



Onondaga County Planning Board

March 04, 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	
Robert Jokl	Gilly Cantor	
Daniel Cupoli	Robin Coon	
Robert Antonacci		
Chester Dudzinski, Jr.		

II. CALL TO ORDER

The meeting was called to order at 11:00 AM on March 04, 2015

III. MINUTES

Minutes from February 12, 2015 were submitted for approval. Chester Dudzinski made a motion to accept the minutes. Douglas Morris seconded the motion. The votes were recorded as follows: Douglas Morris - yes; Robert Jokl - yes; Daniel Cupoli - yes; Robert Antonacci - yes; Chester Dudzinski - yes.

IV. ACTIONS ON GML SECTION 239 REFERRALS

Summary

S-15-11	No Position With Comment	S-15-13	Modification	S-15-14	Modification
S-15-15	Modification	Z-15-47	No Position With Comment	Z-15-48	No Position With Comment
Z-15-49	Approval	Z-15-50	Disapproval	Z-15-51	No Position With Comment
Z-15-52	No Position With Comment	Z-15-53	No Position With Comment	Z-15-54	No Position With Comment
Z-15-55	No Position With Comment	Z-15-56	No Position With Comment	Z-15-57	Modification
Z-15-58	No Position With Comment	Z-15-59	Modification	Z-15-60	Modification
Z-15-61	No Position With Comment	Z-15-62	Disapproval	Z-15-63	Disapproval
Z-15-64	No Position With Comment	Z-15-65	Modification	Z-15-66	Modification
Z-15-67	Modification	Z-15-68	Modification	Z-15-70	No Position



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: March 04, 2015

OCPB Case # S-15-11

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a FINAL SUBDIVISION from the City of Syracuse Planning Commission at the request of R. F. Esposito, Inc. for the property located 538-564 Erie Boulevard West; 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 West Street, a state-owned arterial; and
- WHEREAS, the applicant is proposing to combine two parcels into one new 0.832-acre lot as part of a project site review request to renovate an existing warehouse building (C.G. Meaker Food Co.) for commercial and residential use in an Industrial A (IA) zoning district; and
- WHEREAS, the Board is concurrently reviewing a Project Site Review referral (Z-15-51) for this project; and
- WHEREAS, existing tax maps show the subject property as one parcel, however it appears the subdivision is to formally combine an abandoned portion of Tracy Street with the developed parcel; and
- WHEREAS, the Site Plan dated November 20, 2014 shows an existing four-story building, a porous pavement parking lot with 30 spaces, and an additional row of 17 parking spaces (also porous pavement) along the abandoned portion of Tracy Street, which would be perpendicular to the building and road; and
- WHEREAS, per the plan, the parcel is situated between Tracy Street, Leavenworth Avenue, and Erie Boulevard West, all city streets, and the parking lot would have one driveway on Tracy Street; and
- WHEREAS, the site plan shows a porous pavement delivery area leading to a dock leveler and service-loading area, and an adjacent outdoor lounge area; the plan further shows existing and proposed 5' sidewalks and new lawn and landscaping, including along the row of parking on Tracy Street, around and within the parking lot, and around the delivery area; and
- WHEREAS, the Environmental Assessment Form dated January 24, 2015 notes the project has an Onondaga County Green Improvement Fund grant, and that surface runoff will be captured by landscaped areas and a new infiltration basin to be installed under the porous parking lot pavement; the EAF further notes the basin will be sized to manage a 1 year storm per city requirements, and that stormwater flows "exceeding the 1 year (2.2"/24 hours) amount will be allowed to discharge back onto Tracy Street"; and
- WHEREAS, the EAF indicates the site of the proposed action or an adjoining property has been the subject of remediation for hazardous waste, specifically noting asbestos removal from the existing roof and interior plumbing pipes; and

WHEREAS, the EAF notes the site contains a structure which is listed on the National Register of Historic Places; per the Syracuse, NY Historic Properties List, the site is eligible for the National Register but not yet listed; 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; and

WHEREAS, per an email from the City of Syracuse Department of Public Works on February 25, 2015, the City has been working with the applicant on potential improvements to the rights-of-way and parking plan, in order to improve the bicycle and pedestrian accommodations on site; and

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

The applicant is encouraged to continue collaborating with City Planning, Zoning, and the Department of Public Works to ensure the proposed plan allows for clear and safe pedestrian and bicycle accommodations on site.

The motion was made by Daniel Cupoli and seconded by Robert Jokl. The votes were recorded as follows: Douglas Morris - yes; Robert Jokl - yes; Daniel Cupoli - 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: March 04, 2015

OCPB Case # S-15-13

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a FINAL SUBDIVISION from the Village of Manlius Planning Board at the request of The Zaremba Group for the property located at 312 & 314 Fayette 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 New York State Route 92 (Fayette Street), a state highway; and
- WHEREAS, the applicant is proposing to convert five parcels totaling 2.96 acres into two new lots in a Commercial (C) zoning district, as part of a project to demolish three existing buildings and construct a drugstore with drive-thru (CVS Pharmacy) on one of the resulting lots; and
- WHEREAS, the Board is concurrently reviewing a Site Plan referral (Z-15-59) for the proposed development on one of the resulting lots, and a Special Permit referral (Z-15-60) for the proposed drive-thru; the Board previously offered No Position With Comment on a Zone Change referral (Z-14-354) to change three of the subject parcels that were zoned Residential (R-2) to Commercial (C), encouraging the Village to consider alternative zoning options such as PUD or Village Centre that would facilitate block-level planning to support design and access goals set forth in the Vision Manlius plan, and noting requirements and recommendations for the next stage of development; and
- WHEREAS, the Board has reviewed a number of other proposals and zone changes in this area of the Village near the Y-intersection of Route 92 (Highbridge Road and Fayette Street) and Route 257 (Fayetteville-Manlius Road); referrals for projects on the same side of Fayette Street as this proposal include: a zone change from R-2 to Commercial in 2005 (Z-05-11) for one of the subject parcels, in order to demolish existing manufacturing facilities and a house and construct retail/office facilities; a zone change from R-2 and Commercial to Residential Multiple Use (R-M) and Commercial (Z-08-150) on parcels to the northeast for a proposed car dealership and Walgreens; and concurrent zone change, subdivision, and site plan referrals in 2012 (Z-12-187, Z-12-188, S-12-48) to rezone the parcels to the northeast to Planned Unit Development (PUD) for the Manlius Square project, which would create five lots in order to build 2 two-family dwellings, retain an existing commercial building, build a proposed mixed-use building, and build a single-use retail building; referrals for projects on the opposite side of Fayette Street for the Madison Row development include: a zone change in 2010 from R-1 to PUD (Z-10-248) on 3.84 acres in order to remove existing residential rental properties to construct a bank, a mixed-use commercial and residential building, and a village parking lot; subsequent concurrent subdivision and site plan referrals for the same project (S-11-10, Z-11-27); a zone change referral to amend the PUD district (Z-13-222); and a site plan referral for the mixed use building in the PUD (Z-13-258) to include a Kinney Drugs, other retail, office, and apartments; and

- WHEREAS, a Coordinated Review was conducted on May 4, 2012 to jointly address the Manlius Square and Madison Row proposals (Z-12-187, Z-12-188, S-12-48, Z-10-248, S-11-10, Z-11-27), and recommendations and concerns were similar to those raised in prior and subsequent referrals; the main issue discussed was the heavy traffic and capacity limitations along the Route 92 corridor; the Board encouraged the Village and the New York State Department of Transportation to continue working to address mobility within the traditional village context at a corridor level; other issues discussed pertained to stormwater management, encouraging more elements of traditional neighborhood design, and developing a formal street network with cross connections for vehicles and pedestrians; and
- WHEREAS, the Subdivision Map dated January 21, 2015 shows proposed Lot 1 (1.437 acres) and proposed Lot 2 (1.49 acres) located along Fayette Street with rear frontage on Eureka Drive (both lots) and Elmbrook Drive (Lot 2); per plans and referral materials, the fire-damaged bottle and can return building at the corner of Fayette Street and Elmbrook Drive will be demolished (Lot 2), along with the adjacent vacant manufacturing building (both lots) and a deteriorating residential structure along Elmbrook Drive (Lot 2); and
- WHEREAS, the Preliminary Site Plan revised January 20, 2015 shows the proposed CVS building would be located at the corner of Fayette Street and Elmbrook Drive with rear drive-thru and adjacent parking lot with 60 spaces; the plan shows two future cross connections with proposed Lot 1 (labeled Future Development), one towards the front of the site and one in the rear of the site; the plan further shows proposed landscaping along both road frontages, curbed islands in the parking lot, and a proposed bike rack and sidewalk along Fayette Street; and
- WHEREAS, the plan shows right-in and right-out access on Fayette Street, which must meet the requirements of the New York State Department of Transportation, and a full driveway on Elmbrook Drive, a local street; the full driveway includes an additional ingress lane leading to the drive-thru, which would require vehicles turning left out of the driveway to cross over vehicles entering the drive-thru lane; and
- WHEREAS, the Full Environmental Assessment Form dated February 5, 2015 notes more than one acre will be physically disturbed and the project will direct all surface runoff to an underground detention system via catch basins and bioretention basins; the referral included a Preliminary Grading and SWP3 Plan; 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 EAF notes the site contains wetlands or other regulated waterbodies, specifically an "Unnamed Underground Stream"; a second short EAF submitted with the referral further states: "A piped underground stream flows through a 36" pipe within the project limits. This stream goes underground on

the property to the North of the project site. 242 Feet of this pipe to be relocated. The DEC is not requiring a permit."; the New York State Department of Environmental Conservation Environmental Assessment Form 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; 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 notes the current site is a Brownfield Cleanup Site; the EAF Mapper states the site is listed in the New York State Department of Environmental Conservation Environmental Site Remediation database (C734122); and

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

WHEREAS, the Onondaga County Department of Water Environment Protection has determined that the submitted project is located in an area designated as flow constrained or impacted by excessive wet weather flow or is tributary to a Combined Sewer Overflow (CSO); 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, "Vision Manlius," the Village of Manlius Comprehensive Plan adopted in 2007, outlines a variety of goals, including: protect and improve the community's visual character and aesthetics, especially along commercial corridors and at prominent gateways; encourage future development that is of quality design, will foster and preserve the character of the Village, and will meet the necessary long-term needs of the community; enhance mobility by improving the network of streets and sidewalks, for the safety, convenience, and efficiency of drivers, cyclists, and pedestrians; the plan further includes several strategies to focus redevelopment efforts at Fayette and Seneca Streets, the Village's designated downtown area, specifically by supporting mixed use developments (both new construction and restoration projects) and by implement traffic calming mechanisms to assist with businesses attracting customers, and customer's ability to park, shop, and walk in the Village's downtown; the Village of Manlius further has a set of Commercial District Design Guidelines that emphasize the Fayette Street corridor, encouraging two-story buildings that front the sidewalk and discouraging the dominance of parking lots on roadways; and

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

1. The municipality and the applicant must continue to coordinate with the New York State Department of Transportation regarding the size of the openings for the proposed driveway on Fayette Street, and to obtain permits

for any work within the State right-of-way.

2. The Village and applicant must ensure that any cross connections, parking, and internal circulation networks proposed for Lot 2 do not preclude the possibility of locating a second building directly along the Fayette Street frontage on proposed Lot 1.

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.

4. The Board reiterates its support of developing multi-story mixed-use design in the Village's designated downtown area, to continue efforts to preserve the traditional village character and increase adherence to Commercial District Design Guidelines. The Board strongly encourages the Village and applicant to consider the full buildout of both proposed lots, in order to maximize opportunities for shared parking and access, parking in reserve, improved internal circulation, and pedestrian and bicycle connections to nearby retail, civic, and residential uses.

6. The Board reiterates its safety concerns about the layout of the proposed drive-thru and further advises the use of a curbed island in lieu of the proposed striped traffic island to better delineate the lane structure and to improve the aesthetics of the parking lot. The Board also encourages the Village and applicant to work with the New York State Department of Transportation to explore opportunities to reduce the size of the driveway openings on Fayette Street.

The motion was made by Daniel Cupoli and seconded by Robert Antonacci. The votes were recorded as follows: Douglas Morris - yes; Robert Jokl - yes; Daniel Cupoli - 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: March 04, 2015

OCPB Case # S-15-14

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a PRELIMINARY SUBDIVISION from the Town of Van Buren Planning Board at the request of Engels Property for the property located at 2469 Brickyard 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 Brickyard Road and Onondaga Road (Route 173), both county roads, the New York State Thruway (Interstate Route 90), a state highway, and a farm operation in an agricultural district; and
- WHEREAS, the applicant is proposing to subdivide a single-family residential lot from a 30.0965-acre parcel with the remaining lands to be used for recreation in Agriculture/Residence (AR-80) and Residence (R-40) zoning districts; and
- WHEREAS, the Preliminary Plan dated January 19, 2015 shows proposed Lot 1 (40,031 square feet) located in the R-40 zone with an existing two-story wood frame house and 87.61' of frontage on Brickyard Road, and proposed Lot 2 (29.11 acres) located behind proposed Lot 1 partially in the R-40 zone but primarily within the AR-80 zone, with 30.65' of frontage on Brickyard Road; aerial photography shows proposed Lot 2 as vacant wooded land; and
- WHEREAS, per aerial photography, proposed Lot 1 appears to have two existing gravel driveways on Brickyard Road, and proposed Lot 2 does not appear to have existing access; per the Onondaga County Department of Transportation, the 30.65' of frontage on Brickyard Road for proposed Lot 2 does not meet Department requirements for future road access and will be limited to a 15' driveway; 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 site is located over, or immediately adjoining, primary and principal aquifers, and the site contains a species of animal, or associated habitats, listed by the state or federal government as threatened or endangered; and
- WHEREAS, per the referral notice, the site is currently served by private water and septic; the Environmental Assessment Form dated January 20, 2015 notes the proposed action will connect to an existing water supply, and the plan states that proposed Lot 2 is not a residential building lot and is not approved for residential use; no further water or wastewater information was provided; and
- WHEREAS, the applicant must have an approved septic plan for each proposed lot that is less than five acres prior to Onondaga County Health Department endorsement of the plan; and
- WHEREAS, the Onondaga County Agricultural District map shows the site is adjacent to

farmed properties in New York State Agricultural District 3; 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 driveway serving proposed Lot 2 cannot exceed 15 feet in width within the County right-of-way, and must be centered along the 30.65 feet of Brickyard Road frontage. 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.
2. 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 comments:

1. Given that the limited Brickyard Road frontage precludes any non-residential access to proposed Lot 2 in the future, the Town may wish to consider the viability of the remaining lands prior to approving this subdivision application.
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.

The motion was made by Daniel Cupoli and seconded by Robert Antonacci. The votes were recorded as follows: Douglas Morris - yes; Robert Jokl - yes; Daniel Cupoli - 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: March 04, 2015

OCPB Case # S-15-15

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a PRELIMINARY SUBDIVISION from the Town of Skaneateles Planning Board at the request of Mike O'Brien for the property located at 4000 Jewett Road; and
- WHEREAS, General Municipal Law Section 239-n allows the County Planning Board to review the approval of subdivisions and the site is located within 500 feet of New York State Route 321, a state highway, and a farm operation in an agricultural district; and
- WHEREAS, the applicant is proposing to subdivide a 12.82-acre parcel into three new lots, Lot 1 (6.1 acres), Lot 3 (4.52 acres), and Lot 4 (2.2 acres), in a Rural Residential (RR) zoning district, in order to sell proposed Lots 3 and 4 as building lots; and
- WHEREAS, the Board previously recommended Modification of a Preliminary Subdivision referral (S-13-85) to subdivide a 5.26-acre lot adjacent to the subject parcel, citing approval from the Onondaga County Health Department and commenting on the long-term cumulative impacts of residential subdivisions in rural areas; and
- WHEREAS, the Resubdivision Plan dated January 15, 2014 shows Lot 2 from the prior subdivision to the north of the proposed new lots with frontage on New York State Route 321, proposed Lot 3 with frontage on Route 321 and no existing structures, proposed Lot 1 at the corner of Route 321 and Jewett Road, a local street, with an existing two-story frame house, barn, and silo, and proposed Lot 4 with frontage on Jewett Road and no existing structures; a 75' right-of-way containing gas lines ("Tennessee Gas Transmission Company") is shown to cross portions of all three proposed lots; and
- WHEREAS, the plan shows Lot 2 with a proposed driveway on Route 321, and proposed Lot 1 with one existing driveway on Route 321 and two existing driveways on Jewett Road; no proposed driveways are shown for proposed Lots 3 and 4; and
- WHEREAS, the referral included a letter from the New York State Department of Transportation dated April 3, 2013 noting the existing driveway for proposed Lot 1 may not meet current Department guidelines due to its proximity to the intersection but the Department is amenable to allowing it to remain; the letter further stated the Department would allow the installation of one residential driveway to each of the newly created parcels with frontage along Route 321 (proposed Lots 2 and 3); any existing or proposed access to Route 321 must meet the requirements of the New York State Department of Transportation; and
- WHEREAS, an Environmental Assessment Form dated January 29, 2015 was submitted with the referral; the New York State Department of Environmental Conservation Environmental Assessment Form Mapper states 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 plan shows the location of two wetland boundaries on Lot 2 and the approximate location of an "Intermittent Stream" running through Lot 2 and proposed Lots 3 and 1; the EAF Mapper indicates the wetlands to be state (SKA-9) and federal; and

WHEREAS, per the U.S. Army Corps of Engineers, National Wetland Inventory Maps may not be used to confirm the presence/absence of federal wetlands on a given parcel of land; the applicant must obtain appropriate permits from the New York State Department of Environmental Conservation and/or the U.S. Army Corps of Engineers for any proposed development or drainage in state and/or federal wetlands, respectively, and/or state wetland buffers on site; and

WHEREAS, the site has access to public water and the plan states "lots to tie in to existing public waterline"; and

WHEREAS, is located outside the Onondaga County Sanitary District and the plan states "sewage disposal plan is to be approved by the Onondaga County Health Department"; and

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

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

The municipality and the applicant must continue to coordinate with the New York State Department of Transportation regarding proposed driveways on New York State Route 321 and to obtain permits for any driveways or work within the State right-of-way.

The Board also offers the following comments:

1. The Board encourages the Town to carefully consider the potential long-term effects of subdividing road frontage lots within rural areas, as it can have negative effects on agricultural viability, scenic viewsheds and habitats, and road safety and mobility. Gradual changes in area character can also lead to increased local government spending on infrastructure and service provision to new areas.
2. 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.
3. The Town and applicant are advised to ensure that the proposed lots allow for construction that adheres to any federal and/or company requirements for gas line setbacks.

The motion was made by Daniel Cupoli and seconded by Robert Antonacci. The votes were recorded as follows: Douglas Morris - yes; Robert Jokl - yes; Daniel Cupoli - 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: March 04, 2015

OCPB Case # Z-15-47

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a AREA VARIANCE from the Town of Clay Zoning Board of Appeals at the request of Syracuse SMSA LP d/b/a Verizon Wireless for the property located at 8100 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) and Soule Road, both county roads; and
- WHEREAS, the applicant is requesting an area variance to construct and operate a "small cell" wireless telecommunications facility on an existing office building (Clay Medical Center) on a 2.68-acre lot in an Office (O-2) zoning district; and
- WHEREAS, per the referral notice, an area variance is required to increase the allowable height of an attached accessory structure from 30' to 33'; and
- WHEREAS, the Environmental Assessment Form dated January 21, 2015 states the project generally includes the installation of one 28.7" tall wireless telecommunications antenna (12" diameter) and one GPS antenna mounted on the existing building structure at a height of 31'10" above ground level, plus the installation of a 21.5" x 20" x 52.5" equipment cabinet mounted on a 4' x 4' platform at ground level adjacent to the existing building; and
- WHEREAS, the Site Plan revised January 7, 2015 shows an existing building with the existing and proposed equipment locations and an existing parking lot; and
- WHEREAS, the plan shows the building is located at the corner of Oswego Boulevard and Soule Road, with additional rear frontage on Winterpark Drive, a local road; the plan shows one driveway on each road; any existing or proposed access to Oswego Road and Soule Road must meet the requirements of the Onondaga County Department of Transportation; and
- WHEREAS, the site is located in the Wetzel Road Wastewater Treatment Plant service area; the EAF notes the project will not connect to existing water and wastewater utilities; and

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

Per the Onondaga County Department of Transportation, no additional access to Oswego Road or Soule Road will be permitted.

The motion was made by Daniel Cupoli and seconded by Robert Jokl. The votes were recorded as follows: Douglas Morris - yes; Robert Jokl - yes; Daniel Cupoli - 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: March 04, 2015

OCPB Case # Z-15-48

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a AREA VARIANCE from the Town of Clay Zoning Board of Appeals at the request of Syracuse SMSA LP d/b/a Verizon Wireless for the property located at 7437 Henry Clay Boulevard; 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 Henry Clay Boulevard, a county road; and
- WHEREAS, the applicant is requesting an area variance to extend an existing tower and co-locate a wireless telecommunications facility onto the tower on a 123-acre lot containing a National Grid facility in an Industrial 1 (I-1) zoning district; and
- WHEREAS, per the referral notice, area variances are required to increase the height of an existing tower from 160' to 180' and to expand a non-conforming structures; and
- WHEREAS, a letter to the Town dated January 22, 2015 states the project includes the extension of the existing tower, the installation of 12 antennas at a height of 160', and the an 11'9" x 30'1" equipment shelter within an expanded tower compound, and other improvements as shown on the site plan; and
- WHEREAS, the Site Plan revised on September 9, 2014 shows the site contains three main buildings, the existing tower to be extended, and a proposed 12' x 30' lease parcel to house the proposed equipment shelter; and
- WHEREAS, the plan shows the site with frontage on Henry Clay Boulevard to the east and rail lines to the west, as well as an existing asphalt driveway on Henry Clay Boulevard which serves the existing buildings and is labeled as a proposed 30' Ingress/Egress for the proposed lease parcel; any existing or proposed access to Henry Clay Boulevard must meet the requirements of the Onondaga County Department of Transportation; and
- WHEREAS, the site is located in the Wetzel Road Wastewater Treatment Plant service area; the Environmental Assessment Form dated January 8, 2015 notes the project will not connect to existing water and wastewater utilities; and

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

Per the Onondaga County Department of Transportation, the Town is advised to ensure appropriate access agreements are in place for any shared driveways on Henry Clay Boulevard.

The motion was made by Daniel Cupoli and seconded by Robert Jokl. The votes were recorded as follows: Douglas Morris - yes; Robert Jokl - yes; Daniel Cupoli - 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: March 04, 2015

OCPB Case # Z-15-49

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a PROJECT SITE REVIEW from the City of Syracuse Zoning Administration at the request of Joseph R. Bonacci for the property located at 807 North Salina 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 Interstate Route 81, a state highway; and
- WHEREAS, the applicant is requesting a project site review to replace the rear windows on an existing mixed use building on a 0.11-acre lot in a Commercial B (CB) zoning district; and
- WHEREAS, the Board previously recommended Approval of a Project Site Review referral (Z-10-349) for a front façade renovation to restore the building for apartments and retail; and
- WHEREAS, per the referral materials, in addition to the rear exterior façade improvements, the applicant is also proposing interior renovations to change the legal use from apartments to business (call center) on the second and third floors, with one apartment to remain; and
- WHEREAS, a Land Survey revised on September 21, 1993 shows a two and three-story brick building with fronting the sidewalk along North Salina Street, a city street; per aerial photography, the rear of the parcel contains part of a parking lot which extends onto the rear of the adjacent parcel at the corner of Catawba Street; 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 (E734109, V00588, C734089) 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 notes the site is located in the North Salina Street Historic District, which is listed on the National Register of Historic Places; the Environmental Assessment Form dated January 20, 2015 notes the project will be referred to the Syracuse Landmark Preservation Board; and
- WHEREAS, the North Salina Street corridor is characterized by traditional multi-story, mixed-use buildings oriented to the sidewalk with limited setbacks; parking is generally located at the rear of the building or on-street; 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; and

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

The motion was made by Daniel Cupoli and seconded by Robert Jokl. The votes were recorded as follows: Douglas Morris - yes; Robert Jokl - yes; Daniel Cupoli - 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: March 04, 2015

OCPB Case # Z-15-50

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a AREA VARIANCE from the Town of Clay Zoning Board of Appeals at the request of Dean T. Porter for the property located at 9735 Ethel Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the granting of use or area variances and the site is located within 500 feet of the municipal boundary between the Town of Clay and the Town of Schroepfel and the county boundary between Onondaga County and Oswego County; and
- WHEREAS, the applicant is requesting an area variance to construct a 46' x 32' pole barn on a 0.474-acre lot in a Residential Agricultural (RA-100) zoning district; and
- WHEREAS, per the referral notice, area variances are required to reduce the front yard setback from 75' to 30' and to reduce the side yard setback from 25' to 14'; and
- WHEREAS, the House Location Survey dated July 6, 2011 shows an existing one-story frame house, shed, wood deck, and boat slip along the Oneida River, and the outline of a proposed new structure in the location of an existing smaller shed and concrete pads; and
- WHEREAS, the survey shows the house with frontage and an existing blacktop driveway on Ethel Road, a local road; and
- WHEREAS, the current FEMA Flood Insurance Rate Maps (FIRM) indicate that 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 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 further 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, per the referral notice, the site is served by public water, however the plan

shows the location of a well; and

WHEREAS, the site is served by private 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 issuance of a building permit; and

WHEREAS, the Environmental Assessment Form dated February 2, 2015 states no water or wastewater connections will be required for the proposed pole barn; and

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

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

Given the presence of floodplains and potential wetlands on site, a parcel size that does not meet typical standards for on site wastewater treatment, and the extent of the requested building area, the Board does not endorse the proposed variance requests.

The motion was made by Robert Jokl and seconded by Daniel Cupoli. The votes were recorded as follows: Douglas Morris - yes; Robert Jokl - yes; Daniel Cupoli - 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: March 04, 2015

OCPB Case # Z-15-51

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a PROJECT SITE REVIEW from the City of Syracuse Zoning Administration at the request of R. F. Esposito, Inc. for the property located at 538-564 Erie Boulevard West; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review authorizations which a referring body may issue under the provisions of any zoning ordinance or local law the site is located within 500 feet of West Street, a state-owned arterial; and
- WHEREAS, the applicant is requesting a project site review to renovate an existing warehouse building (C.G. Meaker Food Co.) for commercial and residential use on a 0.832-acre lot in an Industrial A (IA) zoning district; and
- WHEREAS, the Board is concurrently reviewing a Final Subdivision referral (S-15-11) for this project; existing tax maps show the subject property as one parcel, however it appears the subdivision is to formally combine an abandoned portion of Tracy Street with the developed parcel; and
- WHEREAS, the Site Plan dated November 20, 2014 shows an existing four-story building, a porous pavement parking lot with 30 spaces, and an additional row of 17 parking spaces (also porous pavement) along the abandoned portion of Tracy Street, which would be perpendicular to the building and road; and
- WHEREAS, per the plan, the parcel is situated between Tracy Street, Leavenworth Avenue, and Erie Boulevard West, all city streets, and the parking lot would have one driveway on Tracy Street; and
- WHEREAS, the site plan shows a porous pavement delivery area leading to a dock leveler and service-loading area, and an adjacent outdoor lounge area; the plan further shows existing and proposed 5' sidewalks and new lawn and landscaping, including along the row of parking on Tracy Street, around and within the parking lot, and around the delivery area; and
- WHEREAS, the Environmental Assessment Form dated January 24, 2015 notes the project has an Onondaga County Green Improvement Fund grant, and that surface runoff will be captured by landscaped areas and a new infiltration basin to be installed under the porous parking lot pavement; the EAF further notes the basin will be sized to manage a 1 year storm per city requirements, and that stormwater flows "exceeding the 1 year (2.2"/24 hours) amount will be allowed to discharge back onto Tracy Street"; and
- WHEREAS, the EAF indicates the site of the proposed action or an adjoining property has been the subject of remediation for hazardous waste, specifically noting asbestos removal from the existing roof and interior plumbing pipes; and
- WHEREAS, the EAF notes the site contains a structure which is listed on the National Register of Historic Places; per the Syracuse, NY Historic Properties List, the

site is eligible for the National Register but not yet listed; 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; and

WHEREAS, per an email from the City of Syracuse Department of Public Works on February 25, 2015, the City has been working with the applicant on potential improvements to the rights-of-way and parking plan, in order to improve the bicycle and pedestrian accommodations on site; and

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

The applicant is encouraged to continue collaborating with City Planning, Zoning, and the Department of Public Works to ensure the proposed plan allows for clear and safe pedestrian and bicycle accommodations on site.

The motion was made by Daniel Cupoli and seconded by Robert Jokl. The votes were recorded as follows: Douglas Morris - yes; Robert Jokl - yes; Daniel Cupoli - 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: March 04, 2015

OCPB Case # Z-15-52

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SPECIAL PERMIT from the City of Syracuse Planning Commission at the request of Anthony Masello for the property located at 1201-1207 Burnet Avenue; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review issuance of special permits and the site is located within 500 feet of Interstate Route 690, a state highway; and
- WHEREAS, the applicant is requesting to modify an existing special permit to install a 8' x 3' wall sign and two 5' x 5' changeable electronic message signs on an existing motor vehicle repair building (Masello's Auto) on less than one acre in a Business Class A (BA) zoning district; and
- WHEREAS, per city code, light duty motor vehicle repair uses require special permits in this district; per the referral notice, a sign waiver from the city will also be required for two changeable electronic messaging signs; and
- WHEREAS, a partially cut off survey from 1979 shows an existing masonry building with parking along one side; per the plan and aerial photography, the building is located at the corner of Burnet Avenue and Winton Street, both city streets, adjacent to a residential property on Winton Street and surrounded by commercial and retail properties along Burnet Avenue; and
- WHEREAS, aerial photography shows an undelineated wide driveway on Winton Avenue, one driveway on Burnet Avenue leading into the facility, and one driveway on Burnet Avenue on the east side of the building (unclear whether on the subject parcel); the plan shows concrete sidewalks on both road frontages; per aerial photography, it appears the majority of the sidewalks are asphalt and vehicles are parked in both right-of-ways; and
- WHEREAS, per the city application dated September 30, 2014, the applicant is proposing to add a 3' x 8' pan face sign (Napa AutoCare Center) on the front of the building, to remove a sign over the front windows, and to add one 5' x 5' sign (3' x 5' digital and 2' x 5' plastic) on each side of the building; and
- WHEREAS, the site is served by public water and sewer and is located in the Metropolitan Wastewater Treatment Plant service area; and

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

The applicant is advised to work with the City to install concrete sidewalks that continue through the driveways, remove parking from the right-of-way,

and to provide vegetative buffering for the adjacent residential parcel on Winton Avenue.

The motion was made by Daniel Cupoli and seconded by Robert Jokl. The votes were recorded as follows: Douglas Morris - yes; Robert Jokl - yes; Daniel Cupoli - 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: March 04, 2015

OCPB Case # Z-15-53

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a ZONE CHANGE from the Town of Clay Planning Board at the request of Stewart's Shops Corp. for the property located at the southeast corner of Buckley Road and Bear 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 site is within 500' of Buckley Road and Bear Road, both county roads; and
- WHEREAS, the applicant is requesting a zone change from Apartment (R-APT) to Regional Commercial (RC-1) on a vacant 8.938-acre lot, in order to construct a convenience store (Stewart's Shop) and self-service gas station; and
- WHEREAS, the Board previously recommended Disapproval of a Zone Change referral from Apartment to Highway Commercial (HC-1) on 2.96 acres of this site (Z-06-74), in order to construct a 9,914 square foot building for a Family Video Movie Club and two lease tenants, citing a lack of a logical long-term planning with respect to proposed land use, road access, and on-site circulation; and
- WHEREAS, per the referral materials and aerial photography, the site is located on the only remaining vacant corner of the commercial intersection between Buckley Road and Bear Road, which is surrounded by residential subdivisions (mainly small lots); and
- WHEREAS, the Topographic Survey dated December 16, 2014 shows two cleared areas on either side of a small creek bisecting the parcel, with brush along both sides of the creek as well as the rear boundaries of the parcel; the survey further shows an 880 square foot "Permanent NYSDOT drainage easement" along the Buckley Road frontage spanning either side of the creek, and a Niagara Mohawk Power Corporation utility easement crosses a small area at the rear of the parcel; and
- WHEREAS, the survey does not show any existing access to the site and no plans or information describing full buildout of the site was submitted at this time; in the prior zone change referral, the Onondaga County Department of Transportation determined that a single access would be permitted to serve the entire site which would be located on Buckley Road directly across from Coffee Tree Lane; per the survey and aerial photography, Coffee Tree Lane is a local road serving the Mahogany Ridge subdivision; 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

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E-mail Address: countyplanning@ongov.net

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 Environmental Assessment Form dated February 4, 2015 notes the project site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the New York State Historic Preservation Office archaeological site inventory; and

WHEREAS, per the referral notice, the site has access to public water and sewer and is located in the Oak Orchard Wastewater Treatment Plant service area; and

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

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

The Board encourages the Town and applicant to develop a plan for full buildout, including alternative potential mixed use zoning options, which would maximize the use and value of the remaining vacant land in this heavily-traveled location. Should the Town approve the zone change, the plan for the next stage of development should include the following:

1. The proposed plan should take into careful consideration the protection of the stream and the alignment of any proposed access with existing access on Buckley and Bear Road when determining the overall site layout and internal circulation network.
2. The Board further encourages a plan which incorporates a mix of uses, pedestrian and bicycle accommodations, green infrastructure, and landscaping along the road frontages and throughout the site.
3. The Onondaga County Department of Transportation has determined that the municipality and applicant are required to coordinate all existing, proposed, and future access to Bear Road and Buckley Road with the Department by contacting the Department at (315) 435-3205.
4. The Onondaga County Department of Transportation has determined that the applicant must complete a Traffic Impact Study (TIS) for full build out to meet Department requirements and is required to 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.
5. The Onondaga County Department of Transportation has determined that the applicant must complete a drainage study or Stormwater Pollution Prevention Plan (SWPPP) to meet Department requirements verifying that the proposed development would not create additional stormwater runoff into the County's drainage system and is required to first contact the Department to

determine the scope of the study; the applicant must submit the drainage study to the Department for approval and complete any appropriate mitigation as may be determined by the Department.

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

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

8. Per the Onondaga County Department of Water Environment Protection, 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.

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

The motion was made by Daniel Cupoli and seconded by Robert Jokl. The votes were recorded as follows: Douglas Morris - yes; Robert Jokl - yes; Daniel Cupoli - 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: March 04, 2015

OCPB Case # Z-15-54

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a ZONE CHANGE from the Town of Clay Planning Board at the request of The Mufale Limited Partnership for the property located at 3946 New York State Route 31; and
- WHEREAS, General Municipal Law Section 239-1-3 allows municipalities to refer applications to the County Planning Board for informal review or technical assistance; and
- WHEREAS, the applicant is requesting a zone change from One-Family Residential (R-7.5) to Townhouse (R-TH) on a vacant 16.225-acre lot, in order to create 52 single-family townhouse units; and
- WHEREAS, the Board is concurrently reviewing an Area Variance referral (Z-15-55) for this project; area variances are required to reduce the side yard setbacks from 20' to 15', to reduce the total side yard setbacks from 60' to 30', and to reduce the minimum distance between buildings from 40' to 30'; per the referral notice, the area variances are subject to zone change approval; and
- WHEREAS, the Board previously offered No Position With Comment on a Site Plan referral (Z-04-39) for the Outback Steakhouse on a neighboring parcel, advising that the cross-connection with the adjacent parcel be moved further north to avoid vehicular conflicts with the access on Pepperidge Way; the Board subsequently recommended Disapproval of a Zone Change from Residential (R-2 and R-5) to Commercial (C-5) on this parcel, citing that the proposed use would exceed capacity and mitigation on Route 31 as required by the New York State Department of Transportation and the Route 31 corridor study; and
- WHEREAS, the Zone Change Plan dated January 29, 2015 shows that the remaining portion of the parcel is currently zoned R-TH, and that surrounding properties include developed Regional Commercial (RC-1) land to the north along New York State Route 31, the Hunter Runne subdivision to the south, athletic fields at Willow Field Elementary School to the west, and vacant farmland owned by the Town of Clay to the east which borders Soule Road near the on ramp to New York State Route 481; Soule Road is state-owned between Route 31 and the ramp, and county-owned south of the ramp; and
- WHEREAS, the Area Variance Map dated January 29, 2015 shows 26 pairs of attached townhouses along both sides of a proposed new loop road with 20' front yard setbacks and lot sizes ranging from 6,200 square feet to 44,470 square feet; the proposed new road is shown to connect to Sutcliffe Drive, a local street serving the Hunter Runne subdivision, and to Pepperidge Way, a local street which connects to Route 31 to the north and a temporary turn-a-round on the Town of Clay land to the east; and
- WHEREAS, plans also show a 40' Onondaga County Water Authority easement and 30' sanitary sewer easement running along the eastern boundary, a 99' Onondaga

County Water District easement along the southern boundary, a 30' sanitary sewer drainage easement along the western boundary, and a 30' drainage easement along part of the northern boundary; and

- WHEREAS, the Environmental Assessment Form dated January 29, 2015 notes the project will disturb more than one acre and that there will be on site stormwater management 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 site has access to public water and sewer and is located in the Oak Orchard Wastewater Treatment Plant service area in the Gaskin Road Pump Station service area, which is currently being diverted to the Wetzel Road Wastewater Treatment Plant; the EAF notes water and sewer lines are proposed to be extended along the new road to serve the proposed homes; and
- WHEREAS, per the Onondaga County Department of Water Environment Protection, the project shall comply with Local Law #1 of 2011 - A Local Law Establishing a Program to Promote Capacity Management, Maintenance and Operation of the Public Sewers and Related Purposes, where applicable; information regarding this law is available at www.ongov.net/wep/uselaws.html; and
- WHEREAS, the 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, specifically noting possible habitats; a permit may be required from the New York State Department of Environmental Conservation (NYS DEC) if the species is listed as endangered or threatened and the NYS DEC determines that the project may be harmful to the species or its habitat; and
- WHEREAS, the EAF further indicates that the site is located over, or immediately adjoining, primary and principal aquifers, and is located in or adjacent to an area designated as sensitive for archaeological sites on the New York State Historic Preservation Office archaeological site inventory; and
- WHEREAS, the Syracuse Metropolitan Transportation Council, on behalf of the New York State Department of Transportation and the Town of Clay, completed a Break in Access Study: Soule Road (Carling Road Extension) in 2003 to identify ways to safely alleviate existing traffic congestion around the Soule Road/Route 31/Route 481 interchange; extension of Carling Road to Soule Road and reconfiguration of the Route 481 ramp, including the separation of the Route 481 ramp traffic from Soule Road, was identified as the preferred alternative; the subsequent Route 31 Corridor Study for the Towns of Clay and Cicero similarly recommended the proposed modifications, and partial funding had been secured by the Town of Clay; and
- WHEREAS, recommendations of the Clay-Cicero Route 31 Transportation Study completed by the Syracuse Metropolitan Transportation Council in 2010 include

enhanced transit, bicycle and pedestrian access, avoidance of cul-de-sacs, orderly growth, increasing density, mixing uses, nodal development and lowering community vehicle miles traveled; the Onondaga County Settlement Plan encourages the creation of traditional mixed-use communities that promote nodal development, density of development that supports transit, and walkable neighborhoods with access to community facilities such as schools, parks and libraries; and

NOW THEREFORE BE IT RESOLVED, that the Onondaga County Planning Board 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 strongly recommends the town, applicant, New York State and Onondaga County Departments of Transportation work together to finance and implement the long planned Carling Road extension / Soule Road Break-In-Access projects in concert with any proposed zone changes and development in this location, in order to address mobility, safety and operational issues in the Route 31 corridor and interchange area.

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

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

6. The Board appreciates the provision of the cross-connection with the adjacent subdivision, and encourages the Town and applicant to consider adding pedestrian and bicycle accommodations which would facilitate connections to neighboring schools and commercial uses. The Board also encourages the Town and applicant to consider alternative layout possibilities for townhouse lots which would include shared and/or undeveloped open space for the proposed development.

The motion was made by Daniel Cupoli and seconded by Robert Jokl. The votes were recorded as follows: Douglas Morris - yes; Robert Jokl - yes; Daniel Cupoli - 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: March 04, 2015

OCPB Case # Z-15-55

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a AREA VARIANCE from the Town of Clay Zoning Board of Appeals at the request of The Mufale Limited Partnership for the property located 3946 NYS Route 31; and
- WHEREAS, General Municipal Law Section 239-1-3 allows municipalities to refer applications to the County Planning Board for informal review or technical assistance; and
- WHEREAS, the applicant is requesting area variances as part of a zone change request from One-Family Residential (R-7.5) to Townhouse (R-TH) on a vacant 16.225-acre lot, in order to create 52 single-family townhouse units; and
- WHEREAS, the Board is concurrently reviewing a Zone Change referral (Z-15-54) for this project; per the referral notice, the area variances are subject to zone change approval; area variances are required to reduce the side yard setbacks from 20' to 15', to reduce the total side yard setbacks from 60' to 30', and to reduce the minimum distance between buildings from 40' to 30'; and
- WHEREAS, the Board previously offered No Position With Comment on a Site Plan referral (Z-04-39) for the Outback Steakhouse on a neighboring parcel, advising that the cross-connection with the adjacent parcel be moved further north to avoid vehicular conflicts with the access on Pepperidge Way; the Board subsequently recommended Disapproval of a Zone Change from Residential (R-2 and R-5) to Commercial (C-5) on this parcel, citing that the proposed use would exceed capacity and mitigation on Route 31 as required by the New York State Department of Transportation and the Route 31 corridor study; and
- WHEREAS, the Zone Change Plan dated January 29, 2015 shows that the remaining portion of the parcel is currently zoned R-TH, and that surrounding properties include developed Regional Commercial (RC-1) land to the north along New York State Route 31, the Hunter Runne subdivision to the south, athletic fields at Willow Field Elementary School to the west, and vacant farmland owned by the Town of Clay to the east which borders Soule Road near the on ramp to New York State Route 481; Soule Road is state-owned between Route 31 and the ramp, and county-owned south of the ramp; and
- WHEREAS, the Area Variance Map dated January 29, 2015 shows 26 pairs of attached townhouses along both sides of a proposed new loop road with 20' front yard setbacks and lot sizes ranging from 6,200 square feet to 44,470 square feet; the proposed new road is shown to connect to Sutcliffe Drive, a local street serving the Hunter Runne subdivision, and to Pepperidge Way, a local street which connects to Route 31 to the north and a temporary turn-a-round on the Town of Clay land to the east; and
- WHEREAS, plans also show a 40' Onondaga County Water Authority easement and 30' sanitary sewer easement running along the eastern boundary, a 99' Onondaga

County Water District easement along the southern boundary, a 30' sanitary sewer drainage easement along the western boundary, and a 30' drainage easement along part of the northern boundary; and

- WHEREAS, the Environmental Assessment Form dated January 29, 2015 notes the project will disturb more than one acre and that there will be on site stormwater management 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 site has access to public water and sewer and is located in the Oak Orchard Wastewater Treatment Plant service area in the Gaskin Road Pump Station service area, which is currently being diverted to the Wetzel Road Wastewater Treatment Plant; the EAF notes water and sewer lines are proposed to be extended along the new road to serve the proposed homes; and
- WHEREAS, per the Onondaga County Department of Water Environment Protection, the project shall comply with Local Law #1 of 2011 - A Local Law Establishing a Program to Promote Capacity Management, Maintenance and Operation of the Public Sewers and Related Purposes, where applicable; information regarding this law is available at www.ongov.net/wep/uselaws.html; and
- WHEREAS, the 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, specifically noting possible habitats; a permit may be required from the New York State Department of Environmental Conservation (NYS DEC) if the species is listed as endangered or threatened and the NYS DEC determines that the project may be harmful to the species or its habitat; and
- WHEREAS, the EAF further indicates that the site is located over, or immediately adjoining, primary and principal aquifers, and is located in or adjacent to an area designated as sensitive for archaeological sites on the New York State Historic Preservation Office archaeological site inventory; and
- WHEREAS, the Syracuse Metropolitan Transportation Council, on behalf of the New York State Department of Transportation and the Town of Clay, completed a Break in Access Study: Soule Road (Carling Road Extension) in 2003 to identify ways to safely alleviate existing traffic congestion around the Soule Road/Route 31/Route 481 interchange; extension of Carling Road to Soule Road and reconfiguration of the Route 481 ramp, including the separation of the Route 481 ramp traffic from Soule Road, was identified as the preferred alternative; the subsequent Route 31 Corridor Study for the Towns of Clay and Cicero similarly recommended the proposed modifications, and partial funding had been secured by the Town of Clay; and
- WHEREAS, recommendations of the Clay-Cicero Route 31 Transportation Study completed by the Syracuse Metropolitan Transportation Council in 2010 include

enhanced transit, bicycle and pedestrian access, avoidance of cul-de-sacs, orderly growth, increasing density, mixing uses, nodal development and lowering community vehicle miles traveled; the Onondaga County Settlement Plan encourages the creation of traditional mixed-use communities that promote nodal development, density of development that supports transit, and walkable neighborhoods with access to community facilities such as schools, parks and libraries; and

NOW THEREFORE BE IT RESOLVED, that the Onondaga County Planning Board 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 strongly recommends the town, applicant, New York State and Onondaga County Departments of Transportation work together to finance and implement the long planned Carling Road extension / Soule Road Break-In-Access projects in concert with any proposed zone changes and development in this location, in order to address mobility, safety and operational issues in the Route 31 corridor and interchange area.

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

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

6. The Board appreciates the provision of the cross-connection with the adjacent subdivision, and encourages the Town and applicant to consider adding pedestrian and bicycle accommodations which would facilitate connections to neighboring schools and commercial uses. The Board also encourages the Town and applicant to consider alternative layout possibilities for townhouse lots which would include shared and/or undeveloped open space for the proposed development.

The motion was made by Daniel Cupoli and seconded by Robert Jokl. The votes were recorded as follows: Douglas Morris - yes; Robert Jokl - yes; Daniel Cupoli - 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: March 04, 2015

OCPB Case # Z-15-56

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a PROJECT SITE REVIEW from the City of Syracuse Planning Commission at the request of Rasselas Associates, LLC for the property located at 1836 West Fayette Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review authorizations which a referring body may issue under the provisions of any zoning ordinance or local law the site is located within 500 feet of Harbor Brook, a county-owned drainage channel; and
- WHEREAS, the applicant is requesting a project site review to convert an existing drug store building (formerly Rite Aid) into a residential re-entry facility (Community Resources for Justice) on a 0.84-acre lot in Industrial A (IA) zoning district; and
- WHEREAS, the Site Plan dated November 20, 2014 shows an existing 6,195 square foot building, a proposed 6,036 square foot one-story addition, a proposed courtyard and recreation area, and 15 parking spaces; the referral notice indicates a parking waiver is also required; and
- WHEREAS, the plan shows the site is located between West Fayette Street and Erie Boulevard West, both city streets, and has two 14.5' driveways on West Fayette Street that are separated by a granite curbed island, as well as two cross connections to the parking lot on the adjacent parcel the southeast, one in the front of the building and one in the rear of the building; and
- WHEREAS, the plan further shows existing concrete sidewalks along West Fayette Street with a proposed concrete sidewalk/apron across driveway entrance to match; an additional plan submitted with the referral shows the rear of the site to be buffered from Erie Boulevard by trees, and a proposed landscape buffer for the neighboring parcel to the northwest; and
- WHEREAS, the Environmental Assessment Form dated February 5, 2015 notes that storm water discharge "will run into new systems being located on the applicants site and then tied into and run into existing municipal stormwater systems"; 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; 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 New York State Department of Environmental Conservation Environmental Assessment Form Mapper indicates that land adjoining the site contains wetlands or other regulated waterbodies, is within 2,000 feet of a site in the New York State Department of Environmental Conservation Environmental Site Remediation database (734039), is located over or immediately adjoining primary and principal aquifers, and is located in or adjacent to an area designated as sensitive for archaeological sites on the New York State Historic Preservation Office archaeological site inventory; and

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 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 Daniel Cupoli and seconded by Robert Jokl. The votes were recorded as follows: Douglas Morris - yes; Robert Jokl - yes; Daniel Cupoli - 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: March 04, 2015

OCPB Case # Z-15-57

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a AREA VARIANCE from the Town of Cicero Zoning Board of Appeals at the request of Bill Andris for the property located at 7980 Brewerton 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 Brewerton Road (U.S. Route 11), a state highway, and Caughdenoy Road, a county road; and
- WHEREAS, the applicant is requesting area variances as part of a project to construct two restaurants (Dairy Queen Grill & Chill and future tenant) on a 1.75-acre lot in a General Commercial (GC) zoning district; and
- WHEREAS, the Board recently recommended Modification of concurrent Site Plan and Subdivision referrals (Z-15-13 and S-15-4) to subdivide the existing parcel into two separate lots and construct one restaurant on each lot, requiring a drainage report, traffic study verification, and a lighting plan, and commenting on water, wastewater, green infrastructure, landscaping, signage, sidewalks, and planning for remaining developable lands along Route 11; the Board previously recommended Modification of a Site Plan referral (Z-14-103) for a Panda Express restaurant and Modification of a Site Plan referral for a bank (Z-10-278) on a nearby outparcel for the plaza, citing traffic drainage, lighting, signage concerns, and a recommendation that the Town review the original full buildout analysis along this portion of Route 11; and
- WHEREAS, per the referral materials, area variances are required for the side yard setback on proposed Lot B (10.4' proposed, 15' required), and the rear yard setbacks for the dumpster enclosures on both proposed lots (3' and 0' proposed, 25' required); per a letter to the Town dated February 11, 2015, the dumpster enclosures are considered structures, and the building on Lot B has been rotated 90 degrees to address local Planning Board concerns about a conflict between head-in parking and the drive aisle, which is why setbacks are now needed; and
- WHEREAS, the Layout Plan dated December 29, 2014 shows proposed Lot A (1.05 acres) to contain the proposed Dairy Queen Grill & Chill with drive-thru and covered patio (2,612 square feet) and 49 parking spaces, and proposed Lot B (0.70 acres) to contain a proposed restaurant (2,200 square feet) and 44 parking spaces; and
- WHEREAS, the plan shows the site with frontage and one right-in/right-out only driveway on Brewerton Road to replace two unused, existing driveways on Brewerton Road, and a full driveway onto the internal access road which serves the Country Squire Plaza and accesses Brewerton Road further south opposite Caughdenoy Road at a signalized intersection; any existing or proposed access to Brewerton Road must meet the requirements of the New York State

Department of Transportation; and

- WHEREAS, the site plan shows both buildings are surrounded by parking and drive lanes, and the parcels include minimal green spaces, landscaped islands, or screening of parking; the plan shows that buildings are set at an angle and are approximately 100 feet (50 feet required) from Brewerton Road, and 5' sidewalks are proposed along the road frontage, with no pedestrian pathways connecting them to the site; and
- WHEREAS, signage plans from the prior referral include a single backlit monument sign (12' x 6') for both buildings at the front of the parcel, as well as several ground-mounted backlit directional signs, drive-thru signage, and building signage on three facades (up to 66" x 133" on the front face of the Dairy Queen building); a LED double strand of lighting is shown to surround portions of the Dairy Queen building; signage details for the other building were not provided; and
- WHEREAS, the Environmental Assessment Form dated February 11, 2015 notes the front half of the site will drain towards the New York State Department of Transportation existing storm sewer system along Route 11, and the back half of the site will drain towards the existing stormwater mitigation system for the existing retail plaza; 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 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 EAF states "one building on the site was formerly a dry cleaners and the remediation was addressed and has since been closed out by the NYSDEC"; and
- WHEREAS, the site has access to public water and sewer and is located in the Oak Orchard Wastewater Treatment Plant and Davis Road Pump Station service areas; per the Onondaga County Department of Water Environment Protection, the project shall comply with Local Law #1 of 2011 - A Local Law Establishing a Program to Promote Capacity Management, Maintenance and Operation of the Public Sewers and Related Purposes, where applicable; information regarding this law is available at www.ongov.net/wep/uselaws.html; and
- WHEREAS, the Onondaga County Department of Water Environment Protection has determined that the submitted project is located in an area designated as flow constrained or impacted by excessive wet weather flow or is tributary to a Combined Sewer Overflow (CSO); the project applicant is required to offset any additional sanitary flow in excess of the most recent land use; the applicant must develop a 1 gallon to 1 gallon offset plan/project in coordination with the municipal engineer; a letter confirming the acceptance of the offset plan must

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

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

1. The municipality 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.
2. Town approval shall be contingent upon approval of the lighting plan by the Town Engineer to ensure that no glare or spillover is allowed onto adjacent properties and state and county rights-of-way.

The Board offers the following comments:

1. Per the Onondaga County Department of Water Environment Protection, 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.
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.
4. The Board reiterates its prior recommendations (from referrals Z-15-13, S-15-4, Z-14-103, and Z-10-278) that the Town continue planning for remaining developable lands along this portion of Route 11, "in order to: anticipate and plan for the appropriate layout of parcels, buildings and parking; consider potential environmentally sensitive areas; and plan for a parallel interior public road network between Route 11 and Route 81 to connect adjacent developments and relieve traffic congestion and protect neighborhood character."
5. The Board encourages the Town and applicant to consider reducing the quantity and scale of the proposed signage for the site.
6. The applicant and Town should consider the installation of pedestrian pathways between the proposed sidewalks on Brewerton Road and the proposed buildings and nearby retail areas.

7. The Board encourages additional landscaping and screening of parking lots, consider shared parking and/or a reduction in the total number of parking spaces required, and consider orienting the building face to be parallel with Brewerton Road.

The motion was made by Daniel Cupoli and seconded by Robert Antonacci. The votes were recorded as follows: Douglas Morris - yes; Robert Jokl - yes; Daniel Cupoli - 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: March 04, 2015

OCPB Case # Z-15-58

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Village of North Syracuse Planning Board at the request of Don Metz (DL Manufacturing) for the property located at 340 Gateway Park Drive; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Interstate Route 81, a state highway, and the municipal boundary between the Village of North Syracuse and the Town of Cicero; and
- WHEREAS, the applicant is proposing to construct two additions to an existing manufacturing facility on a 1.25-acre lot in a Planned Development (PD) zoning district; and
- WHEREAS, the Layout and Planting Plan dated January 30, 2015 shows the existing manufacturing building with two 11,000 square foot additions labeled Phase 1 and Phase 2; the Environmental Assessment Form dated January 30, 2015 states the future use is intended for the manufacturing of specialty overhead doors, and the proposed expansion will be constructed as work load increases and will be used for equipment storage and by 35 employees on an as needed basis; and
- WHEREAS, the plan shows two parking areas with a total of 58 proposed spaces and notes a parking variance will be needed (115 spaces are required per code); the plan shows the lot with rear frontage along Interstate 81, and each parking area with a driveway on Gateway Park Drive, a local street which leads to East Taft Road, a county road; and
- WHEREAS, the plan shows landscaping along the street frontage, seeded lawn along the side of the additions, and a concrete walk connecting the parking lots; and
- WHEREAS, the EAF notes 1.25 acres will be physically disturbed by the project, and that "stormwater will be treated on site per NYSDEC regulations and overflow onto existing drainage easement"; the plan shows one detention basin behind and one to the side of the buildings, a 100' drainage easement behind the buildings, and a 20' drainage easement running northwest/southeast partially in the location of the proposed additions and smaller parking area; 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; if the proposed project is located within the Onondaga Lake watershed the SWPPP must include Enhanced Phosphorus Removal design criteria from the NYS Stormwater Management Design Manual; and

WHEREAS, the plan shows a 50-foot "NYSDEC setback" along the side of the additions; the EAF notes the site contains wetlands or other regulated waterbodies, and the referral included permit authorizations granted by the NYSDEC on August 19, 2014 for Freshwater Wetlands and Water Quality, noting the project may be subject to jurisdiction of the U.S. Army Corps of Engineers; 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 site is served by public water and sewers and is located in the Oak Orchard Wastewater Treatment Plant and Davis Road 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; and

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

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

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. Per the Onondaga County Department of Water Environment Protection, 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 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.

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

The motion was made by Daniel Cupoli and seconded by Robert Jokl. The votes were recorded as follows: Douglas Morris - yes; Robert Jokl - yes; Daniel Cupoli - 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: March 04, 2015

OCPB Case # Z-15-59

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Village of Manlius Planning Board at the request of The Zaremba Group for the property located at 312 & 314 Fayette 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 92 (Fayette Street), a state highway; and
- WHEREAS, the applicant is proposing to demolish three existing buildings and construct a drugstore with drive-thru (CVS Pharmacy) on five parcels totaling 2.96 acres in a Commercial (C) zoning district; and
- WHEREAS, the Board is concurrently reviewing a Final Subdivision referral (S-15-13) to convert the five parcels into two new lots, and a Special Permit referral (Z-15-60) to allow the drive-thru; the Board previously offered No Position With Comment on a Zone Change referral (Z-14-354) to change three of the subject parcels that were zoned Residential (R-2) to Commercial (C), encouraging the Village to consider alternative zoning options such as PUD or Village Centre that would facilitate block-level planning to support design and access goals set forth in the Vision Manlius plan, and noting requirements and recommendations for the next stage of development; and
- WHEREAS, the Board has reviewed a number of other proposals and zone changes in this area of the Village near the Y-intersection of Route 92 (Highbridge Road and Fayette Street) and Route 257 (Fayetteville-Manlius Road); referrals for projects on the same side of Fayette Street as this proposal include: a zone change from R-2 to Commercial in 2005 (Z-05-11) for one of the subject parcels, in order to demolish existing manufacturing facilities and a house and construct retail/office facilities; a zone change from R-2 and Commercial to Residential Multiple Use (R-M) and Commercial (Z-08-150) on parcels to the northeast for a proposed car dealership and Walgreens; and concurrent zone change, subdivision, and site plan referrals in 2012 (Z-12-187, Z-12-188, S-12-48) to rezone the parcels to the northeast to Planned Unit Development (PUD) for the Manlius Square project, which would create five lots in order to build 2 two-family dwellings, retain an existing commercial building, build a proposed mixed-use building, and build a single-use retail building; referrals for projects on the opposite side of Fayette Street for the Madison Row development include: a zone change in 2010 from R-1 to PUD (Z-10-248) on 3.84 acres in order to remove existing residential rental properties to construct a bank, a mixed-use commercial and residential building, and a village parking lot; subsequent concurrent subdivision and site plan referrals for the same project (S-11-10, Z-11-27); a zone change referral to amend the PUD district (Z-13-222); and a site plan referral for the mixed use building in the PUD (Z-13-258) to include a Kinney Drugs, other retail, office, and apartments; and

- WHEREAS, a Coordinated Review was conducted on May 4, 2012 to jointly address the Manlius Square and Madison Row proposals (Z-12-187, Z-12-188, S-12-48, Z-10-248, S-11-10, Z-11-27), and recommendations and concerns were similar to those raised in prior and subsequent referrals; the main issue discussed was the heavy traffic and capacity limitations along the Route 92 corridor; the Board encouraged the Village and the New York State Department of Transportation to continue working to address mobility within the traditional village context at a corridor level; other issues discussed pertained to stormwater management, encouraging more elements of traditional neighborhood design, and developing a formal street network with cross connections for vehicles and pedestrians; and
- WHEREAS, the Subdivision Map dated January 21, 2015 shows proposed Lot 1 (1.437 acres) and proposed Lot 2 (1.49 acres) located along Fayette Street with rear frontage on Eureka Drive (both lots) and Elmbrook Drive (Lot 2); per plans and referral materials, the fire-damaged bottle and can return building at the corner of Fayette Street and Elmbrook Drive will be demolished (Lot 2), along with the adjacent vacant manufacturing building (both lots) and a deteriorating residential structure along Elmbrook Drive (Lot 2); and
- WHEREAS, the Preliminary Site Plan revised January 20, 2015 shows the proposed CVS building would be located at the corner of Fayette Street and Elmbrook Drive with rear drive-thru and adjacent parking lot with 60 spaces; the plan shows two future cross connections with proposed Lot 1 (labeled Future Development), one towards the front of the site and one in the rear of the site; the plan further shows proposed landscaping along both road frontages, curbed islands in the parking lot, and a proposed bike rack and sidewalk along Fayette Street; and
- WHEREAS, the plan shows right-in and right-out access on Fayette Street, which must meet the requirements of the New York State Department of Transportation, and a full driveway on Elmbrook Drive, a local street; the full driveway includes an additional ingress lane leading to the drive-thru, which would require vehicles turning left out of the driveway to cross over vehicles entering the drive-thru lane; and
- WHEREAS, the Full Environmental Assessment Form dated February 5, 2015 notes more than one acre will be physically disturbed and the project will direct all surface runoff to an underground detention system via catch basins and bioretention basins; the referral included a Preliminary Grading and SWP3 Plan; 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 EAF notes the site contains wetlands or other regulated waterbodies, specifically an "Unnamed Underground Stream"; a second short EAF submitted with the referral further states: "A piped underground stream flows through a 36" pipe within the project limits. This stream goes underground on

the property to the North of the project site. 242 Feet of this pipe to be relocated. The DEC is not requiring a permit."; the New York State Department of Environmental Conservation Environmental Assessment Form 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; 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 notes the current site is a Brownfield Cleanup Site; the EAF Mapper states the site is listed in the New York State Department of Environmental Conservation Environmental Site Remediation database (C734122); and

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

WHEREAS, the Onondaga County Department of Water Environment Protection has determined that the submitted project is located in an area designated as flow constrained or impacted by excessive wet weather flow or is tributary to a Combined Sewer Overflow (CSO); 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, "Vision Manlius," the Village of Manlius Comprehensive Plan adopted in 2007, outlines a variety of goals, including: protect and improve the community's visual character and aesthetics, especially along commercial corridors and at prominent gateways; encourage future development that is of quality design, will foster and preserve the character of the Village, and will meet the necessary long-term needs of the community; enhance mobility by improving the network of streets and sidewalks, for the safety, convenience, and efficiency of drivers, cyclists, and pedestrians; the plan further includes several strategies to focus redevelopment efforts at Fayette and Seneca Streets, the Village's designated downtown area, specifically by supporting mixed use developments (both new construction and restoration projects) and by implement traffic calming mechanisms to assist with businesses attracting customers, and customer's ability to park, shop, and walk in the Village's downtown; the Village of Manlius further has a set of Commercial District Design Guidelines that emphasize the Fayette Street corridor, encouraging two-story buildings that front the sidewalk and discouraging the dominance of parking lots on roadways; and

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

1. The municipality and the applicant must continue to coordinate with the New York State Department of Transportation regarding the size of the openings for the proposed driveway on Fayette Street, and to obtain permits

for any work within the State right-of-way.

2. The Village and applicant must ensure that any cross connections, parking, and internal circulation networks proposed for Lot 2 do not preclude the possibility of locating a second building directly along the Fayette Street frontage on proposed Lot 1.

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.

4. The Board reiterates its support of developing multi-story mixed-use design in the Village's designated downtown area, to continue efforts to preserve the traditional village character and increase adherence to Commercial District Design Guidelines. The Board strongly encourages the Village and applicant to consider the full buildout of both proposed lots, in order to maximize opportunities for shared parking and access, parking in reserve, improved internal circulation, and pedestrian and bicycle connections to nearby retail, civic, and residential uses.

6. The Board reiterates its safety concerns about the layout of the proposed drive-thru and further advises the use of a curbed island in lieu of the proposed striped traffic island to better delineate the lane structure and to improve the aesthetics of the parking lot. The Board also encourages the Village and applicant to work with the New York State Department of Transportation to explore opportunities to reduce the size of the driveway openings on Fayette Street.

The motion was made by Daniel Cupoli and seconded by Robert Antonacci. The votes were recorded as follows: Douglas Morris - yes; Robert Jokl - yes; Daniel Cupoli - 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: March 04, 2015

OCPB Case # Z-15-60

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SPECIAL PERMIT from the Village of Manlius Village Board at the request of The Zaremba Group for the property located at 312 & 314 Fayette Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review issuance of special permits and the site is located within 500 feet of New York State Route 92 (Fayette Street), a state highway; and
- WHEREAS, the applicant is requesting a special permit for a drive-thru as part of a project to demolish three existing buildings and construct a drugstore (CVS Pharmacy with drive-thru) on five parcels totaling 2.96 acres in a Commercial (C) zoning district; and
- WHEREAS, the Board is concurrently reviewing a Final Subdivision referral (S-15-13) to convert the five parcels into two new lots, and a Site Plan referral (Z-15-59) for the proposed development on one of the lots; the Board previously offered No Position With Comment on a Zone Change referral (Z-14-354) to change three of the subject parcels that were zoned Residential (R-2) to Commercial (C), encouraging the Village to consider alternative zoning options such as PUD or Village Centre that would facilitate block-level planning to support design and access goals set forth in the Vision Manlius plan, and noting requirements and recommendations for the next stage of development; and
- WHEREAS, the Board has reviewed a number of other proposals and zone changes in this area of the Village near the Y-intersection of Route 92 (Highbridge Road and Fayette Street) and Route 257 (Fayetteville-Manlius Road); referrals for projects on the same side of Fayette Street as this proposal include: a zone change from R-2 to Commercial in 2005 (Z-05-11) for one of the subject parcels, in order to demolish existing manufacturing facilities and a house and construct retail/office facilities; a zone change from R-2 and Commercial to Residential Multiple Use (R-M) and Commercial (Z-08-150) on parcels to the northeast for a proposed car dealership and Walgreens; and concurrent zone change, subdivision, and site plan referrals in 2012 (Z-12-187, Z-12-188, S-12-48) to rezone the parcels to the northeast to Planned Unit Development (PUD) for the Manlius Square project, which would create five lots in order to build 2 two-family dwellings, retain an existing commercial building, build a proposed mixed-use building, and build a single-use retail building; referrals for projects on the opposite side of Fayette Street for the Madison Row development include: a zone change in 2010 from R-1 to PUD (Z-10-248) on 3.84 acres in order to remove existing residential rental properties to construct a bank, a mixed-use commercial and residential building, and a village parking lot; subsequent concurrent subdivision and site plan referrals for the same project (S-11-10, Z-11-27); a zone change referral to amend the PUD district (Z-13-222); and a site plan referral for the mixed use building in the PUD (Z-13-258) to include a Kinney Drugs, other retail, office, and apartments; and

- WHEREAS, a Coordinated Review was conducted on May 4, 2012 to jointly address the Manlius Square and Madison Row proposals (Z-12-187, Z-12-188, S-12-48, Z-10-248, S-11-10, Z-11-27), and recommendations and concerns were similar to those raised in prior and subsequent referrals; the main issue discussed was the heavy traffic and capacity limitations along the Route 92 corridor; the Board encouraged the Village and the New York State Department of Transportation to continue working to address mobility within the traditional village context at a corridor level; other issues discussed pertained to stormwater management, encouraging more elements of traditional neighborhood design, and developing a formal street network with cross connections for vehicles and pedestrians; and
- WHEREAS, the Subdivision Map dated January 21, 2015 shows proposed Lot 1 (1.437 acres) and proposed Lot 2 (1.49 acres) located along Fayette Street with rear frontage on Eureka Drive (both lots) and Elmbrook Drive (Lot 2); per plans and referral materials, the fire-damaged bottle and can return building at the corner of Fayette Street and Elmbrook Drive will be demolished (Lot 2), along with the adjacent vacant manufacturing building (both lots) and a deteriorating residential structure along Elmbrook Drive (Lot 2); and
- WHEREAS, the Preliminary Site Plan revised January 20, 2015 shows the proposed CVS building would be located at the corner of Fayette Street and Elmbrook Drive with rear drive-thru and adjacent parking lot with 60 spaces; the plan shows two future cross connections with proposed Lot 1 (labeled Future Development), one towards the front of the site and one in the rear of the site; the plan further shows proposed landscaping along both road frontages, curbed islands in the parking lot, and a proposed bike rack and sidewalk along Fayette Street; and
- WHEREAS, the plan shows right-in and right-out access on Fayette Street, which must meet the requirements of the New York State Department of Transportation, and a full driveway on Elmbrook Drive, a local street; the full driveway includes an additional ingress lane leading to the drive-thru, which would require vehicles turning left out of the driveway to cross over vehicles entering the drive-thru lane; and
- WHEREAS, the Full Environmental Assessment Form dated February 5, 2015 notes more than one acre will be physically disturbed and the project will direct all surface runoff to an underground detention system via catch basins and bioretention basins; the referral included a Preliminary Grading and SWP3 Plan; 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 EAF notes the site contains wetlands or other regulated waterbodies, specifically an "Unnamed Underground Stream"; a second short EAF submitted with the referral further states: "A piped underground stream flows through a 36" pipe within the project limits. This stream goes underground on

the property to the North of the project site. 242 Feet of this pipe to be relocated. The DEC is not requiring a permit."; the New York State Department of Environmental Conservation Environmental Assessment Form 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; 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 notes the current site is a Brownfield Cleanup Site; the EAF Mapper states the site is listed in the New York State Department of Environmental Conservation Environmental Site Remediation database (C734122); and

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

WHEREAS, the Onondaga County Department of Water Environment Protection has determined that the submitted project is located in an area designated as flow constrained or impacted by excessive wet weather flow or is tributary to a Combined Sewer Overflow (CSO); 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, "Vision Manlius," the Village of Manlius Comprehensive Plan adopted in 2007, outlines a variety of goals, including: protect and improve the community's visual character and aesthetics, especially along commercial corridors and at prominent gateways; encourage future development that is of quality design, will foster and preserve the character of the Village, and will meet the necessary long-term needs of the community; enhance mobility by improving the network of streets and sidewalks, for the safety, convenience, and efficiency of drivers, cyclists, and pedestrians; the plan further includes several strategies to focus redevelopment efforts at Fayette and Seneca Streets, the Village's designated downtown area, specifically by supporting mixed use developments (both new construction and restoration projects) and by implement traffic calming mechanisms to assist with businesses attracting customers, and customer's ability to park, shop, and walk in the Village's downtown; the Village of Manlius further has a set of Commercial District Design Guidelines that emphasize the Fayette Street corridor, encouraging two-story buildings that front the sidewalk and discouraging the dominance of parking lots on roadways; and

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

1. The municipality and the applicant must continue to coordinate with the New York State Department of Transportation regarding the size of the openings for the proposed driveway on Fayette Street, and to obtain permits

for any work within the State right-of-way.

2. The Village and applicant must ensure that any cross connections, parking, and internal circulation networks proposed for Lot 2 do not preclude the possibility of locating a second building directly along the Fayette Street frontage on proposed Lot 1.

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.

4. The Board reiterates its support of developing multi-story mixed-use design in the Village's designated downtown area, to continue efforts to preserve the traditional village character and increase adherence to Commercial District Design Guidelines. The Board strongly encourages the Village and applicant to consider the full buildout of both proposed lots, in order to maximize opportunities for shared parking and access, parking in reserve, improved internal circulation, and pedestrian and bicycle connections to nearby retail, civic, and residential uses.

6. The Board reiterates its safety concerns about the layout of the proposed drive-thru and further advises the use of a curbed island in lieu of the proposed striped traffic island to better delineate the lane structure and to improve the aesthetics of the parking lot. The Board also encourages the Village and applicant to work with the New York State Department of Transportation to explore opportunities to reduce the size of the driveway openings on Fayette Street.

The motion was made by Daniel Cupoli and seconded by Robert Antonacci. The votes were recorded as follows: Douglas Morris - yes; Robert Jokl - yes; Daniel Cupoli - 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: March 04, 2015

OCPB Case # Z-15-61

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SPECIAL PERMIT from the Village of Jordan Zoning Board of Appeals at the request of Mr. & Mrs. Jacob Dennee for the property located at 8 New York State Route 31; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review issuance of special permits and the site is located within 500 feet of New York State Route 31, a state highway; and
- WHEREAS, the applicant is requesting a special permit to operate a motor vehicle repair shop in an existing building on a 1.16-acre lot in a Highway Commercial (H-C) zoning district; and
- WHEREAS, the Board previously recommended Modification of concurrent Site Plan and Special Permit referrals to construct a two-story addition to the existing building to be used for motor vehicle repair space on the first floor and office space on the second floor, citing that the plan must show the existing FEMA floodplain status and stormwater management procedures, and encouraging the Village to require a commercial driveway permit for the existing driveway and a cross connection with the adjacent parcel to the south; the Board subsequently offered No Position With Comment on a Special Permit referral (Z-13-7) to operate a motor vehicle repair shop in the existing building, requesting that the applicant pave the portion of the driveway located in the State right-of-way; and
- WHEREAS, an undated survey shows an existing one and two-story metal building, a proposed addition, proposed rear parking area, existing parking area in front of the building, and existing rear shed; and
- WHEREAS, the survey shows the site with one existing paved driveway on New York State Route 31, which must meet the requirements of the New York State Department of Transportation; and
- WHEREAS, the Environmental Assessment Form dated December 29, 2014 notes the site is located in the 100 year floodplain; current FEMA Flood Insurance Rate Maps (FIRM) indicate that a majority of this parcel is in a Special Flood Hazard Area (SFHA); preliminary updated FIRM data released in June 2008 shows that the parcel may no longer be within a SFHA once maps are finalized; and
- WHEREAS, the site is served by public water and sewer and is located outside the Onondaga County Sanitary District; and
- WHEREAS, the New York State Department of Environmental Conservation Environmental Assessment Form Mapper indicates that the site is located over or immediately adjoining a principal aquifer 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 EAF Mapper further notes the site is located near the Jordan Village Historic District, which is listed on the National Register of Historic Places; and

WHEREAS, the prior special permit referral (Z-13-7) noted that the Village ZBA determined that the applicant would not be allowed to store vehicles in required yard area nor between the front building line and front property line; and

WHEREAS, per the survey and aerial photography, there is a grassed area with trees between the front parking lot and the road, and adjacent residential parcels behind the site are buffered by lawn and additional existing trees; and

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

The Board encourages the Village to adopt a similar requirement as in the prior special permit referral (Z-13-7) to prohibit the storage of vehicles in required yard area and in the front of the building.

The motion was made by Daniel Cupoli and seconded by Robert Jokl. The votes were recorded as follows: Douglas Morris - yes; Robert Jokl - yes; Daniel Cupoli - 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: March 04, 2015

OCPB Case # Z-15-62

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Cicero Planning Board at the request of William B. Fuccillo or his Assign for the property located at 8860 Brewerton Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Brewerton Road (U.S. Route 11) and Interstate Route 81, both state highways, and Snellar Road, a county road; and
- WHEREAS, the applicant is proposing to construct a new vehicle storage lot on a 5.6-acre lot in a General Commercial (GC) zoning district; and
- WHEREAS, the Site Plan dated January 22, 2015 shows an existing one-story frame and masonry building, a masonry shed to be removed, and a large asphalt pavement lot; aerial photography shows the remainder of the site to be mostly cleared lawn area; and
- WHEREAS, per the plan and aerial photography, the site is located between vacant land across Route 11 to the west, a Niagara Mohawk Power Corporation right-of-way to the east which runs along I-81, Snellar Road to the south, and a residential property directly to the north; and
- WHEREAS, a survey submitted with the referral shows the site has one existing gravel driveway on Route 11 and one on Snellar Road that appears to be within 100 feet of the intersection with Route 11; the plan shows the existing driveways to remain (to be paved) and an additional driveway proposed further east on Snellar Road; per the New York State Department of Transportation, access to U.S. Route 11 for this site will not be permitted and the westernmost driveway on Snellar Road must be closed due to its close proximity to U.S. Route 11; per the New York State and Onondaga County Departments of Transportation, all access to the site must be from the proposed eastern driveway shown on Snellar Road; and
- WHEREAS, the New York State Department of Transportation has determined that the applicant must complete a drainage study or Stormwater Pollution Prevention Plan (SWPPP) to meet Department requirements verifying that the proposed development would not create additional stormwater runoff into the State's drainage system and is required to first contact the Department to determine the scope of the study; the applicant must submit the drainage study to the Department for approval and complete any appropriate mitigation as may be determined by the Department; and
- WHEREAS, the plan shows a proposed bioretention area (12,000 square feet) north of the proposed asphalt parking lot; the Town and applicant are strongly encouraged to work to minimize pavement and to incorporate green infrastructure where possible, in order to minimize stormwater runoff from such an intensely impervious surface; 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 New York State Department of Environmental Conservation Environmental Assessment Form Mapper 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, per the referral notice, the site is served by public water; the Onondaga County Water Authority (OCWA) recommends that the municipality and/or applicant contact OCWA's Engineering Department early in the planning process to determine water availability and service options, obtain hydrant flow test information, evaluate backflow prevention requirements, and/or request that the Authority conduct hydrant flow testing to assess fire flow availability; and
- WHEREAS, the site is located in the Brewerton Wastewater Treatment Plant service area in a location with no access to sewers; and
- WHEREAS, a Proposed Force Main Plan dated January 26, 2015 shows a proposed 2" force main leading 2,900' from the existing building on site to an existing manhole further south on Route 11, which, per the Onondaga County Department of Water Environment Protection, would flow to the town-owned Cicero Commons Pump Station, which ultimately flows to Oak Orchard Wastewater Treatment Plant via the flow constrained Davis Road Pump Station; the proposed force main within the Route 11 right-of-way has not yet been approved by the New York State Department of Transportation; 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, per the Onondaga County Department of Water Environment Protection, 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; and

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

recommends that said application be DISAPPROVED for the following REASON(S):

The Board does not endorse the extension of sewer infrastructure along this segment of Route 11, given the density and character of land uses. Should the Town wish to extend public sewerage or allow for private sewer connections to this area, the Town is advised to develop a plan that outlines the desired nature and density of development, associated zoning, and an analysis of impacts to infrastructure, including roads and wastewater conveyance, an assessment of cost-effectiveness, and evidence of community support. The Board further discourages the development of such an extensive paved surface without the use of green infrastructure.

The motion was made by Robert Jokl and seconded by Daniel Cupoli. The votes were recorded as follows: Douglas Morris - yes; Robert Jokl - yes; Daniel Cupoli - 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: March 04, 2015

OCPB Case # Z-15-63

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of DeWitt Planning Board at the request of East Syracuse Chevy for the property located at 6001 Galster Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Manlius Center Road (New York State 290), a state highway, and the municipal border between the Town of DeWitt and the Village of East Syracuse; and
- WHEREAS, the applicant is proposing to open a vehicle sales facility and automotive parts warehouse in an existing building on a 0.4134-acre lot in an Industrial (IND) zoning district; and
- WHEREAS, the Site Development Plan dated January 16, 2015 shows an existing one-story block building to be used as office area (898 square feet) and storage (2,380 square feet), and an asphalt parking lot to the side and rear of the building with 28 spaces, including spaces which would require backing up into the Galster Road right-of-way; a Land Survey revised on April 6, 2012 shows an existing tarvia parking lot on the side of the building with 6 parking spaces, and a large gravel area behind the existing building; and
- WHEREAS, per the plan and aerial photography, the rear and eastern side of the property contain minimal grassed areas, and there is minimal landscaping along the front of the building along with a small lawn; the referral notice states that the applicant is considering placement of a ground sign in the right-of-way; no signage details were submitted with the referral; and
- WHEREAS, the plan shows the site is located at the corner of Galster Road, a town street, and East Manlius Street (Route 290); the plan shows open access to Galster Road and no driveways on Route 290; per the New York State Department of Transportation, access to New York State Route 290 is prohibited, no signage will be permitted within the State right-of-way, and any work in the State right-of-way will require a highway work permit; and
- WHEREAS, the plan states this property is located in a 100 year flood zone; the current FEMA Flood Insurance Rate Maps (FIRM) indicate that the entire 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 states storm water discharges will be directed to "current infrastructure in place"; 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; and

WHEREAS, the New York State Department of Environmental Conservation Environmental Assessment Form Mapper indicates 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, 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 Meadowbrook-Limestone Wastewater Treatment Plant service area; the Onondaga County Water Authority (OCWA) recommends that the municipality and/or applicant contact OCWA's Engineering Department early in the planning process to determine water availability and service options, obtain hydrant flow test information, evaluate backflow prevention requirements, and/or request that the Authority conduct hydrant flow testing to assess fire flow availability; and

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

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

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

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

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

The Board does not endorse the expansion of paved surfaces within a floodplain, in order 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.

The motion was made by Robert Jokl and seconded by Daniel Cupoli. The votes were recorded as follows: Douglas Morris - yes; Robert Jokl - yes; Daniel Cupoli - 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: March 04, 2015

OCPB Case # Z-15-64

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of DeWitt Planning Board at the request of Ethan Allen for the property located at 100 Dewey 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 East Genesee Street and Interstate Route 481, both state highways; and
- WHEREAS, the applicant is proposing to convert an existing furniture store (Ethan Allen) and three residential parcels into a retail shopping strip and warehouse, including a parking lot expansion, on five parcels totaling 3.3 acres in Special Business Transitional (SBT) and Residential (R-2) zoning districts; and
- WHEREAS, an Existing Conditions Plan dated August 18, 2014 shows split zoning on the Ethan Allen parcel and the parcel behind it located along Butternut Creek, with the northeastern side along East Genesee Street plus two of the residential parcels along Dewey Avenue zoned SBT, and the southwestern side and remaining residential parcel along Dewey Avenue zoned R-2; aerial photography shows the two residential parcels in the SBT zone contain existing houses which will be demolished, per the referral materials; and
- WHEREAS, the Layout and Planting Plan dated February 13, 2015 shows the existing Ethan Allen building is proposed to be divided into four retail spaces (2,500 to 6,000 square feet each) and one warehouse space (6,500 square feet), with one space reserved for Ethan Allen one reserved for Reed Jewelers; the plan further shows an existing parking lot (25 spaces) within the R-2 zone, an expansion of the parking area in front of the building up to the Dewey Avenue frontage (65 spaces), and reserve parking along the East Genesee Street side of the building (2 spaces) and on the parcel to the rear of the building (39 spaces) along a steep section of land separated from Butternut Creek by a concrete modular retaining wall and corrugated steel guard rail; and
- WHEREAS, the plan shows the site has an existing driveway on Dewey Avenue, a town road which connects with Maple Drive, also a town road, right at its point of intersection with East Genesee Street; the plan further shows an "Ingress & Egress Easement to and from Miles Avenue" which connects to the parking on site; and
- WHEREAS, the Environmental Assessment Form dated August 18, 2014 notes 1.54 acres will be physically disturbed and stormwater will be discharged to established conveyance systems; 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 EAF further indicates a portion of the site or land adjoining the site contains wetlands or other regulated waterbodies and the project site is located in an archeological sensitive area; 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 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; and

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

WHEREAS, the plan shows existing wooded area along the side and rear of the site, several proposed trees around the front parking lot, and proposed landscaping along Dewey Avenue, including 8' arborvitae which extends into the site to buffer the adjacent residential property; the plan shows an existing monument sign along the East Genesee Street frontage with proposed ornamental grasses on one side; 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 New York State Department of Transportation advises the Town and applicant to consider the potential impacts that increasing the intensity of the commercial use on this site may have on the Dewey Avenue/Maple Drive and Maple Drive/Route 5 and 92 intersections, which in turn may cause operational issues at the Route 481 ramps. The Department encourages the Town and applicant to explore opportunities to access Maple Road further from the intersection.

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 and applicant are advised to continue working to devise an adequate parking management plan that minimizes the amount of new impervious surfaces, protects Butternut Creek from additional runoff, and meets the Town's zoning requirements.

The motion was made by Daniel Cupoli and seconded by Robert Jokl. The votes were recorded as follows: Douglas Morris - yes; Robert Jokl - yes; Daniel Cupoli - 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: March 04, 2015

OCPB Case # Z-15-65

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of DeWitt Planning Board at the request of Shoppingtown Mall NY LLC / James Tull for the property located at 3649-3691 Erie Boulevard East; 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 Erie Boulevard East, a state highway; and
- WHEREAS, the applicant is proposing to demolish a portion of an existing mall (Shoppingtown) and construct an outdoor strip shopping center in its place, as part of a larger future mixed use redevelopment project on the overall 53.48-acre site in a Business zoning district; and
- WHEREAS, the undated Site Plan for the entire Shoppingtown site shows the proposed project would replace a portion of the indoor shopping wing along Erie Boulevard between Sears and a "Big Box" store (currently Dick's Clothing & Sporting Goods); the remainder of the site is shown to include some of the existing indoor shopping mall and parking areas plus existing adjacent outparcels (First Niagara Bank and Helping Hounds), as well as proposed new buildings and spaces for restaurants and bars, entertainment, mixed use office/residential buildings, hotels, a public library, civic offices, civic and outdoor seating areas, a town square, and additional unlabeled development pads; and
- WHEREAS, the plan and referral materials do not indicate any future modifications to the mall building and do not include details regarding square footage and the density of the proposed uses within the planned future development; and
- WHEREAS, the Site Grading, Demolition, and Utilities Plan dated January 30, 2014 for the Shoppingtown Phase I Renovation shows a new row of outdoor retail tenant spaces set behind a new parking lot between Sears and a proposed larger retail area adjacent to the existing Dick's Clothing & Sporting Goods; the plan also shows a development pad set closer to the Erie Boulevard frontage; a letter to the Town dated February 11, 2015 notes a net parking demand removed as a result of this project is 257 spaces, however patrons would have access to park at existing adjoining parking areas, should demand require it; and
- WHEREAS, the plan show the existing signalized intersection between Erie Boulevard and Grenfell Road, a town road, and Shoppingtown Drive, a town road serving the mall that ultimately connects with Kinne Road, a town road; the plan further shows two proposed new right-in/right-out driveways accessing Erie Boulevard East further west towards the Kinne Road intersection; any existing or proposed access to Erie Boulevard East must meet the requirements of the New York State Department of Transportation; and

- WHEREAS, the referral included a short Environmental Assessment Form dated February 9, 2015 for the 3.7 acres to be physically disturbed by this phase of the project; 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, 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; and
- WHEREAS, the site is served by public water and sewer and is located in a flow constrained service area; and
- WHEREAS, per the Onondaga County Department of Water Environment Protection, the project shall comply with Local Law #1 of 2011 - A Local Law Establishing a Program to Promote Capacity Management, Maintenance and Operation of the Public Sewers and Related Purposes, where applicable; information regarding this law is available at www.ongov.net/wep/uselaws.html; and
- WHEREAS, the Onondaga County Department of Water Environment Protection has determined that the submitted project is located in an area designated as flow constrained or impacted by excessive wet weather flow or is tributary to a Combined Sewer Overflow (CSO); unless it can be demonstrated that anticipated flows will not exceed previous flows, the project applicant is required to offset any additional sanitary flow in excess of the most recent land use; the applicant must develop a 1 gallon to 1 gallon offset plan/project in coordination with the municipal engineer; a letter confirming the acceptance of the offset plan must be submitted to the Department of Water Environment Protection documenting the offset plan; and
- WHEREAS, the referral materials indicate the proposed retail strip would be a mix of one and two-story facades with brick, stone, and other siding materials; plans show the strip would ultimately be connected to other areas within the site by proposed breezeways, which would include sidewalks, benches, landscaping, and decorative lighting; and
- WHEREAS, per the Town of DeWitt Sustainability Plan adopted on August 11, 2014, "the Town's vision is that Shoppingtown Mall will be redeveloped as a vibrant mixed-use town center that could provide a cluster of economic activity and a focal point for the civic life of the town" that is well-connected to surrounding developments and usable by residents year-round; the Sustainability Concept map in the plan shows Shoppingtown Mall as a Mixed-use Node located within a Mixed-use Development Zone; Mixed-use Nodes are defined as "areas of slightly higher densities that incorporate multi-story structures combining commercial and residential uses," and Mixed-Use Development Zones are mixed-use zoning areas which "allow for the development of walkable, transit-oriented neighborhoods that are accessible by foot or bicycle to existing

residential areas within the Town"; the map and plan further indicate Erie Boulevard and East Genesee Street as important corridors for improved streetscapes and bus, pedestrian, bicycle, and other transit service; 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, given the full build shown on the submitted site plans, the applicant must submit a revised traffic study, drainage report, and any SEQR documentation as required by the Town to the Department for review, and complete any appropriate mitigation as may be determined by the Department.
2. The municipality and the applicant must coordinate access to Erie Boulevard East with the New York State Department of Transportation.

The Board also offers the following comments:

1. Given the size of this site and its prominence to the community and the region, as well as the stated goals of the Town for its redevelopment into a mixed-use economic cluster, the Board encourages the Town to carefully consider the merits of this proposal in the context of its benefit to the redevelopment of the site in its entirety. The Town and applicant are encouraged to develop a more refined and detailed Master Plan for future redevelopment of the site in concert with or prior to the Phase 1 project review. Such a plan should be consistent with community goals and planning studies, and include the extent and nature of future modifications to the existing mall building, details about the proposed uses including square footage and density of development, projected changes in demand for infrastructure and public services, and internal and external circulation for all modes of transit.
2. Regarding the Phase 1 proposed modifications, the Board urges the applicant and town to pay particular attention to the relationship of the site to the prominent Erie Boulevard frontage. The Board is concerned that the proposed "cut-out" and addition of parking lots along the right-of-way may not complement the walkable, urban environment that is desired by the Town along this 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 Daniel Cupoli and seconded by Robert Antonacci. The votes were recorded as follows: Douglas Morris - yes; Robert Jokl - yes; Daniel Cupoli - 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: March 04, 2015

OCPB Case # Z-15-66

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a ZONE CHANGE from the Town of Salina Town Board at the request of Dennis & Theresa Capria for the property located at 306 & 308 Buckley 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 within 500 feet of Buckley Road, a county road; and
- WHEREAS, the applicant is proposing a zone change from Office and Light Industrial Park (O-2) to One and Two-Family Residential (R-2) on two parcels totaling 0.5 acres, in order to allow the refinancing of two existing non-conforming residences, one located on each lot; and
- WHEREAS, per aerial photography, the subject parcels are situated between a residential neighborhood and a cluster of offices; and
- WHEREAS, an image of a Land Survey dated March 5, 2003 shows 306 Buckley Road with an existing frame house with direct frontage on Buckley Road, and 308 Buckley Road as a landlocked parcel behind it with an existing frame house, shed, and asphalt parking area; and
- WHEREAS, the survey shows an existing gravel driveway serving 308 Buckley Road which crosses 306 Buckley Road and is labeled as an Ingress/Egress Easement; per aerial photography, 306 Buckley Road has a separate asphalt driveway on Buckley Road; any existing or proposed access to Buckley 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 of the proposed action contains a species of animal, or associated habitats, listed by the state or federal government as threatened or endangered, contains a significant natural community (Inland Salt Pond), is located over, or immediately adjoining, primary and principal aquifers, and is located in or adjacent to an area designated as sensitive for archaeological sites on the New York State Historic Preservation Office archaeological site inventory; and
- WHEREAS, the site is served by public water and sewer and is located in the Metropolitan Wastewater Treatment Plant and Ley Creek 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; 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 Buckley Road will be permitted, and the Town must ensure appropriate access agreements are in legally in place for the driveway serving 308 Buckley Road.

The motion was made by Daniel Cupoli and seconded by Robert Antonacci. The votes were recorded as follows: Douglas Morris - yes; Robert Jokl - yes; Daniel Cupoli - 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: March 04, 2015

OCPB Case # Z-15-67

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Skaneateles Planning Board at the request of Jeremy Kimball for the property located at 1351 Cherry Valley Turnpike; 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 Cherry Valley Turnpike (U.S. Route 20), a state highway, and the municipal boundary between the Town of Skaneateles and the Village of Skaneateles; and
- WHEREAS, the applicant is proposing to re-establish boat storage and U-Haul rental uses and convert an existing vacant building (formerly an auto dealership) to a health club (Salt Fit Gym) and office on a 13.4-acre lot in a Highway Commercial (HC) zoning district; and
- WHEREAS, the Board is concurrently reviewing a Special Permit referral (Z-15-68) for this project; a special permit is required for the proposed change in use; and
- WHEREAS, the Board previously offered No Position on three prior Special Permit referrals (Z-02-128, Z-04-198, and Z-07-214) for a modular office on this site, and recommended Modification of concurrent Site Plan and Special Permit referrals (Z-09-329 and 330) to establish boat storage and a U-Haul rental facility, citing approval of an on-site sewage disposal system by the Onondaga County Health Department, review by the City of Syracuse Department of Water, and trip generation, driveway approval, and a drainage study for the New York State Department of Transportation; and
- WHEREAS, the Site Plan dated January 13, 2015 shows an existing frame house at the southwestern corner of the parcel buffered from the rest of the site by trees and a 6' fence, and the rear half of the parcel as undeveloped; the back section of the developed area is shown to contain four existing storage buildings (one with a small office) and three proposed areas for boat storage, and the front section of the developed area is shown to contain three proposed future buildings, a proposed area for U-Haul truck/trailer parking, an existing building to be used for the health club and office, a proposed outdoor exercise area, a proposed parking lot with 17 spaces, and a gravel parking overflow area with 11 spaces, partially in the location of one of the future buildings; and
- WHEREAS, the plan shows the house has an existing driveway on Route 20, and the commercial uses on the site will be served by an additional proposed 24' paved driveway on Route 20; aerial photography shows open existing access to Route 20 in the area of the existing dealership building; any existing or proposed access to Route 20 must meet the requirements of the New York State Department of Transportation; and
- WHEREAS, a narrative submitted with the referral dated February 2, 2015 notes the gym has 120 members and expects to grow to a maximum of 200 members, with day and evening hours and no more than 3 staff members at any given time;

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

E-mail Address: countyplanning@ongov.net

the narrative notes the storage office will serve the self-storage and U-Haul rental business, and that the office in the health club building will be used by a health coaching consultant; and

WHEREAS, the site shows a storm water pond at the front of the parcel "to be modified" and an existing storm water pond behind the proposed boat storage area; the Environmental Assessment Form dated January 30, 2015 notes storm water management on site will control outlet to the state road drainage system; the narrative states "this property has an open DEC SPDES permit" and notes no vehicles will be serviced or washed on site; and

WHEREAS, the plan shows an existing watercourse and a 100 year flood boundary behind the developed portion of the site; 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 EAF Mapper further 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 served by public water and private septic and is located outside the Onondaga County Sanitary District; the plan shows an approved septic area in front of two of the existing storage buildings; the narrative notes a 500 gallon/day septic system is being designed to serve the entire property, including potential future uses; and

WHEREAS, the narrative notes excess tarvia will be removed and replaced with lawn, impermeable surface coverage will be reduced from 29.4% to 23.3% and open space will increase from 70.7% to 76.7%; the plan shows gravel surfaces and internal circulation roads, new trees and landscaped areas proposed throughout the site, and a future 5' sidewalk to be installed along the Route 20 frontage with a note "to coordinate with Eastern Gateway Master Plan"; and

WHEREAS, the plan indicates a maximum of 50 square feet of building signage on the health club building and a proposed 12 square foot free standing sign for "Skaneateles Storage/U-Haul" set 10' off the right-of-way line; and

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

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

The applicant must contact the New York State Department of Transportation to coordinate the proposed access changes to Route 20 and to obtain permits for any work in the State right-of-way.

The motion was made by Daniel Cupoli and seconded by Robert Antonacci. The votes were recorded as follows: Douglas Morris - yes; Robert Jokl - yes; Daniel Cupoli - 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: March 04, 2015

OCPB Case # Z-15-68

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SPECIAL PERMIT from the Town of Skaneateles Planning Board at the request of Jeremy Kimball for the property located at 1351 Cherry Valley Turnpike; 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 Cherry Valley Turnpike (U.S. Route 20), a state highway, and the municipal boundary between the Town of Skaneateles and the Village of Skaneateles; and
- WHEREAS, the applicant is requesting a special permit to convert an existing vacant building (formerly an auto dealership) to a health club (Salt Fit Gym) and office, in conjunction with a project to re-establish boat storage and U-Haul rental uses, on a 13.4-acre lot in a Highway Commercial (HC) zoning district; and
- WHEREAS, the Board is concurrently reviewing a Site Plan referral (Z-15-67) for this project; a special permit is required for the proposed change in use; and
- WHEREAS, the Board previously offered No Position on three prior Special Permit referrals (Z-02-128, Z-04-198, and Z-07-214) for a modular office on this site, and recommended Modification of concurrent Site Plan and Special Permit referrals (Z-09-329 and 330) to establish boat storage and a U-Haul rental facility, citing approval of an on-site sewage disposal system by the Onondaga County Health Department, review by the City of Syracuse Department of Water, and trip generation, driveway approval, and a drainage study for the New York State Department of Transportation; and
- WHEREAS, the Site Plan dated January 13, 2015 shows an existing frame house at the southwestern corner of the parcel buffered from the rest of the site by trees and a 6' fence, and the rear half of the parcel as undeveloped; the back section of the developed area is shown to contain four existing storage buildings (one with a small office) and three proposed areas for boat storage, and the front section of the developed area is shown to contain three proposed future buildings, a proposed area for U-Haul truck/trailer parking, an existing building to be used for the health club and office, a proposed outdoor exercise area, a proposed parking lot with 17 spaces, and a gravel parking overflow area with 11 spaces, partially in the location of one of the future buildings; and
- WHEREAS, the plan shows the house has an existing driveway on Route 20, and the commercial uses on the site will be served by an additional proposed 24' paved driveway on Route 20; aerial photography shows open existing access to Route 20 in the area of the existing dealership building; any existing or proposed access to Route 20 must meet the requirements of the New York State Department of Transportation; and
- WHEREAS, a narrative submitted with the referral dated February 2, 2015 notes the gym has 120 members and expects to grow to a maximum of 200 members, with

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E-mail Address: countyplanning@ongov.net

day and evening hours and no more than 3 staff members at any given time; the narrative notes the storage office will serve the self-storage and U-Haul rental business, and that the office in the health club building will be used by a health coaching consultant; and

WHEREAS, the site shows a storm water pond at the front of the parcel "to be modified" and an existing storm water pond behind the proposed boat storage area; the Environmental Assessment Form dated January 30, 2015 notes storm water management on site will control outlet to the state road drainage system; the narrative states "this property has an open DEC SPDES permit" and notes no vehicles will be serviced or washed on site; and

WHEREAS, the plan shows an existing watercourse and a 100 year flood boundary behind the developed portion of the site; 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 EAF Mapper further 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 served by public water and private septic and is located outside the Onondaga County Sanitary District; the plan shows an approved septic area in front of two of the existing storage buildings; the narrative notes a 500 gallon/day septic system is being designed to serve the entire property, including potential future uses; and

WHEREAS, the narrative notes excess tarvia will be removed and replaced with lawn, impermeable surface coverage will be reduced from 29.4% to 23.3% and open space will increase from 70.7% to 76.7%; the plan shows gravel surfaces and internal circulation roads, new trees and landscaped areas proposed throughout the site, and a future 5' sidewalk to be installed along the Route 20 frontage with a note "to coordinate with Eastern Gateway Master Plan"; and

WHEREAS, the plan indicates a maximum of 50 square feet of building signage on the health club building and a proposed 12 square foot free standing sign for "Skaneateles Storage/U-Haul" set 10' off the right-of-way line; and

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

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

The applicant must contact the New York State Department of Transportation to coordinate the proposed access changes to Route 20 and to obtain permits for any work in the State right-of-way.

The motion was made by Daniel Cupoli and seconded by Robert Antonacci. The votes were recorded as follows: Douglas Morris - yes; Robert Jokl - yes; Daniel Cupoli - 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: March 04, 2015

OCPB Case # Z-15-70

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a ZONE CHANGE from the City of Syracuse Planning Commission at the request of City of Syracuse for the property located on East Brighton Avenue and East Seneca Turnpike; 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 at least one of the subject parcels is within 500 feet of Interstate Route 281, a state highway, and the municipal boundary between the City of Syracuse and Town of Onondaga; and
- WHEREAS, the applicant is requesting a zone change on seven parcels along the Brighton Avenue corridor, in order to facilitate development, eliminate administrative complications, and to increase conformance with the City's Land Use Plan; and
- WHEREAS, per the referral materials, the subject parcels include 911, 911, 915, 962 and 1001 East Brighton Avenue (062.-02-10.1, 11, 27, 28, and 29), 401 East Brighton Avenue (061.-02-46.1), and a former road right-of-way with an address at 565 East Seneca Turnpike (no tax ID available); no specific development plans for any of the parcels has been submitted at this time; and
- WHEREAS, the heavily traveled corridor is characterized by its proximity to the Interstate Route 481 ramp system, and by a mix of older, now scattered, residential parcels, and newer commercial parcels, generally suburban in character; and
- WHEREAS, the Syracuse-Onondaga County Planning Agency prepared a zoning study dated March 2015 to analyze the most appropriate changes to the subject parcels; the study noted that the corridor contains several underutilized parcels, that the area is experiencing near-term development pressure, and that utilization of the parcels is hampered in part by incompatible zoning and split-zoning; and
- WHEREAS, 962 East Brighton Avenue (0.54 acres) is located at the corner of East Brighton Ave and East Seneca Turnpike and contains a non-conforming car wash building; current zoning is split between Business A (BA) and Residential A-1 (RA-1), and the City proposes to change this parcel to Commercial B (CB) zoning; an adjacent former road right-of-way along East Seneca Turnpike (unknown size) is also proposed to be changed to CB zoning; and
- WHEREAS, three small parcels (0.17 and 0.18 acres) have frontage on East Brighton Avenue and are situated between Brighton Towers and the Intrepid Lane commercial subdivision and contain single family houses; the parcels are proposed to change from a Planned Shopping District (PSD) zoning to CB zoning; and
- WHEREAS, 1001 East Brighton Avenue (approximately 2.5 acres) has frontage on East Brighton Avenue and is located near the intersection with East Seneca

Turnpike and LaFayette Road; the site contains a small, former service station at the front of the parcel, a house and garage, and vacant land to the rear of the parcel; the Residential B-1 (RB-1) zoning is proposed to change to CB zoning; and

WHEREAS, further to the north on East Brighton Avenue, at the corner of Thurber Street, a mostly vacant parcel (0.59 acres) which may contain a portion of an adjacent automotive repair and/or sales facility, is proposed to be changed from Residential C (RC) to BA zoning; and

WHEREAS, the zoning study found that the proposed changes would increase compliance with the Suburban Commercial character for the area as prescribed by the Land Use & Development Component of the Syracuse Comprehensive Plan; however, the city is to undertake a full rewrite of the zoning ordinance and intends to more fully address appropriate zoning for the area at that time; 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 and may consequently be acted on solely by the referring board.

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