



Onondaga County Planning Board

March 08, 2017

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

I. ATTENDANCE

MEMBERS PRESENT

Douglas Morris
Bill Fisher
James Corbett via Skype
Lisa Dell
Marty Voss

STAFF PRESENT

Megan Costa
Allison Bodine
Robin Coon

GUESTS PRESENT

Kevin Stack
Josh Stack
Rosalind M. Wiltse
Christian Brunelle

II. CALL TO ORDER

The meeting was called to order at 11:00 AM on March 08, 2017.

III. MINUTES

Minutes from February 15, 2017 were submitted for approval. Marty Voss made a motion to accept the minutes. Lisa Dell seconded the motion. The votes were recorded as follows: Douglas Morris - yes; Bill Fisher - yes; James Corbett - yes; Lisa Dell - yes; Marty Voss - yes.

IV. ACTIONS ON GML SECTION 239 REFERRALS

Summary

S-17-1	TGedZBA	<i>Modification</i>	S-17-17	CSyrPB	<i>No Position</i>
S-17-18	CSyrPB	<i>No Position</i>	S-17-19	TOnoPB	<i>Modification</i>
S-17-20	TCicPB	<i>Modification</i>	S-17-21	TSkaPB	<i>No Position With Comment</i>
S-17-22	VLivPB	<i>No Position</i>	Z-17-3	TGedZBA	<i>Modification</i>
Z-17-4	TGedZBA	<i>Modification</i>	Z-17-50	TOnoTB	<i>Modification</i>
Z-17-51	TOnoZBA	<i>Modification</i>	Z-17-67	CSyrPB	<i>No Position With Comment</i>
Z-17-68	TOnoTB	<i>No Position With Comment</i>	Z-17-69	CSyrZBA	<i>No Position</i>
Z-17-70	CSyrPB	<i>Modification</i>	Z-17-71	TCicTB	<i>Modification</i>
Z-17-74	CSyrPB	<i>No Position</i>	Z-17-75	CSyrPB	<i>No Position</i>
Z-17-76	TClaPB	<i>No Position With Comment</i>	Z-17-77	TCamTB	<i>Disapproval</i>
Z-17-78	TCamTB	<i>Disapproval</i>	Z-17-79	TSpaZBA	<i>Modification</i>
Z-17-80	TClaPB	<i>Modification</i>	Z-17-81	TClaPB	<i>Modification</i>
Z-17-82	TSkaPB	<i>Modification</i>	Z-17-83	TSkaPB	<i>Modification</i>
Z-17-84	TClaTB	<i>No Position With Comment</i>	Z-17-85	TLysPB	<i>Modification</i>
Z-17-86	VCamVB	<i>Modification</i>	Z-17-87	VCamVB	<i>Modification</i>
Z-17-88	TClaZBA	<i>Modification</i>	Z-17-89	TClaZBA	<i>Modification</i>
Z-17-90	TClaZBA	<i>Modification</i>	Z-17-91	TElbTB	<i>No Position</i>
Z-17-92	VLivPB	<i>No Position</i>			



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: March 08, 2017

OCPB Case # S-17-1

- 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 Geddes Zoning Board of Appeals at the request of Syracuse Real Estate, LLC / Sonbyrne for the property located at 575 State Fair Boulevard; 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 Bridge Street (NYS Route 297), a state highway, the New York State Fairgrounds, state owned land on which a public building or institution is situated, and State Fair Boulevard, a county road; and
- WHEREAS, the applicant is proposing to subdivide a 64.26-acre parcel into two new lots (Lot 1 is 1.45 acres and Lot 2 is 62.81 acres) in order to construct a new Byrne Dairy on the smaller parcel in an Industrial (I) zoning district; and
- WHEREAS, the Board is concurrently reviewing a Site Plan referral (Z-17-3) and Special Permit referral (Z-17-4) for the project; the Board previously recommended No Position on a referral (Z-13-55) to install wireless telecommunication facilities on another existing building on the large multi-structure parcel; and
- WHEREAS, per the Proposed 2 Lot Subdivision Plan dated November 30, 2016, tax parcel 028.-01-6.1 (62.81 acres) is bisected by a CSX railroad right-of-way with operating rail lines, and the parcel contains a number of small parcels entirely encompassed within the larger parcel, which contains an existing large-scale multi building Crucible Steel industrial operation; and
- WHEREAS, the site is located adjacent to the New York State Fairgrounds, which is a regional tourism destination and currently undergoing renovations, and Bridge Street is the site of a major reconstruction/streetscaping project; both projects are intended to increase the visual appeal, safety and visitability of the area, including for significant pedestrian traffic; and
- WHEREAS, the proposed subdivision would create Lot 1 (1.45 acres at the northwest corner of the parcel) with frontage along Bridge Street, State Fair Boulevard and the rail line, which would be sold to a new owner who plans to demolish the existing office building to allow for construction of a Byrne Dairy convenience store and fueling facility; the remainder of lands would become Lot 2 and remain under existing ownership; and
- WHEREAS, the Preliminary Site Plan dated November 2016 shows a 4,232 square foot Byrne Dairy convenience store building, with front and side porch overhangs set back to the rear of the parcel and facing the intersection of Bridge Street and State Fair Boulevard; 27 parking spaces surround the building on three sides, and a fueling canopy with 10 fuel pumps are shown in front of the building; an ATM kiosk is shown along the State Fair Boulevard portion of the site; and

WHEREAS, the plan shows a 30+ foot wide full access driveway onto Bridge Street approximately 180 feet from the intersection with State Fair Boulevard and the Interstate Route 690 ramp; no access currently exists onto Bridge Street; the proposed access is offset from a driveway across Bridge Street, and adjacent to an existing pedestrian crosswalk used heavily during the New York State Fair; any access onto Bridge Street must meet the requirements of the New York State Department of Transportation; the New York State and Onondaga County Departments of Transportation are currently undertaking planned enhancements to the Bridge Street corridor in this location; and

WHEREAS, the plan also shows a 30-foot wide full access driveway onto State Fair Boulevard, a county owned road, which may also be within jurisdictional limits of the New York State Department of Transportation; access to the existing office building and the larger Crucible Steel site currently exists in this location, and the plan indicates a proposed ingress-egress easement and pavement connecting the proposed new driveway with the remaining Lot 2 lands to the east; the site plan does not clearly show the indicated flow of traffic at driveways and the DOTs advise that dual egress commercial driveways are not permitted; any existing or proposed access onto State Fair Boulevard must meet the requirements of the Onondaga County Department of Transportation and potentially the New York State Department of Transportation; and

WHEREAS, minimal landscaping is indicated within the front of the site, to include grassed area, stormwater detention pond, and a sign with a surrounding small landscape bed; trees are shown primarily along the CSX Railroad right-of-way; no sidewalks are shown along the road frontages and no other pedestrian facilities, or bicycle racks or facilities are shown on the plan, other than concrete walkways in front of the building; and

WHEREAS, signage information indicates several proposed signs, including a freestanding pole-mounted LED sign at the front of the site (15 feet high, 25 square feet per side), two building signs (49 square feet each) and four canopy graphic signs (12.5 square feet each; a lighting chart and information is also included with the referral; and

WHEREAS, other site details include a fenced dumpster area and proposed ingress-egress easement to accommodate what appears to be a rail crossing location connecting to portions of the Crucible site; per the EAF Mapper, the site contains several sites listed on the NYS DEC's Environmental Site Remediation database within 2,000 feet of the proposed project; and

WHEREAS, the site has access to nearby public water and wastewater, and the site is located in the Metropolitan Wastewater Treatment Plant service area and West Side Pump Station 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; 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, if the proposed project cumulatively disturbs one acre or more of land, it must be covered under the New York State SPDES II General Permit for Stormwater Discharges from Construction Activity, and the applicant must submit a Stormwater Pollution Prevention Plan (SWPPP) to the municipality and a Notice of Intent (NOI) to the Bureau of Water Permits; the proposed project is located within a designated Municipal Separate Storm Sewer System (MS4) municipality and the applicant must consult with the municipal engineer to ensure conformance with the municipality's Storm Water Management Plan (SWMP) and submit a MS4 SWPPP Acceptance Form signed by the municipality to the Bureau of Water Permits; 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

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 Board has offered the following modifications and comments relative to the Site Plan and Special Permit referrals, which must be addressed prior to granting of project related subdivision approvals:

Per the New York State Department of Transportation, no new access from Bridge Street shall be allowed for safety reasons, given proximity to the State Fair Boulevard intersection and active CSX rail line. As such, the applicant must revisit the scope and design of the proposed project to ensure adequate and safe vehicular access, as well as to address the following additional stakeholder requirements and comments.

Additional Modifications/Requirements:

1. This area is subject to regionally significant infrastructure, high-profile destinations and tourism related planning efforts, involving the State, Onondaga County and municipalities. The applicant municipality must ensure continued coordination with these entities, and reflect any necessary requirements on the proposed plans prior to Town approval. In particular:

a.) The New York State and Onondaga County Departments of Transportation have determined that the applicant must complete a Traffic Impact Study (TIS) to meet Departmental requirements. Given the frequency and proximity to major event venues and multiple uses of the proposed driveways, the applicant is advised that the scope must include planned special events for the New York State Fair and Amphitheater, as well as include traffic and large vehicle data accessing diesel pumps and for use of the State Fair Boulevard driveway by Crucible, internal circulation data and ATM kiosk traffic data. The applicant must contact the Departments to determine the scope of the study. Any resulting mitigation or required changes must be reflected on an updated site plan.

b.) The Onondaga County Department of Transportation advises that driveway widths are to be measured per Department requirements and

proposed ingress and egress should be clearly labeled. The applicant must consult with the Department on acceptable driveway widths and access as part of its review.

c.) The applicant is required to provide sidewalks along the public rights-of-way, buffered from the roadway, accommodation of pedestrian crossings in appropriate locations and provide additional front yard landscaping for any project in this highly visitor-based and increasingly pedestrian area. The applicant and municipality must coordinate sidewalk design and right-of-way requirements for any sidewalks with the respective Departments of Transportation.

d.) The applicant must submit a lighting plan to be approved by the New York State and Onondaga County Departments of Transportation to ensure there is no glare or spillover onto the state or county rights-of-way, and obtain applicable approvals for any commercial variable message signage being proposed for the site.

e.) Per the Onondaga County Department of Transportation, the Town must ensure appropriate access agreements are in place and noted on any filed deeds for any shared driveways on State Fair Boulevard, and maintenance responsibilities are clearly defined.

f.) The New York State and Onondaga County Departments of Transportation have determined that the applicant must complete a drainage study or Stormwater Pollution Prevention Plan (SWPPP) to meet Departmental requirements verifying that the proposed development would not create additional stormwater runoff into highway drainage systems and is required to first contact the Departments to determine the scope of the study; the applicant must submit the drainage study to the Departments for approval and complete any appropriate mitigation as may be determined by the Departments.

2. Given the potential for soil contamination of sites in the area and proximity of lands listed on the NYS Department of Environmental Conservation's Environmental Site Remediation Database, the State and County Departments of Transportation must be cleared of any environmental liability regarding lands utilized for public rights-of-way, and encourages the applicant to also be aware of potential environmental liability related to acquisition of this site.

The Board also offers the following comments:

1. Given surrounding tourism-based land uses and pedestrian-based activity, the applicant is advised to locate fueling pumps and vehicular pathways as far from the frontages as possible to avoid vehicle/pedestrian conflict points.

2. The Board advises the Town to be cognizant of the potential for this particular proposed use to create safety, land use and traffic conflicts to the area, including likely use of the site as an informal drop off/pickup location for events which could affect traffic mobility and safety, proximity of the CSX rail line, conflicts with the established pedestrian crossing, and the introduction of such an intense vehicular in-and-out land use in such a

sensitive location. The municipality is encouraged to consider limiting hours of operation during planned special events.

3. The Onondaga County and New York State Departments of Transportation may request additional right-of-way for highway purposes. Per the Onondaga County Department of Transportation, no parking, loading, or servicing of vehicles in the right-of-way, or backing of vehicles into the right of way, is permitted.

4. The Onondaga County Department of Water Environment Protection asks that the applicant contact the Department at (315) 435-5402 x225 early in the planning process to determine sewer availability and capacity.

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

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: March 08, 2017

OCPB Case # S-17-17

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a FINAL SUBDIVISION from the City of Syracuse Planning Commission at the request of Kumcha Sherman for the property located at 107 & 109 Park Avenue; and
- WHEREAS, General Municipal Law Section 239-n allows the County Planning Board to review the approval of subdivisions and the site is located within 500 feet of West Street Arterial, a state highway; and
- WHEREAS, the applicant is proposing to realign two properties into two new lots to reflect the current structures on each lot in CA and BA zoning districts; and
- WHEREAS, the site is located in the Near West Side neighborhood, between North West Street and Plum Street; surrounding land uses are mixed commercial, industrial and scattered residential properties; and
- WHEREAS, the local application indicates that 107 Park Ave (tax parcel 105.-05-04.1) is a 4-unit apartment building, which is to be sold; the lot also now contains a rear portion of the adjacent building at 109 Park Ave, said to be a 2-unit apartment building; and
- WHEREAS, the Resubdivision Map dated January 27, 2017 shows New Lot 2A-1 to fully contain the structure fronting on 107 Park Avenue, and New Lot 2A-1 to fully contain both portions of the building at 109 Park Avenue; both lots would become rectangular lots; and
- WHEREAS, each lot has an existing residential driveway onto Park Avenue; and
- WHEREAS, both buildings have access to public water and sewers and are located in the Metropolitan Wastewater Treatment Plant service area; and

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

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: March 08, 2017

OCPB Case # S-17-18

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a FINAL SUBDIVISION from the City of Syracuse Planning Commission at the request of John & Karen Malinowski for the property located at 415 & 417 Arnold Avenue; and
- WHEREAS, General Municipal Law Section 239-n allows the County Planning Board to review the approval of subdivisions and the site is located within 500 feet of the municipal boundary between the City of Syracuse and the Town of Dewitt; and
- WHEREAS, the applicant is proposing to combine two lots into one new 0.312-acre lot in a RA-1 zoning district; and
- WHEREAS, per the local application 417 Arnold Avenue is an existing residential lot with the applicants single-family house on the lot; 415 Arnold Avenue is said to be an adjacent, contiguous lot, or strip of land, which is currently vacant and considered as the applicants side yard; and
- WHEREAS, the applicant wishes to construct a carport on the subject property; and
- WHEREAS, the Final Resubdivision Plan shows Lot 318 to be formed from the combination of Lot 31 and Lot 3, adding 17 feet of frontage; neighboring parcels are residential; and
- WHEREAS, the site has frontage and an existing driveway onto the corner of Pine Grove Street and Arnold Avenue, local neighborhood streets; and
- WHEREAS, the site has access to public water and sewers and is located in the Metropolitan Wastewater Treatment Plant service area; and

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

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: March 08, 2017

OCPB Case # S-17-19

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SUBDIVISION from the Town of Onondaga Planning Board at the request of Robert DeForest for the property located at 5727 East Seneca Turnpike; 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 173 (East Seneca Turnpike), a state highway, and the municipal boundary between the Town of Onondaga and the City of Syracuse; and
- WHEREAS, the applicant is proposing to subdivide a 17.16-acre parcel into three new lots with Lot 1 at 2.399 acres and Lot 2 at 1.086 acres, both in Neighborhood Shopping (NS) zoning district, and Lot 3 at 12.608 acres in Professional & Commercial Office (PCO) zoning district; and
- WHEREAS, the Board is concurrently reviewing Special Permit and Site Plan referrals (Z-17-50 and Z-17-51) for the construction of a Nice N Easy convenience store with 6 gas pumps on a portion of the site; and
- WHEREAS, the Board has seen multiple referrals related to this site for the construction of a mixed use development project, including the proposed Nice N Easy convenience store (S-16-68, S-15-196 and S-15-79), as well as several referrals in 2009 regarding a prior proposal; materials submitted with the zone change referral (Z-15-196) indicated development of the full parcel would include a Neighborhood Grocery (6,700 square feet with 6-pump gas canopy, 2.39 acres), a 7,000 square foot retail building (1.08 acres), five office buildings (27,000 square feet total, 3.78 acres), and seven apartment buildings and wooded area (56 units total, 8.41 acres); and
- WHEREAS, in those reviews, the County Planning Board cited requirements for future development include a single access to Route 173 and a drainage study to be submitted to the New York State Department of Transportation and the City of Syracuse Department of Engineering; the Board further offered to host a coordinated review meeting for the overall project, and offered comments on exploring potential environmental considerations for the entire site (floodplains, endangered species, archaeological sensitive areas), water and wastewater service, emergency access safety, and the relocation and reduction of parking; and
- WHEREAS, a Resubdivision of Lot 2A – Byrne Subdivision plan named Paladin Park dated January 31, 2017 shows tax parcel 032.-01-09.1 to be further resubdivided to create Lot 1 (2.399 acres), the site of the proposed Nice N Easy convenience store, at the southeast corner of the site along East Seneca Turnpike and abutting an Onondaga County Water District holding tank property; the subdivision plan also shows a proposed road (0.395 acres) to the east and a proposed Lot 2 (1.086 acres) abutting the proposed road and having East

Seneca Turnpike frontage as well; and

WHEREAS, the Site Plan dated December 8, 2016 shows a 4,703 square foot building labeled as a Nice N Easy, surrounded by sidewalk pavers and patio area, with an adjacent gas canopy for 6 gas pumps between the building and the “New Entrance Road By Developer”; the building would be set back approximately 150 feet from a proposed widened road (by developer); 41 parking spaces surround the building, plus parking at the gas pumps; an oversized parking area is shown at the front of the site; and

WHEREAS, access to the site is shown in three locations; a right-in right-out driveway is shown from East Seneca Turnpike, which also includes connection to an existing tarvia drive leading to the county water tank parcel; two 30-foot wide full driveways are shown from the new road by developer, which will lead to a signalized intersection with East Seneca Turnpike; a letter from the Town Attorney notes the developer is in contact with the New York State Department of Transportation and is coordinating traffic control (turn lanes, traffic light, access road, etc.) with the agency; and

WHEREAS, a Preliminary Site Plan for Phase 1 Progress Print dated November 14, 2016 shows the boundaries of a proposed detention drainage area (9.3 acres), to include the convenience store, new road segment, Lot 2, portions of Lot 3 to the rear, and a portion of the water tank property; within the boundary, one bio-retention area is shown to the north of the developed area on Lot 1 and a bio-retention and separate 1.6 acre dry retention area are shown to the rear on Lot 3; referral materials note that a Stormwater Pollution Prevention Plan is currently in development; and

WHEREAS, per the site plan, the front yard is to be primarily lawn area, with the exception of a landscaped signage planting bed; six shade trees are shown along the sides of the development and several Austrian Pine trees line the rear of Lot 1; details for the front yard sign show a 24-foot high metal backlit sign, with signage measuring approximately 8’ x 16’, including LED gas pricing; large scape signage also occurs on the building and gas canopy; a lighting plan was included with referral materials; and

WHEREAS, the site is to be served by public drinking and wastewater infrastructure, and the site is located in the Metropolitan Wastewater Treatment Plant service area, in an area which is tributary to combined sewer overflows; per the Onondaga County Department of Water Environment Protection, the project shall comply with Local Law #1 of 2011 - A Local Law Establishing a Program to Promote Capacity Management, Maintenance and Operation of the Public Sewers and Related Purposes, where applicable; information regarding this law is available at www.ongov.net/wep/uselaws.html; 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 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 Board has offered the following modifications relative to the Site Plan and Special Permits, which should be addressed prior to granting of project-related subdivision approvals:

1. Extension of sanitary sewer infrastructure to serve this property must be approved by the Onondaga County Health Department prior to endorsement of a subdivision plan, and prior to issuance of a building permit.
2. The applicant and Town must continue to coordinate on required traffic data and mitigation, and must reflect any mitigation as required by the New York State Department of Transportation on the Site Plan prior to approval.
3. The municipality must submit a copy of the Storm Water Pollution Prevention Plan (SWPPP) and/or any drainage reports or studies to the New York State Department of Transportation early in the planning process for approval and complete any appropriate mitigation as may be determined by the Department.
4. The municipality must submit copies of the Storm Water Pollution Prevention Plan (SWPPP) to the City of Syracuse Department of Engineering early in the planning process for review, and prior to municipal approval.
5. The Town and applicant must ensure that the proposed western driveway does not encroach onto the neighboring parcel.

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) 435-5402 x225 early in the planning process to determine sewer availability and capacity, and coordinate with the Town on any applicable offset requirements.
2. The applicant is encouraged to reduce stormwater runoff and improve stormwater quality as much as practical by reducing impermeable surfaces such as though shared parking, 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 315-435-2260.
- 3 The Onondaga County Water Authority (OCWA) recommends that the municipality and/or applicant contact OCWA's Engineering Department early in the planning process to determine water availability and service options, obtain hydrant flow test information, evaluate backflow prevention

requirements, and/or request that the Authority conduct hydrant flow testing to assess fire flow availability.

4. The applicant and municipality are encouraged to consider whether sidewalk infrastructure would be appropriate for this location, given the potential for pedestrian traffic to the retail uses on the site.

5. The Board encourages the applicant and Town to consider relocating parking from the front of the parcel along New York State Route 173, or screening front yard parking with a low hedgerow or similar treatment.

6. Given the extent of parking proposed for full buildout, the Board encourages the Town to minimize negative drainage, aesthetic, and environmental impacts by considering a reduction in the number of required parking spaces and/or allowing parking in reserve.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: March 08, 2017

OCPB Case # S-17-20

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a PRELIMINARY & FINAL SUBDIVISION from the Town of Cicero Planning Board at the request of UCK Two, LLC (Sun Auto Dealership) for the property located at 8010 Brewerton Road; and
- WHEREAS, General Municipal Law Section 239-n allows the County Planning Board to review the approval of subdivisions and the site is located within 500 feet of Brewerton Road (Route 11) and Interstate Route 81, state and federal highways; and
- WHEREAS, the applicant is proposing to resubdivide four existing parcels into two new lots, Lot 1 (13.897 acres) and Lot 2 (35.230 acres), to redevelop the auto dealership on Lot 1 in a Regional Commercial (RC) zoning district; and
- WHEREAS, the Board recommended Modification of a site plan referral (Z-17-57) and previously recommended Modification of a Site Plan referral in 2014 (Z-14-291) to install a parking and delivery area at the rear of the building, requiring stormwater information, NYSDOT permitting requirements, and advisement that additional mitigation may be required for future development, and noted Town, State and County objectives for an interconnected road strategy if rear parcels are to be developed; and
- WHEREAS, the site is located on a highly commercialized and high-traffic corridor, and surrounding land uses include medium and large scale retail and a small residential neighborhood directly to the north of the site; the rear of the parcel backs up to Interstate Route 81; vacant land also occurs toward the rear of this and neighboring properties; and
- WHEREAS, the Subdivision Plan dated February 3, 2017 shows the existing Sun Auto dealership building and associated parking on the front portion of the site; the rear acreage (approximately 43 acres) is largely wooded and contains a tributary to Mud Creek, a Class C stream; GIS mapping indicates the creek corridor contains federal wetlands; and
- WHEREAS, per the Environmental Assessment Form (EAF), approximately 11.2 acres are to be disturbed for the project; the EAF states that development of Lot 1 will include the construction of a 45,846 square foot building (auto dealership and service department) and associated parking and utilities, and the existing building and associated parking is proposed to be demolished; and
- WHEREAS, the plan shows three existing driveways on Route 11, and the northernmost driveway is shown to continue through proposed Lot 1 to provide access to proposed Lot 2 as a 30 foot right-of-way; and existing or proposed access to Route 11 must meet the requirements of the New York State Department of Transportation; and
- WHEREAS, the site is served by existing water and sewer and is located in the Oak

Orchard Wastewater Treatment Plant and Davis Road pump station 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, if the proposed project cumulatively disturbs one acre or more of land, it must be covered under the New York State SPDES II General Permit for Stormwater Discharges from Construction Activity, and the applicant must submit a Stormwater Pollution Prevention Plan (SWPPP) to the municipality and a Notice of Intent (NOI) to the Bureau of Water Permits; the proposed project is located within a designated Municipal Separate Storm Sewer System (MS4) municipality and the applicant must consult with the municipal engineer to ensure conformance with the municipality's Storm Water Management Plan (SWMP) and submit a MS4 SWPPP Acceptance Form signed by the municipality to the Bureau of Water Permits; 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

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 Board has offered the following modifications relative to the Site Plan and Special Permits, which should be addressed prior to granting of project-related subdivision approvals:

1. The New York State Department of Transportation has determined that the applicant must complete a Traffic Impact Study (TIS) for full build out to meet Department requirements and is required to contact the Department to determine the scope of the study; the applicant must submit the traffic study to the Department for approval and complete any appropriate mitigation as may be determined by the Department.

2. 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.

3. The applicant must submit a lighting plan to be approved by the New York State Department of Transportation to ensure there is no glare or spillover onto adjacent properties or the State right-of-way.

4. Vehicle display is prohibited within the right-of-way, and the New York State Department of Transportation requires that any paved area or curbing within the right-of-way in the location of the former center driveway be removed and the area be restored as a grassed or landscaped area.

5. The applicant must provide additional details regarding the proposed billboard shown on the plan submitted with the previous site plan referral to the New York State Department of Transportation in order to identify applicable standards and requirements for on-premises and/or off-premises advertising along the state highway. The applicant must reflect any requirements of the Department on the Site Plan prior to Town approval.

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) 435-5402 x225 early in the planning process to determine sewer availability and capacity and coordinate with the Town on any applicable offset requirements.

2. Particularly given the extent of development and impermeable surface coverage of the site, the applicant is encouraged to consider creative and alternative green infrastructure options to reduce stormwater runoff and improve stormwater quality as much as practicable. Resources may be found at the Onondaga County "Save the Rain Program" web site at <http://savetherain.us> or contact the Onondaga County Department of Water Environment Protection at 315-435-2260.

3. The applicant is advised to conduct a formal wetland delineation, if not already done so within the last five years, 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 crossing of the wetlands as shown on the plans, or any other development or drainage into wetlands on site.

4. The Town and applicant are strongly encouraged to solicit input from the adjacent neighborhood as to preferred methods to minimize potential negative aesthetic, noise, lighting or other impacts of the proposed development.

5. The New York State Department of Transportation and the Board continue to advise the applicant and Town to consider any future development of this site with an intention of creating an interconnected road strategy for remaining lands between Brewerton Road and Route 81.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: March 08, 2017

OCPB Case # S-17-21

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a PRELIMINARY SUBDIVISION from the Town of Skaneateles Planning Board at the request of Eric Smith for the property located at 2795 County Line 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 Benson Road, a county road, the municipal boundary between Onondaga County and Cayuga County and a farm operation located in an Agricultural District; and
- WHEREAS, the applicant is proposing to subdivide a 28.48-acre parcel into four new lots, Lot 1A (5.19 acres), Lot 1B (3.09 acres), Lot 1C (3.49 acres), and Lot 1D (18.07 acres with existing residential structure) in Rural and Farming and Lakefront Watershed Overlay (RF LWOD) zoning districts; and
- WHEREAS, the Board took No Position With Comment on a subdivision referral (S-08-37) to create five lots, stating that no direct access to Benson Road shall be allowed for proposed Lot 1E or any future subdivision of Lot 1E; and
- WHEREAS, the Preliminary Plan dated January 23, 2009 shows an existing house with attached garage on proposed Lot 1D and a drainage easement on the rear of all four proposed lots with a drainage basin on proposed Lot 1A; the plan notes that lots are subject to a private cross drainage easement to be recorded in the Onondaga County Clerk's office; and
- WHEREAS, the plan shows an existing gravel drive on County Line Road, a town road, for proposed Lot 1D and proposed drives on County Line Road for proposed Lots 1A, 1B, and 1C; proposed Lot 1D also has frontage on Benson Road, and any proposed access on Benson Road must meet the requirements of the Onondaga County Department of Transportation; and
- WHEREAS, the site is served by private well and septic system, and the plan shows proposed septic locations for proposed Lots 1A, 2A, and 3A and notes that the soil and groundwater conditions on site do not allow for the installation of conventional sewage disposal systems and mound systems would be installed; the referral includes a letter from the Onondaga County Health Department dated March 25, 2008 stating that the the plans as submitted are acceptable for sewage disposal and water supply; and
- WHEREAS, NYS DEC wetland maps show an area of state wetlands that would be located on the rear portion of at least three of the proposed lots, and almost the entire site is located in the state wetland check zone; National Wetlands Inventory maps indicate the potential presence of federal wetlands on the rear portion of the site; and
- WHEREAS, the Onondaga County Agricultural District map shows that the site is located

in Agricultural District 2; an Agricultural Data Statement was not included with the referral; and

WHEREAS, the plan notes "no future subdivision"; 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. No direct access to Benson Road shall be allowed for proposed Lot 1D or any future subdivision of Lot 1D per the Onondaga County Department of Transportation.
2. The applicant is advised to contact the U.S. Army Corps of Engineers and the New York State Department of Environmental Conservation to confirm the presence of federal and state wetlands, respectively, and 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 Board encourages the Town to consider the potential long-term effects of subdivisions, particularly strip subdivisions, to create new residential lots in rural areas, including areas containing New York State agricultural district properties and in farm/agricultural zoning districts, as potential conflicts with agricultural operations, changes to the rural character, reduction of open space and farmland, and impacts to road safety and mobility may gradually occur.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: March 08, 2017

OCPB Case # S-17-22

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a PRELIMINARY SUBDIVISION from the Village of Liverpool Planning Board at the request of St. Paul's Lutheran Church for the property located at 210 Hazel Street and 200 & 202 Tamarack 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 Vine Street and Tulip Street, both county roads, and a state portion of Oswego Street; and
- WHEREAS, the applicant is proposing a lot reconfiguration for the purpose of isolating existing dwellings on parcels separate from the St. Paul's Church property, affecting a total of approximately 1.29 acres in a Residential (R-1) zoning district; and
- WHEREAS, the Board is concurrently reviewing a Site Plan referral (Z-17-92) for the project; and
- WHEREAS, the Board recently offered No Position on two area variance referrals for the project (Z-17-65 and 66); and
- WHEREAS, currently St. Paul's Lutheran Church sits on a one-acre parcel at the corner of Vine Street and Hazel Street in the Village of Liverpool; the parcel contains the church, a dwelling and a portion of a rear parking area with driveway access onto Hazel Street and Tamarack Street; the subject parcel behind the church at the corner of Hazel Street and Tamarack Street contains an existing single-family house and a portion of the church parking lot in its rear yard; and
- WHEREAS, the Survey Map dated January 24, 2017 shows a proposed subdivision of the two parcels to be reconfigured into three parcels; the church and its associated parking and driveways would become one parcel; each of the houses would also be subdivided into their own parcels as well; and
- WHEREAS, area variances were reviewed for the proposed church parcel include a front yard setback of 3.2' where 40' is required along Hazel Street, a side yard setback of 16.7' where 20' is required (between rear of building and adjacent single-family parcel, set behind existing house) and lot coverage of 65% where 30% is allowed in a Residential (R-1) zoning district; and
- WHEREAS, no changes to the existing structures are proposed; and

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

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: March 08, 2017

OCPB Case # Z-17-3

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Geddes Zoning Board of Appeals at the request of Syracuse Real Estate, LLC / Sonbyrne for the property located at 575 State Fair Boulevard; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Bridge Street (NYS Route 297), a state highway, the New York State Fairgrounds, state owned land on which a public building or institution is situated, and State Fair Boulevard, a county road; and
- WHEREAS, the applicant is proposing to demolish a 5,700 square foot office building and construct a 4,232 square foot Byrne Dairy retail store and fueling facility on a 1.45 acre parcel in an Industrial (I) zoning district; and
- WHEREAS, the Board is concurrently reviewing a Special Permit referral (Z-17-4) and Subdivision referral (S-17-1) for the project; and
- WHEREAS, the Board previously recommended No Position on a referral (Z-13-55) to install wireless telecommunication facilities on another existing building on the large multi-structure parcel; and
- WHEREAS, per the Proposed 2 Lot Subdivision Plan dated November 30, 2016, tax parcel 028.-01-6.1 (62.81 acres) is bisected by a CSX railroad right-of-way with operating rail lines, and the parcel contains a number of small parcels entirely encompassed within the larger parcel, which contains an existing large-scale multi building Crucible Steel industrial operation; and
- WHEREAS, the site is located adjacent to the New York State Fairgrounds, which is a regional tourism destination and currently undergoing renovations, and Bridge Street is the current site of a major reconstruction/streetscaping project; both projects are intended to increase the visual appeal, safety and visitability of the area, including for significant pedestrian traffic; and
- WHEREAS, the proposed subdivision would create Lot 1 (1.45 acres at the northwest corner of the parcel) with frontage along Bridge Street, State Fair Boulevard and the rail line, which would be sold to a new owner who plans to demolish the existing office building to allow for construction of a Byrne Dairy convenience store and fueling facility; the remainder of lands would become Lot 2 and remain under existing ownership; and
- WHEREAS, the Preliminary Site Plan dated November 2016 shows a 4,232 square foot Byrne Dairy convenience store building, with front and side porch overhangs set back to the rear of the parcel and facing the intersection of Bridge Street and State Fair Boulevard; 27 parking spaces surround the building on three sides, and a fueling canopy with 10 fuel pumps are shown in front of the building; an ATM kiosk is shown along the State Fair Boulevard portion of the

site; and

WHEREAS, the plan shows a 30+ foot wide full access driveway onto Bridge Street approximately 180 feet from the intersection with State Fair Boulevard and the Interstate Route 690 ramp; no access currently exists onto Bridge Street; the proposed access is offset from a driveway across Bridge Street, and adjacent to an existing pedestrian crosswalk used heavily during the New York State Fair; any access onto Bridge Street must meet the requirements of the New York State Department of Transportation; the New York State and Onondaga County Departments of Transportation are currently undertaking planned enhancements to the Bridge Street corridor in this location; and

WHEREAS, the plan also shows a 30-foot wide full access driveway onto State Fair Boulevard, a county owned road, which may also be within jurisdictional limits of the New York State Department of Transportation; access to the existing office building and the larger Crucible Steel site currently exists in this location, and the plan indicates a proposed ingress-egress easement and pavement connecting the proposed new driveway with the remaining Lot 2 lands to the east; the site plan does not clearly show the indicated flow of traffic at driveways and the DOTs advise that dual egress commercial driveways are not permitted; any existing or proposed access onto State Fair Boulevard must meet the requirements of the Onondaga County Department of Transportation and potentially the New York State Department of Transportation; and

WHEREAS, minimal landscaping is indicated within the front of the site, to include grassed area, stormwater detention pond, and a sign with a surrounding small landscape bed; trees are shown primarily along the CSX Railroad right-of-way; no sidewalks are shown along the road frontages and no other pedestrian facilities, or bicycle racks or facilities are shown on the plan, other than concrete walkways in front of the building; and

WHEREAS, signage information indicates several proposed signs, including a freestanding pole-mounted LED sign at the front of the site (15 feet high, 25 square feet per side), two building signs (49 square feet each) and four canopy graphic signs (12.5 square feet each); other site details include a fenced dumpster area and proposed ingress-egress easement to accommodate what appears to be a rail crossing location connecting portions of the Crucible site; a lighting chart and information is also included with the referral; per the EAF Mapper, the site contains several sites listed on the NYS DEC's Environmental Site Remediation database within 2,000 feet of the proposed project; and

WHEREAS, the site has access to nearby public water and wastewater, and the site is located in the Metropolitan Wastewater Treatment Plant service area and West Side Pump Station 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; 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, if the proposed project cumulatively disturbs one acre or more of land, it must be covered under the New York State SPDES II General Permit for Stormwater Discharges from Construction Activity, and the applicant must submit a Stormwater Pollution Prevention Plan (SWPPP) to the municipality and a Notice of Intent (NOI) to the Bureau of Water Permits; the proposed project is located within a designated Municipal Separate Storm Sewer System (MS4) municipality and the applicant must consult with the municipal engineer to ensure conformance with the municipality's Storm Water Management Plan (SWMP) and submit a MS4 SWPPP Acceptance Form signed by the municipality to the Bureau of Water Permits; 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

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

Per the New York State Department of Transportation, no new access from Bridge Street shall be allowed for safety reasons, given proximity to the State Fair Boulevard intersection and active CSX rail line. As such, the applicant must revisit the scope and design of the proposed project to ensure adequate and safe vehicular access, as well as to address the following additional stakeholder requirements and comments.

Additional Modifications/Requirements:

1. This area is subject to regionally significant infrastructure, high-profile destinations and tourism related planning efforts, involving the State, Onondaga County and municipalities. The applicant municipality must ensure continued coordination with these entities, and reflect any necessary requirements on the proposed plans prior to Town approval. In particular:

a.) The New York State and Onondaga County Departments of Transportation have determined that the applicant must complete a Traffic Impact Study (TIS) to meet Departmental requirements. Given the frequency and proximity to major event venues and multiple uses of the proposed driveways, the applicant is advised that the scope must include planned special events for the New York State Fair and Amphitheater, as well as include traffic and large vehicle data accessing diesel pumps and for use of the State Fair Boulevard driveway by Crucible, internal circulation data and ATM kiosk traffic data. The applicant must contact the Departments to determine the scope of the study. Any resulting mitigation or required changes must be reflected on an updated site plan.

b.) The Onondaga County Department of Transportation advises that driveway widths are to be measured per Department requirements and proposed ingress and egress should be clearly labeled. The applicant must consult with the Department on acceptable driveway widths and access as part of its review.

c.) The applicant is required to provide sidewalks along the public rights-of-way, buffered from the roadway, accommodation of pedestrian crossings in appropriate locations and provide additional front yard landscaping for any project in this highly visitor-based and increasingly pedestrian area. The applicant and municipality must coordinate sidewalk design and right-of-way requirements for any sidewalks with the respective Departments of Transportation.

d.) The applicant must submit a lighting plan to be approved by the New York State and Onondaga County Departments of Transportation to ensure there is no glare or spillover onto the state or county rights-of-way, and obtain applicable approvals for any commercial variable message signage being proposed for the site.

e.) Per the Onondaga County Department of Transportation, the Town must ensure appropriate access agreements are in place and noted on any filed deeds for any shared driveways on State Fair Boulevard, and maintenance responsibilities are clearly defined.

f.) The New York State and Onondaga County Departments of Transportation have determined that the applicant must complete a drainage study or Stormwater Pollution Prevention Plan (SWPPP) to meet Departmental requirements verifying that the proposed development would not create additional stormwater runoff into highway drainage systems and is required to first contact the Departments to determine the scope of the study; the applicant must submit the drainage study to the Departments for approval and complete any appropriate mitigation as may be determined by the Departments.

2. Given the potential for soil contamination of sites in the area and proximity of lands listed on the NYS Department of Environmental Conservation's Environmental Site Remediation Database, the State and County Departments of Transportation must be cleared of any environmental liability regarding lands utilized for public rights-of-way, and encourages the applicant to also be aware of potential environmental liability related to acquisition of this site.

The Board also offers the following comments:

1. Given surrounding tourism-based land uses and pedestrian-based activity, the applicant is advised to locate fueling pumps and vehicular pathways as far from the frontages as possible to avoid vehicle/pedestrian conflict points.

2. The Board advises the Town to be cognizant of the potential for this particular proposed use to create safety, land use and traffic conflicts to the area, including likely use of the site as an informal drop off/pickup location for events which could affect traffic mobility and safety, proximity of the CSX rail line, conflicts with the established pedestrian crossing, and the introduction of such an intense vehicular in-and-out land use in such a sensitive location. The municipality is encouraged to consider limiting hours of operation during planned special events.

3. The Onondaga County and New York State Departments of Transportation

may request additional right-of-way for highway purposes. Per the Onondaga County Department of Transportation, no parking, loading, or servicing of vehicles in the right-of-way, or backing of vehicles into the right of way, is permitted.

4. The Onondaga County Department of Water Environment Protection asks that the applicant contact the Department at (315) 435-5402 x225 early in the planning process to determine sewer availability and capacity.

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

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: March 08, 2017

OCPB Case # Z-17-4

- 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 Geddes Zoning Board of Appeals at the request of Syracuse Real Estate, LLC / Sonbyrne for the property located at 575 State Fair Boulevard; 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 Bridge Street (NYS Route 297), a state highway, the New York State Fairgrounds, state owned land on which a public building or institution is situated, and State Fair Boulevard, a county road; and
- WHEREAS, the applicant is requesting a special permit to demolish a 5,700 square foot office building and construct and operate a 4,232 square foot Byrne Dairy retail store and fueling facility on a 1.45 acre parcel in an Industrial (I) zoning district; and
- WHEREAS, the Board is concurrently reviewing a Site Plan referral (Z-17-3) and Subdivision referral (S-17-1) for the project; and
- WHEREAS, the Board previously recommended No Position on a referral (Z-13-55) to install wireless telecommunication facilities on another existing building on the large multi-structure parcel; and
- WHEREAS, per the Proposed 2 Lot Subdivision Plan dated November 30, 2016, tax parcel 028.-01-6.1 (62.81 acres) is bisected by a CSX railroad right-of-way with operating rail lines, and the parcel contains a number of small parcels entirely encompassed within the larger parcel, which contains an existing large-scale multi building Crucible Steel industrial operation; and
- WHEREAS, the site is located adjacent to the New York State Fairgrounds, which is a regional tourism destination and currently undergoing renovations, and Bridge Street is the current site of a major reconstruction/streetscaping project; both projects are intended to increase the visual appeal, safety and visitability of the area, including for significant pedestrian traffic; and
- WHEREAS, the proposed subdivision would create Lot 1 (1.45 acres at the northwest corner of the parcel) with frontage along Bridge Street, State Fair Boulevard and the rail line, which would be sold to a new owner who plans demolished the existing office building to allow for construction of a Byrne Dairy convenience store and fueling facility; the remainder of lands would become Lot 2 and remain under existing ownership; and
- WHEREAS, the Preliminary Site Plan dated November 2016 shows a 4,232 square foot Byrne Dairy convenience store building, with front and side porch overhangs set back to the rear of the parcel and facing the intersection of Bridge Street and State Fair Boulevard; 27 parking spaces surround the building on three sides, and a fueling canopy with 10 fuel pumps are shown in front of the

building; an ATM kiosk is shown along the State Fair Boulevard portion of the site; and

WHEREAS, the plan shows a 30+ foot wide full access driveway onto Bridge Street approximately 180 feet from the intersection with State Fair Boulevard and the Interstate 690 ramp; no access currently exists onto Bridge Street; the proposed access is offset from a driveway across Bridge Street, and adjacent to an existing pedestrian crosswalk used heavily during the New York State Fair; any access onto Bridge Street must meet the requirements of the New York State Department of Transportation; the New York State and Onondaga County Departments of Transportation are currently undertaking planned enhancements to the Bridge Street corridor in this location; and

WHEREAS, the plan also shows a 30-foot wide full access driveway onto State Fair Boulevard, a county owned road, which may also be within jurisdictional limits of the New York State Department of Transportation; access to the existing office building and the larger Crucible Steel site currently exists in this location, and the plan indicates a proposed ingress-egress easement and pavement connecting the proposed new driveway with the remaining Lot 2 lands to the east; the site plan does not clearly show the indicated flow of traffic at driveways and the DOTs advise that dual egress commercial driveways are not permitted; any existing or proposed access onto State Fair Boulevard must meet the requirements of the Onondaga County Department of Transportation and potentially the New York State Department of Transportation; and

WHEREAS, minimal landscaping is indicated within the front of the site, to include grassed area, stormwater detention pond, and a sign with a surrounding small landscape bed; trees are shown primarily along the CSX Railroad right-of-way; no sidewalks are shown along the road frontages and no other pedestrian facilities, or bicycle racks or facilities are shown on the plan, other than concrete walkways in front of the building; and

WHEREAS, signage information indicates several proposed signs, including a freestanding pole-mounted LED sign at the front of the site (15 feet high, 25 square feet per side), two building signs (49 square feet each) and four canopy graphic signs (12.5 square feet each); other site details include a fenced dumpster area and proposed ingress-egress easement to accommodate what appears to be a rail crossing location connecting portions of the Crucible site; a lighting chart and information is also included with the referral; per the EAF Mapper, the site contains several sites listed on the NYS DEC's Environmental Site Remediation database within 2,000 feet of the proposed project; and

WHEREAS, the site has access to nearby public water and wastewater, and the site is located in the Metropolitan Wastewater Treatment Plant service area and West Side Pump Station 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; 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, if the proposed project cumulatively disturbs one acre or more of land, it must be covered under the New York State SPDES II General Permit for Stormwater Discharges from Construction Activity, and the applicant must submit a Stormwater Pollution Prevention Plan (SWPPP) to the municipality and a Notice of Intent (NOI) to the Bureau of Water Permits; the proposed project is located within a designated Municipal Separate Storm Sewer System (MS4) municipality and the applicant must consult with the municipal engineer to ensure conformance with the municipality's Storm Water Management Plan (SWMP) and submit a MS4 SWPPP Acceptance Form signed by the municipality to the Bureau of Water Permits; 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

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

Per the New York State Department of Transportation, no new access from Bridge Street shall be allowed for safety reasons, given proximity to the State Fair Boulevard intersection and active CSX rail line. As such, the applicant must revisit the scope and design of the proposed project to ensure adequate and safe vehicular access, as well as to address the following additional stakeholder requirements and comments.

Additional Modifications/Requirements:

1. This area is subject to regionally significant infrastructure, high-profile destinations and tourism related planning efforts, involving the State, Onondaga County and municipalities. The applicant municipality must ensure continued coordination with these entities, and reflect any necessary requirements on the proposed plans prior to Town approval. In particular:

a.) The New York State and Onondaga County Departments of Transportation have determined that the applicant must complete a Traffic Impact Study (TIS) to meet Departmental requirements. Given the frequency and proximity to major event venues and multiple uses of the proposed driveways, the applicant is advised that the scope must include planned special events for the New York State Fair and Amphitheater, as well as include traffic and large vehicle data accessing diesel pumps and for use of the State Fair Boulevard driveway by Crucible, internal circulation data and ATM kiosk traffic data. The applicant must contact the Departments to determine the scope of the study. Any resulting mitigation or required changes must be reflected on an updated site plan.

b.) The Onondaga County Department of Transportation advises that driveway widths are to be measured per Department requirements and proposed ingress and egress should be clearly labeled. The applicant must consult with the Department on acceptable driveway widths and access as part of its review.

c.) The applicant is required to provide sidewalks along the public rights-of-way, buffered from the roadway, accommodation of pedestrian crossings in appropriate locations and provide additional front yard landscaping for any project in this highly visitor-based and increasingly pedestrian area. The applicant and municipality must coordinate sidewalk design and right-of-way requirements for any sidewalks with the respective Departments of Transportation.

d.) The applicant must submit a lighting plan to be approved by the New York State and Onondaga County Departments of Transportation to ensure there is no glare or spillover onto the state or county rights-of-way, and obtain applicable approvals for any commercial variable message signage being proposed for the site.

e.) Per the Onondaga County Department of Transportation, the Town must ensure appropriate access agreements are in place and noted on any filed deeds for any shared driveways on State Fair Boulevard, and maintenance responsibilities are clearly defined.

f.) The New York State and Onondaga County Departments of Transportation have determined that the applicant must complete a drainage study or Stormwater Pollution Prevention Plan (SWPPP) to meet Departmental requirements verifying that the proposed development would not create additional stormwater runoff into highway drainage systems and is required to first contact the Departments to determine the scope of the study; the applicant must submit the drainage study to the Departments for approval and complete any appropriate mitigation as may be determined by the Departments.

2. Given the potential for soil contamination of sites in the area and proximity of lands listed on the NYS Department of Environmental Conservation's Environmental Site Remediation Database, the State and County Departments of Transportation must be cleared of any environmental liability regarding lands utilized for public rights-of-way, and encourages the applicant to also be aware of potential environmental liability related to acquisition of this site.

The Board also offers the following comments:

1. Given surrounding tourism-based land uses and pedestrian-based activity, the applicant is advised to locate fueling pumps and vehicular pathways as far from the frontages as possible to avoid vehicle/pedestrian conflict points.

2. The Board advises the Town to be cognizant of the potential for this particular proposed use to create safety, land use and traffic conflicts to the area, including likely use of the site as an informal drop off/pickup location for events which could affect traffic mobility and safety, proximity of the CSX rail line, conflicts with the established pedestrian crossing, and the introduction of such an intense vehicular in-and-out land use in such a sensitive location. The municipality is encouraged to consider limiting hours of operation during planned special events.

3. The Onondaga County and New York State Departments of Transportation may request additional right-of-way for highway purposes. Per the Onondaga County Department of Transportation, no parking, loading, or servicing of vehicles in the right-of-way, or backing of vehicles into the right of way, is permitted.

4. The Onondaga County Department of Water Environment Protection asks that the applicant contact the Department at (315) 435-5402 x225 early in the planning process to determine sewer availability and capacity.

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

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: March 08, 2017

OCPB Case # Z-17-50

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Onondaga Town Board at the request of CST New York, LLC for the property located at 5727 East Seneca 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 New York State Route 173 (East Seneca Turnpike), a state highway, and the municipal boundary between the Town of Onondaga and the City of Syracuse; and
- WHEREAS, the applicant is proposing construction of a one-story, 4,825 square foot convenience store with (6) gasoline pumps and related site work on a 2.4-acre site in a Neighborhood Shopping (NS) zoning district; and
- WHEREAS, the Board is concurrently reviewing a Special Permit referral for the project (Z-17-51) to allow gas pumps on the site and a Subdivision referral for the site (S-17-19); and
- WHEREAS, the Board has seen multiple referrals related to this site for the construction of a mixed use development project, including the proposed Nice N Easy convenience store (S-16-68, S-15-196 and S-15-79), as well as several referrals in 2009 regarding a prior proposal; materials submitted with the zone change referral (Z-15-196) indicated development of the full parcel would include a Neighborhood Grocery (6,700 square feet with 6-pump gas canopy, 2.39 acres), a 7,000 square foot retail building (1.08 acres), five office buildings (27,000 square feet total, 3.78 acres), and seven apartment buildings and wooded area (56 units total, 8.41 acres); and
- WHEREAS, in those reviews, the County Planning Board cited requirements for future development include a single access to Route 173 and a drainage study to be submitted to the New York State Department of Transportation and the City of Syracuse Department of Engineering; the Board further offered to host a coordinated review meeting for the overall project, and offered comments on exploring potential environmental considerations for the entire site (floodplains, endangered species, archaeological sensitive areas), water and wastewater service, emergency access safety, and the relocation and reduction of parking; and
- WHEREAS, a Resubdivision of Lot 2A – Byrne Subdivision plan named Paladin Park dated January 31, 2017 shows tax parcel 032.-01-09.1 to be further resubdivided to create Lot 1 (2.399 acres), the site of the proposed Nice N Easy convenience store, at the southeast corner of the site along East Seneca Turnpike and abutting an Onondaga County Water District holding tank property; the subdivision plan also shows a proposed road (0.395 acres) to the east and a proposed Lot 2 (1.086 acres) abutting the proposed road and having East Seneca Turnpike frontage as well; and

WHEREAS, the Site Plan dated December 8, 2016 shows a 4,703 square foot building labeled as a Nice N Easy, surrounded by sidewalk pavers and patio area, with an adjacent gas canopy for 6 gas pumps between the building and the “New Entrance Road By Developer”; the building would be set back approximately 150 feet from a proposed widened road (by developer); 41 parking spaces surround the building, plus parking at the gas pumps; an oversized parking area is shown at the front of the site; and

WHEREAS, access to the site is shown in three locations; a right-in right-out driveway is shown from East Seneca Turnpike, which also includes connection to an existing tarvia drive leading to the county water tank parcel; two 30-foot wide full driveways are shown from the new road by developer, which will lead to a signalized intersection with East Seneca Turnpike; a letter from the Town Attorney notes the developer is in contact with the New York State Department of Transportation and is coordinating traffic control (turn lanes, traffic light, access road, etc.) with the agency; and

WHEREAS, a Preliminary Site Plan for Phase 1 Progress Print dated November 14, 2016 shows the boundaries of a proposed detention drainage area (9.3 acres), to include the convenience store, new road segment, Lot 2, portions of Lot 3 to the rear, and a portion of the water tank property; within the boundary, one bio-retention area is shown to the north of the developed area on Lot 1 and a bio-retention and separate 1.6 acre dry retention area are shown to the rear on Lot 3; referral materials note that a Stormwater Pollution Prevention Plan is currently in development; and

WHEREAS, per the site plan, the front yard is to be primarily lawn area, with the exception of a landscaped signage planting bed; six shade trees are shown along the sides of the development and several Austrian Pine trees line the rear of Lot 1; details for the front yard sign show a 24-foot high metal backlit sign, with signage measuring approximately 8’ x 16’, including LED gas pricing; large scape signage also occurs on the building and gas canopy; a lighting plan was included with referral materials; and

WHEREAS, the site is to be served by public drinking and wastewater infrastructure, and the site is located in the Metropolitan Wastewater Treatment Plant service area, in an area which is tributary to combined sewer overflows; per the Onondaga County Department of Water Environment Protection, the project shall comply with Local Law #1 of 2011 - A Local Law Establishing a Program to Promote Capacity Management, Maintenance and Operation of the Public Sewers and Related Purposes, where applicable; information regarding this law is available at www.ongov.net/wep/uselaws.html; 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 GML § 239-nn, the legislative body or other authorized body having jurisdiction in a municipality shall give notice to an adjacent municipality when a hearing is held by such body relating to a subdivision, site plan, special use permit, or a use variance on property that is within five hundred

feet of an adjacent municipality; such notice shall be given by mail or electronic transmission to the clerk of the adjacent municipality at least ten days prior to any such hearing; and

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

1. Extension of sanitary sewer infrastructure to serve this property must be approved by the Onondaga County Health Department prior to endorsement of a subdivision plan, and prior to issuance of a building permit.
2. The applicant and Town must continue to coordinate on required traffic data and mitigation, and must reflect any mitigation as required by the New York State Department of Transportation on the Site Plan prior to approval.
3. The municipality must submit a copy of the Storm Water Pollution Prevention Plan (SWPPP) and/or any drainage reports or studies to the New York State Department of Transportation early in the planning process for approval and complete any appropriate mitigation as may be determined by the Department.
4. The municipality must submit copies of the Storm Water Pollution Prevention Plan (SWPPP) to the City of Syracuse Department of Engineering early in the planning process for review, and prior to municipal approval.
5. The Town and applicant must ensure that the proposed western driveway does not encroach onto the neighboring parcel.

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) 435-5402 x225 early in the planning process to determine sewer availability and capacity, and coordinate with the Town on any applicable offset requirements.
2. The applicant is encouraged to reduce stormwater runoff and improve stormwater quality as much as practical by reducing impermeable surfaces such as though shared parking, 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 315-435-2260.
- 3 The Onondaga County Water Authority (OCWA) recommends that the municipality and/or applicant contact OCWA's Engineering Department early in the planning process to determine water availability and service options, obtain hydrant flow test information, evaluate backflow prevention requirements, and/or request that the Authority conduct hydrant flow testing to assess fire flow availability.
4. The applicant and municipality are encouraged to consider whether sidewalk infrastructure would be appropriate for this location, given the potential for pedestrian traffic to the retail uses on the site.

5. The Board encourages the applicant and Town to consider relocating parking from the front of the parcel along New York State Route 173, or screening front yard parking with a low hedgerow or similar treatment.

6. Given the extent of parking proposed for full buildout, the Board encourages the Town to minimize negative drainage, aesthetic, and environmental impacts by considering a reduction in the number of required parking spaces and/or allowing parking in reserve.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: March 08, 2017

OCPB Case # Z-17-51

- 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 SPECIAL PERMIT from the Town of Onondaga Zoning Board of Appeals at the request of CST New York, LLC for the property located at 5727 East Seneca 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 New York State Route 173 (East Seneca Turnpike), a state highway, and the municipal boundary between the Town of Onondaga and the City of Syracuse; and
- WHEREAS, the applicant is requesting a special permit for construction of a one-story, 4,825 square foot convenience store with (6) gasoline pumps and related site work on a 2.4-acre site in a Neighborhood Shopping (NS) zoning district; and
- WHEREAS, a Special Permit is specifically required to allow for Highway Vehicle Service Station (gas pumps) within a Neighborhood Shopping zoning district; the Board is concurrently reviewing Subdivision and Site Plan referrals for the project (S-17-19 and Z-17-50); and
- WHEREAS, the Board has seen multiple referrals related to this site for the construction of a mixed use development project , including the proposed Nice N Easy convenience store (S-16-68, S-15-196 and S-15-79), as well as several referrals in 2009 regarding a prior proposal; materials submitted with the zone change referral (Z-15-196) indicated development of the full parcel would include a Neighborhood Grocery (6,700 square feet with 6-pump gas canopy, 2.39 acres), a 7,000 square feet retail building (1.08 acres), five office buildings (27,000 square feet total, 3.78 acres), and seven apartment buildings and wooded area (56 units total, 8.41 acres); and
- WHEREAS, in those reviews, the County Planning Board cited requirements for future development include a single access to Route 173 and a drainage study to be submitted to the New York State Department of Transportation and the City of Syracuse Department of Engineering; the Board further offered to host a coordinated review meeting for the overall project, and offered comments on exploring potential environmental considerations for the entire site (floodplains, endangered species, archaeological sensitive areas), water and wastewater service, emergency access safety, and the relocation and reduction of parking; and
- WHEREAS, a Resubdivision of Lot 2A – Byrne Subdivision plan named Paladin Park dated January 31, 2017 shows tax parcel 032.-01-09.1 to be further resubdivided to create Lot 1 (2.399 acres), the site of the proposed Nice N Easy convenience store, at the southeast corner of the site along East Seneca Turnpike and abutting an Onondaga County Water District holding tank property; the subdivision plan also shows a proposed road (0.395 acres) to the east and a

proposed Lot 2 (1.086 acres) abutting the proposed road and having East Seneca Turnpike frontage as well; and

WHEREAS, the Site Plan dated December 8, 2016 shows a 4,703 square foot building labeled as a Nice N Easy, surrounded by sidewalk pavers and patio area, with an adjacent gas canopy for 6 gas pumps between the building and the “New Entrance Road By Developer”; the building would be set back approximately 150 feet from a proposed widened road (by developer); 41 parking spaces surround the building, plus parking at the gas pumps; an oversized parking area is shown at the front of the site; and

WHEREAS, access to the site is shown in three locations; a right-in right-out driveway is shown from East Seneca Turnpike, which also includes connection to an existing tarvia drive leading to the county water tank parcel; two 30-foot wide full driveways are shown from the new road by developer, which will lead to a signalized intersection with East Seneca Turnpike; a letter from the Town Attorney notes the developer is in contact with the New York State Department of Transportation and is coordinating traffic control (turn lanes, traffic light, access road, etc.) with the agency; and

WHEREAS, a Preliminary Site Plan for Phase 1 Progress Print dated November 14, 2016 shows the boundaries of a proposed detention drainage area (9.3 acres), to include the convenience store, new road segment, Lot 2, portions of Lot 3 to the rear, and a portion of the water tank property; within the boundary, one bio-retention area is shown to the north of the developed area on Lot 1 and a bio-retention and separate 1.6 acre dry retention area are shown to the rear on Lot 3; referral materials note that a Stormwater Pollution Prevention Plan is currently in development; and

WHEREAS, per the site plan, the front yard is to be primarily lawn area, with the exception of a landscaped signage planting bed; six shade trees are shown along the sides of the development and several Austrian Pine trees line the rear of Lot 1; details for the front yard sign show a 24-foot high metal backlit sign, with signage measuring approximately 8’ x 16’, including LED gas pricing; large scape signage also occurs on the building and gas canopy; a lighting plan was included with referral materials; and

WHEREAS, the site is to be served by public drinking and wastewater infrastructure, and the site is located in the Metropolitan Wastewater Treatment Plant service area, in an area which is tributary to combined sewer overflows; per the Onondaga County Department of Water Environment Protection, the project shall comply with Local Law #1 of 2011 - A Local Law Establishing a Program to Promote Capacity Management, Maintenance and Operation of the Public Sewers and Related Purposes, where applicable; information regarding this law is available at www.ongov.net/wep/uselaws.html; 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 GML § 239-nn, the legislative body or other authorized body having

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

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

1. Extension of sanitary sewer infrastructure to serve this property must be approved by the Onondaga County Health Department prior to endorsement of a subdivision plan, and prior to issuance of a building permit.
2. The applicant and Town must continue to coordinate on required traffic data and mitigation, and must reflect any mitigation as required by the New York State Department of Transportation on the Site Plan prior to approval.
3. The municipality must submit a copy of the Storm Water Pollution Prevention Plan (SWPPP) and/or any drainage reports or studies to the New York State Department of Transportation early in the planning process for approval and complete any appropriate mitigation as may be determined by the Department.
4. The municipality must submit copies of the Storm Water Pollution Prevention Plan (SWPPP) to the City of Syracuse Department of Engineering early in the planning process for review, and prior to municipal approval.
5. The Town and applicant must ensure that the proposed western driveway does not encroach onto the neighboring parcel.

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) 435-5402 x225 early in the planning process to determine sewer availability and capacity, and coordinate with the Town on any applicable offset requirements.
2. The applicant is encouraged to reduce stormwater runoff and improve stormwater quality as much as practical by reducing impermeable surfaces such as though shared parking, 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 315-435-2260.
- 3 The Onondaga County Water Authority (OCWA) recommends that the municipality and/or applicant contact OCWA's Engineering Department early in the planning process to determine water availability and service options, obtain hydrant flow test information, evaluate backflow prevention requirements, and/or request that the Authority conduct hydrant flow testing to assess fire flow availability.

4. The applicant and municipality are encouraged to consider whether sidewalk infrastructure would be appropriate for this location, given the potential for pedestrian traffic to the retail uses on the site.
5. The Board encourages the applicant and Town to consider relocating parking from the front of the parcel along New York State Route 173, or screening front yard parking with a low hedgerow or similar treatment.
6. Given the extent of parking proposed for full buildout, the Board encourages the Town to minimize negative drainage, aesthetic, and environmental impacts by considering a reduction in the number of required parking spaces and/or allowing parking in reserve.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: March 08, 2017

OCPB Case # Z-17-67

- 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 SPECIAL PERMIT from the City of Syracuse Planning Commission at the request of BJ Sport & Fitness, LLC dba Trillium Sport & Fitness for the property located at 2815 Erie Boulevard East; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review issuance of special permits and the site is located within 500 feet of Erie Boulevard East, a state highway; and
- WHEREAS, the applicant is requesting a special permit to modify the floor plan for an existing business (Trillium Sport & Fitness) to remove massage and acupuncture services and to expand the fitness center on a 2.14-acre parcel in an Industrial Class A (IA) zoning district; and
- WHEREAS, in 2015, the Board recommended No Position With Comment on a Special Permit referral (Z-15-440) to operate the fitness center with massage and chiropractic services in the existing building, with comments related to wastewater, possible dedication of land at the rear of the parcel for future right-of-way access, and improving sidewalks and landscaping on site; and
- WHEREAS, the site is located on the heavily traveled retail Erie Boulevard corridor, which is the focus of increased planning, visioning and urban design work by the City and Town of Dewitt, with the goal of improving bicycle and pedestrian accommodations, increasing mixed uses and density, and accommodating the Erie Canalway Trail; and
- WHEREAS, no changes to the exterior of the building or site are proposed; the Site Plan (undated) shows an existing building with 18 parking spaces in the front and 79 parking spaces in the back; the plan shows an undeveloped portion of the parcel extending east behind the adjacent parcel (formerly Koto Japanese Steakhouse); and
- WHEREAS, the plan shows an existing driveway on Erie Boulevard East, which must meet the requirements of the New York State Department of Transportation; and
- WHEREAS, the plan shows a 10' wide and a 15' wide easement to Niagara Mohawk Power Corporation along part of the rear boundary of the site; in its prior review, the Board recommended that the applicant and City discuss the dedication of land at the rear of the parcel for future right-of-way access for future secondary local road networks behind frontage parcels on Erie Boulevard; and
- WHEREAS, wetland maps indicate the potential presence of state wetlands and/or the 100-foot state wetland buffer on the adjacent property; and
- WHEREAS, the site is served by public water and sewers and is located in the Metropolitan Wastewater Treatment Plant service area; and
- WHEREAS, per the Onondaga County Department of Water Environment Protection, the

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

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

WHEREAS, elevation renderings show a proposed 4' x 10' lighted wall sign above the entry; and

WHEREAS, aerial photography shows some green and landscaping beds at the front of the site and existing sidewalks with no separation from the road; the Board previously recommended City and applicant are encouraged to work together to improve the sidewalks and landscaping 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 advised to contact the New York State Department of Transportation and City of Syracuse to coordinate on potential sidewalk upgrades to bring the infrastructure to current standards and reflect the right-of-way goals for the Erie Boulevard corridor.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: March 08, 2017

OCPB Case # Z-17-68

- 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 LOCAL LAW from the Town of Onondaga Town Board at the request of Town of Onondaga Town Board for the property located on New York State Route 175 from the Syracuse City line to Nixon Park Drive; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the adoption or amendment of a zoning ordinance or local law; and
- WHEREAS, the applicant is proposing a (second) amendment to the 2007 Town of Onondaga Master Plan and a local law to amend the Town of Onondaga Zoning Code with respect to the NYS Route 175 corridor to create a new and revised Onondaga Hill Business District (OHB) and an Institutional district (I); and
- WHEREAS, in 2015, the Board reviewed an amendment (Supplement) to the 2007 Town of Onondaga Master Plan (Z-15-100) regarding the subject area, and a Town-issued moratorium (Z-15-99) on non-single-family residential uses on the corridor; in 2016, the Board recommended No Position with Comment on a local law to update the Town zoning code and map to reflect the proposed Onondaga Hill Business District (OHB) to be applied to parcels along portions of NYS Route 175, and an Institutional District, to be applied to Onondaga Community College lands (Z-16-247); the Supplement and First Addendum were adopted by the Town Board on March 7, 20216; and
- WHEREAS, the Second Addendum to the Supplement of the 2007 Town of Onondaga Master Plan dated February 6, 2017 was prepared in response to information received at public hearings in consideration of prior plan addendums and the proposed zoning changes in 2015 and 2016; and
- WHEREAS, the geographic scope of the second addendum remains the NYS Route 175 corridor from the City line west to Nixon Park Drive; the purpose of the second addendum is to address the inclusion of convenience stores with fuel pumps within the corridor; previously, "Highway Vehicle Service Stations" were resisted on grounds of higher intensity and likely impacts related to noise, traffic, odors and aesthetics upon other properties in the Onondaga Hill Business District (OHB); and
- WHEREAS, after continued public input, the Town determined the Master Plan could be amended to include "Convenience Stores, with or without fuel pumps" as an allowable use in the OHB district, subject to specific criteria and special permit review; and
- WHEREAS, review criteria included the sale of fuel as an ancillary use rather than primary use of the site, a limit to 8 fuel dispensing points, no diesel fuel, hours limited to 6am-11pm, no vehicle repair work, no car washes, no outside storage or display of large products, signage restrictions, off-street parking in accordance with retail uses, and no fuel storage or pumping facility shall be

located within 500 feet of the property line of any parcel not served by public water; and

WHEREAS, the Town also seeks to modify requirements for Highway Vehicle Service Stations (Sec 285-26B) related to a 500' separation between Highway Vehicle Service Stations, now Convenience Stores with fuel stations as herein provided and certain off-site receptors (schools, churches, hospitals, libraries or playgrounds) is to be amended so that separation requirements should not be limited to certain off-site receptors, but should apply to all neighboring properties not served by public water; and

WHEREAS, the abovementioned requirements were added to the proposed local law reviewed by the Board in 2016 to create the Onondaga Hill Business District (OHB) and Institutional District (I), which governs lands on which Onondaga Community College exists; no other notable changes were made to the prior referred version; 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:

As stated in its comments on the Supplement to the 2007 Master Plan and prior review of the proposed local law, the Board appreciates the stated focus on concentrating development east of the OCC campus in the future, where development can take advantage of existing infrastructure and services. As the Town moves forward with the proposed new zoning, the Board reiterates and offers the following additional comments:

1. The Board encourages the Town to consider opportunities within its ordinances and site plan review to incorporate access management techniques such as shared access and parking for developments along the corridor, in order to help minimize conflict points, maximize traffic flow, and increase the efficiency of land uses in this sensitive location.
2. Given the increasing presence of and interest in accommodating student populations, hospital employees and visitors, new retail and office locations, and multi-family housing, the town is urged to provide safe and appealing pedestrian and transit accommodations on the corridor. The Town should seek to balance setback requirements with pedestrian and transit accessibility and goals, and to avoid excessive setbacks where possible which may limit efficient use of the land. The Town may also wish to consider establishing a build line in order to support the goal of maintaining a consistent aesthetic character in the Onondaga Hill area.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: March 08, 2017

OCPB Case # Z-17-69

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a AREA VARIANCE from the City of Syracuse Board of Zoning Appeals at the request of Syracuse Housing Authority for the property located at 1226 South McBride Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the granting of use or area variances and the site is located within 500 feet of Interstate Route 81, a state highway; and
- WHEREAS, the applicant is requesting an area variance to retain an existing 6.2 foot landscaping treatment area where 8 feet is required on a 2.22-acre parcel in an Industrial (IA) zoning district; and
- WHEREAS, the site is located just south of downtown Syracuse and west of Interstate 81, and abuts an elevated portion of the former OnTrack railroad currently owned by the Onondaga County Industrial Development Agency; and
- WHEREAS, the parcel is a former brownfield (remediated) and is now vacant, but slated to become ancillary parking for the 54-unit Freedom Commons apartment building project to the south across Burt Street, which the Board reviewed in October 2016 (Z-16-374); and
- WHEREAS, the Parking Lot Landscaping Plan dated February 1, 2017 shows the gravel lot labeled "Existing parking lot no new work", with 51 parking spaces labeled with striping to remain, two existing curb cuts onto Burt Street to remain, existing entry gates to remain; and landscaping with existing trees and new plantings along grassed areas on the Burt Street and South McBride Street frontages; the rear of the site abuts a concrete wall for the railroad; and
- WHEREAS, per the local application narrative, it is noted that Planting and Screening requirements for parking lots requires an 8-foot landscaping treatment between the front lot line and parking; the existing parking lot provides a 6.2-foot landscape treatment on McBride Street between the lot line and the edge of parking, which is also the fence line; as a condition of the site remediation, the NYS Department of Environmental Conservation stipulated the site should not be further disturbed, including excavation to move and re-set fence posts; hence the need for the 1.8-foot variance; and
- WHEREAS, per the Environmental Assessment Form, the existing permeable gravel lot will infiltrate runoff and overflow to existing City of Syracuse sewers in large storm events; 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 Bill Fisher and seconded by Marty Voss. The votes were recorded as follows: Douglas Morris - yes; Bill Fisher - yes; James Corbett - yes; Lisa Dell - yes; Marty Voss - yes.



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: March 08, 2017

OCPB Case # Z-17-70

- 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 SPECIAL PERMIT from the City of Syracuse Planning Commission at the request of Sonbyrne Sales, Inc. for the property located at 1800 West 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 Harbor Brook, a county owned drainage channel; and
- WHEREAS, the applicant is requesting a special permit to demolish an existing building (Denny's) and construct a 4,232 square foot Byrne Dairy retail store and fueling facility with eight fuel dispensers on a 1.49-acre parcel in an Industrial (IA) zoning district; and
- WHEREAS, the site is located at the corner of Erie Boulevard West, West Genesee Street, and West Fayette Streets, just west of Interstate 81 and at the gateway to the Tipperary Hill neighborhood; and
- WHEREAS, the City of Syracuse Land Use Plan has designated this site to be within an Urban Core Character Area, which is to be the most 'urban' feeling, built-up, with mixed-use center of activity, buildings at the sidewalk, parking behind buildings and few one-story or detached buildings; recommendations for the Tipperary Hill neighborhood reinforce this vision at this gateway location and call for exploring the possibility of introducing a bicycle and pedestrian trail and green-way connecting Tipp Hill to Downtown through the corridor between Erie Boulevard West and West Fayette Street; new draft zoning being proposed by the City's ReZone Syracuse project shows the site to be MX-4 zoning, an urban mixed use district; and
- WHEREAS, the Final Site Plan dated February 2017 shows the existing building at the center of the site to be demolished and a new 4,232 square foot convenience store to be set back at the northwest corner of the parcel, and an 8-pump canopy is to be constructed at the front of the site, parallel with West Genesee Street; parking for 27 cars is shown primarily between the building and West Fayette Street and along the front face of the building; and
- WHEREAS, the plan shows two full vehicular entries, one at West Fayette, approximately 150 feet from the nearest intersection, and a 30-foot driveway behind the building from Erie Boulevard West; a right-in only driveway is shown from West Genesee Street; any existing or proposed access must meet the requirements of the City of Syracuse; an existing rear driveway connection from Erie Boulevard leading to 1836 West Fayette Street is shown to be removed; and
- WHEREAS, an approximately 10-foot wide sidewalk is shown along West Genesee Street and West Fayette Street; brick pavers are shown between the curb and sidewalk along West Genesee Street, but sidewalks abut the curb along the

West Fayette Street frontage, with no delineated setback for pedestrian buffering, landscaping or snow storage; and

WHEREAS, the site has areas of significant slopes, and a retaining wall with 4' high black chain link fencing is proposed to be rebuilt along the Erie Boulevard frontage of the site and along the rear entry driveway; the landscaping plan shows the landscaped area at the corner of Erie and West Genesee Streets will be reduced in size, with the illuminated monument sign with pricing at its center; trees and landscaping would occur primarily along the West Genesee Street frontage; limited vertical landscaping is shown along West Fayette Street, in particular; and

WHEREAS, the EAF notes 1.4 acres will be disturbed by the project, and stormwater will discharge to a proposed drainage swale (location unknown per plans) and/or existing stormwater infrastructure; the project involves redevelopment of all or a portion of the parcel and must meet all three requirements of Section 9.3.1 of the NYS Stormwater Management Design Manual in order to use the Redevelopment Design Criteria for the existing impervious surface on the site; and

WHEREAS, elevation renderings show a single story building with pitched green metal roof and barn-like dormers (no windows) and fenestration, brick and vertical siding, and open porches along the West Genesee and West Fayette Street frontages; the front face of the building faces the gas pumps; and

WHEREAS, signage is to include an 8' high monument style sign base with internally illuminated signage (37 sf each side with digital pricing), two internally lit building signs measuring 40 square feet each; four canopy signs (28 sf each), and fuel dispenser graphics; lighting plans include ten 17' pole mount LED fixtures, wall lights, and fuel canopy lighting, all noted as 'dark sky friendly'; and

WHEREAS, the referral included a letter from the New York State Office of Parks Recreation and Historic Preservation indicating the project would have no impact on archaeological and/or historic resources listed in or eligible for the New York State and National Registers of Historic Places; the EAF indicates the project will require a NYSDEC Petroleum Bulk Storage Registration; and

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

WHEREAS, 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. Given the urban design and land use objectives of the City Land Use Plan and proposed area rezoning for this prominent Tipperary Hill gateway site, the Board recommends the applicant continue to work with the City of Syracuse to incorporate a more urban design context into the submitted site plan, in an effort to better comply with the adopted local plan and neighborhood objectives.

In particular, the applicant is advised to explore designs for gas station/convenience store sites in highly-urban locations, which incorporates elements that are welcoming to pedestrians and bicyclists, with easy connections to buildings as the primary feature of the site, and incorporating elements of neighborhood architecture into building and site design.

2. The Board also recommends removal of the right-in driveway along West Genesee Street, and locating the West Fayette Street driveway as far from the intersection as possible, for increased safety.

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) 435-5402 x225 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 315-435-2260.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: March 08, 2017

OCPB Case # Z-17-71

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a ZONE CHANGE from the Town of Cicero Town Board at the request of Cicero Town Board for the property located various parcels (see case file); 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 including zone changes; and
- WHEREAS, the Town is proposing to change zoning on approximately 103 parcels, covering 575+ acres (see specific parcel listing in case file); the primary geographic focus of this zone change referral is along Lakeshore Road, with the addition of four parcels along Route 31; and
- WHEREAS, the Board previously recommended disapproval on a series of commercial zone changes in 2016 (Z-16-300), partially due to lack of an updated comprehensive plan and coordination with residents and stakeholders to fully analyze potential impacts of the proposed changes; as part of the staff review, a call with the Town Planning Board Chair was held to discuss proposed changes; the Chair explained the Town does not have the resources for a comprehensive plan update or for a full zoning ordinance review at this time; as such, planning staff is segmenting its review of the entire town's zoning into phases over the course of approximately two years, with this phase focusing primarily on Lakeshore Road; and
- WHEREAS, per the referral notice, the project description explains the action as changing incompatible zoning along Lakeshore Road to bring existing homes into zoning compliance; a Full Environmental Assessment Form with minimal information was included, declaring the action a Type 1 action, identifying no potential environmental impacts, and issuing a negative declaration for the proposed action; infrastructure providers such as the State and County Departments of Transportation and the Onondaga County Departments of Environmental Health and Department of Water Environment Protection were not consulted on the proposed changes; and
- WHEREAS, per the submitted list of properties, four parcels totaling 99 acres are proposed to become General Commercial (GC) along the south side of NYS Route 31 east of Route 81, which is generally consistent with the prevailing character along this segment of Route 31; of the four parcels, one is an existing vacant commercial building with land, one 85-acre parcel houses the Tri-State auto auction (roughly 25 acres auction, 40 acres wet/flood, 20 acres vacant), another is a landlocked parcel fully encumbered with wetlands and floodplains, and the fourth is a vacant 1.8 acre parcel; Mud Creek, a major drainage corridor for the northern suburbs, runs through this area, with associated state and federal regulated wetlands and 100-year floodplains and floodways, which should be avoided; as proposed, the southern portion (up to

20 acres) of the auction parcel would also become GC, which would have limited access for commercial uses and would seriously conflict with neighboring land uses; NYSDOT advises that transportation congestion along NYS Route 31 may also affect the allowable intensity and viability of some commercial uses within the General Commercial district as well; and

WHEREAS, along Lakeshore Road, between Route 31 and South Bay Road, approximately 89 frontage parcels were identified for rezoning; this stretch of Lakeshore Road serves as a feeder road to a number of suburban residential subdivisions; the vast majority of these parcels to be rezoned contain existing single-family houses in good repair, and range in size from 0.2-2.0 acres in size, and are currently zoned Agricultural (AG); the AG zone allows single-family homes but does not generally accommodate lots less than 40,000 square feet; as such several of the subject properties would be noncompliant with existing zoning; the subject parcels are proposed to be rezoned to a R-12, R-15 and R-20 zoning districts; and

WHEREAS, the proposed rezoning does not generally change agricultural zoning on parcels which do not contain an existing house, or on parcels which currently serve as buffers between land uses; the town does not have a district which covers open space or buffer lands; the proposed zone changes also do not address any properties with similar inconsistencies between residential land use and agricultural zoning on any other roads except for Lakeshore Road at this time; and

WHEREAS, at the corner of Lakeshore and Mud Mill Roads, two large parcels are proposed to be rezoned; a 23 acre parcel with a marina along the waterfront would become entirely General Commercial zoned land; a neighboring 15 acre parcel would become entirely R-15 zoning; no changes in land use are anticipated at this time, however zoning should consider the potential for long term change and unintended consequences of rezoning these large parcels with large amounts of vacant land to such permissive zoning, and consider the compatibility of putting these two zoning categories next to each other; and

WHEREAS, between Whiting Road and South Bay Road, a cluster of parcels are considered for rezoning, including one 0.94 acre vacant parcel to become R-15, a 59-acre vacant wooded parcel with wetlands to be rezoned to entirely AG, a small restaurant on a 0.36 acre parcel proposed to be rezoned to GC (site may not meet dimensional requirements of the GC); an existing house and yard on 2.72 acres to be rezoned to AG, and a 38-acre parcel with Wysocki's restaurant and banquet facility on a portion of the site, to be rezoned to GC; the parcel list incorrectly labeled the proposed zoning on these two larger parcels, which was clarified by the Planning Board Chair to the above noted proposed changes; and

WHEREAS, to the east along a narrow stretch of land between Lakeshore Road and Oneida Lake, two parcels on two acres, currently housing a marina and significantly encumbered by floodplains and federal wetlands, are proposed to change from Neighborhood Commercial to General Commercial, in anticipation of a possible restaurant and/or multi-family housing; and

WHEREAS, a large parcel which contains a golf course is proposed to be entirely zoned AG, and a vacant 27-acre parcel further to the east on Lakeshore Road at the edge of the developed area in Cicero would also become entirely AG zoned land; to the north, Borio's Restaurant would be rezoned from R-10 to GC; and

WHEREAS, all of the proposed areas to be rezoned to Residential or Commercial zoning

are generally in areas served by public water and all are located within the Onondaga County Sanitary District, in the Oak Orchard and Brewerton Wastewater Treatment Plant service areas; those parcels in the Oak Orchard Plant service area are including flow constrained Davis Road Pump Station service area, which requires flow offsets for any new development; it is unclear at this time how many of the residential parcels along are currently served by individual septic systems; and

WHEREAS, the Syracuse Metropolitan Transportation Council, at the request of the Towns of Cicero and Clay, prepared the Route 31 Corridor Study to explore transportation and land use linkages in the area, in order to inform local decision making; the study found future conditions could add up to 40% more vehicle miles traveled in already congested areas of the Town, and recommendations included incorporation of mixed-use development in infill locations, nodal development versus strip corridor development, careful urban design, reduced growth projections, protection of open space, transit and pedestrian accommodations and additional local roadway connections; Onondaga County's 2010 Development Guide and subsequent draft Onondaga County Sustainable Development Plan advocate for infill and mixed-use development and discourage the premature extension of infrastructure; 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 Board recommends the Town consider retaining split zoning on certain large parcels, in particular the two large parcels at Mud Mill and Lakeshore Roads, as well as the auto auction parcel. The size of the parcels may not necessarily match the desired intensity that the prescribed zoning might allow. On the auto auction site in particular, the appropriateness of commercial zoning does not translate to the southern portion of the parcel.

The Board also offers the following comments:

The Board continues to encourage the Town to revise its approach to updating zoning within the Town, by first undertaking a thoughtful and thorough public process to update its comprehensive plan prior to consideration of zoning changes at this scale. Planning should include community consensus on land use objectives for all uses, interagency coordination and analysis of anticipated infrastructure capacities and needed investments (and financing thereof) to accommodate more intensive zoning, and consideration of a more nuanced land-use zoning strategy that balances economic activity with quality of life considerations.

The Board also strongly encourages the Town to consider the introduction of more nuanced zoning in certain locations and for certain desired land use typologies. In particular, waterfront uses such as marinas, recreational venues and waterfront restaurants and lodging could be better served by a zoning district that acknowledges the unique characteristics and opportunities of waterside development. In addition, the Board continues to advocate for a zoning district intended for public parks, buffer properties, environmentally sensitive land, lands significantly encumbered with wetlands and floodplains, and other such parcels on which development should be carefully scrutinized. Mixed-use zoning in certain locations may also be

desirable and could foster creative use of premium parcels within the Town.

The Town is advised to consult with the New York State and Onondaga County Departments of Transportation and Onondaga County Department of Water Environment Protection and Health Department as applicable, in early stages of district rezoning efforts, in order to ensure adequate infrastructure is either in place or feasible for any anticipated or potential increase in intensity of use from any proposed zone changes.

As an additional comment, the Board notes that while zone change actions are legislative rather than physical projects, changes of this scale are automatically determined to be Type 1 actions under SEQRA, and preparers are advised to consider a reasonably expected range of potential development resulting from proposed zone changes when considering potential and cumulative environmental impacts. As such, the Town may wish to revisit its environmental review to ensure adequate consideration of potential impacts related to the proposed rezoning, particularly any long-term cumulative impacts which may arise as a result of incremental future actions allowed under the proposed zoning. Coordination with various agencies, potentially in the context of a coordinated review under SEQRA, is also appropriate at this stage.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: March 08, 2017

OCPB Case # Z-17-74

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a OTHER AUTHORIZATION from the City of Syracuse Planning Commission at the request of Peter C. Frey, OLAF, LLC for the property located at 200-300 Tracy 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 West Street Arterial, a state highway; and
- WHEREAS, the applicant is proposing that the City abandon 3,483 square feet of the 200-300 block of Tracy Street adjacent to the north lot line of the subject property; and
- WHEREAS, per the Environmental Assessment Form, the purpose of the abandonment is to make the frontage of the parcel along Tracey Street consistent with the road edge and parcel line of adjacent parcels to the east and west; and
- WHEREAS, the submitted plan dated October 21, 2016 shows the proposed conveyance to measure 129 feet wide by 27 feet deep (3,483 square feet); the plan shows the area to be primarily open blacktop along the entire length of the parcel frontage onto Tracy Street, and railroad rails cross the subject area; and
- WHEREAS, the subject parcel is 0.33 acres and contains a 1-2 story distribution facility building, with parking to the side and access on both Tracy Street and Erie Boulevard West, both City streets; 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 Bill Fisher and seconded by Marty Voss. The votes were recorded as follows: Douglas Morris - yes; Bill Fisher - yes; James Corbett - yes; Lisa Dell - yes; Marty Voss - yes.



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: March 08, 2017

OCPB Case # Z-17-75

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the City of Syracuse Planning Commission at the request of T-Mobile Northeast, LLC for the property located at 1207-1211 Almond Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Interstate Route 81, a state highway; and
- WHEREAS, the applicant is proposing to install a roof-top antenna array on the existing Toomey Abbott Towers residential complex on a 3.62-acre parcel in a Residential Class B (RB) zoning district; and
- WHEREAS, the Board previously recommended No Position on three separate referrals for rooftop antennae work on the building (Z-13-18, Z-13-265 and Z-14-125); and
- WHEREAS, the Site Plan dated December 13, 2106 shows the existing building (Toomey Tower) with proposed antennas and remote radio units to be located on the roof; and
- WHEREAS, at the center of the roof, the site plan notes "proposed T-Mobile equipment cabinets to be installed on existing abandoned 13'5" x 19'9" equipment platform; and
- WHEREAS, the Roof Plan shows equipment also on the roof for other mobile carriers, and several areas of antennae, cables and conduit for T-Mobile; and
- WHEREAS, the Building Elevation Plan shows 12 proposed T-Mobile panel antennae and 6 wall mounted RRUS, a new equipment cabinet, GPS antennae, and other existing antennae; and
- WHEREAS, aerial photography and maps show the site to have frontage along Almond Street, East Taylor Street, Burt Street, and Renwick Avenue, all city streets, and Interstate Route 81; and
- WHEREAS, the site has access to public water and sewers and is located in the Metropolitan Wastewater Treatment Plant service area; and

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

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: March 08, 2017

OCPB Case # Z-17-76

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Clay Planning Board at the request of B&B Taft Road 11, LLC for the property located at 4938 West Taft Road (Lot C-R2 Wintersweet 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 West Taft Road, a county road, and the municipal boundary between the Town of Clay and the Town of Salina; and
- WHEREAS, the applicant is proposing construction of a 5,000 square foot single story office building (Simon's Agency) on a portion of a 9.13 acre parcel in a Planned Development District (PDD); and
- WHEREAS, the Board took no position with comment on a subdivision referral (S-16-59) and a text amendment referral (Z-15-431) to amend the Inverness Gardens PDD to allow a motor vehicle services use on a single proposed 1.2 acre lot within the PDD; the Board previously offered no position with comment on a site plan referral to construct a Mavis Discount Tire store on the proposed motor vehicle services lot (Z-15-250) and a site plan referral for an adjacent commercial building (Simon Agency) in the PDD (Z-14-226), commenting on drainage, access, water, and wastewater, and encouraging a strategy for site layout, parking, and access for the entire Inverness Gardens development; the Board previously offered no position with comment on a zone change referral (Z-09-185) and recommended modification of a subdivision referral (S-09-89) to create the PDD; and
- WHEREAS, the site is located along Taft Road and is part of the commercial component of the Inverness Gardens planned development, with commercial at the frontage and along Wintersweet Drive and Taft Road, and housing to the south, which is currently being built out; and
- WHEREAS, the Final Plan dated August 2, 2016 shows the proposed project to occur on Lot C-R2 of the Inverness Gardens Commercial Phase II, with remaining lands (proposed Lot C-R1) as Inverness Gardens Commercial Phase 1 at 8.13 acres; within Lot C-R2 is a 40' wide asphalt drive labeled Proposed Ingress-Egress & Utility Easement along the west edge of the 1-acre lot, which is to provide access to buildout of lands between Wintersweet Drive and Taft Road; and
- WHEREAS, the Simon Agency, Inc. Site Plan dated February 13, 2017 shows the 5,000 square foot single-story office building at the center of the 1-acre lot, with a 26-car parking lot to the east of the building; the main entry and driveway would face Wintersweet Drive; the driveway is shown to also provide access to the commercial parcel to the west, and continues north as a proposed ingress-egress easement for lands along Taft Road; an ingress-egress easement is also shown along the northern property boundary; and

- WHEREAS, sidewalks are shown surrounding the building and a crosswalk is shown across the ingress-egress easement; no sidewalks are shown to Wintersweet Drive or Taft Road; a patio area is shown at the rear of the building, on the north side; and
- WHEREAS, an outdated version of the EAF was submitted with the referral, noting that less than one acre is to be disturbed; the grading plan indicates a stormwater detention basin at the north and south sides of the site; prior referrals note that storm water management was partially determined during the PDD process; and
- WHEREAS, elevation renderings show the building will have a residential look to complement the adjacent residential properties, and landscaping is proposed on the front and sides of the building; the Landscaping Plan shows deciduous trees along Wintersweet Drive; and
- WHEREAS, the site will be served by public sewer and is located in the Metropolitan Wastewater Treatment Plant service area and Ley Creek Pump station 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, per the original EAF in 2009, the completed development was estimated to generate a maximum of 425 vehicular trips per hour and use 40,000 gallons of water per day; and
- WHEREAS, per GML § 239-nn, the legislative body or other authorized body having jurisdiction in a municipality shall give notice to an adjacent municipality when a hearing is held by such body relating to a subdivision, site plan, special use permit, or a use variance on property that is within five hundred feet of an adjacent municipality; such notice shall be given by mail or electronic transmission to the clerk of the adjacent municipality at least ten days prior to any such hearing; and

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

1. The Board recommends that this and all subsequent individual projects in the Inverness Gardens development be designed with sensitivity to neighboring residential properties and include significant landscaping and appropriate screening of parking, dumpsters, and loading areas. The Board further advises that projects are built with consideration for walkability, pedestrian safety, and logical future connections with surrounding

neighborhoods, facilities, and amenities, including pedestrian connections to Wintersweet Drive and to and along Taft Road. The Town and applicant are also encouraged to find ways to minimize parking to the extent practicable through shared parking agreements and reduced parking requirements.

2. The Board recommends the Town and applicant consider shared stormwater facilities to treat stormwater, and to further consider green infrastructure elements as part of the commercial buildout of the site, which can reduce stormwater runoff and improve stormwater quality. (For information on stormwater management, visit the Onondaga County "Save the Rain Program" web site at <http://savetherain.us> or contact the Onondaga County Department of Water Environment Protection at 315-435-6820.)
3. The Board advises the Town to require an updated Environmental Assessment Form be completed by the applicant.
4. The Onondaga County Department of Water Environment Protection asks that the applicant contact the Department at (315) 435-6820 early in the planning process to determine sewer availability and capacity.
5. The Onondaga County Department of Transportation requests a copy of the Stormwater Pollution Prevention Plan (SWPPP) be submitted to the Department for review.
6. The Onondaga County Department of Transportation advises that no additional access onto Taft Road will be permitted as part of the Inverness Gardens buildout.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: March 08, 2017

OCPB Case # Z-17-77

- 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 Camillus Town Board at the request of John Szczech for the property located at Scenic Drive; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the adoption or amendment of a zoning ordinance or local law; and
- WHEREAS, the applicant is requesting a zone change from Residential (R2) to Residential (R3) for 47 acres for a residential subdivision; and
- WHEREAS, the Board is concurrently reviewing a zone change to R-3 on an adjacent 114-acre parcel from the same applicant (Z-17-78); and
- WHEREAS, the sites are located west of the Village of Camillus in a transitional area with a mix of suburban residential, agricultural lands and vacant land; lands enrolled in the NYS Agricultural Districts are adjacent to the site; the sites are located within the West Genesee School District; the site is not served by public transit; and
- WHEREAS, the referral materials describe the project as 'residential subdivision', as does the referral for the neighboring site; the two parcels share a border approximately 550 feet long, separated by a narrow parcel containing National Grid power lines; and
- WHEREAS, per the zoning ordinance, "the R-3 District is designed primarily to accommodate single-family residential development at densities comparable to the majority of residential subdivisions in the predominantly built-up areas of the Town."; minimum lot sizes in the R-3 district are 10,000 square feet; and
- WHEREAS, the 114-acre parcel has approximately 430 feet of frontage onto Ike Dixon Road, a town road, and 60 feet of frontage onto Rail Fence Road, a local subdivision road, which appears to have been provided as a future interconnection point; NYSDOT would require a copy of any traffic impact studies for the project, regarding its intersection with NYS Route 5; and
- WHEREAS, the 47-acre parcel has approximately 875 feet of frontage on Scenic Drive, a town road; adjacent residential subdivisions do not show opportunities for interconnection as currently built; and
- WHEREAS, both parcels, while currently vacant, indicate that existing municipal water and sewer serve the site and new connections are proposed; while wastewater infrastructure exists nearby, neither parcel is served by water or sewer; and
- WHEREAS, the parcels lie just inside the Onondaga County Sanitary District boundary, within a transitional suburban/rural area served by sewers and septic systems; both sites are located in the Metropolitan Wastewater Treatment Plant and West Side Pump Station service areas which is subject to wet weather overflows; per the Onondaga County Department of Water

Environment Protection, the project shall comply with Local Law #1 of 2011 - A Local Law Establishing a Program to Promote Capacity Management, Maintenance and Operation of the Public Sewers and Related Purposes, where applicable; information regarding this law is available at www.ongov.net/wep/uselaws.html; 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 municipality and developer shall not assume that the Department of Water Environment Protection will provide any operation, emergency repair or response, or maintenance services associated with private infrastructure; and

WHEREAS, the municipality is also advised to consult with the Onondaga County Department of Water Environment Protection and Town Engineer regarding the new proposed scale of development buildout on public sewers, and the ongoing fiscal impacts to the Town or homeowners should a pump station, private infrastructure or extensive public infrastructure be necessary to serve a limited number of lots in this area; 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 recommends that the applicant and Town coordinate with stakeholders on large-scale zone change proposals prior to formal submission, in order for municipal and county boards to have adequate information upon which to assess the zone change and related development. As presented, no justification for the proposed zone change is offered to offset the potential negative effects of continued large-scale residential development at the edge of the urbanized area. In particular, preliminary coordination with school districts, infrastructure providers such as the Onondaga County Department of Water Environment Protection, Onondaga County Water Authority, and relevant road owners should take place prior to county GML referral.

The Board also recommends a combined review under State Environmental Quality Review Act for the two neighboring and likely affiliated sites, to avoid any potential issues of segmentation. The Board also encourages the Town to investigate whether the proposed zone change and possible development resulting from the zone change, should be considered a Type 1 Action.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: March 08, 2017

OCPB Case # Z-17-78

- 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 Camillus Town Board at the request of John Szczech for the property located at Ike Dixon 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
- WHEREAS, the applicant is requesting a zone change from Residential (R1) to Residential (R3) for 114 acres for a residential subdivision; and
- WHEREAS, the Board is concurrently reviewing a zone change to R-3 on an adjacent 47-acre parcel from the same applicant (Z-17-77); and
- WHEREAS, the sites are located west of the Village of Camillus in a transitional area with a mix of suburban residential, agricultural lands and vacant land; lands enrolled in the NYS Agricultural Districts are adjacent to the site; the sites are located within the West Genesee School District; the site is not served by public transit; and
- WHEREAS, the referral materials describe the project as 'residential subdivision', as does the referral for the neighboring site; the two parcels share a border approximately 550 feet long, separated by a narrow parcel containing National Grid power lines; and
- WHEREAS, per the zoning ordinance, "the R-3 District is designed primarily to accommodate single-family residential development at densities comparable to the majority of residential subdivisions in the predominantly built-up areas of the Town."; minimum lot sizes in the R-3 district are 10,000 square feet; and
- WHEREAS, the 114-acre parcel has approximately 430 feet of frontage onto Ike Dixon Road, a town road, and 60 feet of frontage onto Rail Fence Road, a local subdivision road, which appears to have been provided as a future interconnection point; NYSDOT would require a copy of any traffic impact studies for the project, regarding its intersection with NYS Route 5; and
- WHEREAS, the 47-acre parcel has approximately 875 feet of frontage on Scenic Drive, a town road; adjacent residential subdivisions do not show opportunities for interconnection as currently built; and
- WHEREAS, both parcels, while currently vacant, indicate that existing municipal water and sewer serve the site and new connections are proposed; while wastewater infrastructure exists nearby, neither parcel is served by water or sewer; and
- WHEREAS, the parcels lie just inside the Onondaga County Sanitary District boundary, within a transitional suburban/rural area served by sewers and septic systems; both sites are located in the Metropolitan Wastewater Treatment Plant and West Side Pump Station service areas which is subject to wet weather overflows; per the Onondaga County Department of Water

Environment Protection, the project shall comply with Local Law #1 of 2011 - A Local Law Establishing a Program to Promote Capacity Management, Maintenance and Operation of the Public Sewers and Related Purposes, where applicable; information regarding this law is available at www.ongov.net/wep/uselaws.html; 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 municipality and developer shall not assume that the Department of Water Environment Protection will provide any operation, emergency repair or response, or maintenance services associated with private infrastructure; and

WHEREAS, the municipality is also advised to consult with the Onondaga County Department of Water Environment Protection and Town Engineer regarding the new proposed scale of development buildout on public sewers, and the ongoing fiscal impacts to the Town or homeowners should a pump station be necessary to serve a limited number of lots in this area;

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

The Board recommends that the applicant and Town coordinate with stakeholders on large-scale zone change proposals prior to formal submission, in order for municipal and county boards to have adequate information upon which to assess the zone change and related development. As presented, no justification for the proposed zone change is offered to offset the potential negative effects of continued large-scale residential development at the edge of the urbanized area. In particular, preliminary coordination with school districts, infrastructure providers such as the Onondaga County Department of Water Environment Protection, Onondaga County Water Authority, and relevant road owners should take place prior to county GML referral.

The Board also recommends a combined review under State Environmental Quality Review Act for the two neighboring and likely affiliated sites, to avoid any potential issues of segmentation. The Board also encourages the Town to investigate whether the proposed zone change and possible development resulting from the zone change, should be considered a Type 1 Action.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: March 08, 2017

OCPB Case # Z-17-79

- 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 Spafford Zoning Board of Appeals at the request of Jack Kreisler for the property located at 1683 Borodino Bluffs; and
- WHEREAS, General Municipal Law Section 239-1-3 allows municipalities to refer applications to the County Planning Board to review approval of area variances and for informal review or technical assistance; and
- WHEREAS, the applicant is requesting area variances for two residences on the same lot in order to construct a deck on one camp and two decks and a small addition on the second camp on a 10,890 square foot parcel in a SL zoning district; and
- WHEREAS, the site is located along the east shore of Skaneateles Lake, with existing driveway access onto Borodino Bluffs Road serving several lakeside properties; and
- WHEREAS, the Plot Plan (undated) shows two existing camps on the 10,890 square foot lakeside parcel; Camp #1 is proposing construction of a new 12'x24' covered deck along the lake side of the house, to be approximately 22' from the lake edge, where 50' is required; and
- WHEREAS, the Plot Plan shows Camp #2 set back approximately 100 feet from the lake edge; Camp #2 is requesting area variances for two small additions to the front and rear of the structure, which are part of a project of general exterior and interior upgrades including raising the roof to provide for 9' indoor ceiling heights, new electric service and plumbing, and expansion of two bedrooms; area variances are required to reduce the northern side yard setback from the required 10' to 6' and 4' where the additions are occurring; and
- WHEREAS, new lot coverage would be 15.6%; and
- WHEREAS, the referral indicates that the two camps are served by individual well and septic systems, and the site is on a small lot with two structures, located in the Skaneateles Lake watershed; and

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

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

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: March 08, 2017

OCPB Case # Z-17-80

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Clay Planning Board at the request of B&C Self Storage Morgan Rd., LLC for the property located at 7988 Morgan 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 Morgan Road, a county highway; and
- WHEREAS, the applicant is proposing to amend a previous Site Plan for a self-storage facility to add an additional storage building and parking on a 17.69-acre parcel in an Industrial (I-1) zoning district; and
- WHEREAS, the Board previously recommended Modification of Subdivision and Site Plan referrals (S-05-61 and Z-05-150) for the construction of the self-storage facility; the applicant was required to provide stormwater information, lighting plan, and a visual buffer from adjacent residential properties; and
- WHEREAS, the site is located in the Woodard Industrial Park and is surrounded by industrially zoned lands, vacant wooded land, roadside houses, and a rail line; and
- WHEREAS, the existing site contains eight storage buildings of varying size and a single driveway onto Morgan Road which must meet the requirements of the Onondaga County Department of Transportation, as well as a large (10+ acres) area of wooded lands to the rear; the Layout and Planting Plan dated February 13, 2017 shows an additional proposed building (150' x 75') on a grassed area at the rear of the existing building, as well as a new parking lot to the rear, with 131 spaces (each 30-35 feet); and
- WHEREAS, the parking area is shown to be asphalt, with seeded lawn islands with trees along two rows of parking; significant areas of vegetation is to be cleared for the parking lot; snow storage is shown at the corners of the lot; arborvitae trees and a 6' tall stockade fence is to line the northern edge of the lot; between the lot and wetlands, an area of dogwood and river birch trees is shown; and
- WHEREAS, the planting plan shows two stormwater detention basin areas surrounded by tree plantings, with areas labeled 'aquatic bench' at the edges, and the planting schedule shows a variety of plants appropriate for standing water locations;
- WHEREAS, the parking area also closely avoids a marked wetlands limits boundary; the area within the wetland boundary is labeled proposed conservation easement; no further details regarding the conservation easement are provided; 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 New York State Department of Environmental Conservation

recommends wetland delineations be reassessed after 5 years, and delineated wetland boundaries must be confirmed by the Department and the U.S. Army Corps of Engineers; and

WHEREAS, no changes to the existing driveway access are proposed; and

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

1. The Onondaga County Department of Transportation has determined that the municipality and applicant must contact the Department at (315) 435-3205 to discuss any required traffic data for the proposed project. Any modifications to the Site Plan required by the Department must be reflected on a revised Site Plan prior to municipal approval.
2. 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.
3. If wetlands have not been delineated within the past 5 years, the applicant must 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 avoid wetland disturbance and obtain appropriate permits from the Corps for any proposed development or drainage into wetlands on site.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: March 08, 2017

OCPB Case # Z-17-81

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Clay Planning Board at the request of Tim Mahoney / Mahoney Design & Build, Inc. for the property located at (7707) 7733 & 7739 Henry Clay Boulevard; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Henry Clay Boulevard, a county highway; and
- WHEREAS, the applicant is proposing to amend a previous Site Plan to construct additional storage buildings and a new leasing office on a 6.77-acre parcel in an Industrial (I-1) zoning district; and
- WHEREAS, the Board is concurrently reviewing an Area Variance referral (Z-17-90) to reduce the front yard setback to 70' and front perimeter landscape strip to 70' for the project; and
- WHEREAS, in 2015, the Board recommended Modification of a Special Permit to operate a motor vehicle storage and towing services business (Brian's Towing) in a leased office space in an existing building at the storage facility (Spring Storage), requiring trip generation information; in 2009 and 2010, the Board offered No Position With Comment on Special Permit referral (Z-10-174 and Z-09-149) to add a U-Haul store and related outdoor storage to the site; in 2004, the Board recommended Modification of site plan and area variance referrals for the storage facility (Z-04-260 and Z-04-261), requiring a lighting plan; and
- WHEREAS, the existing 6.7-acre site contains 5 buildings, including two 280' long storage buildings, a 110' long storage building, a 120' long storage building and an office building (82.5' x 30'), as well as four rows of gravel and grassed parking to the rear;
- WHEREAS, per a project narrative, Store America (formerly Spring Storage Park) describes a three phased project; the original first phase was constructed in 2009; the current Phase 2 will consist of the addition of one 30'x 330' storage building, one 30'x280' storage building, a new leasing office, and (dependent on area variance approval) one 20'x280' storage building; Phase 3 is to consist of three additional 30'x330' storage buildings, one 25'x130' storage building and one 65'x180 climate-controlled storage building; total leasable storage area is said to be 84,000 square feet; building dimensions differ between the narrative and the submitted site plans; and
- WHEREAS, the Amended Overall Site Plan shows buildout of the three phases to include a total of 10 storage buildings of varying size, with a small office space attached to one of the storage buildings; parking for approximately 42 cars is provided; and
- WHEREAS, the plan shows the site has access to a private road labeled "driveway

easement" on Henry Clay Boulevard which is shared with the adjacent parcel to the south; a landlocked industrial parcel occurs to the rear of the site, also using the same access; a 30' wide ingress-egress easement and utility easement are shown on the plan leading to the rear parcel; and

WHEREAS, aerial photography shows the Spring Storage site has no other access to Henry Clay Boulevard; 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 served by public water; the plan shows an existing water easement; the site is located in the Oak Orchard Wastewater Treatment Plant service area but has no access to sewers and is served by private septic; plans show an existing leach field, and a proposed future septic system location in a new location near the front of the site, which must be approved by the Onondaga County Health Department; and

WHEREAS, an existing landscape area is labeled along the Henry Clay Road frontage, with existing trees; fencing is shown to surround the site; the site is located in the Woodard Industrial Park and is across Henry Clay Boulevard from a residential subdivision, but is otherwise surrounded by industrially zoned lands, and a rail line; and

WHEREAS, a drainage easement and stormwater detention area is shown along the northern boundary and per aerial photography is shared with the rear property, which includes a larger detention pond on site; and

WHEREAS, if the proposed project cumulatively disturbs one acre or more of land, it must be covered under the New York State SPDES II General Permit for Stormwater Discharges from Construction Activity, and the applicant must submit a Stormwater Pollution Prevention Plan (SWPPP) to the municipality and a Notice of Intent (NOI) to the Bureau of Water Permits; the proposed project is located within a designated Municipal Separate Storm Sewer System (MS4) municipality and the applicant must consult with the municipal engineer to ensure conformance with the municipality's Storm Water Management Plan (SWMP) and submit a MS4 SWPPP Acceptance Form signed by the municipality to the Bureau of Water Permits; 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

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

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

2. The Onondaga County Department of Transportation has determined that the municipality and applicant must contact the Department at (315) 435-3205 to discuss any required traffic data for the proposed project. Any modifications to the Site Plan required by the Department must be reflected on a revised Site Plan prior to municipal approval.

3. The 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.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: March 08, 2017

OCPB Case # Z-17-82

- 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 Welch Allyn for the property located at 4341 State Street 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 Mottville Road (County Route 154) and State Street Road (NYS Route 321), and a farm operation located in an Agricultural District; and
- WHEREAS, the applicant is proposing to expand existing facility by adding 105,384 square feet of warehouse and storage space, expand an existing parking lot by 224 spaces, and add a new employee entrance on a 53-acre parcel in an Industrial/Research/Office (IRO) zoning district; and
- WHEREAS, the Board is concurrently reviewing a special permit referral (Z-17-83); and
- WHEREAS, the Board took No Position With Comment on site plan and special permit referrals (Z-11-73 and Z-11-74) to expand parking, resurface existing parking lots and a road, and install new granite curbing, lighting, and a pedestrian path at the Welch Allyn conference center (The Lodge), stating that the Onondaga County Health Department must accept or approve, respectively, any existing or proposed septic system to service this property; and
- WHEREAS, the Project Key Map dated February 1, 2017 shows the existing 226,579 square foot building with a new employee entrance, the proposed 105,384 square foot addition, and the existing Lodge facility on the north side of the site; and
- WHEREAS, the plan shows several existing parking areas and the proposed parking expansion with 224 new spaces; the plan notes that the proposed addition will removed 419 surface parking spaces, resulting in a net reduction of 195 spaces, which is adequate based on parking surveys detailing peak parking times and remaining vacant spaces; and
- WHEREAS, the plan shows two existing driveways on Mottville Road and one driveway on Route 321, and the Town application states that the driveways will not change; any existing or proposed access on Mottville Road and Route 321 must meet the requirements of the Onondaga County Department of Transportation and New York State Department of Transportation, respectively; and
- WHEREAS, the plan shows a proposed stormwater detention basin expansion in front (south) of the proposed building expansion; and
- WHEREAS, a letter dated January 30, 2017 from the Town of Skaneateles Water Department states that the total anticipated water usage/demand per day of 440 gallons resulting from the proposed addition will have no significant adverse effect on the Town water supply system; and

WHEREAS, an email from Welch Allyn to the NYS DEC states that the sanitary system is currently processing 11,000 to 15,000 gallons per day and the maximum daily flow pumped from the equalization tank into the aeration tank is set at 26,000 gallons per day; the email also states that during the expansion in 2008 the sanitary system was re-rated to a design flow of 30,000 gallons per day with the additional tanks and equipment that was installed; the response from the NYS DEC dated December 15, 2016 states that the additional 100 employees and associated wastewater flow can be handled by the current sanitary treatment system, and a SPDES permit modification is not necessary at this time; and

WHEREAS, the Environmental Assessment Form (EAF) states that 11.75 acres would be physically disturbed for the proposed project; and

WHEREAS, the plan shows Skaneateles Creek, a Class 3 regulated stream, running through the site, and National Wetlands Inventory maps indicate the potential presence of several federal wetland areas; and

WHEREAS, the EAF states that the proposed action would fill what remains of an existing wetland (0.03 acres) delineated in November 2007 in the central parking island on the west side of the site; the applicant must obtain any required permits from the U.S. Army Corps of Engineers for any proposed development or drainage in federal wetlands on site; and

WHEREAS, the EAF states that the project site, or any portion of it, is located in a designated agricultural district; the EAF also states that the project site, or any portion of it, is located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory; and

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

1. The New York State and Onondaga County Departments of Transportation have determined that the applicant must complete a Traffic Impact Study (TIS) for full build out to meet Departmental requirements and is required to contact the Departments to determine the scope of the study; the applicant must submit the traffic study to the Departments for approval and complete any appropriate mitigation as may be determined by the Departments.
2. The municipality or applicant must submit copies of the Storm Water Pollution Prevention Plan (SWPPP) and/or any drainage reports or studies to the New York State and Onondaga County Departments of Transportation early in the planning process for approval and complete any appropriate mitigation as may be determined by the Departments.
3. No additional driveway access shall be permitted onto either State Street Road or Mottville Road, per the Departments of Transportation.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: March 08, 2017

OCPB Case # Z-17-83

- 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 Welch Allyn for the property located at 4341 State Street Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review issuance of special permits and the site is located within 500 feet of Mottville Road (County Route 154) and State Street Road (NYS Route 321), and a farm operation located in an Agricultural District; and
- WHEREAS, the applicant is requesting a special permit to expand existing facility by adding 105,384 square feet of warehouse and storage space, expand an existing parking lot by 224 spaces and add a new employee entrance on a 53-acre parcel in an Industrial /Research /Office (IRO) zoning district; and
- WHEREAS, the Board is concurrently reviewing a site plan referral (Z-17-82); and
- WHEREAS, the Board took No Position With Comment on site plan and special permit referrals (Z-11-73 and Z-11-74) to expand parking, resurface existing parking lots and a road, and install new granite curbing, lighting, and a pedestrian path at the Welch Allyn conference center (The Lodge), stating that the Onondaga County Health Department must accept or approve, respectively, any existing or proposed septic system to service this property; and
- WHEREAS, the Project Key Map dated February 1, 2017 shows the existing 226,579 square foot building with a new employee entrance, the proposed 105,384 square foot addition, and the existing Lodge facility on the north side of the site; and
- WHEREAS, the plan shows several existing parking areas and the proposed parking expansion with 224 new spaces; the plan notes that the proposed addition will removed 419 surface parking spaces, resulting in a net reduction of 195 spaces, which is adequate based on parking surveys detailing peak parking times and remaining vacant spaces; and
- WHEREAS, the plan shows two existing driveways on Mottville Road and one driveway on Route 321, and the Town application states that the driveways will not change; any existing or proposed access on Mottville Road and Route 321 must meet the requirements of the Onondaga County Department of Transportation and New York State Department of Transportation, respectively; and
- WHEREAS, the plan shows a proposed stormwater detention basin expansion in front (south) of the proposed building expansion; and
- WHEREAS, a letter dated January 30, 2017 from the Town of Skaneateles Water Department states that the total anticipated water usage/demand per day of 440 gallons resulting from the proposed addition will have no significant adverse effect on the Town water supply system; and

WHEREAS, an email from Welch Allyn to the NYS DEC states that the sanitary system is currently processing 11,000 to 15,000 gallons per day and the maximum daily flow pumped from the equalization tank into the aeration tank is set at 26,000 gallons per day; the email also states that during the expansion in 2008 the sanitary system was re-rated to a design flow of 30,000 gallons per day with the additional tanks and equipment that was installed; the response from the NYS DEC dated December 15, 2016 states that the additional 100 employees and associated wastewater flow can be handled by the current sanitary treatment system, and a SPDES permit modification is not necessary at this time; and

WHEREAS, the Environmental Assessment Form (EAF) states that 11.75 acres would be physically disturbed for the proposed project; and

WHEREAS, the plan shows Skaneateles Creek, a Class 3 regulated stream, running through the site, and National Wetlands Inventory maps indicate the potential presence of several federal wetland areas; and

WHEREAS, the EAF states that the proposed action would fill what remains of an existing wetland (0.03 acres) delineated in November 2007 in the central parking island on the west side of the site; the applicant must obtain any required permits from the U.S. Army Corps of Engineers for any proposed development or drainage in federal wetlands on site; and

WHEREAS, the EAF states that the project site, or any portion of it, is located in a designated agricultural district; the EAF also states that the project site, or any portion of it, is located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory; and

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

1. The New York State and Onondaga County Departments of Transportation have determined that the applicant must complete a Traffic Impact Study (TIS) for full build out to meet Departmental requirements and is required to contact the Departments to determine the scope of the study; the applicant must submit the traffic study to the Departments for approval and complete any appropriate mitigation as may be determined by the Departments.
2. The municipality or applicant must submit copies of the Storm Water Pollution Prevention Plan (SWPPP) and/or any drainage reports or studies to the New York State and Onondaga County Departments of Transportation early in the planning process for approval and complete any appropriate mitigation as may be determined by the Departments.
3. No additional driveway access shall be permitted onto either State Street Road or Mottville Road, per the Departments of Transportation.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: March 08, 2017

OCPB Case # Z-17-84

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a ZONE CHANGE from the Town of Clay Town Board at the request of Maria Ciabattone Trust / Francis Fiorito for the property located at 4291, 4297 & 4303 Route 31 and 8606 & 8598 Morgan 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
- WHEREAS, the applicant is proposing zone changes on several parcels totaling 1.8 acres from RA-100 and NC-1 to Limited Use Gas Station (LuC-1) to allow for a 5,800 square foot convenience store and fuel dispenser island; and
- WHEREAS, the Environmental Assessment Form states that the project includes the construction of a 5,800 square foot single story convenience store (Fastrac), which includes food service (similar to a sandwich shop) with indoor/outdoor seating and a drive-thru, and one fuel dispenser island with six two-sided fuel dispensers served by an underground storage tank holding 40,000 gallons of petroleum products (unleaded gasoline and diesel fuel); and
- WHEREAS, the EAF states that the site will have 39 parking spaces, a dumpster enclosure, a drive-thru lane, and landscaping areas; and
- WHEREAS, the Proposed Zone Change plan dated February 13, 2017 shows that the site consists of six parcels and a portion of a seventh parcel that would be conveyed by an adjacent property owner; the EAF states that the lots will be resubdivided into a single lot; and
- WHEREAS, the plan shows that the site has frontage, with several existing driveways, on Route 31 and Morgan Road, and the EAF states that the site will have one full access driveway on Morgan Road and a right-in/right-out driveway on Route 31; any existing or proposed access on Route 31 and Morgan Road must meet the requirements of the New York State and Onondaga Departments of Transportation, respectively; and
- WHEREAS, the EAF states that 1.4 acres will be disturbed, and the EAF states that the project is a redevelopment with a small increase in impervious area and will have a point of discharge for all collected stormwater on site after being treated and mitigated; the EAF states that runoff will be discharged through a lateral connection to the stormwater main on Route 31; and
- WHEREAS, the Referral Notice states that the site is currently served by public water and private septic systems; the EAF states that the project will use public wastewater treatment facilities and be served by the Oak Orchard Sewage Treatment Plant; and
- WHEREAS, per the Onondaga County Department of Water Environment Protection, the project shall comply with Local Law #1 of 2011 - A Local Law Establishing a Program to Promote Capacity Management, Maintenance and Operation of the

Public Sewers and Related Purposes, where applicable; information regarding this law is available at www.ongov.net/wep/uselaws.html; and

WHEREAS, the EAF states that lighting fixtures will be fixed on the back and front of the building, along with light poles on the edges of the driveway and parking areas, and all lighting fixtures will be LED and dark sky compliant; and

WHEREAS, if the proposed project cumulatively disturbs one acre or more of land, it must be covered under the New York State SPDES II General Permit for Stormwater Discharges from Construction Activity, and the applicant must submit a Stormwater Pollution Prevention Plan (SWPPP) to the municipality and a Notice of Intent (NOI) to the Bureau of Water Permits; the proposed project is located within a designated Municipal Separate Storm Sewer System (MS4) municipality and the applicant must consult with the municipal engineer to ensure conformance with the municipality's Storm Water Management Plan (SWMP) and submit a MS4 SWPPP Acceptance Form signed by the municipality to the Bureau of Water Permits; 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

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 continues to encourage the Town to limit the spread of strip retail development into lower-density areas along NYS Route 31, particularly onto parcels without existing access to urban infrastructure.

Should the Town approve the zone change, the Board offers the following for the next stage of development:

1. The New York State and Onondaga County Departments of Transportation have determined that the applicant must complete a Traffic Impact Study (TIS) for full build out to meet Departmental requirements and is required to contact the Departments to determine the scope of the study; the applicant must submit the traffic study to the Departments for approval and complete any appropriate mitigation as may be determined by the Departments.

2. The municipality or applicant must submit copies of the Storm Water Pollution Prevention Plan (SWPPP) and/or any drainage reports or studies to the New York State and Onondaga County Departments of Transportation early in the planning process for approval and complete any appropriate mitigation as may be determined by the Departments.

- 3 The Onondaga County Department of Water Environment Protection asks that the applicant contact the Department at (315) 435-5402 x225 early in the planning process to determine sewer availability and capacity, and any applicable offset requirements.

4. The applicant is encouraged to reduce stormwater runoff and improve stormwater quality as much as practical by reducing impermeable surfaces and utilizing green infrastructure. For more information on stormwater

management, visit the Onondaga County "Save the Rain Program" web site at <http://savetherain.us> or contact the Onondaga County Department of Water Environment Protection at 315-435-2260.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: March 08, 2017

OCPB Case # Z-17-85

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Lysander Planning Board at the request of Solar Liberty / Emmi & Sons for the property located at 1390 Vann Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of West Genesee Road (Route 370), a state highway, East Mud Lake Road (Route 180), a county highway, Beaver Lake Nature Center, a County-owned park, and a farm operation located in an Agricultural District; and
- WHEREAS, the applicant is proposing construction of a 6-acre solar array on a 38.52-acre parcel to be utilized by Emmi & Sons, Inc. in an Agricultural zoning district; and
- WHEREAS, the Site Plan and Equipment Layout dated June 19, 2015 shows the proposed PV locations, and the Environmental Assessment Form (EAF) states that the total acreage to be physically disturbed is 7 acres; and
- WHEREAS, the EAF states that construction activities that will impact the site include driven posts for solar racking, trenching for electrical conduit, and concrete pad for electrical equipment mounting; and
- WHEREAS, the parcel is split by Vann Road; aerial photography shows several farm buildings on the portion of the lot to the south of Vann Road; the solar array would be on the portion of the lot to the north of Vann Road; and
- WHEREAS, aerial photography shows that the site has access on Vann Road, a local road, and the portion of the lot to the south of Vann Road also has access on West Genesee Road, which must meet the requirements of the New York State Department of Transportation; and
- WHEREAS, the EAF states that adjoining lands contain wetlands; however, the land on which the proposed action is projected to occur does not contain wetlands or waterbodies regulated by a federal, state, or local agency; and
- WHEREAS, the EAF states that the site of the proposed action may contain a species of animal, or associated habitats, listed by the state or federal government as threatened or endangered; a permit may be required from the New York State Department of Environmental Conservation (NYS DEC) if the species is listed as endangered or threatened and the NYS DEC determines that the project may be harmful to the species or its habitat; and
- WHEREAS, the site is located in Agricultural District 3; the Agricultural Data Statement states that all land on the parcel that is not relating to the solar project will be farmed; and

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

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

1. The Town and applicant are encouraged to consider the siting of large scale solar arrays so as to avoid actively farmed land with prime agricultural soils, and locations which may impact agricultural operations.
2. The municipality or applicant must submit copies of the Storm Water Pollution Prevention Plan (SWPPP) and/or any drainage reports or studies Onondaga County Department of Transportation early in the planning process for approval and complete any appropriate mitigation as may be determined by the Department.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: March 08, 2017

OCPB Case # Z-17-86

- 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 Camillus Village Board at the request of Anthony Paduano for the property located at Elm Street & Main 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 Elm Street (Route 174), a state highway; and
- WHEREAS, the applicant is requesting a special permit to construct six single-story metal storage buildings on a 0.92-acre parcel in a Commercial zoning district; and
- WHEREAS, the Board is concurrently reviewing a site plan referral (Z-17-87); and
- WHEREAS, the Site Plan dated February 2, 2017 shows the six proposed buildings; a narrative dated February 5, 2017 states that three 60 foot by 26 foot buildings would have 21 lockers of varying size, two 55 foot by 26 foot buildings would have 18 lockers, and one 45 foot by 26 foot building would have 17 lockers; and
- WHEREAS, the narrative states that the site will be accessed from an existing drive on the south end of the property onto Elm Street, with an option of retaining the existing north drive onto West Genesee Street, and the plan shows the West Genesee Street drive as a new asphalt drive; any existing or proposed access on Elm Street and West Genesee Street must meet the requirements of the New York State Department of Transportation; and
- WHEREAS, the narrative states that the site will have a 3 foot by 6 foot by 2 foot concrete block retaining wall on the east side of the property to allow the site to be leveled and the buildings erected, and a stone drive will be installed to provide a semi-impermeable surface to allow for drainage; and
- WHEREAS, the narrative states that site lighting will be provided with 8 LED wall pack lights aimed to illuminate the buildings and drive; and
- WHEREAS, the Referral Notice states that new municipal water and sewer connections are proposed; however, the Environmental Assessment Form (EAF) states that the proposed action will not connect to a public/private water supply or existing wastewater utilities; and
- WHEREAS, the plan shows a State of New York permanent drainage easement running across the site; and
- WHEREAS, the EAF states that stormwater will be discharged to existing drainage for Routes 173 and 174 and to Camillus Creek, which appears to be adjacent to this site; and
- WHEREAS, the EAF Mapper Summary Report states that the site is located within 2,000 feet of a DEC remediation site and the project site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the

New York State Historic Preservation Office archaeological site inventory; and
WHEREAS, the site appears to be adjacent to residential properties; the plan does not show any visual screening between the site and residential parcels; and

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

1. The applicant and Village must coordinate with the New York State Department of Transportation regarding the re-grading, buildout of impervious surface, and stormwater drainage on and from the site onto neighboring lands, to ensure no negative impacts or increase in stormwater runoff to the roadway, drainage infrastructure, creek channels or adjacent properties. 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, and complete any appropriate mitigation as may be determined by the Department.
2. Per the New York State Department of Transportation, the proposed new asphalt drive at the Route 174 / Route 5 intersection must be removed and the existing access drive removed for safety purposes, and all access must occur from the Elm Street driveway. Extension of the sidewalk and curbing along this frontage is encouraged, to allow for a more convenient and safe crossing of Elm Street.
3. The New York State Department of Transportation advises that any gated entries for storage facilities must be set back to Department standards, in order to fully accommodate large vehicles or trailers idling on the driveway while accessing the gated site.
4. The applicant must provide additional landscape buffering along any exposed drainage/creek channel on the site and to retain as much vegetation as possible to aid in stormwater management and filtration.
5. A residential structure appears to potentially encroach onto the subject property, and utilize the driveway, which would be required to be removed per the NYSDOT. The Village and applicant are encouraged to remedy any encroachment issues, and identify alternative access for the existing house should the project go forward. Site design should also be considerate of the proximity of existing residential uses including this house.

The Board also offers the following comments:

1. The applicant should submit a lighting plan to be approved by the New York State Department of Transportation and Village to ensure there is no glare or spillover onto adjacent properties or the State rights-of-way or adjacent residential properties.
2. The Board encourages the Village to require vertical landscaping screening on site, particularly along road frontages and for adjacent residential properties.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: March 08, 2017

OCPB Case # Z-17-87

- 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 Camillus Village Board at the request of Anthony Paduano for the property located at Elm Street & Main 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 Elm Street (Route 174) and Main Street (Route 5), both state highways; and
- WHEREAS, the applicant is proposing to construct six single-story metal storage buildings on a 0.92-acre parcel in a Commercial (C) zoning district; and
- WHEREAS, the Board is concurrently reviewing a special permit referral (Z-17-86); and
- WHEREAS, the Site Plan dated February 2, 2017 shows the six proposed buildings; a narrative dated February 5, 2017 states that three 60 foot by 26 foot buildings would have 21 lockers of varying size, two 55 foot by 26 foot buildings would have 18 lockers, and one 45 foot by 26 foot building would have 17 lockers; and
- WHEREAS, the narrative states that the site will be accessed from an existing drive on the south end of the property onto Elm Street, with an option of retaining the existing north drive onto West Genesee Street, and the plan shows the West Genesee Street drive as a new asphalt drive; any existing or proposed access on Elm Street and West Genesee Street must meet the requirements of the New York State Department of Transportation; and
- WHEREAS, the narrative states that the site will have a 3 foot by 6 foot by 2 foot concrete block retaining wall on the east side of the property to allow the site to be leveled and the buildings erected, and a stone drive will be installed to provide a semi-impermeable surface to allow for drainage; and
- WHEREAS, the narrative states that site lighting will be provided with 8 LED wall pack lights aimed to illuminate the buildings and drive; and
- WHEREAS, the Referral Notice states that new municipal water and sewer connections are proposed; however, the Environmental Assessment Form (EAF) states that the proposed action will not connect to a public/private water supply or existing wastewater utilities; and
- WHEREAS, the plan shows a State of New York permanent drainage easement running across the site; and
- WHEREAS, the EAF states that stormwater will be discharged to existing drainage for Routes 173 and 174 and to Camillus Creek, which appears to be adjacent to this site; and
- WHEREAS, the EAF Mapper Summary Report states that the site is located within 2,000 feet of a DEC remediation site and the project site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the

New York State Historic Preservation Office archaeological site inventory; and
WHEREAS, the site appears to be adjacent to residential properties; the plan does not show any visual screening between the site and residential parcels; and

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

1. The applicant and Village must coordinate with the New York State Department of Transportation regarding the re-grading, buildout of impervious surface, and stormwater drainage on and from the site onto neighboring lands, to ensure no negative impacts or increase in stormwater runoff to the roadway, drainage infrastructure, creek channels or adjacent properties. 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, and complete any appropriate mitigation as may be determined by the Department.
2. Per the New York State Department of Transportation, the proposed new asphalt drive at the Route 174 / Route 5 intersection must be removed and the existing access drive removed for safety purposes, and all access must occur from the Elm Street driveway. Extension of the sidewalk and curbing along this frontage is encouraged, to allow for a more convenient and safe crossing of Elm Street.
3. The New York State Department of Transportation advises that any gated entries for storage facilities must be set back to Department standards, in order to fully accommodate large vehicles or trailers idling on the driveway while accessing the gated site.
4. The applicant must provide additional landscape buffering along any exposed drainage/creek channel on the site and to retain as much vegetation as possible to aid in stormwater management and filtration.
5. A residential structure appears to potentially encroach onto the subject property, and utilize the driveway, which would be required to be removed per the NYSDOT. The Village and applicant are encouraged to remedy any encroachment issues, and identify alternative access for the existing house should the project go forward. Site design should also be considerate of the proximity of existing residential uses including this house.

The Board also offers the following comments:

1. The applicant should submit a lighting plan to be approved by the New York State Department of Transportation and Village to ensure there is no glare or spillover onto adjacent properties or the State rights-of-way or adjacent residential properties.
2. The Board encourages the Village to require vertical landscaping screening on site, particularly along road frontages and for adjacent residential properties.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: March 08, 2017

OCPB Case # Z-17-88

- 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 Environmental Design & Research for the property located at 7641 & 7645 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 highway; and
- WHEREAS, the applicant is requesting two area variances to reduce the front yard setback from 200 feet to 111 feet and reduce the front perimeter landscape strip from 100 feet to 46 feet for a building addition and parking expansion on a 6.35-acre parcel in an Industrial (I-1) zoning district; and
- WHEREAS, the Board recommended Modification of a site plan referral (Z-16-459) for a building expansion on the adjacent related site to the north, stating that the applicant must contact the Onondaga County Department of Transportation regarding plans for full buildout of the two related properties and coordinate with the Department on the scope of required traffic and stormwater data; the Board also took No Position With Comment on area variance referrals (Z-16-423 and Z-16-424) to, respectively, reduce front yard setback on the northern parcel for a building expansion and reduce front yard perimeter landscape strip setback on this parcel from 100 feet to 84 feet for a parking lot expansion; the Board previously took No Position With Comment on a site plan referral (Z-16-348) for a parking expansion and landscaping on this site; and
- WHEREAS, the Variance Request plan dated February 13, 2017 shows an existing building on the 7641 property, an existing building with building expansion area on the 7645 property, existing parking areas on both lots, and the parking expansion area that would run along the front of both parcels; the Environmental Assessment Form (EAF) states that the building expansion would be used as a café for facility employees; and
- WHEREAS, the plan notes that the applications for preliminary and final plat reviews were submitted to the Town of Clay on January 30, 2017 to complete the resubdivision of the 7645 and 7641 properties; and
- WHEREAS, the plan shows a driveway on Henry Clay Boulevard for each lot, which must meet the requirements of the Onondaga County Department of Transportation; the plan also shows a rear driveway on the 7645 parcel leading to Edgecomb Drive, a local road; and
- WHEREAS, the EAF states that 1.2 acres would be physically disturbed for the proposed project; the EAF states that stormwater discharges will be directed to the existing road ditch for Henry Clay Boulevard; and

WHEREAS, the EAF states that the applicant is currently awaiting a jurisdictional determination from the US Army Corps of Engineers, verifying the absence of regulated wetlands; and

WHEREAS, the site is served by public water and sewer; the plan shows a 20 foot wide sewer easement to Woodard Sewer District running along the road frontage, and the site is located in the Wetzel Road 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, if the proposed project cumulatively disturbs one acre or more of land, it must be covered under the New York State SPDES II General Permit for Stormwater Discharges from Construction Activity, and the applicant must submit a Stormwater Pollution Prevention Plan (SWPPP) to the municipality and a Notice of Intent (NOI) to the Bureau of Water Permits; the proposed project is located within a designated Municipal Separate Storm Sewer System (MS4) municipality and the applicant must consult with the municipal engineer to ensure conformance with the municipality's Storm Water Management Plan (SWMP) and submit a MS4 SWPPP Acceptance Form signed by the municipality to the Bureau of Water Permits; and

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

The applicant must contact the Onondaga County Department of Transportation regarding plans for full buildout of the two related properties and coordinate with the Department on the scope of required traffic and stormwater data. The applicant must reflect any required mitigation on plans prior to Town consideration.

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) 435-5402 x225 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 315-435-2260.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: March 08, 2017

OCPB Case # Z-17-89

- 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 Goddard Development (Mavis Discount Tire) for the property located at 7435 Oswego Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the granting of use or area variances and the site is located within 500 feet of Oswego Road (Route 57), John Glenn Boulevard, and Long Branch Road, all county roads; and
- WHEREAS, the applicant is submitting a revised Varinance referral for 10 area variances for the construction of a 6,697 square foot automotive retail / repair building (Mavis Discount Tire) with associated utilities and paved parking on a vacant 0.511-acre lot formerly containing a gas station in a Limited Use for Gasoline Services (LuC-1) zoning district; and
- WHEREAS, the Board recommended Modification of a site plan referral (Z-17-26) to construct the proposed Mavis Discount Tire; in July 2016 the Board recommended Modification of an area variance referral (Z-16-240) to reduce northern and southern perimeter strips and highway arterial setback for the Mavis Discount Tire project, requiring traffic data, SWPPP, and comments on access, wastewater, landscaping and stormwater; in September 2016 the Board deemed a site plan referral Incomplete (Z-16-333), noting the Site plan included and relied on land owned by Onondaga County, for which no coordination had taken place regarding a request for road abandonment, which must come from the Town to the Department of Transportation; the Board recommended Modification of an Area Variance referral (Z-16-406) for an amended project, citing transportation requirements; and
- WHEREAS, variances requested are reductions of perimeter landscape strips along John Glenn Boulevard (20 feet to 4.66 feet), Long Branch Road (20 feet to 2.6 feet), Oswego Road (20 feet to 3.0 feet), and west property line (20 feet to 16.38 feet); a reduction of the rear building setback from 25 feet to 16.38 feet, a reduction in the building setback from the centerline of Oswego Road from 140 feet to 95.54 feet, a reduction of the building setback from the Long Branch Road Right-of-Way from 25 feet to 17.11 feet, a reduction of the perimeter landscape strip along Long Branch Road Right-of-Way for the accessory structure from 20 feet to 2.6 feet, a reduction of setback from John Glenn Boulevard Right-of-Way from 25 feet to 19 feet for a sign, and a reduction of setback from Oswego Road Right-of-Way from 25 feet to 19 feet for a sign; and
- WHEREAS, the Site Plan dated February 10, 2017 shows the proposed 6,697 square foot automotive retail/repair building with seven internal bays, a dumpster enclosure south of the building, and 13 proposed parking spaces located

along the John Glenn Boulevard and Oswego Road frontages; and

WHEREAS, access to the site would be from Long Branch Road via the Old Long Branch Road spur, and no access is permitted or shown from John Glenn Boulevard or Oswego Road; the plan shows that Old Long Branch Road dead ends just past the proposed driveway before reaching Oswego Road; any existing or proposed access on Old Long Branch Road must meet the requirements of the Onondaga County Department of Transportation; and

WHEREAS, a proposed freestanding sign location with notes citing "max 32 square feet and a max height of 25 feet" is shown near the corner of John Glenn Boulevard and Oswego Road

WHEREAS, the plan shows a bioretention area along the Oswego Road frontage and on the corner of Oswego Road and John Glenn Boulevard; and

WHEREAS, the New York State Department of Environmental Conservation Environmental Assessment Form Mapper indicates that the site is adjacent to a state wetland, located in an archaeological sensitive area, and may contain a species of animal, or associated habitats, listed by the state or federal government as threatened or endangered; and

WHEREAS, the site has access to public water and sewers and is located in the Wetzel Road Wastewater Treatment Plant service area; and 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:

1. The Onondaga County Department of Transportation has determined that the municipality and applicant must contact the Department at (315) 435-3205 to discuss any required traffic data for the proposed project.
2. Per the Onondaga County Department of Transportation, the municipality must submit a copy of the Storm Water Pollution Prevention Plan (SWPPP) and/or any drainage reports or studies to the Department verifying that no additional stormwater runoff will enter the County's drainage system, and complete any appropriate mitigation as may be determined by the Department.

The Board also offers the following comments:

1. Per the Onondaga County Department of Transportation, the Town and applicant are advised that direct access to Oswego Road, John Glenn Boulevard and New Long Branch Road is prohibited, and a permit for any proposed work in the County right-of-way is required. No parking, loading, or servicing of vehicles in the right-of-way, or backing of vehicles into the right-of-way, is permitted.
2. The Onondaga County Department of Water Environment Protection asks that the applicant contact the Department at (315) 435-5402 x225 early in the planning process to determine sewer availability and capacity.

3. The Board encourages site planning which incorporates additional landscaping, minimizes pavement, and utilizes green infrastructure where possible, in order to minimize stormwater runoff near a wetland.. For more information on stormwater management, visit the Onondaga County "Save the Rain Program" web site at <http://savetherain.us> or contact the Onondaga County Department of Water Environment Protection at 315-435-2260.

4. The Town and applicant are encouraged to carefully consider proposed signage for the site, and for the Route 57 corridor in general, reducing signage clutter and excessive height and scale where appropriate.

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 Lisa Dell and seconded by Marty Voss. The votes were recorded as follows: Douglas Morris - yes; Bill Fisher - yes; James Corbett - yes; Lisa Dell - yes; Marty Voss - yes.



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: March 08, 2017

OCPB Case # Z-17-90

- 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 Store America (Spring Storage Park) for the property located at 7707 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 two area variances for the installation of a 20' X 280' single story storage as part of a storage facility expansion project on a 17.35-acre parcel in an Industrial (I-1) zoning district; variances would reduce the front yard setback from 200' to 70' and the front perimeter landscape strip from 100' to 70'; and
- WHEREAS, the Board is concurrently reviewing a Site Plan referral (Z-17-81) for the expansion project; and
- WHEREAS, in 2015, the Board recommended Modification of a Special Permit to operate a motor vehicle storage and towing services business (Brian's Towing) in a leased office space in an existing building at the storage facility (Spring Storage), requiring trip generation information; in 2009 and 2010, the Board offered No Position With Comment on Special Permit referral (Z-10-174 and Z-09-149) to add a U-Haul store and related outdoor storage to the site; in 2004, the Board recommended Modification of site plan and area variance referrals for the storage facility (Z-04-260 and Z-04-261), requiring a lighting plan; and
- WHEREAS, the existing 6.7-acre site contains 5 buildings, including two 280' long storage buildings, a 110' long storage building, a 120' long storage building and an office building (82.5' x 30'), as well as four rows of gravel and grassed parking to the rear;
- WHEREAS, per a project narrative, Store America (formerly Spring Storage Park) describes a three phased project; the original first phase was constructed in 2009; the current Phase 2 will consist of the addition of one 30'x 330' storage building, one 30'x280' storage building, a new leasing office, and (dependent on area variance approval) one 20'x280' storage building; Phase 3 is to consist of three additional 30'x330' storage buildings, one 25'x130' storage building and one 65'x180 climate-controlled storage building; total leasable storage area is said to be 84,000 square feet; building dimensions differ between the narrative and the submitted site plans; and
- WHEREAS, the Amended Overall Site Plan shows buildout of the three phases to include a total of 10 storage buildings of varying size, with a small office space attached to one of the storage buildings; parking for approximately 42 cars is provided; and

WHEREAS, the plan shows the site has access to a private road labeled "driveway easement" on Henry Clay Boulevard which is shared with the adjacent parcel to the south; a landlocked industrial parcel occurs to the rear of the site, also using the same access; a 30' wide ingress-egress easement and utility easement are shown on the plan leading to the rear parcel; and

WHEREAS, aerial photography shows the Spring Storage site has no other access to Henry Clay Boulevard; 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 served by public water; the plan shows an existing water easement; the site is located in the Oak Orchard Wastewater Treatment Plant service area but has no access to sewers and is served by private septic; plans show an existing leach field, and a proposed future septic system location in a new location near the front of the site, which must be approved by the Onondaga County Health Department; and

WHEREAS, an existing landscape area is labeled along the Henry Clay Road frontage, with existing trees; fencing is shown to surround the site; the site is located in the Woodard Industrial Park and is across Henry Clay Boulevard from a residential subdivision, but is otherwise surrounded by industrially zoned lands, and a rail line; and

WHEREAS, a drainage easement and stormwater detention area is shown along the northern boundary and per aerial photography is shared with the rear property, which includes a larger detention pond on site; and

WHEREAS, if the proposed project cumulatively disturbs one acre or more of land, it must be covered under the New York State SPDES II General Permit for Stormwater Discharges from Construction Activity, and the applicant must submit a Stormwater Pollution Prevention Plan (SWPPP) to the municipality and a Notice of Intent (NOI) to the Bureau of Water Permits; the proposed project is located within a designated Municipal Separate Storm Sewer System (MS4) municipality and the applicant must consult with the municipal engineer to ensure conformance with the municipality's Storm Water Management Plan (SWMP) and submit a MS4 SWPPP Acceptance Form signed by the municipality to the Bureau of Water Permits; 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

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

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

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

2. The Onondaga County Department of Transportation has determined that the municipality and applicant must contact the Department at (315) 435-3205 to discuss any required traffic data for the proposed project. Any modifications to the Site Plan required by the Department must be reflected on a revised Site Plan prior to municipal approval.

3. The Onondaga County Department of Transportation has determined that

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

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.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: March 08, 2017

OCPB Case # Z-17-91

WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a TEXT AMENDMENT from the Town of Elbridge Town Board at the request of Town of Elbridge Town Board for the property located ; and

WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the adoption or amendment of a zoning ordinance or local law; and

WHEREAS, the applicant is proposing to amend the Town Zoning Code to create a new residential district and amend 30.133(E) to allow special permits in the new district; and

WHEREAS, the proposed text amendment would create a Residential R-3 district, intended for rural, medium density residential use where public water service is available; and

WHEREAS, the proposed text amendment states that buildings and uses permitted are single family dwelling and the following special use permit uses (some include more specific requirements): home occupation, bed and breakfast, private boarding of farm livestock, religious institutions, public service and utilities, outdoor wood boiler, commercial animal boarding, non-commercial wind energy conversion system; and

WHEREAS, the proposed text amendment includes specific district regulations regarding lot size (one acre minimum with 150 foot minimum width), coverage, setbacks, and height; 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 Bill Fisher and seconded by Marty Voss. The votes were recorded as follows: Douglas Morris - yes; Bill Fisher - yes; James Corbett - yes; Lisa Dell - yes; Marty Voss - yes.



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: March 08, 2017

OCPB Case # Z-17-92

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Village of Liverpool Planning Board at the request of St. Paul's Lutheran Church for the property located at 210 Hazel Street and 200 & 202 Tamarack 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 Vine Street and Tulip Street, both county roads, and a state portion of Oswego Street; and
- WHEREAS, the applicant is proposing a lot reconfiguration for the purpose of isolating existing dwellings on parcels separate from the St. Paul's Church property, affecting a total of approximately 1.29 acres in a Residential (R-1) zoning district; and
- WHEREAS, the Board is concurrently reviewing a Subdivision referral (S-17-22) for the project; and
- WHEREAS, the Board recently offered No Position on two area variance referrals for the project (Z-17-65 and 66); and
- WHEREAS, currently St. Paul's Lutheran Church sits on a one-acre parcel at the corner of Vine Street and Hazel Street in the Village of Liverpool; the parcel contains the church, a dwelling and a portion of a rear parking area with driveway access onto Hazel Street and Tamarack Street; the subject parcel behind the church at the corner of Hazel Street and Tamarack Street contains an existing single-family house and a portion of the church parking lot in its rear yard; and
- WHEREAS, the Survey Map dated January 24, 2017 shows a proposed subdivision of the two parcels to be reconfigured into three parcels; the church and its associated parking and driveways would become one parcel; each of the houses would also be subdivided into their own parcels as well; and
- WHEREAS, area variances were reviewed for the proposed church parcel include a front yard setback of 3.2' where 40' is required along Hazel Street, a side yard setback of 16.7' where 20' is required (between rear of building and adjacent single-family parcel, set behind existing house) and lot coverage of 65% where 30% is allowed in a Residential (R-1) zoning district; and
- WHEREAS, no changes to the existing structures are proposed; and

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

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