



Onondaga County Planning Board

February 27, 2018

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

I. ATTENDANCE

MEMBERS PRESENT

Douglas Morris
Robert Antonacci
Bill Fisher
James Corbett via Skype
Lisa Dell

STAFF PRESENT

Megan Costa
Allison Bodine
Robin Coon

GUESTS PRESENT

PJ Triolo

II. CALL TO ORDER

The meeting was called to order at 11:00 AM on February 27, 2018.

III. MINUTES & OTHER BUSINESS

Minutes from February 7, 2018 were submitted for approval. Bill Fisher made a motion to accept the minutes. Robert Antonacci seconded the motion. The votes were recorded as follows: Douglas Morris - yes; Bill Fisher - yes; James Corbett - yes; Robert Antonacci - yes; Lisa Dell - yes.

IV. ACTIONS ON GML SECTION 239 REFERRALS

Summary

S-18-14	TPomPB	<i>Disapproval</i>	S-18-15	CSyrPB	<i>No Position</i>
S-18-16	TOnoPB	<i>No Position</i>	S-18-17	TManPB	<i>No Position With Comment</i>
S-18-18	TDewPB	<i>No Position</i>	S-18-19	TSpaPB	<i>No Position With Comment</i>
S-18-20	TSpaPB	<i>No Position With Comment</i>	Z-18-42	CSyrPB	<i>No Position</i>
Z-18-43	TClaTB	<i>No Position With Comment</i>	Z-18-44	TClaTB	<i>No Position With Comment</i>
Z-18-45	VMarVB	<i>No Position With Comment</i>	Z-18-46	VMarVB	<i>No Position With Comment</i>
Z-18-47	CSyrPB	<i>No Position</i>	Z-18-48	CSyrZBA	<i>No Position With Comment</i>
Z-18-49	TClaPB	<i>Modification</i>	Z-18-50	CSyrPB	<i>Approval</i>
Z-18-51	TLysZBA	<i>No Position With Comment</i>	Z-18-52	VFayVB	<i>No Position With Comment</i>
Z-18-53	VFayPB	<i>Modification</i>	Z-18-54	TEIbTB	<i>No Position</i>
Z-18-55	TClaTB	<i>No Position With Comment</i>	Z-18-56	TClaZBA	<i>Disapproval</i>
Z-18-57	TCicTB	<i>No Position With Comment</i>	Z-18-58	CSyrZA	<i>No Position</i>
Z-18-59	VBalPB	<i>No Position</i>	Z-18-60	VSolVB	<i>No Position With Comment</i>
Z-18-61	TSkaPB	<i>No Position With Comment</i>	Z-18-62	TSkaPB	<i>Modification</i>
Z-18-63	CSyrPB	<i>No Position With Comment</i>	Z-18-64	VFayPB	<i>Modification</i>
Z-18-65	CSyrZA	<i>Modification</i>	Z-18-66	CSyrZA	<i>Modification</i>
Z-18-67	TSkaPB	<i>No Position</i>	Z-18-68	TSkaPB	<i>Modification</i>
Z-18-69	CSyrPB	<i>No Position</i>			



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: February 27, 2018

OCPB Case # S-18-14

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SUBDIVISION from the Town of Pompey Planning Board at the request of Daniel & Kathleen Lin Wo for the property located at Pompey Hollow 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 Pompey Hollow Road (Route 146), a county highway, Route 20, a state highway, the municipal boundary between the Town of Pompey and Madison County, and a farm operation located in a NYS Agricultural District; and
- WHEREAS, the applicant is proposing to subdivide a 39.08-acre parcel into four new parcels in a Farm zoning district; and
- WHEREAS, the site is located in a rural area in the Town of Pompey at the intersection of US Route 20 and Pompey Hollow Road, a county road; lands adjacent to the site are enrolled in New York State Agricultural District 4 and appear to contain active farmland, and two adjacent and nearby parcels are currently in the process of being added to the district; per the submitted Agricultural Data Statement, 30 acres of the site itself is currently being farmed; and
- WHEREAS, the submitted subdivision map dated January 24, 2018 shows the vacant site abuts a gravel drive on Route 20 used as a turnaround for New York State Department of Transportation highway vehicles; the site also surrounds an adjacent residential lot with frontage on Pompey Hollow Road on three sides; the approximate centerline of Limestone Creek is shown at the rear of the site; and
- WHEREAS, per the survey map, the proposed subdivision will create Lot One (29.70 acres), Lot Two (3.02 acres), Lot Three (3.67 acres), and Lot Four (3.67 acres); Lots Two, Three and Four are situated at the front of the site and include most of the frontage south of the adjacent residential lot; Lot One appears to contain the remaining lands on the site, and includes a 60' right-of-way onto Pompey Hollow Road situated between Lot Four and the adjacent residential lot; Lot One has additional frontage on Pompey Hollow Road on the northern side of the adjacent residential lot; and per the Onondaga County Department of Transportation, any future or proposed access to Pompey Hollow Road will be subject to the availability of sight distance and will require highway access and/or work permits; and
- WHEREAS, per the submitted Environmental Assessment Form (EAF) dated February 2, 2018, Lots Two, Three, and Four are intended for building lots and Lot 1 is intended as a recreational lot; per the EAF, drinking water and wastewater services will be provided by individual well and septic, which will presumably be available for the proposed building lots; no building plans are included with the referral materials; and 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 the subdivision; and

WHEREAS, GIS mapping shows the site may be encumbered by state and federal wetlands, which appear to be associated with Limestone Creek and occur primarily at the rear of Lot One; additional wetland areas are shown at the northeastern corner of Lot One; Lots Two, Three and Four appear to occur almost entirely outside of the wetland areas and 100' buffer; and the applicant is advised to contact the U.S. Army Corps of Engineers (USACE) and/or the New York State Department of Environmental Conservation (NYS DEC) to confirm the presence of federal and/or state wetlands and/or the 100-foot state wetland buffer on the site; all confirmed wetlands, and the 100-year floodplain boundary, should be shown on the filed subdivision map and any future site plans; and

WHEREAS, the current FEMA Flood Insurance Rate Maps (FIRM) indicate that a substantial portion of the site is located within the 100-year floodplain, which may require elevation of structures and other mitigation; only the front 300 to 550 feet of Lots Two, Three, and Four appear to be outside of the 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, as the site is encumbered by several environmentally sensitive areas, including Limestone Creek, the 100-year floodplain, and wetland areas, the applicant is advised that any future development should avoid these areas as much as practical, locating structures within the front portions of Lots Two, Three, and Four only and providing a significant buffer for water quality and habitat protection; and

WHEREAS, the New York State Department of Environmental Conservation (NYS DEC) EAF Mapper indicates that the site of the proposed action may contain a species of animal (Northern harrier), or associated habitats, listed by the state or federal government as threatened or endangered; and

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

WHEREAS, the Board encourages the Town to consider the potential long-term effects of large-lot, strip subdivisions along road frontages, particularly within areas containing New York State Agricultural District properties and in farm/agricultural zoning districts, as potential conflicts with agricultural operations, changes to the rural character, increased public service demands and costs, reduction of open space and farmland, and impacts to road safety and mobility may cumulatively occur; 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 proposed subdivision as currently configured as it does not provide sufficient frontage for driveway access to Pompey Hollow Road from proposed Lots Two, Three, and Four. Per the Onondaga County Department of Transportation, any future or proposed access to Pompey Hollow Road must be 100 feet from the US Route 20 intersection and each

proposed lot must have at least 30 feet of frontage to provide sufficient space for access. The Board also questions the necessity of the 60 foot right of way, given remaining access via the northern portion of the site.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: February 27, 2018

OCPB Case # S-18-15

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a FINAL SUBDIVISION from the City of Syracuse Planning Commission at the request of Phyllis Moore for the property located at 415, 419 & 423 West Onondaga Street and 406 & 408 Temple 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 South West Street, a state-owned arterial; and
- WHEREAS, the applicant is proposing to reconfigure five lots totaling 1.65 acres into three new lots, New Lot 100 (0.19 acres), New Lot 101 (1.36 acres) and New Lot 102 (0.10 acres), in a Business, Class A zoning district; and
- WHEREAS, in 2014, the Board recommended No Position With Comment for a Special Permit referral (Z-14-99) requesting a special permit to establish a fast food restaurant in an existing building on one of the subject parcels, noting wastewater considerations; and
- WHEREAS, the site is located just southwest of Downtown Syracuse with a mix of surrounding land uses, including residential, manufacturing, and offices; 2017 tax maps from the Onondaga County Department of Finance Office of Real Property Services show the site consists of two tax parcels, made up of five lots totaling 1.65 acres; and
- WHEREAS, the City of Syracuse is currently undertaking a comprehensive project to revise and modernize zoning in the City; according to the ReZone Syracuse draft zoning map dated June 2017, the proposed zoning for this lot is Mixed Use Urban Core (MX-4), which would act to “provide for pedestrian-friendly areas of higher-density residential development and a well-integrated mix of nonresidential uses”; and
- WHEREAS, the submitted Lot Line Adjustment plan dated October 30, 2017 shows the site has a sidewalk and frontage on West Onondaga Street, and is located across from the intersection with South West Street; the site also has rear frontage and a sidewalk on Temple Street; per the plan, the site contains three existing buildings, one situated at the center of the site (a worship center) and two along the West Onondaga Street frontage (a restaurant/office and a worship center), with asphalt parking on either side of the center building; and
- WHEREAS, aerial imagery shows the site has three existing curb cuts on West Onondaga Street and one drive and curb cut onto Temple Street; and
- WHEREAS, the plan shows the proposed subdivision, with New Lot 100 (0.19 acres) containing the existing one-story masonry building (restaurant/office) along West Onondaga Street, New Lot 102 (0.10 acres) containing the existing two-story masonry building (worship center), and New Lot 101 (1.36 acres) containing the remainder of the site, including most of the parking area and

the existing three-story building (worship center); and

WHEREAS, per the local application, the proposed subdivision is intended to meet the setback requirements for New Lot 100 and allow for renovations to the existing restaurant on the proposed lot; and

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

WHEREAS, the New York State Department of Environmental Conservation (NYS DEC) Environmental Assessment Form (EAF) Mapper indicates that the project is within 2,000 feet of a site in the New York State Department of Environmental Conservation (NYS DEC) Environmental Site Remediation database (734140, C734144, 734042); 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 Lisa Dell and seconded by Bill Fisher. The votes were recorded as follows: Douglas Morris - yes; Bill Fisher - yes; James Corbett - yes; Robert Antonacci - yes; Lisa Dell - yes.



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: February 27, 2018

OCPB Case # S-18-16

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a FINAL SUBDIVISION from the Town of Onondaga Planning Board at the request of Timothy J. Polge for the property located at 3783 Abbey 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 Abbey Road (Route 212), a county highway, and a farm operation located in a NYS Agricultural District; and
- WHEREAS, the applicant is proposing to subdivide a 12.89-acre parcel into two lots, Lot 3B-1 (3.83 acres) and Lot 3B-2 (9.06 acres), which will be combined with an adjoining 8.73-acre parcel (TM# 054.-03-12.8) in a Residential (R-C) zoning district; and
- WHEREAS, the site is located in a rural area in the Town of Onondaga; the site and adjacent lands are enrolled in New York State Agricultural District 1 and adjacent lands appear to contain active farmland; other surrounding land uses are low-density residential; and
- WHEREAS, the submitted subdivision map dated November 11, 2000 shows the site has frontage on Abbey Road, a county road, and contains an existing one-story house with attached garage and an existing asphalt driveway onto Abbey Road; per the Onondaga County Department of Transportation, all existing and proposed driveways must meet Department standards; and
- WHEREAS, the subdivision map shows proposed Lot 3B-1 (3.83 acres) to contain the existing house and driveway and proposed Lot 3B-2 (9.06 acres) to contain all of the lands at the rear of the site and a 66' right-of-way with frontage on Abbey Road to the south of Lot 3B-1; a note on the map states "Lot 3B-2 is being created for the sole purpose of combining it with Lot 7 (T.M. No. 54-03-12.8)" and approval of the subdivision is conditioned upon a revised deed for the adjacent parcel being duly filed in the Onondaga County Clerk's Office; and
- WHEREAS, per the subdivision map, the subject parcel and adjacent parcel (054.-03-12.8) are under common ownership; the adjacent parcel also contains an existing house; and
- WHEREAS, the site is served by public drinking water and individual septic system; no changes to the existing infrastructure are indicated; and
- WHEREAS, the subdivision map shows Gulf Brook at the rear of the parcel; aerial imagery indicates the brook is significantly buffered by trees on both sides; and
- WHEREAS, the New York State Department of Environmental Conservation (NYS DEC) Environmental Assessment Form (EAF) Mapper indicates that the site is located over, or immediately adjoining, a principal aquifer; and
- WHEREAS, per the EAF Mapper, the site of the proposed action may contain a species of

animal (Bald eagle, Indiana bat), or associated habitats, listed by the state or federal government as threatened or endangered; and

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

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: February 27, 2018

OCPB Case # S-18-17

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a PRELIMINARY SUBDIVISION from the Town of Manlius Planning Board at the request of Route 5 Company, LLC for the property located at 350 Towne Drive; and
- WHEREAS, General Municipal Law Section 239-n allows the County Planning Board to review the approval of subdivisions and the site is located within 500 feet of East Genesee Street (Route 5), a state highway, North Burdick Street (Route 94), a county highway, and the municipal boundary between the Town of Manlius and the Village of Fayetteville; and
- WHEREAS, the applicant is proposing to subdivide two parcels totaling 6.024 acres into three new lots, Lot 4AA (2.657 acres), Lot 4BB (1.790 acres) and Lot 15 (1.577 acres) in a Regional Shopping (RSD) zoning district; and
- WHEREAS, in 2016, the Board offered No Position for a Site Plan referral (Z-16-249) proposing to add a side-by-side drive-thru to the existing McDonald's on an adjacent parcel; and
- WHEREAS, the site consists of two tax parcels contributing to the Towne Center at Fayetteville shopping plaza located at the intersection of NYS Route 5 and North Burdick Street, a county road; surrounding land uses are primarily commercial along this stretch of Route 5 with residential lots abutting the shopping center to the west; the site is across Route 5 from the Charles Estabrook Mansion (also known as the Wellington House) which is listed on the National Register of Historic Places; and
- WHEREAS, the submitted subdivision map shows the site contains an existing one-story building (Tops) occurring on both parcels, and portions of the existing parking lot serving the shopping plaza; aerial imagery shows access to the site ultimately comes from the existing driveways serving the shopping plaza, including a full access driveway onto Route 5, a right-in/right-out driveway onto Route 5, and four full access driveways onto North Burdick Street, which must meet Onondaga County and New York State Departments of Transportation standards; and
- WHEREAS, per the subdivision map, proposed Lot 4AA will contain the front portion of the Tops building and the front parking lot, Lot 4BB will contain the rear portion of the building; and Lot 15 will contain the side parking lot; and
- WHEREAS, the submitted Parking Summary indicates Tops requires 300 parking spaces, where only 248 are currently provided; per the submitted Conceptual Site Plan dated February 7, 2018, the existing pavement at the rear of Tops, occurring on an adjacent parcel and proposed Lot 4BB, will be striped for 57 parking spaces to provide a total 305 spaces for Tops; and
- WHEREAS, the site is served by public drinking water and sewers and is located in the

Meadowbrook-Limestone Wastewater Treatment Plant service area; no changes to the existing infrastructure are indicated; and

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

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

WHEREAS, the New York State Department of Environmental Conservation (NYS DEC) EAF Mapper indicates that the site of the proposed action may contain a species of animal (Indiana bat, Northern long-eared bat), or associated habitats, listed by the state or federal government as threatened or endangered; 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 and such notice shall be given by mail or electronic transmission to the clerk of the adjacent municipality at least ten days prior to any such hearing; and

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

Additional parking at the rear of the Tops building is discouraged unless a new use on the site particularly merits the addition. The applicant is encouraged to instead make use of the underutilized existing parking areas on the site to meet or waive parking requirements.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: February 27, 2018

OCPB Case # S-18-18

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a FINAL SUBDIVISION from the Town of DeWitt Planning Board at the request of GSP Holdings, Inc. (K. Jeffery) for the property located at 5762 Celi Drive; and
- WHEREAS, General Municipal Law Section 239-n allows the County Planning Board to review the approval of subdivisions and the site is located within 500 feet of Erie Boulevard East (Route 5) and Bridge Street, both state highways; and
- WHEREAS, the applicant is proposing a lot line adjustment to convey 0.19 acres from one parcel to a second parcel in a Business (B) zoning district; and
- WHEREAS, in 2017, the Board recommended Modification of a Site Plan referral (Z-17-438) proposing to renovate an existing vacant warehouse across Celi Drive from the subject parcels; and
- WHEREAS, the site is located near the intersection of Erie Boulevard East and Bridge Street, both state roads, in a commercially developed area of DeWitt; the submitted subdivision map dated May 4, 2016 shows the site consists of two tax parcels; the westerly parcel, Lot 1 (1.58 acres), has frontage on Celi Drive, a local road, and contains an existing one-story concrete block building, the former General Super Plating offices and manufacturing building; the easterly parcel, Lot 2 (3.1 acres), has frontage on Towpath Road and Whirlybird Lane, both local roads, and contains an existing one-story office building; and
- WHEREAS, the local application states that the proposed subdivision will relocate the shared boundary between the two lots, adding 0.19 acres to Lot 1; per the submitted Environmental Assessment Form (EAF) dated January 16, 2018, the land being transferred has a drainage ditch; and
- WHEREAS, per the local application, the proposed subdivision is intended to facilitate an environmental cleanup of the manufacturing parcel (Lot 1), which is listed in the New York State Department of Environmental Conservation (NYS DEC) Environmental Site Remediation database (C734108) as an active site in the Brownfield Cleanup Program; per the NYS DEC, the parcel has been a metals and plastic plating manufacturing plant since the mid 1970's; and
- WHEREAS, per the subdivision map, site access includes four existing tarvia driveways onto Celi Drive on Lot 1, and an existing unrestricted parking lot entrance (over 100' wide) onto Towpath Road and an existing tarvia driveway onto Whirlybird Lane on Lot 2; a 20' drainage and utility easement is shown along the shared boundary between the parcels; and
- WHEREAS, the site is served by public drinking water and sewers and is located in the Metropolitan Wastewater Treatment Plant service area; per the referral notice, no changes to the existing infrastructure are proposed; and
- WHEREAS, the Onondaga County Department of Water Environment Protection has determined that the submitted project is located in an area designated as flow

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

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

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

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: February 27, 2018

OCPB Case # S-18-19

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a PRELIMINARY SUBDIVISION from the Town of Spafford Planning Board at the request of Ackles / Osborne for the property located at 1798 East Lake Road; and
- WHEREAS, General Municipal Law Section 239-n allows the County Planning Board to review the approval of subdivisions and the site is located within 500 feet of East Lake Road (Route 41), a state highway, and a farm operation located in a NYS Agricultural District; and
- WHEREAS, the applicant is proposing to subdivide a 35.95-acre parcel into three new lots, Lot 1 (2.27 acres), Lot 2 (9.83 acres) and Lot 3 (23.85 acres), in an RA zoning district; and
- WHEREAS, the site is located in a rural area east of Skaneateles Lake, near Borodino Landing; the site and surrounding lands are enrolled in New York State Agricultural District 2 and appear to contain active farmland; per the submitted Agricultural Data Statement, 21 acres of the site is currently being farmed; aerial imagery shows the remainder of the site contains forestland; and
- WHEREAS, the submitted subdivision map dated February 1, 2018 shows the vacant parcel has frontage on East Lake Road, a state road, and contains an area labeled "permanent easement for drainage ditch" at the road frontage; the approximate centerline of a creek is shown crossing the northern portion of the parcel; and GIS mapping shows a possible federal wetland area associated with the creek; and
- WHEREAS, the subdivision map shows the proposed subdivision will create two frontage parcels, Lot 1 (2.27 acres) and Lot 2 (9.83 acres), and the remainder of the site will be Lot 3 (23.85 acres); Lot 3 is shown to have 50' and 100' rights-of-way situated on either side of Lot 1; and
- WHEREAS, per the subdivision map, Lot 3 has an existing driveway that is located on the 100' right-of-way; access to Lots 1 and 2 is shown with a proposed drive on each lot; no development plans are indicated in the referral; and
- WHEREAS, per the referral notice, the site is served by individual well and septic system; no additional drinking water or wastewater services are indicated; and

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

1. The Board encourages the Town to consider the potential long-term effects

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

E-mail Address: countyplanning@ongov.net

of large-lot, strip subdivisions along road frontages, particularly within areas containing New York State Agricultural District properties and in farm/agricultural zoning districts, as potential conflicts with agricultural operations, changes to the rural character, increased public service demands and costs, reduction of open space and farmland, and impacts to road safety and mobility may cumulatively occur.

2. Any future or proposed access to East Lake Road from proposed Lots 1, 2, and 3 must be coordinated with the New York State Department of Transportation prior to municipal approval of the subdivision. Access will be subject to the availability of sight distance and will require a residential driveway permit from the Department's Onondaga West Residency Office.

3. The applicant is encouraged to consider increasing the 50 foot right-of-way on proposed Lot 3 to 60 feet to ensure sufficient space is provided for access given any future subdivision or development of the rear lands.

4. The applicant and municipality are advised to ensure the following county, state, and/or federal regulation has been met prior to approving this subdivision:

a. Septic System Approval – The Onondaga County Health Department must formally accept or approve, respectively, any existing or proposed septic system to service Lots 1 and 2 prior to Department endorsement of the subdivision.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: February 27, 2018

OCPB Case # S-18-20

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a PRELIMINARY SUBDIVISION from the Town of Spafford Planning Board at the request of Andrew Boos for the property located at 3550 Becker 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 Willowdale Road (Route 26), a county highway; and
- WHEREAS, the applicant is proposing to subdivide a parcel into two lots, Lot 1 (3.43 acres) and Lot 2 (10.95 acres), with the intention of conveying Lot 2 to two adjacent parcels in an RA zoning district; and
- WHEREAS, the site is located in a rural area southwest of Otisco Lake in the Town of Spafford; the site and surrounding lands are enrolled in New York State Agricultural District 2, but do not appear to contain active farmland; and
- WHEREAS, the submitted subdivision map dated October 16, 2017 shows the site has frontage on Becker Road, a local road, and contains an existing two-story house with a detached garage and existing driveway onto Becker Road; aerial imagery shows the site to be otherwise vacant and forested; and
- WHEREAS, per the subdivision map, the proposed subdivision will divide the parcel into two lots; Lot 1 (3.43 acres) is shown to be a frontage lot containing the existing structures and driveway, and Lot 2 (10.95 acres) is shown to include the remainder of the parcel and have 85' and 60' frontages on Becker Road on either side of Lot 1; and
- WHEREAS, the subdivision map shows the parcel is adjacent to or in close proximity to six parcels under common ownership; per the submitted Environmental Assessment Form (EAF) dated January 9, 2018, the applicant owns or controls 186 acres, including the project site and any contiguous properties; and
- WHEREAS, per the subdivision map, "Lot 2 is being created for the sole purpose of being combined with Tax Map Parcel 23-2-12.1 & 12.2" which are adjacent to the site and under common ownership; it is not clear from the referral materials how Lot 2 will be distributed to the two adjacent lots; and
- WHEREAS, no development plans are indicated in the referral materials; and
- WHEREAS, the existing house is served by individual well and septic system; no new or additional drinking water or wastewater services are indicated in the referral materials; 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 encourages the Town to consider the potential long-term effects of large-lot, strip subdivisions along road frontages, particularly within areas containing New York State Agricultural District properties and in farm/agricultural zoning districts, as potential conflicts with agricultural operations, changes to the rural character, increased public service demands and costs, reduction of open space and farmland, and impacts to road safety and mobility may cumulatively occur.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: February 27, 2018

OCPB Case # Z-18-42

- 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 THREE-MILE LIMIT from the City of Syracuse Planning Commission at the request of Benderson Development Co., LLC for the property located at 3401-3409 Erie Boulevard East & 5719 Widewaters Parkway; 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 Erie Boulevard East (Route 5), a state highway; and
- WHEREAS, the applicant is proposing a lot line adjustment to consolidate 5 existing parcels into 3 new parcels, Parcel A (1.265 acres), Parcel B (23.012 acres), and Parcel C (5.474 acres), totaling 29.73 acres located in Business and Business Transitional zoning districts; and
- WHEREAS, in 2017, the Board recommended Modification of the Preliminary Subdivision referral (S-17-36) relating to this 3-mile limit review, and Modification of a concurrent Area Variance referral (Z-17-208) to decrease in the number of required parking spaces and increase the allowable lot coverage for the proposed project; in both reviews, the Board required that the applicant contact the New York State Department of Transportation regarding a Traffic Impact Study (TIS) for full build out and traffic signal requirements for the signal at Fietta Road and Erie Boulevard East; additional comments recommended further site planning that reinforces walkability in the area, reduces stormwater runoff, and improves stormwater quality, and that the Town ensure appropriate agreements or easements are in place for shared access and parking on site; and
- WHEREAS, per the Town of DeWitt meeting minutes dated November 30, 2017, the Subdivision plan was approved without requiring the modifications from the New York State Department of Transportation; and
- WHEREAS, the site is located north of Shoppingtown Mall in the Erie Boulevard East (NYS Route 5) corridor of mixed roadside commercial and large retail establishments; the site is set back from Erie Boulevard East behind other commercial properties and consists of five tax parcels containing an existing shopping plaza (Marshalls Plaza) with a large front parking lot serving the plaza, and an existing outparcel building (Best Buy) surrounded by parking on all sides; and
- WHEREAS, site access to Erie Boulevard East comes from a signalized intersection with Fietta Road, a private road serving the shopping plaza and fronting retail parcels; the site has rear frontage on Widewaters Parkway, a local road, and frontage on Kinne Road, a local road, to the south; there are two additional buildings on the site near the intersection of Kinne Road and Widewaters Parkway consisting of the Syracuse Orthopedic Specialists office building and

a vacant, former bank with five-lane drive-thru; and

WHEREAS, the site has two existing driveways onto Widewaters Parkway, one that accesses a parking area at the rear of Marshalls Plaza and a second entrance-only driveway to the vacant bank building; there is also an existing exit-only driveway from the vacant bank building to Kinne Road; all other access to the site comes from Fietta Road, which intersects with Erie Boulevard East and Widewaters Parkway; and

WHEREAS, the proposed subdivision, as shown in the submitted subdivision map dated April 13, 2017, will create three lots from the five existing tax parcels; proposed Parcel "A" encompasses the existing Best Buy; proposed Parcel "B" encompasses Marshalls Plaza and all of the land and parking north of Fietta Road; proposed Parcel "C" encompasses Syracuse Orthopedic Specialists, the former bank building, and the associated lands and parking lot; and

WHEREAS, per the Parcel Subdivision Map, the site is bordered to the north and west by long narrow parcels owned by the Niagara Mohawk Power Corporation; additionally, the map shows ingress and egress easements along Fietta Road and along the main drives through the parking areas; various gas, waterline, sanitary sewer (existing and proposed), drainage, and utility easements are also shown on the site; and

WHEREAS, the materials included with the Preliminary Subdivision (S-17-36) and Area Variance (Z-17-208) referrals indicated that the proposed subdivision and two area variances were intended to allow for the construction of three additional freestanding buildings (10,010, 7,160, and 5,000 sf in size), one of which will replace the vacant bank building; additional site improvements consisted of enhanced site circulation, including alterations to Fietta Road and the existing traffic controls at internal intersections, enhanced pedestrian connections, such as sidewalks and crosswalks, additional landscaping and street tree plantings, and proposed right-in/right-out access to the site from the Widewaters Parkway and Kinne Road driveways; and

WHEREAS, the site is served by municipal drinking water and sanitary sewer and located in the Metropolitan Wastewater Treatment Plant service area; the Onondaga County Department of Water Environment Protection has determined that the submitted project is located in an area designated as flow constrained or impacted by excessive wet weather flow or is tributary to a Combined Sewer Overflow (CSO), and any new sanitary flow is subject to a 1:1 offset plan under Local Law #1 of 2011; and

WHEREAS, GIS mapping shows an area of federal wetlands at the northern boundary of the site which does not appear to encroach on any proposed buildings, though a small portion of the existing shopping plaza and parking lot may be within the potential wetland area; and

WHEREAS, the New York State Department of Environmental Conservation (NYS DEC) Environmental Assessment Form (EAF) Mapper indicates that the site of the proposed action may contain a species of animal (Northern long-eared bat), or associated habitats, listed by the state or federal government as threatened or endangered; 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; the EAF Mapper also indicates that the project is within 2,000 feet of an active site in the Brownfield Remediation Program and listed in NYS DEC Environmental Site Remediation database (ID: C734108); 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 Lisa Dell and seconded by Bill Fisher. The votes were recorded as follows: Douglas Morris - yes; Bill Fisher - yes; James Corbett - yes; Robert Antonacci - yes; Lisa Dell - yes.



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: February 27, 2018

OCPB Case # Z-18-43

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a ZONE CHANGE from the Town of Clay Town Board at the request of Tim Quirk for the property located at 4336 Wetzel Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the adoption or amendment of a zoning ordinance or local law and the site is located within 500 feet of Wetzel Road (Route 252), a county highway; and
- WHEREAS, the applicant is proposing a zone change on a 0.53-acre parcel from Neighborhood Commercial (NC-1) to Limited Use Commercial (LuC-2) in order to renovate an existing, vacant building and operate a restaurant (Abbott's Frozen Custard); and
- WHEREAS, the site has frontage on Wetzel Road, a county road, and abuts Liverpool High School to the rear; other surrounding land uses are residential, religious, and business, including an adjacent auto care center; and
- WHEREAS, the proposed zone change from Neighborhood Commercial (NC-1) to Limited Use Commercial (LuC-2) is intended to allow for the existing building on the site, formerly Summit Federal Credit Union, to be reconstructed for a restaurant, Abbott's Frozen Custard Store; and
- WHEREAS, per the Town of Clay zoning ordinance, the NC-1 district is intended to maintain the "quality of environment that is usually found in areas of commercial use often located near residential neighborhoods" and the LuC-2 district augments "the uses of existing and planned general commercial districts with enumerated limited uses" and would allow for a restaurant use on the site with site plan approval; and
- WHEREAS, the submitted plan dated July 12, 1991 shows the site to contain an existing masonry building with a 9' wide concrete walk and a 20' wide concrete apron at the front of the building; the building is shown to be surrounded on all sides by a paved parking area; there are existing concrete sidewalks along the Wetzel Road frontage and along the side of the site adjacent to a private road serving the high school; the site has access to Wetzel Road via an existing driveway, which must meet Onondaga County Department of Transportation commercial driveway standards; and
- WHEREAS, the site is served by public drinking water and sewers and is located in the Wetzel Road Wastewater Treatment Plant service area; per the referral notice, no changes to the existing infrastructure are proposed; and
- WHEREAS, the New York State Department of Environmental Conservation (NYS DEC) Environmental Assessment Form (EAF) Mapper indicates that the site is located over, or immediately adjoining, primary and principal aquifers; and
- WHEREAS, per the EAF Mapper, the site of the proposed action may contain a species of

animal (Indiana bat), or associated habitats, listed by the state or federal government as threatened or endangered; and

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

The Board offers the following comments to be considered prior to the next phase of development:

1. The Onondaga County Department of Transportation has determined that the municipality and applicant must contact the Department at (315) 435-3205 to discuss any required traffic data for the proposed project.
2. Per the Onondaga County Department of Transportation, all existing and proposed access on Wetzel Road must meet Department commercial driveway standards.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: February 27, 2018

OCPB Case # Z-18-44

- 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 SPECIAL PERMIT from the Town of Clay Town Board at the request of Amerco Real Estate Company for the property located at 8015 Oswego Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review issuance of special permits and the site is located within 500 feet of Oswego Road (Route 57), a county highway; and
- WHEREAS, the applicant is requesting a special permit to allow for motor vehicle rentals on a portion of a 48.24-acre parcel in a Regional Commercial (RC-1) zoning district; and
- WHEREAS, the site is located along Oswego Road, a county road, in the Town of Clay; the site contains an existing shopping plaza, the Shops at Seneca Mall, and is part of the Route 57 commercial corridor; the primary land use across Oswego Road is single-family residential; and
- WHEREAS, per the Town of Clay zoning ordinance, motor vehicle rental is a permitted use in the RC-1 zoning district that requires special permit approval; the requested special permit would allow for rental and display of U-Haul trucks and trailers on the site; and
- WHEREAS, the submitted survey map (undated) shows an existing shopping plaza composed of multiple single-story, attached buildings situated near the center of the site and a large parking lot serving the shopping plaza at the front of the buildings; a forested area is shown to cover the rear half of the parcel; the site has additional frontage on Gettman Road, a public right-of-way at the front of the site with two access points onto Oswego Road; and
- WHEREAS, per the survey map, the site contains two existing, full access driveways onto Oswego Road, one of which occurs at the signalized intersection with Pine Hollow Drive, a local road serving residential neighborhoods across Oswego Road; additional site access comes from a third driveway onto Oswego Road that occurs on an adjacent lot under common ownership and serves two parcels at the front of the site, containing a church and a fast food restaurant; per the Onondaga County Department of Transportation, the existing driveways onto Oswego Road must meet the Department's commercial driveway standards; and
- WHEREAS, per the submitted Narrative Project Summary, U-Haul will occupy tenant space '9' (639 sf) in one of the shopping plaza buildings; hours of operation will be Monday through Thursday 7am to 7pm, Friday 7am to 8pm, Saturday 7am to 7pm, and Sunday 9am to 5pm; and
- WHEREAS, the submitted Exhibit Sketch dated January 25, 2018 shows the proposed truck parking easements (9,600 sf and 3,080 sf, respectively) to be located in the front parking lot and along the Oswego Road frontage of the site; and

WHEREAS, the site is served by public drinking water and sewers and is located in the Wetzel Road Wastewater Treatment Plant service area; per the referral notice, no changes to the existing infrastructure are proposed; a 20' sanitary sewer is shown at the front of the site along Oswego Road; per the Onondaga County Department of Water Environment Protection, there is a county-owned trunk sewer along this stretch of Oswego Road; and

WHEREAS, GIS mapping shows the rear of the site may be encumbered by state and federal wetlands; per the EAF Mapper, the state wetland area is part of a much larger wetland (BRE-19) which is over 400 acres in size; and

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

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

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

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

1. The municipality and applicant are advised to contact the Onondaga County Department of Transportation at (315) 435-3205 to discuss any required traffic data for the proposed project. Any modifications to the Site Plan required by the Department must be reflected on a revised Site Plan prior to municipal approval.
2. Per the Onondaga County Department of Transportation, no additional access to Oswego Road will be permitted.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: February 27, 2018

OCPB Case # Z-18-45

- 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 LOCAL LAW from the Village of Marcellus Village Board at the request of Village of Marcellus for the property located ; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the adoption or amendment of a zoning ordinance or local law; and
- WHEREAS, the applicant is proposing Local Law #1 of 2018 to amend Chapter 250 (Zoning) of the Code of the Village of Marcellus; and
- WHEREAS, per the submitted Local Law Filing, the proposed amendment includes the following two modifications: 1) adding “municipally-sponsored solar systems” to the list of permitted uses in the Open Land District (OL), and 2) amending the Village zoning map to change the zoning classification of parcel 001.-01-01.1 from Commercial to Open Land; and
- WHEREAS, the Board is concurrently reviewing the Zone Change referral (Z-18-46) related to the zoning map amendment included in the local law filing; and
- WHEREAS, parcel 001.-01-01.1 is located at the intersection of North Street (NYS Route 174) and Scotch Hill Road, a county road, near Marcellus High School in the Village of Marcellus; other surrounding land uses are primarily single-family residential; and
- WHEREAS, an aerial image included with the referral materials shows the parcel to contain an existing building, formerly the lower Crown Mill, which has since been demolished; per the referral, the site is currently vacant and is presumably intended for a solar energy system installation; and
- WHEREAS, aerial imagery shows Nine Mile Creek, a designated class C(T) stream, running north-south to the rear of the parcel; the current FEMA Flood Insurance Rate Maps (FIRM) indicate that a small rear portion of the site is located within the 100-year floodplain, which may require elevation of structures and other mitigation; the Onondaga County Hazard Mitigation Plan has identified flooding as one of five primary natural hazards of local concern, with the potential to cause extensive threat to property and safety; buildings within the floodplain can negatively affect the free flow of nearby waterways and drainage, and building within a floodplain is therefore discouraged; and
- WHEREAS, the New York State Department of Environmental Conservation (NYS DEC) Environmental Assessment Form (EAF) Mapper indicates that the parcel or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the New York State Historic Preservation Office archaeological site inventory; and
- WHEREAS, the Village zoning ordinance does not currently include regulations regarding solar energy systems; however, a phone conversation with the Village indicated that the installation of a solar energy system is subject to solar

permitting; and

WHEREAS, the Village zoning map shows parcels currently zoned OL include primarily cemetery, parkland, and institutional (high school) land uses; and

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

1. As the proposed change would allow for solar installations on all other lands within the Open Land District, the Village is encouraged to incorporate appropriate regulations governing scale, screening, fencing, or other siting restrictions which may be relevant to other sites in the district such as historic sites, parkland, and schools.
2. The Board further advises the Village to consider adopting a comprehensive solar ordinance which includes regulations for small-scale systems, or, at a minimum, urges the municipality to ensure appropriate new terms are added to the definitions section of Municipal Code as part of this local law proposal.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: February 27, 2018

OCPB Case # Z-18-46

- 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 ZONE CHANGE from the Village of Marcellus Village Board at the request of Village of Marcellus for the property located at 71 North 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 North Street (Route 174), a state highway, Sheehan Road (Scotch Hill Road), a county road, and the municipal boundary between the Village of Marcellus and the Town of Marcellus; and
- WHEREAS, the applicant is proposing a zone change on a 1.90-acre parcel from Commercial to Open Land (OL); and
- WHEREAS, the Board is concurrently reviewing the Local Law referral (Z-18-45) which would update the zoning map in accordance with this zone change; and
- WHEREAS, per the submitted Local Law Filing, the proposed amendment includes the following two modifications: 1) adding “municipally-sponsored solar systems” to the list of permitted uses in the Open Land District (OL), and 2) amending the Village zoning map to change the zoning classification of parcel 001.-01-01.1 from Commercial to Open Land; and
- WHEREAS, parcel 001.-01-01.1 is located at the intersection of North Street (NYS Route 174) and Scotch Hill Road, a county road, near Marcellus High School in the Village of Marcellus; other surrounding land uses are primarily single-family residential; and
- WHEREAS, an aerial image included with the referral materials shows the parcel to contain an existing building, formerly the lower Crown Mill, which has since been demolished; per the referral, the site is currently vacant and is presumably intended for a solar energy system installation; and
- WHEREAS, aerial imagery shows Nine Mile Creek, a designated class C(T) stream, running north-south to the rear of the parcel; the current FEMA Flood Insurance Rate Maps (FIRM) indicate that a small rear portion of the site is located within the 100-year floodplain, which may require elevation of structures and other mitigation; the Onondaga County Hazard Mitigation Plan has identified flooding as one of five primary natural hazards of local concern, with the potential to cause extensive threat to property and safety; buildings within the floodplain can negatively affect the free flow of nearby waterways and drainage, and building within a floodplain is therefore discouraged; and
- WHEREAS, the New York State Department of Environmental Conservation (NYS DEC) Environmental Assessment Form (EAF) Mapper indicates that the parcel or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the New York State Historic Preservation Office archaeological site inventory; and

WHEREAS, the Village zoning ordinance does not currently include regulations regarding solar energy systems; however, a phone conversation with the Village indicated that the installation of a solar energy system is subject to solar permitting; and

WHEREAS, the Village zoning map shows parcels currently zoned OL include primarily cemetery, parkland, and institutional (high school) land uses; and

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

The Board offers the following comments to be considered prior to any future solar installations on the site:

1. As this parcel is a gateway to the Village, the applicant is encouraged to consider context-sensitive screening and general site design of solar installations that is appropriate for a Village setting over typical chain-link style fencing, particularly given the historic nature of the site and proximity to the local school and Nine Mile Creek.
2. Per the New York State Department of Transportation, any existing or proposed access to NYS Route 174 must be coordinated with the Department to ensure appropriate driveway standards are met.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: February 27, 2018

OCPB Case # Z-18-47

- 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 THREE-MILE LIMIT from the City of Syracuse Planning Commission at the request of D.W. Hannig, LSPC for the property located at Winterton Estates; 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 Interstate Route 481, a state highway; and
- WHEREAS, the applicant is amending a final subdivision to create 25 building lots and one forever wild lot (25.76 acres) on a 32.68-acre site in a Residential (R-1) zoning district; and
- WHEREAS, in 2017, the Board recommended No Position With Comment for the Final Subdivision referral (S-17-87) relating to this 3-mile limit review; given the project's proximity to I-481, the applicant was advised to contact the New York State Department of Transportation regarding drainage data for the proposed project; and
- WHEREAS, per the Town of DeWitt meeting minutes, the subdivision was originally approved as a preliminary plan and cluster subdivision in 2003; the proposed subdivision has undergone several iterations since then, including the addition of two home sites which was reviewed by the County Planning Board in a Preliminary Subdivision (S-04-107) referral in 2004; the amended final plan was approved by the Town in November 2017; and
- WHEREAS, the site is located in a residential area in the Town of DeWitt and adjacent to Interstate 481 (I-481); and
- WHEREAS, the submitted 2nd Amended Final Plan shows the proposed subdivision will consist of 25 building lots, each less than half an acre in size, and a 26th vacant lot (25.76 acres) to consist of the remaining lands; the remaining lands are labeled "Forever Wild Lot – Owned by HOA"; the plan also shows the building outlines of 24 "as built for houses"; and
- WHEREAS, the 2nd Amended Final Plan shows a "Y" shaped local road network providing access to the building lots and ending at two cul-de-sacs; driveways to either Flametree Drive or Winslow Drive are shown for 16 of the houses and the driveways vary in material, including gravel, tarvia, and pavers; the remaining houses will presumably also access Flametree Drive or Winslow Drive; and
- WHEREAS, the submitted Environmental Assessment Form (EAF) dated January 10, 2018 indicates that 16.0 acres of the site will be disturbed by the proposed project; per the EAF, stormwater will be directed to an existing on site storm sewer system; there is an area along I-481 labeled "Proposed Detention Basin Area" that has a drainage easement extending to it; topographic data shows significant grade changes from the west side of the 25 building lots sloping

down toward the detention basin and then sloping back up towards I-481; and

WHEREAS, the site is served by public drinking water and sewers and the site is located in the Meadowbrook-Limestone Wastewater Treatment Plant service area; storm sewer, sanitary sewer, and water lines are shown on the 2nd Amended Final Plan and are presumably existing; and

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

WHEREAS, per the New York State Department of Environmental Conservation (NYS DEC) EAF Mapper, 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; 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 Lisa Dell and seconded by Bill Fisher. The votes were recorded as follows: Douglas Morris - yes; Bill Fisher - yes; James Corbett - yes; Robert Antonacci - yes; Lisa Dell - yes.



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: February 27, 2018

OCPB Case # Z-18-48

- 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 AREA VARIANCE from the City of Syracuse Board of Zoning Appeals at the request of Louis Bottino (Janisa, LLC) for the property located at 1701-1703 Burnet Avenue; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the granting of use or area variances and the site is located within 500 feet of Route 690, a state highway; and
- WHEREAS, the applicant is requesting area variances for front yard setback and driveway width requirements to allow for the replacement and expansion of an existing parking area on a 0.17-acre parcel in a Business, Class A (BA) zoning district; and
- WHEREAS, in 2009, the Board recommended No Position for Zone Change (Z-09-123) and Subdivision (S-09-20) referrals proposing to rezone part of a parcel to allow for a two-lot subdivision; the zone change and subdivision appear to have been approved, creating the subject parcel and a rear adjacent parcel and establishing their current zoning; and
- WHEREAS, the site is located at the intersection of Burnet Avenue and Hickok Avenue, both city streets, in a residential neighborhood just north of I-690 near Henninger High School; other surrounding land uses include business and industrial uses along Burnet Avenue; and
- WHEREAS, the City of Syracuse is currently undertaking a comprehensive project to revise and modernize zoning in the City; according to the ReZone Syracuse draft zoning map dated June 2017, the proposed zoning for this lot is Mixed Used Neighborhood Center (MX-2), which would act to “provide for a pedestrian-focused mix of low-density residential and nonresidential uses that offer limited goods and services to surrounding neighborhoods”; and
- WHEREAS, per the City of Syracuse zoning ordinance, a parking area located on the same lot as the main building is subject to the same setback requirements as the building, which appears to necessitate a 10’ front yard setback for this parcel; no setback is shown for the proposed parking area; the City zoning ordinance also indicates the maximum driveway width permitted for a two-family dwelling is 12’ and 48.5’ is proposed; a denial of permit notice was included in the referral materials that indicates a permit application to maintain two existing driveways on the site was denied; per a phone conversation with the City, the applicant is intending to combine the two existing driveways, creating one wide driveway, and thus will not require an additional variance to allow both driveways to remain; and
- WHEREAS, the submitted survey map dated December 13, 2008 shows the site to contain an existing two-and-a-half story house, an existing, detached garage, and an existing shed; a submitted drawing (undated) shows an existing blacktop

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

E-mail Address: countyplanning@ongov.net

driveway onto Hickok Avenue at the rear of the site, that appears to be partially located on an adjacent parcel, and an existing blacktop parking area on the site; aerial imagery shows the parking area has additional access to Hickok Avenue; per the drawing, the Hickok Avenue and Burnet Avenue frontages each have an existing sidewalk; the existing sidewalk along Hickok Avenue is shown to be blacktop, where concrete is required by the City; proposed sidewalk is shown at the front of the existing driveway and parking area; and

- WHEREAS, per the submitted Environmental Assessment Form (EAF) dated February 1, 2018, the existing parking area will be removed, enlarged and repaved; the drawing shows the parking area will be increased to 30' x 28.25' in size (from 20' x 18'); and
- WHEREAS, a letter from the applicant dated January 15, 2018, included with the referral materials, indicates that both units of the two-family house on the site are currently occupied, and the existing parking area provides off-street parking space for the tenants and a neighbor; per the letter, the proposed project is intended to provide sufficient off-street parking and keep cars off the busy side street, Hickok Avenue; and
- WHEREAS, the site is served by public drinking water and sewers and is located in the Metropolitan Wastewater Treatment Plant service area; per the referral notice, no changes to the existing infrastructure are proposed; and
- WHEREAS, the Onondaga County Department of Water Environment Protection has determined that the submitted project is located in an area designated as flow constrained or impacted by excessive wet weather flow or is tributary to a Combined Sewer Overflow (CSO); and
- WHEREAS, per the New York State Department of Environmental Conservation (NYS DEC) EAF Mapper, the project is within 2,000 feet of a site in the New York State Department of Environmental Conservation (NYS DEC) Environmental Site Remediation database (C734090, B00146, B00072); and
- WHEREAS, the EAF Mapper indicates that the site of the proposed action may contain a species of animal (Northern long-eared bat), or associated habitats, listed by the state or federal government as threatened or endangered; and
- WHEREAS, per the EAF Mapper, the project site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the New York State Historic Preservation Office archaeological site inventory; and

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

The Board discourages the proposed driveway width and parking lot as it is out of scale and character with the surrounding residential land use.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: February 27, 2018

OCPB Case # Z-18-49

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Clay Planning Board at the request of Farone & Son, Inc. / Joseph Farone for the property located at 4887 West Taft Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of West Taft Road, a county highway; and
- WHEREAS, the applicant is proposing construction of a new funeral home and detached garage on 3 lots totaling 6.049 acres in a Neighborhood Commercial (NC-1) zoning district; and
- WHEREAS, in 2017, the Board recommended No Position With Comment for a Zone Change referral (Z-17-170) proposing to rezone the subject site from Residential (R-10) to Neighborhood Commercial (NC-1) to allow for the construction of a funeral home, citing recommendations for the next phase of the project, including coordination with the Onondaga County Departments of Transportation and Water Environment Protection on traffic data, permit requirements, and sewer availability and coordination with the Onondaga County Water Authority on water availability and service options; the zone change appears to have been approved by the local board; and
- WHEREAS, the site is located at the intersection of West Taft Road and Diamond Road, a local road, and across West Taft Road from the Syracuse Orthopedic Specialists and Orthodontics offices in the Town of Clay; surrounding land uses are primarily residential neighborhoods with some small business offices and Wegmans, North Medical Center, and the Elderwood assisted living facility; and
- WHEREAS, the submitted Topographic Map dated September 13, 2017 shows that the site consists of three tax parcels, 107.-21-49.0, 107.-21-50.0, and 107.-21-51.0, totaling 6.049 acres, and has frontage on West Taft Road; three existing driveways onto West Taft Road are shown and the site is otherwise vacant; the rear property lines of the parcels abut existing residential properties and the western boundary of the site backs up to additional residential properties; and
- WHEREAS, per the submitted Site and Utility Plan dated January 2, 2018, the proposed project includes constructing a new funeral home (10,500 sf) on the site and a detached garage (3,300 sf); a single, full access driveway with dual exit lanes is proposed at West Taft Road; the funeral home will be surrounded on all sides by a proposed parking lot, with the garage shown to be located to the rear of the funeral home and parking lot; and
- WHEREAS, per the submitted Statement of Development and Use, the facility is designed to accommodate up to three simultaneous viewings and parking for 140 vehicles; additional parking (86 spaces) are shown "in-reserve" if it should become necessary; hours of operation will be from 10am to 9pm with the

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

E-mail Address: countyplanning@ongov.net

largest generation of traffic occurring for calling hours, typically between 4pm and 7pm; the number of employees on site will be 4 to 12 at any given time with a possibility for up to 6 additional employees on site; construction for the project will occur over a 9 to 12 month period; and

WHEREAS, the submitted Landscape Plan dated January 2, 2018 shows some existing and proposed landscaping to include trees for buffering along the shared boundaries with adjacent residential lots; per the submitted Environmental Assessment Form (EAF), site lighting will include downward-facing, building security lighting at a mounting height of 10-15' and downward-facing, dark-sky compliant 12-16' pole mounted site lighting; proposed signage for the site will include a monument sign near the proposed driveway along the West Taft Road frontage; and

WHEREAS, the EAF states that approximately 5.0 acres of the site is to be disturbed; per the EAF, stormwater runoff will be directed to on-site stormwater management facilities; a stormwater management area is shown on the Site and Utility Plan at the rear of the site; and

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

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

WHEREAS, the New York State Department of Environmental Conservation (NYS DEC) EAF Mapper indicates that the project is in close proximity to a site in the New York State Department of Environmental Conservation Environmental Site Remediation database (ID: 734051); and

WHEREAS, the EAF Mapper indicates that a portion of the site or land adjoining the site contains wetlands or other regulated waterbodies; GIS mapping shows that a small portion of the site along the northern boundaries contains federal wetlands which is part of a larger wetland area; the proposed development does not appear to encroach on the wetland area; and

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

NOW THEREFORE BE IT RESOLVED, that the Onondaga County Planning Board recommends 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 regarding the proposed access onto West Taft Road. Per the Department, dual exit lanes will not be permitted and must be reflected on a revised Site Plan along with any other modifications required by the Department prior to municipal approval.
2. The Onondaga County Department of Transportation has determined that the municipality and applicant must contact the Department at (315) 435-

3205 to discuss any required traffic data for the proposed project. Any modifications to the Site Plan required by the Department must be reflected on a revised Site Plan prior to municipal approval.

3. 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.

4. 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.

5. Any extension of the public sewage treatment system must be approved by the Onondaga County Health Department prior to municipal approval. The applicant is advised to contact the Department at (315) 435-6600 to coordinate proposed wastewater services.

The Board also offers the following comment(s):

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

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

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

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

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

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

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

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

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

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: February 27, 2018

OCPB Case # Z-18-50

- 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 OTHER AUTHORIZATION from the City of Syracuse Planning Commission at the request of John Wilkins for the property located at 701 South Warren Street & 258 East Adams Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review authorizations which a referring body may issue under the provisions of any zoning ordinance or local law the site is located within 500 feet of a state-owned health facility, and the Oncenter and Oncenter Parking Garage, both county-owned facilities; and
- WHEREAS, the applicant is proposing to designate Central Tech High School and Lincoln Auditorium as Protected Sites, located on a 5.7-acre parcel in Central Business Office and Service / Residential, Class B zoning districts; and
- WHEREAS, the site, owned by the Syracuse City School District, is located near Downtown Syracuse and has sidewalks and frontage on South Warren Street, East Adams Street, and South State Street, all city streets; surrounding land uses include several parks (Billings Park and Roesler Park), the County convention center (the Oncenter), apartments, and various parking facilities; and
- WHEREAS, the City of Syracuse is currently undertaking a comprehensive project to revise and modernize zoning in the City; according to the ReZone Syracuse draft zoning map dated June 2017, the proposed zoning for this lot is Mixed Used Central Business District (MX-5), which would act to “provide for areas of highest-density residential development, maximum building height, minimal parking, and the greatest range and mix of uses”; and
- WHEREAS, aerial imagery shows the site contains two existing buildings, the current and former buildings for one of the City’s high schools (the Institute of Technology at Central); the original school building, which is listed on the National Register of Historic Places, is located at the intersection of East Adams Street and South Warren Street and faces Billings Park; the building was constructed in 1903 and has been vacant since 1986 following the school closing in 1975 and a failed commercial venture; and
- WHEREAS, the submitted resolution by the Syracuse Landmark Preservation Board dated January 18, 2018 indicates that the applicant is requesting Protected Site designation which will apply to the original school building, the Lincoln Auditorium located within the building and the 1931 south addition to the original building; per the resolution, the designation will include an exterior designation for all the exterior materials, features and finishes of the original building and the addition and an interior designation for the Lincoln Auditorium; and
- WHEREAS, the site is served by public drinking water and sewers and is located in the

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

E-mail Address: countyplanning@ongov.net

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

WHEREAS, per the New York State Department of Environmental Conservation (NYS DEC) EAF Mapper, the project is within 2,000 feet of a site in the New York State Department of Environmental Conservation (NYS DEC) Environmental Site Remediation database (734140, C734144, E734086); and

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

The Board recognizes the Central Technical High School (original building) and Lincoln Auditorium as a site of great historical and architectural significance that should be regulated under the Syracuse Landmark Preservation Board.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: February 27, 2018

OCPB Case # Z-18-51

- 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 AREA VARIANCE from the Town of Lysander Zoning Board of Appeals at the request of Joel D. Needle for the property located at 1741 Church 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 Church Road (Route 192), a county highway, and a farm operation located in a NYS Agricultural District; and
- WHEREAS, the applicant is requesting an area variance to reduce the lot width from 250' (required) to 245' (proposed) for one of the proposed lots to be created by a three-lot subdivision of a 16.9-acre parcel in an Agricultural zoning district; and
- WHEREAS, in 2017, the Board recommended Modification of a Final Subdivision referral (S-17-103) proposing to subdivide a 16.9-acre parcel into three new lots, and advised that an existing driveway would be falling on two of the proposed lots and either the driveway or the lot lines should be relocated or a shared access agreement should be obtained; the requested area variance currently under review corresponds to the previously reviewed subdivision; and
- WHEREAS, the site is located along Church Road, a county road, in a rural area in the Town of Lysander; surrounding land uses are low density residential; the site and adjacent lands are enrolled in New York State Agricultural District 3 and the adjacent lands appear to contain some active farmland; and
- WHEREAS, per the Town of Lysander zoning ordinance, residential lots in the Agricultural district require a minimum lot width of 200' and lots along a designated collector highway require an additional 50' of lot width; as Church Road is a collector highway, the three proposed lots each require a minimum 250' lot width; and
- WHEREAS, the local application indicates that the one of the proposed lots in the three-lot subdivision does not meet the minimum lot width requirement; an area variance is requested to decrease the lot width by 5' for proposed Lot 1; and
- WHEREAS, per the referral materials included with the Final Subdivision referral (S-17-103), the site is covered by open fields and forest and contains an existing house with an existing gravel driveway onto Church Road; the proposed subdivision will divide the parcel into three lots, Lot 1 (6.333 acres) including the existing house, Lot 2 (5.274 acres), and Lot 3 (5.293 acres) with the existing driveway falling on both proposed Lots 1 and 2; and
- WHEREAS, a letter from the Town Engineer dated January 11, 2018, included in the referral materials, indicates that the Town Code recommends "To the greatest extent possible, all lot lines should be at right angles to the street or to a tangent of the arc of a curved street"; and

WHEREAS, two subdivision maps were submitted with the referral showing two possible subdivision configurations for the project; as indicated in the Town Engineer's letter, one configuration, which appears to match the plans submitted with the Final Subdivision referral (S-17-103) does not meet the configuration prescribed by the Town Code or the minimum lot width requirement for Lot 1; the second configuration shows proposed Lots 1 (6.317 acres), 2 (5.264 acres), and 3 (5.319 acres) to meet the recommended perpendicular lot line configuration, but not the minimum lot width requirement; the submitted Town meeting minutes indicate that a decision on the subdivision and its configuration is pending approval of the area variance by the Zoning Board of Appeals; and

WHEREAS, both subdivision maps show a proposed 15' ingress-egress and utility easement for the shared driveway, as advised in the County Planning Board's recommendations for the Final Subdivision referral (S-17-103); a metal pole barn is shown on both subdivision maps, which does not appear in aerial imagery and is presumably a proposed structure on Lot 2; and

WHEREAS, the existing house is served by individual well and septic system; drinking water and wastewater services for the two new lots will require individual well and septic systems; the subdivision plans state that Lots 2 and 3 are not residential building lots and "individual sewage plans must be approved by the Onondaga County Health Department prior to conversion to residential building lots and issuance of a building permit"; and

WHEREAS, GIS mapping shows a possible area of federal wetlands at the rear of the site that appears to encroach on the existing forested area of the parcel; a New York State freshwater wetland boundary is shown on the subdivision plan at the rear of the parcel; the state wetland area does not appear to encroach on the existing house on the parcel; and

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

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

While the Board offers no position with regard to the proposed area variance, the following comments are included for the project as a whole, to be considered during the subdivision approval process:

1. The Onondaga County Department of Transportation strongly recommends increasing the width of the ingress-egress easement to 30 feet to allow for sufficient space given any future development of Lots 1 and 2.
2. Per the Onondaga County Department of Transportation, the municipality is advised to ensure appropriate access agreements are in place for the shared driveway on Church Road.
3. Any future or proposed access to Church Road must be coordinated with the Onondaga County Department of Transportation, and access will be determined by the availability of sight distance.

4. The Board encourages the Town to consider the potential long-term effects of large-lot, strip subdivisions along road frontages, particularly within areas containing New York State Agricultural District properties and in farm/agricultural zoning districts, as potential conflicts with agricultural operations, changes to the rural character, increased public service demands and costs, reduction of open space and farmland, and impacts to road safety and mobility may cumulatively occur.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: February 27, 2018

OCPB Case # Z-18-52

- 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 Village of Fayetteville Village Board at the request of Morgan Properties for the property located at 547 East Genesee Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the adoption or amendment of a zoning ordinance or local law and the site is located within 500 feet of East Genesee Street (New York State Route 5) and the municipal boundary between the Village of Fayetteville and the Town of Manlius; and
- WHEREAS, the applicant is proposing a zone change from Industrial (I) and One-Family Residential (R-1) to Planned Unit Development (PUD) on a 31.81-acre lot, in order to construct a mixed use development; and
- WHEREAS, the Board is concurrently reviewing a Site Plan referral (Z-18-53) as part of the proposed project; and the proposed project has many similarities to a proposed multi-family residential development intended for the subject parcel and reviewed by the Board in 2015, for which the Board offered No Position With Comment for concurrent Zone Change (Z-15-329) and Area Variance (Z-15-330) referrals; as part of the project, a zone change to Planned Residential Development (PRD) and a variance to increase maximum building height were requested; the zone change application was withdrawn by the applicant, and presumably the area variance was as well; in 2013, the Board offered No Position for a Text Amendment referral (Z-13-125) that incorporated Planned Unit Development (PUD) as an allowable zoning district with the intent of accommodating and regulating mixed use development in the Village; and
- WHEREAS, the site is located east of the New York State Route 5/Route 257 intersection in the Village Center and is situated between/behind a Nice N Easy Grocery Shoppe, a U.S. Post Office, and a residential office building to remain; per surveys and aerial imagery submitted with the referral, the developed front of the subject parcel along East Genesee Street is zoned Industrial and contains the former O'Brien and Gere facility (previously Accurate Die Casting) to be demolished, and the undeveloped rear of the parcel is zoned R-1 and contains wooded land and Bishop Brook; the site is surrounded by other R-1 neighborhood parcels and residential land; per the Village of Fayetteville zoning ordinance, the requested zoning, Planned Unit Development Districts (PUDs), is intended to "permit establishment of areas in which diverse uses may be brought together in a compatible unified plan of development which shall be in the interest of the general welfare of the public," and would allow for the proposed mixed use development; and
- WHEREAS, the submitted Conceptual Site Plan dated November 16, 2017 and referral materials indicate the proposed development would consist of five 3-story apartment buildings with 30 apartments each (twelve 1-bedroom, sixteen 2-

bedroom, and two 3-bedroom units); ten 2-story townhouse style apartment buildings comprised of 5 apartments each (two 2-bedroom units and three 3-bedroom units); a community center (5,500 square foot club house) with exterior pool/pool house; two 2-story mixed use buildings (6,000 square feet and 4,000 square feet) with commercial space (retail/service/restaurant) and 3 apartments total (1-bedroom units); interior garage parking (40 spaces for the apartment buildings and 50 spaces for the townhouses); eight detached garage buildings comprised of 5 spaces each (40 garage spaces for the apartment buildings); driveway parking (50 spaces for the townhouses); surface/visitor parking (parallel and perpendicular); and a maintenance building; the plan shows the proposed apartment buildings and garages will be set back from the road and positioned around a central open space, with surrounding townhouse buildings, the community center/pool, and additional open spaces within and around the site, and the mixed use buildings at the front of the site; sidewalks are shown throughout the site and the referral materials indicate bicycle racks will be available, though they are not shown in the plans; and

WHEREAS, the plan shows one proposed full access driveway and one right-in/right-out only driveway on East Genesee Street, both of which must meet the requirements of the New York State Department of Transportation; the proposed right-in/right-out driveway is intended to also provide access to East Genesee Street for the adjacent residential office building; the referral included a Traffic Impact Study (TIS) which notes that the nearby Route 5/Route 257 intersection “currently experiences long delays and queuing during the peak hours” which “cannot be improved given the existing constraints of the intersection and signal operations”; per the TIS, “while the proposed development will certainly add traffic to the intersection, the resulting impacts on traffic operations are small”; per the New York State Department of Transportation, a copy of the TIS has been submitted to the Department and is currently under review; and

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

WHEREAS, the Environmental Assessment Form (EAF) dated November 29, 2017 notes 18.9 acres will be physically disturbed by the project; the plan shows a proposed stormwater management facility north of the proposed development, and a drainage report included with the referral indicates that runoff will be captured and conveyed to a proposed facility which will provide 1 through 100-year storm event peak flow attenuation; the referral materials note a SPDES permit will be required and a SWPPP will be prepared; the EAF notes the project will have a total of 10.29 acres of impervious surface upon completion, which represents a 2.23-acre increase over current amounts; and

WHEREAS, per the EAF, the site is listed in the New York State Department of Environmental Conservation (NYS DEC) Environmental Site Remediation database (C734052, 734052) and based on the Department’s review of on-site remedial measures “a significant threat to public health and the environment no longer exists at the site”; however, the project site appears to be listed as “active” in the Brownfield Cleanup Program, with the use of on-site ground

water prohibited and additional mitigation to be implemented under the program; and

WHEREAS, the site has access to public drinking water and sewers and is located in the Meadowbrook Limestone Wastewater Treatment Plant service area; per the referral notice, new drinking water and sewer connections are proposed for the project; per the submitted Supplemental Engineer's Report dated November 28, 2017, there is an existing 8" Village sanitary sewer on the north side of East Genesee Street and a 12" County sanitary trunk sewer on the north side of the site; average sanitary flows for the project are estimated at 44,130 gallons per day; per the report, there is an existing 12" OCWA water main on the south side of East Genesee Street; the Onondaga County Department of Water Environment Protection has determined that the submitted project is located in an area designated as flow constrained or impacted by excessive wet weather flow or is tributary to a Combined Sewer Overflow (CSO); and

WHEREAS, plans, the EAF, and FEMA Flood Insurance Rate Maps (FIRM) indicate that land along the water quality-impaired Brook is in a Special Flood Hazard Area (SFHA) and may contain federal wetlands; the potential stormwater management facility location appears to be located near the SFHA; the Onondaga County Hazard Mitigation Plan has identified flooding as one of five primary natural hazards of local concern, with the potential to cause extensive threat to property and safety; buildings within the floodplain can negatively affect the free flow of nearby waterways and drainage, and building within a floodplain is therefore discouraged; the applicant must obtain appropriate permits from the U.S. Army Corps of Engineers for any proposed development or drainage into any potential federal wetlands on site; and

WHEREAS, a letter from the New York State Heritage Program dated October 6, 2017, included with the referral materials, indicates that the Northern long-eared bat, a species of animal listed by the state and federal governments as threatened, has been documented within 3 miles of the project site, and the project site is located in or near a significant natural community (maple-basswood rich mesic forest); per the letter, potential onsite and offsite impacts on the Northern long-eared bat and maple-basswood rich mesic forest should be addressed as part of any environmental assessment or review conducted as part of the planning, permitting and approval process; and

WHEREAS, the Fayetteville Comprehensive Plan updated in 2014 identified this site as one of its focal planning areas, referring to it as an underutilized transitional space between the Upper Business District character area and eastern residential areas, noting potential traffic congestion increases as a result in any change of use; the concept plan in the document would be "based on creating a campus-type development that is compatible with adjacent residential character areas and is sensitive to the Bishop Brook open space corridor"; the concept emphasizes flexibility in use, access management on Genesee Street, and preserving natural buffers to create recreational connections, protect water quality of the brook, and screen visual impacts from the road; per the submitted Planned Unit Development (PUD) Application, the proposed development is intended to be consistent with the recommendations of the comprehensive plan; and

WHEREAS, the Upper Business District character area as defined in the 2006 Fayetteville Commercial Design Guidelines indicates the area contains varying building sizes, types, and dispositions with a unifying element of a continued village

streetscape; the guidelines state the streetscape “should be fiercely maintained” along with green space and well-screened parking to soften the commercial feel of the area; the referral materials indicate the proposed development will preserve and provide open space for residents and as a buffer for adjacent single-family residential uses; the plan shows proposed plantings and lawn between the road and the buildings, and sidewalks within the complex with connections to the existing sidewalks along East Genesee Street; and

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

The Board offers no position with regard to the proposed zone change and reiterates the following comments for the project as a whole:

1. Given the complexity of this project and the noted transportation system concerns, the Syracuse-Onondaga County Planning Agency offers to convene a coordinated review meeting for the project upon the request of the Village.
2. The municipality and applicant are advised to continue to coordinate with the New York State Department of Transportation regarding traffic and access requirements as determined by the Department.
3. The municipality must submit a copy of the Storm Water Pollution Prevention Plan (SWPPP) and/or any drainage reports or studies to the New York State Department of Transportation early in the planning process for approval and complete any appropriate mitigation as may be determined by the Department.
4. Per the New York State Department of Transportation, the municipality is advised to ensure appropriate access agreements are in place for any shared driveways on East Genesee Street.
5. The applicant and municipality are encouraged to incorporate cross-connections at the front of the development to facilitate access between the residential development and adjacent gas station, which appears to have an existing connection point, and post office.
6. The Village may wish to require elimination of parking along the frontage/first layer of the site, for consistency with the Village streetscape concepts defined in the 2006 Fayetteville Commercial Design Guidelines.
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.
8. 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.

9. 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.

10. The Village and applicant may wish to consider further concentrating the building layout, specifically with a focus on avoiding impacts to surrounding residential uses, the floodplain, and Bishop Brook to the greatest extent possible.

11. The Board encourages the Village and applicant to show all pedestrian and bicycle accommodations on the proposed plans for the site, such as benches and bike racks, and to explore opportunities for connections to future trails and waterway corridors.

12. The Town and applicant are advised to ensure the proposed internal road layout meets the requirements of local emergency service providers for ingress and egress.

13. The Board advises the municipality to ensure that the proposed use and development of the site will not be inhibited by the limitations of the project site (i.e., the prohibited use of on-site groundwater) and will not impact or be impacted by any mitigation efforts under the Brownfield Cleanup Program.

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

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

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

C. Permitting for Demolition - Per the Onondaga County Department of Water Environment Protection, any and all demolition of buildings requires a permit for sewer disconnects. The applicant must contact Plumbing Control to ensure appropriate permits are obtained.

D. State Pollutant Discharge Elimination System (SPDES) Permit – Any project that cumulatively disturbs one acre or more of land, must be covered under the New York State SPDES II General Permit for Stormwater Discharges from Construction Activity. For projects within a designated municipal storm sewer system (MS4) municipality, the applicant must prepare a Stormwater

Pollution Prevention Plan (SWPPP) and consult with the municipal engineer to ensure conformance with the municipality's Storm Water Management Plan (SWMP). The applicant is advised that they must submit a Notice of Intent (NOI) and an MS4 SWPPP Acceptance Form (signed by the municipality) to the DEC Bureau of Water Permits. The municipality should ensure that a letter of acceptance is received from the DEC prior to issuance of a building permit.

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

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: February 27, 2018

OCPB Case # Z-18-53

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Village of Fayetteville Planning Board at the request of Morgan Properties for the property located at 547 East Genesee Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of East Genesee Street (New York State Route 5) and the municipal boundary between the Village of Fayetteville and the Town of Manlius; and
- WHEREAS, the applicant is proposing demolition of an existing vacant building (former O'Brien and Gere facility), and construction of a mixed use development on a 31.81-acre parcel in a proposed Planned Unit Development (PUD) zoning district; and
- WHEREAS, the Board is concurrently reviewing a Zone Change referral (Z-18-52) as part of the proposed project; and the proposed project has many similarities to a proposed multi-family residential development intended for the subject parcel and reviewed by the Board in 2015, for which the Board offered No Position With Comment for concurrent Zone Change (Z-15-329) and Area Variance (Z-15-330) referrals; as part of the project, a zone change to Planned Residential Development (PRD) and a variance to increase maximum building height were requested; the zone change application was withdrawn by the applicant, and presumably the area variance was as well; in 2013, the Board offered No Position for a Text Amendment referral (Z-13-125) that incorporated Planned Unit Development (PUD) as an allowable zoning district with the intent of accommodating and regulating mixed use development in the Village; and
- WHEREAS, the site is located east of the New York State Route 5/Route 257 intersection in the Village Center and is situated between/behind a Nice N Easy Grocery Shoppe, a U.S. Post Office, and a residential office building to remain; per surveys and aerial imagery submitted with the referral, the developed front of the subject parcel along East Genesee Street is zoned Industrial and contains the former O'Brien and Gere facility (previously Accurate Die Casting) to be demolished, and the undeveloped rear of the parcel is zoned R-1 and contains wooded land and Bishop Brook; the site is surrounded by other R-1 neighborhood parcels and residential land; per the Village of Fayetteville zoning ordinance, the requested zoning, Planned Unit Development Districts (PUDs), is intended to "permit establishment of areas in which diverse uses may be brought together in a compatible unified plan of development which shall be in the interest of the general welfare of the public," and would allow for the proposed mixed use development; and
- WHEREAS, the submitted Conceptual Site Plan dated November 16, 2017 and referral materials indicate the proposed development would consist of five 3-story apartment buildings with 30 apartments each (twelve 1-bedroom, sixteen 2-

bedroom, and two 3-bedroom units); ten 2-story townhouse style apartment buildings comprised of 5 apartments each (two 2-bedroom units and three 3-bedroom units); a community center (5,500 square foot club house) with exterior pool/pool house; two 2-story mixed use buildings (6,000 square feet and 4,000 square feet) with commercial space (retail/service/restaurant) and 3 apartments total (1-bedroom units); interior garage parking (40 spaces for the apartment buildings and 50 spaces for the townhouses); eight detached garage buildings comprised of 5 spaces each (40 garage spaces for the apartment buildings); driveway parking (50 spaces for the townhouses); surface/visitor parking (parallel and perpendicular); and a maintenance building; the plan shows the proposed apartment buildings and garages will be set back from the road and positioned around a central open space, with surrounding townhouse buildings, the community center/pool, and additional open spaces within and around the site, and the mixed use buildings at the front of the site; sidewalks are shown throughout the site and the referral materials indicate bicycle racks will be available, though they are not shown in the plans; and

WHEREAS, the plan shows one proposed full access driveway and one right-in/right-out only driveway on East Genesee Street, both of which must meet the requirements of the New York State Department of Transportation; the proposed right-in/right-out driveway is intended to also provide access to East Genesee Street for the adjacent residential office building; the referral included a Traffic Impact Study (TIS) which notes that the nearby Route 5/Route 257 intersection “currently experiences long delays and queuing during the peak hours” which “cannot be improved given the existing constraints of the intersection and signal operations”; per the TIS, “while the proposed development will certainly add traffic to the intersection, the resulting impacts on traffic operations are small”; per the New York State Department of Transportation, a copy of the TIS has been submitted to the Department and is currently under review; and

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

WHEREAS, the Environmental Assessment Form (EAF) dated November 29, 2017 notes 18.9 acres will be physically disturbed by the project; the plan shows a proposed stormwater management facility north of the proposed development, and a drainage report included with the referral indicates that runoff will be captured and conveyed to a proposed facility which will provide 1 through 100-year storm event peak flow attenuation; the referral materials note a SPDES permit will be required and a SWPPP will be prepared; the EAF notes the project will have a total of 10.29 acres of impervious surface upon completion, which represents a 2.23-acre increase over current amounts; and

WHEREAS, per the EAF, the site is listed in the New York State Department of Environmental Conservation (NYS DEC) Environmental Site Remediation database (C734052, 734052) and based on the Department’s review of on-site remedial measures “a significant threat to public health and the environment no longer exists at the site”; however, the project site appears to be listed as “active” in the Brownfield Cleanup Program, with the use of on-site ground

water prohibited and additional mitigation to be implemented under the program; and

WHEREAS, the site has access to public drinking water and sewers and is located in the Meadowbrook Limestone Wastewater Treatment Plant service area; per the referral notice, new drinking water and sewer connections are proposed for the project; per the submitted Supplemental Engineer's Report dated November 28, 2017, there is an existing 8" Village sanitary sewer on the north side of East Genesee Street and a 12" County sanitary trunk sewer on the north side of the site; average sanitary flows for the project are estimated at 44,130 gallons per day; per the report, there is an existing 12" OCWA water main on the south side of East Genesee Street; the Onondaga County Department of Water Environment Protection has determined that the submitted project is located in an area designated as flow constrained or impacted by excessive wet weather flow or is tributary to a Combined Sewer Overflow (CSO); and

WHEREAS, plans, the EAF, and FEMA Flood Insurance Rate Maps (FIRM) indicate that land along the water quality-impaired Brook is in a Special Flood Hazard Area (SFHA) and may contain federal wetlands; the potential stormwater management facility location appears to be located near the SFHA; the Onondaga County Hazard Mitigation Plan has identified flooding as one of five primary natural hazards of local concern, with the potential to cause extensive threat to property and safety; buildings within the floodplain can negatively affect the free flow of nearby waterways and drainage, and building within a floodplain is therefore discouraged; the applicant must obtain appropriate permits from the U.S. Army Corps of Engineers for any proposed development or drainage into any potential federal wetlands on site; and

WHEREAS, a letter from the New York State Heritage Program dated October 6, 2017, included with the referral materials, indicates that the Northern long-eared bat, a species of animal listed by the state and federal governments as threatened, has been documented within 3 miles of the project site, and the project site is located in or near a significant natural community (maple-basswood rich mesic forest); per the letter, potential onsite and offsite impacts on the Northern long-eared bat and maple-basswood rich mesic forest should be addressed as part of any environmental assessment or review conducted as part of the planning, permitting and approval process; and

WHEREAS, the Fayetteville Comprehensive Plan updated in 2014 identified this site as one of its focal planning areas, referring to it as an underutilized transitional space between the Upper Business District character area and eastern residential areas, noting potential traffic congestion increases as a result in any change of use; the concept plan in the document would be "based on creating a campus-type development that is compatible with adjacent residential character areas and is sensitive to the Bishop Brook open space corridor"; the concept emphasizes flexibility in use, access management on Genesee Street, and preserving natural buffers to create recreational connections, protect water quality of the brook, and screen visual impacts from the road; per the submitted Planned Unit Development (PUD) Application, the proposed development is intended to be consistent with the recommendations of the comprehensive plan; and

WHEREAS, the Upper Business District character area as defined in the 2006 Fayetteville Commercial Design Guidelines indicates the area contains varying building sizes, types, and dispositions with a unifying element of a continued village

streetscape; the guidelines state the streetscape “should be fiercely maintained” along with green space and well-screened parking to soften the commercial feel of the area; the referral materials indicate the proposed development will preserve and provide open space for residents and as a buffer for adjacent single-family residential uses; the plan shows proposed plantings and lawn between the road and the buildings, and sidewalks within the complex with connections to the existing sidewalks along East Genesee Street; 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 municipality and applicant are advised to continue to coordinate with the New York State Department of Transportation regarding traffic and access requirements as 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 New York State Department of Transportation early in the planning process for approval and complete any appropriate mitigation as may be determined by the Department.

The Board also offers the following comment(s):

1. Given the complexity of this project and the noted transportation system concerns, the Syracuse-Onondaga County Planning Agency offers to convene a coordinated review meeting for the project upon the request of the Village.
2. Per the New York State Department of Transportation, the municipality is advised to ensure appropriate access agreements are in place for any shared driveways on East Genesee Street.
3. The applicant and municipality are encouraged to incorporate cross-connections at the front of the development to facilitate access between the residential development and adjacent gas station, which appears to have an existing connection point, and post office.
4. The Village may wish to require elimination of parking along the frontage/first layer of the site, for consistency with the Village streetscape concepts defined in the 2006 Fayetteville Commercial Design Guidelines.
5. The Onondaga County Water Authority (OCWA) recommends that the municipality and/or applicant contact OCWA's Engineering Department early in the planning process to determine water availability and service options, obtain hydrant flow test information, evaluate backflow prevention requirements, and/or request that the Authority conduct hydrant flow testing to assess fire flow availability.
6. The Onondaga County Department of 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.
7. 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.

8. The Village and applicant may wish to consider further concentrating the building layout, specifically with a focus on avoiding impacts to surrounding residential uses, the floodplain, and Bishop Brook to the greatest extent possible.

9. The Board encourages the Village and applicant to show all pedestrian and bicycle accommodations on the proposed plans for the site, such as benches and bike racks, and to explore opportunities for connections to future trails and waterway corridors.

10. The Town and applicant are advised to ensure the proposed internal road layout meets the requirements of local emergency service providers for ingress and egress.

11. The Board advises the municipality to ensure that the proposed use and development of the site will not be inhibited by the limitations of the project site (i.e., the prohibited use of on-site groundwater) and will not impact or be impacted by any mitigation efforts under the Brownfield Cleanup Program.

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

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

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

C. Permitting for Demolition - Per the Onondaga County Department of Water Environment Protection, any and all demolition of buildings requires a permit for sewer disconnects. The applicant must contact Plumbing Control to ensure appropriate permits are obtained.

D. State Pollutant Discharge Elimination System (SPDES) Permit – Any project that cumulatively disturbs one acre or more of land, must be covered under the New York State SPDES II General Permit for Stormwater Discharges from Construction Activity. For projects within a designated municipal storm sewer system (MS4) municipality, the applicant must prepare a Stormwater Pollution Prevention Plan (SWPPP) and consult with the municipal engineer to ensure conformance with the municipality's Storm Water Management Plan

(SWMP). The applicant is advised that they must submit a Notice of Intent (NOI) and an MS4 SWPPP Acceptance Form (signed by the municipality) to the DEC Bureau of Water Permits. The municipality should ensure that a letter of acceptance is received from the DEC prior to issuance of a building permit.

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

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: February 27, 2018

OCPB Case # Z-18-54

- 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 ZONE CHANGE from the Town of Elbridge Town Board at the request of Meyer Management, LLC for the property located at 1161 Old Route 31; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the adoption or amendment of a zoning ordinance or local law and the site is located within 500 feet of Old Route 31 (Route 84), Plainville Road (Route 32) and River Road (Route 158), all county highways, the municipal boundaries between the Town of Elbridge and the Towns of Van Buren and Lysander, and a farm operation located in a NYS Agricultural District; and
- WHEREAS, the applicant is proposing a zone change from Residential Rural (RR) to Business (B-1) for a portion of a 2.4-acre parcel as part of a restaurant renovation project; and
- WHEREAS, the Board has recently reviewed several referrals as part of a proposed restaurant renovation project for the subject parcel, including an Area Variance referral (Z-18-24) earlier this year and a Site Plan referral (Z-17-256) in 2017; and a Coordinated Review Meeting was held on July 13, 2017 prior to the Board's review of the site plan to allow for the applicant, municipality, planning boards, and relevant agencies to discuss issues and requirements related to the proposed project; and
- WHEREAS, the Board recommended Modification of both referrals citing required coordination with the Onondaga County Department of Transportation regarding site access, including closing the existing unrestricted access at Plainville Road and Old Route 31, traffic and drainage data, overflow parking plans and access on the portion of the parcel across Old Route 31, and pedestrian accommodations and lighting for safe road crossing; coordination with the Onondaga County Water Authority for review of the site plan and an on-site water main; and coordination with the Onondaga County Health Department on the placement of the proposed septic system which must be shown to fall on lands owned or controlled by the owner; recommendations previously made by the County Planning Board will presumably be (or have been) addressed by the Town during the site plan review process and are not reiterated here; and
- WHEREAS, the site is located in the Jack's Reef hamlet on the eastern shore of the Seneca River in the Town of Elbridge; GIS mapping shows that the western shore of the river, in the neighboring Town of Lysander, consists of mostly residential lots and lands to the south and east of the site, primarily in the neighboring Town of Van Buren, are enrolled in New York State Agricultural District 3 and contain active farmland, including the neighboring Hourigan Farm; and
- WHEREAS, the site consists of one tax parcel divided into three segments by the intersection of Plainville Road and Old Route 31, both county roads; aerial

imagery shows the northern portion of the parcel contains an existing building, formerly the Jack's Reef Hotel; the southeastern portion of the parcel has frontage on Old Route 31 and contains an existing u-shaped gravel driveway; and the southwestern portion of the parcel has frontage on Plainville Road and Old Route 31 and contains an existing gravel area at the intersection of the two roads; and

WHEREAS, the referral materials indicate the northern and southwestern portions of the parcel are currently zoned Business B-1, and the southeastern portion is Rural Residential (RR); the proposed zone change will bring all portions of the parcel under the same zoning regulations; per the Town of Elbridge zoning ordinance, restaurants and taverns are a permitted use in the B-1 district and not in RR; and

WHEREAS, previous reviews for the proposed project indicated that work would primarily take place on the northern portion of the parcel and include renovation of the existing building to allow for a restaurant and banquet space, a new driveway onto River Road, and a new parking area to serve the restaurant; the southeastern portion of the parcel, to be rezoned B-1, is intended for an overflow parking lot, providing another 34 parking spaces for the restaurant; and

WHEREAS, the existing building is served by public drinking water; a new septic system is proposed for the project; and

WHEREAS, GIS mapping shows rear portions of the site are within the FEMA 100-year floodplain and more restrictive floodway; per the New York State Department of Environmental Conservation (NYS DEC), the Seneca River is a classification B protected stream; GIS mapping shows another regulated waterbody, a stream on the northerly, adjacent lot, that cuts through the northwestern corner of the site and flows into the Seneca River; GIS mapping shows the site contains federal wetlands, primarily in the areas along the Seneca River; and

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

NOW THEREFORE BE IT RESOLVED, that the Onondaga County Planning Board 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 Lisa Dell and seconded by Bill Fisher. The votes were recorded as follows: Douglas Morris - yes; Bill Fisher - yes; James Corbett - yes; Robert Antonacci - yes; Lisa Dell - yes.



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: February 27, 2018

OCPB Case # Z-18-55

- 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 ZONE CHANGE from the Town of Clay Town Board at the request of Timothy R. Needle for the property located at 5307 West Taft Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the adoption or amendment of a zoning ordinance or local law and the site is located within 500 feet of West Taft Road (Route 48), a county highway; and
- WHEREAS, the applicant is proposing a zone change on a 0.36-acre parcel from Residential to Neighborhood Office (O-1) to allow for an insurance office in the existing residence; and
- WHEREAS, the site is located along West Taft Road, a county road, and between two residential-lined local roads, Dormar Drive and Rockland Drive; the site is across West Taft Road from several large parcels contributing to an indoor/outdoor restaurant and seafood market, Hinerwadels Grove; and
- WHEREAS, the submitted survey map dated August 6, 2009 shows an existing one-story house and a rear shed on the site with an existing tarvia driveway onto West Taft Road; the rear yard of the site is partially fenced; and per the survey, there is an Allen Road sewer district right-of-way at the front of the site; and
- WHEREAS, the local application indicates that the proposed zone change is intended to allow for an insurance office (Allstate) to be established in the existing house; per the Town of Clay zoning ordinance, an office building is an allowable use in the proposed Neighborhood Office District (O-1) which is intended "to preserve the existing residential quality of the surrounding area while permitting alternative and compatible office development on selected sites that may not be suitable for residential"; and
- WHEREAS, aerial imagery shows various commercial and office uses along the West Taft Road corridor where the site is located; and
- WHEREAS, per the local application, no increase in traffic is anticipated and the office will operate during normal business hours; and
- WHEREAS, the existing house is served by public drinking water and sewers and is located in the Oak Orchard Wastewater Treatment Plant and Davis Road Pump Station service areas; per the referral notice, no changes to the existing infrastructure are proposed; and
- WHEREAS, the Onondaga County Department of Water Environment Protection has determined that the submitted project is located in an area designated as flow constrained or impacted by excessive wet weather flow or is tributary to a Combined Sewer Overflow (CSO); and

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. Prior to establishment of the office use, the applicant is advised to contact the Onondaga County Department of Transportation to coordinate requirements for the existing driveway on West Taft Road, in order to satisfy commercial driveway standards. The Department will likely require modifications to the driveway design to include a hammerhead or sufficient space to allow for vehicles to turn around in the driveway.
2. Per the Onondaga County Department of Transportation, no parking, loading, or servicing of vehicles in the right-of-way, or backing of vehicles into the right of way, is permitted.
3. The applicant and municipality are encouraged to include parking requirements in any driveway design considerations to ensure sufficient parking is available for the office use and that it permits safe site access and backing of vehicles within the driveway.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: February 27, 2018

OCPB Case # Z-18-56

- 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 AREA VARIANCE from the Town of Clay Zoning Board of Appeals at the request of ENV Insurance Expansion for the property located at 7787 Oswego Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the granting of use or area variances and the site is located within 500 feet of Oswego Road (Route 57), a county highway, and the Wetzel Road Wastewater Treatment Plant, a county-owned facility; and
- WHEREAS, the applicant is requesting an area variance to reduce the required side yard setback from 75 feet to 20 feet to allow for the expansion of an existing office building on a 2.61-acre parcel in a RC-1 zoning district; and
- WHEREAS, the site is located along the commercial corridor of Oswego Road, a county road, near the Bayberry neighborhood in the Town of Clay; lands to the west of the site are primarily forested, but include a county-owned parcel on the Seneca River containing the Wetzel Road Wastewater Treatment Plant; and
- WHEREAS, the submitted map dated January 31, 2018 shows the site to contain two existing one-story buildings with front and rear paved parking lots and a third parking lot situated between the two buildings; the site has access to Oswego Road via an existing paved driveway; aerial imagery indicates the front building (5,450 sf) contains restaurant/service/office tenants and the rear building (4,000 sf) provides offices for ENV Insurance Agency; per the Onondaga County Department of Transportation, no additional access to Oswego Road will be permitted; and
- WHEREAS, per the Town of Clay zoning ordinance, the required side yard setback in the Regional Commercial (RC-1) zoning district is 75' (each side); the submitted Preliminary Site Plan dated February 5, 2018 shows the proposed building expansion (40,000 sf) at the rear of the ENV Insurance Agency building with a minimum side yard setback of 23'-9"; per the plan, the roof overhang of the expansions will be 30" thereby requiring a setback of 20'; and
- WHEREAS, per the local application, a variance would be required for all feasible expansion configurations, and the proposed expansion minimally encroaches into the setback beyond the existing building; and
- WHEREAS, other site improvements are shown to include additional parking, with the rear parking lot to be extended along the side of the proposed building expansion; and
- WHEREAS, the site is served by public drinking water and sewers and is located in the Wetzel Road Wastewater Treatment Plant service area; per the referral notice, no changes to the existing infrastructure are proposed; per the Onondaga County Department of Water Environment Protection, there is an existing County-owned trunk sewer line along the southern boundary of the site which

would require coordination with the Department for any additional connections directly to this sewer infrastructure; and

WHEREAS, GIS mapping shows a portion of the site may be encumbered by a wetland area contributing to a much larger state wetland (BRE-19, 416.2 acres) with the 100' buffer to the wetland potentially covering most of the remainder of the site; the proposed building expansion does not appear to encroach in the wetland area, though it would fall entirely in the buffer; portions of the existing and proposed parking lot and existing ENV Insurance Agency building are also shown to be within the wetland area itself or the 100' buffer; there is a wetland boundary "as marked by others" indicated on the Preliminary Site Plan at the rear of the site that does not encroach on the proposed or existing development; it is not clear if these boundaries depict the state wetland area or if they have been confirmed by the New York State Department of Environmental Conservation (NYS DEC); the 100' buffer is not indicated on the plans, though it would minimally encroach on the proposed parking lot expansion given the location of the wetland boundaries as shown; and

WHEREAS, the applicant is advised to contact the New York State Department of Environmental Conservation to confirm the presence of state wetlands and/or the 100-foot state wetland buffer on the site, and to obtain all necessary permits for any proposed development or placement of fill in a wetland, or drainage of any confirmed wetlands and buffers; all confirmed wetlands should be shown on the plans for the site; and

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

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

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

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

The proposed building expansion and expanded parking areas appear to encroach onto both state wetlands and the 100-foot buffer required for state wetlands. The Board does not endorse the expansion of structures and impervious surfaces within these sensitive environmental areas and with the potential to cause off-site stormwater impacts.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: February 27, 2018

OCPB Case # Z-18-57

- 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 ZONE CHANGE from the Town of Cicero Town Board at the request of Town of Cicero, NY for the property located ; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the adoption or amendment of a zoning ordinance or local law and the site is located within 500 feet of the municipal boundary between the Town of Cicero and Oswego County; and
- WHEREAS, the applicant is proposing a series of zone changes from Residential (R-10)/Agricultural (AG) split zoning to entirely AG for 17 parcels totaling 202.56 acres; and
- WHEREAS, over the last two years, the Board has reviewed several series of zone changes including: 1) proposed commercial zone changes in 2016 (Z-16-300) for which the Board recommended Disapproval, partially due to lack of an updated comprehensive plan and coordination with residents and stakeholders to fully analyze potential impacts of the proposed changes; 2) 2017 zone changes (Z-17-71) for approximately 103 parcels covering 575+ acres primarily along Lakeshore Road, with the addition of four parcels along Route 31; 3) proposed zone changes (Z-17-105) for four parcels in the vicinity of the Carmel Runne commercial subdivision; and 4) a 15-referral package of zone changes received in 2017 for 118 parcels totaling approximately 970 acres, which were consolidated into three Board reviews (Z-17-185, Z-17-186, Z-17-187) covering 18 zone changes to General Commercial Plus, 6 parcels being changed to General Commercial (GC) and Neighborhood Commercial (NC), and approximately 94 parcels changing to various Residential zoning districts (R-10, R-12, R-15, R-20) or Agriculture (AG) zoning districts; and
- WHEREAS, as part of the staff review of Zone Change referral Z-16-300, a call with the Town Planning Board Chair was held to discuss proposed changes; the Chair explained the Town does not have the resources for a comprehensive plan update or for a full zoning ordinance review at this time; as such, planning staff is segmenting its review of the entire town's zoning into phases over the course of approximately two years; and
- WHEREAS, the 17 parcels intended for the proposed zone change make up a contiguous area just over 200 acres consisting of vacant, partially-forested land; all but three of the parcels are landlocked, with the bulk of the lands situated behind single-family residential lots fronting on Muskrat Bay Road, Beach Road, and Mud Mill Road, all local roads in the northern part of Cicero; and
- WHEREAS, all of the parcels have split zoning, with the front portion of each parcel zoned R-10 and the rear AG; per the local application, the intention of the proposed zone change is to eliminate the current split zoning; and
- WHEREAS, the parcels are located in an area served by public drinking water and sewers,

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

E-mail Address: countyplanning@ongov.net

and specifically the Brewerton Wastewater Treatment Plant service area; per the Onondaga County Department of Water Environment Protection, there is a county trunk sanitary sewer that crosses one of the subject parcels and runs along Beach Road and Muskrat Bay Road; and

WHEREAS, GIS mapping shows nearly all of the lands may be encumbered by federal and state wetlands; per the New York State Department of Environmental Conservation (NYS DEC) Environmental Assessment Form (EAF) Mapper, the state wetland area is part of a much larger wetland (CIC-3, 1,236.1 acres), which is a Class 2 (emergent marsh) wetland; and

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

WHEREAS, per the EAF Mapper, some or all of the parcels may be fully/partially located in or adjacent to an area designated as sensitive for archaeological sites on the New York State Historic Preservation Office archaeological site inventory; and

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

1. The Town is encouraged to consider the necessity of split zoning for several other similar nearby parcels, specifically 108.-01-30.0, 108.-01-31.0, and 108.-01-32.0, as the proposed zone change to Agricultural (AG) may also be appropriate for them.
2. The Board continues to encourage the Town to revise its approach to updating zoning within the Town, by first undertaking a thoughtful and thorough public process to update its comprehensive plan prior to consideration of zoning changes at this scale. Planning should include community consensus on land use objectives for all uses, interagency coordination and analysis of anticipated infrastructure capacities and needed investments (and financing thereof) to accommodate more intensive zoning, and consideration of a more nuanced land-use zoning strategy that balances economic activity with quality of life considerations.
3. The Town may wish to consider the introduction of more nuanced zoning in certain locations and for certain desired land use typologies. In particular, the Board continues to advocate for an alternative district for open space, park or resource-constrained parcels, to offer necessary protections from impact to natural resource assets.
4. As an additional comment, the Board notes that while zone change actions are legislative rather than physical projects, changes of this scale are automatically determined to be Type 1 actions under SEQRA, and preparers are advised to consider a reasonably expected range of potential development resulting from proposed zone changes when considering potential and

cumulative environmental impacts. As such, the Town may wish to revisit its environmental review to ensure adequate consideration of potential impacts related to the proposed rezoning, particularly any long-term cumulative impacts which may arise as a result of incremental future actions allowed under the proposed zoning. Coordination with various agencies, potentially in the context of a coordinated review under SEQRA, is also appropriate at this stage.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: February 27, 2018

OCPB Case # Z-18-58

- 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 PROJECT SITE REVIEW from the City of Syracuse Zoning Administration at the request of 239 East Water Street Partners, LLC for the property located at 239 East Water 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 Route 690 and Route 81, both state highways, Erie Canal Museum, a county-owned facility, and the Senator John J. Hughes State Office Building; and
- WHEREAS, the applicant is proposing façade renovations on an existing building in an Office and Service Central Business (CBD-OS) zoning district; and
- WHEREAS, in 2010, the Board offered No Position for a Project Site Review referral (Z-10-61) proposing façade alterations for the subject building; the Board also reviewed a subdivision (S-15-26) that combined two parcels just west of the subject parcel; and
- WHEREAS, the site is located in Downtown Syracuse and consists of a zero lot line parcel with frontage and a sidewalk on East Water Street and rear frontage and sidewalk on Erie Boulevard East; the site contains an existing, four-story vacant row building, which is part of the Hanover Square Historic District (2014 Expansion) listed on the National Register of Historic Places; and
- WHEREAS, the City of Syracuse is currently undertaking a comprehensive project to revise and modernize zoning in the City; according to the ReZone Syracuse draft zoning map dated June 2017, the proposed zoning for this lot is Mixed Used Central Business District (MX-5), which would act to “provide for areas of highest-density residential development, maximum building height, minimal parking, and the greatest range and mix of uses”; and
- WHEREAS, the submitted Exterior Elevations drawing dated February 5, 2018 shows façade alterations to include a new front aluminum storefront and concrete steps, new front and rear windows, painting existing trim, a projection mount sign (size and location to be determined), painting rear brick façade, and rear painted faux doors; and
- WHEREAS, the submitted floor plans and referral materials indicate the proposed façade alteration is part of a mixed-use building rehabilitation project to incorporate a first floor restaurant (Water Street Bagel Co.), second floor tenant space (TBD), and third and fourth floor apartments into the building; and
- WHEREAS, the site is served by public drinking water and sewers and is located in the Metropolitan Wastewater Treatment Plant service area; per the referral notice, no changes to the existing infrastructure are proposed; and
- WHEREAS, the Onondaga County Department of Water Environment Protection has determined that the submitted project is located in an area designated as flow

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

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

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

WHEREAS, the EAF Mapper indicates that the site is near several buildings, including the Onondaga County Savings Bank Building, Weighlock Building, Gere Bank Building, Syracuse City Hall, Syracuse Savings Bank, and Courier Building, which are all listed on, or have been nominated by the NYS Board of Historic Preservation for inclusion on, the State or National Register of Historic Places; and

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

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: February 27, 2018

OCPB Case # Z-18-59

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Village of Baldwinsville Planning Board at the request of GHD for Verizon New York, Inc. for the property located at 32 Elizabeth 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 (Route 31), a state highway; and
- WHEREAS, the applicant is proposing construction of a concrete pad and installation of an outdoor air conditioning (AC) unit on a 0.5-acre parcel containing an existing building in the East Genesee Business Overlay zoning district; and
- WHEREAS, the site is located at the intersection of Elizabeth Street and Albert Palmer Lane, both local roads, just north of the East Genesee Street (NYS Route 31) in the Village of Baldwinsville; the site abuts lots containing the Baldwinsville Public Library, Greater Baldwinsville Ambulance Corps, and a single-family residence; other surrounding land uses are a mix of residential and commercial; and
- WHEREAS, the submitted survey map dated February 8, 2018 shows the site to contain an existing one-story building (Verizon New York, Inc.) and a blacktop parking lot along the Albert Palmer Lane frontage; the site boundary shared with the adjacent residential lot is shown to be screened by an existing chain link fence and bush line; the site has an existing driveway onto Albert Palmer Lane; and
- WHEREAS, per the survey map and referral materials, a new air conditioning unit is proposed for the site; it will be installed on a concrete pad at the side of the building and fencing or evergreen-style hedges/bushes will be provided to screen view of the unit from the street; and
- WHEREAS, the site is served by public drinking water and sewers and is located in the Baldwinsville-Seneca Knolls Wastewater Treatment Plant service area; no changes to the existing infrastructure are indicated; and
- WHEREAS, aerial imagery shows a below-ground portion of Tannery Creek runs just east of the site and continues south about 850 feet where it discharges into the Seneca River; and
- WHEREAS, the current FEMA Flood Insurance Rate Maps (FIRM) indicate that the eastern half of the site is located within the 100-year floodplain, which may require elevation of structures and other mitigation; per the submitted Environmental Assessment Form dated February 12, 2018, the proposed HVAC equipment will be raised on 3' legs to above flood level; 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 New York State Department of Environmental Conservation (NYS DEC) Environmental Assessment Form (EAF) Mapper indicates that the project is within 2,000 feet of a site in the New York State Department of Environmental Conservation (NYS DEC) Environmental Site Remediation database (E734114, V00053, B00105); and

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

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

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

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

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: February 27, 2018

OCPB Case # Z-18-60

- 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 LOCAL LAW from the Village of Solvay Village Board at the request of Village of Solvay Board of Trustees for the property located ; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the adoption or amendment of a zoning ordinance or local law; and
- WHEREAS, the applicant is proposing Local Law No. B-2018 to impose a six (6) month moratorium on the construction, renovation, modification, addition to or operation of convenience stores within the Village of Solvay; and
- WHEREAS, per the legislative findings and intent of the local law, “convenience store’ (also referred to as ‘mini-market’ or ‘mini-mart’) shall include, but is not limited to, a retail store generally less than 5,000 square feet that is designed and stocked to sell prepackaged food items, beverages, periodicals, and household goods for off-premise consumption, and may be accompanied by the sale of motor vehicle fuel and accessory substances for motor vehicles”; and
- WHEREAS, per the local law, the “Village has found that certain retail uses have characteristics that can cause an adverse impact on the public health, safety and welfare” and specifically the “increased traffic generation, long hours of operation, bright lights, and the noise and litter problems associated with” convenience stores tend to be intrusive to the community; and
- WHEREAS, per the local law, the “purpose of this review is to evaluate the potential impacts of such convenience store uses within the Village and, through the adoption of appropriate regulations, mitigate such impacts to preserve and promote the historic character of the Village and protect the health, safety, and welfare of Village residents”; and
- WHEREAS, per the local law, the proposed moratorium excludes any construction or operation of a convenience store that has been previously approved; and
- WHEREAS, per the local law, the “Village Board reserves to itself the power to vary or adapt the strict application of the requirements of the Local Law in the case of unusual hardship which would deprive the owner of all reasonable use of the lands involved”: and
- WHEREAS, convenience stores are a use that does not appear to be specifically defined in the current Village of Solvay zoning ordinance or listed in the table of district uses; from the Village zoning map, existing convenience stores seem to be limited to the Milton Avenue District (M) and Commercial (C) districts of the Village; and

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

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

1. The Board acknowledges the opportunity that the proposed moratorium provides for new regulations on convenience store uses, and encourages the Village to revisit the findings of the Milton Avenue Design Study (2003) and Milton Avenue Corridor Zoning Study (2004) which offer recommendations for landscaping and screening, building scale, pedestrian accommodations, lighting, and historical/village character for the Milton Avenue corridor that may translate well to convenience store uses.
2. The Village is also encouraged to consider specific standards for fueling stations as part of a convenience store use, such as limits on number of fuel pumps, location of pumps, screening, on-site circulation for fueling trucks, location of driveways, and other features that may impact Village character.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: February 27, 2018

OCPB Case # Z-18-61

- 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 Kyle Murphy for the property located at 4384 County Line Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of the municipal boundary between the Town of Skaneateles and Cayuga County; and
- WHEREAS, the applicant is proposing construction of a second primary dwelling (2,940 square feet) on an 8-acre parcel with an existing single family dwelling, located in an RR zoning district; and
- WHEREAS, the site is located in a rural area in the Town of Skaneateles; surrounding land uses are agricultural, low-density residential, and light manufacturing (Skaneateles Park North); the site is not within the Skaneateles Lake watershed; and
- WHEREAS, the submitted survey map dated December 18, 2017 shows the site has frontage on County Line Road, a local road at the boundary between Onondaga and Cayuga Counties, and contains an existing two-story frame house and a driveway onto County Line Road; per the map, the house is situated near the southern boundary of the site; and
- WHEREAS, the survey map shows the parcel has a slope change of almost 90' along the frontage of the site from the southern boundary to the northern boundary, and a steeply sloped ditch along County Line Road, containing a culvert; aerial imagery shows a tree line adjacent to the culvert; the remainder of the site is a vacant field; and
- WHEREAS, the submitted Site Plan dated January 31, 2018 shows the proposed one-story house (2,940 sf floor space including basement and garage space) with an attached storage garage to be set back 62' from County Line Road and 121.1' feet from the southern lot line; the proposed dwelling will have two bedrooms and be handicap accessible; access to the proposed house is shown to include a u-shaped drive at the front of the house with a connection to the existing driveway and a new access point onto County Line Road; and
- WHEREAS, per the submitted Narrative, impermeable surface coverage (ISC) on the site will be 5.1% and open space will be 94.6% following the construction of the proposed dwelling; and
- WHEREAS, the referral materials include a Potential Plan dated January 31, 2018 showing a possible future subdivision that would divide the parcel into two lots (4.16 and 3.84 acres) with each house contained on its own lot, one being a flag lot; the Board has not reviewed a subdivision referral as part of the proposed project; and

WHEREAS, the existing house is served by individual well and septic system; separate individual well and septic system are proposed for the new dwelling; a letter from the Onondaga County Health Department dated January 18, 2018, included with the referral materials, indicates that a sewage disposal system to service the two-bedroom dwelling was approved on 1/18/2018; per the letter, if a larger dwelling is constructed, a revised plan must be submitted and approved by the Department; and

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

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

Given the topography of the site, the Board recommends eliminating the proposed driveway onto County Line Road and using the existing driveway for shared access as currently proposed. Further, a shared access agreement or easement is recommended for the shared driveway.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: February 27, 2018

OCPB Case # Z-18-62

- 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 SPECIAL PERMIT from the Town of Skaneateles Planning Board at the request of Keith Dart for the property located at 917 Stump 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 Stump Road (Route 176) and Vinegar Hill Road (Route 142), both county highways, and a farm operation located in a NYS Agricultural District; and
- WHEREAS, the applicant is requesting a special permit to operate an existing tree service business on a 7.1-acre parcel containing an existing single-family dwelling in a RR zoning district; and
- WHEREAS, the site is located at the intersection of Vinegar Hill Road and Stump Road, both county roads, in a rural area in the Town of Skaneateles; surrounding land uses are low-density residential and agricultural; some of the surrounding farmland is enrolled in the New York State Agricultural District 2; the site is not within the Skaneateles Lake watershed; and
- WHEREAS, per the submitted Narrative, the tree care business (Dart Tree Service) operating on the site has been permitted as a home occupation for a number of years; the business has grown beyond the scope of a home occupation, which per the Town zoning ordinance may only include two nonresidential employees and cannot exceed 1,000 sf of floor space; service businesses are permitted in the RR zoning district upon issuance of a special permit; and
- WHEREAS, the submitted survey map dated January 25, 2018 shows the site to contain an existing two-story frame house with an existing driveway onto Stump Road; a detached pole barn, which serves the business, is shown to be set farther back from both road fronts than the house and include an existing gravel driveway onto Stump Road; and
- WHEREAS, the submitted Site Plan dated January 24, 2018 and the Narrative indicate there is a more extensive area, typically 20' x 100', at the rear of the pole barn that provides space for log, firewood, and mulch storage throughout the year; business parking (8 spaces) and access drives are also shown in this area; and
- WHEREAS, per the Narrative, the business employs up to three employees in addition to the owner; business activities are Monday through Friday with employees reporting to the site around 7am, distributing to their work (primarily off-site), and returning to the site and leaving by 4pm; no customers visit the site; business vehicles are serviced off-site; and no improvements to the site are proposed for the change from home occupation to service business use; and
- WHEREAS, per the Narrative, the impermeable surface coverage (ISC) on the site, including the business area, is 9.0% and open space is 90.9%; and
- WHEREAS, the house is served by individual well and septic system; the Narrative

indicates that the business includes a port-a-john for wastewater services; per the referral notice, no changes to the existing infrastructure are proposed; and WHEREAS, the New York State Department of Environmental Conservation (NYS DEC) Environmental Assessment Form (EAF) Mapper indicates that the project site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the New York State Historic Preservation Office archaeological site inventory; and

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

Per the Onondaga County Department of Transportation, any existing or proposed driveways on Stump Road that serve the business must meet Department commercial driveway standards which includes paving the portion of the driveway located in the County right-of-way. The applicant is advised to contact the Department at (315) 435-3205. Any work within the County right-of-way will be subject to a work permit.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: February 27, 2018

OCPB Case # Z-18-63

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the City of Syracuse Planning Commission at the request of Salt City Enterprises, LLC for the property located at 871 & 871 Rear Van Rensselaer 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 Onondaga County Metropolitan Wastewater Treatment Plant; and
- WHEREAS, the applicant is proposing façade alterations to an existing building on two lots totaling 1.6 acres in a Lakefront T5 zoning district; and
- WHEREAS, the Board recently offered No Position With Comment for a Site Plan referral (Z-17-455) for the proposed project; the City closed the case administratively prior to local board action due to a lack of information for the project; per the City, the required information was received and has been incorporated in the County Planning Board's current review of the project; and
- WHEREAS, the site is located along Van Rensselaer Street, a city street, south of Hiawatha Boulevard West in the Lakefront neighborhood of the City of Syracuse; the site is south of the Destiny USA mall and several county-owned parcels containing the Metropolitan Wastewater Treatment Plant and across Van Rensselaer Street from vacant, state-owned industrial lands, the Onondaga Creekwalk, and the Inner Harbor; and
- WHEREAS, the City of Syracuse is currently undertaking a comprehensive project to revise and modernize zoning in the City; according to the ReZone Syracuse draft zoning map dated June 2017, the proposed zoning for this lot is Mixed Used Office (MX-3), which would act to "provide for pedestrian friendly areas of medium- to higher-density residential development and compatible nonresidential uses, such as offices and supporting secondary commercial uses"; and
- WHEREAS, the submitted survey map dated November 6, 2017 shows the site consists of two tax parcels under common ownership that contain an existing one-story metal building; the site, which is enclosed by a fence, is also shown to contain pavement along the side of the building, a concrete sidewalk at the front of the building, and gravel covering much of the remainder of the site; the site has access to Van Rensselaer Street via an existing gated gravel driveway, of which a portion appears to be on an adjacent parcel; and
- WHEREAS, the local application and elevation drawings indicate that the proposed exterior renovations are intended to attract commercial tenants to the building and include installing new fiber cement siding, metal flashing, windows, and a front entrance, and painting the existing brick and siding that will remain; and
- WHEREAS, the submitted Site Plan dated February 1, 2018, which was not included with

the original Site Plan referral Z-17-455, shows a proposed parking area (33 spaces) along the side of the building, occurring within the existing asphalt and gravel areas, a proposed dumpster location with 6' high privacy fence, and a proposed sidewalk from the parking lot to the front of the building; proposed sidewalks and ivory tree lilacs (location t.b.d.) are shown along the Van Rensselaer Street frontage; and

WHEREAS, per the local application, no additional site work or signage is being considered at this time; and

WHEREAS, per the referral notice, the site is currently served by municipal drinking water and public sewers and is located in the Metropolitan Wastewater Treatment Plant service area; and

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

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

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

1. The Board advises the City to require any stormwater accommodations to be shown on the site plan prior to municipal approval of the project.
2. For any future site work, the Board encourages the applicant to consider a site design that removes the front yard asphalt area and includes screening of parking from the parcel frontage and landscaping or screening along the shared site boundaries.
3. The applicant is advised to consult the ReZone Syracuse project for future requirements and pursue adherence to the zoning regulations and design guidelines at this stage in the site planning process.
4. The Onondaga County Department of Water Environment Protection asks that the applicant contact the Department at (315) 435-5402 early in the planning process to determine sewer availability and capacity.
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" website at <http://savetherain.us> or contact the Onondaga County Department of Water Environment Protection at 315-435-2260.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: February 27, 2018

OCPB Case # Z-18-64

- 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 SPECIAL PERMIT from the Village of Fayetteville Planning Board at the request of East Syracuse Cars, LLC for the property located at 534 East Genesee Street; 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 Genesee Street (New York State Route 5), a state highway, Salt Springs Road, a county road, and the municipal boundary between the Village of Fayetteville and the Town of Manlius; and
- WHEREAS, the applicant is requesting a special permit to operate an auto dealership with sales, service, parts and maintenance areas on two parcels totaling 3.89 acres in a Contemporary Business (CB) zoning district; and
- WHEREAS, the Board recently reviewed concurrent Site Plan (Z-18-15) and Area Variance (Z-18-16) referrals as part of the proposed project; in 2016, the Board recommended No Position for Site Plan (Z-17-171) and Special Permit (Z-16-172) referrals as part of a proposal to use exterior parking lots on one of the subject parcels to store vehicles; and
- WHEREAS, the site is located east of the New York State Route 5/Route 257 intersection in the Village center; surrounding parcels include the Nice N Easy Grocery Shoppe, a day care, and a dentist across East Genesee Street (NYS Route 5); commercial properties to the east and west; and the rear yards of single-family residences and a lumber yard along Salt Springs Road to the south; and
- WHEREAS, per the Village of Fayetteville zoning ordinance, motor vehicles sale, service or repair is a permitted use in the CB district requiring issuance of a special permit; and
- WHEREAS, the submitted Existing Conditions Plan dated January 24, 2018 shows the site consists of two parcels totaling 3.89 acres, with one being a small landlocked parcel located in the Town of Manlius to the east; the site contains an existing one story building, a vacant auto dealership, situated at the northeastern corner of the site along the East Genesee Street frontage; the remainder of the site is shown to be covered by asphalt or gravel with existing trees along much of the site's boundary lines; per the plan, the site has an existing full access driveway onto East Genesee Street just west of the building and fairly unrestricted access at the northeastern corner of the building; the remaining East Genesee Street frontage includes sidewalks and a grass planting strip with street trees; and
- WHEREAS, the submitted Layout Plan dated January 24, 2018 indicates the existing building will be demolished and replaced with a new building (22,612 sf) for an auto dealership (Friendly Honda of Fayetteville); per the submitted local application, the proposed building includes sales, parts and service center;

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

E-mail Address: countyplanning@ongov.net

the Layout Plan also shows an area at the rear of the proposed building labeled “future building expansion”; and

WHEREAS, the Layout Plan shows additional site work to include a car wash, a front parking lot (155 spaces) including rows of display and customer parking, and a rear parking lot (174 spaces) consisting of a service/employee car storage lot; the existing driveway onto East Genesee Street is shown to be retained and a second, full access driveway onto East Genesee Street is proposed; per the Layout Plan, the sidewalk will be extended through the driveways, and the existing unrestricted access will be closed, the sidewalk will be continued to the eastern lot line, and a planting strip with seeded lawn and new street trees will be established; per the submitted Partial Grading Plans and Truck Navigation dated January 24, 2018, intended truck navigation is shown for a car carrier with entrance to the site at the proposed westerly driveway and exit onto East Genesee Street at the existing easterly driveway; left turning movements into and out of the site are not shown for car carriers entering the site from East Genesee Street; and

WHEREAS, the referral materials included with the Area Variance referral (Z-18-16) for the project indicated that area variances were required to reduce the front yard setback from the required 35’ to 10’ (proposed) and increase the maximum building size from the allowable 10,000 sf to 22,612 sf (proposed), which excludes the future expansion area and is noted to be nearly 6,000 sf smaller than the existing building on the site; the application indicated that the requested variance is needed to accommodate corporate standards and adequately serve the projected number of customers requiring service in the area; and

WHEREAS, the referral materials for the Area Variance referral (Z-18-16) also included a Sign Permit Application, indicating sign length cannot exceed 75% of the building’s street frontage (321.45’) or a maximum length of 25’, whichever is less, and sign height is restricted to 24’; the referral also showed four building-mounted signs are proposed for the project and include a “Friendly” name sign (18’-3” x 3’), a “HONDA” name sign (22’-5” x 2’-6”), an “H” logo sign (7’-3” x 6”), and a “Service Center” sign (26’-3” x 2’-6”), requiring additional variance relief from the maximum height and/or length restrictions for each proposed sign; and

WHEREAS, per the local application, proposed hours of operation for the car dealership are Monday through Thursday 7am to 8pm, Friday 7am to 6pm, Saturday 8am to 6pm , and Sunday 11am to 5 pm; and

WHEREAS, the submitted Environmental Assessment Form (EAF) dated December 22, 2017 states that proposed lighting will include LED pole fixtures at 16’ and 25’ with dark sky compliant lighting directed away from neighboring properties and functioning on timers during non-use hours; a photometric plan was included with the referral materials; per the EAF, 3.83 acres of the site will be physically disturbed by the proposed project; per the local application, additional catch basins are proposed that will allow stormwater to flow to an underground stormwater storage area; and

WHEREAS, the site is served by public drinking water and sewers and is located in the Meadowbrook-Limestone Wastewater Treatment Plant service area; new drinking water and sewer connections are proposed for the project; the Onondaga County Department of Water Environment Protection has determined that the submitted project is located in an area designated as flow constrained or impacted by excessive wet weather flow or is tributary to a

Combined Sewer Overflow (CSO); and

WHEREAS, the New York State Department of Environmental Conservation (NYS DEC) EAF Mapper indicates that the project is within 2,000 feet of several sites in the New York State Department of Environmental Conservation (NYS DEC) Environmental Site Remediation database (C734110, 734052, C734052); per the EAF Mapper, the site of the proposed action may also contain a species of animal (Northern long-eared bat), or associated habitats, listed by the state or federal government as threatened or endangered; and

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

1. The applicant must work with the Village to reduce the scale of signage for the site that is more in keeping with the character of the low-speed, traditional Village streetscape.
2. The applicant must continue to coordinate with the New York State Department of Transportation regarding access plans and intended truck movements on East Genesee Street to ensure safe access and site circulation.
3. The New York State Department of Transportation has determined that the applicant must complete a Traffic Impact Study (TIS) for full build out to meet Department requirements and is required to contact the Department to determine the scope of the study; the applicant must submit the traffic study to the Department for approval and complete any appropriate mitigation as may be determined by the Department.
4. 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.

The Board also offers the following comment(s):

1. The municipality is advised to coordinate with the Town of Manlius as a portion of the subject site and proposed development is located within the Town and is subject to Town approval. The project has been reviewed as a whole by the County Planning Board with this GML 239 referral and will not require additional referral from the Town of Manlius.
2. The applicant is encouraged to consider reducing the proposed parking areas to retain more of the established trees on the site and maintain the existing buffer between the site and neighboring residential parcels as much as possible.
3. The Onondaga County Water Authority (OCWA) recommends that the municipality and/or applicant contact OCWA's Engineering Department early in the planning process to determine water availability and service options,

obtain hydrant flow test information, evaluate backflow prevention requirements, and/or request that the Authority conduct hydrant flow testing to assess fire flow availability.

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

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, such as pervious pavement. For more information on stormwater management, visit the Onondaga County "Save the Rain Program" website at <http://savetherain.us> or contact the Onondaga County Department of Water Environment Protection at 315-435-2260.

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

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

b. Permitting for Demolition - Per the Onondaga County Department of Water Environment Protection, any and all demolition of buildings requires a permit for sewer disconnects. The applicant must contact Plumbing Control to ensure appropriate permits are obtained.

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

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

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: February 27, 2018

OCPB Case # Z-18-65

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a PROJECT SITE REVIEW from the City of Syracuse Zoning Administration at the request of Maguire Family Limited Partnership for the property located at 959 Hiawatha Boulevard West and 406-410 State Fair 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 Interstate Route 690, a state highway, Harbor Brook, a county-owned drainage channel, and the Harbor Brook Regional Sewage Treatment Facility; and
- WHEREAS, the applicant is proposing construction of an automotive dealership facility on 13.3 acres in an Industrial, Class A zoning district; and
- WHEREAS, in 2017, the Board recommended Modification of a Project Site Review referral (Z-17-254) for the proposed project, prohibiting the proposed access on Hiawatha Boulevard and clearing along I-690, and requiring coordination with various agencies on a site plan review, a lighting plan submission, drainage data, upholding the local flood ordinance, avoiding a critical sewer infrastructure easement, and buffering for Harbor Brook; the Board received two separate referrals showing site plan revisions for the “North Site” of the project and is reviewing them as a whole; two additional referrals were received for sign waivers as part of the proposed project, which are being reviewed concurrently as a single Other Authorization referral (Z-18-66); and
- WHEREAS, the site is located at the intersection of Hiawatha Boulevard West and State Fair Boulevard, both city roads, in the West Side neighborhood of the City of Syracuse; the site consists of 6 tax parcels, including 4 vacant parcels totaling 2.4 acres south of State Fair Boulevard, referred to as the “South Site” in the referral materials, and 2 parcels totaling 13.3 acres north of State Fair Boulevard, referred to as the “North Site”; surrounding properties consist of similar automotive uses, including Napa Auto Parts, Ziebart, and Romano Subaru; the City of Syracuse is currently undertaking a comprehensive project to revise and modernize zoning in the City; according to the Rezone Syracuse draft zoning map dated February 2017, the proposed zoning for these lots is Light Industrial (LI), which would act to “provide areas appropriate for low-intensity industrial uses...and to protect these areas, to the extent feasible, from the disruption and competition for space from unrelated retail uses, primary offices, and general industrial uses”; and
- WHEREAS, email correspondence included with the referral materials lists the significant changes to the “North Site” of the current plans as follows: a reduction in the proposed Nissan building footprint (70,537 sf to 44,360 sf); removal of three proposed signs (Nissan Collision Center and two exit signs); proposed exterior renovations to the existing Dodge showroom; a 2,800 sf addition to the

existing Dodge building; a proposed sign on the Dodge building addition (Service/Express Lane); an increase in the proposed parking lot area (1,237 spaces to 1,361); a proposed chain link fence for a secured parking area; removal of a proposed bioretention area and replacement with a surface inlet sand filter; relocation of the proposed Nissan building farther from State Fair Boulevard (and out of the sanitary sewer easement); and removal of several proposed retaining walls (no longer required); per the email, the “South Site” does not need to be submitted for Project Site Review again; however, the list of changes indicates the proposed parking on the “South Site” has been reduced in size and the proposed bioretention area there has been increased in size, providing greater buffering to the adjacent Harbor Brook; and

WHEREAS, per the submitted survey map dated August 15, 2016, the “South Site” has frontage on State Fair Boulevard and Rusin Avenue, a local cul-de-sac, and the “North Site” has frontage on Hiawatha Boulevard West and State Fair Boulevard and abuts I-690, a state highway, to the north; the survey map also shows that the “North Site” contains an existing 35,000 sf one-story building (Dodge Ram dealership) and an existing 10,050 sf one-story building (used car dealership to be removed) with a large expanse of pavement for parking surrounding the buildings; and

WHEREAS, the Illustrative Master Plan dated January 12, 2018 and referral materials indicate the proposed development will include: 1) renovation of the existing Dodge Ram dealership building, to include a new roof, interior renovations, new exterior paint for the shop areas, and minor interior upgrades to the service and collision center; 2) a 2,500 sf addition to the Dodge Ram building for a service reception area; 3) construction of a new 44,360 sf building (plus 15,440 sf second floor) for a Nissan dealership, to include space for a Nissan showroom, customer reception, a lounge, and sales offices on the first floor, administrative offices, conference/training room, and employee break room on the second floor, and a parts storage area, 26 service bays, and a non-public car wash; 4) a five-story car display tower to be visible from I-690; and 5) a 1,138-car parking lot for vehicle display and employee, Nissan customer, Nissan service, service (secured area), Dodge Ram customer, and Dodge Ram service parking around the existing and proposed buildings; the proposed development for the “South Site” consists of a 223-car parking lot for vehicle display and car delivery; the Environmental Assessment Form (EAF) submitted with the Project Site Review referral (Z-17-254) indicates the “State Fair Boulevard site may be constructed as part of a second phase if not done as part of the first phase”; an EAF was not included with this referral and the EAF previously received presumably still applies to the revised project; the referral included a notice of determination indicating the project will have no significant effect on the environment; and

WHEREAS, per the master plan, sidewalks are proposed along Hiawatha Boulevard West and State Fair Boulevard and throughout the parking areas; the plan shows the “North Site” to include two existing curb cuts on Hiawatha Boulevard West to remain and two proposed driveways onto State Fair Boulevard, one of which will align with a proposed driveway for the “South Site”; additional access to the “South Site” is shown from a proposed driveway onto Rusin Avenue; the referral materials for the Project Site Review referral (Z-17-254) included a proposed driveway onto Hiawatha Boulevard West at the northern end of the “North Site”, across from the I-690 off-ramp, and a request to clear underbrush along I-690 to maintain a parklike condition in the buffer area between the “North Site” and the highway; however, both are no longer shown

in the revised plans; per the New York State Department of Transportation, the previously proposed driveway location is without access and vegetation clearing along I-690 will not be permitted; and

WHEREAS, per the local sign waiver applications, signage for the project will include 29 proposed signs (4 Dodge Ram ground signs, 6 Nissan ground signs, 5 Dodge Ram wall signs, 8 Nissan wall signs, and 6 display tower wall signs) and 2 existing signs (1 Dodge Ram ground sign and 1 Dodge Ram wall sign) totaling 31 signs and 2,298 sf of signage area; the application indicates all other existing signage will be removed or replaced by the proposed signage; per the application, current zoning permits 4 signs (909 sf) on the parcel containing the Dodge Ram facility and 2 signs (330 sf) on the Nissan parcel, requiring sign waivers to accommodate the greater number and area of signage proposed; the Site Signage Plan dated January 12, 2018 shows the larger ground signs to include: an existing internally illuminated Dodge Ram sign (30' tall) located along Hiawatha Boulevard West to remain; two proposed internally illuminated signs (50' tall) for the Nissan and Dodge Ram logos to be located near the shared boundary with I-690; a proposed internally illuminated pylon sign (30' tall) and a proposed internally illuminated monument sign (12' tall) for Nissan to be located along State Fair Boulevard; and three pole signs for banners (21' tall) for Nissan to be located on the "South Site"; and

WHEREAS, a letter from the Onondaga County Department of Water Environment Protection dated February 6, 2017 was shared with city representatives and the applicant early in the planning process and a pre-development meeting for the proposed project occurred, at which time several of the following items were discussed:

- 1) the project is located in close proximity and/or encroaches into the Harbor Brook Intercepting sanitary sewer easement owned by Onondaga County, and this piece of critical infrastructure serves a significant portion of the west side of Syracuse, and there are also other significant sanitary sewers and easements crossing the site;
- 2) the project is located in close proximity and/or encroaches in the Harbor Brook Drainage Easement which is owned by the Harbor Brook Drainage District;
- 3) the soils in this area are likely impacted by Honeywell waste and pottery waste and may require a soil mitigation plan from the New York State Department of Environmental Conservation (NYSDEC);
- 4) a significant portion of the site, including proposed building locations, are now located within the revised FEMA 100-year floodplain, and lands between State Fair Boulevard and Harbor Brook are also within the floodway, which is a higher risk area closer to the waterway, and local required flood plain ordinances will likely require elevation of structures two feet above the base flood elevation, and proof that development proposed in the floodway will not increase flood elevations at any location during the 100-year flood; payment of flood insurance premiums is also likely;
- 5) from our projects in the immediate vicinity, we are aware that geotechnical aspects of the site area may be very complex, and construction activities, such as pile driving or dewatering of excavations, need to be carefully designed and constructed to avoid damage or settlement to the critical infrastructure described above; and
- 6) lands adjacent to the proposed westernmost parking lot are owned by the Onondaga County Industrial Development Agency, and contain potentially

active rail infrastructure, and therefore the developer is advised that no increase to the amount of stormwater runoff entering into adjacent lands as a result of construction will be permitted and a copy of the Stormwater Pollution Prevention Permit should be submitted to the rail operator for review; and

WHEREAS, the EAF states that the site is located in the 100-year floodplain and is adjacent to a regulated waterbody, Harbor Brook; GIS mapping shows the floodplain appears to encroach on nearly all of the existing and proposed development, including the proposed new building; Harbor Brook runs along the southern boundary of the “South Site” and has associated federal wetlands that do not appear to encroach on the site; most of the lands between Harbor Brook and State Fair Boulevard are in the floodway, which carries a higher likelihood of flooding and required mitigation, and development in the floodway is generally discouraged; and

WHEREAS, per the EAF, 15.726 acres of the site are to be disturbed and stormwater discharge will be directed to on-site stormwater management facilities; the submitted Grading and Drainage Plan dated January 12, 2018 shows an underground pipe storage system in the proposed parking area on the “South Site”, as well as a bioretention area to the rear of the parking lot; the plan shows stormwater management systems to include a bioretention area, two infiltration basins, and a surface inlet underground sand filter; and

WHEREAS, the existing building is served by public drinking water and wastewater and is located in the Metropolitan Wastewater Treatment Plant service area; to provide services to the proposed building, service laterals are proposed to supply drinking water and an extension of the sewer laterals is proposed for wastewater services; the Onondaga County Department of Water Environment Protection has determined that the submitted project is located in an area designated as flow constrained or impacted by excessive wet weather flow or is tributary to a Combined Sewer Overflow (CSO) and the project applicant may be required to offset any additional sanitary flow in excess of the most recent land use; and

WHEREAS, the New York State Department of Environmental Conservation (NYS DEC) EAF Mapper indicates that the project is within 2,000 feet of sites listed in the NYS DEC Environmental Site Remediation database (ID: C734083, 734075, 734030, 734083, 734039, V00222); site C734083, 800 Hiawatha Boulevard West (former Roth Steel), is an active site in the Brownfield Cleanup Program; sites 734075 (Waste Bed B/Harbor Brook Area) and 734030 (Onondaga Lake Mercury Sediments) are Classification 2 sites in the State Superfund Program; sites 734083 (Roth Steel Site) and 734039 (Syracuse Fire Training School) are potential completed sites, respectively, in the State Superfund Program; site V00222, Mann Realty, Inc., is a completed site in the Voluntary Cleanup Program; per the EAF, these sites include two historic petroleum spills reported on State Fair Boulevard and one spill on the Rotella Auto site which have been cleaned and spill files have been closed; the EAF Mapper indicates that the site is located over, or immediately adjoining, primary and principal aquifers; the EAF Mapper 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; per the EAF Mapper, the project site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the New York State Historic Preservation Office archaeological site registry; and

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

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

E-mail Address: countyplanning@ongov.net

recommends the following MODIFICATION(S) to the proposed action prior to local board approval of the proposed action:

1. The applicant must continue to coordinate on the site plan with the Onondaga County Department of Water Environment Protection to accommodate the existing critical infrastructure easement crossing the parcel.
2. The municipality must submit a copy of the Storm Water Pollution Prevention Plan (SWPPP) and/or any drainage reports or studies to the New York State Department of Transportation early in the planning process for approval and complete any appropriate mitigation as may be determined by the Department.
3. The New York State Department of Transportation has determined that the applicant must provide the Department with ITE Trip Generation traffic figures to demonstrate existing and proposed traffic conditions. Additional traffic data may be required and should be coordinated with the Department.
4. 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.
5. The applicant must submit a copy of all signage plans and details to the New York State Department of Transportation for review. Any required approvals or permits should be obtained prior to municipal approval.

The Board also offers the following comment(s):

1. Given the site's location in a floodplain and floodway, and its proximity to Harbor Brook, the applicant is encouraged to consider further minimizing the size of the parking area proposed and consider green infrastructure accommodations, such as pervious pavement, to decrease the impact of the large expanse of impermeable surfaces on stormwater runoff and quality in a sensitive area. For more information on stormwater management, visit the Onondaga County "Save the Rain Program" web site at <http://savetherain.us> or contact the Onondaga County Department of Water Environment Protection at 315-435-2260.
2. The applicant is encouraged to minimize the quantity and size of the proposed signage for the site and consult the ReZone Syracuse project for development standards for signage in pursuit of adherence to future zoning regulations and design guidelines.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: February 27, 2018

OCPB Case # Z-18-66

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a OTHER AUTHORIZATION from the City of Syracuse Zoning Administration at the request of Maguire Family Limited Partnership for the property located at 959 Hiawatha Boulevard West and 406-410 State Fair Boulevard; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review authorizations which a referring body may issue under the provisions of any zoning ordinance or local law the site is located within 500 feet of Interstate Route 690, a state highway, Harbor Brook, a county-owned drainage channel, and the Harbor Brook Regional Sewage Treatment Facility; and
- WHEREAS, the applicant is proposing various signage elements as part of the construction of an automotive dealership facility on 13.3 acres in an Industrial, Class A zoning district; and
- WHEREAS, in 2017, the Board recommended Modification of a Project Site Review referral (Z-17-254) for the proposed project, prohibiting the proposed access on Hiawatha Boulevard and clearing along I-690, and requiring coordination with various agencies on a site plan review, a lighting plan submission, drainage data, upholding the local flood ordinance, avoiding a critical sewer infrastructure easement, and buffering for Harbor Brook; the Board received two separate referrals for sign waivers as part of the proposed project and is reviewing them as a whole; two additional referrals were received showing site plan revisions for the North Site of the project, which are being reviewed concurrently as a single Project Site Review referral (Z-18-65); and
- WHEREAS, the site is located at the intersection of Hiawatha Boulevard West and State Fair Boulevard, both city roads, in the West Side neighborhood of the City of Syracuse; the site consists of 6 tax parcels, including 4 vacant parcels totaling 2.4 acres south of State Fair Boulevard, referred to as the "South Site" in the referral materials, and 2 parcels totaling 13.3 acres north of State Fair Boulevard, referred to as the "North Site"; surrounding properties consist of similar automotive uses, including Napa Auto Parts, Ziebart, and Romano Subaru; the City of Syracuse is currently undertaking a comprehensive project to revise and modernize zoning in the City; according to the Rezone Syracuse draft zoning map dated February 2017, the proposed zoning for these lots is Light Industrial (LI), which would act to "provide areas appropriate for low-intensity industrial uses...and to protect these areas, to the extent feasible, from the disruption and competition for space from unrelated retail uses, primary offices, and general industrial uses"; and
- WHEREAS, email correspondence included with the referral materials lists the significant changes to the "North Site" of the current plans as follows: a reduction in the proposed Nissan building footprint (70,537 sf to 44,360 sf); removal of three

proposed signs (Nissan Collision Center and two exit signs); proposed exterior renovations to the existing Dodge showroom; a 2,800 sf addition to the existing Dodge building; a proposed sign on the Dodge building addition (Service/Express Lane); an increase in the proposed parking lot area (1,237 spaces to 1,361); a proposed chain link fence for a secured parking area; removal of a proposed bioretention area and replacement with a surface inlet sand filter; relocation of the proposed Nissan building farther from State Fair Boulevard (and out of the sanitary sewer easement); and removal of several proposed retaining walls (no longer required); per the email, the “South Site” does not need to be submitted for Project Site Review again; however, the list of changes indicates the proposed parking on the “South Site” has been reduced in size and the proposed bioretention area there has been increased in size, providing greater buffering to the adjacent Harbor Brook; and

WHEREAS, per the submitted survey map dated August 15, 2016, the “South Site” has frontage on State Fair Boulevard and Rusin Avenue, a local cul-de-sac, and the “North Site” has frontage on Hiawatha Boulevard West and State Fair Boulevard and abuts I-690, a state highway, to the north; the survey map also shows that the “North Site” contains an existing 35,000 sf one-story building (Dodge Ram dealership) and an existing 10,050 sf one-story building (used car dealership to be removed) with a large expanse of pavement for parking surrounding the buildings; and

WHEREAS, the Illustrative Master Plan dated January 12, 2018 and referral materials indicate the proposed development will include: 1) renovation of the existing Dodge Ram dealership building, to include a new roof, interior renovations, new exterior paint for the shop areas, and minor interior upgrades to the service and collision center; 2) a 2,500 sf addition to the Dodge Ram building for a service reception area; 3) construction of a new 44,360 sf building (plus 15,440 sf second floor) for a Nissan dealership, to include space for a Nissan showroom, customer reception, a lounge, and sales offices on the first floor, administrative offices, conference/training room, and employee break room on the second floor, and a parts storage area, 26 service bays, and a non-public car wash; 4) a five-story car display tower to be visible from I-690; and 5) a 1,138-car parking lot for vehicle display and employee, Nissan customer, Nissan service, service (secured area), Dodge Ram customer, and Dodge Ram service parking around the existing and proposed buildings; the proposed development for the “South Site” consists of a 223-car parking lot for vehicle display and car delivery; the Environmental Assessment Form (EAF) submitted with the Project Site Review referral (Z-17-254) indicates the “State Fair Boulevard site may be constructed as part of a second phase if not done as part of the first phase”; an EAF was not included with this referral and the EAF previously received presumably still applies to the revised project; the referral included a notice of determination indicating the project will have no significant effect on the environment; and

WHEREAS, per the master plan, sidewalks are proposed along Hiawatha Boulevard West and State Fair Boulevard and throughout the parking areas; the plan shows the “North Site” to include two existing curb cuts on Hiawatha Boulevard West to remain and two proposed driveways onto State Fair Boulevard, one of which will align with a proposed driveway for the “South Site”; additional access to the “South Site” is shown from a proposed driveway onto Rusin Avenue; the referral materials for the Project Site Review referral (Z-17-254) included a proposed driveway onto Hiawatha Boulevard West at the northern end of the “North Site”, across from the I-690 off-ramp, and a request to clear

underbrush along I-690 to maintain a parklike condition in the buffer area between the “North Site” and the highway; however, both are no longer shown in the revised plans; per the New York State Department of Transportation, the previously proposed driveway location is without access and vegetation clearing along I-690 will not be permitted; and

WHEREAS, per the local sign waiver applications, signage for the project will include 29 proposed signs (4 Dodge Ram ground signs, 6 Nissan ground signs, 5 Dodge Ram wall signs, 8 Nissan wall signs, and 6 display tower wall signs) and 2 existing signs (1 Dodge Ram ground sign and 1 Dodge Ram wall sign) totaling 31 signs and 2,298 sf of signage area; the application indicates all other existing signage will be removed or replaced by the proposed signage; per the application, current zoning permits 4 signs (909 sf) on the parcel containing the Dodge Ram facility and 2 signs (330 sf) on the Nissan parcel, requiring sign waivers to accommodate the greater number and area of signage proposed; the Site Signage Plan dated January 12, 2018 shows the larger ground signs to include: an existing internally illuminated Dodge Ram sign (30’ tall) located along Hiawatha Boulevard West to remain; two proposed internally illuminated signs (50’ tall) for the Nissan and Dodge Ram logos to be located near the shared boundary with I-690; a proposed internally illuminated pylon sign (30’ tall) and a proposed internally illuminated monument sign (12’ tall) for Nissan to be located along State Fair Boulevard; and three pole signs for banners (21’ tall) for Nissan to be located on the “South Site”; and

WHEREAS, a letter from the Onondaga County Department of Water Environment Protection dated February 6, 2017 was shared with city representatives and the applicant early in the planning process and a pre-development meeting for the proposed project occurred, at which time several of the following items were discussed:

- 1) the project is located in close proximity and/or encroaches into the Harbor Brook Intercepting sanitary sewer easement owned by Onondaga County, and this piece of critical infrastructure serves a significant portion of the west side of Syracuse, and there are also other significant sanitary sewers and easements crossing the site;
- 2) the project is located in close proximity and/or encroaches in the Harbor Brook Drainage Easement which is owned by the Harbor Brook Drainage District;
- 3) the soils in this area are likely impacted by Honeywell waste and pottery waste and may require a soil mitigation plan from the New York State Department of Environmental Conservation (NYSDEC);
- 4) a significant portion of the site, including proposed building locations, are now located within the revised FEMA 100-year floodplain, and lands between State Fair Boulevard and Harbor Brook are also within the floodway, which is a higher risk area closer to the waterway, and local required flood plain ordinances will likely require elevation of structures two feet above the base flood elevation, and proof that development proposed in the floodway will not increase flood elevations at any location during the 100-year flood; payment of flood insurance premiums is also likely;
- 5) from our projects in the immediate vicinity, we are aware that geotechnical aspects of the site area may be very complex, and construction activities, such as pile driving or dewatering of excavations, need to be carefully designed and constructed to avoid damage or settlement to the critical infrastructure described above; and

6) lands adjacent to the proposed westernmost parking lot are owned by the Onondaga County Industrial Development Agency, and contain potentially active rail infrastructure, and therefore the developer is advised that no increase to the amount of stormwater runoff entering into adjacent lands as a result of construction will be permitted and a copy of the Stormwater Pollution Prevention Permit should be submitted to the rail operator for review; and

WHEREAS, the EAF states that the site is located in the 100-year floodplain and is adjacent to a regulated waterbody, Harbor Brook; GIS mapping shows the floodplain appears to encroach on nearly all of the existing and proposed development, including the proposed new building; Harbor Brook runs along the southern boundary of the “South Site” and has associated federal wetlands that do not appear to encroach on the site; most of the lands between Harbor Brook and State Fair Boulevard are in the floodway, which carries a higher likelihood of flooding and required mitigation, and development in the floodway is generally discouraged; and

WHEREAS, per the EAF, 15.726 acres of the site are to be disturbed and stormwater discharge will be directed to on-site stormwater management facilities; the submitted Grading and Drainage Plan dated January 12, 2018 shows an underground pipe storage system in the proposed parking area on the “South Site”, as well as a bioretention area to the rear of the parking lot; the plan shows stormwater management systems to include a bioretention area, two infiltration basins, and a surface inlet underground sand filter; and

WHEREAS, the existing building is served by public drinking water and wastewater and is located in the Metropolitan Wastewater Treatment Plant service area; to provide services to the proposed building, service laterals are proposed to supply drinking water and an extension of the sewer laterals is proposed for wastewater services; the Onondaga County Department of Water Environment Protection has determined that the submitted project is located in an area designated as flow constrained or impacted by excessive wet weather flow or is tributary to a Combined Sewer Overflow (CSO) and the project applicant may be required to offset any additional sanitary flow in excess of the most recent land use; and

WHEREAS, the New York State Department of Environmental Conservation (NYS DEC) EAF Mapper indicates that the project is within 2,000 feet of sites listed in the NYS DEC Environmental Site Remediation database (ID: C734083, 734075, 734030, 734083, 734039, V00222); site C734083, 800 Hiawatha Boulevard West (former Roth Steel), is an active site in the Brownfield Cleanup Program; sites 734075 (Waste Bed B/Harbor Brook Area) and 734030 (Onondaga Lake Mercury Sediments) are Classification 2 sites in the State Superfund Program; sites 734083 (Roth Steel Site) and 734039 (Syracuse Fire Training School) are potential completed sites, respectively, in the State Superfund Program; site V00222, Mann Realty, Inc., is a completed site in the Voluntary Cleanup Program; per the EAF, these sites include two historic petroleum spills reported on State Fair Boulevard and one spill on the Rotella Auto site which have been cleaned and spill files have been closed; the EAF Mapper indicates that the site is located over, or immediately adjoining, primary and principal aquifers; the EAF Mapper 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; per the EAF Mapper, the project site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the New York State Historic Preservation

Office archaeological site registry; and

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

The applicant must submit a copy of all signage plans and details to the New York State Department of Transportation for review. Any required approvals or permits should be obtained prior to municipal approval.

The Board also offers the following comment(s) specific to the proposed signage and for the project in its entirety:

1. The applicant is encouraged to minimize the quantity and size of the proposed signage for the site and consult the ReZone Syracuse project for development standards for signage in pursuit of adherence to future zoning regulations and design guidelines.
2. The applicant must continue to coordinate on the site plan with the Onondaga County Department of Water Environment Protection to accommodate the existing critical infrastructure easement crossing the parcel.
3. The municipality must submit a copy of the Storm Water Pollution Prevention Plan (SWPPP) and/or any drainage reports or studies to the New York State Department of Transportation early in the planning process for approval and complete any appropriate mitigation as may be determined by the Department.
4. The New York State Department of Transportation has determined that the applicant must provide the Department with ITE Trip Generation traffic figures to demonstrate existing and proposed traffic conditions. Additional traffic data may be required and should be coordinated with the Department.
5. The applicant must submit a lighting plan to be approved by the New York State Department of Transportation to ensure there is no glare or spillover onto adjacent properties or the State right-of-way.
6. Given the site's location in a floodplain and floodway, and its proximity to Harbor Brook, the applicant is encouraged to consider further minimizing the size of the parking area proposed and consider green infrastructure accommodations, such as pervious pavement, to decrease the impact of the large expanse of impermeable surfaces on stormwater runoff and quality in a sensitive area. For more information on stormwater management, visit the Onondaga County "Save the Rain Program" web site at <http://savetherain.us> or contact the Onondaga County Department of Water Environment Protection at 315-435-2260.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: February 27, 2018

OCPB Case # Z-18-67

- 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 Hobbit Hollow Farm for the property located at Benson 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 Benson Road (Route 117), a county highway, the municipal boundary between the Town of Skaneateles and Cayuga County, and a farm operation located in a NYS Agricultural District; and
- WHEREAS, the applicant is proposing removal of approximately 2 acres of trees on a 120.79-acre parcel, as part of a safety initiative with the FAA to remove obstructions from the 20:1 glide slope for runway 10 at the Skaneateles Aerodrome located in Rural and Farming (RF) and Lakefront Watershed Overlay (LWOD) zoning districts; and
- WHEREAS, the site is located west of Skaneateles Lake in a rural area of the Town of Skaneateles; aerial imagery shows the site has frontage on Benson Road, a county road, and County Line Road, a local road at the boundary between Onondaga and Cayuga Counties, and contains several existing barn structures, farm fields, forestland, open land, two creeks, and a pond area; the site and surrounding lands are enrolled in New York State Agricultural District 2 and appear to contain active farmland, including part of the Hobbit Hollow Farm; and
- WHEREAS, the site is located across Benson Road from the Skaneateles Aerodrome, a local airport, which requires removal of trees and obstructions on the site in compliance with the Federal Aviation Administration (FAA) Safety Criteria for Runway 10; and
- WHEREAS, per the referral notice, the area of the required tree removal exceeds 5,000 sf a year and is within 100' of a watercourse, which is subject to site plan review by the Town; and
- WHEREAS, the submitted Runway 10 Tree Removal and Erosion Control Plan dated August 2017 shows an area labeled "Area of Tree Clearing" (2.06 acres) and individual trees to be removed towards the front of the site, and five "Isolated Tree Canopy Removal Areas" totaling 24,389 sf to the rear of the pond area; per the plan, "tree removal within 100' of stream centerline shall take place when conditions are either frozen or dry" and "no ground disturbance shall be allowed as part of tree removal activities"; and
- WHEREAS, per the submitted Environmental Assessment Form (EAF) dated February 12, 2018, 2.0 acres of the site will be disturbed by the proposed action; any project that cumulatively disturbs one acre or more of land, may be subject to the New York State SPDES II General Permit for Stormwater Discharges from Construction Activity; if applicable, the municipality is advised to ensure that

the applicant has prepared a Stormwater Pollution Prevention Plan (SWPPP) and a Notice of Intent (NOI) and submitted them to the New York State Department of Environmental Conservation Bureau of Water Permits prior to municipal approval; and

WHEREAS, the site does not have existing water or wastewater services and no new services are proposed; and

WHEREAS, GIS mapping shows the site may contain several federal wetland areas associated with the two intersecting creeks and small pond area on the site; and

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

NOW THEREFORE BE IT RESOLVED, that the Onondaga County Planning Board 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 Lisa Dell and seconded by Bill Fisher. The votes were recorded as follows: Douglas Morris - yes; Bill Fisher - yes; James Corbett - yes; Robert Antonacci - yes; Lisa Dell - yes.



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: February 27, 2018

OCPB Case # Z-18-68

- 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 1938 West Lake Road, LLC for the property located at 1938 West 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 West Lake Road (Route 41A) and Lacy Road (Route 359), both state highways, and a farm operation located in a NYS Agricultural District; and
- WHEREAS, the applicant is requesting a special permit amendment to allow for vehicle parking and 105 temporary boat slips at an existing marina on a 0.12-acre parcel in Rural and Farming (RF) and Lakefront Watershed Overlay (LWOD) zoning districts; and
- WHEREAS, the site is located on West Lake Road, a state road, and abuts Skaneateles Lake to the east; the site has additional frontage on Lacy Road, a local fire lane, and contains the Skaneateles Marina; surrounding land uses are primarily residential; and
- WHEREAS, the submitted survey map dated January 17, 2018 shows the site contains an existing two-story concrete block building (marina offices/repair/store) and two open metal sheds; and there is a concrete ramp and tarvia dock on the lake, which do not appear to occur on the parcel; per the map, the remainder of the site is mostly covered by a gravel parking area; the site has fairly unrestricted access to West Lake Road and two additional access points to Lacy Road; a turnaround easement area is shown at the rear of the two-story building along the Lacy Road frontage; and
- WHEREAS, the referral notice indicates the pre-existing marina did not have a special permit though the Town's zoning ordinance now requires one; per the local application, the applicant is requesting a special permit amendment to change the land operation of the site to provide vehicle parking and allow for 105 temporary boat slips; and
- WHEREAS, the submitted Existing Site Plan and Town Regulation Tables dated February 16, 2018 indicates that the Town of Skaneateles zoning ordinance requires sufficient parking spaces to satisfy 85% of the peak demand; per the plan, 85% of 90 boat slips equals 77 required parking spaces for the marina, and additional parking is required for employees (7 spaces) and sheriff and milfoil personnel (5 spaces); and
- WHEREAS, the submitted Proposed Site Plan During Boating Season (May-Oct) dated February 16, 2018 shows the proposed temporary docking and floating dock system will extend into Skaneateles Lake 393' from the existing dock and include 105 boat slips (15 public benefit slips and 90 marina customer slips); the plan shows the docks in an area labeled "floating object permit limits (New

York State Office of Parks, Recreation and Historic Preservation, Permit No. 13821”); and

WHEREAS, the Proposed Site Plan During Boating Season (May-Oct) plan shows the parcel will accommodate 89 parking spaces during peak season, as required, with 46 spaces in the open metal sheds and 43 spaces throughout the existing gravel and grass areas on the site; five of the designated spaces intended for employee, sherriff, and milfoil personnel appear to be located on the existing tarvia dock and do not occur on the parcel; per the plans, there is a Town-owned parcel 750’ west of the site on Lacy Road that contains an additional parking lot for Town residents only; and

WHEREAS, per the Proposed Site Plan During Boating Season (May-Oct) plan, the existing unrestricted access at West Lake Road will be removed, and access to the site will come from Lacy Road as it currently exists; a proposed fence is shown along the West Lake Road frontage and the portion of Lacy Road closest to the intersection; and

WHEREAS, plans for the off-season indicate that the floating dock system will be removed and the lot and sheds will be used for boat parking/storage; and

WHEREAS, the site has an existing individual septic system and obtains its drinking water directly from Skaneateles Lake; per the referral notice, there are no proposed changes to the existing drinking water and wastewater services; and

WHEREAS, the site is located in the Skaneateles Lake watershed; Skaneateles Lake is the primary public water supply source for the City of Syracuse and is unfiltered, requiring strict adherence to water quality protections on land in the watershed; per the local application, existing impermeable surface coverage on the site is 93.89% and it will remain the same with the proposed project; and

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

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

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

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

The Board also offers the following comment(s):

1. The applicant and municipality are encouraged to look for opportunities to reduce parking requirements on a small parcel adjacent to Skaneateles Lake.

2. Per the New York State Department of Transportation, the applicant is advised to coordinate with the Department regarding any proposed work within the State right-of-way which is subject to the permitting requirements described below.
3. The applicant and municipality are advised to ensure the following county, state, and/or federal regulations have been met prior to project approval:
 - a. State Work Permit – Any work within the state right-of-way requires a work permit from the New York State Department of Transportation.
 - b. Protection of Waters Permit – Any construction, reconstruction, or expansion of docking or mooring facilities is subject to the provisions of the New York State Department of Environmental Conservation’s Protection of Waters Program. The municipality is advised to ensure all necessary permits and approvals are obtained from the NYS DEC for projects located on, in or above navigable waters.
 - c. Work Along Regulated Waterways – The applicant is advised to ensure all necessary permits and approvals are obtained from the U.S. Army Corps of Engineers (USACE), as indicated, for any work below the mean high water line in regulated waterways.
 - d. Lands Under Water – Per the New York State Office of General Services, lands, now or formerly, under water are regulated under the Public Lands Law. The applicant is advised to contact the Bureau of Land Management to ensure all necessary authorizations are obtained from the appropriate agencies for any structures, including fill, in, on, or above state-owned lands under water.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: February 27, 2018

OCPB Case # Z-18-69

- 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 City of Syracuse Planning Commission at the request of Ali M. Mubarez for the property located at 1700-1702 East Fayette Street; 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 Erie Boulevard East (Route 5), a state highway; and
- WHEREAS, the applicant is requesting a special permit to establish hot food service in an existing deli/grocery store on a 0.13-acre parcel in a Business, Class A zoning district; and
- WHEREAS, the site is located in the City's Near Eastside neighborhood at the intersection of East Fayette Street and Columbus Avenue, both city streets, just south of the Erie Boulevard East commercial corridor; surrounding land uses include residential and some small businesses; and
- WHEREAS, the City of Syracuse is currently undertaking a comprehensive project to revise and modernize zoning in the City; according to the ReZone Syracuse draft zoning map dated June 2017, the proposed zoning for this lot is Mixed Used Neighborhood Center (MX-2), which would act to "provide for a pedestrian-focused mix of low-density residential and nonresidential uses that offer limited goods and services to surrounding neighborhoods"; and
- WHEREAS, the submitted survey dated December 27, 2017 and local application show the site contains an existing two-story building with a first-floor grocery store (Columbus Deli and Grocery) and second-floor apartment, and an attached one-story building with retail space; and
- WHEREAS, the local application indicates that the special permit will allow for the sale of hot foods in the existing grocery store; per the City of Syracuse zoning ordinance, any existing or proposed restaurant in a district where restaurants are permitted but either the restaurant or its off-street parking spaces are located within 500' of a district in which restaurants are not permitted are subject to a special permit; per draft Module 1 of the City's ReZone Syracuse project, restaurants less than 1,500 sf are permitted in the proposed MX-2 district, though similar distance restrictions requiring a special permit seem to be included; and
- WHEREAS, per the local application, parking for the existing grocery store is provided by on-street parking; the store is open seven days a week with a maximum number of 3 employees on site at one time; and signage includes a wall-mounted sign (6.73' x 3') over the storefront; and
- WHEREAS, the site is served by public drinking water and sewers and is located in the Metropolitan Wastewater Treatment Plant service area; no changes to the

existing infrastructure are proposed; and

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

WHEREAS, the New York State Department of Environmental Conservation (NYS DEC) Environmental Assessment Form (EAF) Mapper indicates that the project is within 2,000 feet of a site in the New York State Department of Environmental Conservation (NYS DEC) Environmental Site Remediation database (B00075, C734090, B00146, 734047); and

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

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

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

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