



Onondaga County Planning Board

February 24, 2016

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

I. ATTENDANCE

MEMBERS PRESENT

Douglas Morris
Robert Antonacci
Brian Donnelly
Chester Dudzinski, Jr.

STAFF PRESENT

Don Jordan
Megan Costa
Gilly Cantor
Robin Coon
Will Kehoe

GUESTS PRESENT

David Reed

II. CALL TO ORDER

The meeting was called to order at 11:00 AM on February 24, 2016.

III. MINUTES

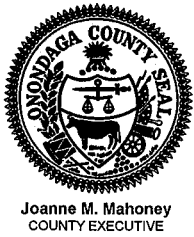
Minutes from February 3, 2016 were submitted for approval. Robert Antonacci made a motion to accept the minutes. Brian Donnelly seconded the motion. The votes were recorded as follows: Douglas Morris - yes; Brian Donnelly - yes; Robert Antonacci - yes; Chester Dudzinski - yes.

Public Hearing - Referral C-16-1 - Name change for part of Herman Road, in the Town of Van Buren, between Brickyard Road and a dead-end at I90, to be known as Bippus Road. No public comments were presented. The Board discussed the referral #C-16-1 from the Town of Van Buren. The motion was made Robert Antonacci to approve the name change. Chester Dudzinski seconded the motion. The votes were recorded as follows: Douglas Morris - yes; Brian Donnelly - yes; Robert Antonacci - yes; Chester Dudzinski - yes.

IV. ACTIONS ON GML SECTION 239 REFERRALS

Summary

S-16-10	CSyrPB	<i>No Position With Comment</i>	S-16-11	TOnoPB	<i>No Position</i>
S-16-12	TVanPB	<i>Modification</i>	S-16-8	CSyrPB	<i>No Position With Comment</i>
S-16-9	CSyrPB	<i>No Position With Comment</i>	Z-16-33	VLivPB	<i>No Position With Comment</i>
Z-16-34	VLivPB	<i>No Position With Comment</i>	Z-16-35	CSyrPB	<i>No Position</i>
Z-16-36	CSyrPB	<i>No Position</i>	Z-16-37	CSyrPB	<i>No Position</i>
Z-16-38	TLafZBA	<i>Modification</i>	Z-16-39	CSyrPB	<i>No Position With Comment</i>
Z-16-40	TGedTB	<i>Modification</i>	Z-16-41	TClaPB	<i>Modification</i>
Z-16-42	TManPB	<i>Modification</i>	Z-16-43	TManPB	<i>No Position</i>
Z-16-44	TManPB	<i>Modification</i>	Z-16-45	CSyrPB	<i>No Position With Comment</i>
Z-16-46	CSyrPB	<i>No Position With Comment</i>	Z-16-47	TManTB	<i>No Position</i>
Z-16-48	TClaTB	<i>Informal Review</i>	Z-16-49	TElbZBA	<i>Modification</i>
Z-16-50	TMarPB	<i>Modification</i>	Z-16-51	TOnoZBA	<i>Disapproval</i>
Z-16-52	TSalTB	<i>No Position With Comment</i>	Z-16-53	TSalTB	<i>No Position With Comment</i>
Z-16-54	TLysPB	<i>Modification</i>	Z-16-55	TOnoZBA	<i>Modification</i>
Z-16-56	VFayVB	<i>No Position</i>	Z-16-57	TManPB	<i>No Position</i>
Z-16-58	TSkaPB	<i>No Position With Comment</i>	Z-16-59	TSkaPB	<i>No Position With Comment</i>
Z-16-60	TSkaZBA	<i>No Position With Comment</i>	Z-16-61	TSkaPB	<i>No Position With Comment</i>
Z-16-62	TSkaPB	<i>Modification</i>	Z-16-63	TCicZBA	<i>Disapproval</i>
Z-16-64	TCicPB	<i>Modification</i>			



Joanne M. Mahoney
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

OCPB Referral: C-16-1

Resolution Date: February 24, 2016

WHEREAS, pursuant to Local Law #5 of the year 1972 titled the Onondaga County Right of Way Designation Law, all names that identify rights-of-way within Onondaga County are to be regulated; and

WHEREAS, the Onondaga County Planning Board is responsible for the administration of this local law and for the establishment of said law's rules and regulations; and

WHEREAS, in accordance with Local Law #5-1972 and the regulations adopted by the Onondaga County Planning Board a proposal was received to consider changing the name of a part of Herman Road, in the Town of Van Buren, between Brickyard Road and a dead-end at I 90, to Bippus Road; and

WHEREAS, at 11:00 AM on February 24, 2016 the Onondaga County Planning Board held a public hearing and considered the following name change:

Part of Herman Road, in the Town of Van Buren, between Brickyard Road and a dead-end at I 90, to be known as Bippus Road; and

WHEREAS, the Onondaga County Sheriff's Office, New York State Police, Warners-Memphis Fire Department and the Onondaga County 911 Center have been notified of the proposed street name change; and

WHEREAS, the public safety agencies have no objection to the requested new name;

NOW THEREFORE IT IS RESOLVED, that the Onondaga County Planning Board, upon consideration of Local Law #5-1972 and adopted regulations, APPROVES the following change in right of way designation:

Part of Herman Road, in the Town of Van Buren, between Brickyard Road and a dead-end at I 90, to be known as Bippus Road

Douglas Morris,
Chairperson, Onondaga County Planning Board



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: February 24, 2016

OCPB Case # S-16-10

- 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 City of Syracuse Planning Commission at the request of COR W. Kirkpatrick St. Co., LLC for the property located at 328 West Kirkpatrick Street; and
- WHEREAS, General Municipal Law Section 239-n allows the County Planning Board to review the approval of subdivisions and the site is located within 500 feet of the Harbor Brook Floatable Control Facility, a county-owned facility, and the Syracuse Inner Harbor Barge Canal Terminal, a part of the New York State Barge Canal system; and
- WHEREAS, the applicant is proposing to subdivide a 2.65-acre parcel into two new lots, Lot A1-1 (1.39 acres) and Lot A1-2 (1.26 acres), in order to construct a new hotel (Element Hotel) on proposed Lot A1-1 in a Lakefront Urban Center-Waterfront (T5-1) zoning district; and
- WHEREAS, the Board is concurrently reviewing a site plan referral (Z-16-46) for the hotel, and the City Office of Zoning Administration is also reviewing an administrative action to allow for a 150-space offsite parking lot across Solar Street from the Inner Harbor, to serve the two adjacent hotel properties; and
- WHEREAS, in 2014, the Board reviewed referrals for the construction of a 134-room hotel (Aloft) with associated amenities on the subject 2.65-acre parcel, and for a parking lot across Kirkpatrick Street to serve both proposed hotels; the Board has also reviewed a number of referrals for projects on the Inner Harbor as part of a redevelopment project involving the City of Syracuse and COR Development; and
- WHEREAS, the plan shows the subject parcel is located along the south shore of the Syracuse Inner Harbor, which is slated for high-density mixed-use development; the submitted re-subdivision map dated December 17, 2012 shows the existing 2.65 acre lot on the south shore of the harbor to be subdivided into Lot A1-1 (1.39 acres) to house the proposed Element Hotel, as well as the existing Harbormaster Building, walkways and utilities, and Lot A1-2 (1.26 acres) to house an Aloft hotel, currently being constructed; land consisting of a promenade and associated amenities along the water is noted to be retained by the State of New York; and
- WHEREAS, the plan and associated referral materials show a five-story 123-room extended stay hotel, with indoor pool on proposed Lot A1-1, and no changes proposed for the existing Harbormaster Building and associated amenities along the western portion of the proposed parcel; the Exterior Elevations list a mix of finishes, including brick, cast stone, wood panel, and metal panel; the pool area is enclosed by a sloped roof and glass panels; and
- WHEREAS, an existing circular driveway to be shared with the adjacent hotel occurs partially on the subject parcel; submitted plans indicate that parking for the

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E-mail Address: countyplanning@ongov.ne

two hotels will occur in an existing approved approximately 170-space parking lot across West Kirkpatrick Street, and another 150-space lot is currently proposed on nearby land across Solar Street, which currently contains a large, vacant commercial building and serves as parking for a neighboring school bus facility; it is unclear where parking for the Solar Street building and bus facility will be directed as a result; existing sidewalks along the promenade and Kirkpatrick Streets, and existing on-street parking are to remain; and

WHEREAS, the plan shows new landscaping, including existing street trees along West Kirkpatrick Street and landscaping along the promenade; new landscaping is to include a 48" high conifer vegetative screen around the southern face of the building, a grassed lawn and landscape screening of utilities to the northeast of the building, a landscaped island in the existing circular drive (to also serve as a proposed infiltration area), and; a 10' wide grass-crete access drive is also shown within the lawn area; and

WHEREAS, a submitted Waiver Request denotes several proposed waivers within the Lakefront T5-1 Urban Center District – Waterfront zoning district - off-street loading provisions, service doors onto Kirkpatrick Street, height (5 stories versus 3 story maximum, or 6 feet waiver over allowable height for 3 stories, plus additional 7'6" for parapet), exterior finish materials, window (height versus width measurements), retail frontage requirements for uses along this portion of Kirkpatrick Street (no retail provided), and several sign waivers for size, height and quantity (five main building signs on all building faces, some internally illuminated), and tree species (deferring to City Arborist recommendations); and

WHEREAS, a SEQRA Findings Statement dated December 17, 2013 for the City of Syracuse Industrial Development Agency: COR Syracuse Inner Harbor Development Project, Syracuse, New York, was included with the referral materials, and has been adopted by SIDA concluding the environmental review of the overall project; the findings statement addresses air and water quality, stormwater, groundwater, drainage, water body modification, floodplains/floodway, threatened and endangered species, solid waste management and hazardous materials, historic and archeological preservation, environmental justice, aesthetic resources, land use, traffic (including mitigation measures), parking, public transportation, open space and recreation and neighborhood character, construction impacts, and cumulative and secondary impacts; and

WHEREAS, a Short EAF was submitted for the hotel project, to accompany the earlier comprehensive SEQR Findings Statement for the harbor work; the EAF indicates on-site infiltration basins will contain the majority of storm water runoff, and the remainder to be conveyed to the existing storm sewer system on West Kirkpatrick Street; the EAF also notes a SHPO No-Effect Letter dated August 27, 2013 was issued for the project; the EAF also notes the site may contain or be adjacent to, but not alter or encroach into, wetlands or regulated waterbodies; and

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

WHEREAS, the site is served by public water and sewer and is located in the Metropolitan

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

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 City and applicant are encouraged to continue coordinating on the proposed design details and waivers for this centerpiece project on the Inner Harbor, including retail frontage, landscaping and screening, signage and parking to balance practical site layout considerations with Lakefront Zoning requirements and master plans.
2. As the Inner Harbor, Franklin Square and nearby parcels continue to redevelop, the City and applicants are advised to carefully consider the density and parking goals of the Lakefront Master Plan and associated zoning. The City should consider devising a coordinated parking strategy for these increasingly dense areas, to ensure off-site and shared parking benefits can occur for currently proposed projects, but also does not diminish the viability of additional redevelopment in currently underutilized buildings, nor create undesirable large parking lots along prime frontages. Location and potential cost-sharing of future structured parking should also be considered and planned for.
3. The Onondaga County Department of Water Environment Protection asks that the applicant contact the Department at (315) 435-6820 early in the planning process to determine sewer availability and capacity.
4. The applicant is encouraged to reduce stormwater runoff and improve stormwater quality as much as practical by reducing impermeable surfaces and utilizing green infrastructure. For more information on stormwater management, visit the Onondaga County "Save the Rain Program" web site at <http://savetherain.us> or contact the Onondaga County Department of Water Environment Protection at 315-435-6820.
5. The municipality is encouraged to minimize exposure to damage from natural hazards and uphold local flood ordinance requirements, as required for good standing in the National Flood Insurance Program, by ensuring that any proposed development would not negatively affect drainage patterns in or near the floodplain.

Mr. Dudzinski disclosed that he knows the applicant. It was determined by the Chair that Mr. Dudzinski has no financial stake in the proposal and as such would not be required to recuse himself from voting. The motion was made by Robert Antonacci and seconded by Chester Dudzinski. The votes were recorded as follows: Douglas Morris - yes; Brian Donnelly - yes; Robert Antonacci - yes; Chester Dudzinski - yes.



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: February 24, 2016

OCPB Case # S-16-11

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a PRELIMINARY SUBDIVISION from the Town of Onondaga Planning Board at the request of Richard Hourigan for the property located at 3074 Amber 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 Amber Road, a county road, and a farm operation in an agricultural district; and
- WHEREAS, the applicant is proposing to subdivide a 20.44-acre parcel into a residential lot with an existing house and an agricultural lot in a Residential and Country (R-C) zoning district; and
- WHEREAS, a Preliminary Plan revised February 8, 2016 shows an existing 1 1/2-story frame house, barn, and pond on proposed Lot 1 (4.12 acres) and no structures on proposed Lot 2 (16.32 acres); and
- WHEREAS, the plan shows proposed Lot 1 with frontage and one existing gravel driveway on Cedarvale-Amber Road; any existing or proposed access to Amber Roda must meet the requirements of the Onondaga County Department of Transportation; and
- WHEREAS, the plan shows proposed Lot 2 as landlocked states it will be combined with the adjacent parcel to the east (tax parcel 059.-03-10.0), with a recombined deed required as a condition of the approval of this subdivision; aerial photography indicates the adjacent lot contains active farmland with multiple frontages on Rouse Road, a local road; and
- WHEREAS, the plan shows a stream on proposed Lot 1 which leads to the pond with surrounding state wetland areas; National Wetland Inventory Maps indicate the potential presence of federal wetlands in the same areas; per the U.S. Army Corps of Engineers, National Wetland Inventory Maps may not be used to confirm the presence/absence of federal wetlands on a given parcel of land; and
- WHEREAS, the Onondaga County Agricultural Districts map shows the site and surrounding farm operations are located in New York State Agricultural District 1; and
- WHEREAS, the Town of Onondaga Planning Board, acting as Lead Agency pursuant to SEQR, has determined that the proposed action will not result in any significant adverse environmental impacts; and
- WHEREAS, the site is located outside the Onondaga County Sanitary District and served by private water; the plan states proposed Lot 1 has an existing waste water disposal system; and

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

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: February 24, 2016

OCPB Case # S-16-12

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a PRELIMINARY SUBDIVISION from the Town of Van Buren Planning Board at the request of Carolyn Rice for the property located at 7698 Morgan 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 Maple Road (New York State Route 48), a state highway, and the municipal boundary between the Town of Van Buren and the Village of Baldwinsville; and
- WHEREAS, the applicant is proposing to subdivide a 5.46-acre residential parcel into two new lots in a Residence (R-20) zoning district, in order to construct a house on the larger proposed lot; and
- WHEREAS, the Boundary Survey Map dated November 12, 2015 shows a proposed 1.03-acre parcel to contain an existing house, garage, shed, pole barn, and blacktop drive on Morgan Road; and
- WHEREAS, the map shows a proposed 4.43-acre parcel to contain a proposed 30' x 40' proposed house with attached 28' x 28' garage, and an existing pole barn; aerial photography indicates the parcel currently contains vacant wooded land; and
- WHEREAS, the map shows the site is located near the Seneca River and indicates the northeast corner of the larger parcel contains a FEMA 100-year floodplain; and
- WHEREAS, the Onondaga County Hazard Mitigation Plan has identified flooding as one of five primary natural hazards of local concern, with the potential to cause extensive threat to property and safety; buildings within the floodplain can negatively affect the free flow of nearby waterways and drainage, and building within a floodplain is therefore discouraged; and
- WHEREAS, the site is served by public water and private septic; the site is located in the Baldwinsville Seneca-Knolls Treatment Plant service area in a location with no access to sewers; and
- WHEREAS, an Agricultural Data Statement was included with the referral which indicates the site is in an agricultural district and is currently being farmed; the Onondaga County Agricultural Districts map and aerial photography do not indicate an Agricultural District on this parcel nor an active farm operation; and
- WHEREAS, per GML § 239-nn, the legislative body or other authorized body having jurisdiction in a municipality shall give notice to an adjacent municipality when a hearing is held by such body relating to a subdivision, site plan, special use permit, or a use variance on property that is within five hundred feet of an adjacent municipality; such notice shall be given by mail or electronic transmission to the clerk of the adjacent municipality at least ten days prior to any such hearing; and

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

The Onondaga County Health Department must formally accept or approve, respectively, any existing or proposed septic system to service this property prior to Department endorsement of this subdivision plan.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: February 24, 2016

OCPB Case # S-16-8

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a FINAL SUBDIVISION from the City of Syracuse Planning Commission at the request of K. Dengler & J. Dengler for the property located at 2802-2830 & 2832-2838 South Salina Street; and
- WHEREAS, General Municipal Law Section 239-n allows the County Planning Board to review the approval of subdivisions and the site is located within 500 feet of Interstate Route 81, a state highway; and
- WHEREAS, the applicant is proposing to combine two properties into one new 1.15-acre lot in a Local Business Class A zoning district, in order to redevelop a vacant gas station site into a proposed Family Dollar store; and
- WHEREAS, per aerial photography and the Resubdivision Map dated January 26, 2016, the site contains an existing brick building, surrounding asphalt area with two concrete pads, and an adjacent vacant lawn parcel to be merged; no site plans were submitted at this time; and
- WHEREAS, aerial photography and the plan further show the site on the southwest corner of the West Brighton Avenue and South Salina Street commercial intersection (both city streets), with two curb cuts on each street; and
- WHEREAS, per aerial photography, the existing sidewalks vary in width and condition, and right-of-way treatments and landscaping are minimal; per the City of Syracuse Land Use & Development Plan 2040, the site is located in a neighborhood center character area surrounded by traditional residential areas, both of which encourage a pedestrian-friendly environment; and
- WHEREAS, per the Land Use Plan, curb cuts on major corridors should be minimized, and commercial uses in neighborhood center character areas should have traditional storefront buildings with minimal setbacks, no parking in the setback and with adequate screening, and right-of-way treatments which include 10' wide sidewalks, street trees, and continuous curbs; and
- WHEREAS, the Environmental Assessment Form dated January 27, 2016 notes 0.90 acres will be physically disturbed, with onsite stormwater management discharging to the City drainage system; and
- WHEREAS, the site is served by public water and sewers and is located in the Metropolitan Wastewater Treatment Plant service area; and
- WHEREAS, per the Onondaga County Department of Water Environment Protection, the project shall comply with Local Law #1 of 2011 - A Local Law Establishing a Program to Promote Capacity Management, Maintenance and Operation of the Public Sewers and Related Purposes, where applicable; information regarding this law is available at www.ongov.net/wep/uselaws.html; and
- WHEREAS, the Onondaga County Department of Water Environment Protection has

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

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:

During the site planning phase, the City and applicant are encouraged to adhere to the Land Use Plan recommendations for the neighborhood center character area with respect to right-of-way treatments, building design, and parking layout and screening. The Board further encourages the City to require reducing the number of curb cuts on site in order to improve mobility on these two major transportation corridors.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: February 24, 2016

OCPB Case # S-16-9

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a FINAL SUBDIVISION from the City of Syracuse Planning Commission at the request of 460 N. Franklin St., LLC for the property located at 438-446 & 450 North Franklin 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 Interstate Route 81, a state highway; and
- WHEREAS, the applicant is proposing to combine two parcels into one new 2.743-acre lot in order to create a parking lot for the existing apartment building in a Lakefront Urban Center-Franklin Square (T5-2) zoning district; and
- WHEREAS, the Board is concurrently reviewing a site plan referral for the construction of a paved parking lot on the vacant parcel, to serve as overflow parking for the apartment building (Z-16-45); and
- WHEREAS, the Board recommended no position with comment on a 2011 site plan by the current applicant to demolish an existing building and construct a new office building (which was not ultimately built), citing conformance to Lakefront Zoning District requirements and planning for future coordinated parking; and
- WHEREAS, per the Subdivision Map dated December 2, 2015, the existing vacant 0.883 acre parcel at the corner of North Franklin Street, Genant Drive and North Clinton Street would be combined with the adjacent 1.86 acre parcel, which contains the 7 story Franklin Square Apartments and parking lot, to become New Lot 1 (2.743 acres); and
- WHEREAS, per the Layout Plan dated December 8, 2015, the existing vacant parcel would house a 76 space asphalt parking lot to serve as overflow parking for the proposed adjoining existing apartment building to the north; access for the new lot would occur via an existing driveway on North Franklin Street, a City street; and
- WHEREAS, the site is located within the Lakefront Redevelopment area and Franklin Square district, characterized by a high-quality aesthetic and pedestrian environment generated by urban density and consistency in architectural scale and pattern of new and rehabilitated former industrial buildings; and
- WHEREAS, zoning regulations within the T-5(2) district per the Layout Plan require 70% building frontage, which would not be met if the two lots are to be combined; parking lots as a primary use of a parcel are also not permitted in the district; zoning regulations detail location, screening, lighting and landscaping of parking lots; structured parking and shared parking in smaller lots is encouraged, to foster walkability and density objectives; and
- WHEREAS, North Franklin, Genant and North Clinton Streets are designated Street 3 and regulated per Lakefront zoning district regulations; Street 3 is a local, slow-

movement street that provides for higher-density buildings such as offices, shops, apartments and rowhouses, and urban in character with raised curbs, closed drainage, wide sidewalks, on-street parking and street trees and screening; and

WHEREAS, the Planting Plan shows a narrow hedgerow of dwarf burning bushes to be installed along the Franklin Street frontage and a portion of Genant Street, narrow lawn areas are shown at the perimeter of the lot, and 7 trees are shown within the lawn areas, set back from the right-of-way; no landscape islands are indicated within the parking lot; stormwater will be directed to the municipal storm system on Franklin Street; no lighting plan was submitted; and

WHEREAS, the Layout Plan shows an outline of a Future Building (8,000 square feet), with a portion of the parking lot to cover the building area; in 2011, the applicant proposed to construct a 36,000 square foot office building (12,000 square foot lot coverage); no buildings are currently being proposed; and

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

1. The City and applicant are encouraged to continue coordinating on adherence to regulations regarding parking on site, building frontage, and proposed design details for this important Franklin Square location, and the City should be cognizant of the precedent this project may set for other Lakefront locations, as it conflicts with urban design objectives in the area.

Should the parking lot be allowed, the Board encourages the applicant to continue working with the City of Syracuse to ensure adherence to the design regulations and objectives of the Lakefront and Franklin Square districts, including high-quality, opaque screening and ROW landscaping along all Street 3 frontages, landscape islands within parking lots, and improve the condition of sidewalks and installation of street trees around the perimeter of the site. Design and installation of the parking area should in no way preclude the future construction of a building on the site.

2. As the Inner Harbor, Franklin Square and nearby parcels continue to redevelop, the City and applicants are advised to carefully consider the density and parking goals of the Lakefront Master Plan and associated zoning. The City should consider devising a coordinated parking strategy for these increasingly dense areas, to ensure off-site and shared parking benefits can occur for currently proposed projects, but also does not diminish the viability of additional redevelopment in currently underutilized buildings, nor create undesirable large parking lots along prime frontages. Location and potential cost-sharing of future structured parking should also be considered and planned for.

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

Environment Protection at 315-435-6820.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: February 24, 2016

OCPB Case # Z-16-33

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Village of Liverpool Planning Board at the request of Sohyla Ziaie for the property located at 512 Oswego Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of 500 feet of New York State Route 370, a state highway, the state-owned portion of Oswego Street, and Vine Street, a county road; and
- WHEREAS, the applicant is proposing to construct and install a 12 square foot freestanding ground sign to include a 3 square foot scrolling LED component at a height of 6 feet at an existing home décor business (Kashani) on a 0.1-acre lot in a Village Center Business (B-2) zoning district; and
- WHEREAS, the Board is concurrently reviewing a site plan referral (Z-16-34) from the same applicant to replace an existing freestanding sign at the adjacent mixed-use building; and
- WHEREAS, the site is located at the core of the Village of Liverpool where much of the Village's most dense urban commercial, mixed-use buildings, and public parks are located; and
- WHEREAS, a survey (date cut off) shows an existing two-story frame building with attached one-car garage fronting Oswego Street, with a hand-drawn sign location shown in the front yard; and
- WHEREAS, per the referral materials, the proposed sign would include an unlit panel sign on two posts with a 12" x 3' LED scrolling panel underneath, which the referral notes will be non-flashing; and
- WHEREAS, per village code: "Any illuminated sign or lighting devices shall employ only lights emitting constant intensity, and no sign shall be illuminated by or contain flashing, intermittent, rotating or moving light or lights"; and
- WHEREAS, per the Village of Liverpool Community Design Handbook adopted in 2013 which is referenced in the purpose statement of the B-2 district in village code, signs shall be scaled and designed appropriately for the building and use on a site, and ground-based signs specifically "shall be well-landscaped"; and
- WHEREAS, the Community Design Handbook and the Liverpool Comprehensive Plan 2025 further emphasize the importance of a pedestrian-friendly environment within the village, particularly near public parks; and
- WHEREAS, aerial photography shows undelineated access to Oswego Street, with a one drive leading to an asphalt area behind the house; any existing or proposed access to Oswego Street must meet the requirements of the New York State Department of Transportation; and

WHEREAS, aerial photography further shows existing concrete sidewalks on the site, which appears to be the only property on the block with no grass strip between the sidewalks and the road frontage; and

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

1. Per the New York State Department of Transportation, the Village and applicant are advised that no signage may be located in the State right-of-way.
2. The Board encourages the Village to ensure the the scale and design of the proposed sign is in keeping with the goals of the Community Design Handbook, particularly with respect to design and landscaping recommendations.
3. The Board further discourages the proliferation of electronic messaging signs in village environments, and advises the Village to consider whether approval of the proposed sign will set a precedent for additional businesses to propose similar signage which cumulatively may have a negative impact on vehicular safety, the pedestrian-friendly environment, and village character.
4. The Village may wish to consider requiring a planting strip between the sidewalk and road frontage on this site, which may require a highway work permit from the New York State Department of Transportation.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: February 24, 2016

OCPB Case # Z-16-34

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Village of Liverpool Planning Board at the request of Sohyla Ziaie for the property located at 514 Oswego Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of New York State Route 370, a state highway, the state-owned portion of Oswego Street, and Vine Street, a county road; and
- WHEREAS, the applicant is proposing to replace an existing post and panel ground sign with a new 73" x 66" panel sign on brick columns at a total height of 8.5-feet a proposed mixed-use building on a 0.14-acre lot in a Village Center Business (B-2) zoning district; and
- WHEREAS, the Board is concurrently reviewing a site plan referral (Z-16-33) from the same applicant to install a new freestanding sign on the adjacent retail property; and
- WHEREAS, the Board previously offered no position with comment regarding wastewater service on a site plan referral (Z-15-252) to renovate the existing commercial building on the subject parcel for first-floor business space and second-floor apartment space; and
- WHEREAS, per aerial photography and a partial survey (date cut off), the site contains a two-story frame building at the corner of Vine Street and Oswego Street, with the proposed sign to be located near the corner; and
- WHEREAS, the referral materials note modifications to the previous proposal include the use of the premises for a tea house and hair salon downstairs, and a tanning salon and sauna upstairs; and
- WHEREAS, signage details indicate four tenant spaces, with external umbrella lighting at the top to illuminate both sides of the sign, which would presumably be double sided (only one side is shown); per village code, ground signs may have a maximum of 16 square feet per side and be no more than 6 feet high; and
- WHEREAS, per the Village of Liverpool Community Design Handbook adopted in 2013 which is referenced in the purpose statement of the B-2 district in village code, signs shall be scaled and designed appropriately for the building and use on a site, and ground-based signs specifically "shall be well-landscaped"; and
- WHEREAS, the Community Design Handbook and the Liverpool Comprehensive Plan 2025 further emphasize the importance of a pedestrian-friendly environment within the village, particularly near public parks; and
- WHEREAS, a Site Plan dated June 2, 2015 shows 8 parallel parking spaces along a driveway which runs from Oswego Street to Vine Street; floor plans suggest

more parking may be required based on the commercial square footage; aerial photography indicates some street parking is available lining the park between Oswego and Second Streets; and

WHEREAS, any existing or proposed access to Oswego Street and Vine Street must meet the requirements of the New York State and Onondaga County Departments of Transportation, respectively; and

WHEREAS, aerial photography shows sidewalks running along both street frontages, and existing lawn and landscaping in the frontage facing yards; and

WHEREAS, the site is served by public water and sewers and is located in the Metropolitan Wastewater Treatment Plant service area; and

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

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

1. The Village is advised to ensure the proposed sign does not exceed village requirements for size and height of ground signs. The Village is further advised to ensure the scale and design is in keeping with the goals of the Community Design Handbook, particularly with respect to size and landscaping recommendations.

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

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: February 24, 2016

OCPB Case # Z-16-35

- 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 SITE PLAN from the City of Syracuse Planning Commission at the request of Syracuse SMSA LP dba Verizon Wireless for the property located at 110 Wolf Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Interstate Route 81, a state highway; and
- WHEREAS, the applicant is proposing to install a "micro-cell" wireless telecommunications facility on the roof of an existing restaurant building (Stella's) on a 1.19-acre lot in a Local Business Class A (BA) zoning district;
- WHEREAS, the Environmental Assessment Form dated December 23, 2015 notes the project includes the installation of two 50.5" x 18.8" wireless telecommunication antennas and one GPS antenna mounted on the exterior building wall at a height of 27', as well as a 26" x 20" x 46.8" equipment cabinet mounted to a 7'6" x 5' equipment platform adjacent to the building on the ground; and
- WHEREAS, the Site Plan dated December 23, 2015 shows an existing building on a parcel spanning two zoning districts (BA and IA) at the corner of Wolf Street and Lodi Street, with the proposed equipment located on the northeastern side of the building on the wall and within a 6' x 8' ground equipment lease area; and
- WHEREAS, the plan shows the site with two driveways on Wolf Street and one driveway on Lodi Street, both city streets; aerial photography shows the parcel with frontage and additional access to North Salina Street, also a city street; and
- WHEREAS, the EAF states the site is located in an archeological sensitive area and near a remediation site (Quanta Resources - State Superfund Program), but notes that the project involves no significant ground disturbance (0.0011 acres indicated); and
- WHEREAS, the EAF notes the project will not connect to existing water and wastewater utilities; and

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

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: February 24, 2016

OCPB Case # Z-16-36

- 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 THREE-MILE LIMIT from the City of Syracuse Planning Commission at the request of Peregrine Makyes Road, LLC for the property located at 4703 Makyes 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 Makyes Road, a county road; and
- WHEREAS, the applicant is proposing to subdivide a 4.77-acre parcel into three new lots in a Residential (R-1) zoning district for the purpose of conveying two of the proposed lots to adjacent parcels as part of a Town of Onondaga requirement related to the adjacent Peregrine Landing subdivision; and
- WHEREAS, the Board is concurrently reviewing a related three-mile limit referral (Z-16-37) for a subdivision of the adjacent parcel, and previously offered no position on three subdivision referrals from the Town of Onondaga for both parcels (S-09-59, 61, and 62); and
- WHEREAS, the Final Plan revised on March 19, 2015 shows proposed Lot 1 (96,624 square feet) to contain an existing house and driveway on Makyes Road to remain; and
- WHEREAS, the plan shows proposed Lot 2 (24,156 square feet), also along Makyes Road, to be conveyed to the residential parcel to the south as part of the related subdivision as vacant land; the plan states that “the creation of Lot 2 is for the conveyance purposes only” and approval is contingent on filing a revised combined deed; and
- WHEREAS, the plan shows proposed landlocked Lot 3 (87,120 square feet) behind the frontage lots to be conveyed to the adjacent Peregrine Landing parcel as vacant land; the plan again states that “the creation of Lot 3 is for the conveyance purposes only” and approval is contingent on filing a revised combined deed; and
- WHEREAS, per prior referrals and submitted plans, all resulting frontage lots on Makyes Road will meet Town of Onondaga requirements for minimum lot width on collector roads (225 feet for lots without public water and sewers); and
- WHEREAS, no additional access to Makyes Road is proposed; any existing or proposed access to Makyes Road must meet the requirements of the Onondaga County Department of Transportation; and

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

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: February 24, 2016

OCPB Case # Z-16-37

- 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 THREE-MILE LIMIT from the City of Syracuse Planning Commission at the request of Peregrine Makyes Road, LLC for the property located at 4697 Makyes 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 Makyes Road, a county road; and
- WHEREAS, the applicant is proposing to subdivide a 1.92-acre parcel into two new lots in a Residential (R-1) zoning district for the purpose of conveying one of the proposed lots to an adjacent parcel as part of a Town of Onondaga requirement related to the adjacent Peregrine Landing subdivision; and
- WHEREAS, the Board is concurrently reviewing a related three-mile limit referral (Z-16-36) for a subdivision of the adjacent parcel, and previously offered no position on three subdivision referrals from the Town of Onondaga for both parcels (S-09-59, 61, and 62); and
- WHEREAS, the Final Plan dated March 19, 2015 shows proposed Lot 1 (90,998 square feet) to include three pieces of land: vacant proposed Lot 2 from the related adjacent subdivision to north (24,156 square feet), land from the existing parcel which contains an existing residence and driveway on Makyes Road (40,260 square feet), and a portion of the adjacent Peregrine Landing parcel to the south (26,572 square feet); and
- WHEREAS, the plan shows proposed landlocked Lot 2 (43,560 square feet) behind proposed Lot 1, which will be conveyed to the adjacent Peregrine Landing parcel as vacant land; the plan states that "the creation of Lot 2 is for the conveyance purposes only" and approval is contingent on filing a revised combined deed; and
- WHEREAS, per prior referrals and submitted plans, all resulting frontage lots on Makyes Road will meet Town of Onondaga requirements for minimum lot width on collector roads (225 feet for lots without public water and sewers); and
- WHEREAS, no additional access to Makyes Road is proposed; any existing or proposed access to Makyes Road must meet the requirements of the Onondaga County Department of Transportation; and

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

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: February 24, 2016

OCPB Case # Z-16-38

- 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 SPECIAL PERMIT from the Town of LaFayette Zoning Board of Appeals at the request of Kelsey Moody for the property located at 2521 U.S. Route 11; 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 Interstate Route 81, U.S. Route 11, and U.S. Route 20, all state highways; and
- WHEREAS, the applicant is requesting a special permit to operate a scientific laboratory in an existing 5,500 square foot office building on a 1.07-acre lot in a Hamlet (H) zoning district; and
- WHEREAS, the Board previously recommended modification of a prior special permit referral (Z-14-385) from this applicant to house the proposed laboratory in a different building, which was approved locally; the referral indicates the current proposal is due to the applicant's need for more space; and
- WHEREAS, a Survey dated August 13, 2014 shows a two-story office building on a parcel bordering Interstate Route 81 to the north, U.S. Route 11 to the east, and LaFayette Central School District property to the west (Grimshaw Elementary); and
- WHEREAS, the survey shows a parking area with a driveway on U.S. Route 11 at the southern end of the parcel that is shared with an office building on the adjacent parcel, which also contains a post office; the survey indicates an existing easement for ingress and egress for utility line access and a proposed driveway agreement; and
- WHEREAS, aerial photography shows another parking lot in front of the subject building with an additional driveway on U.S. Route 11 which is not indicated on the survey; any existing or proposed access to U.S. Route 11 must meet the requirements of the New York State Department of Transportation; and
- WHEREAS, the plan further shows a 40' permanent and perpetual ingress and egress right-of-way stating "location undefined" generally along the western boundary of the site; and
- WHEREAS, wetland maps indicate state wetlands/buffers and potential federal wetlands on the northernmost portion of the site; and
- WHEREAS, the site is served by private water and septic and is located outside the Onondaga County Sanitary District; 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, the survey must be modified to reflect all existing access to U.S. Route 11.
2. The applicant must contact the Onondaga County Health Department to review the adequacy of any existing or proposed septic system to service this property, prior the Town approving this special permit request.

The Board also offers the following comment:

The survey should also accurately reflect any existing or proposed easements for access and utilities.

Mr. Morris disclosed that he knows the applicant. It was determined that Mr. Morris has no financial stake in the proposal and as such would not be required to recuse himself from voting. The motion was made by Robert Antonacci and seconded by Chester Dudzinski. The votes were recorded as follows: Douglas Morris - yes; Brian Donnelly - yes; Robert Antonacci - yes; Chester Dudzinski - yes.



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: February 24, 2016

OCPB Case # Z-16-39

- 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 SITE PLAN from the City of Syracuse Planning Commission at the request of Salt City Enterprises, LLC for the property located at 522 Liberty Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of West Bear Street and Interstate Route 690, both state highways; and
- WHEREAS, the applicant is requesting approval to maintain the existing site conditions and to install two additional wall signs at an existing two-story office building on a 0.28-acre lot in a Lakefront Urban Center (T5) zoning district; and
- WHEREAS, the Board previously offered no position with comment on a site plan referral (Z-12-277) to convert a former auto service center into the existing office building, encouraging adherence to the intent of the Lakefront Master Plan and zoning districts, particularly with respect to establishing pedestrian-friendly blocks with internal alleys, shared access and parking arrangements, and adaptable mixed-use buildings; the Board subsequently offered no position on a referral (Z-13-58) to add unlit building letter signage; and
- WHEREAS, the site is located in a redeveloping area of the Lakefront District; the purpose and intent of the Lakefront zoning districts are to implement the principles of the Lakefront Master Plan and Onondaga County Settlement Plan, and the purpose of the T5 Urban Center zoning district "is to create a dense, fully mixed use neighborhood with a vibrant street life and a public realm with many design amenities;" and
- WHEREAS, per aerial photography and the As-Built Site Plan dated October 5, 2014, the site contains an existing building fronting the sidewalk on Liberty Street and 16 rear parking spaces, which are accessed via an existing driveway on the adjacent parcel (Gem Diner); sidewalks, street trees, and landscaping behind the parking lot are also shown; and
- WHEREAS, the referral materials indicate changes to the approved 2012 plan include the elimination of a Liberty Street driveway entrance due to City DPW work on that right-of-way, which allowed the applicant to widen on-site walkways; a Driveway Restrictive Declaration has also been submitted for the use of the driveway on the adjacent property; and
- WHEREAS, the referral includes a request for a sign waiver to allow a sign band on the second floor facing Liberty Street to specify the second floor tenant, and an additional building sign on the second floor of the south side of the building facing I-690 to advertise to clients driving from the highway; signage details indicate each sign would be a 2' x 4' internally-illuminated sign with vinyl graphics; and
- WHEREAS, per Lakefront zoning district regulations, signage in the T5 district is limited

to a single external sign band and externally lit signage only, with the exception of shopfront neon windows; one 4 square foot sign per business is also permitted perpendicular to the façade; and

WHEREAS, Liberty Street and Spencer Street are both designated Street A and are regulated per Lakefront zoning district regulations; the purpose of an A street is to create a continuous street network where the pedestrian experience has first priority; 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 City and applicant are encouraged to adhere to the intent of Lakefront zoning district regulations regarding pedestrian-oriented design and signage, in particular requirements for externally-lit signage.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: February 24, 2016

OCPB Case # Z-16-40

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Geddes Town Board at the request of Carrols, LLC for the property located at 4734 Onondaga Boulevard; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Onondaga Boulevard, a county road, and the municipal boundary between the Town of Geddes and the City of Syracuse; and
- WHEREAS, the applicant is proposing to demolish and rebuild an existing Burger King Restaurant with minor site improvements on a 1.27-acre lot in a Commercial A - Shopping Area (CA) zoning district; and
- WHEREAS, the Board previously recommended modification of a site plan referral (Z-14-375) for renovations to the existing building, requiring coordination with the Onondaga County Department of Transportation regarding the width of the two existing driveways on Onondaga Boulevard and commenting on water, wastewater, and sidewalk installation; and
- WHEREAS, the site is located across from the Western Lights Plaza on a cluster of outparcels adjacent to the Wegmans plaza; and
- WHEREAS, a Landscape Plan dated January 15, 2016 shows a proposed 2,932 square foot building with single-lane rear drive-thru, a rear dumpster enclosure, and 43 parking spaces on the western side of the parcel; and
- WHEREAS, the plan shows two existing driveways on Onondaga Boulevard to remain, a connection to the internal circulation road for the Wegmans plaza, and contiguous pavement with the multi-tenant building on the adjacent parcel to the east; any existing or proposed access to Onondaga Boulevard must meet the requirements of the Onondaga County Department of Transportation; and
- WHEREAS, the Environmental Assessment Form dated January 26, 2015 notes 0.43 acres will be physically disturbed by the project and that stormwater will be directed to the existing storm sewer on the northerly side of Onondaga Boulevard; a drainage plan was submitted with the referral; and
- WHEREAS, the site is served by public water and sewers and is located in the Metropolitan Wastewater Treatment Plant service area; per the Onondaga County Department of Water Environment Protection, the project shall comply with Local Law #1 of 2011 - A Local Law Establishing a Program to Promote Capacity Management, Maintenance and Operation of the Public Sewers and Related Purposes, where applicable; information regarding this law is available at www.ongov.net/wep/uselaws.html; and
- WHEREAS, per the Onondaga County Water Authority, a 60' wide right-of-way/easement is located along the frontage of this parcel and the construction of a meter pit/vault is proposed for this location; and

WHEREAS, a Lighting Proposal dated December 17, 2015 indicates two lighting poles at the front of the building, two behind the building, and three building mounted fixtures, all of which are indicated to be LED; and

WHEREAS, signage details indicate a proposed 6' diameter logo sign on the western side of the building, a proposed 6 square foot menu board for the drive-thru, and existing and proposed directional signage throughout the site, and a freestanding logo/message board sign which exceeds requirements for size and height to remain at the front of the site; and

WHEREAS, the plan shows landscaped curbed islands at the front of the site, in front of and behind the building, and by the Wegmans connection, with no green space or landscaping on the east side of the parcel; concrete sidewalks are indicated along the front of the site and leading back to the building, with no crosswalks or continuation across internal circulation drives; and

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

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

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

1. The Onondaga County Department of Transportation has determined that the municipality and applicant are required to coordinate all existing, proposed, and future access to Onondaga Boulevard with the Department by contacting the Department at (315) 435-3205, and the plan must be modified to reflect any Department requirements.
2. The applicant must submit a lighting plan to be approved by the Onondaga County Department of Transportation to ensure there is no glare or spillover onto adjacent properties or the county right-of-way.
3. The plan must be modified to reflect the 60' wide Onondaga County Water Authority (OCWA) right-of-way/easement at the front of the site, and the Town and applicant must continue to coordinate with OCWA regarding the proposed construction project in this location.

The Board also offers the following comments:

1. The Town and applicant are encouraged to review the recommendations of the Western Lights Pedestrian Access Study and incorporate improvements as applicable into the proposed project along the Onondaga Boulevard frontage, including providing painted crosswalks and increasing the setback between the pavement edge and the proposed sidewalks.

2. The Board further encourages the Town and applicant to incorporate green infrastructure where possible and increase the landscaping proposed, particularly along the east side of the parcel, in order to improve community appearance, better delineate the site, and to reduce impervious surfaces.
3. Per the Onondaga County Department of Transportation, the municipality and applicant are advised that signage may not obstruct sight distance.
4. The Onondaga County Department of Water Environment Protection asks that the applicant contact the Department at (315) 435-6820 early in the planning process to determine sewer availability and capacity.
5. The applicant is encouraged to reduce stormwater runoff and improve stormwater quality as much as practical by reducing impermeable surfaces and utilizing green infrastructure. For more information on stormwater management, visit the Onondaga County "Save the Rain Program" web site at <http://savetherain.us> or contact the Onondaga County Department of Water Environment Protection at 315-435-6820.
6. The Onondaga County Water Authority (OCWA) recommends that the municipality and/or applicant contact OCWA's Engineering Department early in the planning process to determine water availability and service options, obtain hydrant flow test information, evaluate backflow prevention requirements, and/or request that the Authority conduct hydrant flow testing to assess fire flow availability.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: February 24, 2016

OCPB Case # Z-16-41

- 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 SITE PLAN from the Town of Clay Planning Board at the request of J. Alberici & Sons, Inc. for the property located on Shoveler Lane off Oswego Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Oswego Road (Route 57), a county road; and
- WHEREAS, the applicant is proposing to develop 60 two-bedroom townhouse apartments, an office/maintenance building, and associated parking on a vacant 10.99-acre lot in a Planned Development (PDD) zoning district; and
- WHEREAS, the Board previously recommended modification of a special permit referral (Z-15-264) and offered no position with comment on a subsequent site plan referral (Z-16-23) for the construction of a two-story medical office building (Syracuse Orthopedic Specialists) on the adjacent parcel in the Willow Stream PDD; and
- WHEREAS, the Landscape Plan dated January 16, 2016 shows 10 six-unit buildings, 1 four-unit building, and an office/maintenance/trash building with four parking spaces located around a proposed ring road off Shoveler Lane, a local road serving the existing residential portion of the PDD which accesses Oswego Road via Canvasback Road, another local road; and
- WHEREAS, the plan and elevations show the buildings would be two-story attached townhome buildings with single-car garages (one per unit) and shared driveways (one for every two units); the plan further indicates rear frontage along Former Route 57, which aerial photography indicates is separated from Oswego Road by two residential parcels and county road right-of-way; and
- WHEREAS, the plan shows a stormwater treatment basin with emergency spillway area near the Former Route 57 frontage; the Environmental Assessment Form indicates a stormwater permit will be required from the New York State Department of Environmental Conservation (NYS DEC) and that 2.83 acres of impervious surface will be created by the project; and
- WHEREAS, the plan shows a number of drainage easements and power/telephone easements along the site boundaries; and
- WHEREAS, the plan shows the project area situated east of an existing pond and a stream located on the parcel, which National Wetland Inventory and New York State Department of Environmental Conservation Maps indicate to be potential federal wetland area and a tributary of the Seneca River, respectively; the plan and current FEMA Flood Insurance Rate Maps (FIRM) indicate that the stream area is in a floodway and Special Flood Hazard Area (SFHA), and preliminary updated FIRM data released in June 2008 shows that the majority of the project area is anticipated to be added to the SFHA once maps are finalized;

and

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

WHEREAS, NYS DEC mapping further states that the site of the proposed action may contain a species of animal, or associated habitats, listed by the state or federal government as threatened or endangered; a permit may be required from the NYS DEC if the species is listed as endangered or threatened and the NYS DEC determines that the project may be harmful to the species or its habitat; and

WHEREAS, the site is proposing new access to public water and sewers and is located in the Oak Orchard Wastewater Treatment Plant service area in the Gaskin Road Pump Station service area, which is currently being diverted to the Wetzel Road Wastewater Treatment Plant; and

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

WHEREAS, no pedestrian accommodations are indicated on the proposed plans; the Board has previously encouraged sidewalks and pedestrian accommodations in this area; the plan shows lawn, trees, and brush around the perimeter of the development, lawn areas and some proposed trees between buildings, and one landscape bed per building; 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 Onondaga County Department of Transportation at (315) 435-3205 to discuss providing traffic data for the intersection of Canvasback Road and Oswego Road, and complete any appropriate mitigation as may be determined by the Department.
2. The municipality must submit a copy of the Storm Water Pollution Prevention Plan (SWPPP) and/or any drainage reports or studies to the Onondaga County Department of Transportation early in the planning process for approval and complete any appropriate mitigation as may be determined by the Department.

The Board also offers the following comments:

1. The Board encourages the Town and applicant to consider providing pedestrian accommodations on this site connecting the residential portion of the Willow Stream PDD with Oswego Road, and further encourages the addition of sidewalks along Oswego Road for the entire PDD property area.
2. Per the Onondaga County Department of Transportation, the Town and applicant are advised that no direct construction access will be permitted from Oswego Road.

3. The Board encourages the Town to consider the adequacy of accommodations for guest parking.
4. The municipality is encouraged to minimize exposure to damage from natural hazards and uphold local flood ordinance requirements, as required for good standing in the National Flood Insurance Program, by ensuring that any proposed development would not negatively affect drainage patterns in or near the floodplain.
5. The applicant is advised to conduct a formal wetland delineation to determine the presence and location of any federal wetlands on site, and any delineated wetlands must be confirmed by the U.S. Army Corps of Engineers and shown on the plans for the site. The applicant is also advised to obtain appropriate permits from the Corps for any proposed development or drainage into wetlands on site.
6. Per the New York State Department of Environmental Conservation (NYS DEC), if a proposed project is in an area containing threatened or endangered species and/or associated habitats, and the project requires review under the State Environmental Quality Review Act (SEQRA), a request for a project screening should be submitted to the New York Natural Heritage Program or to the regional NYS DEC Division of Environmental Permits office.
7. The Onondaga County Department of Water Environment Protection asks that the applicant contact the Department at (315) 435-6820 early in the planning process to determine sewer availability and capacity.
8. The applicant is encouraged to reduce stormwater runoff and improve stormwater quality as much as practical by reducing impermeable surfaces and utilizing green infrastructure. For more information on stormwater management, visit the Onondaga County "Save the Rain Program" web site at <http://savetherain.us> or contact the Onondaga County Department of Water Environment Protection at 315-435-6820.
9. The Onondaga County Water Authority (OCWA) recommends that the municipality and/or applicant contact OCWA's Engineering Department early in the planning process to determine water availability and service options, obtain hydrant flow test information, evaluate backflow prevention requirements, and/or request that the Authority conduct hydrant flow testing to assess fire flow availability.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: February 24, 2016

OCPB Case # Z-16-42

- 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 OTHER AUTHORIZATION from the Town of Manlius Planning Board at the request of Pete Fietta for the property located on North Burdick Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review authorizations which a referring body may issue under the provisions of any zoning ordinance or local law and the site is located within 500 feet of North Burdick Street, a county road, Old Erie Canal State Park, and the municipal boundary between the Town of Manlius and the Village of Fayetteville; and
- WHEREAS, the applicant is requesting a Grading, Excavation and Filling Permit to add fill to low areas on a one-acre portion of an approximately 100-acre lot in a Residential (R-1) zoning district; and
- WHEREAS, in 2009, the Board recommended modification of a subdivision referral (S-09-58) to create a mix of 22 residential, commercial, and restricted agricultural lots and a proposed new road on this parcel and adjacent parcels to the south; the Board noted significant wetland and drainage concerns and required provisions for the protection of forever green areas and the maintenance of open space and stormwater facilities; per aerial photography, it appears no development has occurred since that time; and
- WHEREAS, the Board is concurrently reviewing another Grading, Excavation and Filling Permit application (Z-16-44) for an adjacent parcel on North Burdick Street, which will provide fill needed to complete the project on the subject parcel; and
- WHEREAS, per a conversation with the Town on February 10, 2015, the applicant is seeking to fill in a pond on a former quarry area of the site, in order to address concerns over kids jumping off a steep quarry cliff into the pond; and
- WHEREAS, a partial plan which appears to be a section of prior subdivision plans shows a highlighted proposed fill area to be between wetland areas set far back from the North Burdick Street frontage; and
- WHEREAS, the plan also highlights a proposed connection to North Burdick Street, which the Town stated will be for construction access only and not a proposed road; in 2009, the Onondaga County Department of Transportation had approved two proposed connections to North Burdick Street, one of which aligned with the existing traffic signal facing Medical Center Drive; any existing or proposed access to North Burdick Street must meet the requirements of the Onondaga County Department of Transportation; and
- WHEREAS, wetland maps and floodplain data indicate much of the site is covered by state wetlands, federal wetlands, and floodway/floodplain areas along Limestone Creek and the old Erie Canalway; and
- WHEREAS, if the proposed project cumulatively disturbs one acre or more of land, it must

be covered under the New York State SPDES II General Permit for Stormwater Discharges from Construction Activity, and the applicant must submit a Stormwater Pollution Prevention Plan (SWPPP) to the municipality and a Notice of Intent (NOI) to the Bureau of Water Permits; the proposed project is located within a designated Municipal Separate Storm Sewer System (MS4) municipality and the applicant must consult with the municipal engineer to ensure conformance with the municipality's Storm Water Management Plan (SWMP) and submit a MS4 SWPPP Acceptance Form signed by the municipality to the Bureau of Water Permits; 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 Onondaga County Department of Transportation at (315) 435-3205 to coordinate the location of the proposed temporary construction access to North Burdick Street and to obtain a permit. The Department further notes that the temporary driveway must be removed when the fill portion of the project has been completed.
2. The municipality must submit a copy of the Storm Water Pollution Prevention Plan (SWPPP) and/or any drainage reports or studies to the Onondaga County Department of Transportation early in the planning process for approval and complete any appropriate mitigation as may be determined by the Department.

The Board also offers the following comments:

1. Per the Onondaga County Department of Transportation, the Town and applicant are advised that North Burdick Street must be kept free of debris, mud, dirt, and any construction materials, and the applicant should control dust on North Burdick Street to the extent possible.
2. The Town and applicant are advised to ensure all necessary permits and approvals are obtained from federal, state, or other municipal agencies for any alterations of or drainage into existing waterbodies and wetlands on site.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: February 24, 2016

OCPB Case # Z-16-43

- 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 SITE PLAN from the Town of Manlius Planning Board at the request of Church of the Immaculate Conception for the property located at 400 Salt Springs 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 Salt Springs Road, a county road; and
- WHEREAS, the applicant is proposing to construct a 1,535 square foot gathering vestibule and pocket park and make associated improvements to internal driveways, parking, and landscaping at an existing church (Immaculate Conception) on a 32.07-acre parcel in a Residential (R-1) zoning district; and
- WHEREAS, the Site Planting Plan dated January 15, 2016 shows the proposed vestibule, park, and 28 additional parking spaces off the northeast entrance of the existing church building; aerial photography indicates the site also contains other church buildings, associated school, and parking areas; and
- WHEREAS, per aerial photography, the site connects to two local roads serving adjacent subdivisions between South Manlius Street and Salt Springs Road, and an existing access road off Salt Springs Road to remain; and
- WHEREAS, the plan shows new landscaping and concrete walks near the addition and new parking area and at the southeast and northwest church entry areas; and
- WHEREAS, the Erosion & Sediment Control Plan dated January 15, 2016 notes a total site disturbance of 0.778 acres, a decrease of 111 square feet of impervious surface, and the addition of 480 square feet of permeable pavement; and
- WHEREAS, the site is served by public water and sewers and is located in the Meadowbrook-Limestone Wastewater Treatment Plant service area; the referral materials note the proposed vestibule will include new restrooms; and
- WHEREAS, per the Onondaga County Department of Water Environment Protection, the project shall comply with Local Law #1 of 2011 - A Local Law Establishing a Program to Promote Capacity Management, Maintenance and Operation of the Public Sewers and Related Purposes, where applicable; information regarding this law is available at www.ongov.net/wep/uselaws.html; and
- WHEREAS, the Onondaga County Department of Water Environment Protection has determined that the submitted project is located in an area designated as flow constrained or impacted by excessive wet weather flow or is tributary to a Combined Sewer Overflow (CSO); unless it can be demonstrated that anticipated flows will not exceed previous flows, the project applicant is required to offset any additional sanitary flow in excess of the most recent land use; the applicant must develop a 1 gallon to 1 gallon offset plan/project in coordination with the municipal engineer; a letter confirming the

acceptance of the offset plan must be submitted to the Department of Water Environment Protection documenting the offset plan; and

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

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

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: February 24, 2016

OCPB Case # Z-16-44

- 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 OTHER AUTHORIZATION from the Town of Manlius Planning Board at the request of JK Tobin Construction for the property located at 5538 North Burdick Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review authorizations which a referring body may issue under the provisions of any zoning ordinance or local law and the site is located within 500 feet of North Burdick Street, a county road, and Old Erie Canal State Park; and
- WHEREAS, the applicant is requesting an Excavation, Grading, and Filling Permit to clear light brush, add a topsoil strip, and do filling/grading on a 2-acre portion of a 4.2-acre lot in a Restricted Agricultural (RA) zoning district; and
- WHEREAS, the Board is concurrently reviewing another Grading, Excavation and Filling Permit application (Z-16-42) for an adjacent parcel on North Burdick Street, which will utilize fill to be obtained on the subject parcel; and
- WHEREAS, a Grading & Erosion & Sediment Control Plan dated January 20, 2016 shows an existing frame house, detached garage, and metal shed at the southeastern corner of the parcel, partially encroaching on the adjacent project parcel; and
- WHEREAS, the project limits are shown north of the developed area, and the project includes an area of down trees and brush, areas to be graded (topsoil to be restored), and proposed drainage treatment along the sides and the rear of the parcel near the old Erie Canalway; and
- WHEREAS, the plan shows a proposed stabilized construction entrance on North Burdick Street which appears to be in the location of an existing driveway serving the house; any existing or proposed access to North Burdick Street must meet the requirements of the Onondaga County Department of Transportation; and
- WHEREAS, the proposed project may disturb one acre or more of land and must be covered under the New York State SPDES II General Permit for Stormwater Discharges from Construction Activity (GP-0-10-001) and the applicant must submit a Stormwater Pollution Prevention Plan (SWPPP) to the municipality and a Notice of Intent (NOI) to the DEC Bureau of Water Permits; the proposed project is located within a designated Municipal Separate Storm Sewer System (MS4) municipality, and the applicant must consult with the municipal engineer to ensure conformance of construction plans with the municipality's Storm Water Management Plan (SWMP) and submit a MS4 SWPPP Acceptance Form signed by the municipality to the New York State Department of Environmental Conservation Bureau of Water Permits; and

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 Onondaga County Department of Transportation at (315) 435-3205 to coordinate the location of the proposed temporary construction access to North Burdick Street and to obtain a permit. The Department further notes that the temporary driveway must be removed when the fill portion of the project has been completed.
2. The municipality must submit a copy of the Storm Water Pollution Prevention Plan (SWPPP) and/or any drainage reports or studies to the Onondaga County Department of Transportation early in the planning process for approval and complete any appropriate mitigation as may be determined by the Department.

The Board also offers the following comment:

Per the Onondaga County Department of Transportation, the Town and applicant are advised that North Burdick Street must be kept free of debris, mud, dirt, and any construction materials, and the applicant should control dust on North Burdick Street to the extent possible.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: February 24, 2016

OCPB Case # Z-16-45

- 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 SITE PLAN from the City of Syracuse Planning Commission at the request of 460 N. Franklin St., LLC for the property located at 438-446 & 450 North Franklin Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Interstate Route 81, a state highway; and
- WHEREAS, the applicant is proposing to install an accessory parking lot to accommodate neighboring housing unit users on a 2.743-acre lot in a Lakefront Urban Center-Franklin Square (T5-2) zoning district; and
- WHEREAS, the Board is concurrently reviewing a subdivision referral for the parcel to be combined with an adjacent apartment building parcel (S-16-09); and
- WHEREAS, the Board recommended no position with comment on a 2011 site plan by the current applicant to demolish an existing building and construct a new office building (which was not ultimately built), citing conformance to Lakefront Zoning District requirements and planning for future coordinated parking; and
- WHEREAS, per the Subdivision Map dated December 2, 2015, the existing vacant 0.883 acre parcel at the corner of North Franklin Street, Genant Drive and North Clinton Street would be combined with the adjacent 1.86 acre parcel, which contains the 7 story Franklin Square Apartments and parking lot, to become New Lot 1 (2.743 acres); and
- WHEREAS, per the Layout Plan dated December 8, 2015, the existing vacant parcel would house a 76 space asphalt parking lot to serve as overflow parking for the proposed adjoining existing apartment building to the north; access for the new lot would occur via an existing driveway on North Franklin Street, a City street; and
- WHEREAS, the site is located within the Lakefront Redevelopment area and Franklin Square district, characterized by a high-quality aesthetic and pedestrian environment generated by urban density and consistency in architectural scale and pattern of new and rehabilitated former industrial buildings; and
- WHEREAS, zoning regulations within the T-5(2) district per the Layout Plan require 70% building frontage, which would not be met if the two lots are to be combined; parking lots as a primary use of a parcel are also not permitted in the district; zoning regulations detail location, screening, lighting and landscaping of parking lots; structured parking and shared parking in smaller lots is encouraged, to foster walkability and density objectives; and
- WHEREAS, North Franklin, Genant and North Clinton Streets are designated Street 3 and regulated per Lakefront zoning district regulations; Street 3 is a local, slow-movement street that provides for higher-density buildings such as offices,

shops, apartments and rowhouses, and urban in character with raised curbs, closed drainage, wide sidewalks, on-street parking and street trees and screening; and

WHEREAS, the Planting Plan shows a narrow hedgerow of dwarf burning bushes to be installed along the Franklin Street frontage and a portion of Genant Street, narrow lawn areas are shown at the perimeter of the lot, and 7 trees are shown within the lawn areas, set back from the right-of-way; no landscape islands are indicated within the parking lot; stormwater will be directed to the municipal storm system on Franklin Street; no lighting plan was submitted; and

WHEREAS, the Layout Plan shows an outline of a Future Building (8,000 square feet), with a portion of the parking lot to cover the building area; in 2011, the applicant proposed to construct a 36,000 square foot office building (12,000 square foot lot coverage); 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 City and applicant are encouraged to continue coordinating on adherence to regulations regarding parking on site, building frontage, and proposed design details for this important Franklin Square location, and the City should be cognizant of the precedent this project may set for other Lakefront locations, as it conflicts with urban design objectives in the area.

Should the parking lot be allowed, the Board encourages the applicant to continue working with the City of Syracuse to ensure adherence to the design regulations and objectives of the Lakefront and Franklin Square districts, including high-quality, opaque screening and ROW landscaping along all Street 3 frontages, landscape islands within parking lots, and improve the condition of sidewalks and installation of street trees around the perimeter of the site. Design and installation of the parking area should in no way preclude the future construction of a building on the site.

2. As the Inner Harbor, Franklin Square and nearby parcels continue to redevelop, the City and applicants are advised to carefully consider the density and parking goals of the Lakefront Master Plan and associated zoning. The City should consider devising a coordinated parking strategy for these increasingly dense areas, to ensure off-site and shared parking benefits can occur for currently proposed projects, but also does not diminish the viability of additional redevelopment in currently underutilized buildings, nor create undesirable large parking lots along prime frontages. Location and potential cost-sharing of future structured parking should also be considered and planned for.

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

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: February 24, 2016

OCPB Case # Z-16-46

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the City of Syracuse Planning Commission at the request of COR West Kirkpatrick St. Co., LLC for the property located at 328 West Kirkpatrick Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of the Harbor Brook Floatable Control Facility, a county-owned facility, and the Syracuse Inner Harbor Barge Canal Terminal, a part of the New York State Barge Canal system; and
- WHEREAS, the applicant is proposing to construct a five-story 123-room hotel (Element Hotel) with associated amenities on a proposed 1.39-acre lot in a Lakefront Urban Center-Waterfront (T5-1) zoning district; and
- WHEREAS, the Board is concurrently reviewing a referral (S-16-10) for a two-lot subdivision for the hotel, and the City Office of Zoning Administration is also reviewing an administrative action to allow for a 150-space offsite parking lot across Solar Street from the Inner Harbor, to serve the two adjacent hotel properties; and
- WHEREAS, in 2014, the Board reviewed referrals for the construction of a 134-room hotel (Aloft) with associated amenities on the subject 2.65-acre parcel, and for a parking lot across Kirkpatrick Street to serve both proposed hotels; the Board has also reviewed a number of referrals for projects on the Inner Harbor as part of a redevelopment project involving the City of Syracuse and COR Development; and
- WHEREAS, the plan shows the subject parcel is located along the south shore of the Syracuse Inner Harbor, which is slated for high-density mixed-use development; the submitted re-subdivision map dated December 17, 2012 shows the existing 2.65 acre lot on the south shore of the harbor to be subdivided into Lot A1-1 (1.39 acres) to house the proposed Element Hotel, as well as the existing Harbormaster Building, walkways and utilities, and Lot A1-2 (1.26 acres) to house an Aloft hotel, currently being constructed; land consisting of a promenade and associated amenities along the water is noted to be retained by the State of New York; and
- WHEREAS, the plan and associated referral materials show a five-story 123-room extended stay hotel, with indoor pool on proposed Lot A1-1, and no changes proposed for the existing Harbormaster Building and associated amenities along the western portion of the proposed parcel; the Exterior Elevations list a mix of finishes, including brick, cast stone, wood panel, and metal panel; the pool area is enclosed by a sloped roof and glass panels; and
- WHEREAS, an existing circular driveway to be shared with the adjacent hotel occurs partially on the subject parcel; submitted plans indicate that parking for the

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E-mail Address: countyplanning@ongov.ne

two hotels will occur in an existing approved approximately 170-space parking lot across West Kirkpatrick Street, and another 150-space lot is currently proposed on nearby land across Solar Street, which currently contains a large, vacant commercial building and serves as parking for a neighboring school bus facility; it is unclear where parking for the Solar Street building and bus facility will be directed as a result; existing sidewalks along the promenade and Kirkpatrick Streets, and existing on-street parking are to remain; and

WHEREAS, the plan shows new landscaping, including existing street trees along West Kirkpatrick Street and landscaping along the promenade; new landscaping is to include a 48" high conifer vegetative screen around the southern face of the building, a grassed lawn and landscape screening of utilities to the northeast of the building, a landscaped island in the existing circular drive (to also serve as a proposed infiltration area), and; a 10' wide grass-crete access drive is also shown within the lawn area; and

WHEREAS, a submitted Waiver Request denotes several proposed waivers within the Lakefront T5-1 Urban Center District – Waterfront zoning district - off-street loading provisions, service doors onto Kirkpatrick Street, height (5 stories versus 3 story maximum, or 6 feet waiver over allowable height for 3 stories, plus additional 7'6" for parapet), exterior finish materials, window (height versus width measurements), retail frontage requirements for uses along this portion of Kirkpatrick Street (no retail provided), and several sign waivers for size, height and quantity (five main building signs on all building faces, some internally illuminated), and tree species (deferring to City Arborist recommendations); and

WHEREAS, a SEQRA Findings Statement dated December 17, 2013 for the City of Syracuse Industrial Development Agency: COR Syracuse Inner Harbor Development Project, Syracuse, New York, was included with the referral materials, and has been adopted by SIDA concluding the environmental review of the overall project; the findings statement addresses air and water quality, stormwater, groundwater, drainage, water body modification, floodplains/floodway, threatened and endangered species, solid waste management and hazardous materials, historic and archeological preservation, environmental justice, aesthetic resources, land use, traffic (including mitigation measures), parking, public transportation, open space and recreation and neighborhood character, construction impacts, and cumulative and secondary impacts; and

WHEREAS, a Short EAF was submitted for the hotel project, to accompany the earlier comprehensive SEQR Findings Statement for the harbor work; the EAF indicates on-site infiltration basins will contain the majority of storm water runoff, and the remainder to be conveyed to the existing storm sewer system on West Kirkpatrick Street; the EAF also notes a SHPO No-Effect Letter dated August 27, 2013 was issued for the project; the EAF also notes the site may contain or be adjacent to, but not alter or encroach into, wetlands or regulated waterbodies; and

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

WHEREAS, the site is served by public water and sewer and is located in the Metropolitan

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

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 City and applicant are encouraged to continue coordinating on the proposed design details and waivers for this centerpiece project on the Inner Harbor, including retail frontage, landscaping and screening, signage and parking to balance practical site layout considerations with Lakefront Zoning requirements and master plans.
2. As the Inner Harbor, Franklin Square and nearby parcels continue to redevelop, the City and applicants are advised to carefully consider the density and parking goals of the Lakefront Master Plan and associated zoning. The City should consider devising a coordinated parking strategy for these increasingly dense areas, to ensure off-site and shared parking benefits can occur for currently proposed projects, but also does not diminish the viability of additional redevelopment in currently underutilized buildings, nor create undesirable large parking lots along prime frontages. Location and potential cost-sharing of future structured parking should also be considered and planned for.
3. The Onondaga County Department of Water Environment Protection asks that the applicant contact the Department at (315) 435-6820 early in the planning process to determine sewer availability and capacity.
4. The applicant is encouraged to reduce stormwater runoff and improve stormwater quality as much as practical by reducing impermeable surfaces and utilizing green infrastructure. For more information on stormwater management, visit the Onondaga County "Save the Rain Program" web site at <http://savetherain.us> or contact the Onondaga County Department of Water Environment Protection at 315-435-6820.
5. The municipality is encouraged to minimize exposure to damage from natural hazards and uphold local flood ordinance requirements, as required for good standing in the National Flood Insurance Program, by ensuring that any proposed development would not negatively affect drainage patterns in or near the floodplain.

Mr. Dudzinski disclosed that he knows the applicant. It was determined by the Chair that Mr. Dudzinski has no financial stake in the proposal and as such would not be required to recuse himself from voting. The motion was made by Robert Antonacci and seconded by Chester Dudzinski. The votes were recorded as follows: Douglas Morris - yes; Brian Donnelly - yes; Robert Antonacci - yes; Chester Dudzinski - yes.



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: February 24, 2016

OCPB Case # Z-16-47

- 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 LOCAL LAW from the Town of Manlius Town Board at the request of Town of Manlius for the property located Townwide; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the adoption or amendment of a zoning ordinance or local law; and
- WHEREAS, the applicant is proposing legislation to prohibit variable LED signs or signs similar in technology; and
- WHEREAS, per existing code regarding illuminating and flashing signs, signs with steady internal or external illumination are allowed provided they do not reflect onto other properties, and flashing, oscillating, and revolving signs are only permitted if necessary for public safety or welfare; and
- WHEREAS, the proposed new condition would specifically prohibit LED display signs or signs that the Code Enforcement Officer deems to be of similar technology that scroll, move, display animation, or change pictures or script; and

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

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: February 24, 2016

OCPB Case # Z-16-48

- 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 ZONE CHANGE from the Town of Clay Town Board at the request of North Syracuse Lodging Group, LLC for the property located south of New York State Route 31 on an extension of Pepperidge Way; and
- WHEREAS, General Municipal Law Section 239-1-3 allows municipalities to refer applications to the County Planning Board for informal review or technical assistance; and
- WHEREAS, the applicant is requesting a zone change from Residential Townhouse (R-TH) to Regional Commercial (RC-1) on the front portion of a vacant 16.225-acre lot which is currently zoned Residential Townhouse (R-TH); and
- WHEREAS, the Board previously offered no position with comment on concurrent zone change and area variance referrals (Z-15-54 and 55) to rezone the parcel from R-7.5 to R-TH to construct 52 single-family townhouses; in 2004, the Board offered no position with comment on a site plan referral (Z-04-39) for the Outback Steakhouse on the adjacent parcel to the north, and in 2005 recommended disapproval of a zone change from Residential (R-2 and R-5) to Commercial (C-5) on this parcel (Z-05-42), citing that the proposed use would exceed capacity and mitigation on Route 31 as required by the New York State Department of Transportation and the Route 31 corridor study; the most recent Board comments reflect similar concerns about safety and operational issues in the Route 31 corridor/interchange area, and specifically encourage consideration of a 2003 SMTTC study regarding an extension of Carling Road to Soule Road; and
- WHEREAS, the Zone Change plan dated January 14, 2016 shows the northern 8.77 acres of the site proposed to be rezoned RC-1, and the southern 7.46 acres to remain R-TH; surrounding properties include developed RC-1 land to the north along New York State Route 31, the Hunter Runne subdivision to the south, athletic fields at Willow Field Elementary School to the west, and vacant farmland owned by the Town of Clay to the east which borders Soule Road near the on ramp to New York State Route 481; Soule Road is state-owned between Route 31 and the ramp, and county-owned south of the ramp; and
- WHEREAS, the Conceptual Site Plan dated December 15, 2015 shows three proposed buildings on individual lots on the RC-1 portion of the site (one labeled Proposed Hotel), a total of 371 parking spaces, and a proposed extension of Pepperidge Way, a local street which connects to Route 31 to the north and a temporary turn-a-round on the Town of Clay land to the east; four townhouse buildings with four units each are shown on the remaining R-TH portion of the site on an extension of the proposed Pepperidge Way extension ending in a cul-de-sac; the prior referral showed a potential connection to Sutcliffe Drive,

a local street serving the Hunter Runne subdivision; and

WHEREAS, plans also show a 40' Onondaga County Water Authority easement and 30' sanitary sewer easement running along the eastern boundary, a 99' Onondaga County Water District easement along the southern boundary, a 30' sanitary sewer drainage easement along the western boundary, and a 30' drainage easement along part of the northern boundary and large portion of the southwestern corner "for stormwater management basin"; and

WHEREAS, no further information regarding stormwater management was submitted at this time; the proposed project may disturb one acre or more of land and must be covered under the New York State SPDES II General Permit for Stormwater Discharges from Construction Activity (GP-0-10-001) and the applicant must submit a Stormwater Pollution Prevention Plan (SWPPP) to the municipality and a Notice of Intent (NOI) to the DEC Bureau of Water Permits; the proposed project is located within a designated Municipal Separate Storm Sewer System (MS4) municipality, and the applicant must consult with the municipal engineer to ensure conformance of construction plans with the municipality's Storm Water Management Plan (SWMP) and submit a MS4 SWPPP Acceptance Form signed by the municipality to the New York State Department of Environmental Conservation Bureau of Water Permits; and

WHEREAS, the site has access to public water and sewer and is located in the Oak Orchard Wastewater Treatment Plant service area in the Gaskin Road Pump Station service area, which is currently being diverted to the Wetzel Road Wastewater Treatment Plant; the EAF notes water and sewer lines are proposed to be extended along the new road to serve the proposed homes; and

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

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

WHEREAS, the EAF Mapper further indicates that the site is located over, or immediately adjoining, primary and principal aquifers, and is located in or adjacent to an area designated as sensitive for archaeological sites on the New York State Historic Preservation Office archaeological site inventory; and

WHEREAS, the Syracuse Metropolitan Transportation Council, on behalf of the New York State Department of Transportation and the Town of Clay, completed a Break in Access Study: Soule Road (Carling Road Extension) in 2003 to identify ways to safely alleviate existing traffic congestion around the Soule Road/Route 31/Route 481 interchange; extension of Carling Road to Soule Road and reconfiguration of the Route 481 ramp, including the separation of the Route 481 ramp traffic from Soule Road, was identified as the preferred alternative; the subsequent Route 31 Corridor Study for the Towns of Clay and Cicero similarly recommended the proposed modifications, and partial funding had

been secured by the Town of Clay; and

WHEREAS, recommendations of the Clay-Cicero Route 31 Transportation Study completed by the Syracuse Metropolitan Transportation Council in 2010 include enhanced transit, bicycle and pedestrian access, avoidance of cul-de-sacs, orderly growth, increasing density, mixing uses, nodal development and lowering community vehicle miles traveled; the Onondaga County Settlement Plan encourages the creation of traditional mixed-use communities that promote nodal development, density of development that supports transit, and walkable neighborhoods with access to community facilities such as schools, parks and libraries; and

NOW THEREFORE BE IT RESOLVED, that the Onondaga County Planning Board offers the following comments regarding the said referral submitted informally by the municipality:

The Board declines the opportunity for informal review of this referral, and Syracuse-Onondaga County Planning Agency staff will provide comment under separate cover.



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: February 24, 2016

OCPB Case # Z-16-49

- 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 SPECIAL PERMIT from the Town of Elbridge Zoning Board of Appeals at the request of Ronald Davis for the property located at 1104 Peru 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 Peru Road, a county road, and a farm operation in an agricultural district; and
- WHEREAS, the applicant is requesting a special permit to reside in a 33' x 10' Recreational Vehicle during the construction of a permanent single-family home on a 15.14-acre lot in a Rural-Residential (RR) zoning district; and
- WHEREAS, per town code, a special permit is required for temporary mobile homes on the same site as a proposed dwelling, with an allowed term of one year with the possibility of a single one-year extension; and
- WHEREAS, per aerial photography and the referral notice, the site contains an existing residence, barns, and horse pastures; per an email from the Town dated February 16, 2016, there is a permit in place to demolish the existing residence; and
- WHEREAS, aerial photography shows one existing driveway on Peru Road, which the email states will continue to be used for access to the site; any existing or proposed access to Peru Road must meet the requirements of the Onondaga County Department of Transportation; and
- WHEREAS, National Wetland Inventory Maps indicate the potential presence of federal wetlands in the location of a wooded area at the rear of the property; per the U.S. Army Corps of Engineers, National Wetland Inventory Maps may not be used to confirm the presence/absence of federal wetlands on a given parcel of land; and
- WHEREAS, per another email from the Town on February 9, 2016, the site is served by an existing private well and septic system, which will be utilized for the temporary mobile home and the new single-family home; and
- WHEREAS, the Onondaga County Agricultural Districts map shows the site is located in New York State Agricultural District 3; aerial photography shows other farmed properties in the district nearby; and

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

The applicant must contact the Onondaga County Health Department to review the adequacy of any existing or proposed septic system to service this property prior the Town approving this special permit request.

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

E-mail Address: countyplanning@ongov.ne

The Board also offers the following comments:

1. The Town and applicant are advised that the existing driveway on Peru Road must meet all Onondaga County Department of Transportation access requirements.
2. The applicant should take into consideration the location of any potential wetlands on site when selecting a location for the proposed mobile home and permanent residence. The applicant is also advised to contact the U.S. Army Corps of Engineers to obtain appropriate permits as necessary.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: February 24, 2016

OCPB Case # Z-16-50

- 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 Marcellus Planning Board at the request of Half Dome Properties for the property located at 3722 Bishop Hill 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 Lee Mulroy Road (Route 175) and Bishop Hill Road, both county roads, and a farm operation in an agricultural district; and
- WHEREAS, the applicant is proposing to open a retail farm store (KC Farm & Feed) in a portion of an existing barn and a proposed new barn on a 68.921-acre lot containing agricultural land and a shed sales business in a Light Industrial (L-1) zoning district; and
- WHEREAS, the Board previously recommended modification of a site plan referral (Z-15-139) to install an outdoor sales display with 30 model sheds on this site, requiring the north access to Bishop Hill Road be closed and coordination regarding the southern access, and commenting on the size and scale of signage, state and federal wetlands, septic approval, and the unauthorized alteration of a licensed survey; in 2012 the Board offered no position with comment on a zone change referral (Z-12-232) to change the zoning on 26 acres of the parcel from Agricultural to the current L-1 designation with similar considerations; and
- WHEREAS, a Site Plan revised February 5, 2016 shows an existing house structure to be demolished, an existing barn to include 1,200 square feet of retail and 2,230 square feet of assembly, a proposed 2,450 square foot warehouse addition, two smaller existing barns, an existing silo, a proposed 25,060 square foot gravel area for outdoor sales and parking (31 parking spaces and 1 loading zone), a proposed additional 9,890 square foot gravel area for outdoor sales, and a lawn area labeled seasonal sales area; and
- WHEREAS, per the narrative, the shed sales will continue and the new operation will employ 2-4 people with daily hours from 8am to 6pm, and will include the sale of feed, farm supplies, fencing and corral supplies, seasonal items, trailer sales and service, and an education/lecture portion of the store; and
- WHEREAS, the plan shows the site is located at the corner of Bishop Hill Road and Lee Mulroy Road, with two existing gravel drives with gates on Bishop Hill Road; the plan states the northernmost driveway will be blocked with proposed boulders which are shown within the county right-of-way, and the first 60' of the southernmost driveway will be paved, including over an apparent gas easement; and
- WHEREAS, the plan further shows a 60' wide reserved area "for future road approved by County D.O.T." on Lee Mulroy Road outside the project area; a narrative dated January 25, 2016 indicates no new access will be proposed; any existing or

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E-mail Address: countyplanning@ongov.net

proposed access to Bishop Hill Road or Lee Mulroy Road must meet the requirements of the Onondaga County Department of Transportation; and

WHEREAS, per the plan, the anticipated area of disturbance is 0.89 acres, and the rest of the site includes a tributary of Nine Mile Creek and associated floodplain to the east, a 125' wide gas easement running east/west, additional gas and electric easements, and undeveloped land zoned A-1 south of the east/west easement which front Masters Road; and

WHEREAS, wetland maps indicate state wetland MAR-11 and potential federal wetlands along Nine Mile Creek; the applicant must obtain appropriate permits from the New York State Department of Environmental Conservation and/or the U.S. Army Corps of Engineers for any proposed development or drainage in state and/or federal wetlands, respectively, and/or state wetland buffers on site; and

WHEREAS, the site is served by public water and private septic; an existing septic tank and leach field are shown on the plan with a note indicating Onondaga County Health Department approval; and

WHEREAS, the Onondaga County Agricultural Districts map shows the site and neighboring farm operations located in New York State Agricultural District 2; and

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

WHEREAS, the plan shows the location of a proposed freestanding sign to be 8' x 4' at a height of 12' which the narrative states will be 15' from the Lee Mulroy Road frontage; no further details were submitted at this time; 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 Onondaga County Department of Transportation, no boulders will be permitted in the County right-of-way and the existing northern connection to Bishop Hill Road located in the right-of-way must be removed, and the plan must be updated to reflect all Department requirements.

The Board also offers the following comments:

1. Per the Onondaga County Department of Transportation, the municipality and applicant are advised that signage may not obstruct sight distance.
2. Per the Onondaga County Department of Transportation, the Town and applicant are advised that any proposed driveway gates must be located at least 30 feet from the shoulder of the road, and a permit must be obtained for any work within the County right-of-way.
3. The Town may wish to ensure that paving will be permitted within the gas easement crossing the southernmost driveway.

4. The Town and applicant are strongly encouraged to retain the rural and residential character of this area to the extent possible, including limiting the size and scale of proposed signage and incorporating landscaping along the road frontages.

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

6. The Town is advised to ensure the existing barn meets the building code requirements for public access given the proposed retail use.

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

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: February 24, 2016

OCPB Case # Z-16-51

- 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 USE VARIANCE from the Town of Onondaga Zoning Board of Appeals at the request of William C. Brissette (owner) & Sandra Keller (vendee) for the property located at 3165 Amber Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the granting of use or area variances and the site is located within 500 feet of Amber Road, a county road; and
- WHEREAS, the applicant is requesting a use variance to convert a former church into a retail antique store on a 1.12-acre non-conforming lot which also contains an existing single-family residence to be maintained in a Residential and Country (RC) zoning district; and
- WHEREAS, the Board previously offered no position with comment on a use variance referral (Z-15-441) to convert the church into an additional single-family residence, and recommended modification of prior area variance referrals (Z-15-173 and Z-13-345) which were requested to allow the owner to subdivide the existing structures onto separate parcels; prior concerns were raised regarding individual drinking water and wastewater systems, and access requirements have varied based on the lot configuration and uses proposed in each application; and
- WHEREAS, a letter to the Town from a commercial real estate broker dated October 2, 2015 notes the applicant has been unable to sell the property because buyers have been unable to secure financing due to the mix of uses on the site; the prior use variance referral noted attempts to subdivide the parcel have been denied by the Town; and
- WHEREAS, a Variance Map not revised since the prior use variance application (dated September 25, 2015) shows an existing frame building, a frame house, and a detached frame garage on an L-shaped parcel with frontage on Amber Road; a note on the plan states the use variance requested is to allow two residences on the parcel; and
- WHEREAS, the map shows two existing gravel driveways on Amber Road which form a loop around the church building; an extension from the back of the loop is shown heading north onto the adjacent parcel; any existing or proposed access to Amber Road must meet the requirements of the Onondaga County Department of Transportation; and
- WHEREAS, no further information about the proposed antique business was submitted, including intensity of use or the proposed location and extent of parking and signage; the Onondaga County Department of Transportation has determined that the applicant must provide the Department with ITE Trip Generation traffic figures and complete any appropriate mitigation as may be determined by the Department; and

WHEREAS, the site is served by private water and septic and is located outside the Onondaga County Sanitary District; at the time of the prior use variance referral, the Onondaga County Health Department stated that a new septic system was approved to serve a three-bedroom residence in the church; no updated information was provided with the proposed new use; and

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

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

The referral does not sufficiently describe the intensity of the proposed commercial use, and the submitted plan does not identify the extent or location of parking accommodations. The Board encourages the Town and applicant to resubmit the proposal with further information and accurate plans reflecting the proposed use, parking, signage, and wastewater disposal.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: February 24, 2016

OCPB Case # Z-16-52

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a ZONE CHANGE from the Town of Salina Town Board at the request of 4TEALL LLC for the property located at 2101 & 2121 Teall Ave, 724 Orwood Place & 639 Delmar Place; 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 Teall Avenue, a county road, and Arterial Road, a state highway; and
- WHEREAS, the applicant is requesting a zone change from Office and Light Industrial Park (O-2) to Highway Commercial (C-2) zoning on four lots totaling approximately one acre, each containing an existing commercial building, in order to allow a mix of office and retail uses; and
- WHEREAS, the Board previously offered no position with comment on an area variance referral (Z-15-261) for relief from lot size, lot width, setbacks, and density requirements in order to reconfigure lot lines to allow one building per lot, with no related changes to the site indicated; the Board commented on undelineated access on Teall Avenue and the lack of landscaping and sidewalks; and
- WHEREAS, in 1997, the Board recommended disapproval of a prior zone change referral from O-2 to C-2 on these parcels, citing adverse traffic impacts resulting from an intensification of uses on the Teall Avenue corridor between Grant Avenue and Court Street; the Board further recommended that the Town conduct a land use study of the corridor to identify acceptable land uses and parking considerations to reduce conflicting traffic patterns; and
- WHEREAS, aerial photography shows the lots are located in Lyncourt between Orwood Place and Delmar Place, both local residential roads, along the commercial Teall Avenue corridor near the intersection with state-owned Arterial Road (off Court Street); the Teall Avenue corridor in this location is characterized by single and two-story buildings in frame, brick, and concrete block styles, generally with minimal setbacks; the site abuts homes in the existing residential neighborhood north of Woodlawn Cemetery; and
- WHEREAS, per town code, the O-2 district is intended for locations near higher volume highways in order to provide land use compatibility with adjacent residential use districts, whereas the C-2 district is intended to apply to existing areas that have been developed to serve motorists; and
- WHEREAS, per town code, uses permitted by right in the O-2 district include offices, research centers, light manufacturing and related uses, utilities, airports, and day-care centers; special permit uses include transitional parking areas, cemeteries, funeral homes, educational facilities, and care homes; and

WHEREAS, per town code, uses permitted by right in C-2 districts include offices, retail, and day-care centers; special permit uses include restaurants (and drive-thrus), gas stations, motor vehicle leasing facilities, animal hospitals/kennels, transitional parking areas, utility service facilities, funeral homes, and cemeteries; and

WHEREAS, per town code, lot requirements for coverage, setbacks, and height are similar in both districts (slightly reduced front and side yards for C-2); minimum lot width is 60 feet for C-2 and 100 feet for O-2, and minimum lot area is 10,000 square feet for C-2 and 20,000 square feet for O-2; and

WHEREAS, an approved resubdivision plan last revised October 20, 2015 shows subject Lots 1 through 4, each with an existing one-story building; the application notes no additions or changes to the buildings and grounds will be made, except for façade and landscaping improvements; and

WHEREAS, per the plan and aerial photography, Lots 1 and 3 have access to Teall Avenue, Lot 2 has access to Orwood Place, and Lot 4 has access to Delmar Place; all access appears to be undelineated, with continuous asphalt between the buildings and the side streets; and

WHEREAS, the Syracuse Metropolitan Transportation Council (SMTC) has created a Sustainable Streets Guide, which includes the identification of priority sidewalk zones where the installation of sidewalks would be most beneficial; this site is located within a priority zone; and

WHEREAS, the buildings are served by public water and sewers and is located in the Metropolitan Wastewater Treatment Plant service area; and

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

The Board advises the Town to consider the numerous impediments to increasing the intensity of vehicle-oriented and customer-based uses in this location, such as the limited availability of parking, the need to delineate and consolidate access to Teall Avenue, and potential conflict with neighboring residential uses. The Town may wish to consider the establishment of a zoning district similar to the Neighborhood Commercial (C-1) zoning district, which addresses parcels such as those along the Teall Avenue corridor and elsewhere which are better suited to transitional and/or pedestrian-oriented uses but may have pre-existing buildings with gross square footage areas which exceed the C-1 maximums.

Should the Town approve the proposed zone change, the Board offers the following additional comments:

1. Per the Onondaga County Department of Transportation, the Town and applicant will need to contact the Department at (315) 435-3205 to coordinate the width and delineation of existing access to Teall Avenue for any proposed changes in use and/or changes to lot configuration.
2. Per the Onondaga County Department of Transportation, no parking, loading, backing, or servicing of vehicles in the county right-of-way will be permitted.

3. The Board further encourages the Town to require better delineation, landscaping, and sidewalks along the Orwood Place and Delmare Place frontages, the establishment of shared access and parking arrangements to the extent possible, and extensive buffering for neighboring residences.

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

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: February 24, 2016

OCPB Case # Z-16-53

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a ZONE CHANGE from the Town of Salina Town Board at the request of Town of Salina Town Board for the property located at 2406, 2410, 2438 & 2340 Court 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 Court Street (New York State Route 298), a state highway; and
- WHEREAS, the applicant is requesting a zone change from Highway Commercial (C-2) to Neighborhood Commercial (C-1) on four lots totaling 0.48 acres, in order to allow residential uses on the second floor of four existing commercial buildings; and
- WHEREAS, the site is located in a small commercial corridor in the Lyncourt area between Roxford Road and Darlington Road, both local roads, facing residences and Assumption Cemetery; the block is characterized by single and multi-story commercial buildings that front the sidewalk and have no side yard setbacks; and
- WHEREAS, per town code, the C-2 district is intended to apply to existing areas that have been developed to serve motorists, whereas the C-1 district is intended to be located in or adjacent to residential neighborhoods for commercial uses which provide essential convenience goods and services to residents; and
- WHEREAS, per town code, uses permitted by right in C-2 districts include offices, retail, and day-care centers; special permit uses include restaurants (and drive-thrus), gas stations, motor vehicle leasing facilities, animal hospitals/kennels, transitional parking areas, utility service facilities, funeral homes, and cemeteries; and
- WHEREAS, per town code, uses permitted by right in C-1 districts include one and two-family dwellings and up to 5,000 square feet of retail sales, retail service, and offices; special permit uses include utility service facilities, cemeteries, and transitional parking areas; and
- WHEREAS, per town code, lot requirements for coverage, width, and height are the same in both districts; minimums for lot size and setbacks are lower in the C-1 district; and
- WHEREAS, the most recent surveys on file with the Town indicate a row of 2-1/2 and 2-story buildings with access to a rear 20' wide right-of-way which extends from Darlington Road all the way to Roxford Road, exiting between two existing residences; and
- WHEREAS, aerial photography shows a rear asphalt area fronting part of the right-of-way, a row of parking along the westernmost side buildings with access to an

existing driveway on Court Street on the adjacent parcel; street parking is available on the south side of Court Street; and

WHEREAS, the buildings are served by public water and sewers and are located in the Metropolitan Wastewater Treatment Plant service area; and

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

Should the Town approve the zone change, the plan for the next stage of development should include the following:

1. The Onondaga County Department of Water Environment Protection asks that the applicant contact the Department at (315) 435-6820 early in the planning process to determine sewer availability and capacity.
2. The Town and applicant should ensure that adequate on and off-street parking is available for all proposed uses on these parcels, and encourages the establishment of agreements for any shared parking arrangements and for the use of any shared driveways.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: February 24, 2016

OCPB Case # Z-16-54

- 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 Lysander Planning Board at the request of Anheuser-Busch for the property located at 2885 Belgium 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 Belgium Road (New York State Route 31) and the Baldwinsville Bypass (New York State Route 631), both state highways; and
- WHEREAS, the applicant is proposing to construct two additions totaling 67,000 square feet to an existing brewery facility on a 187-acre lot within the Radisson Planned Unit Development (PUD); and
- WHEREAS, the Layout Plan dated January 26, 2016 shows the project area at the northwest corner of the existing facility in the location of existing truck parking and a concrete apron to be reconfigured; and
- WHEREAS, the plan and Environmental Assessment Form dated February 2, 2016 indicate the project includes a 28,000 square foot Variety Pack/ASRS location and a 39,000 square foot Variety Pack/Palletizing Location and Snow Loading Area; and
- WHEREAS, aerial photography shows the site with an existing main driveway on Belgium Road, which must meet the requirements of the New York State Department of Transportation, and additional access to a railroad spur on site and to Loop Road and Brundage Roads, local roads which ultimately provide access to West Entry Road and Sixty Road, both county roads; and
- WHEREAS, the EAF notes the expansions are proposed on currently paved areas with no new impervious area or point sources being created, and that stormwater will sheet flow to an existing closed drainage system on site; and
- WHEREAS, the EAF notes a remediation action (spill record) for this site was closed on April 6, 2013, and that the site contains the federal and state-protected Indiana bat and northern long-eared bat; and
- WHEREAS, the site is served by public water and sewers and is located in the Baldwinsville Seneca-Knolls Wastewater Treatment Plant service area; and
- WHEREAS, per the Onondaga County Department of Water Environment Protection, the project shall comply with Local Law #1 of 2011 - A Local Law Establishing a Program to Promote Capacity Management, Maintenance and Operation of the Public Sewers and Related Purposes, where applicable; information regarding this law is available at www.ongov.net/wep/uselaws.html; and

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 New York State Department of Transportation has determined that the applicant must provide the Department with ITE Trip Generation traffic and distribution figures for all access points on site and complete any appropriate mitigation as may be determined by the Department, and a copy should be submitted to the Onondaga County Department of Transportation for review.

The Board also offers the following comment:

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

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: February 24, 2016

OCPB Case # Z-16-55

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a USE VARIANCE from the Town of Onondaga Zoning Board of Appeals at the request of Syracuse SMSA dba Verizon for the property located on Kasson Road near the intersection with Howlett Hill Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the granting of use or area variances and the site is located within 500 feet of Kasson Road and Howlett Hill Road, both county roads, and a farm operation in an agricultural district; and
- WHEREAS, the applicant is requesting a use variance to construct a 144-foot monopole tower and wireless communications facility on a 0.23-acre lease parcel on a vacant 16.05-acre lot in a One-Family Residential (R-1) zoning district; and
- WHEREAS, the Board previously offered no position with comment on a prior use variance referral (Z-15-310), commenting on the proposed access location, permits, and providing an agricultural data statement; the referral notice indicates the proposed monopole location has been moved west and additional fencing and screening is proposed; and
- WHEREAS, the Environmental Assessment Form dated June 4, 2015 notes the project is to install a proposed 144' tower monopole (148' with lightning tower) with three antenna arrays to include five antennas each at a height of 140', and a 12' x 30' equipment shelter on a concrete pad, all located within a 41' x 70' fenced gravel compound; and
- WHEREAS, the Schematic Total Holdings Map dated December 8, 2015 shows the proposed lease parcel located at the northern end of a lot with southern frontage on Howlett Hill Road; the proposed tower location is 321 feet behind a row of residential parcels along Kasson Road to the east and 158 feet from the neighboring vacant parcel to the west; and
- WHEREAS, a more detailed Site Plan revised December 8, 2015 shows a proposed 12' wide gravel drive on Kasson Road with a proposed frame gate located on a 30' wide ingress/egress and utilities easement extending from the proposed lease parcel to Kasson Road; any existing or proposed access to Kasson Road must meet the requirements of the Onondaga County Department of Transportation; and
- WHEREAS, the EAF notes 0.7 acres will be physically disturbed by the project, and an unnamed stream is located on land near the site; and
- WHEREAS, the EAF notes two LED lights will be located on the proposed shelter, one in front and one on the rear of the shelter; and
- WHEREAS, a more detailed site plan shows a proposed landscaping easement area between the proposed driveway and the adjacent residence to the south, landscaping in front of the equipment area, and existing trees and brush in

other areas to remain as a buffer for nearby residences; and

WHEREAS, the Onondaga County Agricultural Districts map shows the site is located within 500 feet of farmed properties in New York State Agricultural District 1; and

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

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

The applicant must contact the Onondaga County Department of Transportation at (315) 435-3205 to coordinate requirements for the proposed driveway on Kasson Road, and the plan must be modified to reflect any changes per the Department.

The Board also offers the following comments:

1. Per the Onondaga County Department of Transportation, the Town and applicant are advised that any proposed driveway gates must be located at least 30 feet from the shoulder of the road, and a permit must be obtained for any work within the County right-of-way.
2. The Town is advised to require an Agricultural Data Statement from the applicant prior to approving the proposed application, per state law.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: February 24, 2016

OCPB Case # Z-16-56

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a TEXT AMENDMENT from the Village of Fayetteville Village Board at the request of Village of Fayetteville Board of Trustees for the property located Village wide; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the adoption or amendment of a zoning ordinance or local law; and
- WHEREAS, the applicant is proposing to amend the Village Zoning Code to provide a definition of townhouse and to more clearly identify townhouses as permitted uses in three residential zoning districts (R-2, R-3, and R-4); and
- WHEREAS, per existing village code, townhomes are currently not defined and appear to only be mentioned as a permitted residential use within a Planned Residential Development (PRD); and
- WHEREAS, per the proposed local law, a definition will be added for "Dwelling, Townhouse" which shall be defined as: "An attached, privately owned dwelling containing one dwelling unit and designed or used exclusively for occupancy by one family, connected to but separated from adjacent similarly owned unit(s) one or two of whose walls are common party walls having no door, windows or other provisions for human passage or visibility"; and
- WHEREAS, per the proposed law, townhouses will be added as a permitted use by right in the R-2, R-3, and R-4 zoning districts; and
- WHEREAS, the R-2 zoning district currently allows only one-family dwellings by right, and the R-3 and R-4 districts also allow multiple-family dwellings; and
- WHEREAS, per the Village Zoning Map, R-2, R-3, and R-4 districts are generally located in the western portion of the village surrounding commercial and business districts, including: along the east side of North Burdick Street and Highbridge Street; in the historic district area along East Genesee Street; and in the neighborhood south of East Genesee Street extending from Limestone Creek to the west across South Manlius Street to Salt Springs Road; and

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

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: February 24, 2016

OCPB Case # Z-16-57

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Manlius Planning Board at the request of East Side Dental Specialists for the property located at 7201 East Genesee Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of East Genesee Street (New York State Route 5), a state highway; and
- WHEREAS, the applicant is proposing to construct a 1,506 square foot addition and 721 square feet of enclosed ramps to an existing dental office building on a 0.99-acre lot in a Residential Multiple-Use (R-M) zoning district; and
- WHEREAS, the current proposal amends a prior site plan referral for a 616 square foot addition (Z-15-279) on which the Board previously offered no position; and
- WHEREAS, the Site Plan dated February 9, 2016 shows a 2,496 square foot existing building, the proposed rear addition including ramps, 22 proposed parking spaces along the eastern side of the building (increased from 15 existing), an existing monument sign at the front of the lot, rear dumpster pad, and surrounding lawn, trees, plantings, and two proposed rain gardens; and
- WHEREAS, the plan states lot coverage will increase from 33% to 39.5%, where 35% maximum is allowed; and
- WHEREAS, the plan shows the site with frontage and one existing 20' wide driveway on East Genesee Street, which must meet the requirements of the New York State Department of Transportation; and
- WHEREAS, per the referral materials, hours of operation will remain unchanged and the addition will add two operatories and an updated recovery area to meet new state regulations, which will allow approximately 5 more patients per day and 2-3 more employees will be added as needed; and
- WHEREAS, the site is served by public water and sewers and is located in the Meadowbrook-Limestone Wastewater Treatment Plant service area; and
- WHEREAS, per the Onondaga County Department of Water Environment Protection, the project shall comply with Local Law #1 of 2011 - A Local Law Establishing a Program to Promote Capacity Management, Maintenance and Operation of the Public Sewers and Related Purposes, where applicable; information regarding this law is available at www.ongov.net/wep/uselaws.html; and
- WHEREAS, the Onondaga County Department of Water Environment Protection has determined that the submitted project is located in an area designated as flow constrained or impacted by excessive wet weather flow or is tributary to a Combined Sewer Overflow (CSO); unless it can be demonstrated that anticipated flows will not exceed previous flows, the project applicant is required to offset any additional sanitary flow in excess of the most recent

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

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

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

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: February 24, 2016

OCPB Case # Z-16-58

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Skaneateles Planning Board at the request of John & Reve Walsh for the property located at 3259 & 3267 East Lake Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of East Lake Road (New York State Route 41), a state highway, Pork Street, a county road, and a farm operation in an agricultural district; and
- WHEREAS, the applicant is proposing to demolish two existing residences and construct a new residence on two parcels totaling 1.76 acres to be combined in a Rural and Farming and Lakefront Watershed Overlay (RF and LWOD) zoning districts; and
- WHEREAS, the Board is concurrently reviewing special permit and area variance referrals (Z-16-59 and 60) related to this project; per the referral notice, a special permit is required to redevelop a non-conforming lot, and area variances are required for the proposed driveway setbacks from lot lines (6.3' and 16.7' proposed, 20' required) and impermeable surface coverage (13.9% proposed, 10% permitted); and
- WHEREAS, plans dated February 1, 2016 show the two existing homes and related structures to be removed, a proposed residence and attached garage (3,056 square feet) with two porches (637 square feet), existing shoreline steps and seawall to remain, and an existing tarvia tennis court to be converted into permeable surface (5,585 square feet); and
- WHEREAS, plans show the two existing parcels (a flag lot with lake frontage and a road frontage parcel) with shared access to an existing firelane on East Lake Road; a proposed relocated single private driveway entrance is shown on East Lake Road, which must meet the requirements of the New York State Department of Transportation; and
- WHEREAS, FEMA Flood Insurance Rate Maps (FIRM) and wetland maps indicate that land along the Skaneateles Lake frontage is in a Special Flood Hazard Area (SFHA) and may contain federal wetlands; and
- WHEREAS, the site is located outside the Onondaga County Sanitary district and the site is served by private water (Skaneateles Lake) and septic; and
- WHEREAS, the Skaneateles Watershed Rules and Regulations require that the applicant consult with the City of Syracuse Water Department and the Onondaga County Health Department prior to commencing this project; and
- WHEREAS, the Onondaga County Agricultural Districts map shows most properties in this area on the opposite side of East Lake Road are located in New York State Agricultural District 2; the submitted Agricultural Data Statement indicates no farm operations within 500 feet of the site; and

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

1. Per the New York State Department of Transportation, the applicant is advised to obtain appropriate permits for the proposed driveway on East Lake Road and for any work within the State right-of-way.
2. The Town and applicant area advised that the Onondaga County Health Department must formally accept or approve, respectively, any existing or proposed septic system to service this property prior to issuance of a building permit.
3. The Town is advised to ensure all conditions are met and approvals are obtained from the City of Syracuse Department of Water prior to approving the proposed application.
4. The Town is advised to require an updated Agricultural Data Statement from the applicant prior to approving the proposed application, per state law.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: February 24, 2016

OCPB Case # Z-16-59

WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SPECIAL PERMIT from the Town of Skaneateles Planning Board at the request of John & Reve Walsh for the property located at 3259 & 3267 East Lake 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 East Lake Road (New York State Route 41), a state highway, Pork Street, a county road, and a farm operation in an agricultural district; and

WHEREAS, the applicant is requesting a special permit as part of a project to demolish two existing residences and construct a new residence on two parcels totaling 1.76 acres to be combined in a Rural and Farming and Lakefront Watershed Overlay (RF and LWOD) zoning districts; and

WHEREAS, the Board is concurrently reviewing site plan and area variance referrals (Z-16-58 and 60) related to this project; per the referral notice, a special permit is required to redevelop a non-conforming lot, and area variances are required for the proposed driveway setbacks from lot lines (6.3' and 16.7' proposed, 20' required) and impermeable surface coverage (13.9% proposed, 10% permitted); and

WHEREAS, plans dated February 1, 2016 show the two existing homes and related structures to be removed, a proposed residence and attached garage (3,056 square feet) with two porches (637 square feet), existing shoreline steps and seawall to remain, and an existing tarvia tennis court to be converted into permeable surface (5,585 square feet); and

WHEREAS, plans show the two existing parcels (a flag lot with lake frontage and a road frontage parcel) with shared access to an existing firelane on East Lake Road; a proposed relocated single private driveway entrance is shown on East Lake Road, which must meet the requirements of the New York State Department of Transportation; and

WHEREAS, FEMA Flood Insurance Rate Maps (FIRM) and wetland maps indicate that land along the Skaneateles Lake frontage is in a Special Flood Hazard Area (SFHA) and may contain federal wetlands; and

WHEREAS, the site is located outside the Onondaga County Sanitary district and the site is served by private water (Skaneateles Lake) and septic; and

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

WHEREAS, the Onondaga County Agricultural Districts map shows most properties in this area on the opposite side of East Lake Road are located in New York State Agricultural District 2; the submitted Agricultural Data Statement indicates

no farm operations within 500 feet of the site; and

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

1. Per the New York State Department of Transportation, the applicant is advised to obtain appropriate permits for the proposed driveway on East Lake Road and for any work within the State right-of-way.
2. The Town and applicant area advised that the Onondaga County Health Department must formally accept or approve, respectively, any existing or proposed septic system to service this property prior to issuance of a building permit.
3. The Town is advised to ensure all conditions are met and approvals are obtained from the City of Syracuse Department of Water prior to approving the proposed application.
4. The Town is advised to require an updated Agricultural Data Statement from the applicant prior to approving the proposed application, per state law.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: February 24, 2016

OCPB Case # Z-16-60

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a AREA VARIANCE from the Town of Skaneateles ZBA at the request of John & Reve Walsh for the property located at 3259 & 3267 East Lake Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the granting of use or area variances and the site is located within 500 feet of East Lake Road (New York State Route 41), a state highway, Pork Street, a county road, and a farm operation in an agricultural district; and
- WHEREAS, the applicant is requesting an area variance as part of a project to demolish two existing residences and construct a new residence on two parcels totaling 1.76 acres to be combined in a Rural and Farming and Lakefront Watershed Overlay (RF and LWOD) zoning districts; and
- WHEREAS, the Board is concurrently reviewing site plan and special permit referrals (Z-16-58 and 59) related to this project; per the referral notice, a special permit is required to redevelop a non-conforming lot, and area variances are required for the proposed driveway setbacks from lot lines (6.3' and 16.7' proposed, 20' required) and impermeable surface coverage (13.9% proposed, 10% permitted); and
- WHEREAS, plans dated February 1, 2016 show the two existing homes and related structures to be removed, a proposed residence and attached garage (3,056 square feet) with two porches (637 square feet), existing shoreline steps and seawall to remain, and an existing tarvia tennis court to be converted into permeable surface (5,585 square feet); and
- WHEREAS, plans show the two existing parcels (a flag lot with lake frontage and a road frontage parcel) with shared access to an existing firelane on East Lake Road; a proposed relocated single private driveway entrance is shown on East Lake Road, which must meet the requirements of the New York State Department of Transportation; and
- WHEREAS, FEMA Flood Insurance Rate Maps (FIRM) and wetland maps indicate that land along the Skaneateles Lake frontage is in a Special Flood Hazard Area (SFHA) and may contain federal wetlands; and
- WHEREAS, the site is located outside the Onondaga County Sanitary district and the site is served by private water (Skaneateles Lake) and septic; and
- WHEREAS, the Skaneateles Watershed Rules and Regulations require that the applicant consult with the City of Syracuse Water Department and the Onondaga County Health Department prior to commencing this project; and
- WHEREAS, the Onondaga County Agricultural Districts map shows most properties in this area on the opposite side of East Lake Road are located in New York State Agricultural District 2; the submitted Agricultural Data Statement indicates no farm operations within 500 feet of the site; and

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

1. Per the New York State Department of Transportation, the applicant is advised to obtain appropriate permits for the proposed driveway on East Lake Road and for any work within the State right-of-way.
2. The Town and applicant area advised that the Onondaga County Health Department must formally accept or approve, respectively, any existing or proposed septic system to service this property prior to issuance of a building permit.
3. The Town is advised to ensure all conditions are met and approvals are obtained from the City of Syracuse Department of Water prior to approving the proposed application.
4. The Town is advised to require an updated Agricultural Data Statement from the applicant prior to approving the proposed application, per state law.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: February 24, 2016

OCPB Case # Z-16-61

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Skaneateles Planning Board at the request of Gennaro Bruni & Kathleen McCarthy for the property located on Longview Shores Lot 1B; 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 41A (West Lake Road), a state highway, and a farm operation located in an agricultural district; and
- WHEREAS, the applicant is proposing to construct a five-bedroom, two-story dwelling on a 2.37-acre lot in Rural and Farming and Lakefront Watershed Overlay (RF and LWOD) zoning districts; and
- WHEREAS, the Board previously offered no position with comment on a preliminary subdivision referral (S-14-53) to create this lot and an adjacent lot, noting that all access to West Lake Road for this lot must be via the existing private road; and
- WHEREAS, a Site Plan dated January 8, 2016 shows a proposed house and attached garage (2,972 square feet) with accompanying porch, patio, and deck, and a proposed driveway on Fire Lane No. 24; the New York State Department of Transportation maintains that no direct access to West Lake Road will be permitted; and
- WHEREAS, the plan shows a wetland area on the adjacent parcel to the south which encroaches slightly on the subject lot; a 100' wetland setback is also shown; wetland maps do not indicate wetlands in this area; and
- WHEREAS, the referral notice states the site will be served by a proposed private well and septic system; a letter from the Onondaga County Health Department dated July 9, 2014 indicates approval of a sewage disposal plan for up to a five-bedroom dwelling; and
- WHEREAS, the local application notes the City of Syracuse Water Department was contacted on February 1, 2016 regarding the project; and
- WHEREAS, the Onondaga County Agricultural Districts map shows several properties on the opposite side of East Lake Road which are located in New York State Agricultural District 2; and

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

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

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: February 24, 2016

OCPB Case # Z-16-62

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Skaneateles Planning Board at the request of Patrick Danial for the property located at 3285 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, a state highway, Pork Street, a county road, and a farm operation located in an agricultural district; and
- WHEREAS, the applicant is proposing exterior improvements to an existing residence on a 5.69-acre lot in Rural and Farming and Lakeshore Watershed Overlay (RF and LWOD) zoning districts; and
- WHEREAS, the Board previously offered no position on related site plan and special permit referrals (Z-07-370 and 371) to repair and restore an existing seawall on this site; and
- WHEREAS, the Proposed Conditions plan dated February 1, 2016 shows existing structures to remain, including a two-story frame house (3,225 square feet) with patio, stairs, and breezeway, a detached garage (954 square feet), a tennis court (5,585 square feet), and lakeshore structures; the plan shows a proposed new motorcourt between the house and garage, and pedestrian walks to be reconfigured; and
- WHEREAS, the plan shows the site with frontage and an existing driveway on East Lake Road to be reconfigured within the site only; per aerial photography, the existing driveway location appears to align with the intersection with Pork Street, which is not indicated on the plan; and
- WHEREAS, any existing or proposed access to East Lake Road and alignment with Pork Street must meet the requirements of the New York State and Onondaga County Departments of Transportation, respectively; and
- WHEREAS, the plan indicates the amount of impermeable surface coverage and open space will remain unchanged at 9.76% and 89.88%, respectively; and
- WHEREAS, the area of disturbance is shown on the plan to be over an acre (1.20 acres per the Environmental Assessment Form); a submitted Erosion & Sediment Control Plan dated February 1, 2016 states the project has obtained a SPDES permit for the proposed project as of January 29, 2015; and
- WHEREAS, FEMA Flood Insurance Rate Maps (FIRM) and wetland maps indicate that land along the Skaneateles Lake frontage is in a Special Flood Hazard Area (SFHA) and may contain federal wetlands; and
- WHEREAS, the site is located outside the Onondaga County Sanitary district and the site is served by private water (Skaneateles Lake) and septic; the EAF notes no modifications to the existing septic system are proposed; and

WHEREAS, the local application notes the City of Syracuse Water Department was contacted on February 1, 2016 regarding the project; and

WHEREAS, the Onondaga County Agricultural Districts map shows most properties in this area on the opposite side of East Lake Road are located in New York State Agricultural District 2; and

WHEREAS, vegetative screening is shown on the plan and the referral notice indicates a berm is proposed to screen the tennis court from view; 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 and Onondaga County Departments of Transportation, the Pork Street right-of-way must be shown on the site plan and the driveway serving this site must be located opposite the Pork Street intersection with East Lake Road.

The Board also offers the following comments:

1. Per the New York State Department of Transportation, the applicant is advised that a highway work permit is required for any work within the State right-of-way.
2. The Town is advised to ensure all conditions are met and approvals are obtained from the City of Syracuse Department of Water prior to approving the proposed application.

Mr. Antonacci disclosed that he knows the applicant. It was determined by the Chair that Mr. Antonacci has no financial stake in the proposal and as such would not be required to recuse himself from voting. The motion was made by Robert Antonacci and seconded by Brian Donnelly. The votes were recorded as follows: Douglas Morris - yes; Brian Donnelly - yes; Robert Antonacci - yes; Chester Dudzinski - yes.



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: February 24, 2016

OCPB Case # Z-16-63

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a AREA VARIANCE from the Town of Cicero Zoning Board of Appeals at the request of Noelle Snyder for the property located at 6331 Muskrat Bay Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the granting of use or area variances and the site is located within 500 feet of the municipal boundary between the Town of Cicero and the Town of West Monroe, and the boundary between Onondaga County and Oswego County; and
- WHEREAS, the applicant is requesting an area variance to construct a detached 40' x 22' residential accessory garage and porch on a 0.5-acre lot in a Residential (R-10) zoning district; and
- WHEREAS, the Site Plan dated January 7, 2015 shows a narrow lot between Muskrat Bay Road and Oneida Lake which contains an existing 1 1/2 story house with an approved new addition, an existing shed to be removed, and the proposed garage with attached porch; and
- WHEREAS, per the referral notice, the proposed garage is 880 square feet (not including the porch), where a maximum of 700 square feet are permitted; and
- WHEREAS, per the referral materials, the proposed garage would be used for storage of belongings, two cars, and a small boat; and
- WHEREAS, the plan and an accompanying survey show an existing shared driveway on Muskrat Bay Road, which would be expanded to meet the garage; and
- WHEREAS, the plan shows an existing 10' wide gas line easement from the road to partially be relocated due to the new addition to the house; and
- WHEREAS, FEMA Flood Insurance Rate Maps (FIRM) indicate that the entire parcel is in a Special Flood Hazard Area (SFHA); and
- WHEREAS, the Onondaga County Hazard Mitigation Plan has identified flooding as one of five primary natural hazards of local concern, with the potential to cause extensive threat to property and safety; buildings within the floodplain can negatively affect the free flow of nearby waterways and drainage, and building within a floodplain is therefore discouraged; and
- WHEREAS, the Town of Cicero has established a Floodplain Zone overlay "to allow Oneida Lake and streams and tributaries flowing into said lake to carry abnormal flows of water in times of flood, to prevent encroachments into the floodplains of these waterways which will unduly increase flood heights and damage, and to prevent excessive property damage as well as a potential threat to the health and safety in the area of greatest flood hazard"; and
- WHEREAS, wetland maps indicate the potential presence of federal wetlands along the lakeshore and a large state wetland across Muskrat Bay Road; the applicant

must obtain appropriate permits from the New York State Department of Environmental Conservation and/or the U.S. Army Corps of Engineers for any proposed development or drainage in state and/or federal wetlands, respectively, and/or state wetland buffers on site; and

WHEREAS, the site is served by public water and sewers and is located in the Brewerton Wastewater Treatment Plant service area; and

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

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

The Board does not endorse the granting of area variances to increase the allowable area of structures for locations within a floodplain.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: February 24, 2016

OCPB Case # Z-16-64

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Cicero Planning Board at the request of John Annable for the property located at 5686 New York 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, a state highway; and
- WHEREAS, the applicant is proposing to construct a two-story 70' x 100' building and parking area for a proposed martial arts center (Karate John's) on a vacant 0.89-acre lot in a General Commercial (GC) zoning district; and
- WHEREAS, the Board has reviewed several prior referrals for this site; most recently in 2009, the Board recommended modification of a site plan referral for a similar version of this project (Z-09-254), requiring a drainage study, lighting plan, highway work permits, and that stormwater management and county sewer trunks be shown on the plan; the Board further commented that the Town should consider access management, creating interconnected commercial parcels, and creating setback and other lot requirements in this section of Route 31 in order to protect mobility and safety; and
- WHEREAS, the site is located between Lawton Road and Route 11, in an area with a mix of commercial and remaining residential uses, including adjacent homes to the east and south; and
- WHEREAS, a Site Plan revised January 7, 2016 shows a proposed building with 7,000 square feet on the first floor and 3,500 square feet on the second floor, a rear dumpster enclosure, and 48 proposed parking spaces located behind and on the east side of the building; and
- WHEREAS, the plan shows the building set back 51 feet from the New York State Route 31 boundary with one proposed 24' wide driveway, which must meet the requirements of the New York State Department of Transportation; and
- WHEREAS, the plan states hours of operation will be Monday through Thursday 10am to 9pm, Friday by appointment, and Saturday 8:30 to 1pm; and
- WHEREAS, the plan shows a 25' wide sanitary sewer easement and a drainage ditch immediately west of the parcel, which the prior referral indicated contains a county-owned trunk sewer running north to south, and an additional 25' wide sanitary sewer easement is indicated along the front boundary of the site; and
- WHEREAS, the Environmental Assessment Form indicates 0.89 acres will be physically disturbed by the project (the plan states 0.59 acres) and refers to an attached grading plan; the site plan shows a proposed silt fence around much of the site; and
- WHEREAS, the site has access to public water and sewers and is located in the Oak

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

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

WHEREAS, the plan shows proposed landscaping along the front of the building, proposed concrete walks between the parking areas and the building, proposed trees buffering a portion of the adjacent residential property to the east and the back of the dumpster enclosure, and some trees to remain along the rear and western site boundaries; and

WHEREAS, three proposed cutoff wall pack lights are shown on the east (1) and rear of the building (2); and

WHEREAS, the plan shows a proposed 60 square foot freestanding ground sign surrounded by a landscaped island; no further details were submitted at this time; and

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

1. The New York State Department of Transportation has determined that the applicant must complete a drainage study or Stormwater Pollution Prevention Plan (SWPPP) to meet Department requirements verifying that the proposed development would not create additional stormwater runoff into the State's drainage system and is required to first contact the Department to determine the scope of the study; the applicant must submit the drainage study to the Department for approval and complete any appropriate mitigation as may be determined by the Department.
2. Per the New York State Department of Transportation, the site plan must show how stormwater runoff is managed on site.
3. The applicant must submit a lighting plan to be approved by the New York State Department of Transportation to ensure there is no glare or spillover onto adjacent properties or the State right-of-way.

The Board also offers the following comments:

1. Per the New York State Department of Transportation, the Town and applicant are advised to obtain appropriate permits for any proposed driveways and for all work in the State right-of-way.

2. The Board encourages the Town to consider this proposal in context of the long-term need to create interconnected commercial parcels and to protect mobility and safety in this section of Route 31, including a focus on access management and potential shared parking arrangements with adjacent properties.

3. The Board strongly advises the Town to require extensive landscaping to adequately buffer the full length of the site's boundaries with adjacent homes and backyards. The Board further encourages the Town and applicant to minimize the size of the proposed ground sign and to add a front entrance, to be more in keeping with the scale and design of neighboring residential uses.

4. The Board and New York State Department of Transportation further encourage the incorporation of additional landscaping and the installation of sidewalks along the Route 31 frontage.

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

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

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

Mr. Dudzinski disclosed that he knows the applicant. It was determined by the Chair that Mr. Dudzinski has no financial stake in the proposal and as such would not be required to recuse himself from voting. The motion was made by Robert Antonacci and seconded by Brian Donnelly. The votes were recorded as follows: Douglas Morris - yes; Brian Donnelly - yes; Robert Antonacci - yes; Chester Dudzinski - yes.