 2018, the proposed subdivision is intended to allow for sale of Lot 2 to National Grid for a proposed Cicero electric substation; the subdivision map shows Lot 1 (2.79 acres) to include the front of the site and contain two of the existing buildings and the cell tower enclosures; Lot 2 (3.47 acres) will be a landlocked parcel and include the rear portion of the site containing the temporary structure, storage sheds and concrete storage bins; the property boundary between the two proposed parcels appears to bisect the two other existing buildings on the site; no plans for the electric substation were included with the referral materials; and
- WHEREAS, per the local application, National Grid is requesting that the Town establish

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an “open development area” pursuant to NYS Town Law § 280-a to allow for access to the landlocked Lot 2 via easement; the subdivision plan shows a proposed 25’ ingress/egress and utility easement labeled Easement acquisition area “A” that corresponds with the existing driveway on Route 11 and extends along the north side of one of the garage buildings; and

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

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

WHEREAS, at the request of the Town of Cicero, the Syracuse Metropolitan Transportation Council (SMTTC) is analyzing future land use and transportation needs along this stretch of Route 11, with the purpose of the study being to guide future development of this corridor and identify opportunities to alleviate congestion on Route 11 via adjacent roadways and local networks off Route 11 that would serve new and existing development; and

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

1. The Town is encouraged to require a reserve easement for potential future north-south access through the site, in accordance with the SMTTC Route 11 study goals. Collaboration with SMTTC is encouraged before subdivision plans are finalized.
2. The applicant is advised to provide landscape screening for adjacent residential parcels as part of the future development of the site for the proposed electric substation.
3. The Board encourages the applicant to install sidewalks on Route 11 to improve walkability along this busy corridor.

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





JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: February 20, 2019

OCPB Case # S-19-8

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a PRELIMINARY SUBDIVISION from the Town of Skaneateles Planning Board at the request of Gregory & Amanda Steencken for the property located at 3943 Highland Avenue; and
- WHEREAS, General Municipal Law Section 239-n allows the County Planning Board to review the approval of subdivisions and the site is located within 500 feet of a farming operation in a NYS Agricultural District; and
- WHEREAS, the applicant is proposing to subdivide a 4.7-acre parcel into two new lots, Lot 1 (2.76 acres) and Lot 2 (2.01 acres), in a Rural Resident (RR) zoning district; and
- WHEREAS, the site is located in a rural area in the Town of Skaneateles; surrounding lands are enrolled in NYS Agricultural District 2 and appear to contain active farmland; and
- WHEREAS, the submitted subdivision plan dated February 4, 2019 shows the site has frontage on Highland Avenue, a local road, and contains an existing one-story house with an attached garage, a shed, a fire pit and patio, and a two-story barn surrounded by gravel; there are two existing driveways on Highland Avenue, one each serving the house and barn; and
- WHEREAS, per the subdivision plan, there is an existing gas line north of the barn; the plan indicates no easement information was provided; and
- WHEREAS, the subdivision plan shows proposed Lot 1 (2.76 acres) to contain the barn and a driveway and Lot 2 to contain the house, shed, fire pit and patio, and a driveway; no development plans are proposed; and
- WHEREAS, the barn and house are each served by their own public drinking water line and individual septic system; no changes to the existing infrastructure are proposed; and
- WHEREAS, the site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the NYS Historic Preservation Office archaeological site inventory (per EAF Mapper); and

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

1. The applicant is advised to show the location and extent of any easements on the subdivision map filed with the County Clerk's office.
2. The Board encourages the Town to consider the potential long-term effects

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of dividing farmsteads and farmlands onto separate lots and subdividing large strip lots along road frontages, particularly within areas containing New York State Agricultural District properties and in farm/agricultural zoning districts. Potential conflicts with agricultural operations, changes to the rural character of the surrounding area, increases in public service demands and costs, reduction of open space and farmland, and impacts to road safety and mobility may cumulatively occur as a result of such subdivisions.

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



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: February 20, 2019

OCPB Case # S-19-9

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a PRELIMINARY SUBDIVISION from the Town of DeWitt Planning Board at the request of Bickford Senior Living for the property located at Highbridge 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 New York State Route 92, a state highway, and the municipal boundary between the Town of DeWitt and the Town of Manlius; and
- WHEREAS, the applicant is proposing to subdivide a 17.103-acre parcel into two new lots, Lot 1 (11.885 acres) and Lot 2 (5.218 acres), as part of a proposed project to construct a 36,000-square foot residential care facility on Lot 2 in a Residential-0 zoning district; and
- WHEREAS, the Board is concurrently reviewing a site plan referral (Z-19-51) as part of the proposed project; in 2012 and 2014, the Board reviewed subdivision referrals (S-12-19, S-14-59) for iterations of an 18-lot subdivision of the subject site, both of which were withdrawn by the Town; and
- WHEREAS, the site is located along a highly-traveled commuter corridor, Highbridge Road (NYS Route 92), at the transition between residential neighborhoods and the East Genesee Street (NYS Route 5) commercial corridor to the northeast; the submitted survey map shows the site is undeveloped, except for two small, vacant buildings near the eastern lot line; the rear of the parcel is shown to be trees and brush and contain an increase in elevation of over 100' from the center of the site to the rear lot line; there is an existing asphalt drive (to be removed) with access to Worthington Way and ultimately Waterford Wood Way, both local roads serving a residential neighborhood to the west, and Route 92;  
ADVISORY NOTE: any work within the state right-of-way is subject to a work permit from the NYS Department of Transportation; and
- WHEREAS, the submitted Final Plan dated November 26, 2018 shows proposed Lot 1 (11.885 acres) to include the eastern half and rear of the parcel, including the asphalt drive and buildings and Lot 2 will contain the remaining western lands; the submitted Overall Grading Plan dated February 4, 2019 shows Lot 1 is intended to be developed for single family residential homes, to include 9 houses with driveways onto an extension of Worthington Way, a local road, ending in a cul-de-sac before Lot 2; Lot 2 is intended for the proposed residential care facility (Bickford of DeWitt); and
- WHEREAS, the submitted Layout Plan dated February 4, 2019 shows the residential care facility to include a proposed 36,000 sf building with two enclosed courtyards, concrete sidewalks at the front and east side of the building, interconnected parking at the front and both sides of the building (44 spaces total), a front

drop-off area, and a paved fire access road around the rear of the building; per the Layout Plan, there will be a 20' emergency access drive to the proposed cul-de-sac on Lot 1 and a full access driveway onto Route 92; and

WHEREAS, a letter to the applicant dated November 13, 2018, included with the referral materials, indicates that traffic operations with the proposed development have been reviewed by GTS Consulting, a consultant to the applicant, and the review concludes that additional traffic generated will have no significant impact on traffic operations on Route 92; there are good sight lines along Route 92 and the proposed facility will have shift changes at 7am, 3pm, and 11pm to avoid evening rush hour effects; direct access to Route 92 will minimize queueing and delays on Waterford Wood Way; and

WHEREAS, per the sign plan, there is a 5' tall monument sign to be located adjacent to the Route 92 driveway; per the landscape plan, there will be landscape beds at the front and east side of the building, in the enclosed courtyard areas, and interspersed throughout the parking lot; a row of proposed trees is shown along Route 92; per the submitted Environmental Assessment Form (EAF) dated February 1, 2019, 20' residential-scale parking lot lighting is proposed; a lighting plan was included with the referral materials that shows pole-mounted light fixtures around the parking lot and wall-mounted light fixtures around the building; and

WHEREAS, per the EAF, 4.5 acres of the site will be disturbed by the proposed project and stormwater will be directed to on-site stormwater management facilities at the northern corner of the lot and an underground stormwater management system at the eastern side of the parking lot;

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

WHEREAS, the site has access to public drinking water and sewers and is located in the Meadowbrook-Limestone Wastewater Treatment Plant Service area; new municipal connections to public drinking water and sewers are proposed for the residential care facility; per the submitted Overall Utility Plan dated February 4, 2019, water service runs through both lots, to be removed and rerouted on Lot 2; existing sewer lines will be extended from the adjacent residential neighborhood and routed to a pump station on Lot 2; per the EAF, anticipated water usage/demand for the residential care facility is 10,000 gpd in the winter and 15,000 gpd in the summer; anticipated liquid waste generation is 10,000 gpd;

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

WHEREAS, per the Onondaga County Department of Water Environment Protection, the

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

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

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

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

WHEREAS, the site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the NYS Historic Preservation Office archaeological site inventory (per EAF Mapper); a letter dated January 29, 2019, included with the referral materials, indicates that the project has been reviewed by the NYS Office of Parks, Recreation and Historic Preservation, who has determined that the project will have no impact on archaeological and/or historic resources in or eligible for the State or National Registers of Historic Places; and

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

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

Per the New York State Department of Transportation, proposed Lot 2 must have access to Worthington Way and Waterford Wood Way through Lot 1 as a condition of the subdivision. No access to Route 92 will be permitted.

The Board also offers the following comments:

1. Given limitations on direct driveway access, the applicant must ensure adequate width is available to allow any driveways and internal circulation roads serving proposed Lot 2 to be designed to meet public right-of-way standards to the extent possible, in order to create the appearance of smaller blocks and allow for future interconnections to adjacent parcels.

2. The New York State Department of Transportation has determined that the municipality and applicant must contact the Department to discuss any

required traffic data for the proposed project. Any modifications required by the Department must be reflected on the project plans prior to municipal approval.

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

4. The applicant must submit a lighting plan to the New York State Department of Transportation and reflect any mitigation as may be determined by the Department on the project plans prior to municipal approval. No glare or spillover onto adjacent properties or the state right-of-way will be permitted.

5. The municipality and developer shall not assume that the Department of Water Environment Protection will provide any operation, emergency repair or response, or maintenance services associated with private infrastructure (pump station).

6. Per the Onondaga County Department of Water Environment Protection, the municipality should require that the developer provide performance bonds and/or surety instruments to fully fund future maintenance and/or replacement costs; when those repairs and replacements occur they are significant. It is recommended that the municipality require performance bonds and maintenance guarantees (similar to condominium property management maintenance trust) be adequate to fully enable long-term maintenance and even fully fund asset replacement by the municipality should the need arise to transfer said infrastructure to public ownership. This will protect the municipality and its residents from future repair and replacement costs. The municipality should also require that the developer construct the wastewater pump station and conveyances to all the standards listed in Recommended Standards for Wastewater Facilities (2004), including the performance and leak testing of the system.

7. Per the New York State Department of Transportation, the municipality is advised to ensure appropriate access agreements are in place for any shared driveways.

8. The applicant is encouraged to minimize tree clearing on sloped lands and lands receiving stormwater runoff and consider clustering future residential lots on proposed Lot 1 to preserve wooded lands and avoid steep topography of the site.

**The motion was made by Matt Beadnell and seconded by Lisa Dell. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; Matt Beadnell - 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 20, 2019

OCPB Case # Z-19-31

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Clay Planning Board at the request of Amerco Real Estate Company for the property located at 8015 Oswego Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Oswego Road (Route 57), a county highway; and
- WHEREAS, the applicant is proposing construction of a vehicle preparation drive, vehicle access with an overhead door, and two prefabricated storage unit buildings for an existing commercial tenant (U-Haul) on a 48.24-acre parcel in a Regional commercial (RC-1) zoning district; and
- WHEREAS, in 2018, the Board offered no position with comment for a special permit referral (Z-18-44) to allow motor vehicles rentals for U-Haul, advising coordination with the Onondaga County Department of Transportation on traffic data requirements; and
- WHEREAS, the site is located along Oswego Road, a county road, in the Town of Clay; the site contains an existing shopping plaza, the Shops at Seneca Mall, and is part of the Route 57 commercial corridor; the primary land use across Oswego Road is single-family residential; and
- WHEREAS, the submitted Existing Conditions Plan dated December 31, 2018 shows an existing shopping plaza composed of multiple single-story, attached buildings situated near the center of the site and a large parking lot serving the shopping plaza at the front of the buildings; a forested area is shown to cover the rear half of the parcel; the site has additional frontage on Gettman Road, a public right-of-way at the front of the site with two access points onto Oswego Road; and
- WHEREAS, per the Existing Conditions Plan, the site contains two existing, full access driveways onto Oswego Road, one of which occurs at the signalized intersection with Pine Hollow Drive, a local road serving residential neighborhoods across Oswego Road; additional site access comes from a third driveway onto Oswego Road that occurs on an adjacent lot under common ownership and also serves two parcels at the front of the site, containing a church and a fast food restaurant;  
ADVISORY NOTE: per the Onondaga County Department of Transportation, all existing or proposed driveways onto Oswego Road must meet Department requirements; no additional access to Oswego Road will be permitted; and
- WHEREAS, the submitted Overall Site Plan dated December 23, 2018 shows the proposed project will include installation of two 10' x 50' prefabricated self-storage buildings, which will replace six parking spaces each and be located at either end of the western half of the parking lot towards the front of the site; and

- WHEREAS, the submitted Site Plan dated December 31, 2018 shows a proposed overhead door at the front of the U-Haul tenant space with a new concrete pavement connection to the parking lot; additional site improvements include relocating two existing crosswalks, replacing an existing landscape bed and some sidewalk at the front of the building with a pavement pull-off area and new concrete sidewalk, and a proposed cantilever building canopy; a letter to the Town of Clay dated January 22, 2019, included with the referral materials, indicates the overhead door and vehicle access drive are intended to provide access to a designated, hitch installation space in the current tenant space; and
- WHEREAS, per the Overall Site Plan, there is a 10' wide drainage easement that runs along the front of the building and crosses the western half of the parking lot in two places; the proposed site improvements do not appear to encroach on the drainage easement; and
- WHEREAS, the site is served by public drinking water and sewers and is located in the Wetzel Road Wastewater Treatment Plant service area; per the referral notice, no changes to the existing infrastructure are proposed; a 20' sanitary sewer is shown at the front of the site along Oswego Road; per the Onondaga County Department of Water Environment Protection, there is a county-owned trunk sewer along this stretch of Oswego Road; and
- WHEREAS, GIS mapping shows the rear of the site may be encumbered by state and federal wetlands; per the EAF Mapper, the state wetland area is part of a much larger wetland (BRE-19) which is over 400 acres in size; and
- WHEREAS, the current FEMA Flood Insurance Rate Maps (FIRM) indicate that the rear, forested portion of the site is located within the 100-year floodplain, which may require elevation of structures and other mitigation; the Onondaga County Hazard Mitigation Plan has identified flooding as one of five primary natural hazards of local concern, with the potential to cause extensive threat to property and safety; buildings within the floodplain can negatively affect the free flow of nearby waterways and drainage, and building within a floodplain is therefore discouraged; and
- WHEREAS, the New York State Department of Environmental Conservation (NYS DEC) Environmental Assessment Form (EAF) Mapper indicates that the site is located over, or immediately adjoining, primary and principal aquifers; and
- WHEREAS, per the EAF Mapper, the site of the proposed action may contain a species of animal (Indiana bat, Northern long-eared bat, bald eagle), or associated habitats, listed by the state or federal government as threatened or endangered; impacts to bat species are often associated with tree clearing and from the submitted plans it appears that no wooded areas on site will be removed; 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. Every municipal review provides the opportunity to improve community appearance, site design and functionality. The applicant is encouraged to consider opportunities for infill/outparcel development with reduced parking needs in areas of excess, underutilized parking on the site and enhanced pedestrian connections throughout the entire shopping center and to connect



pedestrians to Oswego Road.

2. The applicant is encouraged to reduce stormwater runoff, improve stormwater quality, and reduce impervious surface coverage by using green infrastructure and installing landscape islands with integrated stormwater retention to offset the large expanse of pavement on the site.

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



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: February 20, 2019

OCPB Case # Z-19-32

WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Salina Planning Board at the request of Emmi & Sons, Inc. for the property located at 111-117 Elwood Davis 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 Seventh North Street (Route 45), a county highway; and

WHEREAS, the applicant is proposing construction of a new 12,750 sf commercial building with three retail tenant spaces, along with associated parking and site improvements on two lots totaling 1.476 acres in a Commercial (C-3) zoning district; and

WHEREAS, the site is located in the Town of Salina with surrounding land uses including medium-density residential, low-density commercial, and hotels; per the submitted survey map dated December 3, 2018, the site has frontage on 7th North Street, a county road, and Elwood Davis Road, a local road, and consists of two parcels, one vacant and one containing an existing one-story house with driveway on 7th North Street, all to be removed;  
ADVISORY NOTE: any work within the county right-of-way is subject to a work permit from the Onondaga County Department of Transportation, and the project appears to include removing an existing driveway on 7th North Street; and

WHEREAS, per the survey map, the adjacent lot contains an existing Burger King with a full access, medianed driveway onto 7th North Street, which partially occurs on the subject site; there is a proposed cross easement for ingress and egress across the front of the Burger King lot and aerial imagery shows an existing stub from the Burger King lot to the site; and

WHEREAS, the submitted Site Plan (undated) shows the project to include a proposed building (12,750 sf) with 9,600 sf for Dollar Tree and two additional retail spaces, 1,500 and 1,650 sf each; no tenants are indicated for the two smaller retail spaces; the proposed building is shown to be surrounded by asphalt, including a 24' wide drive aisle on the northwest side of the building and parking (70 spaces total) on the remaining sides; the building appears to face 7th North Street, with the building's entrance and a proposed concrete sidewalk at the front of the building and an additional sidewalk on the southeast side of the building; there is a proposed dumpster pad at the eastern corner of the parking lot; and

WHEREAS, the local application indicates that the proposed project includes a drive-thru ATM, which is not shown on the Site Plan and will presumably coincide with the 24' wide drive aisle on the northwest side of the building; and

WHEREAS, per the Site Plan, there will be two proposed full access driveways (38' and 47' wide) on Elwood Davis Road and the parking lot will connect to the existing

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stub and Burger King driveway;

ADVISORY NOTES: per the Onondaga County Department of Transportation, all existing or proposed driveways on 7th North Street must meet Department requirements; per the Onondaga County Department of Transportation, no additional access to 7th North Street will be permitted; and

WHEREAS, per the submitted Environmental Assessment Form (EAF) dated January 15, 2019, 1.48 acres of the site will be disturbed by the proposed project and on-site drainage will be piped to stormwater management areas, treated, and then discharged to the municipal stormwater system; the Site Plan shows proposed infiltration basins along the south and east lot lines connecting to underground storage pipes surrounding the building and ultimately to the existing drainage lines along Elwood Davis Road through a drainage control structure;

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

WHEREAS, the existing house is served by public drinking water and sewers and is located in the Metropolitan Wastewater Treatment Plant and Ley Creek Pump Station service areas; per the referral notice, new connections to public water and sewers are proposed as part of the project;

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

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

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

WHEREAS, per the Central New York Regional Transportation Authority (CENTRO), there is an operational bus route along 7th North Street with a bus stop occurring approximately 250 feet walking distance from the site; and

WHEREAS, the site is located in an Onondaga County Drainage District for Bear Trap and

Ley Creek, which are maintained by the Department of Water Environment Protection in this area; and

WHEREAS, the site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the NYS Historic Preservation Office archaeological site inventory (per EAF Mapper); a letter from the Office of Parks, Recreation and Historic Preservation (OPRHP) dated November 2, 2018, included with the referral materials, indicates that the project has been reviewed by the office and was found to have no impact on any archaeological and/or historic resources listed in or eligible for the New York State and National Registers of Historic Places; and

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

1. The Onondaga County Department of Transportation has determined that the municipality and applicant must contact the Department to discuss any required traffic data for the proposed project. Any modifications required by the Department must be reflected on the project plans prior to municipal approval.
2. The municipality must submit a copy of the Stormwater Pollution Prevention Plan (SWPPP) and/or any drainage reports or studies to the Onondaga County Department of Transportation. Any mitigation as may be determined by the Department must be reflected on the project plans prior to municipal approval. Additional stormwater runoff into the county's right-of-way or drainage system will be prohibited.
3. Given the site's location within a County Drainage District, the municipality must submit a copy of the Stormwater Pollution Prevention Plan (SWPPP) to the Onondaga County Department of Water Environment Protection for review. Any mitigation as may be determined by the Department must be reflected on project plans prior to municipal approval.

The Board also offers the following comments:

1. Additional design consideration is encouraged for the rear façade of the building and along the Elwood Davis Road frontage, which may include landscaping or architectural features such as windows or different textures, colors, or materials, to add visual interest and minimize the aesthetic impact of having the rear of the building facing Elwood Davis Road.
2. Given the proposed and existing retail uses in the area, availability of public transportation, relatively dense urban environment, and proximity of hotel patrons, the Town is encouraged to consider the addition of sidewalks along 7th North Street to improve walkability in the area.

**The motion was made by Matt Beadnell and seconded by Lisa Dell. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; Matt Beadnell - 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 20, 2019

OCPB Case # Z-19-33

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a THREE-MILE LIMIT from the City of Syracuse Planning Commission at the request of Hafner Developers, Inc. for the property located at 5229 West Taft Road; and
- WHEREAS, the site is located within three miles of the City of Syracuse and subject to the extra-territorial jurisdiction of the City of Syracuse under the three-mile limit rule and the site is located within 500 feet of West Taft Road (Route 48) and Allen Road (Route 205), both county highways; and
- WHEREAS, the applicant is proposing to subdivide a 2.78-acre parcel into two new lots, New Lot 6A (1.301 acres) and New Lot 6B (1.483 acres), in a Regional Commercial (RC-1) zoning district; and
- WHEREAS, in 2018, the Board offered no position with comment for the preliminary subdivision referral (S-18-85) associated with this three-mile limit review, stating no additional access to West Taft Road would be permitted, nor was it shown, and encouraging extension of existing ingress and egress easements to allow for additional/future interconnections; per the Town of Clay Planning Board Case Decision, the preliminary plat was approved locally on November 28, 2018; and
- WHEREAS, in 2004, the Board recommended modification of a subdivision referral (S-04-85) proposing to subdivide a parcel into six lots, which ultimately created the subject parcel; in 2005, the Board recommended modification of a site plan referral (Z-05-297) to construct a 7,440 sf medical office building on one of the six proposed lots; Board modifications for both referrals indicate that additional access to Taft Road for the subject parcel would not be permitted; and
- WHEREAS, the site is located along West Taft Road, a county road, in the Town of Clay; surrounding land uses consist of commercial uses generally occurring along West Taft Road and residential neighborhoods to the north and east; and
- WHEREAS, the submitted Final Plan dated November 29, 2018 shows the site contains an existing one-story building (AutoZone) surrounded on three sides by asphalt parking, all to be contained on proposed New Lot 6A (1.301 acres); there is a common drive and ingress and egress easement along the west lot line of New Lot 6A with access to West Taft Road, which appears to partially occur on the adjacent parcel to the west; the common drive appears to serve the adjacent Kinney Drugs and four rear office buildings;
- ADVISORY NOTE: per the Onondaga County Department of Transportation, all existing or proposed driveways on West Taft Road must meet Department requirements; and
- WHEREAS, aerial imagery shows proposed New Lot 6B (1.483 acres) will be vacant, open space; the Final Plan shows a 30' ingress and egress easement across the front of New Lot 6A and a stub road ending at the boundary between the two

proposed parcels, which would presumably provide access to New Lot 6B via the AutoZone driveway; and

WHEREAS, the existing building is served by public drinking water and sewers and is located in the Oak Orchard Wastewater Treatment Plant and Davis Road Pump Station service areas; new connections to public drinking water and sewers are proposed for New Lot 6B;

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

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

ADVISORY NOTE: per the Onondaga County Department of Water Environment Protection, the applicant must develop a 1 gallon to 1 gallon sanitary flow offset plan/project in coordination with the municipal engineer; 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 Matt Beadnell. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; Matt Beadnell - 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 20, 2019

OCPB Case # Z-19-34

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a ZONE CHANGE from the City of Syracuse Planning Commission at the request of Syracuse University for the property located at 401 Van Buren 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 the site is located within 500 feet of Interstate Route 81, a state highway; and
- WHEREAS, the applicant is proposing to change the zoning of a 3.64-acre parcel from Residential District, Class B (RB) and Local Business District, Class A (BA) to Planned Institutional District (PID) and establish a new subdistrict, SU Main Campus, Subdistrict 10; and
- WHEREAS, the Board is concurrently reviewing zone change referrals, including this one, to add 2 new subdistricts to Syracuse University's existing Main Campus PID (Z-19-34, 35) and create 3 new PIDs (Z-19-36, 37, 38) with additional lands owned by the college; the Board received 10 referrals from the City of Syracuse Planning Commission as part of the PID request, with 2 referrals for each subject area; the referrals have been combined by subject area to allow for a single review of the zone change and establishment of each new PID district/subdistrict; this review will constitute recommendations for both actions, the zone change and establishment of the new PID district/subdistrict; and
- WHEREAS, per the City zoning code, the purpose and intent of a PID is "to permit and encourage the orderly, cooperative and flexible development and expansion of institutional land uses" with further considerations for insuring adequate signage and compatible land use activities and building orientation, providing visually pleasing and functional open areas, safe and efficient pedestrian and vehicle circulation, and adequate parking, and encouraging cooperation among owners and developers in achieving the intent of the PID; the City of Syracuse is currently undertaking a comprehensive project to revise and modernize zoning in the City, which would not impact existing PID zones; and
- WHEREAS, the subject site consists of one parcel with frontage on Almond Street and Van Buren Street, both city streets, and contains three existing multi-story buildings, Boland, Brewster and Brockway Halls, which provide student residences for Syracuse University (SU), and an existing parking garage building; the site is adjacent to the I-81 viaduct and abuts parcels containing the Syracuse VA Medical Center and Toomey Abbott Towers, a public housing apartment building; and
- WHEREAS, aerial imagery shows the site contains a small parking lot with access to Van Buren Street and a u-shaped drop-off area farther east with two additional access points on Van Buren Street; the buildings are shown to surround a courtyard area; the remainder of the site contains green spaces, including the

parking garage roof, and there are sidewalks along both road frontages; and

WHEREAS, per the local application, the zone change petition is intended to place lands that are currently owned by SU into the existing Main Campus PID for SU; no changes to the existing uses or physical characteristics of the existing development are being proposed at this time; and

WHEREAS, the submitted Main Campus PID district plan dated May 18, 2018 shows the Main Campus PID contains 9 existing subdistricts, consisting of various buildings, parking lots, and green space for SU's Main Campus; the Main Campus PID is generally bound by Renwick and Irving Avenues to the west, Comstock and Ostrom Avenues to the east, Harrison Street to the north, all local roads, and Oakwood Cemetery to the south; and

WHEREAS, per the district plan, the PID request will add three new subdistricts to the Main Campus PID; Subdistrict 10 is under review in this referral; Subdistrict 11, which includes Marshall Square Mall and University College, is outside of the Onondaga County Planning Board jurisdiction and is not subject to referral under GML 239; Subdistrict 12, which includes existing parking lots for SU along University Avenue, is concurrently being considered in the zone change referral Z-19-35; and

WHEREAS, per the district plan, proposed uses for the subdistrict will be student housing, including dining hall and parking garage (same as existing); and

WHEREAS, per the district plan, proposed bulk/area requirements for the subdistrict include: a maximum of 50% structural coverage, a 10' setback from the building to the street right-of-way line, a 5' side/rear yard setback, a maximum 2.0 floor area ratio, 218 parking spaces (same as existing), a minimum of 20% developed open space (including green area/landscaping), and 1 off-street loading area per building (same as existing); all existing conditions appear to meet the proposed requirements; per the local application, the request to set the parking requirement based on current availability is intended to allow for future modifications to parking without having to modify the district plan, provided the requirement is still met; and

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

WHEREAS, the site is located near the Syracuse University-Comstock Tract Buildings which is listed on the State or National Register of Historic Places; other buildings on SU's main campus, including Crouse College and the Hall of Languages, are also listed on the State or National Register of Historic Places; and

WHEREAS, the project is within 2,000 feet of multiple sites (IDs: 734140, C734140, E734086) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper); the proposed project does not appear to impact these sites; and

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



1. As Syracuse University is located in a highly multimodal transportation area, the City and applicant are encouraged to consider the necessity of parking requirements for the proposed subdistrict.
2. Given concerns with wastewater infrastructure constraints and the number of recently approved and proposed projects in the University Hill area, the Onondaga County Department of Water Environment Protection recommends that the applicant completes a sewer flow study to monitor flow and capacity from tie-in locations at Syracuse University to the Metropolitan Wastewater Treatment Plant. The applicant is advised to contact the Department's Flow Control office for additional information.
3. The Board encourages Syracuse University, along with the other universities, hospitals, developers, and other partners in the University Hill area, to work toward a comprehensive, updated Transportation Demand Management plan to further investment in the area, in coordination with the City and Syracuse-Onondaga County Planning Agency.

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



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: February 20, 2019

OCPB Case # Z-19-35

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a ZONE CHANGE from the City of Syracuse Planning Commission at the request of Syracuse University for the property located at 504, 506, 510, 514, 600, 602, 602 1/2, 604 & 606 University Avenue and 909 & 911 Harrison 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 the site is located within 500 feet of SUNY Upstate Medical University, a state-owned facility; and
- WHEREAS, the applicant is proposing to change the zoning of 6 parcels totaling 2.95 acres from Residential District, Class B (RB) and Residential District, Class C (RC) to Planned Institutional District (PID) and establish a new subdistrict, SU Main Campus, Subdistrict 12; and
- WHEREAS, the Board is concurrently reviewing zone change referrals, including this one, to add 2 new subdistricts to Syracuse University's existing Main Campus PID (Z-19-34, 35) and create 3 new PIDs (Z-19-36, 37, 38) with additional lands owned by the college; the Board received 10 referrals from the City of Syracuse Planning Commission as part of the PID request, with 2 referrals for each subject area; the referrals have been combined by subject area to allow for a single review of the zone change and establishment of each new PID district/subdistrict; this review will constitute recommendations for both actions, the zone change and establishment of the new PID district/subdistrict; and
- WHEREAS, per the City zoning code, the purpose and intent of a PID is "to permit and encourage the orderly, cooperative and flexible development and expansion of institutional land uses" with further considerations for insuring adequate signage and compatible land use activities and building orientation, providing visually pleasing and functional open areas, safe and efficient pedestrian and vehicle circulation, and adequate parking, and encouraging cooperation among owners and developers in achieving the intent of the PID; the City of Syracuse is currently undertaking a comprehensive project to revise and modernize zoning in the City, which would not impact existing PID zones; and
- WHEREAS, the subject site consists of six parcels with frontage on University Avenue, a city street, and contains three existing parking lots for Syracuse University (SU); two of the parcels have additional frontage on Harrison Street, a city street, which separates the northernmost parcel from the remainder of the site; the site abuts parcels containing the Skyler Hotel, several apartment buildings, including student housing and the recently-constructed Skyler Commons, a medical office building, and a public parking lot; and
- WHEREAS, aerial imagery shows the northernmost parking lot to be contained entirely on one parcel and have an existing driveway onto Harrison Street; the

southernmost parking lot is also contained entirely on one parcel and the remaining lot occurs on the four remaining parcels; there are two existing driveways on University Avenue, with one each serving the parking lots south of Harrison Street; there are sidewalks along both road frontages; and

WHEREAS, per the local application, the zone change petition is intended to place lands that are currently owned by SU into the existing Main Campus PID for SU; no changes to the existing uses or physical characteristics of the existing development are being proposed at this time; and

WHEREAS, the submitted Main Campus PID district plan dated May 18, 2018 shows the Main Campus PID contains 9 existing subdistricts, consisting of various buildings, parking lots, and green space for SU's Main Campus; the Main Campus PID is generally bound by Renwick and Irving Avenues to the west, Comstock and Ostrom Avenues to the east, Harrison Street to the north, all local roads, and Oakwood Cemetery to the south; and

WHEREAS, per the district plan, the PID request will add three new subdistricts to the Main Campus PID; Subdistrict 10, which includes Boland, Brewster and Brockway Halls and a parking garage, is concurrently being considered in the zone change referral Z-19-35; Subdistrict 11, which includes Marshall Square Mall and University College, is outside of the Onondaga County Planning Board jurisdiction and is not subject to referral under GML 239; Subdistrict 12 is under review in this referral; and

WHEREAS, per the district plan, proposed uses for the subdistrict will be surface parking (same as existing); and

WHEREAS, per the district plan, proposed bulk/area requirements for the subdistrict include: a maximum of 50% structural coverage, a 10' setback from the building to the street right-of-way line, a 5' side/rear yard setback, a maximum 2.0 floor area ratio, 290 parking spaces (same as existing), and a minimum of 20% developed open space (including green area/landscaping); all existing conditions appear to meet the proposed requirements, as applicable; per the local application, the request to set the parking requirement based on current availability is intended to allow for future modifications to parking without having to modify the district plan, provided the requirement is still met; and

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

WHEREAS, the site is located near the Walnut Park Historic District which is listed on the State or National Register of Historic Places; other nearby buildings, including the Grace Episcopal Church, Temple Society of Concord, and Sherbrook Apartments, are also listed on the State or National Register of Historic Places; and

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

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

1. As Syracuse University is located in a highly multimodal transportation area, the City and applicant are encouraged to consider the necessity of

parking requirements for the proposed subdistrict.

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

3. The Board encourages Syracuse University, along with the other universities, hospitals, developers, and other partners in the University Hill area, to work toward a comprehensive, updated Transportation Demand Management plan to further investment in the area, in coordination with the City and Syracuse-Onondaga County Planning Agency.

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



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: February 20, 2019

OCPB Case # Z-19-36

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a ZONE CHANGE from the City of Syracuse Planning Commission at the request of Syracuse University for the property located at 420 & 500 East Taylor Street and 1202-1204 McBride 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 the site is located within 500 feet of Interstate Route 81, a state highway; and
- WHEREAS, the applicant is proposing to change the zoning of 3 parcels totaling 3.93 acres from Industrial District, Class A (IA) to Planned Institutional (PID) and establish the SU Steam Station PID; and
- WHEREAS, the Board is concurrently reviewing zone change referrals, including this one, to add 2 new subdistricts to Syracuse University's existing Main Campus PID (Z-19-34, 35) and create 3 new PIDs (Z-19-36, 37, 38) with additional lands owned by the college; the Board received 10 referrals from the City of Syracuse Planning Commission as part of the PID request, with 2 referrals for each subject area; the referrals have been combined by subject area to allow for a single review of the zone change and establishment of each new PID district/subdistrict; this review will constitute recommendations for both actions, the zone change and establishment of the new PID district/subdistrict; and
- WHEREAS, per the City zoning code, the purpose and intent of a PID is "to permit and encourage the orderly, cooperative and flexible development and expansion of institutional land uses" with further considerations for insuring adequate signage and compatible land use activities and building orientation, providing visually pleasing and functional open areas, safe and efficient pedestrian and vehicle circulation, and adequate parking, and encouraging cooperation among owners and developers in achieving the intent of the PID; the City of Syracuse is currently undertaking a comprehensive project to revise and modernize zoning in the City, which would not impact existing PID zones; and
- WHEREAS, per the local application, the subject site consists of three parcels that are generally bound by South Townsend Street, East Taylor Street, Almond Street and Burt Street, all city streets; the site contains two interconnected, multi-story buildings (natural gas-fueled steam generation plants), a multi-story building (chilled water plant), and various connecting pipelines and other facilities, all for Syracuse University's (SU) steam station, which is the primary source of heating to SU, SUNY ESF, SUNY Upstate, Crouse Hospital and the VA; aerial imagery shows the remainder of the parcels to be mostly covered by concrete or gravel; two of the parcels have additional frontage on South McBride Street, a city street, which separates the easternmost parcel from the remainder of the site; the site abuts the I-81 viaduct to the east and a short

line rail line to the south; and

WHEREAS, aerial imagery shows the western and eastern portions of the site to each be enclosed by chain link fencing, with access via existing gated driveways, including one on Burt Street, one on South McBride Street, and three on East Taylor Street; there are sidewalks along both road frontages; and

WHEREAS, per the local application, the zone change petition is intended to place lands that are currently owned by SU into the PID zoning category and create the new "Steam Station PID"; no changes to the existing uses or physical characteristics of the existing development are being proposed at this time, except for pending renovation work which is not detailed in the referral materials; and

WHEREAS, per the district plan, proposed uses for the district will be steam station, chilled water plant, and accessory uses and facilities (same as existing); and

WHEREAS, per the district plan, proposed bulk/area requirements for the Steam Station PID include: a maximum of 50% structural coverage, a 0' setback from the building to the street right-of-way line, a 0' side/rear yard setback, a maximum 2.0 floor area ratio, 30 parking spaces (same as existing), a minimum of 20% developed open space (including green area/landscaping), and 1 off-street loading area per building (same as existing); all existing conditions appear to meet the proposed requirements, as applicable; per the local application, the request to set the parking requirement based on current availability is intended to allow for future modifications to parking without having to modify the district plan, provided the requirement is still met; and

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

WHEREAS, the project is within 2,000 feet of multiple sites (IDs: 734140, C734144, C734140, E734086) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper); site E734086 is located south across the railroad line from the steam station and the DEC "has determined that remediation has been satisfactorily completed" under the Environmental Restoration Program; the proposed project does not appear to impact any of the sites; 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. For any future development or modifications to the steam station site, the applicant is encouraged to consider improvements to the aesthetics of the site, where possible, given its proximity to residential uses.
2. As Syracuse University is located in a highly multimodal transportation area, the City and applicant are encouraged to consider the necessity of parking requirements for the proposed PID district.
3. Given concerns with infrastructure constraints and the number of recently approved and proposed projects in the University Hill area, the Onondaga

County Department of Water Environment Protection recommends that the applicant completes a sewer flow study to monitor flow and capacity from tie-in locations at Syracuse University to the Metropolitan Wastewater Treatment Plant. The applicant is advised to contact the Department's Flow Control office for additional information.

4. The Board encourages Syracuse University, along with the other universities, hospitals, developers, and other partners in the University Hill area, to work toward a comprehensive, updated Transportation Demand Management plan to further investment in the area, in coordination with the City and Syracuse-Onondaga County Planning Agency.

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



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: February 20, 2019

OCPB Case # Z-19-37

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a ZONE CHANGE from the City of Syracuse Planning Commission at the request of Syracuse University for the property located at multiple addresses on Colvin St, Thurber St, Roe Ave, Edith St, Arnold Ave and Jamesville Ave; 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 the municipal boundaries between the City of Syracuse and the Town of Onondaga and the Town of DeWitt; and
- WHEREAS, the applicant is proposing to change the zoning of 12 parcels totaling 197.26 acres from Residential District, Class A-1 (RA-1) and Residential District, Class B (RB) to Planned Institutional District (PID) and establish the South Campus PID; and
- WHEREAS, the Board is concurrently reviewing zone change referrals, including this one, to add 2 new subdistricts to Syracuse University's existing Main Campus PID (Z-19-34, 35) and create 3 new PIDs (Z-19-36, 37, 38) with additional lands owned by the college; the Board received 10 referrals from the City of Syracuse Planning Commission as part of the PID request, with 2 referrals for each subject area; the referrals have been combined by subject area to allow for a single review of the zone change and establishment of each new PID district/subdistrict; this review will constitute recommendations for both actions, the zone change and establishment of the new PID district/subdistrict; and
- WHEREAS, per the City zoning code, the purpose and intent of a PID is "to permit and encourage the orderly, cooperative and flexible development and expansion of institutional land uses" with further considerations for insuring adequate signage and compatible land use activities and building orientation, providing visually pleasing and functional open areas, safe and efficient pedestrian and vehicle circulation, and adequate parking, and encouraging cooperation among owners and developers in achieving the intent of the PID; the City of Syracuse is currently undertaking a comprehensive project to revise and modernize zoning in the City, which would not impact existing PID zones; and
- WHEREAS, per the local application, the subject site consists of twelve parcels and has frontage on East Colvin Street, a city street; parcels have additional frontage on Vincent Street, Thurber Street, and Jamesville Avenue, all city streets; aerial imagery shows a portion of the site, roughly 180 acres, contains existing buildings and associated parking for student housing, athletic facilities, and administration and offices for Syracuse University's (SU) South Campus, the remaining portion of which falls on adjacent parcels located in the Town of Onondaga to the south; six of the twelve parcels appear to be vacant and forested and one parcel contains a portion of Drumlins golf course and



country club; the remainder of Drumlins is located on an adjacent parcel to the east that is located in the Town of DeWitt; and

WHEREAS, aerial imagery shows South Campus is primarily served by Skytop Road, a private road that meets East Colvin Street at a signalized intersection; there is a second existing driveway on East Colvin Street farther to the east and additional access to Jamesville Road via the adjacent parcel to the south; and

WHEREAS, per the local application, the zone change petition is intended to place lands that are currently owned by SU into the PID zoning category and create the new "South Campus PID"; no changes to the existing uses or physical characteristics of the existing development are being proposed at this time; and

WHEREAS, per the district plan, proposed uses for the district will be student housing, academic, sports/recreational facilities, retail, and office (same as existing); and

WHEREAS, per the district plan, proposed bulk/area requirements for the South Campus PID include: a maximum of 50% structural coverage, a 10' setback from the building to the street right-of-way line, a 50' side/rear yard setback, except for 15' in the Northeast area, a maximum 2.0 floor area ratio, 1,770 parking spaces (same as existing), a minimum of 20% developed open space (including green area/landscaping), and 1 off-street loading area per building (same as existing); all existing conditions appear to meet the proposed requirements, as applicable; per the local application, the request to set the parking requirement based on current availability is intended to allow for future modifications to parking without having to modify the district plan, provided the requirement is still met; and

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

WHEREAS, the site is located in an Onondaga County Drainage District for Meadow Brook, which is maintained by the Department of Water Environment Protection in this area; and

WHEREAS, the site may contain the Indiana bat or Northern long-eared bat, or their associated habitats, which have been listed by the state or federal government as threatened or endangered animal species (per EAF Mapper); impacts to bat species are often associated with tree clearing and from aerial imagery it appears there are some wooded areas on the site, particularly on the vacant parcels; and

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

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

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

1. The applicant is encouraged to consider opportunities for compatible zoning and planning for the portions of South Campus located in adjacent municipalities.
2. As Syracuse University is located in a highly multimodal transportation area, the City and applicant are encouraged to consider the necessity of parking requirements for the proposed PID district.
3. Given concerns with infrastructure constraints and the number of recently approved and proposed projects in the University Hill area, the Onondaga County Department of Water Environment Protection recommends that the applicant completes a sewer flow study to monitor flow and capacity from tie-in locations at Syracuse University to the Metropolitan Wastewater Treatment Plant. The applicant is advised to contact the Department's Flow Control office for additional information.
4. The Board encourages Syracuse University, along with the other universities, hospitals, developers, and other partners in the University Hill area, to work toward a comprehensive, updated Transportation Demand Management plan to further investment in the area, in coordination with the City and Syracuse-Onondaga County Planning Agency.

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



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: February 20, 2019

OCPB Case # Z-19-38

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a ZONE CHANGE from the City of Syracuse Planning Commission at the request of Syracuse University for the property located at 201 Ainsley Drive and 1320 & 1330 Jamesville Avenue; 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 the municipal boundary between the City of Syracuse and the Town of Onondaga; and
- WHEREAS, the applicant is proposing to change the zoning of 3 parcels totaling 20.10 acres from Residential District, Class B (RB) and Commercial District, Class B (CB) to Planned Institutional District (PID) and establish the Ainsley Campus PID; and
- WHEREAS, the Board is concurrently reviewing zone change referrals, including this one, to add 2 new subdistricts to Syracuse University's existing Main Campus PID (Z-19-34, 35) and create 3 new PIDs (Z-19-36, 37, 38) with additional lands owned by the college; the Board received 10 referrals from the City of Syracuse Planning Commission as part of the PID request, with 2 referrals for each subject area; the referrals have been combined by subject area to allow for a single review of the zone change and establishment of each new PID district/subdistrict; in 2010, the Board offered no position for a project site review referral (Z-10-339) to demolish an existing shed and construct a new salt barn and construct an addition to an existing pole barn for SU's physical plant compound on one of the subject parcels; this review will constitute recommendations for both actions, the zone change and establishment of the new PID district/subdistrict; and
- WHEREAS, per the City zoning code, the purpose and intent of a PID is "to permit and encourage the orderly, cooperative and flexible development and expansion of institutional land uses" with further considerations for insuring adequate signage and compatible land use activities and building orientation, providing visually pleasing and functional open areas, safe and efficient pedestrian and vehicle circulation, and adequate parking, and encouraging cooperation among owners and developers in achieving the intent of the PID; the City of Syracuse is currently undertaking a comprehensive project to revise and modernize zoning in the City, which would not impact existing PID zones; and
- WHEREAS, aerial imagery shows the subject site consists of three parcels and has frontage on Ainsley Drive and Jamesville Avenue, both city streets, with surrounding land uses being primarily industrial; per the local application, the site contains 8 existing buildings and associated parking for office, food/supply, equipment storage, manufacturing and physical plant uses for Syracuse University (SU); and

- WHEREAS, aerial imagery shows the site has three existing driveways onto Ainsley Drive and one driveway on Jamesville Avenue; and
- WHEREAS, per the local application, the zone change petition is intended to place lands that are currently owned by SU into the PID zoning category and create the new “Ainsley Campus PID”; no changes to the existing uses or physical characteristics of the existing development are being proposed at this time; and
- WHEREAS, per the district plan, proposed uses for the district will be offices, physical plant, commissary, and storage yard (same as existing); and
- WHEREAS, per the district plan, proposed bulk/area requirements for the Ainsley Campus PID include: a maximum of 50% structural coverage, a 10’ setback from the building to the street right-of-way line, a 37’ side/rear yard setback, a maximum 2.0 floor area ratio, 270 parking spaces (same as existing), a minimum of 20% developed open space (including green area/landscaping), and 1 off-street loading area per building (same as existing); all existing conditions appear to meet the proposed requirements, as applicable; per the local application, the request to set the parking requirement based on current availability is intended to allow for future modifications to parking without having to modify the district plan, provided the requirement is still met; and
- WHEREAS, the site is served by public drinking water and sewers and is located in the Metropolitan Wastewater Treatment Plant service area; per the Onondaga County Department of Water Environment Protection, the submitted project is located in an area designated as flow constrained or impacted by excessive wet weather flow or is tributary to a Combined Sewer Overflow (CSO); and
- WHEREAS, a portion of the site is located in an Onondaga County Drainage District for Meadow Brook, which is maintained by the Department of Water Environment Protection in this area; and
- WHEREAS, the site may contain the Indiana bat or Northern long-eared bat, or their associated habitats, which have been listed by the state or federal government as threatened or endangered animal species (per EAF Mapper); impacts to bat species are often associated with tree clearing and from aerial imagery it appears there are some wooded areas on the site; and
- WHEREAS, the site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the NYS Historic Preservation Office archaeological site inventory (per EAF Mapper); and
- WHEREAS, ADVISORY NOTE: per GML § 239-nn, the legislative body or other authorized body having jurisdiction in a municipality shall give notice to an adjacent municipality when a hearing is held by such body relating to a subdivision, site plan, special use permit, or a use variance on property that is within five hundred feet of an adjacent municipality; such notice shall be given by mail or electronic transmission to the clerk of the adjacent municipality at least ten days prior to any such hearing; and

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

1. As Syracuse University is located in a highly multimodal transportation area, the City and applicant are encouraged to consider the necessity of parking requirements for the proposed PID district.

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

3. The Board encourages Syracuse University, along with the other universities, hospitals, developers, and other partners in the University Hill area, to work toward a comprehensive, updated Transportation Demand Management plan to further investment in the area, in coordination with the City and Syracuse-Onondaga County Planning Agency.

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



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: February 20, 2019

OCPB Case # Z-19-39

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a ZONE CHANGE from the Town of Salina Town Board at the request of Syracuse Label Co., Inc. for the property located at 110 Luther Avenue; 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 Interstate Route 81, a state highway, and Seventh North Street (Route 45), a county highway; and
- WHEREAS, the applicant is requesting a zone change for five parcels totaling 1.63 acres from Office and Light Industrial Park (O-2) to Planned Commercial District (C-3) to allow retail sales of commercial and residential lighting equipment in an existing, vacant building; and
- WHEREAS, in 2011, the Board offered no position with comment for an area variance referral (Z-11-34) to construct a 1,427.04 sf addition to an existing building on the subject site, which was approved locally; and
- WHEREAS, the site has frontage on Albion Avenue, Knapp Street, and Luther Avenue, all local roads, and is situated within a swath of commercial and industrial land uses generally bound by I-81, Ley Creek and a CSX rail line, and 7th North Street, a county road; and
- WHEREAS, the submitted survey map dated March 11, 2010 shows the site consists of 5 parcels containing multiple masonry buildings that appear to be interconnected, with parking and unrestricted access along each road front and a small parking lot and loading area at the rear of the building; the rear parking area is served by Albion Avenue and has an existing driveway onto Luther Avenue; all site access ultimately outlets to 7th North Street to the north; and
- WHEREAS, per the survey map, there is an ingress-egress easement (approximate location) where Albion Avenue intersects with the rear parking area; the site also surrounds a commercial parcel fronting on Luther Avenue that contains an existing orthotics and prosthetics service company; parking for the adjacent commercial parcel appears to be contiguous with the site's parking along Luther Avenue; and
- WHEREAS, per the local application, the requested zone change is intended to allow for new uses, to include wholesale of electric supplies and display and sales of commercial and residential lighting fixtures, in the existing vacant building, formerly Syracuse Label & Surround Printing; and
- WHEREAS, an Environmental Assessment Form (EAF) was submitted with the referral materials and appears to be using an old version of the form; per the EAF, the current O-2 zoning of the site does not allow for retail uses, but the proposed C-3 zoning does; and

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

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

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

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

WHEREAS, the project is within 2,000 feet of multiple sites (IDs: 734004, 734123) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper); the subject site itself is listed in the database as ID C734118 and has been classified as a completed site in the Brownfield Cleanup Program; and

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

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

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

1. The Town is advised to ensure the applicant submits the new version of the Environmental Assessment Form prior to voting on this proposal, in order to meet State Environmental Quality Review (SEQR) requirements effective January 1, 2019.
2. Should the Town approve the zone change request, the applicant is advised to contact the Onondaga County Department of Transportation to discuss any required traffic data for the change in use. Any modifications required by the Department must be reflected on the project plans prior to municipal approval.

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



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: February 20, 2019

OCPB Case # Z-19-40

WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SPECIAL PERMIT from the Town of Clay Town Board at the request of The Great Outdoors Recreation Center, Inc. for the property located at 4155 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 Route 481 and Route 31, both state highways; and

WHEREAS, the applicant is requesting a special permit to allow for motor vehicle sales and rentals on a 6.7-acre leased portion of a 130-acre parcel in a Regional Commercial (RC-1) zoning district; and

WHEREAS, the full parcel, including Great Northern Mall, has frontage on NYS Route 31 and VerPlank and Morgan Roads, both county roads, with surrounding land uses being primarily commercial; the site abuts I-481 to the west; aerial imagery shows the site contains a large one-story building, Great Northern Mall, surrounded on all sides by a large asphalt parking lot; there is an existing outbuilding, a vacant Toys-R-Us on the western side of the site with parking on the south side and at the front of the building; and

WHEREAS, the site has two full access driveways onto Route 31, each occurring at a traffic signal; there is an additional driveway onto Morgan Road to the west; access to the Toys-R-Us outparcel, where the project will occur, comes from the existing mall access;

ADVISORY NOTES: per the New York State Department of Transportation, all existing or proposed driveways onto Route 31 must meet Department requirements; per the Onondaga County Department of Transportation, all existing or proposed driveways onto Morgan Road must meet Department requirements; per the Onondaga County Department of Transportation, no access to VerPlank Road will be permitted; and

WHEREAS, per the local application, Great Outdoors Recreation Center intends to renovate the former Toys-R-Us building to allow for a commercial retail outlet for the sale and rental of RVs and trailers; per the Town zoning code, motor vehicle sales and rental are permitted in the RC-1 district upon issuance of a special permit; and

WHEREAS, the submitted Layout Plan dated January 28, 2018 indicates that Great Outdoors Recreation Center will occupy a 6.65-acre lease area on the site, including the Toy-R-Us outparcel and 0.65 acres of the Great Northern Mall parking lot; per the local application, the only proposed exterior work will be to set up RV and trailer display areas; the Layout Plan shows four display areas, including a 18,600 sf area on the south side of the building, 17,000 and 43,400 sf areas at the front of the building, and a 27,400 sf area of the Great Northern Mall parking lot; a portion of the existing parking lot at the



front of the building (42 spaces) will remain for customer parking; and

WHEREAS, the submitted Landscaping Plan dated January 28, 2018 shows proposed tree plantings to occur around the southern boundary and at the front of the lease area; and

WHEREAS, per the submitted Environmental Assessment Form (EAF) dated January 25, 2019, established conveyance systems for runoff and drainage will be unchanged from existing conditions;  
ADVISORY NOTES: per the New York State and Onondaga County Departments of Transportation, additional stormwater runoff into the state or county drainage systems is prohibited; and

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

WHEREAS, GIS mapping shows potential riverine federal wetlands on the eastern half of the site; the existing Great Northern Mall building and parking lots appear to encroach on the wetland area; and

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

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

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

**The motion was made by Marty Voss and seconded by Matt Beadnell. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; Matt Beadnell - 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 20, 2019

OCPB Case # Z-19-41

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a TEXT AMENDMENT from the Village of Skaneateles Village Board at the request of Village of Skaneateles for the property located village-wide; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the adoption or amendment of a zoning ordinance or local law; and
- WHEREAS, the Village of Skaneateles is seeking to amend the Village of Skaneateles Code, Chapter 183 (Streets and Sidewalks), to create a benefit assessment program to fund future repair, replacement and extension of Village sidewalks; and
- WHEREAS, per the draft resolution, “the Board of Trustees has determined that it is appropriate to authorize a benefit assessment program by which the Village of Skaneateles will establish a pleasant and safe network of sidewalks for the use, benefit and enjoyment of all members of the community, including children, the elderly and those with limited mobility.”; and
- WHEREAS, the resolution cites the Village is authorized by Municipal Home Rule Law to create benefit assessments for local improvements, and the Village identifies sidewalks as a local improvement for which owners may be assessed for the benefit the property receives, and such assessments are necessary to defray the cost of construction and maintenance of sidewalks; and
- WHEREAS, the Village further finds that residents, business owners and individual property owners beyond the abutting property owner are benefitted by a comprehensive and high-quality network of sidewalks; and that abutting owners are better served by paying an annual assessment rather than face unpredictable, large, lump sum costs for repair of sidewalks; and
- WHEREAS, per the proposed amendments, Chapter 183-5 (Duty to maintain sidewalks in good state of repair) would be removed, which cites it shall be the duty of the owner of property abutting upon a public sidewalk to maintain said sidewalk in a good state of repair, and the Village is authorized to charge the abutting property owner for any necessary work if the owner fails to do so; and
- WHEREAS, per the revised Chapter 183, the Village proposes new Articles 1 through 5, and to modify numbering throughout the chapter; and
- WHEREAS, the new Article 1 (Purpose) states the purpose of the article “shall be to establish and maintain a pleasant and safe network of sidewalks for the use, benefit and enjoyment of all people within the Village of Skaneateles”; and
- WHEREAS, the new Article 2 (Assessment Formula) includes related definitions and describes a benefit assessment formula whereby each lot shall be assessed an annual maintenance fee for sidewalk construction or repair to be performed by the Village; reductions for the Cost of Past Work as part of the 2017/2018 Village Sidewalk Improvement Program are allowed (up to \$225);

WHEREAS, the new Article 4 (Construction or Repair of Sidewalks) dictates that a budget and schedule of sidewalk construction or repair to be performed by the Village will be approved by the Village Board; each property owner is to be assessed per Section 183-2 in proportion to the benefit received by that property;

WHEREAS, the article also notes the proposed changes do not affect the ability of the Village Planning Board or Zoning Board of Appeals to require a property owner to bear the full cost of sidewalk construction or repair as part of the site plan review or subdivision process; and

WHEREAS, new Article 3 provides guidance regarding appeals and reassessments; the new Article 5 addresses severability; and

WHEREAS, per Chapter 183, individual property owners are still responsible for keeping sidewalks clear of snow, dirt and obstructions; and

WHEREAS, the Syracuse Metropolitan Transportation Council has worked with the Village recently on a sidewalk assessment, including prioritized recommendations for new sidewalk installation and consideration of countywide sidewalk priority zones previously developed by the SMTC; 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 Matt Beadnell. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; Matt Beadnell - 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 20, 2019

OCPB Case # Z-19-42

- 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 Cicero Properties NRM LLC for the property located at 5917 State Route 31; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the granting of use or area variances and the site is located within 500 feet of New York State Route 31 and Lakeshore Road (Route 123), a county highway; and
- WHEREAS, the applicant is requesting an area variance to reduce the lot depth requirement from 200' to 142' and 125' for two proposed lots in a two-lot subdivision of a 0.883-acre parcel in a General Commercial (GC) zoning district, as part of a proposed project to use the existing vacant building on Lot 1 for a new restaurant; and
- WHEREAS, the Board is concurrently reviewing preliminary and final subdivision (S-19-6) and site plan (Z-19-44) referrals as part of the proposed project; in 2014, the Board recommended disapproval of a site plan referral (Z-14-28) to open a food service/retail stand and drive-thru coffee shop in the existing building, citing transportation challenges in this area and encouraging the Town to continue to work with the State and County Departments of Transportation to identify potential constraints, network changes and pedestrian, bicycle, and/or transit enhancements that may affect, or be affected by, development proposals on critical sites such as this; and
- WHEREAS, the site is located along the highly traveled NYS Route 31 corridor just east of I-81 with surrounding land uses including a mix of commercial and residential and the Cicero-North Syracuse High School and Elementary School; just north of the site are several large, undeveloped parcels that are part of the Carmel Runne commercial subdivision, which were recently rezoned to the Town's General Commercial Plus (GC+) zoning district; and
- WHEREAS, the submitted Final Plan dated January 16, 2019 shows the site has frontage on Lakeshore Road, a county road, to the north and Route 31 to the south; the site is divided into two portions by Lakeshore Spur Road, a local road; and
- WHEREAS, the Final Plan shows the proposed subdivision will divide the site into two new lots, Lot 1 (0.411 acres) to include the western, triangular-shaped portion of the site and Lot 2 (0.472 acres) to include the lands east of Lakeshore Spur Road; per the Town zoning code, lots in the GC zoning district require a 200' lot depth; the submitted Variance Map dated January 16, 2019 shows that neither proposed lot meets the lot depth requirement, and as such, an area variance is required to reduce the lot depth to 142' for Lot 1 and 125' for Lot 2; and
- WHEREAS, per the Final Plan, the western, triangular-shaped portion of the site is shown

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to contain an existing one-story building, a vacant ice cream shop, and asphalt parking at the front and rear of the building; aerial imagery shows there is an existing drive-thru lane, originating on the south side of the building and ending at a pickup window on the north side facing Lakeshore Road; there is an existing dumpster enclosure along the Lakeshore Road frontage and a pylon sign at the Lakeshore Road/Route 31 intersection; there are three existing driveways on this portion of the site, one full access curb cut on Lakeshore Road and two on Route 31; the eastern portion of the site contains an existing gravel parking lot with a single driveway onto Route 31; ADVISORY NOTES: per the NYS Department of Transportation, no access to Route 31 will be permitted for proposed Lot 1; prior to any future use of proposed Lot 2, the property owner must contact the New York State Department of Transportation to coordinate Route 31 access plans; per the Onondaga County Department of Transportation, the existing driveway on Lakeshore Road must meet Department commercial driveway standards, which will require reducing the width of the driveway; any work within a state or county right-of-way is subject to a work permit from the State or County Department of Transportation, respectively; and

WHEREAS, per the Final Plan, a 54" water main (approximate location) is shown to cross the western portion of the site; there is a 99' Onondaga County Water District Waterline Easement that covers less than half of proposed Lot 1 and a portion of the Lakeshore Spur Road; and

WHEREAS, the submitted Site Plan dated February 4, 2019 shows the proposed take-out restaurant (Little Caesars) will use the vacant building on proposed Lot 1; there will be no changes to the building footprint, sidewalks, curbs, or paved surfaces; per an email conversation with the Town, the applicant intends to use the existing drive-thru; per the local application, the restaurant will be open seven days a week, 11am to 9pm with a maximum number of 4 employees on site at one time; and

WHEREAS, the submitted elevations drawings show exterior improvements to include an extension of the existing roof line, new siding, and signage; per the local application, proposed signage includes two wall-mounted signs, 33 sf each on the front and south side of the building; per an email conversation with the Town, no plans have been submitted regarding the pylon sign; and

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

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

ADVISORY NOTE: per the Onondaga County Department of Water Environment Protection, unless it can be demonstrated that anticipated

sanitary flows will not exceed previous flows in excess of one sewer unit over prior uses, the applicant must develop a 1 gallon to 1 gallon sanitary flow offset plan/project in coordination with the municipal engineer; and

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 does not generally endorse the creation of non-conforming lots and encourages the Town to consider alternative zoning that reflects the resulting smaller parcel sizes and reasonable development potential of the site.
2. The Town is advised to resolve questions regarding access and resulting site plan modifications prior to action on the subdivision and variance.

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



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: February 20, 2019

OCPB Case # Z-19-43

- 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 ZONE CHANGE from the Town of Cicero Town Board at the request of Matthew & Patricia Kajdasz for the property located at 7459 West Murray Drive; 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 the municipal boundary between the Town of Cicero and Oswego County; and
- WHEREAS, the applicant is requesting a zone change from General Commercial (GC) to Residential 10 (R-10) for a 1.14-acre parcel; and
- WHEREAS, the site is located on the southern shore of Oneida Lake; the submitted survey map shows the site has frontage on Lakeshore Road and West Murray Drive, both local roads, and contains an existing two-story building (formerly Cooper's Landing restaurant) with a rear deck; surrounding land uses are primarily residential; the site is located across Lakeshore Road from a large tract of undeveloped, forested land; and
- WHEREAS, per the survey map, the site has existing access to Lakeshore Road and West Murray Drive; there is a large gravel parking lot at the front of the building; and
- WHEREAS, per the submitted Environmental Assessment Form (EAF) dated January 19, 2019, the proposed zone change is intended to allow for construction of a residential home on the site; and
- WHEREAS, the site is currently zoned GC which is intended to "provide for those medium-sized commercial uses whose primary market is Town-wide" and would allow for shopping centers, hotels, motels, gas/service stations, car wash facilities, restaurants and drive-in activities, health-related facilities, light assembly, auto sales and service, vet clinics, and apartments with less than 24 units, per the Town zoning code; and
- WHEREAS, the proposed action would change the zoning of the site to R-10 which allows one-family residences, enclosed accessory building uses, and private garages; additional uses permitted in the R-10 district upon site plan approval are home occupations, golf courses, public utility substations, clinics, schools, religious institutions, and community centers; and
- WHEREAS, the site is served by public drinking water and sewers and is located in the Brewerton Wastewater Treatment Plant service area; no changes to the existing infrastructure are proposed; and
- WHEREAS, current FEMA Flood Insurance Rate Maps (FIRM) indicate that the shoreline of the site is located within the 100-year floodplain, which may require elevation of structures and other mitigation; the Onondaga County Hazard Mitigation Plan has identified flooding as one of five primary natural hazards

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

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

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

Any future development should include reductions in impermeable surface coverage and restoration of vegetation on the site, particularly in the parking lot area. The municipality is also encouraged to ensure that development occurs outside of the floodplain and does not negatively affect drainage patterns in or near the floodplain.

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





JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: February 20, 2019

OCPB Case # Z-19-44

- 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 SITE PLAN from the Town of Cicero Planning Board at the request of Cicero 31-LC for the property located at 5917 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 New York State Route 31 and Lakeshore Road (Route 123), a county highway; and
- WHEREAS, the applicant is proposing to use an existing vacant building for a new take-out restaurant on 0.441 acres of a 0.883-acre parcel in a General Commercial (GC) zoning district; and
- WHEREAS, the Board is concurrently reviewing preliminary and final subdivision (S-19-6) and area variance (Z-19-42) referrals as part of the proposed project; in 2014, the Board recommended disapproval of a site plan referral (Z-14-28) to open a food service/retail stand and drive-thru coffee shop in the existing building, citing transportation challenges in this area and encouraging the Town to continue to work with the State and County Departments of Transportation to identify potential constraints, network changes and pedestrian, bicycle, and/or transit enhancements that may affect, or be affected by, development proposals on critical sites such as this; and
- WHEREAS, the site is located along the highly traveled NYS Route 31 corridor just east of I-81 with surrounding land uses including a mix of commercial and residential and the Cicero-North Syracuse High School and Elementary School; just north of the site are several large, undeveloped parcels that are part of the Carmel Runne commercial subdivision, which were recently rezoned to the Town's General Commercial Plus (GC+) zoning district; and
- WHEREAS, the submitted Final Plan dated January 16, 2019 shows the site has frontage on Lakeshore Road, a county road, to the north and Route 31 to the south; the site is divided into two portions by Lakeshore Spur Road, a local road; and
- WHEREAS, the Final Plan shows the proposed subdivision will divide the site into two new lots, Lot 1 (0.411 acres) to include the western, triangular-shaped portion of the site and Lot 2 (0.472 acres) to include the lands east of Lakeshore Spur Road; per the Town zoning code, lots in the GC zoning district require a 200' lot depth; the submitted Variance Map dated January 16, 2019 shows that neither proposed lot meets the lot depth requirement, and as such, an area variance is required to reduce the lot depth to 142' for Lot 1 and 125' for Lot 2; and
- WHEREAS, per the Final Plan, the western, triangular-shaped portion of the site is shown to contain an existing one-story building, a vacant ice cream shop, and asphalt parking at the front and rear of the building; aerial imagery shows there is an existing drive-thru lane, originating on the south side of the building and ending at a pickup window on the north side facing Lakeshore

Road; there is an existing dumpster enclosure along the Lakeshore Road frontage and a pylon sign at the Lakeshore Road/Route 31 intersection; there are three existing driveways on this portion of the site, one full access curb cut on Lakeshore Road and two on Route 31; the eastern portion of the site contains an existing gravel parking lot with a single driveway onto Route 31; ADVISORY NOTES: per the NYS Department of Transportation, no access to Route 31 will be permitted for proposed Lot 1; prior to any future use of proposed Lot 2, the property owner must contact the New York State Department of Transportation to coordinate Route 31 access plans; per the Onondaga County Department of Transportation, the existing driveway on Lakeshore Road must meet Department commercial driveway standards, which will require reducing the width of the driveway; any work within a state or county right-of-way is subject to a work permit from the State or County Department of Transportation, respectively; and

WHEREAS, per the Final Plan, a 54" water main (approximate location) is shown to cross the western portion of the site; there is a 99' Onondaga County Water District Waterline Easement that covers less than half of proposed Lot 1 and a portion of the Lakeshore Spur Road; and

WHEREAS, the submitted Site Plan dated February 4, 2019 shows the proposed take-out restaurant (Little Caesars) will use the vacant building on proposed Lot 1; there will be no changes to the building footprint, sidewalks, curbs, or paved surfaces; per an email conversation with the Town, the applicant intends to use the existing drive-thru; per the local application, the restaurant will be open seven days a week, 11am to 9pm with a maximum number of 4 employees on site at one time; and

WHEREAS, the submitted elevations drawings show exterior improvements to include an extension of the existing roof line, new siding, and signage; per the local application, proposed signage includes two wall-mounted signs, 33 sf each on the front and south side of the building; per an email conversation with the Town, no plans have been submitted regarding the pylon sign; and

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

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

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

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

Given the longstanding transportation challenges in this area and involving nearby intersections, as well as the limited size and configuration of the site, the Board does not endorse the site plan as currently presented. The Town and applicant must coordinate with the New York State and Onondaga County Departments of Transportation to meet requirements for safe driveway access, including removing the existing driveways on Route 31 and bringing Lakeshore Road access up to Department standards, and address potential turning movement conflicts. The Town is encouraged to reconsider allowances for a drive-thru on the parcel, which complicates circulation and safety.

The Town and applicant are also encouraged to incorporate consideration of pedestrian accommodations on the parcel, given the site's location along a primary thoroughfare, which is currently inhospitable for pedestrians but contains a variety of land uses such as schools and retail establishments that may warrant pedestrian accommodations.

The Town is advised to resubmit a revised site plan referral to the Onondaga County Planning Board after coordinating access and traffic data requirements with the State and County Departments of Transportation.

**The motion was made by Lisa Dell and seconded by Marty Voss. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; Matt Beadnell - 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 20, 2019

OCPB Case # Z-19-45

- 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 Village of Liverpool Zoning Board of Appeals at the request of Mark & Mary Phelps for the property located at 601 Second 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 Second Street (Route 370), a state highway, and Onondaga Lake Park, a county park; and
- WHEREAS, the applicant is requesting an area variance to reduce the front yard setback along Bass Street, a local road, from 30 feet to 0 feet to allow for construction of a front porch on a 0.25-acre parcel in a Single-Family Residential (R-1) zoning district; and
- WHEREAS, in 2012, the Board offered no position with comment for an area variance referral (Z-12-125) to build a new front porch on the existing single-family dwelling, which appears to have been constructed on the side of the house facing Second Street; and
- WHEREAS, the site is located at the intersection of Second Street, a state road, and Bass Street with surrounding land uses being residential; the site is just north of Onondaga Lake Park, a county park; and
- WHEREAS, aerial imagery shows the site contains an existing two-story house with two attached garages; there are two existing driveways, one each on Second Street and Bass Street, and existing sidewalks along both road fronts; and
- WHEREAS, per the Village zoning code, a 30' front yard setback is required in the R-1 district; the existing house is 2.3' from the Bass Street right-of-way; per the local application, the proposed porch will be constructed on the side of the house facing Bass Street and extend 2.7' into the Village right-of-way; a revocable license agreement has been requested from the Village Board, as part of the proposed project; and
- WHEREAS, the site is served by public drinking water and sewers and is located in the Metropolitan Wastewater Treatment Plant and Liverpool Pump Station service areas; no changes to the existing infrastructure are proposed; and
- WHEREAS, per the Onondaga County Department of Water Environment Protection, the submitted project is located in an area designated as flow constrained or impacted by excessive wet weather flow or is tributary to a Combined Sewer Overflow (CSO); and
- WHEREAS, the project is within 2,000 feet of a site (IDs: 734030) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper); and

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

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

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

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

**The motion was made by Marty Voss and seconded by Matt Beadnell. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; Matt Beadnell - 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 20, 2019

OCPB Case # Z-19-46

- 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 AREA VARIANCE from the Village of Liverpool Zoning Board of Appeals at the request of Jeffrey & Vicki Layhew for the property located at 602 Vine 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 (Route 51), a county highway, and a state-owned portion of Oswego Street; and
- WHEREAS, the applicant is requesting an area variance to reduce the front yard setback from 30 feet to 18 feet to allow for construction of a 460-square foot wrap around porch and a 24' x 24' attached garage on a 0.4-acre parcel in a Single-Family Residential (R-1) zoning district; and
- WHEREAS, the site is located at the intersection of Vine Street, a county road, and Hazel Street, a local road, with surrounding land uses being residential and religious, including Liverpool First Methodist Church, which is eligible to be listed on the National Register of Historic Places; and
- WHEREAS, aerial imagery shows the site contains an existing two-story house with a detached garage; there is one existing driveway on Hazel Street, and existing sidewalks along both road fronts; and
- WHEREAS, per the Village zoning code, a 30' front yard setback is required in the R-1 district; per the local application, the existing house is 20' from the Vine Street right-of-way; the submitted Site Plan shows the proposed wood wrap around porch (460 sf) will be constructed at the western corner of the house, which will be 18' from the Vine Street right-of-way; a proposed 24' x 24' attached garage is also shown in the Site Plan, which will align with the existing driveway and meet all Village setback requirements; and
- WHEREAS, the site is served by public drinking water and sewers and is located in the Metropolitan Wastewater Treatment Plant and Liverpool Pump Station service areas; no changes to the existing infrastructure are proposed; and
- WHEREAS, per the Onondaga County Department of Water Environment Protection, the submitted project is located in an area designated as flow constrained or impacted by excessive wet weather flow or is tributary to a Combined Sewer Overflow (CSO); and
- WHEREAS, the project is within 2,000 feet of multiple sites (IDs: 734030, V00501) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper); and
- WHEREAS, the site may contain the Indiana bat, or its associated habitat, which has been listed by the state or federal government as a threatened or endangered animal species (per EAF Mapper); impacts to bat species are often associated

with tree clearing and from aerial imagery it appears there are no wooded areas on the site; and

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

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

**The motion was made by Marty Voss and seconded by Matt Beadnell. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; Matt Beadnell - 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 20, 2019

OCPB Case # Z-19-47

- 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 SPECIAL PERMIT from the Town of Skaneateles Planning Board at the request of Heather Carroll for the property located at 1274 Lacy Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review issuance of special permits and the site is located within 500 feet of Lacy Road (Route 359), a state highway, and a farming operation located in a NYS Agricultural District; and
- WHEREAS, the applicant is requesting a special permit to allow for an existing barn to be used as a wedding venue/event center on a 1.9-acre parcel in Rural and Farming (RF) and Lake Watershed Overlay (LWOD) zoning districts; and
- WHEREAS, the site is located in a rural area in the Town of Skaneateles; the site and surrounding lands are enrolled in NYS Agricultural District 2; the adjacent parcels appear to contain active farmland, including the Greenfield Farms; and
- WHEREAS, the submitted survey map dated August 23, 2018 shows the site has frontage on Lacy Road, a state road, and contains an existing house and an existing barn (Mandana Barn); there is an existing u-shaped blacktop driveway with two access points onto Lacy Road; the remainder of the site appears to be lawn; the adjacent parcel has an existing farm driveway that appears to partially occur on the site;
- ADVISORY NOTE: per the NYS Department of Transportation, all existing or proposed driveways on Lacy Road must meet Department requirements; and
- WHEREAS, the referral notice indicates that the event center use is considered a recreational business which requires a special permit in all zoning districts under the Town zoning code; per the local application, the barn has been used as a seasonal venue for community gatherings from May (Memorial Day) through October and the special permit will allow the use to continue; and
- WHEREAS, per the local application, off-street parking for up to 130 cars is provided in a one-acre field across Lacy Road from the site; the parking area has a gravel farm access road onto Lacy Road; there is no food preparation on site; no physical changes to the property are proposed; and
- WHEREAS, per the local application, the barn can accommodate seating for up to 96 guests; events larger than that require rented tents in the yard; no details on location or size of tents is provided; and
- WHEREAS, the referral materials do not include details regarding lighting for events; and
- WHEREAS, a letter from the applicant indicates that no music is permitted past 10pm on weekends (Fri/Sat) or 9pm on weekdays (Sun); events are not hosted Monday through Thursday; and
- WHEREAS, the house is served by an individual well and septic system; restroom facilities



for events are provided by self-contained portable toilets or trailers, location not shown; and

WHEREAS, the site is located just outside the Skaneateles Lake watershed and less than 3,600 feet from the lake; Skaneateles Lake is the primary public water supply source for the City of Syracuse and is unfiltered, requiring strict adherence to water quality protections on land in the watershed; and

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

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

1. The applicant must contact the New York State Department of Transportation to coordinate requirements for the existing driveways on Lacy Road, in order to satisfy commercial driveway standards, which may require paving the portion of the parking lot access road located in the state right-of-way. Any mitigation as may be determined by the Department must be reflected on the project plans prior to municipal approval.
2. The applicant is advised to contact the Onondaga County Health Department regarding provisions for water supply and sewage disposal.

The Board also offers the following comments:

1. Given the proximity of the site to agricultural fields and actively farmed lands, the applicant is advised to ensure all event activities will have minimal potential conflict with agricultural uses.
2. Per the New York State Department of Transportation, the municipality is advised to ensure appropriate access agreements or easements are in place for any shared driveways on Lacy Road and to accommodate parking on the lot across the street.
3. The Town is advised to ensure any tents, parking or event space on the site does not infringe on the existing septic system and well areas.

**The motion was made by Matt Beadnell and seconded by Lisa Dell. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; Matt Beadnell - 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 20, 2019

OCPB Case # Z-19-48

- 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 Skaneateles Planning Board at the request of Mark Heffernan for the property located at 1646 Amerman 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 the municipal boundary between the Town of Skaneateles and Cayuga County and a farming operation in a NYS Agricultural District; and
- WHEREAS, the applicant is proposing to construct a 2,600 square foot single-family dwelling on a vacant 3.1-acre parcel in Rural and Farming (RF) and Lake Watershed Overlay (LWOD) zoning districts; and
- WHEREAS, the site is located in a rural area in the Town of Skaneateles; surrounding lands are enrolled in NYS Agricultural District 2 and appear to contain active farmland; aerial imagery shows the lot is vacant and forested and abuts Skaneateles Lake to the northeast; and
- WHEREAS, per the submitted survey map, a portion of the parcel falls in Cayuga County to the south and Amerman Road, a local road, appears to occur on the parcel along the southern lot line; the site contains an existing driveway on Amerman Road, which serves an existing house on the adjacent parcel to the east and has an associated 25' easement for ingress/egress; and
- WHEREAS, per the survey map, there are buried electric lines (assumed location) crossing the northern half of the parcel; from the electric lines to the lake there is approximately a 50' drop in elevation; and
- WHEREAS, the submitted Site Plan dated January 31, 2019 shows the proposed two-story, three-bedroom house with an attached garage, rear decks, and porches, all to occur between the buried electric lines and shoreline; some vegetation clearing is shown to allow for development of the site, though a majority of the vegetation appears to remain, particularly on the roadside of the site; and
- WHEREAS, per the Site Plan, a 12' wide private driveway is proposed, which will use the existing shared driveway on the site to access Amerman Road; the plan indicates the temporary construction entrance at the beginning of the private drive will become a 20' x 50' fire apparatus area; and
- WHEREAS, per the Site Plan, the project includes a 12' x 24' permanent dock with stairs and bridge to the shoreline;
- ADVISORY NOTE: any construction, reconstruction, or expansion of docking or mooring facilities is subject to the provisions of the NYS Department of Environmental Conservation's Protection of Waters Program; the municipality is advised to ensure all necessary permits and approvals are obtained from the DEC for projects located on, in or above navigable waters prior to municipal approval; and

- WHEREAS, ADVISORY NOTE: the applicant is advised to ensure all necessary permits and approvals are obtained from the U.S. Army Corps of Engineers (USACE) and/or NYS Department of Environmental Conservation (DEC) for any work below the mean high water line in regulated waterways prior to municipal approval; and
- WHEREAS, the submitted Grading Plan dated January 31, 2019 shows a retaining wall on the west side of the house and swales to move runoff to a proposed bioretention area (375 cf) at the rear of the house; per the local application, less than an acre of the site will be disturbed by the proposed project; and
- WHEREAS, new individual well and septic system are proposed for the dwelling; the Site Plan shows the proposed septic system leach field and expansion area to occur in front of the house to the west of the proposed driveway; the well is shown at the rear of the house near the shoreline; and
- WHEREAS, the site is located in the Skaneateles Lake watershed; Skaneateles Lake is the primary public water supply source for the City of Syracuse and is unfiltered, requiring strict adherence to water quality protections on land in the watershed; impermeable surface coverage will be 8.8% following the proposed project where 10% is permitted; and
- WHEREAS, current FEMA Flood Insurance Rate Maps (FIRM) indicate that the shoreline of the site is located within the 100-year floodplain, which may require elevation of structures and other mitigation; the Onondaga County Hazard Mitigation Plan has identified flooding as one of five primary natural hazards of local concern, with the potential to cause extensive threat to property and safety; buildings within the floodplain can negatively affect the free flow of nearby waterways and drainage, and building within a floodplain is therefore discouraged; and
- WHEREAS, ADVISORY NOTE: per GML § 239-nn, the legislative body or other authorized body having jurisdiction in a municipality shall give notice to an adjacent municipality when a hearing is held by such body relating to a subdivision, site plan, special use permit, or a use variance on property that is within five hundred feet of an adjacent municipality; such notice shall be given by mail or electronic transmission to the clerk of the adjacent municipality at least ten days prior to any such hearing; and

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

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

**The motion was made by Matt Beadnell and seconded by Lisa Dell. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; Matt Beadnell - 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 20, 2019

OCPB Case # Z-19-49

- 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 SITE PLAN from the Town of Skaneateles Planning Board at the request of Paul Leone for the property located at 2559 and 2579 East Lake Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of East Lake Road (Route 41), a state highway; and
- WHEREAS, the applicant is proposing a driveway extension to provide shared access between two lots totaling 3.2 acres in Rural and Farming (RF) and Lake Watershed Overlay (LWOD) zoning districts; and
- WHEREAS, in 2014 and 2017, the Board recommended modification of subdivision referrals (S-14-38, S-17-91) proposing a lot line adjustment to convert four existing parcels in three new lots, which ultimately created the two subject parcels; and
- WHEREAS, the site is located along East Lake Road, a state road, on the eastern shore of Skaneateles Lake with surrounding land uses being residential; and
- WHEREAS, per the submitted survey map, the site consists of two parcels; the southerly parcel is shown to contain an existing two-story house with an attached garage, shoreline structures, including steps and a dock, and an existing driveway onto East Lake Road; the northerly parcel contains an existing two-story house, a detached frame garage, a small rear building and shed, and shoreline structures, including steps to the lake; and
- WHEREAS, per the survey map, the northerly parcel is served by an internal access drive that parallels East Lake Road and serves four residential lots north of the site; the internal access drive's connection to East Lake Road straddles the boundary between the two lots;  
ADVISORY NOTE: per the NYS Department of Transportation, all existing or proposed driveways on East Lake Road must meet Department requirements; and
- WHEREAS, per the submitted site plan, the existing driveway on the southerly parcel will be extended across the front of the house and onto the northerly parcel where it will connect to the internal access road; per the referral notice, the lots are part of 'The Colony', which requires shared access under its bylaws; there do not appear to be any changes to the existing access points on East Lake Road;  
ADVISORY NOTE: any work within the state right-of-way is subject to a work permit from the NYS Department of Transportation; and
- WHEREAS, the existing houses are served by individual septic systems and obtain drinking water directly from the lake; two septic easements are shown in the survey map, one of which occurs on both of the lots; the plans show the existing septic field on the southerly parcel is located north of the driveway

extension and will require protection during construction; no changes to the existing infrastructure are proposed; and

WHEREAS, the site is located in the Skaneateles Lake watershed; Skaneateles Lake is the primary public water supply source for the City of Syracuse and is unfiltered, requiring strict adherence to water quality protections on land in the watershed; impermeable surface coverage is currently 7.4% on the northerly parcel and 9.1% on the southerly parcel, where 10% is permitted, and will increase to 7.9% and 9.5%, respectively, following the proposed project and

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

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

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

Per the New York State Department of Transportation, the municipality is advised to ensure appropriate access agreements are in place for any shared driveways onto East Lake Road.

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



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: February 20, 2019

OCPB Case # Z-19-50

- 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 The Widewaters Group, Inc. for the property located at Widewaters Parkway; 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 Bridge Street, a state highway; and
- WHEREAS, the applicant is proposing to construct two 40,922-square foot single-story, multi-use office buildings with associated parking and utilities on two parcels totaling 10.95 acres in a High Tech zoning district; and
- WHEREAS, the Board reviewed previous iterations of the proposed project in 2011 and 2012, recommending modification of site plan referrals (Z-11-212, Z-12-304) to construct two new buildings on the subject site, both of which were approved locally though never completed; Town meeting minutes from 2012 and 2015, included with the referral materials for this review, indicate that the project has had several approvals from the Town Planning Board over a period of several years and any changes, additions, or deletions to the scope of the project will be subject to further site plan review by the Town; and
- WHEREAS, the site is part of the suburban Widewaters business park development located between Erie Boulevard East and Interstate 690, and north of the Shoppingtown Mall; surrounding land uses are commercial, retail, and industrial; aerial imagery shows the site consists of two vacant parcels with frontage on Widewaters Parkway, a local road; a portion of the site, approximately 15,000 sf, is located on the north side of Widewaters Parkway and contains an existing drainage easement to the Town of DeWitt; no development is proposed for that portion of the site; and
- WHEREAS, a letter to the applicant dated August 25, 2015, included with the referral materials, indicates that the site contains an existing foundation (previously constructed as part of the proposed project); per the letter, the strength and durability of the foundation was tested and found that there is no evidence that the structural integrity of the foundations has been compromised over time; and
- WHEREAS, the submitted Site Layout and Materials Plan dated March 29, 2010 shows two proposed, one-story office buildings surrounded on all sides by asphalt parking (389 spaces total); concrete sidewalks are shown at the front, rear and along one side of each building and to interconnect via crosswalks with the sidewalk extending to the Widewaters Parkway right-of-way in two places; per the Site Layout and Materials Plan, there is an existing bike trail in the Town right-of-way and a concrete sidewalk and grass planting strip are proposed; there are two proposed full access driveways onto Widewaters Parkway, one aligning with Enterprise Parkway Extension, a local road, to the north and the

other occurring across from an existing driveway serving an office building to the east; two bicycle racks are shown, one at the front of each building, and there are 113 future reserve parking spaces shown around the edge of the proposed parking lot; and

WHEREAS, the submitted Construction Sequence and Phasing Plan dated September 27, 2012 shows the proposed project will be completed in two phases, with Phase 2 including the easterly building and parking, both driveways and all work in the right-of-way and Phase 3 including the westerly building and parking; additional reserve parking is shown across Widewaters Parkway in a parcel owned by National Grid; per the Planting Plan dated March 29, 2010, a number of plantings are proposed, including a row of trees on either side of Widewaters Parkway, and a mix of trees, shrubs and ground cover plantings for planting beds around the buildings, in landscape islands within the parking lot and dispersed around the edge of the parking lot; and

WHEREAS, the elevation drawings show proposed signage to include wall-mounted signs over the building entrances with individually-illuminated letters for each tenant sign; signage will not to exceed 120 sf per tenant as dictated by the Town zoning code; two ground mounted signs are also shown at the proposed driveways; a lighting plan was included with the referral materials, which shows proposed 32 pole-mounted fixtures (mounting height 20') around the parking lot, 3 future pole-mounted fixtures (mounting height 20') for reserve parking, and 26 building mounted fixtures (mounting height 15'); and

WHEREAS, per the Construction Sequence and Phasing Plan, the site contains a detention basin along the western lot line, to be regraded to meet project needs as part of Phase 2;  
ADVISORY NOTES: the applicant and municipality are encouraged to consider the use of green infrastructure to further reduce stormwater runoff and improve stormwater quality; any project that cumulatively disturbs one acre or more of land must be covered under the NYS SPDES Permit, and the municipality is advised to ensure that the applicant has obtained the appropriate permits from the NYS Department of Environmental Conservation prior to municipal approval; and

WHEREAS, the site has access to public drinking water and sewers and is located in the Metropolitan Wastewater Treatment Plant service area; new municipal connections to the public drinking water and sewers are proposed; per the Onondaga County Department of Water Environment Protection, the submitted project is located in an area designated as flow constrained or impacted by excessive wet weather flow or is tributary to a Combined Sewer Overflow (CSO);  
ADVISORY NOTES: the applicant is advised to contact OCWA's Engineering Department to determine the activities and structures permitted within OCWA easements/right-of-ways, water availability and service options, obtain hydrant flow test information, evaluate backflow prevention requirements, and/or request that the Authority conduct hydrant flow testing to assess fire flow availability; the Onondaga County Department of Water Environment Protection asks that the applicant contact the Department's Flow Control office to determine sewer availability and capacity; per the Onondaga County Department of Water Environment Protection, the applicant must develop a 1 gallon to 1 gallon sanitary flow offset plan/project in coordination with the municipal engineer; and

WHEREAS, the site is located in the Town's Mixed-Use Village III overlay district and near

a stretch of Erie Boulevard and Towpath Road which will undergo a large New York State Department of Transportation (NYSDOT) project to install bicycle, pedestrian, and roadway enhancements to accommodate the Empire State Trail; the Town of DeWitt is also in the early stages of creating a master plan for this commercial node, "Canalway Commons," to guide future land use in the area; and

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

WHEREAS, the project is within 2,000 feet of a site (ID: C734108) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper); the proposed project does not appear to impact the remediation site; the site may contain the Northern long-eared bat or Indiana bat, or their associated habitats, which have been listed by the state or federal government as threatened or endangered animal species (per EAF Mapper); impacts to bat species are often associated with tree clearing and from aerial imagery it appears that there are no wooded areas on the site; and

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

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

1. The New York State Department of Transportation has determined that the municipality and applicant must contact the Department to discuss any required traffic data for the proposed project. Any modifications required by the Department must be reflected on the project plans prior to municipal approval.
2. Projects within an Onondaga County Drainage District that require a Stormwater Pollution Prevention Plan (SWPPP) must submit a copy of the SWPPP to the Onondaga County Department of Water Environment Protection for review. Any mitigation as may be determined by the Department must be reflected on project plans prior to municipal approval.

The Board also offers the following comments:

1. Major public and private investments, including the nearby Empire State Trail system, the Envision Erie planning process, detailed master planning for the Canalway Commons area, development of mixed-use zoning overlay districts, and new multi-story mixed use developments, are being implemented in and around this important community node. In support of the collective master planning and vision for the area, the Board encourages the applicant to continue working in partnership with the Town of DeWitt to revise the site plan for development of this site to incorporate planning elements that are reflective of these efforts. In particular, the applicant is encouraged to consider a multi-story and/or mixed-use building that better maximizes the



available land area, a wetland complex and related stormwater management facility designed as a beneficial feature of the site, and bicycle and pedestrian connections to the Empire State Trail and planned public spaces.

2. The applicant and Town are encouraged to ensure adequate width is available to allow any driveways and internal circulation roads serving the proposed site to be designed to meet public right-of-way standards to the extent possible, in order to create the appearance of smaller blocks and allow for future interconnections to adjacent parcels in this node.

**The motion was made by Matt Beadnell and seconded by Lisa Dell. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; Matt Beadnell - 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 20, 2019

OCPB Case # Z-19-51

- 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 Bickford Care Facility for the property located at Highbridge 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 New York State Route 92, a state highway, and the municipal boundary between the Town of DeWitt and the Town of Manlius; and
- WHEREAS, the applicant is proposing to construct a 36,000-square foot residential care facility on a 5.218-acre lot, to be created in a proposed 2-lot subdivision of a 17.103-acre parcel, in a Residential-0 zoning district; and
- WHEREAS, the Board is concurrently reviewing a preliminary subdivision referral (S-19-9) as part of the proposed project; in 2012 and 2014, the Board reviewed subdivision referrals (S-12-19, S-14-59) for iterations of an 18-lot subdivision of the subject site, both of which were withdrawn by the Town; and
- WHEREAS, the site is located along a highly-traveled commuter corridor, Highbridge Road (NYS Route 92), at the transition between residential neighborhoods and the East Genesee Street (NYS Route 5) commercial corridor to the northeast; the submitted survey map shows the site is undeveloped, except for two small, vacant buildings near the eastern lot line; the rear of the parcel is shown to be trees and brush and contain an increase in elevation of over 100' from the center of the site to the rear lot line; there is an existing asphalt drive (to be removed) with access to Worthington Way and ultimately Waterford Wood Way, both local roads serving a residential neighborhood to the west, and Route 92;  
ADVISORY NOTE: any work within the state right-of-way is subject to a work permit from the NYS Department of Transportation; and
- WHEREAS, the submitted Final Plan dated November 26, 2018 shows proposed Lot 1 (11.885 acres) to include the eastern half and rear of the parcel, including the asphalt drive and buildings and Lot 2 will contain the remaining western lands; the submitted Overall Grading Plan dated February 4, 2019 shows Lot 1 is intended to be developed for single family residential homes, to include 9 houses with driveways onto an extension of Worthington Way, a local road, ending in a cul-de-sac before Lot 2; Lot 2 is intended for the proposed residential care facility (Bickford of DeWitt); and
- WHEREAS, the submitted Layout Plan dated February 4, 2019 shows the residential care facility to include a proposed 36,000 sf building with two enclosed courtyards, concrete sidewalks at the front and east side of the building, interconnected parking at the front and both sides of the building (44 spaces total), a front drop-off area, and a paved fire access road around the rear of the building; per the Layout Plan, there will be a 20' emergency access drive to the proposed

cul-de-sac on Lot 1 and a full access driveway onto Route 92; and

WHEREAS, a letter to the applicant dated November 13, 2018, included with the referral materials, indicates that traffic operations with the proposed development have been reviewed by GTS Consulting, a consultant to the applicant; per the letter, the review concludes that additional traffic generated by the proposed development will have no significant impact on traffic operations on Route 92; the letter indicates the proposed facility will have shift changes at 7am, 3pm, and 11pm to avoid evening rush hour effects; and

WHEREAS, per the sign plan, there is a 5' tall monument sign to be located adjacent to the Route 92 driveway; per the landscape plan, there will be landscape beds at the front and east side of the building, in the enclosed courtyard areas, and interspersed throughout the parking lot; a row of proposed trees is shown along Route 92; per the submitted Environmental Assessment Form (EAF) dated February 1, 2019, 20' residential-scale parking lot lighting is proposed; a lighting plan was included with the referral materials that shows pole-mounted light fixtures around the parking lot and wall-mounted light fixtures around the building; and

WHEREAS, per the EAF, 4.5 acres of the site will be disturbed by the proposed project and stormwater will be directed to on-site stormwater management facilities at the northern corner of the lot and an underground stormwater management system at the eastern side of the parking lot;

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

WHEREAS, the site has access to public drinking water and sewers and is located in the Meadowbrook-Limestone Wastewater Treatment Plant Service area; new municipal connections to public drinking water and sewers are proposed for the residential care facility; per the submitted Overall Utility Plan dated February 4, 2019, water service runs through both lots, to be removed and rerouted on Lot 2; existing sewer lines will be extended from the adjacent residential neighborhood and routed to a pump station on Lot 2; per the EAF, anticipated water usage/demand for the residential care facility is 10,000 gpd in the winter and 15,000 gpd in the summer; anticipated liquid waste generation is 10,000 gpd;

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

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

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

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

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

WHEREAS, the site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the NYS Historic Preservation Office archaeological site inventory (per EAF Mapper); a letter dated January 29, 2019, included with the referral materials, indicates that the project has been reviewed by the NYS Office of Parks, Recreation and Historic Preservation, who has determined that the project will have no impact on archaeological and/or historic resources in or eligible for the State or National Registers of Historic Places; and

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

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

1. Per the New York State Department of Transportation, no access to Route 92 will be permitted. All access to proposed Lot 2 must come from the adjacent lot and ultimately Worthington Way and Waterford Wood Way.
2. Given limitations on direct driveway access, the applicant must modify the site plan to ensure adequate width is available to allow any driveways and internal circulation roads serving proposed Lot 2 to be designed to meet public right-of-way standards to the extent possible, in order to create the appearance of smaller blocks and allow for future interconnections to adjacent parcels.
3. The New York State Department of Transportation has determined that the municipality and applicant must contact the Department to discuss any required traffic data for the proposed project. Any modifications required by the Department must be reflected on the project plans prior to municipal approval.

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

5. The applicant must submit a lighting plan to the New York State Department of Transportation and reflect any mitigation as may be determined by the Department on the project plans prior to municipal approval. No glare or spillover onto adjacent properties or the state right-of-way will be permitted.

The Board also offers the following comments:

1. The municipality and developer shall not assume that the Department of Water Environment Protection will provide any operation, emergency repair or response, or maintenance services associated with private infrastructure (pump station).

2. Per the Onondaga County Department of Water Environment Protection, the municipality should require that the developer provide performance bonds and/or surety instruments to fully fund future maintenance and/or replacement costs; when those repairs and replacements occur they are significant. It is recommended that the municipality require performance bonds and maintenance guarantees (similar to condominium property management maintenance trust) be adequate to fully enable long-term maintenance and even fully fund asset replacement by the municipality should the need arise to transfer said infrastructure to public ownership. This will protect the municipality and its residents from future repair and replacement costs. The municipality should also require that the developer construct the wastewater pump station and conveyances to all the standards listed in Recommended Standards for Wastewater Facilities (2004), including the performance and leak testing of the system.

3. Per the New York State Department of Transportation, the municipality is advised to ensure appropriate access agreements are in place for any shared driveways.

4. The applicant is encouraged to minimize tree clearing on sloped lands and lands receiving stormwater runoff and consider clustering future residential lots on proposed Lot 1 to preserve wooded lands and avoid steep topography of the site.

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