



# Onondaga County Planning Board

February 12, 2015

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

<u>I. ATTENDANCE</u>	<u>STAFF PRESENT</u>	<u>GUESTS PRESENT</u>
<u>MEMBERS</u>		
Douglas Morris	Megan Costa	Kate Johnson
Robert Antonacci	Gilly Cantor	Tim Hogan
Brian Donnelly	Andrew Maxwell	
Chester Dudzinski, Jr.	Robin Coon	

## II. CALL TO ORDER

The meeting was called to order at 11:00 AM on February 12, 2015

## III. MINUTES

Minutes from January 21, 2015 were submitted for approval. Brian Donnelly made a motion to accept the minutes. Douglas Morris seconded the motion. The votes were recorded as follows: Douglas Morris - yes; Brian Donnelly - yes; Robert Antonacci - yes, Chester Dudzinski - yes.

The Onondaga County 2015 Budget and 2015-2020 Capital Improvement Plan were distributed to the Onondaga County Planning Board Members present.

## IV. ACTIONS ON GML SECTION 239 REFERRALS

### Summary

S-15-10	Modification	S-15-12	Approval	S-15-6	Modification
S-15-7	Modification	S-15-8	Approval	S-15-9	Modification
Z-15-21	Modification	Z-15-22	Modification	Z-15-23	No Position With Comment
Z-15-24	Modification	Z-15-25	No Position With Comment	Z-15-26	No Position With Comment
Z-15-27	No Position With Comment	Z-15-28	No Position With Comment	Z-15-29	Modification
Z-15-30	No Position	Z-15-31	Modification	Z-15-32	Approval
Z-15-33	Modification	Z-15-34	Modification	Z-15-35	Modification
Z-15-36	Modification	Z-15-37	Modification	Z-15-38	No Position
Z-15-39	No Position	Z-15-40	Modification	Z-15-41	Modification
Z-15-42	No Position With Comment	Z-15-43	Modification	Z-15-44	No Position With Comment
Z-15-45	Modification	Z-15-46	No Position With Comment		



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: February 12, 2015

OCPB Case # S-15-10

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a PRELIMINARY SUBDIVISION from the Town of Onondaga Planning Board at the request of Wendy Mutchler for the property located at 4605 McLusky 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 Cherry Valley Turnpike (U.S. Route 20), a state highway, Hitchings Road, a county road, and a farm operation in an agricultural district; and
- WHEREAS, the applicant is proposing to subdivide a 4.02-acre parcel into two new lots, Lot 2A (3.5 acres) and Lot 2B (0.52 acres), in order to convey Lot 2B to the adjacent parcel in a Residential and Country (R-C) zoning district; and
- WHEREAS, the Board recently offered No Position on an Area Variance referral (Z-14-429) to reduce the required road frontage along Route 20 for the pre-existing nonconforming subject parcel in advance of the proposed subdivision; and
- WHEREAS, the Preliminary Plan completed on January 23, 2015 shows proposed Lot 2A spans McClusky Road, a town road, and contains an existing house, garage, and barn on the portion of the lot north of the road; proposed Lot 2B is shown as vacant and aerial photography shows tax parcel 064.-01-12.1 to contain an existing house; the plan states that "The creation of Lot 2B is for the sole purpose of combining with Tax Map Parcel 064.-01-12.1. A re-combined deed for the two parcels will be filed in the Onondaga County Clerks Office as a condition of approval of this subdivision."; and
- WHEREAS, the plan shows proposed Lot 2A has frontage on Route 20 and one existing asphalt driveway on McClusky Road, proposed Lot 2B has frontage and no existing driveways on Hitchings Road, and tax parcel 064.-01-12.1 has frontage on Hitchings Road; aerial photography further shows tax parcel 064.-01-12.1 has an existing dirt driveway on Hitchings Road; any existing or proposed access to Hitchings Road must meet the requirements of the Onondaga County Department of Transportation; and
- WHEREAS, the New York State Department of Environmental Conservation Environmental Assessment Form Mapper indicates that land adjoining the site contains wetlands or other regulated waterbodies, that the site is located over or immediately adjoining a principal aquifer, 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 contains a species of animal, or associated habitats, listed by the state or federal government as threatened or endangered; and
- WHEREAS, the site is located outside the Onondaga County Sanitary District; the prior referral stated that the site is served by private water and septic; the Environmental Assessment Form dated January 23, 2015 notes the proposed

action will not require potable water or wastewater utilities; the plan states that proposed Lot 2A has an existing waste water disposal system on file at the Onondaga County Department of Health and a septic area is shown on the plan; no information about water or wastewater service was provided for tax parcel 064.-01-12.1; and

WHEREAS, the Onondaga County Agricultural District map shows the site is located in New York State Agricultural District 2; aerial photography shows the site is adjacent to farmed properties; and

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

1. Per the Onondaga County Department of Transportation, no additional access to Hitchings Road will be permitted for proposed Lot 2B or tax parcel 064.-01-12.1.
2. Per the New York State Department of Transportation, no access to U.S. Route 20 will be permitted for proposed Lot 2A.

The Board also offers the following comment:

The referral materials should include a plan showing the proposed final lot configuration and existing and proposed access for all included lots.

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



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: February 12, 2015

OCPB Case # S-15-12

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a FINAL SUBDIVISION from the City of Syracuse Planning Commission at the request of Greater Syracuse Property Development Corp. & Gary Carter for the property located at 126 & 128 Holden 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 Harbor Brook, a county-owned drainage channel; and
- WHEREAS, the applicant is proposing to combine two parcels into one new 0.238-acre lot in a Residential Class A (RA) zoning district, in order to expand the yard space at an existing two-family home; and
- WHEREAS, the referral materials state the homeowner would like the opportunity to enlarge the yard, add a garden, and install fencing, which would help to fulfill part of the mission of the Land Bank by putting the property back into productive use; and
- WHEREAS, the Preliminary Plan dated January 8, 2015 shows proposed New Lot 35A to contain an existing two-story frame house, shed, and rear detached frame garage, plus the vacant "Lands to be Conveyed" which would increase the side yard space of the property; aerial photography shows a house in the location of the vacant parcel, which has been demolished per Land Bank records; and
- WHEREAS, the plan indicates the adjacent parcel to the south is owned by Onondaga County; aerial photography shows this land to contain Harbor Brook; and
- WHEREAS, the plan shows the site with frontage and one asphalt driveway on Holden Street, a city street; per aerial photography, the site contains sidewalks along the street frontage except in the location of the asphalt driveway; the City requires concrete sidewalks crossing driveways; and
- WHEREAS, the current FEMA Flood Insurance Rate Maps (FIRM) indicate that a majority of the site is in a Special Flood Hazard Area (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; and
- WHEREAS, the New York State Department of Environmental Conservation Environmental Assessment Form Mapper indicates that land adjoining the site contains wetlands or other regulated waterbodies; and
- WHEREAS, the site is served by public water and sewer and is located in the Metropolitan Wastewater Treatment Plant service area; the Environmental Assessment Form dated January 9, 2015 notes no new water or wastewater connections will be required; and

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

Given that this site is located in a floodplain and directly adjacent to Harbor Brook, the Board supports the proposal to utilize the vacant land as additional side yard for the existing home.

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



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: February 12, 2015

OCPB Case # S-15-6

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a PRELIMINARY SUBDIVISION from the Town of Onondaga Planning Board at the request of John Sylcox for the property located on the southwest corner of Howlett Hill Road and Cedarvale 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 Howlett Hill Road and Cedarvale Road, both county roads, and a farm operation in an agricultural district; and
- WHEREAS, the applicant is proposing to subdivide two parcels totaling 70.12 acres into three lots, two residential and one agricultural, in a Residential and Country (R-C) zoning district; and
- WHEREAS, the Preliminary Plan dated December 15, 2014 shows proposed Lot 1 (65.33 acres) as vacant, proposed Lot 2 (2.78 acres) to contain an existing house, and proposed Lot 3 (2 acres) to contain an existing house, barn, and sheds; several existing structures are shown to be located within the building setback line; and
- WHEREAS, the plan shows proposed Lot 2 with frontage and an existing grass driveway on Howlett Hill Road, and proposed Lot 3 with frontage on Howlett Hill Road as well as frontage and two gravel driveways on Cedarvale Road; no driveways are shown on proposed Lot 1; any existing or proposed access to Howlett Hill Road and Cedarvale Road must meet the requirements of the Onondaga County Department of Transportation; and
- WHEREAS, the Environmental Assessment Form dated December 17, 2014 notes the site contains wetlands or other regulated waterbodies; National Wetland Inventory Maps indicate the potential presence of federal wetlands within proposed Lot 1; per the U.S. Army Corps of Engineers, National Wetland Inventory Maps may not be used to confirm the presence/absence of federal wetlands on a given parcel of land; and
- WHEREAS, the New York State Department of Environmental Conservation Environmental Assessment Form Mapper indicates that the project is within 2,000 feet of a site in the New York State Department of Environmental Conservation Environmental Site Remediation database (734009); and
- WHEREAS, the site is served by public water and is located outside the Onondaga County Sanitary District; the plan states proposed Lots 2 and 3 are served by private septic systems (areas shown "as per owner") and that proposed Lot 1 is not an approved building lot until a wastewater disposal system is approved by the Onondaga County Health Department; and
- WHEREAS, the Onondaga County Agricultural District map shows the site is located in New York State Agricultural District 1; aerial photography shows the site

contains agricultural land and is adjacent to farmed properties; and

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

Per the Onondaga County Department of Transportation, no additional access to Howlett Hill Road or Cedarvale Road will be permitted for proposed Lots 2 and 3, and access for proposed Lot 1 will be determined by the availability of sight distance. The applicant is required to obtain a permit from the Department for any proposed driveways and prior to any proposed work within a county road right-of-way.

The Board also offers the following comment:

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

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



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: February 12, 2015

OCPB Case # S-15-7

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a FINAL SUBDIVISION from the Town of Elbridge Town Board at the request of Elbridge Town Board for the property located on Whiting 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 Whiting Road, a county road, and a farm operation in an agricultural district; and
- WHEREAS, the applicant is proposing a lot line adjustment between two lots totaling 4.6 acres in order to create conforming lots as a result of a proposed zone change from Agricultural to Rural Residential; and
- WHEREAS, the Board is concurrently reviewing a Zone Change referral (Z-15-22) for the two subject parcels; and
- WHEREAS, the Lot Line Relocation Plan dated November 15, 2014 shows proposed Lot 1 (2.44 acres) and Lot 2 (2.14 acres), where proposed Lot 1 would contain all of tax parcel 028.-02-06.2 and part of the land from tax parcel 028.-02-06.1; and
- WHEREAS, the plan shows each proposed lot contains an existing house with frontage and one driveway on Whiting Road; both driveways on Whiting Road must meet the requirements of the Onondaga County Department of Transportation; and
- WHEREAS, an Environmental Assessment Form dated January 13, 2015 was submitted with the referral; and
- WHEREAS, the New York State Department of Environmental Conservation Environmental Assessment Form Mapper indicates that the site contains federal and state wetlands (NYS Wetland JOR-11); per the U.S. Army Corps of Engineers, National Wetland Inventory Maps may not be used to confirm the presence/absence of federal wetlands on a given parcel of land; and
- WHEREAS, the EAF Mapper further indicates that the site is located over, or immediately adjoining, primary and principal aquifers; and
- WHEREAS, the site is served by private water and septic and is located outside the Onondaga County Sanitary District; the Onondaga County Health Department must formally accept or approve, respectively, any existing or proposed septic system to service this property prior to Department endorsement of this subdivision plan; and
- WHEREAS, the Onondaga County Agricultural District map shows the site is located in New York State Agricultural District 3; aerial photography shows surrounding land to contain farmed properties; and

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



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

1. Per the Onondaga County Department of Transportation, no additional access to Whiting Road will be permitted.
2. The Onondaga County Health Department must formally accept or approve, respectively, any existing or proposed septic system to service this property prior to Department endorsement of this subdivision plan.

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



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: February 12, 2015

OCPB Case # S-15-8

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a FINAL SUBDIVISION from the City of Syracuse Planning Commission at the request of Greater Syracuse Property Development Corporation for the property located at 811 & 815 South Wilbur Avenue; and
- WHEREAS, General Municipal Law Section 239-n allows the County Planning Board to review the approval of subdivisions and the site is located within 500 feet of Harbor Brook, a county-owned drainage channel; and
- WHEREAS, the applicant is proposing to combine two parcels into a new 0.224-acre lot in order to expand the yard space at an existing two-family home with a day care business in a Residential Class B (RB) zoning district; and
- WHEREAS, the Resubdivision Plan dated September 26, 2014 shows proposed New Lot 10A to include a parcel with an existing three-story block house along South Wilbur Avenue, a city street, and a fenced in rear yard and driveway on Amy Street, also a city street, as well as the adjacent vacant parcel with frontage and an existing gravel drive on South Wilbur Avenue; and
- WHEREAS, per a letter from the applicant dated November 18, 2014, the vacant subject parcel formerly contained a neglected single-family home which was demolished by the Land Bank in 2014, and the owner of the two-family home would like to purchase the vacant parcel to increase yard space for the day care and preserve access to the gravel driveway; the letter further notes the vacant parcel is not large enough to be considered legally buildable on its own; and
- WHEREAS, the New York State Department of Environmental Conservation Environmental Assessment Form Mapper indicates that the site contains waterbodies listed as water-quality impaired (Harbor Brook); and
- WHEREAS, preliminary FEMA Flood Insurance Rate Maps (FIRM) data released in June 2008 shows that a portion of this parcel will be within a Special Flood Hazard Area (SFHA) once maps are finalized; and
- WHEREAS, the EAF Mapper further indicates the site contains federal wetlands; per the U.S. Army Corps of Engineers, National Wetland Inventory Maps may not be used to confirm the presence/absence of federal wetlands on a given parcel of land; and
- WHEREAS, the EAF Mapper also states the project is within 2,000 feet of a site in the New York State Department of Environmental Conservation Environmental Site Remediation database (734022) and the project site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the New York State Historic Preservation Office archaeological site inventory; and
- WHEREAS, the site is served by public water and sewer and is located in the Metropolitan Wastewater Treatment Plant service area; the Environmental Assessment

Form dated November 19, 2014 notes no new water or wastewater connections will be required; and

WHEREAS, per the plan and aerial photography, the site contains sidewalks along both road frontages; and

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

Given that the vacant subject parcel is not a legally buildable lot, the Board supports the proposal to utilize the land as additional side yard for the existing home and day care.

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



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: February 12, 2015

OCPB Case # S-15-9

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a PRELIMINARY SUBDIVISION from the Town of Onondaga Planning Board at the request of Duane Wadsworth, Sr. for the property located at 3909 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, a county road, and a farm operation in an agricultural district; and
- WHEREAS, the applicant is proposing to subdivide a 5.3-acre parcel into two new lots, Lot 1 (2.49 acres) and Lot 2 (2.81 acres), in order to combine Lot 2 with the adjacent parcel in a Residential and Country (R-C) zoning district; and
- WHEREAS, the Preliminary Plan completed January 25, 2015 shows proposed Lot 1 contains an existing one-story wood frame house and proposed Lot 2 contains a wood frame barn; the Environmental Assessment Form dated January 21, 2015 notes proposed Lot 2 is an agricultural lot and will be combined with tax parcel 054.-03-09.3 (labeled Lot B on the plan) to be used for farm purposes; the plan states that "a re-combined deed for the two parcels will be filed in the Onondaga County Clerks Office as a condition of approval of this subdivision"; only a portion of existing Lot B is shown on the plan, and tax data indicates it is 5.56 acres; and
- WHEREAS, the plan shows an existing asphalt driveway on Abbey Road which serves the house on proposed Lot 1 and connects to the barn on proposed Lot 2, as well as an existing gravel driveway on Abbey Road which is located on Lot B; any existing or proposed access to Abbey Road must meet the requirements of the Onondaga County Department of Transportation; and
- WHEREAS, the New York State Department of Environmental Conservation Environmental Assessment Form Mapper indicates that the site contains federal wetlands and other regulated waterbodies (tributaries of the West Branch of Onondaga Creek); per the U.S. Army Corps of Engineers, National Wetland Inventory Maps may not be used to confirm the presence/absence of federal wetlands on a given parcel of land; and
- WHEREAS, the plan states that proposed Lot 1 has an existing waste water disposal system and a septic area is shown on the plan; no further water or wastewater information was submitted with the referral; the applicant must have an approved septic plan for each proposed lot that is less than five acres prior to Onondaga County Health Department endorsement of the plan; and
- WHEREAS, the Onondaga County Agricultural District map shows the site is located in New York State Agricultural District 1; aerial photography shows the site contains agricultural land and is adjacent to farmed properties; and

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

1. Per the Onondaga County Department of Transportation, no additional access to Abbey Road will be permitted for proposed Lot 1.
2. Per the Onondaga County Department of Transportation, the applicant must coordinate any proposed access to Abbey Road for the recombined Lot B/Lot 2 with the Department by contacting the Department at (315) 435-3205. The Town must also ensure that appropriate access agreements are in place for any continued use of shared driveways on Abbey Road, and copies of any agreements should be submitted to the Department.
3. The Onondaga County Health Department must formally approve any existing or proposed septic system for all lots less than five acres prior to Department endorsement of this subdivision plan.

The Board also offers the following comment:

The referral materials should include a plan showing the proposed final lot configuration and existing and proposed access for all included lots.

**Robert Antonacci disclosed that he knows the applicant. It was determined by the Chair that Mr. Antonacci would not be required to reclude himself from voting. The motion was made by Brian Donnelly and seconded by Robert Antonacci. The votes were recorded as follows: Douglas Morris - yes; Brian Donnelly - yes; Robert Antonacci - yes; Chester Dudzinski - yes.**



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: February 12, 2015

OCPB Case # Z-15-21

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a USE VARIANCE from the Town of Geddes Town Board at the request of Hancock Estabrook, LLP for the property located at 3111 West Genesee Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the granting of use or area variances and the site is located within 500 feet of West Genesee Street (New York State Route 5), a state highway; and
- WHEREAS, the applicant is requesting an extension of a use variance for a vacant gas station, in order to allow continued use as a gas station with convenience store, on a 0.81-acre parcel in a Residential A (R-A) zoning district; and
- WHEREAS, the Board previously recommended Modification of the original Use Variance referral (Z-14-39), with the New York State Department of Transportation citing that the westernmost driveway must be closed and the remaining driveway be made right-in/right-out for any new activity on site; the Board also advised the Town review the analysis of the citizen committee regarding zoning matters along this corridor prior to granting the use variance, and encouraged improvements to the site in keeping with the nearby traditional neighborhood character; and
- WHEREAS, per a letter to the Town dated January 13, 2015, the use variance was granted on February 12, 2014 with a provision allowing for extension as long as no sale had been made; the letter notes the property is still seeking a purchaser; and
- WHEREAS, per an undated partial survey and aerial photography, the site contains a one-story masonry building (convenience store), four canopied gas pumps at the front of the parcel, and wooded land to the rear; and
- WHEREAS, the survey shows two driveways on West Genesee Street and a driveway on South Terry Road, a local road; any existing or proposed access to West Genesee Street must meet the requirements of the New York State Department of Transportation; and
- WHEREAS, per aerial photography, the site is located across South Terry Street from another existing non-conforming gas station and auto repair business, and other surrounding uses include single-family and patio-style homes; and
- WHEREAS, per a letter to the Town dated January 21, 2015, the applicant notes the property has been utilized as a gas station for over 70 years and is not constructed to be utilized for the permitted uses in the R-A district, and notes a history of expansions, upgrades, and litigation, and that in 2012 the pre-existing non-conforming use was deemed terminated by the Town; per the letter, Fidelity has a mortgage on the property and has commenced a foreclosure action; and
- WHEREAS, an Environmental Assessment Form dated January 21, 2015 was submitted

with the referral; the New York State Department of Environmental Conservation Environmental Assessment Form Mapper indicates that the site is located over, or immediately adjoining, primary and principal aquifers; and

WHEREAS, the site is served by public water and sewer and is located in the Metropolitan Wastewater Treatment Plant and Westside Pump Station service areas; and

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

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

WHEREAS, per aerial photography, there is existing building, canopy, and freestanding signage on site, and the site contains two curbed islands with minimal landscaping and no sidewalks along either road frontage; and

WHEREAS, in 2014, the Syracuse-Onondaga County Planning Agency staff provided technical support at the request of the Town of Geddes to a citizen committee created by the Town to advise the Town Board on zoning matters and objectives along the West Genesee Street Corridor, including the subject parcel, to assess the potential impacts of allowing limited commercial uses on the corridor; and

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

Per the New York State Department of Transportation, for any new activity on site, the applicant must close the westernmost driveway onto West Genesee Street, and the remaining driveway must be modified to a right-in/right-out driveway only to meet New York State Department of Transportation standards. A state highway work permit is required for any work within the state right-of-way.

The Board also offers the following comments:

1. Every municipal review provides the opportunity to improve community appearance, and the applicant and the municipality are encouraged to improve the compatibility of this site with the nearby traditional neighborhood as much as possible, including traditional and residentially compatible architectural details for buildings and signage, reducing pavement where possible, increasing traditional landscaping and providing for non-automotive pedestrian, bicycle and transit access to this and adjacent sites and neighborhoods along the corridor.

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

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

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





JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: February 12, 2015

OCPB Case # Z-15-22

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a ZONE CHANGE from the Town of Elbridge Town Board at the request of Elbridge Town Board for the property located on Whiting 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 Whiting Road, a county road, and a farm operation in an agricultural district; and
- WHEREAS, the applicant is proposing a zone change from Agricultural to Rural Residential on two lots totaling 4.6 acres, as part of a lot line adjustment to create conforming residential lots; and
- WHEREAS, the Board is concurrently reviewing a Subdivision referral (S-15-7) for the lot line adjustment between the two lots subject to the proposed zone change; and
- WHEREAS, the Lot Line Relocation Plan dated November 15, 2014 shows proposed Lot 1 (2.44 acres) and Lot 2 (2.14 acres), where proposed Lot 1 would contain all of tax parcel 028.-02-06.2 and part of the land from tax parcel 028.-02-06.1; and
- WHEREAS, the plan shows each proposed lot contains an existing house with frontage and one driveway on Whiting Road; both driveways on Whiting Road must meet the requirements of the Onondaga County Department of Transportation; and
- WHEREAS, an Environmental Assessment Form dated January 13, 2015 was submitted with the referral; and
- WHEREAS, the New York State Department of Environmental Conservation Environmental Assessment Form Mapper indicates that the site contains federal and state wetlands (NYS Wetland JOR-11); per the U.S. Army Corps of Engineers, National Wetland Inventory Maps may not be used to confirm the presence/absence of federal wetlands on a given parcel of land; and
- WHEREAS, the EAF Mapper further indicates that the site is located over, or immediately adjoining, primary and principal aquifers; and
- WHEREAS, the site is served by private water and septic and is located outside the Onondaga County Sanitary District; the Onondaga County Health Department must formally accept or approve, respectively, any existing or proposed septic system to service this property prior to Department endorsement of this subdivision plan; and
- WHEREAS, the Onondaga County Agricultural District map shows the site is located in New York State Agricultural District 3; aerial photography shows surrounding land to contain farmed properties; and

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

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

1. Per the Onondaga County Department of Transportation, no additional access to Whiting Road will be permitted.
2. The Onondaga County Health Department must formally accept or approve, respectively, any existing or proposed septic system to service this property prior to Department endorsement of this subdivision plan.

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



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: February 12, 2015

OCPB Case # Z-15-23

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a ZONE CHANGE from the Town of Clay Planning Board at the request of Bank of America for the property located New York State Route 31; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the adoption or amendment of a zoning ordinance or local law and site is located within 500 feet of New York State Route 31, a state highway; and
- WHEREAS, the applicant is requesting a zone change from Residential Agricultural (RA-100) to Office (O-2) on a vacant 1.07-acre lot, in order to construct a drive-thru ATM kiosk (Bank of America); and
- WHEREAS, the Zone Change Plan dated December 30, 2014 shows a triangular lot located along railroad tracks (Conrail) to the west/south, New York State Route 31 to the north, and a parcel of RA-100 land to the east; per aerial photography, surrounding properties are residential including a Planned Development (PDD) across the railroad tracks, vacant wooded land to the northwest, and commercial shopping plazas to the east and at the intersection with Oswego Road to the west; and
- WHEREAS, the Overall Site Plan revised on January 9, 2015 shows a proposed single ATM drive-thru with two lanes, one for the ATM queue and one for a bypass lane; the site plan shows the proposed project is located in the 100' front yard setback and outside the approximate location of a Niagara Mohawk Power Corporation Easement (as labeled on the zone change plan); and
- WHEREAS, the site plan shows the drive-thru ATM would be served by one enter-only driveway off Route 31 and one exit-only driveway onto Route 31, and is shown to accommodate approximately seven queuing vehicles outside the State right-of-way; any existing or proposed access to Route 31 must meet the requirements of the New York State Department of Transportation; and
- WHEREAS, the New York State Department of Environmental Conservation Environmental Assessment Form Mapper indicates that land adjoining the site contains wetlands or other regulated waterbodies, and the project site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the New York State Historic Preservation Office archaeological site inventory; and
- WHEREAS, the EAF Mapper further indicates site of the proposed action contains a species of animal, or associated habitats, listed by the state or federal government as threatened or endangered; a permit may be required from the New York State Department of Environmental Conservation (NYS DEC) if the species is listed as endangered or threatened and the NYS DEC determines that the project may be harmful to the species or its habitat; and
- WHEREAS, the Environmental Assessment Form dated January 9, 2015 notes the project

will not connect to existing water and wastewater utilities; and

WHEREAS, the EAF notes six area lights are proposed to illuminate the driveway "to meet NYS ATM lighting requirements" as well as three lights under the ATM canopy; and

WHEREAS, the plan shows the location of a proposed monument sign (outside the State right-of-way), which signage details indicate will be an approximately 6' x 3' internally-lit sign a 2' high base; the details also show a proposed two-sided 2.46' x 1.21' (3' high) directional sign on aluminum posts; and

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

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

1. The New York State Department of Transportation has determined that the applicant is required to obtain a highway work permit.
2. Per the New York State Department of Environmental Conservation (NYS DEC), if a proposed project is in an area containing threatened or endangered species and/or associated habitats, and the project requires review under the State Environmental Quality Review Act (SEQRA), a request for a project screening should be submitted to the New York Natural Heritage Program or to the regional NYS DEC Division of Environmental Permits office.

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



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: February 12, 2015

OCPB Case # Z-15-24

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Manlius Planning Board at the request of Manlius Veterinary Hospital for the property located at 8160 Manlius Cazenovia Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of New York State Route 92, a state highway; and
- WHEREAS, the applicant is proposing to amend a previous site plan to construct an addition to an existing veterinary hospital and office on a 1.93-acre lot in a Commercial A (CA) zoning district; and
- WHEREAS, the Board previously recommended Modification of a prior Site Plan amendment referral (Z-14-104), requiring coordination, permits, and traffic figures from the Onondaga County Department of Transportation; the Board noted it had no record of other referrals for the addition, but had offered No Position With Comment on a Site Plan (Z-10-27) for the existing building; and
- WHEREAS, the Layout Plan dated January 9, 2015 shows an existing building (2,170 square feet) with a one-story building addition (2,229 square feet) and an existing parking lot (20 spaces) proposed to be paved and slightly expanded; the previous site plan was for a two-story addition in the same location with a smaller footprint; and
- WHEREAS, the plan shows the site has frontage on New York State Route 92, a state highway, and frontage and one existing driveway on Pompey Center Road which is shown to have proposed width changes; any existing or proposed access to Pompey Center Road must meet the requirements of the Onondaga County Department of Transportation; and
- WHEREAS, the Environmental Assessment Form dated January 14, 2015 notes 0.40 acres will be physically disturbed, and that existing flow patterns will be maintained; and
- WHEREAS, the EAF notes the site is located in an archeological sensitive area; the EAF Mapper further notes land adjoining the site contains wetlands or other regulated waterbodies; and
- WHEREAS, the site is served by public water and sewer and is located in the Meadowbrook-Limestone Wastewater Treatment Plant service area; and
- WHEREAS, per the Onondaga County Department of Water Environment Protection, the project shall comply with Local Law #1 of 2011 - A Local Law Establishing a Program to Promote Capacity Management, Maintenance and Operation of the Public Sewers and Related Purposes, where applicable; information regarding this law is available at [www.ongov.net/wep/uselaws.html](http://www.ongov.net/wep/uselaws.html); and

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

WHEREAS, the referral included lighting and grading plans, and no new signage is shown; the layout plan shows new concrete curb and sidewalk between the parking lot and proposed addition; aerial photography shows adjacent properties to the west are buffered by vegetation and brush, and there are trees on either side of the driveway; and

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

1. The applicant is required to obtain a permit from the Onondaga County Department of Transportation prior to any proposed work within a county road right-of-way, and is required to coordinate the opening of the driveway with the Department by contacting Onondaga County Department of Transportation at (315) 435-3205.
2. The Onondaga County Department of Transportation has determined that the applicant must provide the Department with ITE Trip Generation traffic figures and complete any appropriate mitigation as may be determined by the Department.

The Board also offers the following comments:

1. The Onondaga County Department of Water Environment Protection asks that the applicant contact the Department at (315) 435-6820 early in the planning process to determine sewer availability and capacity.
2. The applicant is encouraged to reduce stormwater runoff and improve stormwater quality as much as practical by reducing impermeable surfaces and utilizing green infrastructure. For more information on stormwater management, visit the Onondaga County "Save the Rain Program" web site at <http://savetherain.us> or contact the Onondaga County Department of Water Environment Protection at 315-435-6820.
3. The Onondaga County Water Authority (OCWA) recommends that the municipality and/or applicant contact OCWA's Engineering Department early in the planning process to determine water availability and service options, obtain hydrant flow test information, evaluate backflow prevention requirements, and/or request that the Authority conduct hydrant flow testing to assess fire flow availability.

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



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: February 12, 2015

OCPB Case # Z-15-25

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a COMPREHENSIVE PLAN from the Town of Lysander Town Board at the request of Town of Lysander for the property located Town Wide; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the adoption or amendment of comprehensive plans; and
- WHEREAS, the Town of Lysander has prepared an update to its 2007 Comprehensive Plan (also an update to its 1991 Land Use Plan); a Comprehensive Land Use Plan Committee of volunteers and local board members updated the plan, and SOCPA provided coordination and mapping assistance throughout the process as well; and
- WHEREAS, the Town of Lysander, with approximately 22,000 residents, consists of varied land uses and development densities, and is generally located at the edge of the Syracuse Urbanized Area; current zoning in the Town includes significant areas of Agricultural zoning (2 acre minimum lot size) mostly in areas north and west of the Village of Baldwinsville, Agriculture-Residential (1 acre minimum lot size) on the Cold Springs Peninsula, just west of the Village of Baldwinsville and in West Phoenix, Planned Unit Developments at Radisson and Timber Banks, and limited smaller areas of commercial/industrial and medium density residential mostly within a mile of the Village; and
- WHEREAS, the Committee conducted open committee meetings, held a public meeting, and created a resident survey, which generally found respondents are most interested in retaining agriculture, open space and access to waterways, good schools, and improved traffic flow and least interested in more residential development; and
- WHEREAS, the Town expressed concern regarding the water quality of the Seneca River and its shoreline properties which are characterized by older 'camps' on small lots that are generally unsuitable for sustained on-site wastewater treatment, especially for more intense uses; the Plan recommends that new developments on the waterways (and within 500 feet of a floodplain) must connect to public sewers; and
- WHEREAS, the 2015 Plan Committee has recommended elimination of the Transfer of Development Rights (TDR) program instituted as part of the 2007 Plan update, citing land values, lack of owner interest and difficulties in administration; within the new plan, the Town has drafted an Incentive Zoning Overlay district as a replacement for the program with similar land use goals; the proposed Incentive Zoning Overlay district would grant density bonuses (generally from 1 acre down to 12,500-20,000 square foot single-family lots) in return for provision of infrastructure or other community amenities such as parkland and/or open space preservation; and
- WHEREAS, the Plan anticipates new single-family residential subdivision development

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

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



totaling approximately 2,000+/- units in two general areas - on the Cold Springs Peninsula and an area west of the Village of Baldwinsville; specific parcels were selected for the overlay, in order to allow development previously considered by the Town, to serve areas containing 'dry sewers', and to provide new service to shoreline and other properties on the Peninsula; the plan states that "the CLUP uses "Incentive Zoning" to exchange development rights for needed trunk/siphon to Wetzel Road (Treatment Plant) or to Baldwinsville-Seneca Knolls even to the point of working with WEP to expand treatment capacity," additionally, the plan specifies that provision of public sewer and water service should be incorporated into every significant development project proposed within the County Sanitary District; and

WHEREAS, the portion of the Town within the boundary of the Onondaga County Sanitary District is tributary to the Baldwinsville-Seneca Knolls Treatment Plant; the Onondaga County Department of Water Environment Protection met with the committee and town representatives during the process, and offered several items for consideration, including:

- 1.) Biochemical Oxygen Demand (BOD) loading and capacity constraints may be on the horizon for the Baldwinsville-Seneca Knolls Wastewater Treatment Plant service area and are highly dependent on current and potential industrial users; capacity expansion at the treatment plant would likely run in the millions of dollars;
- 2.) the Towns of Lysander, Van Buren and Village of Baldwinsville are encouraged to work cooperatively to identify an allocation strategy for the limited remaining capacity within the county system, and to ensure capacity is used for the most beneficial land uses for the communities and the region, especially job creating entities;
- 3.) the Department estimates the costs related to providing new Town service to Peninsula shoreline residential properties, existing dry sewer areas and homes currently on septic systems, and new development, would be significant and would likely exceed the cost that could be realistically be borne by the development community; the Town should think critically about the costs and benefits of such an expansion strategy prior to adoption of an Incentive Overlay zone;
- 4.) the operational and long-term repair/replacement costs of pump stations serving a limited residential tax base can be excessive, and WEP encourages cost-benefit analyses, high quality construction standards, and assurances such as performance bonds/maintenance guarantees as part of the development review process; and
- 5.) limited transmission capacity exists along the newly constructed sewer line serving the Whispering Oaks area, and the Town is urged to prioritize allocation of remaining transmission capacity to eventually serve existing shoreline and older subdivisions to the west; and

WHEREAS, that plan anticipates that commercial and industrial growth in the town will continue and occur within the Radisson Planned Unit Development and existing commercially zoned areas north of the Village of Baldwinsville; retail and small business activity is expected to occur mainly within the Village of Baldwinsville; large scale retail such as big box stores are discouraged; the plan encourages identifying new commercial or other uses for the former oil storage site along the River at the southern end of the peninsula; and

WHEREAS, agriculture and open space were identified as significant community assets during the planning process and public outreach, and agricultural lands generally to the north and west of the village are proposed to remain and to be

supported through a proposed Farmland Protection Plan for the town; significant portions of these areas are also enrolled in Agricultural District 3; the proposed Incentive Overlay district includes a 1000' 'buffer' along Route 370, to maintain the agricultural vistas along the roadway; and

WHEREAS, most of the town inside the Sanitary District is supplied with public water via the Onondaga County Water Authority or the Village of Baldwinsville; the Town Board is currently considering creation of a Lamson Road water district and extending drinking water infrastructure within a significant portion of the town north of the village currently zoned Agriculture (A); provision of urban infrastructure such as public drinking water typically increases the likelihood that areas such as these will gradually transition in character and density to a more suburban or urban form over time, which increases the region's urbanized area and associated service demands; and

WHEREAS, to inform the transportation element of the plan and address concerns regarding potential system constraints expressed by the New York State and Onondaga County Departments of Transportation, the Town worked with SOCPA and the Syracuse Metropolitan Transportation Council to analyze the existing system and model future land use assumptions within a regional model to assess the effects of buildout on the existing transportation network; projections to increase households by 1,921 units (22%), and jobs by 2,280 (39%) by the year 2050 showed that while volumes would increase, most road segments and intersections would continue to operate at technically acceptable volume to capacity ratios, although with potential increased congestion in the Village of Baldwinsville, and segments of Route 31 and 370; both departments stressed to the town that capital funding for transportation projects is increasingly limited, and opportunities to expand the system are not likely to be prioritized over maintenance of the regional system; and

WHEREAS, regarding transportation, the plan recommends avoidance of new roads that would not generate enough revenues to be maintained throughout their lifecycle, expansion of right of ways on collectors and arterials, planning for additional collector highways (including extension of the Baldwinsville Bypass), interconnection of subdivision roads, implement the Town's Pavement Management System, and consider walkways and bikeways; these facilities, as well as transit service, are currently limited and are projected to remain limited in the absence of higher density development patterns; and

WHEREAS, the plan suggests modifying subdivision regulations to include "site walk throughs" for major projects, fiscal analysis of larger development projects, and sketch plan for minor subdivisions containing large parcels, as well as utilizing SOCPAs coordinated review process to engage stakeholders on complex projects; the Onondaga County 2010 Development Guide, dated June 1998 and adopted by the Onondaga County Legislature, as well as the subsequent draft Sustainable Development Plan, emphasizes development policies including: 1) investing in existing built communities and protecting and maintaining existing infrastructure, 2) expanding infrastructure for job creation; and 3) protecting the rural economy, agriculture, and access to natural resources; the Onondaga County Settlement Plan encourages the creation of traditional mixed-use communities that promote nodal development, interconnectedness, density that supports transit, and walkable neighborhoods with access to community facilities such as parks, schools, and libraries; and

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

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

The Board commends the Town of Lysander for updating its comprehensive plan and for truly engaging with several local and regional entities on a wide number of topics including planning, transportation, wastewater and stormwater, environment, schools and public safety. Additionally, the Syracuse-Onondaga County Planning Agency appreciates the opportunity to learn more about the Town, facilitate interaction with other county and state agencies, and engage in a comprehensive planning dialogue with town representatives.

While the Board commends many elements of the plan and the process in general, the Board shares the concerns expressed by the Syracuse-Onondaga County Planning Agency, transportation officials and the Onondaga County Department of Water Environment Protection regarding the long-term implications of a land use strategy for the Cold Springs Peninsula. The strategy is focused mainly on single-family housing development that is slated to require significant initial infrastructure investment and considerable life cycle costs for operation and maintenance; in addition, this land use will occur largely on farmland and open spaces highly valued by residents.

The Board encourages the Town to undertake a more robust investigation of the potential taxpayer costs and long-term fiscal impacts of the proposed land use and infrastructure strategy (or other options), prior to adoption of the proposed Plan, and especially the Incentive Overlay zoning district. Additional focused public engagement of residents is also strongly encouraged to ensure residents are well-informed and supportive of the land use and investment implications of such the proposed overlay zone.

The Town should continue to work with WEP, as well as the Village of Baldwinsville and the Town of Van Buren in developing a mutually acceptable allocation plan which prioritizes allocation of limited treatment capacity within the Baldwinsville-Seneca Knolls Wastewater Treatment Plant to the highest quality uses and locations within the service area. The Town is encouraged to determine if capacity is available for all of the future land use proposed in this comprehensive plan and the plans for the adjoining municipalities in the Baldwinsville-Seneca Knolls Wastewater Treatment Plant service area. If capacity constraints are a potential concern, the Towns should consider how this Comprehensive Plan would better serve the Town's future land use priorities.

The Board also encourages the town to consider potentially unintended consequences related to the extension of drinking water infrastructure into rural areas, and discourage zone changes in this area which would allow for a gradual change in character to a denser, suburban form.

The Town is encouraged to give notice to all adjacent municipalities of the public hearing on the proposed plan and overlay zoning in accordance with General Municipal Law.

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



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: February 12, 2015

OCPB Case # Z-15-26

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of DeWitt Planning Board at the request of Collamer Crossing Business Park Manufacturing Facility for the property located at Collamer 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 Collamer Road (New York State Route 298), Interstate Route 481, and the New York State Thruway (Interstate Route 90), all state highways; and
- WHEREAS, the applicant is proposing to construct an approximately 60,000 square foot manufacturing/office building with associated parking on a portion of a 107.77-acre lot in a High-Tech (H-T) zoning district; and
- WHEREAS, the Board previously recommended Modification of a Site Plan referral (Z-05-292) to construct two buildings (52,800 square feet each) on 14 acres nearby; the Board also previously recommended Modification of a Subdivision referral (S-06-121) to create Lot 3 (27 acres), Lot 4 (7.642 acres) and Lot 5 (6.883 acres) in the Collamer Crossings subdivision, and offered No Position with Comment on a Site Plan referral (Z-14-101) to construct a 52,800 square foot building on Aspen Park Boulevard; and
- WHEREAS, the Site Layout Plan revised on January 12, 2015 shows a manufacturing building (54,600 square feet with 15,000 square foot mechanical mezzanine) with loading area, an attached office building (12,300 square feet), and a parking lot for 161 vehicles plus 61 parking spaces in reserve; the plan also shows fenced bulk gas storage areas at the rear of the building; a Location Plan dated October 8, 2014 shows the site is located on approximately 3.94 acres at the northeast corner of the property; and
- WHEREAS, the site plan indicates the building will be parallel to Collamer Crossings Parkway, a local road serving the larger industrial/business park; two driveways are shown on the plan, one serving the proposed main parking lot, and another to the south leading to the waste management area, loading docks, and "bulk gases" storage areas at the rear of the building; and
- WHEREAS, a Boundary Survey dated October 6, 2014 shows the site as Lot 6 (107.774 acres) of the Collamer Crossings Subdivision; significant vacant land will remain per the site plan; the survey shows a future cul-de-sac and existing Onondaga County and Metropolitan Water Board rights-of-way extending south on the property from Collamer Crossings Parkway; and
- WHEREAS, plans show the overall property borders Interstate 481 to the west and the New York State Thruway lands to the south; no land disturbance is proposed within approximately 500 feet of either property boundary; and
- WHEREAS, the submitted plans do not show any proposed stormwater management

facilities; a Stormwater Pollution Prevention Plan (SWPPP) for land clearing and site grading scheduled to be completed by spring 2015 was submitted with the referral, with a note stating it will be amended to accommodate the future facility; the proposed project may disturb one acre or more of land and must be covered under the New York State SPDES II General Permit for Stormwater Discharges from Construction Activity (GP-0-10-001) and the applicant must submit a Stormwater Pollution Prevention Plan (SWPPP) to the municipality and a Notice of Intent (NOI) to the DEC Bureau of Water Permits; and the proposed project is located within a designated Municipal Separate Storm Sewer System (MS4) municipality, and the applicant must consult with the municipal engineer to ensure conformance of construction plans with the municipality's Storm Water Management Plan (SWMP) and submit a MS4 SWPPP Acceptance Form signed by the municipality to the New York State Department of Environmental Conservation Bureau of Water Permits; the proposed project is located within the Onondaga Lake watershed and the SWPPP must include Enhanced Phosphorus Removal design criteria from the NYS Stormwater Management Design Manual as specified in the SPDES General Permit for Stormwater Discharges from Construction Activity (GP-0-10-001); and

WHEREAS, per the submitted plans and the New York State Department of Environmental Conservation Environmental Assessment Form Mapper, there are state wetlands in several areas of the subject parcel; the plan further shows a 100' DEC Setback line, which lies outside of the disturbed area; per a letter from a representative of the U.S. Army Corps of Engineers on March 14, 2013, a Preliminary Jurisdictional Determination that a wetland delineation map submitted by the applicant "accurately represents on-site conditions"; the applicant must obtain appropriate permits from the New York State Department of Environmental Conservation and/or the U.S. Army Corps of Engineers for any proposed development or drainage in state and/or federal wetlands, respectively, and/or state wetland buffers on site; and

WHEREAS, per the Environmental Assessment Form dated October 9, 2014, a SEQRA review was conducted for the entire business park, a Full Environmental Impact Statement was prepared, and a Findings Statement issued by the Town of DeWitt Planning Board on March 22, 2001; and

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

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

WHEREAS, the site plan does not indicate any sidewalks or pathways on the site or along any nearby roadways; plans for an adjacent project within the subdivision indicated a stone dust pathway would be constructed to ultimately connect with adjacent lands; the plan shows a 20' buffer along the northern boundary of the disturbed area, and a letter to the Town dated January 12, 2015 notes "a full Landscape Plan for the entire site will be submitted with the upcoming site plan review package"; and

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

1. The applicant is advised to obtain appropriate permits from the New York State Department of Environmental Conservation and/or the U.S. Army Corps of Engineers for any proposed development or drainage in state and/or federal wetlands, respectively, and/or state wetland buffers on site.
2. The Onondaga County Department of Water Environment Protection asks that the applicant contact the Department at (315) 435-6820 early in the planning process to determine sewer availability and capacity.
3. The applicant is encouraged to reduce stormwater runoff and improve stormwater quality as much as practical by reducing impermeable surfaces and utilizing green infrastructure. For more information on stormwater management, visit the Onondaga County "Save the Rain Program" web site at <http://savetherain.us> or contact the Onondaga County Department of Water Environment Protection at 315-435-6820.
4. The Town should ensure the New York State Department of Environmental Conservation has reviewed the proposed bulk gas storage prior to approving plans for this site.
5. The applicant is encouraged to consider pedestrian pathways or sidewalks as part of the proposed project.

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



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: February 12, 2015

OCPB Case # Z-15-27

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a USE VARIANCE from the Town of Geddes Town Board at the request of Image Auto, LLC for the property located at 126 Dwight Park Drive; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the granting of use or area variances and the site is located within 500 feet of the New York State Thruway (Interstate Route 90); and
- WHEREAS, the applicant is requesting a use variance to operate an auto-related business in an existing commercial building on a 1.87-acre lot in an Industrial B (IB) zoning district; and
- WHEREAS, a letter from the applicant to the Town dated January 20, 2015 states the company is relocating its shop with 6 on-site employees who serve the remaining 24 employees in other territories; per the Environmental Assessment Form dated January 21, 2015, the space will be used for administrative training and development, new product design, warehouse and testing space for new products and services for the automotive industry, producing custom branded floor mats for clients, and a wheel repair business; and
- WHEREAS, per an email from the Code Enforcement Officer on January 27, 2015, the Town recognizes the proposal as an automotive service and repair use, but notes it is "a bit different by the fact is it is not major engine repair facility" as the building is not set up with code-required oil separators; and
- WHEREAS, the Location Survey dated November 15, 2000 shows an existing concrete block and metal building (200' x 100'), and a First Floor Plan shows current and future tenant (Matrix Communications) occupying approximately half the existing building; per the letter, the wheel repair shop will occupy between 1,900 and 2,400 square feet of the building and includes primarily off-vehicle handling, with the potential for 2 customer vehicles on site per day at peak; and
- WHEREAS, the plan shows the building is located along Dwight Park Drive, a local street; per aerial photography, the site has two existing driveways on Dwight Park Drive, which connects with Van Vleck Road, a county road; and
- WHEREAS, the New York State Department of Environmental Conservation Environmental Assessment Form Mapper indicates that the project is within 2,000 feet of a site in the New York State Department of Environmental Conservation Environmental Site Remediation database (734030), is located over, or immediately adjoining, primary and principal aquifers, contains a species of animal, or associated habitats, listed by the state or federal government as threatened or endangered, and is located in or adjacent to an area designated as sensitive for archaeological sites on the New York State Historic Preservation Office archaeological site inventory; and



WHEREAS, the site is served by public water and sewer and is located in the Baldwinsville Seneca-Knolls Wastewater Treatment Plant service area; and

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

WHEREAS, per the letter, the applicant intends to use the existing or previously approved building signage for Zeller Electric; and

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

1. The Onondaga County Department of Water Environment Protection asks that the applicant contact the Department at (315) 435-6820 early in the planning process to determine sewer availability and capacity.
2. The 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.
3. The Town may wish to consider including any conditions on the proposed use variance that would be applicable to future automotive service and repair uses which are more intensive than the proposed use.

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



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: February 12, 2015

OCPB Case # Z-15-28

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a ZONE CHANGE from the Town of Clay Town Board at the request of Associated Group Services, Inc. for the property located at 3652, 3694, 3702, 3706, 3712, and 3720 New York State Route 31; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the adoption or amendment of a zoning ordinance or local law and the site is located within 500 feet of New York State Route 31, a state highway, and Oswego Road (Old Route 57), a county road; and
- WHEREAS, the applicant is requesting a zone change from Residential Agricultural (RA-100), Office (O-2), and Townhouse (R-TH) to Regional Commercial (RC-1) on six parcels totaling 31.6 acres, in order to construct separate buildings for auto sales, auto service/repair, and a car wash as well as a solar farm; and
- WHEREAS, the Proposed Zone Change Plan dated January 8, 2015 shows a large parcel (approximately 27 acres) that is currently zoned O-2 on the Oswego Road side and R-TH on the eastern portion, and five smaller parcels located along New York State Route 31 that are zoned RA-100; surrounding parcels are zoned Highway Commercial (HC-1) at the intersection with and along Oswego Road, RA-100 across Route 31, and Planned Development District (PDD) to the south and east with several local roads which dead end at the subject parcel; and
- WHEREAS, the Sketch Plan dated January 8, 2015 shows four potential buildings along Route 31: 28,800 square feet, 21,500 square feet, 35,400 square feet, and 4,320 square feet (from west to east), as well as three rows of parking parallel to Route 31 and parking between and behind the proposed buildings; the plan also shows the approximate location of the solar panel farm at the eastern end of the site, situated around a 100' Niagara Mohawk Power Corporation Easement that spans the rear of the parcel; per the referral materials and aerial photography, the site currently contains vacant buildings (a former vegetable stand/greenhouse) near the intersection, and homes on the residential parcels on septic which will be demolished; and
- WHEREAS, the plan shows one full-access driveway on Route 31 between the two easternmost buildings, and one right-in/right-out driveway on Route 31 between the two westernmost buildings; any existing or proposed access to Route 31 must meet the requirements of the New York State Department of Transportation; and
- WHEREAS, the Environmental Assessment Form dated January 9, 2015 states approximately 20 acres will be physically disturbed by the project, and that runoff will be directed to on-site stormwater management facilities/structures, potentially bioretention and stormwater management ponds, eventually leading to on-site wetlands and streams which lead to the Seneca River; and
- WHEREAS, the proposed project may disturb one acre or more of land and must be

covered under the New York State SPDES II General Permit for Stormwater Discharges from Construction Activity (GP-0-10-001) and the applicant must submit a Stormwater Pollution Prevention Plan (SWPPP) to the municipality and a Notice of Intent (NOI) to the DEC Bureau of Water Permits; the proposed project is located within a designated Municipal Separate Storm Sewer System (MS4) municipality, and the applicant must consult with the municipal engineer to ensure conformance of construction plans with the municipality's Storm Water Management Plan (SWMP) and submit a MS4 SWPPP Acceptance Form signed by the municipality to the New York State Department of Environmental Conservation Bureau of Water Permits; and

WHEREAS, the plan shows the mapped location of three federal wetlands on site, one of which is an isolated 0.07 acres in the location of front yard parking, and two of which are located in areas proposed to remain undeveloped within the solar farm and electric easement (1.63 acres and 0.23 acres); the applicant must obtain appropriate permits from the U.S. Army Corps of Engineers for any proposed development or drainage in federal wetlands on site; and

WHEREAS, states that the site of the proposed action contains a species of animal, or associated habitats, listed by the state or federal government as threatened or endangered, specifically noting the possibility of the Indiana bat habitat; a permit may be required from the New York State Department of Environmental Conservation (NYS DEC) if the species is listed as endangered or threatened and the NYS DEC determines that the project may be harmful to the species or its habitat; and

WHEREAS, the EAF also indicates that the site is located over, or immediately adjoining, primary and principal aquifers and 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

WHEREAS, per the EAF, the water demand and wastewater generation is anticipated to be 10,000 gallons per day and the project will require water and sanitary sewer lines; the site is located in the Oak Orchard Wastewater Treatment Plant service area in the Gaskin Road Pump Station service area, which is currently being diverted to the Wetzell Road Wastewater Treatment Plant; and

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

WHEREAS, per aerial photography, the residential neighborhood which would be located behind the solar field is buffered by an existing tree line; no landscaping is currently shown on the plan; and

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

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

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

applicant must complete a Traffic Impact Study (TIS) for full build out to include Trip Generation, distribution, and gap analysis. The applicant is required to contact the Department to determine the scope of the study and must submit the traffic study to the Department for approval and complete any appropriate mitigation as may be determined by the Department. The applicant is also required to obtain a highway work permit.

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 and Onondaga County Departments of Transportation early in the planning process for approval and complete any appropriate mitigation as may be determined by the Departments.

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

4. To ensure continued economic growth in Clay, Cicero, and the village of North Syracuse, restrictions at the Oak Orchard Treatment Plant shall be avoided through the creation and coordination of a sanitary discharge allocation plan by these municipalities.

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

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

7. Any delineated wetlands must be confirmed by the U.S. Army Corps of Engineers and shown on the final plans for the site. The applicant is also advised to obtain appropriate permits from the Corps for any proposed development or drainage into wetlands on site.

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

9. Every municipal review provides the opportunity to improve community appearance, and the Town and applicant are encouraged to incorporate landscaping along the road frontage and throughout the parking lots. The Board also strongly encourages the Town and applicant to work to minimize pavement and to incorporate green infrastructure where possible, in order to

minimize stormwater runoff from such an intensely impervious surface.

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



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: February 12, 2015

OCPB Case # Z-15-29

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a AREA VARIANCE from the Town of Clay Zoning Board of Appeals at the request of Community Bank, NA for the property located at 8196 Oswego Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the granting of use or area variances and the site is located within 500 feet of Oswego Road (Old Route 57), a county highway; and
- WHEREAS, the applicant is requesting multiple area variances to allow for the subdivision of an office park property totaling 4.87 acres in Office (O-2) and Highway Overlay zoning districts; and
- WHEREAS, the Board previously recommended Modification of concurrent Subdivision and Area Variance referrals (S-14-73 and Z-14-327) for the creation of four lots, each containing an existing or proposed office building, and for area variances for lot area and depth on two of the resulting lots; requirements included permits, a traffic study, and drainage reports from the Onondaga County Department of Transportation, and comments on water, wastewater, and a planning level analysis of the corridor; and
- WHEREAS, the Board also previously recommended Modification of a Site Plan referral (Z-05-404) for a prior version of the project with a smaller total building square footage and offered No Position on a Special Permit referral (Z-07-34) to increase the square footage of one of the buildings; and
- WHEREAS, the Preliminary Plan revised on January 14, 2015 shows the proposed lot sizes have changed since the prior subdivision referral but the sizes for the proposed new buildings have not changed (10,238 square feet each for Units 1, 2, and 4); the plan shows proposed Lot 1 (57,846 square feet), proposed Lot 2 (45,977 square feet), proposed Lot 3 (50,506 square feet), and proposed flag Lot 4 (56,683 square feet), with an existing two-story frame building on proposed Lot 3 (Hunt Real Estate - Unit 3, 10,216 square feet); the plan states Lot/Unit 1 will be a client based medical office, Lot/Unit 2 will be a non-client based office or medical office, Lot/Unit 3 is an existing non-client based office, and Lot/Unit4 will be a non-client based office or medical office; and
- WHEREAS, the plan shows existing parking around Unit 3 and part of Unit 1 and proposed parking around Units 2 and 4, for a total of 158 parking spaces on site; and
- WHEREAS, the plan shows an existing ingress and egress driveway on Provo Drive, a local road, and an existing ingress-only driveway on Liverpool-Oswego Road which would be located on proposed flag Lot 4 and must meet the requirements of the Onondaga County Department of Transportation; the plan states "a blanket easement to be provided for ingress/egress and parking on Lots/Units 1 through 4"; and

WHEREAS, per the referral notice, area variances are required in the O-2 zoning district to reduce the perimeter landscape strips between all four lots from 15' to 0' and to reduce the setback on proposed Lot 4 from an abutting residential district from 75' to 60', and in the Highway Overlay district to reduce the minimum lot area for proposed Lots 1, 2, and 3 from 70,000 square feet to their respective sizes and to reduce the frontage for proposed Lots 3 and 4 from 175' to 125.47' and 30' respectively (for the flag portion of proposed Lot 4); the materials further note the variances from the prior referral were granted on November 10, 2014; and

WHEREAS, the plan shows a Town of Clay Drainage Easement, two existing storm water management basins located on areas labeled "Drainage Parcels" on proposed Lots 1 and 2, and the Environmental Assessment Form dated January 14, 2015 notes storm water discharges will be via on site swales and storm sewer to existing on site stormwater basin facilities; the proposed project may disturb one acre or more of land and must be covered under the New York State SPDES II General Permit for Stormwater Discharges from Construction Activity (GP-0-10-001) and the applicant must submit a Stormwater Pollution Prevention Plan (SWPPP) to the municipality and a Notice of Intent (NOI) to the DEC Bureau of Water Permits; the proposed project is located within a designated Municipal Separate Storm Sewer System (MS4) municipality, and the applicant must consult with the municipal engineer to ensure conformance of construction plans with the municipality's Storm Water Management Plan (SWMP) and submit a MS4 SWPPP Acceptance Form signed by the municipality to the New York State Department of Environmental Conservation Bureau of Water Permits; and

WHEREAS, the New York State Department of Environmental Conservation Environmental Assessment Form Mapper indicates that land adjoining the site contains wetlands or other regulated waterbodies; the plan notes "The premises shown hereon is not affected by wetlands according to NYS Freshwater (DEC) Wetlands Maps or National (ACOE) Wetlands Inventory maps"; per the U.S. Army Corps of Engineers, National Wetland Inventory Maps may not be used to confirm the presence/absence of federal wetlands on a given parcel of land; and

WHEREAS, the EAF Mapper indicates the site is located over, or immediately adjoining, primary and principal aquifers, and that the site of the proposed action contains a species of animal, or associated habitats, listed by the state or federal government as threatened or endangered; a permit may be required from the New York State Department of Environmental Conservation (NYS DEC) if the species is listed as endangered or threatened and the NYS DEC determines that the project may be harmful to the species or its habitat; and

WHEREAS, the site is located in the Oak Orchard Wastewater Treatment Plant service area in the Gaskin Road Pump Station service area, which is currently being diverted to the Wetzal Road Wastewater Treatment Plant; the plan shows water and sewer rights-of-way throughout the proposed lots; per the Onondaga County Department of Water Environment Protection, the project shall comply with Local Law #1 of 2011 - A Local Law Establishing a Program to Promote Capacity Management, Maintenance and Operation of the Public Sewers and Related Purposes, where applicable; information regarding this law is available at [www.ongov.net/wep/uselaws.html](http://www.ongov.net/wep/uselaws.html); and

WHEREAS, the site is located southeast of the Park Ridge residential and commercial developments, and northwest of two small commercial buildings and vacant

land; the plan shows a 15' perimeter landscape strip along the boundary of the overall site; aerial photography shows trees along the southeastern boundary of the site but minimal buffering to the north and northeast; and

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

1. Per the Onondaga County Department of Transportation, any proposed additional access to Oswego Road is prohibited.
2. The applicant is required to obtain a permit from the Onondaga County Department of Transportation prior to any proposed work within a county road right-of-way.
3. The Onondaga County Department of Transportation has determined that the applicant is required to complete a traffic study, including a gap analysis at AM/PM peak hours, for full build-out relating to the proposed action to meet Department requirements and is required to first 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 municipality must submit a copy of the Storm Water Pollution Prevention Plan (SWPPP) or drainage reports to the Onondaga County Department of Transportation early in the planning process for approval and complete any appropriate mitigation as may be determined by the Department.

The Board also offers the following comments:

1. The Onondaga County Department of Water Environment Protection asks that the applicant contact the Department at (315) 435-6820 early in the planning process to determine sewer availability and capacity.
2. The 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.
3. To ensure continued economic growth in Clay, Cicero, and the village of North Syracuse, restrictions at the Oak Orchard Treatment Plant shall be avoided through the creation and coordination of a sanitary discharge allocation plan by these municipalities.
4. The Onondaga County Water Authority (OCWA) recommends that the municipality and/or applicant contact OCWA's Engineering Department early in the planning process to determine water availability and service options, obtain hydrant flow test information, evaluate backflow prevention requirements, and/or request that the Authority conduct hydrant flow testing to assess fire flow availability.



5. The Town is encouraged to consider a planning level analysis of this corridor to formalize requirements and site planning standards and guide future actions, specifically regarding topics such as land use and density goals, implications for infrastructure, shared/front yard parking and access management, facade, landscaping and signage standards, pedestrian/bicycle and transit accommodations, and coordinated stormwater management opportunities.

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



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: February 12, 2015

OCPB Case # Z-15-30

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Clay Planning Board at the request of Seneca Federal Savings and Loan Assoc. for the property located at 7799 Oswego Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Oswego Road (Old Route 57) and Wetzel Road, both county roads; and
- WHEREAS, the applicant is proposing to remove and replace a 298 square foot structure at the east end of an existing bank on a 1-acre lot in a Regional Commercial (RC-1) zoning district; and
- WHEREAS, a Site Plan from 2014 shows the existing bank building (2,324 square feet including the rebuilt area) with drive-thru, the existing greenhouse structure to be removed and replaced on an existing slab, and parking for 32 vehicles in the side yard; and
- WHEREAS, the plan shows the site with frontage on Oswego Road, a driveway onto a 25' right-of-way "for Ingress & Egress and Utilities" which leads to Wetzel Road and also serves the adjacent parcel to the north, and one driveway onto a 60' ingress/egress right-of-way which leads to Oswego Road and also serves the adjacent parcel to the south (car wash); per the Onondaga County Department of Transportation, direct access to Oswego Road will not be permitted; and
- WHEREAS, an Environmental Assessment Form dated January 21, 2015 was submitted with the referral; the New York State Department of Environmental Conservation Environmental Assessment Form Mapper indicates that land adjoining the site contains wetlands or other regulated waterbodies, the site of the proposed action contains a species of animal, or associated habitats, listed by the state or federal government as threatened or endangered, and the site is located over, or immediately joining, primary and principal aquifers; and
- WHEREAS, the site is served by public water and sewer and is located in the Wetzel Road Wastewater Treatment Plant service area; and
- WHEREAS, per the plan and aerial photography, the building is located along a grassed curbed island amidst the parking lot and drive-thru lanes, and has existing guide rails along the southern and western edges of the parking lot, lawn around the developed part of the site, and some landscaped areas; and
- WHEREAS, the plan shows the existing signage at each driveway entrance and at the southeastern corner of the parcel will be replaced with new directional signs; elevations show a new aluminum-letter sign on the rebuilt section of the building; no further signage details were submitted with the referral; and

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

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

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



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: February 12, 2015

OCPB Case # Z-15-31

WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a AREA VARIANCE from the Town of Clay Zoning Board of Appeals at the request of James C. & Linda S. Baker for the property located at 5232 Caughdenoy 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 Caughdenoy Road, a county road, and New York State Route 481, a state highway; and

WHEREAS, the applicant is requesting an area variances as part of a proposed future subdivision of a 9-acre parcel into two new lots in a Residential Agricultural (RA-100) zoning district; and

WHEREAS, the Board previously recommended Modification of a Special Permit referral (Z-09-314) to establish a cell tower within a lease parcel on the site, requiring documentation verifying no additional stormwater would runoff into the State's drainage system, a driveway gated at the right-of-way line per the Onondaga County Department of Transportation, and consultation with the Onondaga County Health Department regarding the location of the septic system; and

WHEREAS, per an email from the Town on January 29, 2015, a subdivision referral will be forthcoming if the area variance is granted; per the referral notice, variance are required for a reduction in lot width from 375' to 167' for proposed Lot 1 and 120' for proposed Lot 2, and for a reduction in the side yard setback from 25' to 13' for proposed Lot 1; and

WHEREAS, the Sketch Plan dated December 5, 2014 shows an existing house, detached garage, and two barns on proposed Lot 1 (4.2 acres) and an existing two-family house and shed on proposed Lot 2 (4.8 acres); the plan further shows an existing Syracuse SMSA Limited Partnership Lease Parcel with tower on proposed Lot 2; and

WHEREAS, the plan shows both lots with rear frontage along New York State Route 481, and with frontage and one driveway on proposed Lot 1 onto Caughdenoy Road which serves both houses, as well as an access drive on Caughdenoy Road located on a 30' access right-of-way on proposed Lot 2 which serves the lease parcel; any existing or proposed access to Caughdenoy Road must meet the requirements of the Onondaga County Department of Transportation; and

WHEREAS, the plan shows the location of federal wetland along a small portion at the rear of proposed Lot 2; National Wetland Inventory Maps indicate the potential presence of federal wetlands along the eastern side of proposed Lot 2; per the U.S. Army Corps of Engineers, National Wetland Inventory Maps may not be used to confirm the presence/absence of federal wetlands on a given parcel of land; and

WHEREAS, the plan states both proposed lots have existing on-site sewage disposal systems; the site is located in the Oak Orchard Wastewater Treatment Plant service area; the Onondaga County Health Department must formally accept or approve, respectively, any existing or proposed septic system to service this property prior to Department endorsement of this subdivision plan; and

WHEREAS, the Environmental Assessment Form dated December 15, 2014 notes public water will be installed to the two-family dwelling; and

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

1. Per the Onondaga County Department of Transportation, the Town and applicant are required to coordinate all existing, proposed, and future access to Caughdenoy Road with the Department by contacting the Department at (315) 435-3205.
2. Per the Onondaga County Department of Transportation, no additional access to Caughdenoy Road will be permitted for proposed Lot 2. Access for proposed Lot 2 must be from one of the existing driveways on Caughdenoy Road and the Town must ensure appropriate access agreements are in place for any shared driveways.
3. The Onondaga County Health Department must formally accept or approve, respectively, any existing or proposed septic system to service this property prior to Department endorsement of this subdivision plan.
4. The Onondaga County Water Authority (OCWA) recommends that the municipality and/or applicant contact OCWA's Engineering Department early in the planning process to determine water availability and service options, obtain hydrant flow test information, evaluate backflow prevention requirements, and/or request that the Authority conduct hydrant flow testing to assess fire flow availability.

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



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: February 12, 2015

OCPB Case # Z-15-32

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a TEXT AMENDMENT from the Town of Pompey Town Board at the request of Town of Pompey Town Board for the property located Townwide; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the adoption or amendment of a zoning ordinance or local law; and
- WHEREAS, the applicant is proposing to add a new section to the Town of Pompey Zoning Code to regulate solar energy conversion systems; and
- WHEREAS, per the local law filing, a new section within the "Supplemental Regulations" chapter of town code will be added entitled "Solar Energy Conversion Systems"; and
- WHEREAS, per the proposed code: "The purpose of this section is to allow the construction of solar energy conversion systems in the Town of Pompey in a manner that preserves the health, safety and welfare of the Town while facilitating the production of renewable energy. In so doing, this chapter establishes procedures for the use of generated energy by the principal user of a parcel with only ancillary sale of any excess energy to the public utility."; and
- WHEREAS, per the proposed code, all solar collection systems shall require building permits and site plan review approval from the Town Planning Board, unless eligible for simplified procedures as part of the Unified Solar Permit (USP) process which is defined as "an expedited solar permitting process developed by the NY-Sun public-private partnership which uses a unified permit across municipalities in New York State"; and
- WHEREAS, per the proposed code, roof and wall-mounted systems are permitted in all districts, where roof-mounted systems are limited to the size of the roof area of the principal or accessory building, wall-mounted systems are limited to rear walls only, and site plan review is not required for single-family dwellings or USP eligible projects; and
- WHEREAS, per the proposed code, freestanding systems will not be permitted in Residential, Hamlet Residential, Hamlet Commercial, and R-40 districts, and will have height, area, and setback limitations in all other districts; and
- WHEREAS, the proposed code includes additional requirements for unobtrusive wiring, signage, lot coverage calculations, safety and certifications, and a regulation that freestanding systems must be at least 25' from property lines, public road rights-of-way, and overhead utility wires; the code further notes "Variances to the distance and equipment requirements of this chapter are not permitted"; and

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

recommends that said application be APPROVED.

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



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: February 12, 2015

OCPB Case # Z-15-33

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Salina Planning Board at the request of Christine Primiano for the property located at 607 Old Liverpool 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 Old Liverpool Road, a county road, Onondaga Lake Parkway (New York State Route 370), a state highway, and Onondaga Lake Park, a county-owned public facility; and
- WHEREAS, the applicant is proposing to convert a vacant multi-family house into a therapeutic massage facility with parking on a 0.198-acre lot in a Neighborhood Commercial (C-1) zoning district; and
- WHEREAS, the Site Plan dated January 12, 2015 shows an existing frame house (1,186 square feet), detached garage to be removed, and proposed rear parking with six spaces; the plan states the business will have three employees and the proposed hours of operation are Monday through Saturday 9am to 9pm by appointment; and
- WHEREAS, the plan shows the site with frontage and a 12' asphalt driveway on Old Liverpool Road, which does not meet the commercial driveway requirements of the Onondaga County Department of Transportation; and
- WHEREAS, per aerial photography, the site is situated between another commercial property in a frame house and a vacant grassed parcel, and surrounding properties are commercial and residential; and
- WHEREAS, the Environmental Assessment Form dated January 23, 2015 states existing drainage patterns will be maintained and the increase in impervious area is minimal (775.2 square feet per the plan); and
- WHEREAS, the EAF indicates the proposed action is located in an archeological sensitive area, contains a species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered, and the adjoining property has been the subject of remediation for hazardous waste ("per NYSDEC website"); and
- WHEREAS, the site is served by public water and private septic and is located in the Metropolitan Wastewater Treatment Plant service area; the referral notice states the applicant is proposing to hook up to the public sewer system; and
- WHEREAS, per the Onondaga County Department of Water Environment Protection, the project shall comply with Local Law #1 of 2011 - A Local Law Establishing a Program to Promote Capacity Management, Maintenance and Operation of the Public Sewers and Related Purposes, where applicable; information regarding this law is available at [www.ongov.net/wep/uselaws.html](http://www.ongov.net/wep/uselaws.html); and



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

1. The applicant must contact the Onondaga County Department of Transportation at (315) 435-3205 to coordinate requirements for the existing driveway on Old Liverpool Road, in order to satisfy commercial driveway standards.
2. Per the Onondaga County Department of Transportation, no parking, loading, or backing of vehicles into the county right-of-way will be permitted.

The Board also offers the following comments:

1. The Onondaga County Department of Water Environment Protection asks that the applicant contact the Department at (315) 435-6820 early in the planning process to determine sewer availability and capacity.
2. The Board encourages the Town and applicant to explore opportunities to share parking and access with neighboring parcels along this transitioning corridor.

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



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: February 12, 2015

OCPB Case # Z-15-34

WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Salina Planning Board at the request of Allen Kosoff for the property located at 2301 Teall Avenue; 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 Teall Avenue, a county road, and Court Street (New York State Route 298), a state road; and

WHEREAS, the applicant is proposing a 4,578 square foot addition to an existing 13,005 square foot mixed-use retail building (Lyncourt Plaza) on a 3.066-acre lot in a Planned Commercial (C-3) zoning district; and

WHEREAS, the Site Plan dated January 15, 2015 shows an existing stucco and masonry building with a proposed addition to the situated within a large parking lot; the plan states there are 267 existing parking spaces which will be reduced to 237 spaces; the local application dated January 12, 2015 notes the project will include a storage room and two small stores; and

WHEREAS, per the plan and aerial photography, the site has frontage and one driveway on Roxford Road, a local road, frontage and open access to Teall Avenue, and frontage and two existing driveways on Court Street; any existing or proposed access to Teall Avenue and Court Street must meet the requirements of the Onondaga County and New York State Departments of Transportation, respectively; the plan also shows an easement for ingress and maintenance with the adjacent gas station (Hess) parcel at the corner of Teall Avenue and Court Street; and

WHEREAS, the Environmental Assessment Form dated January 20, 2015 notes storm water discharges will be directed to an existing underground piping system; a stormwater narrative from a landscape architect notes no additional impervious areas will be added as the addition will constructed over existing pavement; and

WHEREAS, the New York State Department of Environmental Conservation Environmental Assessment Form Mapper indicates that the project is within 2,000 feet of sites in the New York State Department of Environmental Conservation Environmental Site Remediation database (734029 and 734057); and

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

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

WHEREAS, the plan shows concrete sidewalks along the Court Street frontage and a strip of lawn area along the Roxford Road frontage but no other pedestrian accommodations or landscaping; per aerial photography, the site is located across Roxford Road from a residential neighborhood; and

WHEREAS, the Syracuse Metropolitan Transportation Council (SMTC) is in the process of finalizing a sustainable streets guide, which includes the identification of priority sidewalk zones where the installation of sidewalks would be most beneficial; this site is located within a priority zone; and

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

The applicant must contact the Onondaga County Department of Transportation at (315) 435-3205 to coordinate delineating the existing driveway on Teall Avenue.

The Board also offers the following comments:

1. The Onondaga County Department of Water Environment Protection asks that the applicant contact the Department at (315) 435-6820 early in the planning process to determine sewer availability and capacity.
2. The applicant is encouraged to reduce stormwater runoff and improve stormwater quality as much as practical by reducing impermeable surfaces and utilizing green infrastructure. For more information on stormwater management, visit the Onondaga County "Save the Rain Program" web site at <http://savetherain.us> or contact the Onondaga County Department of Water Environment Protection at 315-435-6820.
3. Given the location of this site within a sidewalk priority zone as identified by SMTC, and in order to promote walkability and pedestrian safety, the Board encourages the Town and applicant to consider the installation of sidewalks along the Teall Avenue and Roxford Road frontages.
4. Every municipal review provides the opportunity to improve community appearance and the Town and applicant are encouraged to better delineate the driveway on Teall Avenue, incorporate landscaping along the road frontage and around and within the parking lots, and increase vegetative buffering for adjacent residential properties. The Board also strongly encourages the Town and applicant to work to minimize pavement and to incorporate green infrastructure where possible, in order to minimize stormwater runoff from such an intensely impervious surface.

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



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: February 12, 2015

OCPB Case # Z-15-35

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Village of Fayetteville Planning Board at the request of JFJ Holdings LLC (Dunkin Donuts) for the property located at 501 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 New York State Route 5 (East Genesee Street) and New York State Route 257 (North Manlius Street), both state highways, and Salt Springs Road, a county road; and
- WHEREAS, the applicant is proposing to convert an existing building (formerly Friendly's Restaurant) into a coffee shop/restaurant (Dunkin Donuts) located on a 0.69-acre corner lot in a Traditional-Business (TB) zoning district; and
- WHEREAS, the Board is concurrently reviewing a Special Permit referral for the project (Z-15-43); the Board previously recommended Modification of concurrent Site Plan and Special Permit referrals (Z-14-36 and 37) for the project, citing driveway changes and standard capacity assurances; and
- WHEREAS, the Site Layout Plan dated January 2015 shows the existing one-story brick building at the center of the parcel with approximately 50 parking spaces on the site; and
- WHEREAS, the plan shows two driveways onto East Genesee Street (one appears to be a right-out only driveway) and one driveway onto North Manlius Street; any existing or proposed driveways must meet the requirements of the New York State Department of Transportation; and
- WHEREAS, a traffic impact study dated January 2014 was included with the referral materials; and
- WHEREAS, the Proposed Exterior Elevations dated December 11, 2014 show the exterior to remain largely unchanged, except for new externally illuminated carved wood signs (maximum 20" high and 11'2" long) on two building faces, as well as new window awnings, removal of a pergola, and painting of trim; and
- WHEREAS, the Proposed Floor Plan drawing dated January 15, 2015 shows seating for approximately 45 plus two conference rooms, one within the seating area and one behind the food preparation area; and
- WHEREAS, the layout plan notes existing site drainage, lighting, parking, landscaping and utilities will remain and shows existing concrete sidewalks along both road frontages on the site; an existing concrete patio at the front of the building is also shown to remain; the Landscape Plan shows enhanced plantings within existing beds; and
- WHEREAS, the site is served by public water and sewer and is located in the Meadowbrook-Limestone Wastewater Treatment Plant service area; and

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

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

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

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

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

Per the New York State Department of Transportation, the applicant must close the westernmost driveway onto New York State Route 5, and the full access driveway on Route 5 and full access driveway onto Route 257 must meet New York State Department of Transportation standards. A state highway work permit is required for any work within the state right-of-way.

The Board also offers the following comments:

1. The Onondaga County Department of Water Environment Protection asks that the applicant contact the Department at (315) 435-6820 early in the planning process to determine sewer availability and capacity.
2. The applicant is encouraged to reduce stormwater runoff and improve stormwater quality as much as practical by reducing impermeable surfaces and utilizing green infrastructure. For more information on stormwater management, visit the Onondaga County "Save the Rain Program" web site at <http://savetherain.us> or contact the Onondaga County Department of Water Environment Protection at 315-435-6820.
3. The Onondaga County Water Authority (OCWA) recommends that the municipality and/or applicant contact OCWA's Engineering Department early in the planning process to determine water availability and service options, obtain hydrant flow test information, evaluate backflow prevention requirements, and/or request that the Authority conduct hydrant flow testing to assess fire flow availability.

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



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: February 12, 2015

OCPB Case # Z-15-36

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Skaneateles Planning Board at the request of Paul Garrett for the property located at 2160 West Lake Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of West Lake Road (New York State Route 41A), a state highway; and
- WHEREAS, the applicant is proposing to relocate an existing cottage and add a basement and screened porch on a 0.59-acre lot in Rural and Farming and Lakefront Watershed Overlay (RF and LWOD) zoning districts; and
- WHEREAS, the Board is concurrently reviewing an Area Variance referral (Z-15-37) for this project; an area variance is required for the minimum lake yard setback (69' and 73' proposed, 100' required); and
- WHEREAS, the Site Plan dated January 19, 2015 shows the existing and proposed frame house footprint (24.3' x 36.2'), a proposed porch (12' x 16'), permeable front walk/steps, and existing shoreline steps, decks, and dock; per the referral materials, the pre-existing nonconforming lake yard setback will be increasing by 14' as a result of this project, and the impermeable surface coverage will be decreasing from 15% to 10%; and
- WHEREAS, the plan shows two existing gravel driveways onto a 35' right-of-way which ultimately leads to West Lake Road, with one driveway proposed to be removed; per aerial photography, the right-of-way appears to be shared with the adjacent lakefront property and to connect to West Lake Road via the asphalt driveway of a neighboring residence; any existing or proposed access to West Lake Road must meet the requirements of the New York State Department of Transportation; and
- WHEREAS, the current FEMA Flood Insurance Rate Maps (FIRM) indicate that the lakefront portion of this parcel is in a Special Flood Hazard Area (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; and
- WHEREAS, the Environmental Assessment Form dated January 20, 2015 notes the site or land adjoining the site contains wetlands or other regulated waterbodies; and
- WHEREAS, the New York State Department of Environmental Conservation Environmental Assessment Form 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

WHEREAS, the site is located outside the Onondaga County Sanitary district; the EAF states the site is served by private water (Skaneateles Lake) and septic; the plan shows a water pump and septic tank and pump; and

WHEREAS, the Onondaga County Health Department must formally accept or approve, respectively, any existing or proposed septic system to service this property prior to issuance of a building permit; and

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

The Onondaga County Health Department must formally accept or approve, respectively, any existing or proposed septic system to service this property prior to issuance of a building permit.

The Board also offers the following comment:

Per the New York State Department of Transportation, the Town is advised to ensure appropriate access agreements are in place for any shared driveways on Route 41A. The Department further notes that the subject parcel and adjacent properties should be required to connect to Fire Lane 39 for access to Route 41A.

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



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: February 12, 2015

OCPB Case # Z-15-37

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a AREA VARIANCE from the Town of Skaneateles ZBA at the request of Paul Garrett for the property located 2160 West Lake Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the granting of use or area variances and the site is located within 500 feet of West Lake Road (New York State Route 41A), a state highway; and
- WHEREAS, the applicant is requesting an area variance to relocate an existing cottage and add a basement and screened porch on a 0.59-acre lot in Rural and Farming and Lakefront Watershed Overlay (RF and LWOD) zoning districts; and
- WHEREAS, the Board is concurrently reviewing a Site Plan referral (Z-15-36) for this project; and
- WHEREAS, per the referral materials, an area variance is required for the minimum lake yard setback (69' and 73' proposed, 100' required); and
- WHEREAS, the Site Plan dated January 19, 2015 shows the existing and proposed frame house footprint (24.3' x 36.2'), a proposed porch (12' x 16'), permeable front walk/steps, and existing shoreline steps, decks, and dock; per the referral materials, the pre-existing nonconforming lake yard setback will be increasing by 14' as a result of this project, and the impermeable surface coverage will be decreasing from 15% to 10%; and
- WHEREAS, the plan shows two existing gravel driveways onto a 35' right-of-way which ultimately leads to West Lake Road, with one driveway proposed to be removed; per aerial photography, the right-of-way appears to be shared with the adjacent lakefront property and to connect to West Lake Road via the asphalt driveway of a neighboring residence; any existing or proposed access to West Lake Road must meet the requirements of the New York State Department of Transportation; and
- WHEREAS, the current FEMA Flood Insurance Rate Maps (FIRM) indicate that the lakefront portion of this parcel is in a Special Flood Hazard Area (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; and
- WHEREAS, the Environmental Assessment Form dated January 20, 2015 notes the site or land adjoining the site contains wetlands or other regulated waterbodies; and
- WHEREAS, the New York State Department of Environmental Conservation Environmental Assessment Form 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

WHEREAS, the site is located outside the Onondaga County Sanitary district; the EAF states the site is served by private water (Skaneateles Lake) and septic; the plan shows a water pump and septic tank and pump; and

WHEREAS, the Onondaga County Health Department must formally accept or approve, respectively, any existing or proposed septic system to service this property prior to issuance of a building permit; and

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

The Onondaga County Health Department must formally accept or approve, respectively, any existing or proposed septic system to service this property prior to issuance of a building permit.

The Board also offers the following comment:

Per the New York State Department of Transportation, the Town is advised to ensure appropriate access agreements are in place for any shared driveways on Route 41A. The Department further notes that the subject parcel and adjacent properties should be required to connect to Fire Lane 39 for access to Route 41A.

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



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: February 12, 2015

OCPB Case # Z-15-38

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Skaneateles Planning Board at the request of Skaneateles Country Club for the property located at 3344 West Lake Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of West Lake Road (New York State Route 41A), a state highway, and a farm operation in an agricultural district; and
- WHEREAS, the applicant is proposing to improve the waterfront and shoreline area at an existing country club on a 61.7-acre lot in Rural and Farming and Lakefront Watershed Overlay (RF and LWOD) zoning districts; and
- WHEREAS, the Board is concurrently reviewing a Special Permit referral (Z-15-39) for this project; and
- WHEREAS, the Board previously offered No Position on concurrent Site Plan and Area Variance referrals (Z-13-153 and 154) to expand a permanent floating dock, No Position on concurrent Site Plan, Special Permit, and two Area Variance referrals (Z-08-376, 377, 291, and 392) for the construction of a lake access stairway and four proposed tennis courts, and No Position With Comment on an Area Variance and Site Plan referrals (Z-08-320 and 353) to construct additional parking; and
- WHEREAS, per the local application and Site Plan dated December 5, 2014, the shoreline and waterfront improvements will include seating walls, lawn areas, patio space, native landscaping, staircase connections to existing parking, and repairing the shoreline breakwall between the marina and beach area; the plan shows the proposed work would occur between the existing two-story wood frame clubhouse and the shoreline; and
- WHEREAS, the Boundary Survey revised on December 12, 2011 shows the site is served by an asphalt drive on West Lake Street, a local road; and
- WHEREAS, the Environmental Assessment Form dated December 5, 2014 notes 0.9 acres will be physically disturbed, and states: "The majority of the proposed design is comprised of porous paving and lawn/planting areas. Stormwater is intended to percolate and not sheet flow into Skaneateles Lake. Back-up underdrains will connect to an existing pipe that daylights to Skaneateles Lake."; the plan indicates impermeable surface coverage will be increasing from 9.35% to 9.39%, permeable surface coverage will be increasing from 0.9% to 1.1%, and open space will be decreasing from 90.66% to 89.49%; and
- WHEREAS, if the proposed project cumulatively disturbs one acre or more of land, it must be covered under the New York State SPDES II General Permit for Stormwater Discharges from Construction Activity, and the applicant must submit a

Stormwater Pollution Prevention Plan (SWPPP) to the municipality and a Notice of Intent (NOI) to the Bureau of Water Permits; the proposed project is located within a designated Municipal Separate Storm Sewer System (MS4) municipality and the applicant must consult with the municipal engineer to ensure conformance with the municipality's Storm Water Management Plan (SWMP) and submit a MS4 SWPPP Acceptance Form signed by the municipality to the Bureau of Water Permits; and

WHEREAS, the EAF notes the project site up to Skaneateles Lake is not within a 100 year flood plain; preliminary FEMA Flood Insurance Rate Maps (FIRM) data released in June 2008 shows that more of the shoreline on this parcel will be within a Special Flood Hazard Area (SFHA) once maps are finalized; and

WHEREAS, the EAF indicates the site is located in an archaeological sensitive area and contains wetlands or other regulated waterbodies (federal wetlands and tributaries of Skaneateles Lake, per the New York State Department of Environmental Conservation Environmental Assessment Form Mapper); and

WHEREAS, the EAF also indicates permits will be required from the U.S. Army Corps of Engineers, the New York State Department of Environmental Conservation, and the City of Syracuse Water Department; and

WHEREAS, the Onondaga County Agricultural District map shows the site is adjacent to farmed properties in New York State Agricultural District 2; and

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

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



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: February 12, 2015

OCPB Case # Z-15-39

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SPECIAL PERMIT from the Town of Skaneateles Planning Board at the request of Skaneateles Country Club for the property located at 3344 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 (New York State Route 41A), a state highway, and a farm operation in an agricultural district; and
- WHEREAS, the applicant is requesting a special permit to improve the waterfront and shoreline area at an existing country club on a 61.7-acre lot in Rural and Farming and Lakefront Watershed Overlay (RF and LWOD) zoning districts; and
- WHEREAS, the Board is concurrently reviewing a Site Plan referral (Z-15-38) for this project; and
- WHEREAS, the Board previously offered No Position on concurrent Site Plan and Area Variance referrals (Z-13-153 and 154) to expand a permanent floating dock, No Position on concurrent Site Plan, Special Permit, and two Area Variance referrals (Z-08-376, 377, 291, and 392) for the construction of a lake access stairway and four proposed tennis courts, and No Position With Comment on an Area Variance and Site Plan referrals (Z-08-320 and 353) to construct additional parking; and
- WHEREAS, per the local application and Site Plan dated December 5, 2014, the shoreline and waterfront improvements will include seating walls, lawn areas, patio space, native landscaping, staircase connections to existing parking, and repairing the shoreline breakwall between the marina and beach area; the plan shows the proposed work would occur between the existing two-story wood frame clubhouse and the shoreline; and
- WHEREAS, the Boundary Survey revised on December 12, 2011 shows the site is served by an asphalt drive on West Lake Street, a local road; and
- WHEREAS, the Environmental Assessment Form dated December 5, 2014 notes 0.9 acres will be physically disturbed, and states: "The majority of the proposed design is comprised of porous paving and lawn/planting areas. Stormwater is intended to percolate and not sheet flow into Skaneateles Lake. Back-up underdrains will connect to an existing pipe that daylight to Skaneateles Lake."; the plan indicates impermeable surface coverage will be increasing from 9.35% to 9.39%, permeable surface coverage will be increasing from 0.9% to 1.1%, and open space will be decreasing from 90.66% to 89.49%; and
- WHEREAS, if the proposed project cumulatively disturbs one acre or more of land, it must be covered under the New York State SPDES II General Permit for Stormwater

Discharges from Construction Activity, and the applicant must submit a Stormwater Pollution Prevention Plan (SWPPP) to the municipality and a Notice of Intent (NOI) to the Bureau of Water Permits; the proposed project is located within a designated Municipal Separate Storm Sewer System (MS4) municipality and the applicant must consult with the municipal engineer to ensure conformance with the municipality's Storm Water Management Plan (SWMP) and submit a MS4 SWPPP Acceptance Form signed by the municipality to the Bureau of Water Permits; and

WHEREAS, the EAF notes the project site up to Skaneateles Lake is not within a 100 year flood plain; preliminary FEMA Flood Insurance Rate Maps (FIRM) data released in June 2008 shows that more of the shoreline on this parcel will be within a Special Flood Hazard Area (SFHA) once maps are finalized; and

WHEREAS, the EAF indicates the site is located in an archaeological sensitive area and contains wetlands or other regulated waterbodies (federal wetlands and tributaries of Skaneateles Lake, per the New York State Department of Environmental Conservation Environmental Assessment Form Mapper); and

WHEREAS, the EAF also indicates permits will be required from the U.S. Army Corps of Engineers, the New York State Department of Environmental Conservation, and the City of Syracuse Water Department; and

WHEREAS, the Onondaga County Agricultural District map shows the site is adjacent to farmed properties in New York State Agricultural District 2; and

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

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



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: February 12, 2015

OCPB Case # Z-15-40

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Cicero Planning Board at the request of Amrik Shergill for the property located at 6188 South Bay 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 South Bay Road and Thompson Road, both county roads; and
- WHEREAS, the applicant is proposing to store dumpster containers for a waste/rubbish hauling service on a vacant 0.725-acre gravel lot in a Industrial (IND) zoning district; and
- WHEREAS, the Board previously offered No Position With Comment on a Site Plan referral (Z-13-50) for the same project, noting no additional access to Thompson Road would be permitted in the future; and
- WHEREAS, the Proposed Site Plan dated January 30, 2013 shows three proposed staging areas with roll-off dumpsters to be lined up; the plan states there will be 11 15-yard containers (14' x 8'), 15 25-yard containers (16' x 18'), and one staged on delivery truck; aerial photography shows several existing dumpsters and cars parked on the site; and
- WHEREAS, the plan shows a large gravel area over most of the site, an asphalt cross connection with the adjacent parcel to the north (car wash), and limited green space running along the perimeter of the site; surrounding land uses include businesses including a new Dunkin Donuts (Z-14-410), residential subdivisions, neighborhood retail, and Gillette Middle School; and
- WHEREAS, the plan shows a proposed gravel driveway and culvert on South Bay Road and an existing gravel drive on Thompson Road that is partially located on the adjacent parcel to the south; any existing or proposed access on South Bay Road and Thompson Road must meet the requirements of the Onondaga County Department of Transportation; and
- WHEREAS, the Environmental Assessment Form dated January 19, 2015 notes no water or wastewater connections are proposed; the site is located in the Oak Orchard Wastewater Treatment Plant service area; and
- WHEREAS, the plan shows that the entire parcel is located in a Niagara Mohawk Power Corporation (N.M.P.C.) easement and states the property owner will obtain permission to stage roll-off dumpsters within the easement; the plan and aerial photography show a N.M.P.C. steel tower located on the adjacent parcel to the south and power lines running across the site property; and
- WHEREAS, the plan states no lot lighting is proposing, no additional stormwater run off proposed, and no additional signage other than phone number will be displayed on the side of the proposed roll-off dumpsters; 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 Town must ensure the applicant has documented permissions in place from Niagara Mohawk prior to approval of this site plan application.
2. The Town should require densely planted vertical screening within the proposed green space, and consider any potential odor or noise impacts, given the proximity to residential, recreational and school facilities.

The Board also offers the following comment:

Per the Onondaga County Department of Transportation, no additional access to Thompson Road or South Bay Road will be permitted.

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



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: February 12, 2015

OCPB Case # Z-15-41

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Village of Fayetteville Planning Board at the request of State Farm Office for the property located at 212 South Manlius 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 South Manlius Street (New York State Route 257), a state highway; and
- WHEREAS, the applicant is proposing to establish a State Farm office in an existing vacant building (formerly an accounting office) on a 0.1-acre lot in a Residential-Business (R-B) zoning district; and
- WHEREAS, the Land Survey dated September 14, 2006 shows an existing two-story frame house with enclosed porch; the local application dated January 16, 2015 notes the site will require a maximum of six parking spaces however no existing or proposed parking is shown on the survey; and
- WHEREAS, the survey shows the site with frontage, sidewalk, and gravel driveway on South Manlius Street; per the application, the applicant is proposing to pave the driveway to increase parking; any existing or proposed access must meet the requirements of the New York State Department of Transportation; and
- WHEREAS, the New York State Department of Environmental Conservation Environmental Assessment Form Mapper indicates that the project is within 2,000 feet of sites in the New York State Department of Environmental Conservation Environmental Site Remediation database (734052 and C734110); and
- WHEREAS, the site is served by public water and sewer and is located in the Meadowbrook-Limestone Wastewater Treatment Plant service area; and
- WHEREAS, per the Onondaga County Department of Water Environment Protection, the project shall comply with Local Law #1 of 2011 - A Local Law Establishing a Program to Promote Capacity Management, Maintenance and Operation of the Public Sewers and Related Purposes, where applicable; information regarding this law is available at [www.ongov.net/wep/uselaws.html](http://www.ongov.net/wep/uselaws.html); and
- WHEREAS, the Onondaga County Department of Water Environment Protection has determined that the submitted project is located in an area designated as flow constrained or impacted by excessive wet weather flow or is tributary to a Combined Sewer Overflow (CSO); unless it can be demonstrated that anticipated flows will not exceed previous flows, the project applicant is required to offset any additional sanitary flow in excess of the most recent land use; the applicant must develop a 1 gallon to 1 gallon offset plan/project in coordination with the municipal engineer; a letter confirming the acceptance of the offset plan must be submitted to the Department of Water Environment Protection documenting the offset plan; and
- WHEREAS, the referral materials note the applicant is proposing a 2' x 3' freestanding



double-sided sign on 60-inch aluminum posts with laminated vinyl graphics and lettering; the sign location is not shown on the survey; and

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

1. The New York State Department of Transportation has determined that the applicant must submit a site plan to the Department for review, and the applicant must obtain permits for any work in the State right-of-way.
2. Per the New York State Department of Transportation, no signage, parking, or backing is permitted in the State right-of-way.

The Board also offers the following comments:

1. The Onondaga County Department of Water Environment Protection asks that the applicant contact the Department at (315) 435-6820 early in the planning process to determine sewer availability and capacity.
2. The applicant is encouraged to reduce stormwater runoff and improve stormwater quality as much as practical by reducing impermeable surfaces and utilizing green infrastructure. For more information on stormwater management, visit the Onondaga County "Save the Rain Program" web site at <http://savetherain.us> or contact the Onondaga County Department of Water Environment Protection at 315-435-6820.
3. The Board encourages the Village and applicant to explore opportunities to share parking and access with neighboring parcels, including the potential to move driveway access to John Street through the adjacent parcel.
4. The Village may wish to consider developing a strategic plan for the Traditional Business and Residential Business zoning districts located within the village center to guide future actions regarding parking and access management. The Board especially encourages the Village to examine opportunities for shared, municipal, and/or on-street parking, as well as the use of shared driveways, given that smaller traditional village parcels such as this will likely have difficulty meeting commercial driveway standards.

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



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: February 12, 2015

OCPB Case # Z-15-42

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a OTHER AUTHORIZATION from the Town of Manlius Planning Board at the request of Thomas Harig for the property located at 7153 East Genesee Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review authorizations which a referring body may issue under the provisions of any zoning ordinance or local law and the site is located within 500 feet of East Genesee Street (New York State Route 5), a state highway; and
- WHEREAS, the applicant is requesting an accessory use permit for a 580 square foot financial planning office in an existing apartment and office building on a 0.72-acre lot in a Residential Multiple-Use (R-M) zoning district; and
- WHEREAS, the Board previously recommended Modification of eight concurrent referrals to establish two apartments and two offices in the existing building: four Site Plans (Z-12-141, 142, 143, and 144) and four Special Permits (Z-12-153, 155, 156, and 157), requiring driveway configuration coordination with the New York State Department of Transportation and encouraging reduced on site parking, increased cross connections and shared parking, and preservation of local character; and
- WHEREAS, the Site Plan revised on May 15, 2012 shows an existing two-story frame house with several existing and proposed entrances, a rear parking lot with ten spaces, and five parking spaces parallel to the front of the building; per the local application, the office would be located on the first floor (west/front) and have one employee and primarily no on-site clients, though potentially up to three per day; and
- WHEREAS, the plan shows one enter-only driveway and one exit-only driveway on East Genesee Street; any existing or proposed access to East Genesee Street must meet the requirements of the New York State Department of Transportation; and
- WHEREAS, the plan shows two bio-swales along the western side of the property, a rain garden on the eastern side of the property, and a stormwater management trench and underground infiltration system in the rear parking area; and
- WHEREAS, an Environmental Assessment Form dated January 21, 2015 was submitted with the referral; and
- WHEREAS, the site is served by public water and sewer and is located in the Meadowbrook-Limestone Wastewater Treatment Plant service area; and
- WHEREAS, per the Onondaga County Department of Water Environment Protection, the project shall comply with Local Law #1 of 2011 - A Local Law Establishing a Program to Promote Capacity Management, Maintenance and Operation of the Public Sewers and Related Purposes, where applicable; information regarding this law is available at [www.ongov.net/wep/uselaws.html](http://www.ongov.net/wep/uselaws.html); and

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

WHEREAS, the plan shows no interconnections with adjacent parcels or sidewalks along East Genesee Street; the area around the rear parking lot is shown to contain lawn, woods, and landscaping; and

WHEREAS, the Syracuse Metropolitan Transportation Council (SMTC) is in the process of finalizing a sustainable streets guide, which includes the identification of priority sidewalk zones where the installation of sidewalks would be most beneficial; this site is located within a priority zone; and

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 location of this site within a sidewalk priority zone as identified by SMTC, and in order to promote walkability and pedestrian safety, the Board encourages the Town and applicant to consider the installation of sidewalks along the East Genesee Street frontage.

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



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: February 12, 2015

OCPB Case # Z-15-43

- 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 SPECIAL PERMIT from the Village of Fayetteville Planning Board at the request of JFJ Holdings, LLC (Dunkin Donuts) for the property located at 501 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 New York State Route 5 (East Genesee Street) and New York State Route 257 (North Manlius Street), both state highways, and Salt Springs Road, a county road; and
- WHEREAS, the applicant is requesting a special permit to convert an existing building (formerly Friendly's Restaurant) into a coffee shop/restaurant (Dunkin Donuts) located on a 0.69-acre corner lot in a Traditional-Business (TB) zoning district; and
- WHEREAS, the Board is concurrently reviewing a Site Plan referral for the project (Z-15-35); the Board previously recommended Modification of concurrent Site Plan and Special Permit referrals (Z-14-36 and 37) for the project, citing driveway changes and standard capacity assurances; and
- WHEREAS, the Site Layout Plan dated January 2015 shows the existing one-story brick building at the center of the parcel with approximately 50 parking spaces on the site; and
- WHEREAS, the plan shows two driveways onto East Genesee Street (one appears to be a right-out only driveway) and one driveway onto North Manlius Street; any existing or proposed driveways must meet the requirements of the New York State Department of Transportation; and
- WHEREAS, a traffic impact study dated January 2014 was included with the referral materials; and
- WHEREAS, the Proposed Exterior Elevations dated December 11, 2014 show the exterior to remain largely unchanged, except for new externally illuminated carved wood signs (maximum 20" high and 11'2" long) on two building faces, as well as new window awnings, removal of a pergola, and painting of trim; and
- WHEREAS, the Proposed Floor Plan drawing dated January 15, 2015 shows seating for approximately 45 plus two conference rooms, one within the seating area and one behind the food preparation area; and
- WHEREAS, the layout plan notes existing site drainage, lighting, parking, landscaping and utilities will remain and shows existing concrete sidewalks along both road frontages on the site; an existing concrete patio at the front of the building is also shown to remain; the Landscape Plan shows enhanced plantings within existing beds; and

WHEREAS, the site is served by public water and sewer and is located in the Meadowbrook-Limestone Wastewater Treatment Plant service area; and

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

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

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

Per the New York State Department of Transportation, the applicant must close the westernmost driveway onto New York State Route 5, and the full access driveway on Route 5 and full access driveway onto Route 257 must meet New York State Department of Transportation standards. A state highway work permit is required for any work within the state right-of-way.

The Board also offers the following comments:

1. The Onondaga County Department of Water Environment Protection asks that the applicant contact the Department at (315) 435-6820 early in the planning process to determine sewer availability and capacity.
2. The applicant is encouraged to reduce stormwater runoff and improve stormwater quality as much as practical by reducing impermeable surfaces and utilizing green infrastructure. For more information on stormwater management, visit the Onondaga County "Save the Rain Program" web site at <http://savetherain.us> or contact the Onondaga County Department of Water Environment Protection at 315-435-6820.
3. The Onondaga County Water Authority (OCWA) recommends that the municipality and/or applicant contact OCWA's Engineering Department early in the planning process to determine water availability and service options, obtain hydrant flow test information, evaluate backflow prevention requirements, and/or request that the Authority conduct hydrant flow testing to assess fire flow availability.

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



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: February 12, 2015

OCPB Case # Z-15-44

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a ZONE CHANGE from the Town of Clay Town Board at the request of Mark J. Brosh for the property located on Verplank 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 Verplank Road, a county road; and
- WHEREAS, the applicant is requesting a zone change from Industrial 2 (I-2) to One-Family Residential (R-40) on a vacant 2.163-acre parcel in order to build a single-family dwelling; and
- WHEREAS, the Proposed Zone Change Plan dated January 5, 2015 and Town of Clay Official Zoning Map show the site is located on Verplank Road just east of the intersection with Van Hoesen Road, a local road; the parcel is located at the edge of the I-2 district and is bordered by other I-2 parcels and Residential Agricultural (RA-100) parcels, including single-family homes and farms within the 500' Industrial Perimeter; and
- WHEREAS, no site layout plan was submitted at this time; aerial photography shows the site is primarily vacant wooded land; any existing or proposed access to Verplank Road must meet the requirements of the Onondaga County Department of Transportation; and
- WHEREAS, per aerial photography, there appears to be a stream running east/west across the center of the parcel; the Environmental Assessment Form dated January 27, 2015 notes the site or land adjoining the site contains wetlands or other regulated waterbodies; the applicant must obtain appropriate permits from the New York State Department of Environmental Conservation and/or the U.S. Army Corps of Engineers for any proposed development or drainage in state and/or federal wetlands, respectively, and/or state wetland buffers on site; and
- WHEREAS, the EAF states that the site of the proposed action contains a species of animal, or associated habitats, listed by the state or federal government as threatened or endangered; a permit may be required from the New York State Department of Environmental Conservation (NYS DEC) if the species is listed as endangered or threatened and the NYS DEC determines that the project may be harmful to the species or its habitat; and
- WHEREAS, the site has access to public water and is located in the Oak Orchard Wastewater Treatment Plant service area in a location with no access to sewers; the Onondaga County Health Department must formally accept or approve, respectively, any existing or proposed septic system to service this property prior to issuance of a building permit; and
- WHEREAS, per the Town of Clay Industrial District Policies, "it is the objective of the Town to allow continued operation and healthy growth of the Clay Industrial

District, without conflict from adjoining land uses" with a goal to "promote detailed review and modification of project proposals to ensure compatibility between industrial districts and surrounding areas to help minimize or mitigate any adverse impacts on adjacent properties such that industrial or commercial activities may create as a result of their operation"; the policies further encourage office and retail uses along the border of the Impact Area to provide a transition from industrial to residential uses; the Impact Area is defined as "500 feet inside and outside the industrial district boundary and 500 feet along both sides of the county roads"; and

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

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

1. Per the Onondaga County Department of Transportation, access to Verplank Road will be determined by the availability of sight distance, and the applicant is required to obtain a permit for any proposed driveways and prior to any proposed work within a county road right-of-way.
2. The Onondaga County Health Department must formally accept or approve, respectively, any existing or proposed septic system to service this property prior to issuance of a building permit.
3. The applicant is advised to contact the U.S. Army Corps of Engineers and/or the New York State Department of Environmental Conservation to confirm the presence of federal and/or state wetlands, respectively, and/or the 100-foot state wetland buffer on this site, and obtain all necessary permits for any confirmed wetlands and buffers and show them on the plans for the site.
4. Per the New York State Department of Environmental Conservation (NYS DEC), if a proposed project is in an area containing threatened or endangered species and/or associated habitats, and the project requires review under the State Environmental Quality Review Act (SEQRA), a request for a project screening should be submitted to the New York Natural Heritage Program or to the regional NYS DEC Division of Environmental Permits office.
5. The Town should ensure that any potential owner is fully aware of the nearby Industrial zoning and potential impacts related to siting a house adjacent to industrial lands.
6. The Town is further encouraged to investigate the feasibility of siting structures and wastewater facilities on this parcel, given road and waterway setback requirements, prior to granting the proposed zone change.

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



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: February 12, 2015

OCPB Case # Z-15-45

- 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 SPECIAL PERMIT from the Town of Clay Town Board at the request of Hoa D. Trinh for the property located at 4882 West Taft 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 Taft Road, a county road; and
- WHEREAS, the applicant is requesting a special permit to operate a tailoring and alterations business in an existing residence on a 1.42-acre lot in a One-Family Residential (R-10) zoning district; and
- WHEREAS, per the referral notice, a special permit is required for a home occupation in this district; no further information about the proposed business was included with the referral; and
- WHEREAS, the Location Survey revised on May 14, 2014 shows an existing one-story brick and frame house with attached one-car garage, and an additional one-story frame garage behind the house; and
- WHEREAS, the survey shows two broken tarvia driveways on West Taft Road; any existing or proposed access to West Taft Road must meet the requirements of the Onondaga County Department of Transportation; and
- WHEREAS, an Environmental Assessment Form dated January 28, 2015 was included with the referral; and
- WHEREAS, the New York State Department of Environmental Conservation Environmental Assessment Form Mapper indicates that the project is within 2,000 feet of a site in the New York State Department of Environmental Conservation Environmental Site Remediation database (734051) and is located in or adjacent to an area designated as sensitive for archaeological sites on the New York State Historic Preservation Office archaeological site inventory; and
- WHEREAS, per the referral notice, the site is served by public water and sewer; the survey shows a septic cover between the house and the rear garage; the Town and applicant must ensure that an adequate wastewater disposal plan is in place with all appropriate county approvals prior to any Town approvals for this project; and
- WHEREAS, the site is located in the Oak Orchard Wastewater Treatment Plant service area; per the Onondaga County Department of Water Environment Protection, should this site have access to sewers, the project shall comply with Local Law #1 of 2011 - A Local Law Establishing a Program to Promote Capacity Management, Maintenance and Operation of the Public Sewers and Related Purposes, where applicable; information regarding this law is available at [www.ongov.net/wep/uselaws.html](http://www.ongov.net/wep/uselaws.html); and



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

1. The Onondaga County Department of Transportation has determined that the municipality and applicant are required to coordinate commercial access to West Taft Road with the Department by contacting the Department at (315) 435-3205.
2. Per the Onondaga County Department of Transportation, no parking or backing of vehicles into the county right-of-way will be permitted.
3. Prior to Town approval, the Town must ensure the applicant provides an adequate wastewater disposal plan and that the appropriate sewer or septic approvals are obtained from the Onondaga County Department of Water Environment Protection or the Onondaga County Health Department, respectively.

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



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: February 12, 2015

OCPB Case # Z-15-46

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a AREA VARIANCE from the Town of Cicero Zoning Board of Appeals at the request of William Aitken for the property located at 5293 Mary Drive; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the granting of use or area variances and the site is located within 500 feet of the municipal boundary between the Town of Cicero and the Town of Hastings and the county boundary between Onondaga County and Oswego County; and
- WHEREAS, the applicant is requesting an area variance to construct a 26' x 36' garage at an existing residence on a 0.43-acre lot in a Residential (R-10) zoning district; and
- WHEREAS, the Board previously offered No Position With Comment on an Area Variance referral (Z-14-387) for a 30' x 40' garage on this site, which was disapproved by the Town of Cicero Zoning Board of Appeals on November 5, 2014; and
- WHEREAS, per the referral notice, the proposed accessory structure would be 936 square feet where a maximum of 700 square feet are allowed in residential districts; and
- WHEREAS, the Location Survey redated on August 6, 2014 shows the lot has frontage on the Oneida River and includes land on both sides of Mary Drive, a local street, extending south to Comstock Road, also a local street; the survey shows an existing wood frame building and garage between Mary Drive and the river, and the proposed garage between Mary Drive and Comstock Road; and
- WHEREAS, the Environmental Assessment Form dated January 8, 2015 notes the site is located in the 100 year flood plain; the current FEMA Flood Insurance Rate Maps (FIRM) indicate that the property and proposed addition are in a Special Flood Hazard Area (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; and
- WHEREAS, the EAF also notes a portion of the site or land adjoining the site contains wetlands or other regulated waterbodies; the New York State Department of Environmental Conservation Environmental Assessment Form Mapper indicates the site contains federal wetlands; per the U.S. Army Corps of Engineers, National Wetland Inventory Maps may not be used to confirm the presence/absence of federal wetlands on a given parcel of land; the applicant must obtain appropriate permits from the U.S. Army Corps of Engineers for any proposed development or drainage in federal wetlands on site; and
- WHEREAS, the EAF Mapper also indicates the site of the proposed action contains a

species of animal, or associated habitats, listed by the state or federal government as threatened or endangered, and 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

WHEREAS, the site is served by public water and sewer and is located in the Brewerton Wastewater Treatment Plant service area; the EAF notes water will be supplied from the home to the structure; and

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

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

NOW THEREFORE BE IT RESOLVED, that the Onondaga County Planning Board 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 is encouraged to minimize exposure to damage from natural hazards and uphold local flood ordinance requirements, as required for good standing in the National Flood Insurance Program, by ensuring that any proposed development would not negatively affect drainage patterns in or near the floodplain.

2. The applicant is advised to conduct a formal wetland delineation to determine the presence and location of any federal wetlands on site, and any delineated wetlands must be confirmed by the U.S. Army Corps of Engineers and shown on the plans for the site. The applicant is also advised to obtain appropriate permits from the Corps for any proposed development or drainage into wetlands on site.

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