



Onondaga County Planning Board

March 11, 2014

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

I. ATTENDANCE MEMBERS

Douglas Morris
Daniel Cupoli
Robert Antonacci
Brian Donnelly
Chester Dudzinski, Jr.
Robert Jokl

STAFF PRESENT

Megan Costa
Gilly Cantor

GUESTS PRESENT

Jose Durand, TDK (Matthews Buses)

II. CALL TO ORDER

The meeting was called to order at 1:00 PM on March 11, 2014

III. MINUTES

Minutes of the February 19, 2014 meeting were submitted for approval. Robert Antonacci made a motion to accept the minutes. Chester Dudzinski seconded the motion. The motion was put to a vote as follows: Robert Antonacci - yes; Chester Dudzinski - yes; Daniel Cupoli - yes; Brian Donnelly - yes; Robert Jokl - yes; and Douglas Morris - yes.

IV. ACTIONS ON GML SECTION 239 REFERRALS

Summary

| | | | | | |
|---------|--------------------------|---------|--------------------------|---------|--------------------------|
| S-14-10 | No Position With Comment | S-14-11 | No Position With Comment | S-14-12 | No Position With Comment |
| S-14-13 | No Position | S-14-14 | Modification | S-14-15 | Modification |
| S-14-16 | Modification | S-14-17 | No Position With Comment | S-14-8 | Modification |
| S-14-9 | Modification | Z-14-55 | Modification | Z-14-62 | No Position |
| Z-14-63 | No Position | Z-14-64 | Modification | Z-14-65 | No Position |
| Z-14-66 | No Position | Z-14-67 | Modification | Z-14-68 | No Position With Comment |
| Z-14-69 | No Position With Comment | Z-14-70 | No Position With Comment | Z-14-71 | No Position With Comment |
| Z-14-72 | No Position | Z-14-73 | No Position With Comment | Z-14-74 | No Position With Comment |
| Z-14-75 | Modification | Z-14-76 | Modification | Z-14-77 | No Position |
| Z-14-78 | No Position | Z-14-79 | No Position With Comment | Z-14-80 | No Position With Comment |
| Z-14-81 | Modification | Z-14-82 | No Position With Comment | Z-14-83 | Modification |
| Z-14-84 | No Position | Z-14-85 | Modification | Z-14-86 | Modification |



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: March 11, 2014

OCPB Case # S-14-10

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a FINAL SUBDIVISION from the Town of Pompey Planning Board at the request of Philip Miller for the property located on Sweet 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 Sweet Road, a county road; and
- WHEREAS, the applicant is proposing to subdivide 32.85 acres into two proposed lots, Lot 2B-1 (12.85 acres) and Lot 2B-2 (20.00 acres) in a Farm (F) zoning district; and
- WHEREAS, the preliminary plan dated February 7, 2014 shows an existing pond on proposed Lot 2B-2; and
- WHEREAS, the plan shows an existing dirt drive from Lot 2B-2 and a proposed drive from Lot 2B-1 on Sweet Road; any proposed access on Sweet Road must meet the requirements of the Onondaga County Department of Transportation; and
- WHEREAS, the referral notice states that the site is not served by public water or sewer; and
- WHEREAS, the plan states that these lots are not residential building lots under Onondaga County Health Department Subdivision Regulations and are therefore not approved by that department for residential use, and individual sewage disposal plans must be approved by the Health Department prior to conversion to residential building lots and issuance of a building permit; and
- WHEREAS, the Onondaga County Agricultural Districts map shows that the site is located in Agricultural District 4; and

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

1. The applicant should continue to coordinate with the Onondaga County Department of Transportation regarding obtaining permits for the proposed driveway access onto Sweet Road.
2. The Board encourages the Town to consider the potential long-term effects of subdivisions to create new residential lots in rural areas, including areas containing NYS 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 cumulatively occur.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: March 11, 2014

OCPB Case # S-14-11

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a FINAL SUBDIVISION from the City of Syracuse Planning Commission at the request of Greater Syracuse Service Corp. for the property located at 717 and 721-725 South Clinton Street, 554-560, 562-68, and 572-76 South Salina Street; and
- WHEREAS, General Municipal Law Section 239-n allows the County Planning Board to review the approval of subdivisions and the site is located within 500 feet of West Adams Street, a state highway; and
- WHEREAS, the applicant is requesting to combine 5 parcels into a 0.95-acre lot in the Central Business District Office and Service Restricted (CBD-OSR) zoning district; and
- WHEREAS, the Resubdivision Plan dated January 14, 2013 shows the proposed lot will include an existing two-story brick and steel building at 556-572 South Salina Street and a parking lot with 46 parking spaces; the current use is commercial and there is no proposed change in use; and
- WHEREAS, the plan shows the building as having frontage and one driveway on South Salina Street, a city street; the parking lot has frontage on South Clinton Street, a city street, and West Adams Street, a state highway; and
- WHEREAS, the plan shows the parking lot abutting three neighboring parcels; aerial photography shows that two of the neighboring parcels also include a building and parking lot, and the third parcel is a small parking lot; and
- WHEREAS, the site is served by public water and is located in the Metropolitan Wastewater Treatment Plant service area; and

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

1. The applicant is encouraged to reduce stormwater runoff and improve stormwater quality as much as practical by reducing impermeable surfaces and utilizing green infrastructure. For more information on stormwater management, visit the Onondaga County "Save the Rain Program" web site at <http://savetherain.us> or contact the Onondaga County Department of Water Environment Protection at 315-435-6820.
2. The Board encourages the applicant to work with neighborhood property owners to allow for and maximize shared parking opportunities within the Central Business District.

3. The Board encourages the applicant to continue to coordinate with the New York State Department of Transportation for any future development on this lot.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: March 11, 2014

OCPB Case # S-14-12

WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a FINAL SUBDIVISION from the City of Syracuse Planning Commission at the request of Babcock Shattuck House, LLC for the property located at 2004 and 2012 East Genesee Street; and

WHEREAS, General Municipal Law Section 239-n allows the County Planning Board to review the approval of subdivisions and the site is located within 500 feet of the Syracuse Development Center, a state-owned parcel; and

WHEREAS, the applicant is proposing to combine 2 existing tax parcels into a 0.61-acre lot in a Residential Class B1-T (RC-B1T) zoning district as part of an apartment rehabilitation project; and

WHEREAS, the City application dated February 19, 2014 states the vacant 5-unit apartment building is currently being rehabilitated by Home HeadQuarters, who is requesting that the neighboring vacant lot be joined with the property and used for off-street parking for the 4 resultant apartment units; and

WHEREAS, the Landscape Plan dated May 14, 2012 shows the 4-unit building, existing and new lawn space and vegetation, a proposed rain garden, an existing concrete walk leading to the sidewalk along East Genesee Street, a city street, and a proposed parking lot and driveway; and

WHEREAS, the plan shows the proposed parking lot has 8 spaces and a driveway onto Westcott Street, a city street; the driveway is shown to be separated by a narrow strip of lawn and trees from an asphalt drive leading east; and

WHEREAS, the referral notice states the current land use as vacant residential; aerial photography shows the neighboring lot to be vacant; and

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

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

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

2. The Board encourages the applicant to ensure parking is screened from the view of neighbors and roadways as much as possible.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: March 11, 2014

OCPB Case # S-14-13

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a FINAL SUBDIVISION from the Town of Pompey Planning Board at the request of ESF College Foundation, Inc. for the property located at Purcell Road; and
- WHEREAS, General Municipal Law Section 239-n allows the County Planning Board to review the approval of subdivisions and the site is located within 500 feet of Pompey Center Road, a county road; and
- WHEREAS, the applicant is requesting to subdivide a 69.28-acre lot from a 146.7-acre parcel in a Farm (F) zoning district; and
- WHEREAS, the Environmental Assessment Form dated February 24, 2014 states the property will be used to create a research forest for use by the SUNY College of Environmental Science and Forestry, and that there will be no development other than the existing road and parking; and
- WHEREAS, the Survey Plan dated November 12, 2013 shows the proposed parcel as vacant with its boundary enclosed by a wire fence and some stonewall remains, and a narrow grass roadway leading to Purcell Road, a town road; and
- WHEREAS, aerial photography indicates the presence of three small areas of federal wetlands on the parcel, two of which are located on the proposed lot; the applicant must obtain appropriate permits from the New York State Department of Environmental Conservation and/or the U.S. Army Corps of Engineers for any proposed development or drainage in State and/or Federal wetlands, respectively, and/or State wetland buffers on site; and
- WHEREAS, the referral notice states that the site is not served by public water and lies outside the Onondaga County Sanitary District; and
- WHEREAS, the Onondaga County Agricultural Districts map shows that the site is located in Agricultural District 4; aerial photography shows the site as vacant wooded land; surrounding properties include wooded land and farmed parcels; and

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

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: March 11, 2014

OCPB Case # S-14-14

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a FINAL SUBDIVISION from the Town of Pompey Planning Board at the request of Edwin Drexler for the property located at Ridge 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 Ridge Road, a county road; and
- WHEREAS, the applicant is requesting to subdivide a vacant 30-acre parcel into 4 lots, Lot 1A (3.51 acres), Lot 2A (3.35 acres), Lot 3A (3.21 acres), and Lot 4A (20 acres) in a Farm (F) zoning district; and
- WHEREAS, the Town application dated February 12, 2014 notes this same subdivision plan was approved by the Town on April 22, 2004 but was not filed with the county; and
- WHEREAS, the Subdivision Plan dated November 12, 2004 shows the outline of the 4 proposed lots, all of which have frontage along Ridge Road, a county road; the applicant is required to obtain an Onondaga County Department of Transportation permit for any proposed driveways and prior to any proposed work within a County road right-of-way; and
- WHEREAS, the referral notice states that the site is not served by public water and lies outside the Onondaga County Sanitary District; and
- WHEREAS, the plan indicates soil percolation test sites on each lot near the Ridge Road frontage; the Onondaga County Health Department must formally accept or approve, respectively, any existing or proposed septic system to service this property prior to Department endorsement of this subdivision plan; and
- WHEREAS, the Onondaga County Health Department issued a letter to the applicant dated October 27, 2006 requiring revisions to the proposed sytem; no submissions or correspondence have been received from the Department since that time; and
- WHEREAS, the Onondaga County Agricultural Districts map shows that the site is located in Agricultural District 4; aerial photography shows the site as vacant land; surrounding properties include wooded land, farmed parcels, and some residential uses; and

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

1. Per the Onondaga County Department of Transportation, access will be determined by the availability of sight distance.

2. The applicant is required to obtain a permit from the Onondaga County Department of Transportation for any proposed driveways and prior to any proposed work within a County road right-of-way.

3. The Onondaga County Health Department must formally accept or approve, respectively, any existing or proposed septic system to service this property prior to Department endorsement of this subdivision plan, including coordination and adherence to prior Department correspondence and project requirements.

The Board also offers the following comment:

The Board encourages the Town to consider the potential long-term effects of subdivisions to create new residential lots in rural areas, including areas containing NYS 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 cumulatively occur.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: March 11, 2014

OCPB Case # S-14-15

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a FINAL SUBDIVISION from the City of Syracuse Planning Commission at the request of City of Syracuse for the property located at 700 Van Rensselaer Street and 396 West Kirkpatrick Street; and
- WHEREAS, General Municipal Law Section 239-n allows the County Planning Board to review the approval of subdivisions and the site is located within 500 feet of the Inner Harbor Barge Canal Terminal, a part of the New York State Barge Canal system, and Bear Street, a state highway; and
- WHEREAS, the applicant proposes to subdivide two existing lots B-1 (5.55 acres) and B-2 (7.92 acres) into six new lots and future street locations as part of the buildout of the COR Inner Harbor Development Project, in Lakefront (T5) and Park (PK) zoning districts; and
- WHEREAS, the Board is concurrently reviewing a referral (Z-14-76) for the dedication/establishment of four new streets as part of the proposed development; and
- WHEREAS, the overall project is described as the construction of new city streets and mixed use residential buildings as outlined in the Inner Harbor Request For Proposals awarded to COR Development; the Landscape Plan dated October 16, 2014 shows building outlines for five buildings, and a grid pattern street network generally consistent with prior Lakefront master plans for the area; and
- WHEREAS, the Resubdivision Plan dated February 18, 2014 shows six new proposed lots on approximately 13 acres of vacant property bound by Van Rensselaer Street, Bear Street, West Kirkpatrick Street and the Syracuse Inner Harbor; three "Future Streets" are shown accessing Van Rensselaer Street, a city street; and
- WHEREAS, the six new lots include New Lot B1-1 (5.34 acres) to encompass the existing amphitheater and related harbor parking area, a pedestrian bridge, and the Onondaga Creekwalk along the shoreline, New Lots B2-1 (0.93 acres), B2-2 (0.98 acres), B2-3 (1.6 acres), B2-4 (1.6 acres), and B2-5 (0.84 acres) in the locations of proposed buildings; and
- WHEREAS, the Landscape Plan shows segments of the existing Onondaga Creekwalk to be slightly relocated closer to the water, and connecting to the sidewalks of the proposed development sites, and the existing Creekwalk parking area from Van Rensselaer Street near Bear Street appears to be relocated and incorporated into the development project; and
- WHEREAS, a SEQRA Findings Statement dated December 17, 2013 for the City of Syracuse Industrial Development Agency: COR Syracuse Inner Harbor Development Project, Syracuse, New York, was included with the referral materials, and has been adopted by SIDA concluding the environmental review

of the overall project; and

WHEREAS, per the findings statement, the proposed Project includes a 150,000 square foot educational facility, 234,000 square feet of adaptive reuse of the former Canal Maintenance Building for restaurant/retail or an event venue as well as a 150 room hotel with banquet facilities and public marina, 120,000 square feet of office space, and 200,000 square feet of specialty shops and restaurants; a mix of residential units includes 210 apartments, 130 condominiums, and 80 townhouses; and

WHEREAS, the findings statement addresses air and water quality, stormwater, groundwater, drainage, water body modification, floodplains/floodway, threatened and endangered species, solid waste management and hazardous materials, historic and archeological preservation, environmental justice, aesthetic resources, land use, traffic (including mitigation measures), parking, public transportation, open space and recreation and neighborhood character, construction impacts, and cumulative and secondary impacts; and

WHEREAS, the site is served by public water (City of Syracuse) and is located in the Metropolitan Wastewater Treatment Plant service area; and

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

WHEREAS, per a letter from the Onondaga County Department of Health dated February 26, 2014, the Department commented: "Please show the full extent of municipal water and sewer mains which will legally service all of the proposed parcels; if there are proposed extensions of existing utilities, this office must approve the plans prior to endorsement of the subdivision plan"; and

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

1. The applicant is required to obtain a New York State Department of Transportation highway work permit for any work within the State right-of-way, and advises that no parking or streets may encroach into the Bear Street right-of-way. The State also requests the City and applicant to continue discussion and coordination with the NYSDOT regarding the location of the North Geddes Street extension and configuration of the intersections in this area, including relocation farther from the Bear Street intersection or consideration of alternative configurations. The Board further recommends that a permanent solution to remedy the undesirable intersection conditions should be identified now and constructed as part of this project.
2. The Onondaga County Health Department must formally approve municipal water and sewer extensions to serve this property prior to Department endorsement of this subdivision plan.
3. The City and applicant are advised that compliance with Section 10 of the Onondaga County Right of Way Designation Law (Local Law # 5-1972) is required for any new streets/street names, and the subdivision map must be modified to reflect approved street names prior to subdivision filing.

The Board also offers the following comments:

1. The Onondaga County Department of Water Environment Protection requests that the City and applicant coordinate closely with the Department early in the planning process regarding the west shore project, and the entire COR development project, to ensure infrastructure coordination and to determine sewer availability and capacity.
2. The applicant is encouraged to reduce stormwater runoff and improve stormwater quality as much as practical by reducing impermeable surfaces and utilizing green infrastructure. For more information on stormwater management, visit the Onondaga County "Save the Rain Program" web site at <http://savetherain.us> or contact the Onondaga County Department of Water Environment Protection at 315-435-6820.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: March 11, 2014

OCPB Case # S-14-16

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SUBDIVISION from the Town of Geddes Town Board at the request of Linda Fabian Goodrich and Dennis Goodrich for the property located at 847 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 State Fair Boulevard, a county road; and
- WHEREAS, the applicant is proposing to subdivide a 0.93-acre parcel into two proposed lots, Lot 1A (0.465 acres) and Lot 1B (0.465 acres) in a Commercial B zoning district; and
- WHEREAS, the Subdivision Plan dated December 12, 2012 shows proposed Lot 1A to include an existing two-story frame house and two-car frame garage, and proposed Lot 1B as vacant; and
- WHEREAS, the plan shows both proposed lots having frontage on State Fair Boulevard, a county road; aerial photography shows the nearby parcels to be residential and commercial; and
- WHEREAS, aerial photography shows proposed Lot 1A as including the original parcel's existing driveway onto State Fair Boulevard; the applicant is required to obtain an Onondaga County Department of Transportation permit for any proposed driveways and prior to any proposed work within a County road right-of-way; and
- WHEREAS, the referral notice notes the applicant will require Onondaga County Department of Transportation permits if the vacant lot is subsequently developed; and
- WHEREAS, the site is served by public water and is located in the Metropolitan Wastewater Treatment Plant and Westside Pump Station service areas; and
- WHEREAS, per the Onondaga County Department of Water Environment Protection, the project shall comply with Local Law #1 of 2011 - A Local Law Establishing a Program to Promote Capacity Management, Maintenance and Operation of the Public Sewers and Related Purposes, where applicable; information regarding this law is available at www.ongov.net/wep/uselaws.html; and
- WHEREAS, the Onondaga County Department of Water Environmental Protection has determined that the submitted project is located in an area designated as flow constrained or impacted by excessive wet weather flow or is tributary to a Combined Sewer Overflow (CSO). The project applicant is required to offset any additional sanitary flow in excess of the most recent land use. The applicant must develop a 1 gallon to 1 gallon offset plan/project in coordination with the municipal engineer. A letter confirming the acceptance of the offset plan must be submitted to the Department of Water Environment

Protection documenting the offset plan; and

WHEREAS, the plan shows approximate locations of sanitary sewer lines, iron pipes, and overhead utility lines; 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 Department of Transportation has determined that the municipality and the applicant are required to coordinate all existing, proposed, and future access to State Fair Boulevard with the Department by contacting Onondaga County Department of Transportation at (315) 435-3205.

The Board also offers the following comments:

1. The Onondaga County Department of Water Environment Protection asks that the applicant contact the Department at (315) 435-6820 early in the planning process to determine sewer availability and capacity.
2. The applicant is encouraged to reduce stormwater runoff and improve stormwater quality as much as practical by reducing impermeable surfaces and utilizing green infrastructure. For more information on stormwater management, visit the Onondaga County "Save the Rain Program" web site at <http://savetherain.us> or contact the Onondaga County Department of Water Environment Protection at 315-435-6820.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: March 11, 2014

OCPB Case # S-14-17

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a PRELIMINARY SUBDIVISION from the Village of Skaneateles Planning Board at the request of Cathy McDonald for the property located at East Street; and
- WHEREAS, General Municipal Law Section 239-n allows the County Planning Board to review the approval of subdivisions and the site is located within 500 feet of the municipal border between the Village of Skaneateles and the Town of Skaneateles; and
- WHEREAS, the applicant is proposing to subdivide two parcels totaling approximately 17.45-acre parcel into 23 lots in a Residential A-2 zoning district; and
- WHEREAS, per the referral notice, the project is a re-application for a previously granted subdivision that was not pursued by the developer in 2008; the Board previously recommended Modification of a Subdivision referral in 2008 (S-08-81) for the project, citing deed restrictions for wetlands, and Disapproval of a Preliminary Subdivision referral (S-06-83) and Modification of a Subdivision referral (S-06-135) both from the Town of Skaneateles, citing wastewater and stormwater concerns; and
- WHEREAS, per the Full Environmental Assessment Form, the project is described as construction of a subdivision that will result in the development of 59.3 acres into 39 lots; 35 of these lots will contain new single-family homes and 3 lots (approximately 8 acres) will be left as open space; an additional lot containing an existing house will be subdivided and retained by the existing owner; and
- WHEREAS, per the EAF and Plat Map dated August 6, 2008, two new roads would be constructed; proposed road Solitude Drive is shown to meet East Street, a village street, and extend beyond the Village project limits to serve the Town portion of the full-buildout (the full extent of Town subdivision and road network are not shown on the submitted materials); proposed road Hidden Pond Circle, a cul-de-sac serving most of the Village lots, would access Solitude Drive; and
- WHEREAS, per the plat map, proposed Lots 1 through 20 would be residential lots ranging from 0.2 acres to 0.4 acres each; proposed Lot 21 (0.37 acres) is noted as open space and labeled "No building permit shall be issued for [Lot 21] and no building or structure shall be allowed on the parcel except for electrical equipment and appurtenances as shown"; proposed Lot 22 (1.773 acres) is marked as open space and labeled "No building permit shall be issued for said parcel and no building or structure shall be allowed except for fencing around the detention pond"; proposed Lot 23 (5.924 acres) is noted as open space and reads, "No building permit shall be issued for said parcel and no building or structure shall be allowed"; per the plan notes, proposed Lots 21, 22, and 23 are to be owned by a duly established homeowner's association; and
- WHEREAS, the plat map shows proposed Lot 23 with wetlands; wetland maps show

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

E-mail Address: countyplanning@ongov.net

federal wetlands on site; the applicant shall obtain permits from the U.S. Army Corps of Engineers for any proposed development or drainage in the wetlands on site; and

WHEREAS, the plat map shows the Skaneateles Lake Watershed Boundary through a portion of the site; the applicant shall obtain any necessary approvals from the City of Syracuse Department of Water; and

WHEREAS, the plat map shows proposed Lot 23 with a proposed pathway extending from Hidden Pond Circle to the adjacent parcel to the east; and

WHEREAS, the referral included a utility plan, a grading and erosion control plan, a planting and seeding plan, and a lighting plan; per Plat note #3, "No building permit will be issued for any lot until all public infrastructure, including but not limited to, electrical lines and appurtenances, water and sewer lines and appurtenances, stormwater system and appurtenances, streets including curbs, sidewalks and street lights, trail and trees are completed and accepted by the Village of Skaneateles"; and

WHEREAS, the proposed project would disturb one acre or more of land and the applicant must obtain a general permit for construction site stormwater runoff control from the New York State Department of Environmental Conservation, in conformance with the New York State SPDES Phase II program; and

WHEREAS, the proposed action is located within a designated Municipal Separate Storm Sewer System (MS4) municipality, and the applicant must consult with the municipal engineer to ensure conformance of construction plans with the municipality's development of their Storm Water Management Plan (SWMP); and

WHEREAS, meeting minutes from the February 6, 2014 Village Planning Board meeting were included and noted the applicant would be willing to rethink the density and transportation network of the Town portion of the project, and referred to a study that proposed intensive mixed use development potential on the site; the applicant intends to discuss the project with the Town while the village portion is being developed, with an eye toward dealing with "sewers and infrastructure support"; and

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

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

1. The applicant must consult with the City of Syracuse Department of Water and the County Health Department to review the proposal with respect to sewage disposal.
2. The Onondaga County Health Department will require a peak flow/pressure analysis prior to approving any municipal water main extensions. This project must not negatively impact existing pressure conditions in the village or town.
3. The site plan must show deed restrictions in place to protect the wetlands and residual portions of the site from future development.
4. The applicant should contact Will Kehoe at the Syracuse-Onondaga County Planning Agency at (315) 435-2611 for approval of street names and addresses prior to filing the subdivision, as per Local Law # 5-1972.

5. The Village and Town are encouraged to consider buildout of this project in the context of traditional neighborhood design and its proximity to the village core, including interconnected roadways with small blocks and pedestrian accommodations, lot density, and a mix of housing types.
6. The municipality and the applicant are encouraged to reduce stormwater runoff and improve stormwater quality as much as practical by reducing impermeable surfaces and utilizing green infrastructure.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: March 11, 2014

OCPB Case # S-14-8

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a PRELIMINARY SUBDIVISION from the Town of Cicero Planning Board at the request of L&P Operations for the property located at 5775 Sneller 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 Sneller and Pardee Roads, both county roads, and Interstate Route 81, a state highway; and
- WHEREAS, the applicant wishes to subdivide a 49-acre parcel into six lots for development in a General Commercial Plus zoning district; and
- WHEREAS, the Board recently recommended No Position With Comment on a zone change referral for the property (Z-13-170), encouraging the Town to consider the zone change in light of regional infrastructure constraints and potential character impacts; and
- WHEREAS, the current referral was extended with agreement from the Town of Cicero, so that a Coordinated Review meeting on the project could be held on March 4, 2014, involving the applicant, town representatives, and various local and state agencies; and
- WHEREAS, the Preliminary Plan dated October 4, 2013 shows proposed Lot 1 (7.12 acres), Lot 2 (6.26 acres), Lot 3 (11.38 acres), Lot 4 (11.17 acres), Lot 5 (6.16 acres) and Lot 7 (4.92 acres), all with access onto a proposed Lonergan Way cul-de-sac; and
- WHEREAS, the proposed Lonergan Way would have proposed access onto Sneller Road, a county road, and the plan shows a 160-foot wide "proposed easement for the future extension of Lonergan Way"; any existing or proposed access onto Sneller Road must meet the requirements of the Onondaga County Department of Transportation; areas of wetlands are noted on properties to the north, and the applicant's representative noted that no imminent development is anticipated to the north of the proposed subdivision; and
- WHEREAS, the site lies directly east of Interstate Route 81, and land along this boundary is marked "Possible Onondaga County Water Authority Easement"; surrounding land uses are small to medium-sized commercial uses, large lot residential, and industrial uses to the south; and
- WHEREAS, the site is located in the Brewerton Wastewater Treatment Plant service area; per the Full Environmental Assessment Form dated February 7, 2014, the subdivision would rely on private septic systems for individual wastewater treatment on each proposed lot; the EAF indicates that project site soils have moderately well drained and poorly drained soils on site; and
- WHEREAS, an individual sewage disposal plan must be approved by the Onondaga County Health Department prior to conversion to a building lot and issuance

of a building permit; the Health Department advises that soil conditions in the area may necessitate alternative septic systems as well as preclude intensive use of the site or certain land uses; and

WHEREAS, per the EAF and Plan, stormwater is proposed to be handled on site; swale systems are indicated on the plan and a stormwater detention pond is indicated to be constructed largely on proposed Lot 4; aerial photography indicates this portion of the site may contain an existing small stream; the proposed action is located within a designated Municipal Separate Storm Sewer System (MS4) municipality, and the applicant must consult with the municipal engineer to ensure conformance of construction plans with the municipality's development of their Stormwater Management Plan; and

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

1. The applicant must provide a Traffic Impact Study to the New York State and Onondaga County Departments of Transportation to meet department standards. The applicant should contact the Departments to determine the scope of the study.
2. Per the Onondaga County Department of Transportation, the proposed road must be built to Department standards for a subdivision road, and the applicant must obtain a highway work permit for any work within the County right-of-way.
3. The applicant must contact the Onondaga County Health Department regarding plans for onsite wastewater systems, and requires deep hole percolation testing to be witnessed by the Health Department. The Department also advises the Town and applicant to carefully consider the types of uses to be permitted, given potential soil limitations, and flows in excess of 1,000 gallons per day may trigger SPDES permitting for subsurface sewage disposal.

The Board also offers the following comments:

1. The Board reiterates its previous comment from its June 13, 2013 review of the zone change for this property, encouraging the Town to carefully consider the introduction of intensive land uses in this area and the relationship of this and future projects to regional infrastructure constraints and the potential character impacts.
2. The Town is strongly encouraged to consider this and nearby projects within the context of the Town's long term vision for the community. The Board encourages consideration of the desired character of development in this location, organization and compatibility of neighboring uses, cumulative infrastructure impacts and wise allocation of limited resources. As discussed, SOCPA and related agencies are available and interested in working with the Town as desired on comprehensive planning activities.
3. The applicant is encouraged to reduce stormwater runoff and improve stormwater quality as much as practical by reducing impermeable surfaces

and utilizing green infrastructure. For more information on stormwater management, visit the Onondaga County "Save the Rain Program" web site at <http://savetherain.us> or contact the Onondaga County Department of Water Environment Protection at 315-435-6820.

4. The applicant should contact Will Kehoe at the Syracuse-Onondaga County Planning Agency at (315) 435-2611 for approval of street names and addresses prior to filing the subdivision, as per Local Law # 5-1972.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: March 11, 2014

OCPB Case # S-14-9

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a FINAL SUBDIVISION from the Town of Lysander Planning Board at the request of Kevin Voorhees for the property located at 7940 Gates 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 the municipal boundary between the Towns of Lysander and Van Buren, and is located within 500 feet of a farm operation in an agricultural district; and
- WHEREAS, the applicant proposes subdividing an approximately 2.5-acre lot of an 18.8-acre parcel in an Agricultural zoning district (A) to construct a single-family residence; and
- WHEREAS, the Board is concurrently reviewing an Area Variance referral (Z-14-86) for the project; and
- WHEREAS, per a letter from the applicant to the Town dated January 7, 2014, the applicant proposes to subdivide approximately 2.5 acres to construct a house; the remaining 16.3-acre parcel will remain in the names of the applicant's brothers and its current use (abandoned agricultural) would not change; the letter indicates the family is unsure if or when they would seek to build a house on any other portion of the 16.3-acre parcel; and
- WHEREAS, the Voorhees Property Map dated August 27, 2013 shows a landlocked 2.5-acre parcel with frontage along the Seneca River and preliminary locations for a proposed house, garage, septic mound, and potential well location; and
- WHEREAS, the map shows an approximately 30-foot wide proposed easement for a driveway and underground electric line from Gates Road, a town road, to the proposed parcel for driveway access; the applicant letter notes there is an existing farm lane on the property that would be used as the driveway; most of the farm lane would be included in a proposed driveway easement the applicant would enter into with his brothers; electric service would be underground, probably trenched in adjacent to the farm lane and be included in the proposed easement agreement; and
- WHEREAS, the existing wooded lot does not have public water and lies outside the Onondaga County Sanitary District; and
- WHEREAS, the applicant letter states potable water would come from a new proposed well to be drilled on the property approximately 200 feet uphill from the house and more than 200 feet uphill from the septic system; and
- WHEREAS, the applicant letter states the proposed location for an on-site septic system more than 100 feet from the river and above the flood boundary; a mound septic system is proposed based on soil percolation test results; and
- WHEREAS, the plan shows approximate locations of a 100-year flood hazard boundary, freshwater wetland boundary (as flagged), and a 100-foot wetland buffer

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

E-mail Address: countyplanning@ongov.net

boundary; and

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

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

WHEREAS, per the U.S. Army Corps of Engineers, National Wetland Inventory Maps may not be used to confirm the presence/absence of federal wetlands on a given parcel of land; and

WHEREAS, the Onondaga County Agricultural District map shows that the site is located in Agricultural District 3; the subject property is not farmed and is largely wooded vacant land; surrounding properties include wooded land and farmed 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:

An individual sewage disposal plan must be approved by the Onondaga County Health Department prior to endorsement of the subdivision plan.

The Board also offers the following comments:

1. The Town is encouraged to require the applicant to provide information regarding potential buildout of the entire property, so as to effectively coordinate and protect access and infrastructure.
2. The municipality is encouraged to minimize exposure to damage from natural hazards and uphold local flood ordinance requirements, as required for good standing in the National Flood Insurance Program, by ensuring that any proposed development would not negatively affect drainage patterns in or near the floodplain.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: March 11, 2014

OCPB Case # Z-14-55

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a ZONE CHANGE from the Town of Cicero Planning Board at the request of Mufale Family Limited Partnership for the property located at Carmenica Drive and Pasubio Terrace; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the adoption or amendment of a zoning ordinance or local law and the site is located within 500 feet of Pardee Road, part of the interstate ramp system and controlled by New York State, and Lakeshore Road, a county road, and New York State Route 31, a state road; and
- WHEREAS, the applicant is seeking to change the zoning on approximately 105 acres from General Commercial (GC), Agricultural (AG), and Planned Unit Development (PUD) to General Commercial Plus, to allow additional uses and provide for a co-existence between commercial uses and light industrial uses in the area; and
- WHEREAS, the Board previously recommended Modification of three subdivision referrals in 2004 and 2008 (S-04-78, S-08-21 and S-08-22); the current referral was extended with agreement from the Town of Cicero, so that a Coordinated Review meeting on the project could be held on March 4, 2014, involving the applicant, town representatives, and various local and state agencies; and
- WHEREAS, per the local application, the majority of the property is already zoned General Commercial, and per the applicant's representative, the applicant also acquired additional parcels which were not included in an original zone change request to General Commercial; and
- WHEREAS, per the Cicero zoning ordinance, the General Commercial Plus zoning district would allow the permitted uses for all other commercial districts, as well as auto repair/garage uses, parking lots, manufacturing and assembly, warehouse and distribution, and other uses; neighboring land uses are retail commercial uses varying in scale, residential single-family, and two public schools; and
- WHEREAS, the site is currently vacant, but contains a road network and other infrastructure to support the originally approved subdivision; the existing Carmenica Drive has existing access to Pardee Road, a county road, and part of the New York State interstate ramp system, and Lakeshore Road, a county road; Pasubio Terrace is an internal road connecting to Carmenica Drive only; these roads are to provide access to all parcels within the Carmel Runne subdivision; no direct access from any of the subdivision lots are approved for additional driveway or road access onto state or county roads; and
- WHEREAS, per the 2008 referrals, the New York State and Onondaga County Departments of Transportation note that any future site development plans for any proposed lots will require an update of the original traffic study or a new

traffic study based upon the full buildout of this development in its entirety, and the applicant must complete any mitigation as required by these departments; and

WHEREAS, in 2010, the Syracuse Metropolitan Transportation Council completed the Clay-Cicero Route 31 Transportation Study, to examine existing transportation-land use conflicts and emerging capacity issues along the corridor; recommendations related the corridor included: 1) revising town planning documents to include lower levels of future development, 2) focusing on increasing density and mixing uses, 3) enhancing transit, with supportive land use practices, 4) reconfiguring the I-81 interchange, 5) not building additional interchanges unless regionally significant development necessitates it, 6) requiring new development to include pedestrian, bicycle and transit accommodations, practicing good access management in commercial areas, and 7) requiring roadway connections between residential areas (discouraging cul-de-sacs); and

WHEREAS, this property and neighboring properties have access to public water and sewers which currently flow to the Oak Orchard and Brewerton Wastewater Treatment Plants; and

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

WHEREAS, per the Onondaga County Department of Water Environment Protection, there is a temporary suspension of all new connections in the Oak Orchard Waste Water Treatment Plant service area until a final determination is made on the Biochemical Oxygen Demand (BOD) loading limitations associated with the SPDES permit; more detailed information regarding the temporary suspension is available at www.ongov.net/wep/we1906.html; and

WHEREAS, the proposed action is located within a designated Municipal Separate Storm Sewer System (MS4) municipality, and the applicant must consult with the municipal engineer to ensure conformance of construction plans with the municipality's development of their Stormwater Management Plan; and

WHEREAS, prior final subdivision plans submitted with the referral indicate the presence of an Onondaga County Water District easement, and the presence of federal wetlands on portions of the site; 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. In order for the Onondaga County Department of Water Environment Protection to accept the additional BOD load at the Oak Orchard Wastewater Treatment Plant, the Town and/or applicant must ensure that any new sanitary flow does not exceed the original discharge capacity approved for full buildout. The applicant is requested to provide the Department and Town with the original approved capacity, how much of the approved capacity is being utilized, and what percentage of the approved capacity was planned for the Oak Orchard and Brewerton Wastewater Treatment Plants, respectively. The Town is also advised to be cognizant of any capacity constraints for full buildout within the local transmission system.

2. The applicant must provide an updated Traffic Impact Study to the New York State and Onondaga County Departments of Transportation, to reflect updated baseline conditions in the area, to incorporate traffic expectations for buildout of the Lonergan commercial subdivision to the north, and to update traffic projections and characteristics to reflect any new zoning.

The Board also offers the following comments:

1. The Onondaga County Department of Transportation advises that no new driveway access shall be permitted onto Lakeshore Road.
2. Per the New York State and Onondaga County Departments of Transportation, more detailed traffic generation data for any ultimate proposed uses will be required for any proposed development within the Carmel Runne subdivision. Applicants are advised to contact the Departments as early as possible to determine the scope of information to be requested.
3. The Board, and the New York State and Onondaga County Departments of Transportation advise that given the longstanding traffic conditions in the area, the Town and applicant are encouraged to give careful consideration to the traffic and safety impacts of any zone changes or proposed development in this area, and continue discussion, coordination, and consideration of mitigation projects, buildout of a local road network, and land use policies to minimize further degradation of the transportation system.
4. As a cornerstone location within Town of Cicero, the Town is also strongly encouraged to consider this zone change within the context of the Town's long term vision for the community. The Board encourages consideration of the desired character of development in this location, organization and compatibility of neighboring uses, cumulative infrastructure impacts, and wise allocation of very limited resources. As discussed, SOCPA and related agencies are available and interested in working with the Town as desired on comprehensive planning activities.
5. The Town is encouraged to revisit the analysis and recommendations contained within the SMTC Route 31 Corridor Study for applicable guidance relative to land use and transportation planning in the area.
6. No permanent structures shall be permitted in the Onondaga County Water District easement as per the Metropolitan Water Board.
7. The applicant shall obtain permits from the U.S. Army Corps of Engineers for any proposed development or drainage in the wetlands on site.
8. The applicant is encouraged to reduce stormwater runoff and improve stormwater quality as much as practical by reducing impermeable surfaces and utilizing green infrastructure. For more information on stormwater management, visit the Onondaga County "Save the Rain Program" web site at <http://savetherain.us> or contact the Onondaga County Department of Water Environment Protection at 315-435-6820.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: March 11, 2014

OCPB Case # Z-14-62

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a PROJECT SITE REVIEW from the City of Syracuse Zoning Administration at the request of Aldi Inc. for the property located at 2009-27 Erie Boulevard East; 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 Erie Boulevard East (New York State Route 5), a state highway; and
- WHEREAS, the applicant is proposing to replace the canopy on an existing grocery store on a 2.4-acre parcel in an Industrial Class A (IA) zoning district; and
- WHEREAS, the Board is concurrently reviewing a Sign Waiver referral (Z-14-63) for the project; and
- WHEREAS, the City application states that existing structural steel and foundations will remain in place, existing canopy will be removed, and new light gage metal framing, aluminum composite panels, and new signs will be installed; and
- WHEREAS, the Environmental Assessment Form dated January 28, 2014 states that the project consists of installation of the new canopy on the front of the grocery store; and
- WHEREAS, a plan dated January 2014 shows an existing one-story masonry building and parking lot; and
- WHEREAS, the plan shows that the site has frontage on Erie Boulevard East, a state highway, and Peat Street, a city street; the plan shows two driveways on Peat Street; and

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

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: March 11, 2014

OCPB Case # Z-14-63

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a OTHER AUTHORIZATION from the City of Syracuse Zoning Administration at the request of Aldi Inc. for the property located at 2009-27 Erie Boulevard East; 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 Erie Boulevard East (New York State Route 5), a state highway; and
- WHEREAS, the applicant is requesting a sign waiver to allow more signs per frontage than is permitted on a 2.4-acre parcel in an Industrial Class A (IA) zoning district; and
- WHEREAS, the Board is concurrently reviewing a Project Site Review referral (Z-14-62) for the project; and
- WHEREAS, a letter from the applicant to the City dated January 30, 2014 notes a decline in sales resulting from the opening of Price Rite; the letter states that additional signage would better advertise Aldi, attract customers, and prevent the need to close the Erie Boulevard location; and
- WHEREAS, a plan dated January 2014 shows an existing one-story masonry building and parking lot; the elevation plans show the signs to be located on the west and south facades; and
- WHEREAS, the City application dated February 6, 2014 states there is one existing 8 by 9 foot LED ground sign 12 feet high; there are four proposed LED wall signs, two 18 inch by 15 foot and two 7.5 by 6.25 foot wall signs; and
- WHEREAS, referral materials submitted with the Project Site Review (Z-14-62) show two existing wall signs; and
- WHEREAS, the plan shows that the site has frontage on Erie Boulevard East, a state highway, and Peat Street, a city street; the plan shows two driveways on Peat Street; and

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

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: March 11, 2014

OCPB Case # Z-14-64

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a USE VARIANCE from the Town of Geddes Town Board at the request of Michael McAfoose for the property located at 701 State Fair 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 State Fair Boulevard, a county road; and
- WHEREAS, the applicant is requesting a use variance from Geddes Zoning Ordinance Chapter 240, Section 240-11 (A, B) in order to use an existing barn, outbuildings, and parking lot for an office and retail showroom on the 1.223-acre property, in a Residential Class A (R-A) zoning district; and
- WHEREAS, the Existing Site Layout dated February 10, 2014 shows an existing house, garage, barn, shed, and paved surfaces including parking spaces; no major modifications to the existing site conditions are proposed; and
- WHEREAS, the plan shows frontage on and two driveways onto State Fair Boulevard, a county road; any existing access onto State Fair Boulevard must meet the requirements of the Onondaga County Department of Transportation; and
- WHEREAS, the plan shows ten parking spaces at the front of the parcel, including truck parking; one parking space is shown within the road boundary; and
- WHEREAS, the Town application states the applicants own and occupy the dwelling house on the property and desire to use the remaining structures to operate a business selling, installing, and maintaining water treatment systems, far-infrared saunas, and the dispensing and sale of propane gas and equipment; and
- WHEREAS, the applicants note commercial uses existed within the barn for decades, and that these uses were more intensive than the use they are proposing, and that the neighborhood is a mixture of residential and commercial uses; and
- WHEREAS, the site is served by public water and is located in the Metropolitan Wastewater Treatment Plant and Westside Pump Station service areas; and
- WHEREAS, per the Onondaga County Department of Water Environment Protection, the project shall comply with Local Law #1 of 2011 - A Local Law Establishing a Program to Promote Capacity Management, Maintenance and Operation of the Public Sewers and Related Purposes, where applicable; information regarding this law is available at www.ongov.net/wep/uselaws.html; and
- WHEREAS, the Onondaga County Department of Water Environmental 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

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

E-mail Address: countyplanning@ongov.net

coordination with the municipal engineer. A letter confirming the acceptance of the offset plan must be submitted to the Department of Water Environment Protection documenting the offset plan; and

WHEREAS, the site layout plan shows a 17-foot sewer right of way along the frontage of the property; and

WHEREAS, the plan shows an existing 6 by 5 foot pole sign to remain; 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 applicant must provide the Department with ITE Trip Generation traffic figures and complete any appropriate mitigation as may be determined by the Department.
2. Per the Onondaga County Department of Transportation, the applicant must close the southwest access driveway and delineate the remaining access driveway, and the applicant must obtain a commercial driveway permit for the modified driveway and a work permit for any work in a County road right-of-way.

The Board also offers the following comments:

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

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: March 11, 2014

OCPB Case # Z-14-65

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SPECIAL PERMIT from the City of Syracuse Planning Commission at the request of Orange Hill Management for the property located at 701-05 South Crouse Avenue; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review issuance of special permits and the site is located within 500 feet of the SUNY Health Science Center, a state-owned institution; and
- WHEREAS, the applicant is requesting to modify an existing special permit to establish a new restaurant and perform non-structural interior modifications at the location of a former restaurant on an 0.11-acre parcel in an Local Business Class A zoning district; and
- WHEREAS, a letter from the applicant to the City dated February 7, 2014 states the applicant proposes to perform interior modifications of non-structural nature to one second-floor tenant lease area totaling approximately 2,500 square feet; and
- WHEREAS, the letter states the applicant proposes to demolish a non-loadbearing wall which previously separated a storage room from the main dining area, thereby increasing the overall seating area; no other configurations are proposed to change; and
- WHEREAS, per the application to the City dated February 3, 2014, there are four existing signs; the letter notes the location, type, lighting, and size of the signage will not be modified except for a portion of the graphics and partial replacement of the surface vinyl; and
- WHEREAS, the letter notes the existence of historic waivers for the building that allowed two full floors (approximately 10,000 square feet) of restaurant space with no off-street parking, and that the building currently only contains 2,500 square feet of restaurant space; the applicant thus requested that the City approve the application without requiring hearings regarding parking and full utilization of the available space; and
- WHEREAS, the site is served by public water 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 Robert Jokl and seconded by Robert Antonacci. The votes were recorded as follows: Robert Jokl - yes; Robert Antonacci - yes; Daniel Cupoli - yes; Brian Donnelly - yes; Chester Dudzinski - yes; and Douglas Morris - yes.



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: March 11, 2014

OCPB Case # Z-14-66

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a TEXT AMENDMENT from the Village of Manlius Village Board at the request of Village of Manlius Board of Trustees for the property located Village Wide; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the adoption or amendment of a zoning ordinance or local law; and
- WHEREAS, the Village is proposing to amend Village Zoning Code Article V, Chapter 99 to include procedures for issuing appearance tickets, stop-work orders, and operating permits; and
- WHEREAS, per the Local Law Filing, the Village is proposing to amend § 99-29 of Chapter 99 to allow the issue of appearance tickets for any violation of the Uniform Code and to issue stop-work orders pursuant to a new section of code; and
- WHEREAS, per the filing, the Village is proposing to add § 99-29A "Stop-Work Orders" to give the Codes Enforcement Officer authority to issue stop-work orders for any work being performed without required building permits, or work determined to be contrary to the Uniform Code or dangerous, regardless of building permit status; and
- WHEREAS, per the filing, the Village is proposing to add § 99-30A "Operating Permits" to require operating permits for the following categories of buildings and activities: manufacturing, storing, or handling excessive quantities of hazardous materials; hazardous processes and activities; use of pyrotechnic devices in assembly occupancies; buildings containing public assembly areas for 100 persons or more; and buildings whose use pose a threat to public safety; and

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

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: March 11, 2014

OCPB Case # Z-14-67

- 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 Town of Elbridge Zoning Board of Appeals at the request of Gary Loughnot Jr. for the property located at 1628 Whiting 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 Whiting Road, a county road, and is located within 500 feet of a farm operation in an agricultural district; and
- WHEREAS, the applicant is requesting a special permit to construct an in-law studio apartment over an attached garage on a 5.02-acre lot in a Residential 1 (R-1) zoning district; and
- WHEREAS, the referral materials dated February 14, 2014 state the applicant is proposing to construct an in-law apartment with a kitchen and bath; no exterior changes to the site are included with the referral, and no site plans were submitted to indicate exterior changes to the site; and
- WHEREAS, maps and aerial views of the site show an existing house on a clearing in a wooded lot with a driveway leading onto Whiting Road, a county road; the applicant is required to obtain an Onondaga County Department of Transportation permit for existing driveways and prior to any work within a County road right-of-way; and
- WHEREAS, the referral materials state that the site is not served by public water and is located outside the Onondaga County Sanitary District; the Environmental Assessment Form states the proposed apartment would use existing private wastewater facilities; and
- WHEREAS, per the Onondaga County Health Department, a sewage disposal plan must be approved by the Department for any proposed construction that requires inside plumbing; and
- WHEREAS, the referral materials show the surrounding properties to be zoned mainly Agricultural (AG) and some Residential (R-1); and
- WHEREAS, the Onondaga County Agricultural District map shows that the site and adjacent parcels are located in Agricultural District 3; an Agricultural Data Statement was included with the referral; 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 proposed method of sewage disposal for the apartment must be approved by the Onondaga County Health Department prior to issuance of a building

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

E-mail Address: countyplanning@ongov.net

permit.

The Board also offers the following comment:

Per the Onondaga County Department of Transportation, no additional driveway access onto Whiting Road will be permitted.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: March 11, 2014

OCPB Case # Z-14-68

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SPECIAL PERMIT from the Town of Clay Planning Board at the request of Matthews Buses, Inc. for the property located at 7707 Henry Clay 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 Henry Clay Boulevard, a county road; and
- WHEREAS, the applicant is requesting a special permit to utilize an existing warehouse site for the assembly, temporary storage, and preparation for delivery of school buses on a 5.1-acre lot in an Industrial 1 (I-1) zoning district; and
- WHEREAS, the Site Plan dated February 12, 2014 shows two areas to be leased, including a 1.5-acre parking area at the front of the parcel with 12 parking spaces shown on the plan, and a 3.6-acre area at the rear of the parcel, containing an existing steel frame building and approximately 99 parking spaces shown; and
- WHEREAS, per the site plan, the remainder of the site contains a concrete block building, two pole buildings, a maintenance building, and large paved areas and parking, as well as a leach field at the southeast corner of the site; CSX rail lines abut the rear of the property, and rail spurs enter the property; and
- WHEREAS, the site has an existing driveway onto Henry Clay Boulevard, a county road, which appears to be located on an adjacent parcel; a 50-foot wide driveway easement is noted on the plan; and
- WHEREAS, a landscaping berm and existing board-on-board fencing occurs along the front of the parcel; the plan notes 58% of the lot is gravel; and
- WHEREAS, a 20-foot wide sanitary sewer easement runs along the rear of the parcel; and
- WHEREAS, the site has access to public water and is located in the Oak Orchard Wastewater Treatment Plant service area; and
- WHEREAS, surrounding uses are industrial, warehousing and commercial properties as part of Woodard Industrial Park, and a residential neighborhood across Henry Clay Boulevard; and

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

1. The applicant is 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

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

E-mail Address: countyplanning@ongov.net

<http://savetherain.us> or contact the Onondaga County Department of Water Environment Protection at 315-435-6820.

2. The applicant is required to obtain an Onondaga County Department of Transportation permit for any proposed driveways and prior to any proposed work within a County road right-of-way. The Town and applicant are advised to ensure that appropriate access agreements are in place for use and maintenance of the shared driveway.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: March 11, 2014

OCPB Case # Z-14-69

- 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 SITE PLAN from the Town of Clay Planning Board at the request of Neeru Arora for the property located at 8195 Oswego Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Oswego Road, a county road; and
- WHEREAS, the applicant is proposing to convert an existing commercial building previously used as a restaurant into a dental office on a 0.919-acre lot in a Highway Commercial 1 (HC-1) zoning district; and
- WHEREAS, the Environmental Assessment Form dated February 12, 2014 states that the interior of the existing building will be renovated, and minor exterior facade renovations will be made including a fence at the rear of the property; the EAF also states no site work will be necessary, as parking and storm drainage facilities already exist at the site; and
- WHEREAS, the Site Plan dated February 13, 2014 shows an existing building, 18 parking spaces, and frontage on Oswego Road, a county road, and Calder Road, a town road; and
- WHEREAS, the plan shows one driveway onto Calder Road and a shared driveway with the adjacent property onto Oswego Road; the applicant is required to obtain an Onondaga County Department of Transportation permit for any work within a County road right-of-way; and
- WHEREAS, the site is served by public water and is located in the Oak Orchard Treatment Plant service area; and
- WHEREAS, per the Onondaga County Department of Water Environment Protection, the project shall comply with Local Law #1 of 2011 - A Local Law Establishing a Program to Promote Capacity Management, Maintenance and Operation of the Public Sewers and Related Purposes, where applicable; information regarding this law is available at www.ongov.net/wep/uselaws.html; and
- WHEREAS, per the Onondaga County Department of Water Environment Protection, there is a temporary suspension of all new connections in the Oak Orchard Waste Water Treatment Plant service area until a final determination is made on the Biochemical Oxygen Demand (BOD) loading limitations associated with the SPDES permit; more detailed information regarding the temporary suspension is available at www.ongov.net/wep/we1906.html; and

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

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

1. The Onondaga County Department of Water Environment Protection asks that the applicant contact the Department at (315) 435-6820 early in the planning process to determine sewer availability and capacity.
2. The applicant is encouraged to reduce stormwater runoff and improve stormwater quality as much as practical by reducing impermeable surfaces and utilizing green infrastructure. For more information on stormwater management, visit the Onondaga County "Save the Rain Program" web site at <http://savetherain.us> or contact the Onondaga County Department of Water Environment Protection at 315-435-6820.
3. The applicant is required to obtain an Onondaga County Department of Transportation permit for any work within a County road right-of-way. The Town and applicant are advised to ensure that appropriate access agreements are in place for use and maintenance of the shared driveway, and that no additional access to Oswego Road is permitted.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: March 11, 2014

OCPB Case # Z-14-70

- 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 Town of Clay Planning Board at the request of Carl Jaquint (for Montessori CNY) for the property located at 7900 Davis Road North; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review issuance of special permits and the site is located within 500 feet of Interstate Route 481, a state highway; and
- WHEREAS, the applicant is requesting a Special Permit for a Montessori school in an existing office building on a 1.77-acre lot in an Office 2 (O-2) zoning district; and
- WHEREAS, the Proposed Site Plan dated January 9, 2014 shows an existing office building with three suites; the proposed school would occupy Suite 200 which is 2,435 square feet; no building footprint modifications are proposed; and
- WHEREAS, the plan shows frontage and an existing driveway onto Davis Road, a town road; the plan shows existing green space and asphalt with 44 parking spaces proposed; no lot lighting changes are proposed; and
- WHEREAS, the plan notes there will be a new sign face on an existing double-sided sign, and that the sign contractor will submit plans for its approval; and
- WHEREAS, the site has access to public water and is located in the Oak Orchard Wastewater Treatment Plant service area; the plan notes that existing utilities and stormwater drainage will remain unmodified; and
- WHEREAS, per the Onondaga County Department of Water Environment Protection, the project shall comply with Local Law #1 of 2011 - A Local Law Establishing a Program to Promote Capacity Management, Maintenance and Operation of the Public Sewers and Related Purposes, where applicable; information regarding this law is available at www.ongov.net/wep/uselaws.html; and
- WHEREAS, Per the Onondaga County Department of Water Environment Protection, there is a temporary suspension of all new connections in the Oak Orchard Waste Water Treatment Plant service area until a final determination is made on the Biochemical Oxygen Demand (BOD) loading limitations associated with the SPDES permit; more detailed information regarding the temporary suspension is available at www.ongov.net/wep/we1906.html; and
- WHEREAS, the plan and aerial photographs show surrounding properties to be in residential, office, and agricultural zoning districts; and

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

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

1. The Onondaga County Department of Water Environment Protection asks that the applicant contact the Department at (315) 435-6820 early in the planning process to determine sewer availability and capacity.
2. The applicant is encouraged to reduce stormwater runoff and improve stormwater quality as much as practical by reducing impermeable surfaces and utilizing green infrastructure. For more information on stormwater management, visit the Onondaga County "Save the Rain Program" web site at <http://savetherain.us> or contact the Onondaga County Department of Water Environment Protection at 315-435-6820.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: March 11, 2014

OCPB Case # Z-14-71

- 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 PROJECT SITE REVIEW from the City of Syracuse Zoning Administration at the request of James F. Prioletti for the property located at 237-43 East Genesee Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review authorizations which a referring body may issue under the provisions of any zoning ordinance or local law the site is located within 500 feet of the New York State Office Building, a state-owned facility; and
- WHEREAS, the applicant is proposing exterior alterations on an existing building on a 0.09-acre lot in a Central Business District-Office and Service (CBD-OS) zoning district; and
- WHEREAS, the West, East, and South Elevation Plans dated February 10, 2014 show the applicant is proposing to repair and replace windows, awnings, doors, and trim on three building facades; and
- WHEREAS, the referral notice notes the current use is vacant commercial and the proposed use is commercial/residential; and
- WHEREAS, the Environmental Assessment Form dated February 20, 2014 notes the exterior changes as being part of an interior/exterior rehabilitation of the building for first floor commercial occupancy, and adaptive reuse of floors 2 through 4 for residential rental occupancy; and
- WHEREAS, the Site Plan dated May 9, 2013 shows a brick building surrounded by brick and concrete walkways, frontage on East Genesee Street and Montgomery Street, both city streets; and
- WHEREAS, the site is served by public water and is located in the Metropolitan Wastewater Treatment Plant service area; and

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

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

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: March 11, 2014

OCPB Case # Z-14-72

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SPECIAL PERMIT from the Village of Jordan Zoning Board of Appeals at the request of George Chester for the property located at 4 Clinton 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 Peru Road, a county road, and the Old Erie Canalway, a state-owned recreationway, and North Main Street, a state highway; and
- WHEREAS, the applicant is requesting a Special Permit to open a café (Café on Clinton) in a portion of an existing two-story building in a Village Center zoning district; and
- WHEREAS, the referral materials did not include any site drawings to indicate any exterior changes to the building; and
- WHEREAS, the traditional brick building is located in the core of the Village of Jordan, with frontage on North Main Street, a state highway, and Clinton Street, a village street; sidewalks occur along both frontages; and
- WHEREAS, the site also sits adjacent to the Old Erie Canalway, a state recreation corridor, with an associated multi-use trail and village park; and
- WHEREAS, the site is served by municipal public water and public sewer, and lies outside the Onondaga County Sanitary District; and

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

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: March 11, 2014

OCPB Case # Z-14-73

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the City of Syracuse Planning Commission at the request of Salt City Enterprises, LLC for the property located at 816, 820 and 824-32 Spencer Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of Site Plans and the site is located within 500 feet of West Bear Street (New York State Route 298) and Interstate 690, both state-owned roadways; and
- WHEREAS, the applicant proposes to modify a previously approved Site Plan by enclosing an outdoor covered seating area and increasing the outdoor seating area for picnic tables on a 0.71-acre parcel in a Lakefront (T5) zoning district; and
- WHEREAS, the Board previously offered No Position with Comment on a Site Plan referral (Z-11-110) for site and building alterations to The Gem Diner, encouraging the incorporation of traditional urban site amenities consistent with the Lakefront zoning; and
- WHEREAS, per a letter from the applicant dated February 24, 2014, the applicant is seeking approval for another expansion to the diner, enclosing the existing covered seating area on the east side of the building, and increasing the existing "picnic table" type ice cream area on the asphalt; the finishes on the two new walls are consistent with finishes previously approved; and
- WHEREAS, the Site Plan dated February 17, 2104, shows the the existing diner and proposed expansion areas on the site with 37 parking spaces and two exsiting driveways onto Spencer Street, a city street; and
- WHEREAS, the purpose and intent of the Lakefront zoning districts are to implement the principles of the Lakefront Master Plan and Onondaga County Settlement Plan, and the purpose of the T5 Urban Center zoning district "is to create a dense, fully mixed use neighborhood with a vibrant street life and a public realm with many design amenities"; and
- WHEREAS, the site is served by public water and is located in the Metropolitan Wastewater Treatment Plant service area; and

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

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

management, visit the Onondaga County "Save the Rain Program" web site at <http://savetherain.us> or contact the Onondaga County Department of Water Environment Protection at 315-435-6820.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: March 11, 2014

OCPB Case # Z-14-74

- 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 SPECIAL PERMIT from the City of Syracuse Planning Commission at the request of Rocky Ren for the property located at 1441-49 and 1501 Erie Boulevard East; and
- WHEREAS, General Municipal Law Section 239-n allows the County Planning Board to review the approval of subdivisions and the site is located within 500 feet of Interstate Route 690, a state highway; and
- WHEREAS, the applicant is proposing to establish a new grocery store (Asia Food Market) with a dine-in eating area on a 2.1-acre lot in an Industrial Class A (I-A) zoning district; and
- WHEREAS, the Board recently offered No Position with Comment on a Subdivision referral (S-14-7) citing wastewater, green infrastructure, and traffic considerations; and
- WHEREAS, the Town application dated February 24, 2014 states that the existing furniture retail store (Stevens Office Interiors) would be converted into a supermarket with a small eat-in dining area; and
- WHEREAS, the application notes the existing parking lot will be expanded into the adjacent lot to meet the anticipated demand for the new use of the building; and
- WHEREAS, the Site Plan dated January 6, 2014 includes a plan for lawns and planting; the plan also shows that the parking area would be expanded from 47 spaces to 89 spaces; and
- WHEREAS, the plan shows frontage and one driveway on Erie Boulevard East, a city street, and a proposed 5 foot wide concrete sidewalk along Erie Boulevard East; and
- WHEREAS, the application lists three proposed signs for the site, two 197.5 square foot wall signs for the south and east facades, and one 72 square foot ground sign to be located at the west side of the entrance; images of the proposed ground sign show it to be placed low to the ground; and
- WHEREAS, the plan shows a City of Syracuse sewer easement right-of-way diagonally crossing the proposed parking lot; and
- WHEREAS, the site is located in the Metropolitan Syracuse Wastewater Treatment Plant service area, in an area which is tributary to combined sewer overflows; 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 Environmental Protection has

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

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

1. The Onondaga County Department of Water Environment Protection asks that the applicant contact the Department at (315) 435-6820 early in the planning process to determine sewer availability and capacity.
2. The applicant is encouraged to reduce stormwater runoff and improve stormwater quality as much as practical by reducing impermeable surfaces and utilizing green infrastructure. For more information on stormwater management, visit the Onondaga County "Save the Rain Program" web site at <http://savetherain.us> or contact the Onondaga County Department of Water Environment Protection at 315-435-6820.
3. The City and the applicant should consider opportunities for cross connections with adjacent parcels to promote safety and mobility on Erie Boulevard East.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: March 11, 2014

OCPB Case # Z-14-75

- 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 Town of Van Buren Planning Board at the request of Timothy & Sharon Pieper for the property located at 6936 Van Buren Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of the New York State Thruway (Route 90), a state highway, and Van Buren Road, a county road; and
- WHEREAS, the applicant is proposing construction of an 8,000 square foot car storage facility in two buildings and an outdoor paved storage and display space for specialty domestic automobiles on a 0.9-acre lot in an Industrial A (IN-A) zoning district; and
- WHEREAS, the Layout plan dated February 24, 2014 shows two proposed storage buildings, one 40 by 22 foot concrete car display pad, one 4 by 6 foot concrete car display pad, medium duty asphalt paving, two types of lawn, and fence around the entire lot; and
- WHEREAS, the plan shows the rear yard abuts the New York State Thruway (Route 90), a state highway; the applicant is required to obtain a Thruway Work Permit for any proposed work in the Thruway right-of-way; and
- WHEREAS, the plan shows the property has frontage and a proposed driveway on Van Buren Road, a county road; the applicant is required to obtain an Onondaga County Department of Transportation permit for any proposed driveways and prior to any proposed work within a County road right-of-way; and
- WHEREAS, per an email from the Thruway Authority to the applicant dated March 3, 2014, the applicant sufficiently modified the plans for the vehicle display pads but has yet to address concerns about the point-source runoff onto Thruway property and about the lighting plan for the site; and
- WHEREAS, the application to the Town dated October 17, 2013 states the existing property is vacant and notes the proposed lot will be fenced, secure, very well-lit, and landscaped; aerial photography shows a house used to exist on site; and
- WHEREAS, the application states the property will not connect to public water or wastewater nor provide private utilities; the lot is located in the Baldwinsville-Seneca Knolls Wastewater Treatment Plant service area; and
- WHEREAS, per the Onondaga County Health Department, the site plan offers very little area reserved for a potential septic system in the future, and is located in an area designated as having Ontario silt loam soil class, which can lead to a larger sized septic system; and
- WHEREAS, per a phone conversation with the Town, the Town expects to receive a special use permit request from the applicant in the future to allow for the sale of

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

E-mail Address: countyplanning@ongov.net

vehicles; 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 continue to coordinate with the Thruway Authority regarding concerns about point-source runoff onto Thruway property, and advises that an amendment to the applicants Proposed Grading, Drainage, Erosion, and Sediment Plan is required to address the outlets and overflows onto the Thruway property without slope protection to maintain the embankment.
2. The Town should ensure the approval of all plans by the Thruway Authority prior to Town approval.
3. The New York State Thruway Authority and the Onondaga County Department of Transportation have determined that the applicant must complete a drainage study or Stormwater Pollution Prevention Plan (SWPPP) to meet Authority and Department requirements verifying that the proposed development would not create additional stormwater runoff into the State's or County's drainage system, and is required to first contact the Authority and the Department to determine the scope of the study; the applicant must submit the drainage study to the Authority and the Department for approval and complete any appropriate mitigation as may be determined by the Authority and the Department.
4. The applicant must submit a lighting plan to be approved by the municipal engineer to ensure that no glare or spillover is allowed onto adjacent properties and the New York State Thruway and Onondaga County right-of-ways.
5. The Onondaga County Department of Transportation has determined that the applicant must provide the Department with ITE Trip Generation traffic figures for the storage and car sales to determine if a traffic study is needed.
6. The Onondaga County Health Department advises the Town to require a design for a septic system so that an adequate area of the site is left open for future use, to be approved by the Health Department.

The Board also offers the following comment:

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

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

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

E-mail Address: countyplanning@ongov.net



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: March 11, 2014

OCPB Case # Z-14-76

- 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 OTHER AUTHORIZATION from the City of Syracuse Planning Commission at the request of City of Syracuse for the property located at 700 Van Rensselaer Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review authorizations which a referring body may issue under the provisions of any zoning ordinance or local law the site is located within 500 feet of the Syracuse Inner Harbor Barge Canal Terminal, a part of the New York State Barge Canal system, and Bear Street, a State owned road; and
- WHEREAS, the applicant proposes to dedicate/establish four new city streets as part of the COR Inner Harbor Development Project, on the west shore of the Inner Harbor in a Lakefront (T5) and Park (PK) zoning district; and
- WHEREAS, the Board is concurrently reviewing a Subdivision referral (S-14-15) for the creation of six lots to support development of mixed-use residential buildings and the proposed road network; and
- WHEREAS, a Street Dedication Map dated February 27, 2014 shows a grid pattern street layout, to include an extension of North Geddes Street, and new Streets B, C, and E; per the City Zoning office, it is anticipated that the applicant will replace the lettered names with other proposed names, to be reviewed by the Syracuse-Onondaga County Planning Agency staff on behalf of the County Planning Board, once names are determined; SOCPA staff is currently reviewing proposed names with the City and applicant; and
- WHEREAS, per the plan, the proposed North Geddes Street would extend from the existing connection between North Geddes and Van Rensselaer Streets that runs parallel to Bear Street, approximately 190 feet, toward the Harbor; it appears the Bear Street right-of-way limits the frontage of the proposed road to approximately 33 feet; and
- WHEREAS, per the plan, proposed Street B and Street C also access Van Rensselaer Street and are each 60 feet wide and 190 feet long; these streets, and the North Geddes Street extension, would all meet proposed Street E, which is shown to run parallel to Van Rensselaer Street and the shoreline, measuring 60 feet by 424 feet; and
- WHEREAS, the overall west shoreline project is described as the construction of new city streets and mixed use residential buildings as outlined in the Inner Harbor Request For Proposals awarded to COR Development; the Landscape Plan dated October 16, 2014 shows building outlines for five buildings, and a grid pattern street network generally consistent with prior Lakefront master plans for the area; and
- WHEREAS, the Landscape Plan dated October 16, 2013 shows the general proposed

appearance of the roadways, and includes on street parking, formal right-of-way with street trees, sidewalks and crosswalks, and pedestrian connections to the Onondaga Creekwalk; and

WHEREAS, the Lakefront zoning and Regulating Plan show a similar proposed street network in this location, with new streets (and possible alleys) to be designated and designed as Street 1 type streets per the regulations, and a Street Category of "A", with expectations for an urban, pedestrian-friendly environment; and

WHEREAS, a SEQRA Findings Statement dated December 17, 2013 for the City of Syracuse Industrial Development Agency: COR Syracuse Inner Harbor Development Project, Syracuse, New York was included with the referral materials, which has been adopted by SIDA concluding the environmental review of the overall project; 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 City and applicant are advised that compliance with Section 10 of the Onondaga County Right of Way Designation Law (Local Law # 5-1972) is required for any new streets/street names, and the subdivision map must be modified to reflect approved street names prior to subdivision filing.
2. The applicant is required to obtain a New York State Department of Transportation right-of-way work permit for any work within the State right-of-way, and advises that no parking or streets may encroach into the Bear Street right-of-way. The State also requests the City and applicant to continue discussion and coordination with the NYSDOT regarding the location of the North Geddes Street extension and configuration of the intersections in this area, including relocation farther from the Bear Street intersection or consideration of alternative configurations. The Board further recommends that a permanent solution to remedy the undesirable intersection conditions should be identified now and constructed as part of this project.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: March 11, 2014

OCPB Case # Z-14-77

- 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 TEXT AMENDMENT from the Town of Salina Town Board at the request of Town of Salina for the property located Town Wide; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the adoption or amendment of a zoning ordinance or local law; and
- WHEREAS, the town is proposing to amend Town Code Chapter 235, Article III to permit educational, career, or vocational facilities in a C-5 zoning district by special permit; and
- WHEREAS, per the Local Law Filing, the Town is proposing to add Subsection C (5) to § 253-18 which would allow a use of educational, career or vocational facilities for persons of high school age and/or adults with special permit; and
- WHEREAS, the Environmental Assessment Form dated February 27, 2014 notes the proposed action will occur in commercial, residential (suburban), and other areas and the character would fit in with the existing built landscape; and

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

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: March 11, 2014

OCPB Case # Z-14-78

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 TEXT AMENDMENT from the Town of Van Buren Town Board at the request of Town of Van Buren for the property located Town Wide; and

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

WHEREAS, the town is proposing to amend two sections of Chapter 200 of the town zoning code to change the regulations for accessory structures and fences for Waterfront Property Overlay Districts, and to change the frequency of telecommunication towers inspections from one year to five years; and

WHEREAS, per the Local Law Filing, the town is proposing to amend § 200-49E to limit accessory structures in front yards to boat launches, boathouses, poles, lean-tos, and docks with a maximum height of 12 feet, and structures in rear yards to have a minimum setback of 15 feet from the street side property line; and

WHEREAS, per the Local Law Filing, the town is proposing to amend § 200-49F to prohibit fences and hedges from front yards, limit the height of rear yard fences to 3.5 feet except in the case of higher swimming pool requirements, and limit the height of side yard fences to 6 feet and require the good side to face out; and

WHEREAS, per the Local Law Filing, the town is proposing to amend § 200-32D(10) to require towers and related facilities to be inspected every five years by a professional, state-licensed engineer for structural integrity and compliance with regulations; and

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

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

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: March 11, 2014

OCPB Case # Z-14-79

- 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 ZONE CHANGE from the Town of Camillus Town Board at the request of Camillus Town Board for the property located at Windcrest Drive at West Genesee Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the adoption or amendment of a zoning ordinance or local law and the site is located within 500 feet of West Genesee Street, a county road; and
- WHEREAS, the Town of Camillus is proposing to change the zoning from Residential (R-2) to Limited Business Office (LBO) on two tax parcels totaling approximately 1.61 acres for the development of a new professional office building; and
- WHEREAS, the referral notice states the parcels are located in Town Ward 5 and the change would allow residential property to be used for limited business use, specifically an office building; and
- WHEREAS, the town is requesting to amend Chapter 30 §1503 "Amendments to the Zoning Map" of its Zoning Code in accordance with this change; and
- WHEREAS, the application to the Town from Richard P. Aupperle III dated February 14, 2014 states the petitioner intends to construct a new professional office building on the site; and
- WHEREAS, the Site Plan dated February 24, 2014 shows a proposed 5,744 square foot building, a parking lot with 25 spaces along two sides of the building, evergreen plantings along three sides of the property, and a proposed 40 by 60 foot septic area; and
- WHEREAS, the plan shows frontage along West Genesee Street, a county road, and Windcrest Drive, a town road, with one driveway onto Windcrest Drive; and
- WHEREAS, the Environmental Assessment Form dated February 26, 2014 notes the two parcels are currently vacant and are located near residential, commercial, and vacant residential properties; and
- WHEREAS, the site is served by public water and is located in the Metropolitan Wastewater Treatment Plant service area; the EAF notes that the property will provide its own septic system; and

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

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

1. Per the Onondaga County Department of Transportation, no driveway access shall be permitted on West Genesee Street.
2. An individual sewage disposal plan must be approved by the Onondaga County Health Department prior to conversion to a building lot and issuance of a building permit.
3. The applicant is encouraged to reduce stormwater runoff and improve stormwater quality as much as practical by reducing impermeable surfaces and utilizing green infrastructure. For more information on stormwater management, visit the Onondaga County "Save the Rain Program" web site at <http://savetherain.us> or contact the Onondaga County Department of Water Environment Protection at 315-435-6820.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: March 11, 2014

OCPB Case # Z-14-80

- 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 Cicero Planning Board at the request of Mahoney Design (Family Care of Cicero) for the property located at 8393 Elta 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 New York State Route 31, a state highway; and
- WHEREAS, the applicant is proposing to construct a new single-story wood-framed medical doctor's office building on a 0.946-acre parcel in a General Commercial (GC) zoning district; and
- WHEREAS, the Site Plan dated February 20, 2014 shows a proposed 4,800 square foot office building, lawn space, and a parking lot with 33 parking spaces; and
- WHEREAS, the plan notes the scope of work would include the building, a new asphalt paved parking lot, landscaping, lighting, and business signage; the plan shows frontage and one driveway on Elta Drive, a town road; and
- WHEREAS, the Environmental Assessment Form dated February 21, 2014 lists commercial and residential uses for nearby parcels; the application to the Town dated February 21, 2014 notes the neighboring commercial buildings are similar wood-framed single-story buildings; and
- WHEREAS, the EAF states that stormwater will be managed by pre-designed and approved development-wide stormwater system; the system utilizes retention ponds and drainage swales; and
- WHEREAS, the site is served by public water and is located in the Oak Orchard Wastewater Treatment Plant service area; and
- WHEREAS, per the Onondaga County Department of Water Environment Protection, there is a temporary suspension of all new connections in the Oak Orchard Waste Water Treatment Plant service area until a final determination is made on the Biochemical Oxygen Demand (BOD) loading limitations associated with the SPDES permit; more detailed information regarding the temporary suspension is available at www.ongov.net/wep/we1906.html; 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 plan shows boundary easements for drainage sanitary sewers, ingress and egress access, and utilities; and

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

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

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

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: March 11, 2014

OCPB Case # Z-14-81

- 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 Cicero Planning Board at the request of 7800 Brewerton Rd LLC (Admar) for the property located at 7800 Brewerton Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Brewerton Road (Route 11), a state highway; and
- WHEREAS, the applicant is proposing to repurpose the old Sam Dell dealership as an Admar Construction Sales, Rental and Service facility on a 3.419-acre parcel in a General Commercial Plus zoning district; and
- WHEREAS, the Board recommended Modification of a zone change referral (Z-13-329) from General Commercial to General Commercial Plus on November 6, 2013, citing sanitary flow concerns and compatible land use considerations; and
- WHEREAS, the referral notice states that existing buildings, driveways, parking, and lighting are to remain with no alterations, and there will be no physical changes to the site other than cosmetic upgrades to the building; and
- WHEREAS, the Site Plan dated February 26, 2014 shows two existing buildings, 57 parking spaces, equipment display areas in front of the buildings, proposed gates to restrict access to the rear of the parcel, a proposed large asphalt outside equipment storage area in the rear of the buildings, and an existing stockade fence between the site and the adjacent residential parcels to the south that would be repaired or replaced as necessary; and
- WHEREAS, the plan shows two driveways on Route 11, a state highway, which must meet the requirements of the New York State Department of Transportation; and
- WHEREAS, the plan shows a proposed chain link fence separating the site from the adjacent parcel to the north; per the New York State Department of Transportation, cross connections with the adjacent parcel to the north should remain to maintain access to Route 11 for the adjacent parcel; and
- WHEREAS, the site is served by public water and is located in the Oak Orchard Wastewater Treatment Plant service area; and
- WHEREAS, per the Onondaga County Department of Water Environment Protection, there is a temporary suspension of all new connections in the Oak Orchard Waste Water Treatment Plant service area until a final determination is made on the Biochemical Oxygen Demand (BOD) loading limitations associated with the SPDES permit; more detailed information regarding the temporary suspension is available at www.ongov.net/wep/we1906.html; 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

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

E-mail Address: countyplanning@ongov.net

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

WHEREAS, the plan shows a proposed 4.5 by 13 foot wall sign along Route 11 that will be internally lit; and

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

1. Per the New York State Department of Transportation, the applicant must close the southern driveway and obtain permits for work in the State right-of-way.
2. Per the New York State Department of Transportation, additional stormwater runoff into the State's right-of-way is prohibited and no direct connection into state stormwater system is permitted. The applicant is advised to contact the Department for further information.

The Board offers the following comments:

1. The Onondaga County Department of Water Environment Protection asks that the applicant contact the Department at (315) 435-6820 early in the planning process to determine sewer availability and capacity.
2. The plan should include cross connection and access agreements with the adjacent parcel to the north to maintain safety and mobility along the state highway.
3. The Town should ensure that an adequate buffer is provided between the site and any adjacent parcels, and that the proposed use will not allow for noise impacts on adjacent parcels, specifically noting noise related to delivery vehicles and heavy machinery.
4. Every municipal review provides an opportunity to improve community appearance, and the Town should require the applicant to provide additional landscaping, streetscape enhancements, and a lighting plan that ensures no glare or spillover on adjacent parcels and the state right-of-way.
5. The applicant is encouraged to reduce stormwater runoff and improve stormwater quality as much as practical by reducing impermeable surfaces and utilizing green infrastructure. For more information on stormwater management, visit the Onondaga County "Save the Rain Program" web site at <http://savetherain.us> or contact the Onondaga County Department of Water Environment Protection at 315-435-6820.
6. The Onondaga County Water Authority (OCWA) recommends that the municipality and/or applicant contact OCWA's Engineering Department early in the planning process to determine water availability and service options, obtain hydrant flow test information, evaluate backflow prevention requirements, and/or request that the Authority conduct hydrant flow testing to assess fire flow availability.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: March 11, 2014

OCPB Case # Z-14-82

- 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 Cicero Planning Board at the request of National Grid for the property located on Totman 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 Northern Boulevard, a county road; and
- WHEREAS, the applicant is proposing to install an approximately 60-foot telecommunications antenna at the National Grid Northern Boulevard gas regulator station site on a 0.06-acre permanent easement on a 90.87-acre parcel in an Industrial zoning district; and
- WHEREAS, a project description from the applicant states that the project is proposed to enable the wireless communication between National Grid's control center and the valve site to allow the control center to close the valve in emergency situations (i.e., a rupture in the line); the description states that this feature is becoming standardized within National Grid's pipeline systems; and
- WHEREAS, the description states that the telecommunication tower would be a standard utility pole with an antenna fastened at the top, and utility poles already exist within the area; and
- WHEREAS, the Plan dated September 18, 2013 shows the proposed location of the telephone pole for communication, permanent easement areas with access on Northern Boulevard, a county road, and an existing Niagara Mohawk gas easement; any existing or proposed access on Northern Boulevard must meet the requirements of the Onondaga County Department of Transportation; and
- WHEREAS, the Environmental Assessment Form dated January 15, 2014 states that the east end of the site is located within the bounds of a New York State Department of Environmental Conservation wetland adjacent area, but the area and work will not impede any flow or drainage alteration for the wetland as the site is previously disturbed; 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 Onondaga County Department of Transportation advises the applicant to use existing access put in for the valves.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: March 11, 2014

OCPB Case # Z-14-83

- 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 SITE PLAN from the Town of Clay Planning Board at the request of Bergmann Associates for the property located at 8450 Oswego Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Oswego Road (Old Route 57), a county road, and New York State Route 31, a state highway; and
- WHEREAS, the applicant is proposing site improvements including removal and replacement of fuel pumps, removal of an approximately 648 square foot car wash, removal of an approximately 912 square foot convenience store building, and construction of an approximately 3,774 square foot convenience store building with a food establishment and drive-thru (Dunkin' Donuts) on a 1.88-acre parcel in a Limited Use for Gasoline Services (LuC-1) zoning district; and
- WHEREAS, the Board recommended Modification of a Special Permit referral (Z-13-190) on July 3, 2013 and an Area Variance referral (Z-14-10) on January 8, 2014, citing access and drainage considerations; and
- WHEREAS, the Developed Conditions Plan updated February 5, 2014 shows the proposed convenience store and drive-thru, eight gas pump islands with the existing canopy to remain, 34 parking spaces including parking at each dispenser, and proposed lighting and landscaping; and
- WHEREAS, the plan shows a right-in/right-out drive on Old Route 57, a county road, and two drives on Route 31 (one full-access and one right-in only), a state highway; any existing or proposed access on Old Route 57 and Route 31 must meet the requirements of the Onondaga County Department of Transportation and New York State Department of Transportation, respectively; and
- WHEREAS, the site is served by public water and sewers, and is located in an area which currently flows to 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, the referral included a landscape plan and photometrics 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; 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 applicant must complete a Traffic Impact Study (TIS) for full build out to meet Department requirements and is required to first contact the Department to determine the scope of the study; the applicant must submit the traffic study to the Department for approval and complete any appropriate mitigation as may be determined by the Department.
2. The applicant must contact the New York State Department of Transportation to obtain permits for any work in the State right-of-way.
3. The New York State Department of Transportation requires the applicant to submit a site plan that includes sidewalks along Route 31.
4. The Onondaga County and New York State Departments of Transportation have determined that the applicant must complete a drainage study or Stormwater Pollution Prevention Plan (SWPPP) to meet the Departments' requirements verifying that the proposed development would not create additional stormwater runoff into the County's/State's 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.

The Board offers the following comments:

1. The Onondaga County Department of Water Environment Protection recommends that the municipality and/or applicant contact the Department at (315) 435-6820 early in the planning process to determine sewer availability and capacity.
2. The municipality and the applicant are encouraged to reduce stormwater runoff and improve stormwater quality as much as practical by reducing impermeable surfaces and utilizing green infrastructure, and to visit the Onondaga County Save The Rain Program web site at <http://savetherain.us> and 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.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: March 11, 2014

OCPB Case # Z-14-84

- 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 PROJECT SITE REVIEW from the City of Syracuse Zoning Administration at the request of New York Telephone Co. for the property located at 201 South State Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of the New York State office building, a state-owned facility; and
- WHEREAS, the applicant is proposing to cover damaged stone coping with new aluminum coping to match what currently exists on the building (Verizon) on a 1.1-acre parcel in a Central Business District-Office and Service (CBD-OS) zoning district; and
- WHEREAS, the City application dated February 12, 2014 states that the existing stone coping has been deteriorating and water is infiltrating the building; and
- WHEREAS, the site has frontage on South State Street, East Fayette Street and East Washington Street, all city streets; and
- WHEREAS, two Partial Roof Plans dated June 21, 2013 show the areas of coping on the seventh and eighth floor roof that would be covered; and

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

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: March 11, 2014

OCPB Case # Z-14-85

- 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 Skaneateles Planning Board at the request of Greg Weaver for the property located at 2888 East Lake Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of East Lake Road (New York State Route 41), a state highway, and is located within 500 feet of a farm operation in an agricultural district; and
- WHEREAS, the applicant is proposing construction of a two-story barn with a one-bedroom dwelling unit on the second story on a 6.01-acre parcel in a Rural Farming (RF) zoning district; and
- WHEREAS, the Town application materials dated February 15, 2014 note the lot is currently vacant and that the applicant is proposing to construct a 70 by 40 foot two-story barn; the first floor would contain 2,800 square feet of personal storage for the owner's collection of cars and related artifacts; and
- WHEREAS, the Main Level Plan dated February 20, 2014 shows the second floor will contain 1,803 square feet of storage and a 997 square foot one-bedroom dwelling with a 6 by 22 foot deck; and
- WHEREAS, the application materials note that the lot would access a shared driveway onto East Lake Road, a state highway; the applicant is proposing a 12-foot drive off the shared driveway extending up a ramp to the upper level of the barn, and a 20-foot rear drive off the shared driveway leading to a 70 by 40 foot parking area with access to the garage doors; and
- WHEREAS, the application materials note storm water along the rear driveway will be controlled by a pea gravel diaphragm drain that will bring water to one of two 40-foot elliptical rain gardens; and
- WHEREAS, the Erosion and Sedimentation Control Plan dated February 18, 2014 shows the location of the proposed rain gardens, as well as the proposed septic area southwest of the barn along a 20-foot drainage easement; and
- WHEREAS, the site does not have public water and lies outside the Onondaga County Sanitary District; the Environmental Assessment Form dated February 15, 2014 notes the applicant will have an on-site well and on-site septic system; and
- WHEREAS, the application materials note that LED flood lights and goose neck lights on the north and south sides of the barn will be on motion detectors and point down towards the driveway; and
- WHEREAS, the Onondaga County Agricultural District map shows that the site is located next to land in Agricultural District 2; aerial photography shows surrounding properties include residential parcels, wooded land, and farmed 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. An individual sewage disposal plan must be approved by the Onondaga County Health Department prior to conversion to a building lot and issuance of a building permit.
2. The applicant is required to obtain any necessary approvals and/or permits required by the New York State Department of Environmental Conservation and the City of Syracuse Department of Water.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: March 11, 2014

OCPB Case # Z-14-86

- 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 AREA VARIANCE from the Town of Lysander Zoning Board of Appeals at the request of Kevin Voorhees for the property located at 7940 Gates Road; and
- WHEREAS, General Municipal Law Section 239-n allows the County Planning Board to review the approval of use or area variances and the site is located within 500 feet of the municipal boundary between the Towns of Lysander and Van Buren, and is located within 500 feet of a farm operation in an agricultural district; and
- WHEREAS, the applicant is requesting an area variance to allow a flag lot for a proposed subdivision of an approximately 2.5-acre lot of an 18.8-acre parcel in an Agricultural zoning district (A) to construct a single-family residence; and
- WHEREAS, the Board is concurrently reviewing a Subdivision referral (S-14-9) for the project; and
- WHEREAS, per a letter from the applicant to the Town dated January 7, 2014, the applicant proposes to subdivide approximately 2.5 acres to construct a house; the remaining 16.3-acre parcel will remain in the names of the applicant's brothers and its current use (abandoned agricultural) would not change; the letter indicates the family is unsure if or when they would seek to build a house on any other portion of the 16.3-acre parcel; and
- WHEREAS, the Voorhees Property Map dated August 27, 2013 shows a landlocked 2.5 acre parcel with frontage along the Seneca River and preliminary locations for a proposed house, garage, septic mound, and potential well location; and
- WHEREAS, the map shows an approximately 30 foot wide proposed easement for a driveway and underground electric line from Gates Road, a town road, to the proposed parcel for driveway access; the applicant letter notes there is an existing farm lane on the property that would be used as the driveway; most of the farm lane would be included in a proposed driveway easement the applicant would enter into with his brothers; electric service would be underground, probably trenched in adjacent to the farm lane and be included in the proposed easement agreement; and
- WHEREAS, an email from the Town dated March 3, 2014 states that the Town Zoning Board of Appeals considers this parcel a flag lot whether the easement is owned fee simple or through an easement; and
- WHEREAS, the existing wooded lot does not have public water and lies outside the Onondaga County Sanitary District; the applicant letter states potable water would come from a proposed well to be drilled on the property approximately 200 feet uphill from the house and more than 200 feet uphill from the septic system; and
- WHEREAS, the applicant letter states the proposed location for an on-site septic system

more than 100 feet from the river and above the flood boundary; a mound septic system is proposed based on soil percolation test results; and

WHEREAS, the plan shows approximate locations of a 100 year flood hazard boundary, freshwater wetland boundary (as flagged), and a 100-foot wetland buffer boundary; and

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

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

WHEREAS, per the U.S. Army Corps of Engineers, National Wetland Inventory Maps may not be used to confirm the presence/absence of federal wetlands on a given parcel of land; and

WHEREAS, the Onondaga County Agricultural District map shows the site is located in Agricultural District 3; the subject property is not farmed and is largely wooded vacant land; surrounding properties include wooded land and farmed 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:

An individual sewage disposal plan must be approved by the Onondaga County Health Department prior to endorsement of the subdivision plan.

The Board also offers the following comment:

The municipality is encouraged to minimize exposure to damage from natural hazards and uphold local flood ordinance requirements, as required for good standing in the National Flood Insurance Program, by ensuring that any proposed development would not negatively affect drainage patterns in or near the floodplain.

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