



# Onondaga County Planning Board

March 13, 2019

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

## I. ATTENDANCE

### MEMBERS PRESENT

Daniel Cupoli  
James Corbett via Skype  
Lisa Dell  
David Skeval  
Marty Voss

### STAFF PRESENT

Dan Kwasnowski  
Megan Costa  
Allison Bodine  
Robin Coon

### GUESTS PRESENT

## II. CALL TO ORDER

The meeting was called to order at 11:00 AM on March 13, 2019.

## III. MINUTES & OTHER BUSINESS

Minutes from February 20, 2019 were submitted for approval. Marty Voss made a motion to accept the minutes. James Corbett seconded the motion. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; David Skeval - yes; Marty Voss - yes.

## IV. ACTIONS ON GML SECTION 239 REFERRALS

### Summary

S-19-11	TLysPB	No Position With Comment	S-19-12	TDewPB	No Position With Comment
S-19-13	TSpaPB	No Position With Comment	S-19-14	TMarPB	No Position
S-19-15	TLafPB	No Position	S-19-16	VFayVB	No Position With Comment
Z-19-52	TSalTB	Approval	Z-19-53	TDewTB	Approval
Z-19-54	CSyrPB	No Position	Z-19-55	TGedTB	Modification
Z-19-56	TSkaZBA	No Position	Z-19-57	TClaPB	Modification
Z-19-58	VLivPB	No Position	Z-19-59	TCicPB	Modification
Z-19-60	TCicTB	No Position With Comment	Z-19-61	TCicTB	No Position With Comment
Z-19-62	CSyrPB	No Position With Comment	Z-19-63	TDewZBA	No Position
Z-19-64	TCicPB	No Position With Comment	Z-19-65	TOnoTB	No Position
Z-19-66	VMinVB	No Position With Comment			



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: March 13, 2019

OCPB Case # S-19-11

- 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 Town of Lysander Planning Board at the request of Kuts Subdivision for the property located at Dinglehole Road and Lamson 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 Lamson Road (Route 29), a county highway; and
- WHEREAS, the applicant is proposing to subdivide a 46.84-acre parcel into four new lots, Lot 1 (2.009 acres), Lot 2 (2.009 acres), Lot 3 (2.434 acres) and Lot 4 (40.384 acres), in an Agricultural zoning district; and
- WHEREAS, the site is located in a rural area in the Town of Lysander with surrounding land uses being low-density, single-family residential and agriculture; the Three Rivers State Wildlife Management Area is located just east of the site; and
- WHEREAS, aerial imagery shows the site has frontage on Lamson Road, a county road, and Dinglehole Road, a local road; the rear of the site, over 35 acres, is forested and undeveloped and contains a tributary to Oswego River; and
- WHEREAS, the submitted subdivision plan dated January 26, 2019 shows proposed Lots 1 and 2 to be 2.009 acres each and contain 250' of frontage on Lamson Road; aerial imagery shows these parcels to be a mix of lawn, trees and small wooded areas; per the Onondaga County Department of Transportation, the Department has approved access to Lamson Road for proposed Lots 1, 2, and 3;
- ADVISORY NOTE: the Town is advised to ensure highway access and work permits are obtained from the Onondaga County Department of Transportation for the proposed driveways onto Lamson Road; and
- WHEREAS, per the subdivision plan, the site contains an existing two-story house, which faces Dinglehole Road, two detached garage buildings, and an existing gravel driveway onto Dinglehole Road, all to be contained on proposed Lot 3 (2.434 acres), a corner lot; and
- WHEREAS, the subdivision plan shows proposed Lot 4 (40.384 acres) to contain the rear forested lands and tributary; there are two wetland areas labeled "Wetland Zone X" and "Wetland Zone A" and a FEMA floodway boundary shown to occur on Lot 4; the subdivision plan indicates that the wetland areas shown on the plan are "nationally recognized"; GIS mapping shows the site may also contain state wetlands; the referral materials do not indicate if the wetland boundaries have been delineated or confirmed by the U.S. Army Corps of Engineers or NYS Department of Environmental Conservation; 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, ADVISORY NOTE: the applicant is advised to contact the U.S. Army Corps of Engineers and/or NYS Department of Environmental Conservation to confirm the presence of federal and/or state wetlands and/or the 100-foot state wetland buffer on the site; all confirmed wetlands should be shown on the subdivision plan for the site; prior to any future development of the site, necessary permits should be obtained for any development or placement of fill in a wetland, or drainage of any confirmed wetlands and buffers; and

WHEREAS, the existing house is served by an individual well and septic system; per the referral notice, two new wells and septic systems are proposed to accommodate Lots 1 and 2;

ADVISORY NOTE: the Onondaga County Health Department's Bureau of Public Health Engineering must formally accept or approve, respectively, any existing or proposed septic system to service proposed Lots 1 and 2 prior to Department endorsement of the subdivision; and

WHEREAS, the site is located over, or immediately adjoining, a principal aquifer (per EAF Mapper); and

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

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

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

**The motion was made by Marty Voss and seconded by James Corbett. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; David Skeval - yes; Marty Voss - yes.**



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: March 13, 2019

OCPB Case # S-19-12

- 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 PRELIMINARY SUBDIVISION from the Town of DeWitt Planning Board at the request of KARRLS for the property located at 6485 Collamer 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 Collamer Road (Route 298), a state highway; and
- WHEREAS, the applicant is proposing to subdivide a 4.666-acre parcel into 5 new lots, Lot 1 (0.533 acres), Lot 2 (0.326 acres), Lot 3 (0.534 acres), Lot 4 (0.827 acres) and Lot 5 (2.445 acres), in a Business Transitional zoning district; and
- WHEREAS, the site is located at the intersection of Collamer Road (NYS Route 298) and Schuyler Road, a local road, with surrounding land uses being a mix of commercial, light industrial and single-family residential; and
- WHEREAS, the submitted Final Plan dated September 5, 2018 shows proposed Lot No. 1 (0.533 acres), a corner lot, to contain an existing one-story building that appears to be vacant and surrounded on all sides by asphalt and/or gravel; Lot No. 1 has two existing driveways on Schuyler Road, both of which are blocked by boulders or concrete to restrict access, and one 72-foot wide curb cut on Collamer Road; proposed Lot No. 2 (0.326 acres) is shown to have 100' of frontage and an existing driveway on Schuyler Road and contain an existing two-story house; proposed Lot No. 3 (0.534 acres) is shown to have 90' of frontage and an existing driveway on Collamer Road and contain an existing one-story building, G T Automotive, and side and rear parking areas; and
- WHEREAS, per the Final Plan, proposed Lot No. 4 (0.827 acres) has 166' of frontage and an existing driveway onto Schuyler Road and contains an existing one-story shed building, gravel and/or asphalt, and two trailers; proposed Lot No. 5 (2.445 acres), at the rear of the site, is shown to have 243' of frontage and contain two existing one-story buildings; almost the entirety of Lot No. 5 is covered by gravel and appears to contain equipment for an excavating company; there are two existing driveways onto Schuyler Road, one serving a small parking lot at the front of the lot and the other being roughly 180' wide; and
- WHEREAS, no development plans were indicated in the referral materials;  
ADVISORY NOTE: any proposed or future access to Collamer Road must be coordinated with the Department and will require highway access and work permits and will be subject to the availability of sight distance; and
- WHEREAS, the site is served by public drinking water and sewers and is located in the Metropolitan Wastewater Treatment Plant service area; no changes to the existing infrastructure are proposed;  
ADVISORY NOTES: prior to future development of the site, the applicant is advised to contact OCWA's Engineering Department to determine the activities

and structures permitted within OCWA easements/right-of-ways, 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 Onondaga County Department of Water Environment Protection also asks that the applicant contact the Department's Flow Control office to determine sewer availability and capacity; and

WHEREAS, per the Onondaga County Department of Water Environment Protection, 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);

ADVISORY NOTE: per the Onondaga County Department of Water Environment Protection, future development of the site will require a 1 gallon to 1 gallon sanitary flow offset plan/project in coordination with the municipal engineer; and

WHEREAS, the site is located in an Onondaga County Drainage District for Bear Trap and Ley Creek, which are maintained by the Department of Water Environment Protection in this area; and

WHEREAS, the project is within 2,000 feet of a site (ID: C734145) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper); and

WHEREAS, the site is located over, or immediately adjoining, a principal aquifer (per EAF Mapper); and

WHEREAS, the site may contain the Indiana bat, or its associated habitat, which has been listed by the state or federal government as a threatened or endangered animal species (per EAF Mapper); impacts to bat species are often associated with tree clearing and from aerial imagery it appears that there are no wooded areas on the site; and

WHEREAS, the site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the NYS Historic Preservation Office archaeological site inventory (per EAF Mapper); 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 New York State Department of Transportation encourages any future development of proposed Lot 1 to include reducing the width of the existing driveway on Collamer Road in order to meet the Department's current commercial driveway standards.

**The motion was made by Marty Voss and seconded by James Corbett. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; David Skeval - yes; Marty Voss - yes.**



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: March 13, 2019

OCPB Case # S-19-13

- 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 PRELIMINARY SUBDIVISION from the Town of Spafford Planning Board at the request of Janet Brenneman for the property located at 2856 Becker Road; and
- WHEREAS, General Municipal Law Section 239-n allows the County Planning Board to review the approval of subdivisions and the site is located within 500 feet of a farm operation located in a NYS Agricultural District; and
- WHEREAS, the applicant is proposing to subdivide a 108.54-acre parcel into two new lots, Lot 1 (56.02 acres) and Lot 2 (55.11 acres), in a Residential Agricultural (RA) zoning district; and
- WHEREAS, in 2015, the Board offered no position for a preliminary subdivision referral (S-15-82) to subdivide a 31.934-acre lot from the subject parcel, which appears to have taken place; the Board previously recommended modification of a special permit referral (Z-14-446) to operate a commercial dog kennel on a portion of the overall site; the special permit application was withdrawn by the applicant; and
- WHEREAS, the site is located in a rural area in the Town of Spafford; the site and surrounding lands are enrolled in NYS Agricultural District 2; the submitted Agricultural Data Statement indicates 91.5 acres of the site are currently being farmed; and
- WHEREAS, the submitted subdivision plan dated February 12, 2019 shows the site has frontage on Becker Road, a local road, and contains an existing mobile home, two-story house, four barn structures, a shed, and four silos, all clustered towards the front of the site; there are two existing driveways on Becker Road; and
- WHEREAS, per the subdivision plan, proposed Lot 1 (56.02 acres) will contain the existing structures and the remainder of the site will be Lot 2 (55.11 acres); the local application indicates that the subdivision is intended to provide one lot for each of the applicant's daughters; no development plans were indicated in the referral materials; and
- WHEREAS, per the referral notice, proposed Lot 1 contains the existing individual well and septic system; no drinking water or wastewater accommodations are proposed for Lot 2; and
- WHEREAS, GIS mapping shows the site may contain a small federal wetland area towards the center of the site, to be contained on Lot 1; and
- WHEREAS, the site may contain the bald eagle, or its associated habitat, which has been listed by the state or federal government as a threatened or endangered animal species (per EAF Mapper); and

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

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

**The motion was made by Marty Voss and seconded by James Corbett. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; David Skeval - yes; Marty Voss - yes.**



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: March 13, 2019

OCPB Case # S-19-14

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a PRELIMINARY SUBDIVISION from the Town of Marcellus Planning Board at the request of Piorkowski / Muters / Taylor / Muters for the property located at 2785, 2809, 2761 & 2803 Amber 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 Amber Road (Route 44), a county highway, and a farm operation located in a NYS Agricultural District; and
- WHEREAS, the applicants are proposing lot line adjustments between 4 existing parcels to create 4 new lots, Lot 2761 (6.87 acres), Lot 2803 (7.06 acres), Lot 2785 (1.87 acres) and Lot 2809 (6.85 acres), in an Agricultural zoning district; and
- WHEREAS, the Board received four referrals from the Town of Marcellus for the proposed subdivision, one for each of the subject parcels, and is reviewing them as one project referral; and
- WHEREAS, the site is located in a rural area in the Town of Marcellus; the site and surrounding lands are enrolled in NYS Agricultural District 2; parcels in the surrounding area appear to contain active farmland; and
- WHEREAS, the submitted Preliminary Plan dated January 9, 2019 shows the site has frontage on Amber Road, a county road, and consists of three residential lots, each 1 acre or less and containing an existing house, and a 19.73-acre lot containing undeveloped, vegetated areas and an existing house; the plan shows a creek and two ponds on the site and an elevation drop of roughly 100' from the road to the rear of the site; and
- WHEREAS, per the Preliminary Plan, two of the subject parcels are landlocked, occurring within the larger parcel; there is an adjacent 1-acre residential lot, which is not part of the proposed subdivision, that is also landlocked by the larger parcel; and
- WHEREAS, per the Preliminary Plan, there are three existing driveways on Amber Road, one serving the larger parcel, one serving two of the 1-acre lots, and one serving the remaining 1-acre lot and adjacent 1-acre lot; the shared driveway to the north has a 50' right-of-way for ingress and egress and the shared driveway to the south has a 60' right-of-way for ingress and egress;  
ADVISORY NOTE: per the Onondaga County Department of Transportation, all existing or proposed driveways on Amber Road must meet Department requirements; the Town is advised to ensure appropriate maintenance agreements are in place for the shared driveways; and
- WHEREAS, the subdivision is shown to provide each proposed lot with 200 feet or more of frontage on Amber Road; one of the existing houses will be located on each of the four proposed lots; and



WHEREAS, the submitted Environmental Assessment Form (EAF) dated January 10, 2019 indicates that a future driveway and garage are intended for proposed Lot 2809, which is currently served by the northerly shared driveway; no additional development plans are indicated in the referral materials; ADVISORY NOTE: any proposed or future driveways onto Amber Road will require highway access and work permits from the Onondaga County Department of Transportation and will be subject to the availability of sight distance; and

WHEREAS, each of the existing houses is served by an individual well and septic system; approximate septic areas are shown for each parcel and appear to be completely contained within the boundaries of the proposed lots; no changes to the existing infrastructure are proposed; and

WHEREAS, the site is located over, or immediately adjoining, a principal aquifer (per EAF Mapper); 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 David Skeval and seconded by Lisa Dell. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; Lisa Dell - yes; David Skeval - yes; Marty Voss - yes.**



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: March 13, 2019

OCPB Case # S-19-15

- 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 Town of LaFayette Planning Board at the request of Stuart Swimm for the property located at 2733 Route 11 North; 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 U.S. Route 11, a state highway, and a farm operation located in a NYS Agricultural District; and
- WHEREAS, the applicant is proposing to subdivide a 32.4-acre parcel into two new lots, Parcel A (24 acres) and Parcel B (8.4 acres), in a Business zoning district; and
- WHEREAS, in 2016, the Board offered no position with comment for a zone change referral (Z-16-212) to change the zoning of the subject parcel from Agriculture-Residential (AR) to Business (B) to allow for a landscaping business, which was approved; and
- WHEREAS, the site is located in a rural area in the Town of LaFayette; an adjacent parcel to the north is enrolled in NYS Agricultural District 4 and appears to contain active farmland; an agricultural data statement was not included with the referral materials; and
- WHEREAS, the submitted subdivision plan shows the site has frontage on US Route 11 and contains an existing two-story house and a detached garage with an existing gravel driveway on Route 11; to the north, there are three existing metal buildings and an existing gravel driveway on Route 11, presumably for the landscaping business; over 20 acres of forest is shown at the rear of the site;  
ADVISORY NOTE: per the NYS Department of Transportation, all existing or proposed driveways on Route 11 must meet Department requirements; and
- WHEREAS, the submitted subdivision plan shows all of the existing structures to be located on proposed Parcel B (8.4 acres); Parcel A (24 acres) will contain the rear forested land and have 115 feet of frontage on Route 11; a proposed driveway is shown to serve Parcel A;  
ADVISORY NOTE: any future or proposed driveways onto Route 11 require highway access and work permits from the NYS Department of Transportation and will be subject to the availability of sight distance; the applicant is advised to contact the NYS Department of Transportation Onondaga East Residency office; and
- WHEREAS, no development plans are indicated in the referral materials; and
- WHEREAS, the site is served by an individual well and septic system; no changes to the existing infrastructure are proposed; and
- WHEREAS, ADVISORY NOTE: any application for a special use permit, site plan approval, use variance, or subdivision approval requiring municipal review and approval

that would occur on or within 500 feet of a property within a NYS Certified Agricultural District is required by the NYS Agricultural and Markets Law to include an Agricultural Data Statement; 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 David Skeval and seconded by Lisa Dell. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; Lisa Dell - yes; David Skeval - yes; Marty Voss - yes.**



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: March 13, 2019

OCPB Case # S-19-16

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a FINAL SUBDIVISION from the Village of Fayetteville Village Board at the request of Skyline Development for the property located at North Burdick 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 North Burdick Street (Route 94), a county highway, and the municipal boundary between the Village of Fayetteville and the Town of Manlius; and
- WHEREAS, the applicant is proposing to subdivide a 5.46-acre parcel into two new lots, Lot 1 (1.043 acres) and Lot 2 (4.130 acres), in Transitional Business (TB) and Open Land (O) zoning districts; and
- WHEREAS, in 2017, the Board offered no position with comment for a zone change referral (Z-17-60) to change the zoning of the subject site from Residential (R-2) and O to TB and O to allow for a 5,800 sf commercial building, which was approved locally; the Board previously offered no position with comment on a zone change to PUD (Z-14-412) for a previous iteration of the project, and modification of two site plan referrals (Z-14-413 and Z-15-445); requirements for development included coordination with the Onondaga County Department of Transportation, and the Board commented on water and wastewater service, floodplain protection, parking in reserve, and bicycle accommodations, and recommended accommodation of mixed uses and interconnectivity with adjacent parcels; and
- WHEREAS, the site is located at the edge of the Village of Fayetteville, adjacent to undeveloped open land to the north, Limestone Creek to the east, a residential neighborhood to the south, and Fayetteville Towne Center across North Burdick Street to the west; the site is currently vacant and largely wooded; and
- WHEREAS, the submitted Final Plan dated November 5, 2018 shows the site has frontage and an existing sidewalk on North Burdick Street, a county road; per the local application, proposed Lot 1 (1.043 acres), the front of the site, has been rezoned to TB and is intended for commercial use; the submitted Environmental Assessment Form (EAF) dated January 5, 2018 indicates that the commercial use under consideration is the 5,800 sf building previously considered as part of the zone change referral (Z-17-60); no plans showing the proposed commercial use were included with the referral materials; and
- WHEREAS, a letter to SOCPA dated March 1, 2019 indicates that proposed Lot 2 (4.13A), the rear portion of the property, is zoned O and will be conveyed to the Village; per the letter, "[Lot 2] will remain undeveloped as it sits in a designated floodway. Under Village ownership, it will allow the Village access to Limestone and opportunities to mitigate potential flooding"; and
- WHEREAS, ADVISORY NOTE: any proposed or future driveways onto North Burdick Street require highway access and work permits from the Onondaga County

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

Department of Transportation and will be subject to the availability of sight distance; and

WHEREAS, per the EAF, 1.5 acres of the site will be physically disturbed and stormwater will be directed to storm structures and into an infiltration basin;

ADVISORY NOTE: any project that cumulatively disturbs one acre or more of land must be covered under the NYS SPDES Permit; the municipality is advised to ensure that the applicant has obtained the appropriate permits from the NYS Department of Environmental Conservation prior to municipal approval; and

WHEREAS, the site has access to public drinking water and sewers and is located in the Meadowbrook-Limestone Wastewater Treatment Plant service area; the local application indicates that new connections to the drinking water and sewer infrastructure are proposed;

ADVISORY NOTES: prior to future development of the site, the applicant is advised to contact OCWA's Engineering Department to determine the activities and structures permitted within OCWA easements/right-of-ways, 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 Onondaga County Department of Water Environment Protection also asks that the applicant contact the Department's Flow Control office to determine sewer availability and capacity; and

WHEREAS, per the Onondaga County Department of Water Environment Protection, 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);

ADVISORY NOTE: per the Onondaga County Department of Water Environment Protection, the applicant must develop a 1 gallon to 1 gallon sanitary flow offset plan/project in coordination with the municipal engineer prior to future development of the site; and

WHEREAS, current FEMA Flood Insurance Rate Maps (FIRM) indicate that the entirety of the site is located within the 100-year floodplain, which may require elevation of structures and other mitigation; proposed Lot 2 is located in the floodway, which appears to also encroach on Lot 1; 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 site may contain the Indiana bat or Northern long-eared bat, or their associated habitats, which have been listed by the state or federal government as threatened or endangered animal species (per EAF Mapper); impacts to bat species are often associated with tree clearing and there are some significant wooded areas on the site;

ADVISORY NOTE: prior to future development of the site, the project requires review under the State Environmental Quality Review Act (SEQRA); a request for a project screening should be submitted to the New York Natural Heritage Program or to the regional DEC Division of Environmental Permits office; and

WHEREAS, ADVISORY NOTE: per GML § 239-nn, the legislative body or other authorized body having jurisdiction in a municipality shall give notice to an adjacent municipality when a hearing is held by such body relating to a subdivision,

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

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

The Board offers the following comments as they relate to the proposed commercial development project:

1. The Onondaga County Department of Transportation has determined that the municipality and the applicant are required to coordinate North Burdick Street access plans with the Department. Any mitigation as may be determined by the Department must be reflected on the project plans prior to municipal approval.
2. The municipality must submit a copy of the Stormwater Pollution Prevention Plan (SWPPP) and/or any drainage reports or studies to the Onondaga County Department of Transportation. Any mitigation as may be determined by the Department must be reflected on the project plans prior to municipal approval. Additional stormwater runoff into the county's right-of-way or drainage system will be prohibited.
3. The applicant must submit a lighting plan to the Onondaga County Department of Transportation and reflect any mitigation as may be determined by the Department on the project plans prior to municipal approval. No glare or spillover onto adjacent properties or the county right-of-way will be permitted.
4. Given the location and proximity of floodways and floodplain, 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 the proposed commercial development. The Village is also encouraged to explore the Onondaga County "Save the Rain Program" web site for hazard mitigation opportunities to use the open land portion of the site for flood mitigation or stormwater management to help reduce impacts of flooding in the area. For more information on stormwater management, visit <http://savetherain.us> or contact the Onondaga County Department of Water Environment Protection at 315-435-2260.

**The motion was made by Marty Voss and seconded by James Corbett. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; David Skeval - yes; Marty Voss - yes.**



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: March 13, 2019

OCPB Case # Z-19-52

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a LOCAL LAW from the Town of Salina Town Board at the request of Town of Salina Town Board for the property located ; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the adoption or amendment of a zoning ordinance or local law; and
- WHEREAS, the applicant is proposing Local Law No. 1 of the year 2019 to amend Chapter 235 of the Town of Salina Zoning Code to add a new section, §235-11A. R-5 Districts: Multiple Family - Residential / Commercial District; and
- WHEREAS, per the Local Law Filing, the intent of the new district is to “provide a similar use as the R-4 District but to permit limited commercial uses on the first floor of a Multiple Dwelling erected in an appropriate location for this type of use”; and
- WHEREAS, uses permitted in the R-5 district will include multiple dwellings and commercial uses; commercial uses, to include retail sales and services, offices and personal service shops, and restaurants, will be permitted only when located on the entirety of the first floor of a multiple dwelling; and
- WHEREAS, per the zoning code, a multiple dwelling is defined as “a principle structure containing three or more dwelling units, including apartment buildings, whether or not operated as a condominium or cooperative, and expressly excluding group quarters, townhouses, care homes, hotels and similar uses having on-premises management”; and
- WHEREAS, per the Local Law Filing, the following lot requirements shall apply to the proposed district: minimum lot area of 3,500 sf per dwelling unit, minimum lot width of 200 feet, and maximum lot coverage of 30%; and
- WHEREAS, per the Local Law Filing, the following area regulations shall apply to the proposed district: front yard setback of 30 feet if no commercial use or 75 feet with commercial uses, side yard setback of 30 feet, rear yard setback of 40 feet, minimum of two floors, maximum height of 40 feet for structures, minimum distance of 30 feet between principal or court structures, and minimum distance of 40 feet between facing walls of an inner court; and
- WHEREAS, per the Local Law Filing, any access roads in excess of 100 feet in length shall be public streets; these roads may be included in calculating applicable lot area; and
- WHEREAS, the referral materials do not include any changes to the Town of Salina Zoning Map; and

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

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The Board commends the Town on the creation of a new mixed-use zoning district for the Town of Salina. To complement these efforts, the Syracuse-Onondaga County Planning Agency offers its services to work with the Town on additional corridor or area planning to help position the Town to attract new development and redevelopment opportunities.

SOCPA has also sent additional detailed feedback related to the R-5 district development under separate cover for the Town's consideration.

**The motion was made by James Corbett and seconded by Lisa Dell. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; Lisa Dell - yes; David Skeval - yes; Marty Voss - yes.**





JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: March 13, 2019

OCPB Case # Z-19-53

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a COMPREHENSIVE PLAN from the Town of DeWitt Town Board at the request of DeWitt Town Board for the property located ; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the adoption or amendment of comprehensive plans; and
- WHEREAS, the Town of DeWitt is proposing the adoption of the Jamesville Hamlet Master Plan; and
- WHEREAS, the proposed Jamesville Hamlet Master Plan is another step in developing specific initiatives and projects for the Hamlet of Jamesville, which the Town of DeWitt Comprehensive Plan (2017 update) identifies as a land use character area within the Town; the hamlet is located at the southern end of the Town, generally occurring around the intersection of several major travel routes, NYS Routes 91 and 173 and North and South Streets, both county roads; the center of the hamlet is also transected by the New York Susquehanna and Western Railway and Butternut Creek; and
- WHEREAS, in 2018, the Board recommended disapproval of a comprehensive plan referral (Z-18-369) for a previous draft of the Jamesville Hamlet Master Plan, stating that the plan could not be endorsed as proposed and without being vetted by applicable agencies for safety and feasibility; specific initiatives of concern included the proposed access, trails and/or parkland located on lands under Onondaga County Department of Transportation (OCDOT) ownership that contain heavy machinery operation and training for the Department; and
- WHEREAS, an email from the Town of DeWitt indicates that the draft of the Jamesville Hamlet Master Plan currently under review has been revised based on feedback from the Jamesville Hamlet Master Plan committee and the comments of the Onondaga County Planning Board; the Planning Director of the Syracuse-Onondaga County Planning Agency (SOCPA) facilitated coordination between the Town of DeWitt and OCDOT regarding the proposed Butternut Creek trail and waterfront community park initiatives, which was incorporated into the revisions; and
- WHEREAS, in 2008, the Board offered no position for a local law referral (Z-08-375) to revise the Town zoning map to include a Hamlet Residential Overlay District and a Hamlet District for the Jamesville hamlet area, and establish zoning provisions instituting new mixed-use rules and simple architectural design rules for each district, all of which were adopted by the Town of DeWitt; and
- WHEREAS, the goals and intent of the master plan are summarized into four guiding principles to provide the basis for the focus areas of the master plan: 1) preserve valued historic character, 2) strengthen the local economy, 3) promote sustainable development, and 4) foster visually appealing aesthetically pleasant places; and

WHEREAS, specific planning goals identified in the master plan are to: 1) create a sense of place at the hamlet center, 2) facilitate growth in hamlet visitation, 3) improve circulation through Jamesville, 4) strengthen historic preservation initiatives, 5) repurpose the 127-acre former Alpha Cement Plant site, 6) protect and maintain rural, agricultural, and recreational open spaces, 7) support local youth and senior citizens, and growth in visitation, by providing both civic and public service spaces in the hamlet core, and 8) identify and pursue appropriate sources and mechanisms of funding and approvals in support of an expedited process for implementation of the plan; and

WHEREAS, in pursuit of the identified planning goals, the master plan encourages the following: road and streetscape design improvements that revitalize the hamlet core, address circulation issues, provide additional parking, allow for bike and pedestrian infrastructure, and activate frontages; trail linkages that promote safe bike and pedestrian movement and connect major local and regional nodes; gateway signage that creates a sense of arrival to the hamlet core; signage design standards, use of appropriate building materials, and contextual architectural design that enforces the historic character of the hamlet in redevelopment of existing buildings and new design projects; compatible infill development; and redevelopment or reuse of some key buildings/sites, including the Glen Loch building, former fire house parcel, and the old florist shop site; and

WHEREAS, plan recommendations reference a number of complementary projects, such as implementing the Syracuse-Jamesville Rail With Trail and Jamesville-Labrador Hollow bike corridors, establishing a waterfront community park at the north end of the Jamesville Reservoir, and continuing sidewalk from the hamlet core to the north end of Jamesville Beach State Park, all of which appear to occur outside of the general hamlet area and, in some cases, in the adjacent Town of LaFayette; the proposed community park, in particular, appears to be located on county-owned property in LaFayette and would require public access through an operating county highway facility; and

WHEREAS, revisions to the master plan, as indicated in the email from the Town, include new text indicating where complementary projects, and in particular the waterfront community park, will require coordination with the Town of LaFayette, Onondaga County, and/or NYS; and

WHEREAS, additional revisions based on coordination between the Town and OCDOT include modifications to the plan's Overview Concept Map and specifically the course of the Butternut Creek Trail from NYS Route 173 to the proposed waterfront community park; the Butternut Creek Trail is shown to follow the creek and pass under an overpass of the county garage access road, and not use the road as previously indicated; and

WHEREAS, ADVISORY NOTE: any proposed work within the rights-of-way, or changes in access will require review and approval from the New York State and Onondaga County Departments of Transportation and will be subject to permitting requirements; and

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

The Board commends the Town on its continued efforts to identify planning goals for the Jamesville Hamlet, in collaboration with the local community, and develop a master plan to help guide future development in pursuit of the

identified goals.

**The motion was made by James Corbett and seconded by Lisa Dell. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; Lisa Dell - yes; David Skeval - yes; Marty Voss - no.**



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: March 13, 2019

OCPB Case # Z-19-54

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a THREE-MILE LIMIT from the City of Syracuse Planning Commission at the request of Church of the Living Word for the property located at 6099 Court Street Road; and
- WHEREAS, the site is located within three miles of the City of Syracuse and subject to the extra-territorial jurisdiction of the City of Syracuse under the three-mile limit rule and the site is located within 500 feet of New York State Route 298, a state highway; and
- WHEREAS, the applicant is proposing to combine two parcels into one (New Lot 1A - 24.44 acres) to facilitate construction of an accessory structure for an existing church on site, in an Industrial zoning district; and
- WHEREAS, in 2018, the Board offered no position for a final subdivision referral (S-18-65) relating to this three-mile limit review; per the submitted Minutes of a Regular Meeting of the Planning Board of the Town of DeWitt dated November 8, 2018, the subdivision was approved locally; the Board also reviewed a concurrent site plan referral (Z-18-275) to construct a 4,680 sf equipment building on the site; and
- WHEREAS, per the Re-Subdivision Plan dated April 18, 2018, the 19.71-acre parcel currently contains an existing large church building, school, and two other "existing buildings", as well as a large parking lot with approximately 620 parking spaces, and remaining lawn areas; an adjacent 4.73 acre parcel is currently vacant lawn and wooded area; and
- WHEREAS, per Z-18-275, the proposed 4,680 square foot equipment building and garage would be constructed on the 4.73 acre portion of the site, adjacent to the existing parking lot, and would contain grounds keeping equipment and vehicles, buses and school field athletic equipment, and an office; and
- WHEREAS, the submitted Environmental Assessment Form (EAF) dated August 8, 2018 also references a barbecue pavilion to prepare food for church functions, a screened shed area for secure storage of utility trailers, as well as a stormwater detention area; and
- WHEREAS, the site has existing access to public water and sewers and is located in the Metropolitan Wastewater Treatment Plant service area; and
- WHEREAS, the Re-Subdivision Plan shows a 12.5' wide Water Easement and 25' wide sanitary sewer easement running along the rear of the two parcels, and parallel to NYS Route 298; Sanders Creek, associated federal wetlands, and the Ley Creek trunk sewer occur in this location; and
- WHEREAS, the church has three driveways onto Court Street Road, a Town road; there is additional access through an adjacent parcel onto NYS Route 298, at a four-way intersection;

ADVISORY NOTE: per the NYS Department of Transportation, no additional access to Route 298 is proposed or will be permitted; 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 David Skeval and seconded by Lisa Dell. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; Lisa Dell - yes; David Skeval - yes; Marty Voss - yes.**



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: March 13, 2019

OCPB Case # Z-19-55

- 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 SITE PLAN from the Town of Geddes Town Board at the request of Widewaters Farrell Road Company, LLC for the property located at 241 Farrell 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 John Glenn Boulevard and Long Branch Road, both county roads, the county-owned portion of Farrell Road, the municipal boundaries between the Town of Geddes and the Towns of Lysander and Salina, and Long Branch Park, a county-owned park; and
- WHEREAS, the applicant is proposing to demolish an existing vacant building and construct a new 152,320 sf warehouse on a 63.12-acre parcel in an Industrial A zoning district; and
- WHEREAS, in 2014, the Board recommended modification of concurrent special permit (Z-14-126) and subdivision (S-14-28) referrals to create a 52,975 square foot outparcel and new multi-tenant building with a Dunkin Donuts and drive-thru; the Board cited access, traffic, and drainage requirements; the actions were approved locally and the building has since been constructed; and
- WHEREAS, the site is located at the intersection of John Glenn Boulevard and Farrell Road, both county roads, with industrial land uses in the immediate area; the site is also across John Glenn Boulevard from a residential neighborhood and Long Branch Park, a county park; and
- WHEREAS, the submitted Demo Plan dated August 21, 2018 and aerial imagery show the site contains an existing one-story office/flex space building (160,000 sf), to be demolished, that connects to a building on the adjacent parcel to the northwest, a guard shack, two one-story buildings, and a large tarvia area; there is one existing driveway on Farrell Road that serves the tarvia area on the side of the building and two shared driveways with an adjacent parcel, one of which partially falls on the adjacent parcel; per the submitted Overall Plan dated August 21, 2018, the existing connection between the building and adjacent building will be removed;
- ADVISORY NOTE: per the Onondaga County Department of Transportation, all existing or proposed driveways on the county-owned portion of Farrell Road must meet Department requirements; and
- WHEREAS, per the local application, the proposed building will be almost exactly the same size (152,320 sf) and use the slab of the existing building; the new building is intended to have higher ceilings; the Overall Plan shows 1,070 parking spaces in the large tarvia area on the east side of the building and another 11 spaces at the southwest corner; a letter to the applicant dated December 13, 2018 indicates that trip generation potential associated with the proposed development was reviewed by GTS Consulting, a consultant to

the applicant; the review concludes that the change to the proposed warehousing use “will significantly reduce the traffic generation potential from the vested rights for the building by 84% or more during the typical peak hours in the area”; and

WHEREAS, a submitted memo to the applicant dated August 21, 2018 indicates that potential stormwater impacts during and after construction were reviewed by RZ Engineering, PLLC, a consultant to the applicant; the memo indicates that the “[NYS Department of Environmental Conservation] does not consider areas that do not receive full depth pavement replacement as disturbance;” additionally, “[s]ince a proposed building will replace the existing building in similar boundary limits, we do not anticipate that the site will witness an increase in existing peak runoff conditions”; and

WHEREAS, the site is served by public drinking water and sewers and is located in the Baldwinsville Seneca Knolls Wastewater Treatment Plant service area; per the submitted Environmental Assessment Form (EAF) dated December 17, 2018, the proposed warehouse will connect to the existing drinking water and sewer infrastructure;

ADVISORY NOTES: per the Onondaga County Department of Water Environment Protection, any and all demolition of buildings requires a permit for sewer disconnects and the applicant must contact Plumbing Control to ensure appropriate permits are obtained; the Onondaga County Department of Water Environment Protection asks that the applicant contact the Department's Flow Control office to determine sewer availability and capacity; the applicant is also advised to contact OCWA's Engineering Department to determine the activities and structures permitted within OCWA easements/right-of-ways, water availability and service options, obtain hydrant flow test information, evaluate backflow prevention requirements, and/or request that the Authority conduct hydrant flow testing to assess fire flow availability; and

WHEREAS, the site is adjacent to the Seneca River; current FEMA Flood Insurance Rate Maps (FIRM) indicate that the rear forested portion of the site is located within the 100-year floodplain and floodway, which may require elevation of structures and other mitigation; the Onondaga County Hazard Mitigation Plan has identified flooding as one of five primary natural hazards of local concern, with the potential to cause extensive threat to property and safety; buildings within the floodplain can negatively affect the free flow of nearby waterways and drainage, and building within a floodplain is therefore discouraged; GIS mapping shows the rear of the site may contain state or federal wetlands; the existing and proposed development does not appear to encroach on the wetland areas;

ADVISORY NOTE: the applicant is advised to contact the U.S. Army Corps of Engineers and/or NYS Department of Environmental Conservation to confirm the presence of federal and/or state wetlands and/or the 100-foot state wetland buffer on the site; all confirmed wetlands should be shown on the plans for the site and any necessary permits should be obtained for any proposed development or placement of fill in a wetland, or drainage of any confirmed wetlands and buffers; and

WHEREAS, the adjacent parcel to the northwest, which contains the interconnected building, is listed in the NYS Department of Environmental Conservation Environmental Site Remediation database as a Classification 4 site (ID: 734055) in the State Superfund Program; per the NYS DEC, “[t]his

classification is assigned to a site that has been properly closed but that requires continued site management consisting of operation, maintenance and/or monitoring”;

ADVISORY NOTE: the applicant is advised to contact the NYS Department of Environmental Conservation (DEC) regarding any requirements for development near a remediation site; and

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

WHEREAS, the site may contain the Northern long-eared bat, Indiana bat, or bald eagle, or their associated habitats, which have been listed by the state or federal government as threatened or endangered animal species (per EAF Mapper); impacts to bat species are often associated with tree clearing and from aerial imagery it appears that there will be no impact to the existing tree cover on the site; and

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

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

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

1. The Onondaga County Department of Transportation has determined that the municipality and the applicant are required to coordinate Farrell Road access plans with the Department. Any mitigation as may be determined by the Department must be reflected on the project plans prior to municipal approval.

2. The Onondaga County Department of Transportation has determined that the municipality and applicant must submit copies of the drainage and traffic reports to the Department. The applicant must contact the Department to discuss any additional traffic data requirements for the proposed project. Any modifications required by the Department must be reflected on the project plans prior to municipal approval.

The Board also offers the following comment:

Every municipal review provides the opportunity to improve community appearance and the applicant and municipality are encouraged to improve site design by converting any expanses of unused tarvia to lawn and providing additional landscaping along the road frontage and around the parking lots.



**The motion was made by James Corbett and seconded by Marty Voss. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; David Skeval - yes; Marty Voss - yes.**



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: March 13, 2019

OCPB Case # Z-19-56

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a AREA VARIANCE from the Town of Skaneateles ZBA at the request of Robert & Gail Gosson for the property located at 1881 Old Seneca Turnpike; 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 Old Seneca Turnpike (Route 133), a county highway, and a farm operation located in a NYS Agricultural District; and
- WHEREAS, the applicant is requesting an area variance to reduce the front yard setback from 60 feet to 39.2 feet to allow for construction of an addition to an existing residential structure on a 14.93-acre parcel in a Rural and Farming (RF) zoning district; and
- WHEREAS, the site is located in a rural area in the Town of Skaneateles with surrounding land uses being low-density residential and agriculture; the site and surrounding lands are enrolled in NYS Agricultural District 2 and appear to contain active farmland; and
- WHEREAS, aerial imagery shows the site has frontage on Old Seneca Turnpike, a county road, and contains an existing two-story house and two-story barn; there is an existing u-shaped driveway with two access points on Old Seneca Turnpike; the house and barn are surrounded by lawn and there appears to be an active farm field at the rear of the site, which is contiguous with the adjacent parcel; ADVISORY NOTE: per the Onondaga County Department of Transportation, the existing driveways on Old Seneca Turnpike must meet Department requirements; no additional access to Old Seneca Turnpike will be permitted; and
- WHEREAS, per the Town zoning code, the minimum front yard setback required on a State or County road in the RF zoning district is 60 feet; per the local application, the house has an existing front yard setback of 49.2 feet, which does not meet zoning code requirements; the addition will exacerbate the non-conformity and be 39.2 feet from Old Seneca Turnpike; and
- WHEREAS, a letter from the applicant to the Town of Skaneateles Zoning Board, included with the referral materials, indicates that the proposed project will include demolition of the existing single-story living room at the rear of the house; the proposed addition will be constructed at the rear of the house and along the western side; the addition will include a 2.5-car garage, living room, bedroom, bathroom, mudroom, and laundry room; and
- WHEREAS, per the submitted plans, the driveway will be extended across the front of the house to access the garage on the west side; no changes to the existing access points on Old Seneca Turnpike are shown; and
- WHEREAS, the site is served by an individual well and septic system; no changes to the

existing well are proposed; the plans show a proposed septic system, to be located northwest of the addition;

ADVISORY NOTE: the Onondaga County Health Department's Bureau of Public Health Engineering must formally accept or approve, respectively, any existing or proposed septic system to service this property prior to issuance of a building permit; and

WHEREAS, aerial imagery and GIS mapping show a creek running north-south and a small pond along the eastern lot line, which may contain federal wetlands; these areas do not appear to be impacted by the proposed project; 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 David Skeval and seconded by Lisa Dell. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; Lisa Dell - yes; David Skeval - yes; Marty Voss - yes.**



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: March 13, 2019

OCPB Case # Z-19-57

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Clay Planning Board at the request of Bryant & Stratton College for the property located at 7805 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 (Route 91) and Wetzel Road (Route 252), both county highways; and
- WHEREAS, the applicant is proposing renovations and a partial second story addition to an existing commercial building on a 1.87-acre parcel in a Regional Commercial (RC-1) zoning district; and
- WHEREAS, the Board recently offered no position with comment for an area variance referral (Z-19-20) to reduce parking requirements from 127 to 76 spaces to allow Bryant & Stratton College to use the existing commercial building on the site; the Board encouraged the applicant to consider improving site design, reinforce walkability and foster use of public transit by incorporating elements such as sidewalks along the road frontages, a landscape buffer in front of the parking lot, and a sidewalk and/or crosswalk from the front bus stop to the building into the next phase of the development; and
- WHEREAS, the site is located at the intersection of Oswego Road and Wetzel Road, both county roads, with surrounding land uses including commercial operations primarily along Oswego Road, vacant, forested lands to the west, and single-family residential to the east; and
- WHEREAS, per the submitted survey map, the site contains an existing building (formerly Liverpool Pool & Spa) with parking at the front and north side of the building and drive aisles at the rear and south side; there is an existing asphalt driveway, which appears to fall on the rear adjacent parcel, that has access to Wetzel Road and serves the site, as well as two commercial operations to the south; a 25' wide ingress and egress easement and utility right-of-way are shown to correspond with the driveway;
- ADVISORY NOTES: per the Onondaga County Department of Transportation, the existing driveway on Wetzel Road must meet Department commercial driveway standards; no additional access to Oswego Road or Wetzel Road will be permitted; any work in the county right-of-way or driveway improvements will be subject to a work permit from the Onondaga County Department of Transportation; and
- WHEREAS, per the local application, the applicant is intending to use the existing building as a facility for post-secondary education for Bryant & Stratton College; and
- WHEREAS, the submitted Site Plan dated February 18, 2019 shows the proposed second-story addition (3,000 sf) to be located towards the front of the building; additional site improvements include a 15'-7" x 44'-10" concrete patio on the

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south side of the building and four new street trees along Oswego Road;  
ADVISORY NOTE: per the Onondaga County Department of Transportation, landscaping is not permitted in the county right-of-way and must not obstruct sight distance; and

WHEREAS, the submitted elevation drawings show proposed exterior improvements to include new EIFS, manufactured stone, and cementitious lap panel façade for the second floor addition and front of the building, new paint for the existing façade and roof, and new windows; and

WHEREAS, the submitted Description of Proposed Uses indicates hours of operation will be Monday through Thursday 8am to 9pm, Friday 8am to 3pm, and Saturday 10am to 1pm; the number of full-time employees will be 20, of which 8 are teaching faculty that come and go throughout the day; the expected volume of business is 250 students; and

WHEREAS, the building is served by public drinking water and sewers and is located in the Wetzel Road Wastewater Treatment Plant service area; no changes to the existing infrastructure are proposed;  
ADVISORY NOTE: the applicant is advised to contact OCWA's Engineering Department to determine the activities and structures permitted within OCWA easements/right-of-ways, water availability and service options, obtain hydrant flow test information, evaluate backflow prevention requirements, and/or request that the Authority conduct hydrant flow testing to assess fire flow availability; and

WHEREAS, per the Central New York Regional Transportation Authority (CENTRO), the site is located along an operational bus route with a bus stop occurring at the front of the property; and

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

WHEREAS, the site may contain the Indiana bat, Northern long-eared bat, or bald eagle, or their associated habitats, which have been listed by the state or federal government as threatened or endangered animal species (per EAF Mapper); impacts to bat species are often associated with tree clearing and from aerial imagery it appears that there are no wooded areas on 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:

The Onondaga County Department of Transportation has determined that the municipality and applicant must contact the Department to discuss any required traffic data for the proposed project. Any modifications required by the Department must be reflected on the project plans prior to municipal approval.

The Board also offers the following comment:

Every municipal review provides the opportunity to improve community appearance and the applicant and the municipality are encouraged to improve site design, reinforce walkability and foster use of public transit by incorporating elements such as sidewalks along the road frontages, a landscape buffer in front of the parking lot, and a sidewalk and/or crosswalk from the front bus stop to the building.

**The motion was made by James Corbett and seconded by Marty Voss. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; David Skeval - yes; Marty Voss - yes.**



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: March 13, 2019

OCPB Case # Z-19-58

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SPECIAL PERMIT from the Village of Liverpool Planning Board at the request of Steve Kuti & Mollie Parks for the property located at 107 Iroquois Lane; 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 Second Street (Route 370), a state highway, and Onondaga Lake Park, a county-owned park; and
- WHEREAS, the applicant is requesting a special permit to allow installation of a 12' x 16' shed in a Residential (R-1) zoning district; and
- WHEREAS, the site has frontage on Iroquois Lane, a local road, and abuts Onondaga Lake Park, a county park, to the south; surrounding land uses are residential; and
- WHEREAS, aerial imagery shows the site contains an existing two-story house with an attached garage; there is an existing asphalt driveway onto Iroquois Lane; and
- WHEREAS, per the Village of Liverpool zoning code, accessory structures to a dwelling unit which exceed 150 sf in building area are subject to a special permit; per the submitted survey map, the proposed shed will be 192 sf and located at the rear, southwest corner of the lot; and
- WHEREAS, the site is served by public drinking water and sewers and is located in the Metropolitan Wastewater Treatment Plant service area; no changes to the existing infrastructure are proposed; and
- WHEREAS, per the Onondaga County Department of Water Environment Protection, the submitted project is located in an area designated as flow constrained or impacted by excessive wet weather flow or is tributary to a Combined Sewer Overflow (CSO); and
- WHEREAS, the site is less than 400 feet north of Onondaga Lake, which is the subject of ongoing cleanup and remediation efforts; "Onondaga Lake Mercury Sediments" are listed as a site (ID: 734030) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper); the proposed project does not appear to impact Onondaga Lake; and
- WHEREAS, the site is located over, or immediately adjoining, primary and principal aquifers (per EAF Mapper); and
- WHEREAS, the site may contain the Northern long-eared bat or Indiana bat, or their associated habitats, which have been listed by the state or federal government as threatened or endangered animal species (per EAF Mapper); impacts to bat species are often associated with tree clearing and from aerial imagery it appears that there will be no impact to the existing trees on the site; and
- WHEREAS, the site or a portion of it is located in or adjacent to an area designated as

sensitive for archaeological sites on the NYS Historic Preservation Office archaeological site inventory (per EAF Mapper); 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 David Skeval and seconded by Lisa Dell. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; Lisa Dell - yes; David Skeval - yes; Marty Voss - yes.**





JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: March 13, 2019

OCPB Case # Z-19-59

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Cicero Planning Board at the request of Benderson Development Company, LLC for the property located at 5789-5813 East Taft Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of East Taft Road (Route 19) and Church Street (Route 20), both county roads, and the municipal boundary between the Town of Cicero and the Village of North Syracuse; and
- WHEREAS, the applicant is proposing a 60,892 square foot addition to an existing electronic manufacturing building (SRCTec) on two parcels totaling 20.46 acres in a Regional Commercial (RC) zoning district; and
- WHEREAS, in 2017, the Board recommended modification of a site plan referral (Z-17-373) to renovate the former Wynyit Building on the site to allow for an orthopedic surgery center, Specialist's One-Day Surgery (SOS), which was approved by the Town; the Board cited traffic and drainage data requirements for the project; in 2018, the Board reviewed a site plan referral (Z-18-321) to construct a 25,000 sf building for Five Star Equipment on two adjacent parcels that the Town also approved; and
- WHEREAS, the site is located north of East Taft Road, a county road, and the Syracuse Hancock International Airport in the Town of Cicero; the site abuts residential properties to the north, east, and south and is near the municipal boundary between the Town of Cicero and the Village of North Syracuse; other surrounding land uses are a mix of commercial, including some auto uses and restaurants; and
- WHEREAS, the submitted Overall Site Plan dated February 13, 2019 shows the site contains the Airport Business Park, including an existing one-story, multi-tenant building at the rear of the site and a second one-story building, SOS, at the southeast corner of the site; the remainder of the site consists of associated parking lots, two full access driveways onto Church Street, a county road, and a full access driveway onto Kreischer Road, a local road; the Airport Business Park is also served by a full access driveway on East Taft Road occurring on an adjacent parcel;  
ADVISORY NOTE: per the Onondaga County Department of Transportation, all existing or proposed driveways on East Taft Road and Church Street must meet Department requirements; and
- WHEREAS, per the Overall Site Plan, the proposed addition (60,892 sf) will expand the existing tenant space for SRCTec, an electronics manufacturing facility that occupies 136,540 sf of the rear building; the expansion appears to fall on 1.67 acres of the adjacent parcel, to be acquired from Five Star Equipment; the

Board has not reviewed a subdivision referral for the proposed subdivision action; per the Overall Site Plan, a proposed cross access easement area (0.393 acres) is shown to allow for access between the Airport Business Park and Five Star Equipment properties; and

WHEREAS, per the Overall Site Plan, the project will also reconfigure a portion of the front parking lot, add a drive aisle around the side and rear of the building, and provide four loading docks at the side of the building; the plan indicates that 767 parking spaces are required for the entire Airport Business Park; there are 1,020 proposed spaces shown, accounting for all removed and reconfigured parking; per the submitted Environmental Assessment Form (EAF) dated February 18, 2019, light poles will be installed along drive lanes at a 25' mounting height and pointing inward within site; a lighting plan was included with the referral; and

WHEREAS, per the local application, there are no proposed changes to the existing signage; hours of operation are Monday through Friday with first shift occurring from 7am to 3:30pm and second shift from 3pm to 11pm; there are currently 180 first shift employees and 6 second shift; anticipated employment by 2020 is 300 first shift employees and 18 second shift; and

WHEREAS, per the submitted Environmental Assessment Form (EAF) dated February 18, 2019, 3.0 acres of the site will be disturbed by the proposed project and stormwater runoff will be directed to an on-site stormwater management facility at the northwest corner of the expansion;  
ADVISORY NOTES: any project that cumulatively disturbs one acre or more of land must be covered under the NYS SPDES Permit, and the municipality is advised to ensure that the applicant has obtained the appropriate permits from the NYS Department of Environmental Conservation prior to municipal approval; per the Onondaga County Department of Transportation, additional stormwater runoff into the county's drainage system is prohibited; the applicant and municipality are encouraged to consider the use of green infrastructure, such as permeable pavement, to further reduce stormwater runoff and improve stormwater quality; and

WHEREAS, the site is served by public drinking water and sewers and is located in the Oak Orchard Wastewater Treatment Plant and Davis Road Pump Station service areas; new connections to drinking water and sewer infrastructure are proposed to serve the building addition;  
ADVISORY NOTES: the applicant is advised to contact OCWA's Engineering Department to determine the activities and structures permitted within OCWA easements/right-of-ways, 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 Onondaga County Department of Water Environment Protection asks that the applicant contact the Department's Flow Control office to determine sewer availability and capacity; and

WHEREAS, per the Onondaga County Department of Water Environment Protection, 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);  
ADVISORY NOTE: per the Onondaga County Department of Water Environment Protection, the applicant must develop a 1 gallon to 1 gallon sanitary flow offset plan/project in coordination with the municipal engineer; and

WHEREAS, GIS mapping shows a portion of the site falls within a Runway Protection Zone (RPZ) associated with the Syracuse Hancock International Airport; the portion of the site within the RPZ consists of the existing parking area;  
ADVISORY NOTE: compatible land uses in a Runway Protection Zone (RPZ) are dictated by the Federal Aviation Administration (FAA); the municipality is advised to adhere to the guidelines of the FAA and minimize the risk to people and property in an RPZ; and

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

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

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

1. The Onondaga County Department of Transportation has determined that the municipality and applicant must contact the Department to discuss any required traffic data for the proposed project. Any modifications required by the Department must be reflected on the project plans prior to municipal approval.
2. The municipality must submit a copy of the Stormwater Pollution Prevention Plan (SWPPP) and/or any drainage reports or studies to the Onondaga County Department of Transportation. Any mitigation as may be determined by the Department must be reflected on the project plans prior to municipal approval. Additional stormwater runoff into the county's right-of-way or drainage system will be prohibited.
3. The applicant must submit a lighting plan to the Onondaga County Department of Transportation and reflect any mitigation as may be determined by the Department on the project plans prior to municipal approval. No glare or spillover onto adjacent properties or the county right-of-way will be permitted.

The Board also offers the following comments:

1. As Town parking requirements are significantly less than what is provided for the Airport Business Park as a whole, the Town and applicant may wish to consider opportunities for infill development or to reduce stormwater runoff and improve stormwater quality by reducing the on-site parking area and installing additional landscape islands.
2. The New York State Department of Transportation requests a copy of any traffic data provided to the Onondaga County Department of Transportation.

**The motion was made by James Corbett and seconded by Marty Voss. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; David Skeval - yes; Marty Voss - yes.**



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: March 13, 2019

OCPB Case # Z-19-60

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a ZONE CHANGE from the Town of Cicero Town Board at the request of Town of Cicero, NY for the property located multiple parcels on Bartel Road and Muskrat Bay Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the adoption or amendment of a zoning ordinance or local law; and
- WHEREAS, the Town of Cicero is proposing to change the zoning of 8 parcels totalling 430.54 acres from Residential (R-10)/Agricultural (AG) split zoning to entirely Agricultural (AG); and
- WHEREAS, the Board is concurrently reviewing a zone change referral (Z-19-61) from the Town of Cicero to change the zoning of two adjacent parcels from R-10/AG split zoning to entirely R-10; and
- WHEREAS, over the last three years, the Board has reviewed several series of zone changes including: 1) proposed commercial zone changes in 2016 (Z-16-300) for which the Board recommended disapproval, partially due to the lack of an updated comprehensive plan and coordination with residents and stakeholders to fully analyze potential impacts of the proposed changes; 2) 2017 zone changes (Z-17-71) for approximately 103 parcels covering 575+ acres primarily along Lakeshore Road, with the addition of four parcels along Route 31; 3) proposed zone changes (Z-17-105) for four parcels in the vicinity of the Carmel Runne commercial subdivision; 4) a 15-referral package of zone changes received in 2017 for 118 parcels totaling approximately 970 acres, which were consolidated into three Board reviews (Z-17-185, Z-17-186, Z-17-187) covering 18 zone changes to General Commercial Plus, 6 parcels being changed to General Commercial (GC) and Neighborhood Commercial (NC), and approximately 94 parcels changing to various Residential zoning districts (R-10, R-12, R-15, R-20) or Agriculture (AG) zoning districts; and 5) proposed zone changes (Z-18-57) from R-10/AG split zoning to entirely AG for 17 parcels totaling 202.56 acres in 2018; and
- WHEREAS, as part of the staff review of Zone Change referral Z-16-300, a call with the Town Planning Board Chair was held to discuss proposed changes; the Chair explained the Town does not have the resources for a comprehensive plan update or for a full zoning ordinance review at this time; as such, planning staff is segmenting its review of the entire town's zoning into phases over the course of approximately two years; and
- WHEREAS, the 8 parcels intended for the proposed zone change make up an area just over 430 acres consisting of a 330-acre county park, Oneida Shores, and 100 acres of vacant, forested land; all but the Oneida Shores County Park parcel are landlocked, with the bulk of the lands situated behind single-family residential lots fronting on Muskrat Bay Road, a local road in the northern

part of Cicero; the Oneida Shores County Park parcel has frontage on Bartel Road and Ladd Road, both county roads; and

WHEREAS, all of the parcels have split zoning, with the front portion of each parcel zoned R-10 and the rear AG; the referral notice indicates that the intention of the zone change is to eliminate existing instances of split-zoned parcels, clarify district boundary lines, and make parcels more consistent with the dimensional and land use regulations of the Town zoning code; and

WHEREAS, per the Onondaga County Department of Finance Office of Real Property Services, 4 of the parcels are owned by the CNY Land Trust; and

WHEREAS, the parcels are located in an area served by public drinking water and sewers, and specifically the Brewerton Wastewater Treatment Plant service area; per the Onondaga County Department of Water Environment Protection, there is a county trunk sanitary sewer that crosses one of the subject parcels and generally runs on the west side of the houses fronting on Muskrat Bay Road in this area; and

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

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

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

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

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

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

2. The Town may wish to consider the introduction of more nuanced zoning in certain locations and for certain desired land use typologies. In particular, the Board continues to advocate for an alternative district for open space,

park or resource-constrained parcels, to offer necessary protections from impact to natural resource assets.

**The motion was made by Marty Voss and seconded by James Corbett. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; David Skeval - yes; Marty Voss - yes.**



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: March 13, 2019

OCPB Case # Z-19-61

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a ZONE CHANGE from the Town of Cicero Town Board at the request of Town of Cicero, NY for the property located 6236 & 6238 Muskrat Bay Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the adoption or amendment of a zoning ordinance or local law; and
- WHEREAS, the Town of Cicero is proposing to change the zoning of 2 parcels totalling 5.85 acres from Residential (R-10)/Agricultural (AG) split zoning to entirely Residential (R-10); and
- WHEREAS, the Board is concurrently reviewing a zone change referral (Z-19-60) from the Town of Cicero to change the zoning of 8 nearby/adjacent parcels from R-10/AG split zoning to entirely AG; and
- WHEREAS, over the last three years, the Board has reviewed several series of zone changes including: 1) proposed commercial zone changes in 2016 (Z-16-300) for which the Board recommended disapproval, partially due to the lack of an updated comprehensive plan and coordination with residents and stakeholders to fully analyze potential impacts of the proposed changes; 2) 2017 zone changes (Z-17-71) for approximately 103 parcels covering 575+ acres primarily along Lakeshore Road, with the addition of four parcels along Route 31; 3) proposed zone changes (Z-17-105) for four parcels in the vicinity of the Carmel Runne commercial subdivision; 4) a 15-referral package of zone changes received in 2017 for 118 parcels totaling approximately 970 acres, which were consolidated into three Board reviews (Z-17-185, Z-17-186, Z-17-187) covering 18 zone changes to General Commercial Plus, 6 parcels being changed to General Commercial (GC) and Neighborhood Commercial (NC), and approximately 94 parcels changing to various Residential zoning districts (R-10, R-12, R-15, R-20) or Agriculture (AG) zoning districts; and 5) proposed zone changes (Z-18-57) from R-10/AG split zoning to entirely AG for 17 parcels totaling 202.56 acres in 2018; and
- WHEREAS, as part of the staff review of Zone Change referral Z-16-300, a call with the Town Planning Board Chair was held to discuss proposed changes; the Chair explained the Town does not have the resources for a comprehensive plan update or for a full zoning ordinance review at this time; as such, planning staff is segmenting its review of the entire town's zoning into phases over the course of approximately two years; and
- WHEREAS, the 2 adjacent parcels intended for the proposed zone change make up an area of 5.85 acres; each parcel has frontage on Muskrat Bay Road, a local road, and Oneida Lake and contains an existing single-family dwelling; and
- WHEREAS, the parcels have split zoning, with the front portion of each parcel zoned R-10 and a minimal area at the rear of the parcel zoned AG; the referral notice indicates that the intention of the zone change is to eliminate existing



instances of split-zoned parcels, clarify district boundary lines, and make parcels more consistent with the dimensional and land use regulations of the Town zoning code; and

WHEREAS, each house is served by public drinking water and sewers and is located in the Brewerton Wastewater Treatment Plant service area; per the Onondaga County Department of Water Environment Protection, there is a county trunk sanitary sewer that crosses the subject parcels and generally runs on the west side of the houses fronting on Muskrat Bay Road in this area; and

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

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

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

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

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

**The motion was made by Marty Voss and seconded by James Corbett. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; David Skeval - yes; Marty Voss - yes.**



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: March 13, 2019

OCPB Case # Z-19-62

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SPECIAL PERMIT from the City of Syracuse Planning Commission at the request of Strong Hearts Café, LLC for the property located at 900-916 East Fayette Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review issuance of special permits and the site is located within 500 feet of SUNY Upstate Medical Center, a state-owned facility; and
- WHEREAS, the applicant is requesting a special permit to establish a restaurant in an existing commercial space in a Local Business District, Class A (BA) zoning district; and
- WHEREAS, in 2016, the Board offered no position with comment for concurrent project site review (Z-16-409) and final subdivision (S-16-86) referrals to combine the four subject parcels, renovate the existing building and construct a four-story addition, all of which were approved locally though the subdivision does not appear to have occurred; that same year, the Board also offered no position with comment for concurrent project site review (Z-16-368) and area variance (Z-16-369) referrals to demolish the existing building on a majority of the remaining block and construct a 7-story apartment building (Theory Syracuse), which was recently completed; and
- WHEREAS, the site is located on a city block in the University Hill neighborhood, bound by the Connective Corridor (East Genesee Street), Irving Avenue, East Fayette Street, and South Crouse Avenue, all city streets; the site has frontage on Irving Avenue and East Fayette Street and contains an existing 4-story apartment building, which was constructed in 1910 and is listed on the National Register of Historic Places; and
- WHEREAS, the submitted Site Plan shows the four-story addition reviewed in 2016 (Z-16-409, S-16-86) has since been constructed at the rear of the original building; the building in its entirety is surrounded on all sides by concrete sidewalks and there is an existing 15-space parking lot on the side of the building with a rear dumpster enclosure; there is an existing curb cut on East Fayette Street serving the parking lot; and
- WHEREAS, per the local application, the proposed restaurant, Strong Hearts Café, will be located in a ground floor tenant space at the southern end of the newly-constructed addition; the restaurant will have a full kitchen and seating for roughly 60 people; exterior work is limited to a proposed patio and a new door serving the patio area; and
- WHEREAS, per the local application, proposed hours of operation will be 7 days a week from 8am to 11pm and the maximum number of employees on site at one time will be 9; a parking waiver is being requested for the project; per the City zoning code, 59 parking spaces are required where 0 will be provided; per the

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submitted Justification of Waiver, “[d]ue to the location of the café in the middle of the dense, walkable east side neighborhood, with ample on-street parking in the vicinity and the adjacency of the East Genesee Street bus lines, [the applicant feels] that the café will thrive without need of any off-street parking”; and

WHEREAS, the submitted signage plans show proposed signage to include a 6’ x 5’ brand sign adhered to the inside of the storefront windows and a 3’ x 4’ wood and metal blade projecting sign to be mounted 12’ above grade, both to be located on the side of the building facing Irving Street; and

WHEREAS, the City of Syracuse is currently undertaking a comprehensive project to revise and modernize zoning in the City; per the ReZone Syracuse draft zoning map dated March 2018, the proposed zoning for the lots is Mixed Use Urban Core (MX-4), which would act to “provide for pedestrian-friendly areas of higher-density residential development and a well-integrated mix of nonresidential uses”; and

WHEREAS, per the City of Syracuse zoning ordinance, restaurants are permitted in the BA district, but require a special permit where the restaurant or its off-street parking spaces are within 500’ of a district where restaurants are not permitted as a principal use; the site is northwest of parcels zoned Office, Class B (OB), in which restaurants are permitted as an accessory to an office building, apartment house, hotel or motel; per the ReZone Syracuse Consolidated Draft dated March 2018, restaurants greater than 1,000 sf are a permitted use in the proposed MX-4 district, and similar buffer restrictions requiring a special permit do not seem to be included; and

WHEREAS, the site is served by public drinking water and sewers and is located in the Metropolitan Wastewater Treatment Plant service area; no changes to the existing infrastructure are proposed; and

WHEREAS, per the Onondaga County Department of Water Environment Protection, 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);

ADVISORY NOTE: per the Onondaga County Department of Water Environment Protection, unless it can be demonstrated that anticipated sanitary flows will not exceed previous flows in excess of one sewer unit over prior uses, the applicant must develop a 1 gallon to 1 gallon sanitary flow offset plan/project in coordination with the municipal engineer; and

WHEREAS, the project is within 2,000 feet of multiple sites (IDs: V00502, C734111, B00003) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper); and

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

While the Board has no comments related specifically to the requested special permit, the Board offers the following comments to the City related to the overall project:

1. Given concerns with infrastructure constraints and the number of recently approved and proposed projects in the University Hill area, the Onondaga

County Department of Water Environment Protection recommends that the City or property owner completes a sewer flow study to monitor flow and capacity from the tie-in location at the site to the Metropolitan Wastewater Treatment Plant. The property owner is advised to contact the Department's Flow Control office for additional information.

2. The Board is encouraged by the non-auto oriented development of the University Hill area and would like to see the universities, hospitals, developers, and other partners work toward a comprehensive, updated Transportation Demand Management plan to further investment in this area, and account for the new direction, in coordination with the City and Syracuse-Onondaga County Planning Agency.

**The motion was made by Marty Voss and seconded by James Corbett. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; David Skeval - yes; Marty Voss - yes.**



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: March 13, 2019

OCPB Case # Z-19-63

- 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 AREA VARIANCE from the Town of DeWitt Zoning Board of Appeals at the request of Raymond Corp. for the property located at 6650 Kirkville Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the granting of use or area variances and the site is located within 500 feet of Kirkville Road and Fly Road, both county roads; and
- WHEREAS, the applicant is requesting an area variance to reduce the number of required parking spaces from 310 to 137 as part of an expansion project on four parcels totaling 11 acres in a High-Tech zoning district; and
- WHEREAS, in 2018, the Board reviewed a 3-mile limit review (Z-18-153) to combine the four parcels into one new lot and a site plan referral (Z-18-217) to construct two additions to the existing building; the Board did not receive a subdivision referral relating to the 3-mile limit review; however, a 2017 preliminary subdivision referral (S-17-16) was reviewed by the Board to subdivide an adjacent 14.01-acre parcel into two new lots, with 4 acres of land intended for conveyance to the Raymond Corporation; the Board also reviewed an area variance referral (Z-17-183) in 2017 as part of a larger expansion project for the Raymond Corporation site; and
- WHEREAS, the site is located near the I-481 ramps in the Town of DeWitt; surrounding land uses include Bishop Grimes Junior/Senior High School, various industrial and professional service businesses, and some vacant, wooded lots; the site is bordered on the west by a rail spur from the nearby CSX railroad line; and
- WHEREAS, the submitted survey map dated September 3, 2018 shows the site as Lot 1 (11.0 acres) consisting of the recently combined properties (Z-18-153), including the 4 acres of conveyed lands; per the survey map, the site has frontage on Kirkville Road, a county road, and contains an existing building for the Raymond Corporation on the front half of the site; aerial imagery shows the rear half of the site is primarily wooded; there are two existing driveways at Kirkville Road that are connected by a drive in front of the building; the westerly driveway provides access to an existing loading and parking area on the western side of the building and the easterly driveway, to be removed as part of Phase 1 of the expansion project, leads to a large parking area on the eastern side of the building;
- ADVISORY NOTES: per the Onondaga County Department of Transportation (OCDOT), all existing or proposed driveways on Kirkville Road must meet Department requirements; any proposed work (e.g., driveway removal) within the county right-of-way is subject to a work permit from OCDOT; and
- WHEREAS, per the survey map, the adjacent parcel contains an existing 60' right-of-way easement to Fly Road, a county road, and a proposed 60' ingress-egress

easement to “The Raymond Corporation” where Swanka Boulevard, a local dead-end drive, is located on an adjacent parcel and abuts the side lot line of the site; there is a 15-foot permanent drainage easement reserved to Stanley Home Products running north-south along the western property line at the rear of the site; and

WHEREAS, per the Town of DeWitt zoning code, 310 parking spaces are required as part of the Raymond Corporation’s expansion project; the submitted Proposed Site Plan dated November 19, 2018 shows parking lot and circulation improvements for the project to include expanded vehicle and motorcycle parking and loading space on the west side of the building and new parking lot striping, with a resulting 137 parking spaces proposed; per the local application, the 137 spaces is based on the current level of employment and includes 12 visitor parking spaces; the reduced parking will “maximize green space, eliminate additional impervious surfaces, and preserve the wetlands on the property”; and

WHEREAS, the Proposed Site Plan shows Phase 1 of the expansion project to include two proposed additions (7,736 and 9,033 square feet) at the front of the building, removal of the easterly driveway, and a large proposed front parking lot, to replace the existing drive at the front of the building; Phase 2 of the expansion project includes two proposed additions (13,889 and 7,480 square feet) to be constructed at the rear of the existing facility and a proposed one-way drive at the rear of the building, with a plow turn around area and turn around easement, connecting to parking areas on either side of the building and ultimately to Swanka Boulevard; per the plan, “[a]ll trucks shall enter the site via Kirkville Road and exit the site via Swanka Blvd.”; and

WHEREAS, the Environmental Assessment Form (EAF) states that 2.48 acres of the site are to be disturbed by the expansion project; the Proposed Site Plan shows one stormwater pond at the front of the site between the front parking area and Kirkville Road to be built as part of Phase 1 and three stormwater ponds at the rear and west side of the facility to be built as part of Phase 2;  
ADVISORY NOTES: any project that cumulatively disturbs one acre or more of land must be covered under the NYS SPDES Permit, and the municipality is advised to ensure that the applicant has obtained the appropriate permits from the NYS Department of Environmental Conservation prior to municipal approval; the applicant and municipality are encouraged to consider the use of green infrastructure, such as rain gardens, permeable pavement, and landscape islands, to further reduce stormwater runoff and improve stormwater quality; and

WHEREAS, the site is served by public drinking water and sewers and is located in the Metropolitan Wastewater Treatment Plant service area; no changes to the existing infrastructure are proposed; and

WHEREAS, the Onondaga County Department of Water Environment Protection has determined that the submitted project is located in an area designated as flow constrained or impacted by excessive wet weather flow or is tributary to a Combined Sewer Overflow (CSO);  
ADVISORY NOTES: per the Onondaga County Department of Water Environment Protection (WEP), unless it can be demonstrated that anticipated sanitary flows will not exceed previous flows in excess of one sewer unit over prior uses, the applicant must develop a 1 gallon to 1 gallon offset plan/project in coordination with the municipal engineer; WEP asks that the applicant contact the Department's Flow Control office to determine sewer

availability and capacity; and

WHEREAS, an existing delineated wetland and a 100-foot wetland buffer are shown in the Proposed Site Plan and appear to include the rear, forested half of the site; portions of the proposed one-way, rear drive, parking lot expansions, and stormwater facilities appear to fall in the wetland area, and portions of the proposed additions, existing building, and stormwater facilities are within the 100-foot buffer; the EAF states that 0.46 acres of wetland will be disturbed by the proposed access drive connecting to Swanka Boulevard and meetings have been held with the NYS Department of Environmental Conservation (DEC) and U.S. Army Corps of Engineers (ACOE); and

WHEREAS, the site may contain the Indiana bat or Northern long-eared bat, or their associated habitats, which have been listed by the state or federal government as threatened or endangered animal species (per EAF Mapper); impacts to bat species are often associated with tree clearing and from the Signage and Striping Plan it appears that some significant wooded areas on site will be removed;

ADVISORY NOTE: per the NYS Department of Environmental Conservation (DEC), if the site contains a threatened or endangered species and/or associated habitat, and the project requires review under the State Environmental Quality Review Act (SEQRA), a request for a project screening should be submitted to the New York Natural Heritage Program or to the regional DEC Division of Environmental Permits office; 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 David Skeval and seconded by Lisa Dell. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; Lisa Dell - yes; David Skeval - yes; Marty Voss - yes.**



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: March 13, 2019

OCPB Case # Z-19-64

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Cicero Planning Board at the request of Maria Casella (Barks & Rec) for the property located at 6225 East Taft Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of East Taft Road (Route 19), a county highway; and
- WHEREAS, the applicant is proposing to operate a dog boarding business out of an existing commercial space on 8.0 acres in a General Commercial zoning district; and
- WHEREAS, the Board recently offered no position with comment for a site plan referral (Z-19-16) to operate a commercial scaffolding rental business (United Rentals) out of an existing building on the subject site; and
- WHEREAS, the site is located northeast of the Syracuse Hancock International Airport and Hancock Airpark at the corner of East Taft Road, a county road, and Totman Road, a local road, with surrounding land uses being a mix of industrial and commercial uses; the submitted Site Plan – Existing Features dated February 27, 2019 shows the site contains an existing one-story building, set near the East Taft Road/Totman Road intersection, with asphalt parking and display areas along the front and east sides of the building and a second existing one-story building at the northwest corner of the building; there is a large gravel area to the rear of the buildings and aerial imagery shows the remainder of the site (over 4 acres) to be overgrown vegetation and trees; and
- WHEREAS, the submitted Site Plan – Proposed Features dated February 27, 2019 shows a 5,700 sf portion of the front building to be used for the proposed dog boarding business (Barks and Rec); additional site improvements include a proposed 6' tall vinyl fence for a small dog yard enclosure on the side of the building, a proposed man door, and a 6' x 6' vinyl dumpster enclosure at the southwest corner of the building; the site plan shows 6 parking spaces for the dog boarding business at the front of the building; 10 additional spaces are shown for United Rentals and 26 potential spaces are shown for reference, though they will not be striped at this time; the rear 3,900 sf of the building is intended for United Rentals, per Z-19-16; additional site improvements for the scaffolding rental business are shown on the site plans and include 4' x 4' storage racks along Totman Road to house scaffolding equipment, parking lot striping, and a rear enclosure for the gravel area, comprised of 6' high, gated chainlink fencing at the front of the gravel area and 6' high stockade fencing along Totman Road; and
- WHEREAS, per the site plans, there is an existing 51' wide asphalt driveway onto Totman Road, which occurs more than 160' from the East Taft Road right-of-way; no



changes to site access are proposed;

ADVISORY NOTE: per the Onondaga County Department of Transportation, all access to the site must come from Totman Road as currently shown; no access to East Taft Road will be permitted; per the Onondaga County Department of Transportation, no parking, loading, or servicing of vehicles in the right-of-way, or backing of vehicles into the right-of-way, is permitted; and

WHEREAS, per the local application, the proposed business will operate 8am to 8pm, seven days a week with a maximum of 3 employees on the site at one time; and

WHEREAS, per the submitted sign plan, proposed signage includes a 41 sf double-face, non-illuminated sign to be mounted on existing pylon posts; the sign is shown in the site plans to be located along the East Taft Road frontage;

ADVISORY NOTE: per the Onondaga County Department of Transportation, fencing and signage are not permitted in the county right-of-way and must not obstruct sight distance; and

WHEREAS, the site is served by public drinking water and sewers and is located in the Oak Orchard Wastewater Treatment Plant and Davis Road Pump Station service areas; per the site plans, there is an existing sanitary sewer line and 30' easement at the rear of the developed area; the existing gravel area appears to encroach on the easement; projected daily wastewater is indicated to be 75 gallons per day and dog waste will be included in the weekly trash pickup;

ADVISORY NOTE: the applicant is advised to contact OCWA's Engineering Department to determine the activities and structures permitted within OCWA easements/right-of-ways, water availability and service options, obtain hydrant flow test information, evaluate backflow prevention requirements, and/or request that the Authority conduct hydrant flow testing to assess fire flow availability; and

WHEREAS, per the Onondaga County Department of Water Environment Protection, 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);

ADVISORY NOTE: per the Onondaga County Department of Water Environment Protection, unless it can be demonstrated that anticipated sanitary flows will not exceed previous flows in excess of one sewer unit over prior uses, the applicant must develop a 1 gallon to 1 gallon sanitary flow offset plan/project in coordination with the municipal engineer; and

WHEREAS, current FEMA Flood Insurance Rate Maps (FIRM) indicate that the rear, undeveloped portion of the site is located within the 100-year floodplain, which may require elevation of structures and other mitigation; no proposed or existing development appears to occur in the floodplain; the Onondaga County Hazard Mitigation Plan has identified flooding as one of five primary natural hazards of local concern, with the potential to cause extensive threat to property and safety; buildings within the floodplain can negatively affect the free flow of nearby waterways and drainage, and building within a floodplain is therefore discouraged; and

WHEREAS, GIS mapping shows the rear, undeveloped portion of the site may contain state and federal wetlands, which does not appear to include any proposed or existing development; however, the rear metal building and gravel area do appear to encroach into the 100' state wetland buffer; the federal wetland boundary is shown on the site plans, though it does not appear to have been

confirmed by the U.S. Army Corps of Engineers;

ADVISORY NOTES: the applicant is advised to contact the U.S. Army Corps of Engineers and/or NYS Department of Environmental Conservation to confirm the presence of federal and/or state wetlands and/or the 100-foot state wetland buffer on the site; all confirmed wetlands should be shown on the plans for the site and any necessary permits should be obtained for any proposed development or placement of fill in a wetland, or drainage of any confirmed wetlands and buffers; and

WHEREAS, the project is within 2,000 feet of a site (ID: 734054) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper); and

WHEREAS, the site is located over, or immediately adjoining, a principal aquifer (per EAF Mapper); 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:

Every municipal review provides the opportunity to improve community appearance and the applicant and municipality are encouraged to improve site design by incorporating landscaping along the road frontage and around the parking lots.

**The motion was made by Marty Voss and seconded by James Corbett. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; David Skeval - yes; Marty Voss - yes.**



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: March 13, 2019

OCPB Case # Z-19-65

- 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 LOCAL LAW from the Town of Onondaga Town Board at the request of Town of Onondaga Town Board for the property located ; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the adoption or amendment of a zoning ordinance or local law; and
- WHEREAS, the applicant is proposing Local Law C-2019 to amend Chapter 285 of the Code of the Town of Onondaga with respect to the addition of definitions for "Gross Floor Area" and "Sign, Professional or Announcement" and with respect to signs and area regulations in the Onondaga Hill Business District (OHBD) zoning district; and
- WHEREAS, the Board recently offered no position for a local law referral (Z-19-17) for a previous iteration of the proposed local law currently under review; proposed Local Law C-2019 includes a definition for "Sign, Professional or Announcement" and more specific sign regulations for OHBD in comparison to the previous version, Local Law A-2019; and
- WHEREAS, per the referral notice, the proposed local law is intended as a "housekeeping measure – to provide more detail regarding sign regulation in the newly-formed Onondaga Hill Business District, to clarify area requirements by eliminating duplicative regulation in that regard and provide additional definitional guidance with respect to "gross floor area" and "sign, professional or announcement".; and
- WHEREAS, proposed Local Law C-2019 will add a new definition for "Gross Floor Area" to read as follows: "The floor area within the inside perimeter of the exterior walls of the building under consideration, exclusive of vent shafts and courts, without deduction for corridors, stairways, ramps, closets, the thickness of interior walls, columns or other features. The floor area of a building, or portion thereof, not provided with surrounding exterior walls shall be the usable area under the horizontal projection of the roof or floor above. The gross floor area shall not include shafts with no openings or interior courts but shall include basement areas."; and
- WHEREAS, in the Town zoning code, gross floor area is a measurement currently used to define various lot and building requirements, including the floor area ratio for office buildings in the Professional and Commercial Office District (PCO) and maximum building size (6,000 sf) in the Onondaga Hill Business District (OHB), and off-street parking space requirements; and
- WHEREAS, proposed Local Law C-2019 will add a new definition for "Sign, Professional or Announcement" to read as follows: "A sign which directs attention to a home occupation, a home professional office or public or semi-public building, or in the case of churches and places of worship only, to announce dates, hours of worship and special events related to that church or place of worship."; and

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WHEREAS, proposed Local Law C-2019 will amend “retail businesses” in the list of structures and uses permitted in the OHB district subject to site plan review to read as follows: “Retail businesses. Drive-through windows or gas pumps are not permitted.”; the proposed amendment eliminates the current gross space maximum of 6,000 square feet for any single retail business; the maximum building size restrictions (6,000 sf) for all buildings in the OHB district still apply; and

WHEREAS, the Town of Onondaga Zoning Districts map (revised April 19, 2016) shows the OHBD generally includes the parcels along West Seneca Turnpike (NYS Route 173/175) between the Town border to the east and Nixon Park Drive to the west;

ADVISORY NOTE: per the NYS Department of Transportation, all existing or proposed driveways on a state road must meet Department requirements; new driveways will require highway access and work permits and be subject to the availability of sight distance; and

WHEREAS, per the Town zoning code, permitted uses in the OHB district include single-family dwellings and family day cares; other permitted uses, subject to site plan review, include office buildings, banks and pharmacies (without drive-through windows), religious uses, funeral homes, restaurants (without drive-through windows), medical service facilities, retail businesses (to be amended), libraries, and day-care facilities; and

WHEREAS, proposed Local Law C-2019 will add Section 285-35B (2)(e), titled “Onondaga Hill Business District (OHBD)” to add sign regulations for the zoning district; per Local Law C-2019, OHBD is permitted one professional sign for permitted nonresidential uses, one wall-mounted identification sign and one ground identification sign for uses subject to site plan review and/or issuance of a special permit, one professional sign or announcement sign and one wall-mounted identification sign for churches and other places of worship, and one temporary sign;

ADVISORY NOTE: off-premises signs located along state highways are regulated under federal and state law, and may be subject to approvals and permits from the NYS Department of Transportation; and

WHEREAS, proposed Local Law C-2019 will repeal the following in its entirety: Section 285-34D (2)(b) titled “Announcement sign for parish house, club, school or semi-public buildings”; 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 David Skeval and seconded by Lisa Dell. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; Lisa Dell - yes; David Skeval - yes; Marty Voss - yes.**



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: March 13, 2019

OCPB Case # Z-19-66

- 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 SPECIAL PERMIT from the Village of Minoa Village Board at the request of Nassib Habayeb for the property located 501 Edgerton 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 North Central Avenue (Route 245), a county highway; and
- WHEREAS, the applicant is requesting a special permit to construct a new two-story apartment building at an existing apartment complex on a 9.89-acre parcel in a Residential B zoning district; and
- WHEREAS, the site is located in the Village of Minoa with surrounding land uses being a mix of residential and commercial; the site abuts single-family residential dwellings to the east and west, a truck rental company to the south, and is across Edgerton Street from an apartment complex; and
- WHEREAS, the submitted Site Plan dated January 30, 2019 and aerial imagery show the site contains 5 existing three-story apartment buildings and an existing two-story community building for Minoa Estates apartment complex (100 existing units); the buildings are situated around the perimeter of the site with lawn and a network of interconnected sidewalks at the center; Edgerton Estates Drive, a private road, and parking are shown at the front of each building; the site has access via the private road to Edgerton Street to the north and Willard Street to the east, both local roads; and
- WHEREAS, a letter to the County Planning Board from the Village indicates that the proposed action is a modification to a special permit for Minoa Estates that was approved by the Village in 1972; the modified special permit would allow for construction of 16 additional apartment units, 2 one-bedroom and 14 two-bedroom, and 54 parking spaces; per the Site Plan, the proposed two-story building (total building area of 17,456 sf) will be constructed along the eastern lot line, across from one of the existing apartment buildings; and
- WHEREAS, additional site improvements are shown to include expanding the parking lot between the existing and proposed buildings and expanding the parking lot to the south; the parking areas will also be connected by an extension of Edgerton Estates Drive, making the private road a complete loop around the perimeter of the site; a proposed 6' tall cedar privacy fence and 6 new trees are shown along the eastern lot line, which abuts single-family residential dwellings; and
- WHEREAS, per the submitted Environmental Assessment Form (EAF), two existing pole lights will be relocated and one new pole light will be installed; and
- WHEREAS, the site is served by public drinking water and Village sewers; a new connection to the sewer system is proposed as part of the project;

ADVISORY NOTE: the applicant is advised to contact OCWA's Engineering Department to determine the activities and structures permitted within OCWA easements/right-of-ways, water availability and service options, obtain hydrant flow test information, evaluate backflow prevention requirements, and/or request that the Authority conduct hydrant flow testing to assess fire flow availability; and

WHEREAS, the site is located over, or immediately adjoining, a principal aquifer (per EAF Mapper); and

WHEREAS, the site may contain the Indiana bat, or its associated habitat, which has been listed by the state or federal government as a threatened or endangered animal species (per EAF Mapper); impacts to bat species are often associated with tree clearing and from aerial imagery it appears that there are no wooded areas on the site; and

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

The Board encourages the Village and applicant to consider extending the existing sidewalks along Edgerton Street to serve the apartment complex and allow for improved walkability to Main Street to the east.

**The motion was made by Marty Voss and seconded by James Corbett. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; David Skeval - yes; Marty Voss - yes.**