



Onondaga County Planning Board

March 16, 2016

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

I. ATTENDANCE

MEMBERS PRESENT

Douglas Morris
Robert Antonacci
Chester Dudzinski, Jr.
Bill Fisher

STAFF PRESENT

Megan Costa
Gilly Cantor
Robin Coon

GUESTS PRESENT

Terry Morgan, OCDOT

II. CALL TO ORDER

The meeting was called to order at 11:00 AM on March 16, 2016.

III. MINUTES

Minutes from February 24, 2016 were submitted for approval. Chester Dudzinski made a motion to accept the minutes. Robert Antonacci seconded the motion. The votes were recorded as follows: Douglas Morris - yes; Bill Fisher - yes; Robert Antonacci - yes; Chester Dudzinski - yes.

IV. ACTIONS ON GML SECTION 239 REFERRALS

Summary

S-16-13	TClPB	<i>Modification</i>	S-16-14	CSyrPB	<i>No Position</i>
S-16-15	CSyrPB	<i>No Position</i>	S-16-16	CSyrPB	<i>No Position</i>
S-16-17	CSyrPB	<i>No Position With Comment</i>	S-16-18	TCicPB	<i>Modification</i>
Z-16-65	TSalPB	<i>Disapproval</i>	Z-16-66	TSalZBA	<i>Disapproval</i>
Z-16-67	TClPB	<i>Modification</i>	Z-16-68	CSyrPB	<i>No Position With Comment</i>
Z-16-69	VEsyZBA	<i>No Position</i>	Z-16-70	CSyrPB	<i>No Position With Comment</i>
Z-16-71	CSyrZBA	<i>No Position</i>	Z-16-72	CSyrPB	<i>No Position With Comment</i>
Z-16-73	CSyrPB	<i>No Position</i>	Z-16-74	CSyrZA	<i>No Position With Comment</i>
Z-16-75	TCicZBA	<i>Disapproval</i>	Z-16-76	TCicPB	<i>No Position With Comment</i>
Z-16-77	TClPB	<i>Disapproval</i>	Z-16-78	TSkaPB	<i>No Position With Comment</i>
Z-16-79	TSkaPB	<i>No Position</i>	Z-16-80	TSkaPB	<i>No Position With Comment</i>
Z-16-81	VFayPB	<i>No Position With Comment</i>	Z-16-82	VFayPB	<i>No Position</i>
Z-16-84	TVanTB	<i>No Position</i>			



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: March 16, 2016

OCPB Case # S-16-13

- 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 & FINAL SUBDIVISION from the Town of Clay Planning Board at the request of Stewart's Shop Subdivision for the property located at the northeast corner of Buckley Road and Bear 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 Bear Road and Buckley Road, both county roads; and
- WHEREAS, the applicant is proposing to subdivide an 8.93-acre parcel into two new lots in order to construct a convenience store (Stewart's Shops) and self-service gas station on a resulting 3.127-acre lot in a Limited Use for Gasoline Services (LuC-1) zoning district; and
- WHEREAS, the Board is concurrently reviewing a site plan referral for this project (Z-16-67); the Board previously offered no position with comment on a prior zone change referral to RC-1 for the entire parcel (Z-15-53) which was denied by the Town, and a subsequent zone change referral to LuC-1 on a portion of the parcel (Z-15-298) for the proposed Stewart's Shops project, which was approved; the Board encouraged modifications to the site plan, specifically to minimize the footprint of the project to optimize access and maximize the use, density, and potential value of the developable land in this heavily-traveled location; the Board also noted considerations for the next phase of development regarding water, sewer, drainage, access, traffic, stream protection, landscaping, mixed uses, and bicycle and pedestrian accommodations; and
- WHEREAS, in 2006 the Board recommended disapproval of a zone change referral to Highway Commercial (HC-1) on 2.96 acres of this site (Z-06-74), in order to construct a 9,914 square foot building for a Family Video Movie Club and two lease tenants, citing a lack of a logical long-term plan with respect to proposed land use, road access, and on-site circulation; and
- WHEREAS, per aerial photography, the site is located on the only remaining vacant corner of the commercial intersection between Buckley Road and Bear Road, which is surrounded by residential subdivisions (mainly small lots); and
- WHEREAS, the Preliminary Plat revised February 12, 2016 shows proposed Lot 1 (3.127 acres) zoned LuC-1 occupying the land at the corner of Buckley and Bear Roads, and proposed Lot 2 (5.803 acres) zoned R-APT land behind it, mostly along Buckley Road and the adjacent subdivision to the east, with 42.14' of frontage retained on Bear Road; and
- WHEREAS, the Layout Plan dated February 16, 2016 shows a large paved area containing two canopied fueling islands at the corner with six pumps each, a proposed shop (3,672 square feet) set back approximately 150' from corner with a propane exchange area in front, two underground gas storage tanks, 25

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parking spaces around the front and sides of the building, 5 additional parking spaces along a curbed island towards Bear Road, and 14 parking spaces in a small lot toward Buckley Road over part of a creek which bisects the site; the plan further shows a 50' wide Niagara Mohawk Power Corporation utility easement which crosses a small portion of the rear of proposed Lot 2; and

WHEREAS, the plan shows a proposed slip lane and full access driveway off Bear Road, a right-in only driveway off Buckley Road, and a full access driveway on Buckley road directly across from Coffee Tree Lane, a local road serving the Mahogany Ridge subdivision; any existing or proposed access to Bear Road and Buckley Road must meet the requirements of the Onondaga County Department of Transportation; and

WHEREAS, the Environmental Assessment Form (EAF) dated February 22, 2016 notes 4.16 acres will be physically disturbed by the project and that a stormwater permit will be required from the New York State Department of Environmental Conservation (NYS DEC); the EAF notes that stormwater runoff will be managed through catch basins and onsite management ponds, and Grading and Drainage Plan was submitted which shows two stormwater basins and an emergency spillway on proposed Lot 2 east of the developed area, and a portion of the creek to be covered by the parking lot but remaining open at the culvert on Buckley Road, which is located within a 880.1 square foot "Permanent NYSDOT drainage easement"; and

WHEREAS, the NYS DEC EAF Mapper notes the project site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the New York State Historic Preservation Office archaeological site inventory; and

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

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

WHEREAS, plans show trees along both sides of the creek and near the intersection in the location of the proposed project, and trees along the rear overall site boundaries to remain; a Landscaping Plan was submitted which does not indicate any proposed landscaping; a proposed pylon sign is shown near the corner which details indicate would be 15' high and with a 8'1" x 8'6" sign panel made up of an internally-lit Stewart's Shops sign and two scrolling LED gas price number signs; no further details were submitted regarding building, canopy, or pump signage; no pedestrian accommodations are indicated in the referral; and

WHEREAS, the Onondaga County Settlement Plan encourages the creation of traditional mixed-use communities that promote nodal development and density of development that supports transit, and walkable neighborhoods with access to community facilities such as schools, parks and libraries; and

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

1. Per the Onondaga County Department of Transportation, the Town and applicant must continue to coordinate all existing, proposed, and future access to Bear Road and Buckley Road with the Department by contacting the Department at (315) 435-3205, and the plan must be modified to reflect any Department requirements.
2. The Town and applicant are further encouraged to explore opportunities to retain the creek as an open channel with a bridge or culvert for the proposed full driveway on Buckley Road, rather than enclosing it beneath the proposed parking lot.
3. The Town and applicant must confirm ownership of the drainage easement on Buckley Road, and the municipality must submit a copy of the Storm Water Pollution Prevention Plan (SWPPP) and/or any drainage reports or studies to the Onondaga County Department of Transportation early in the planning process for approval and complete any appropriate mitigation as may be determined by the Department.

The Board also offers the following comments:

1. The Board continues to strongly encourage the Town and applicant to consider alternative site planning for the proposed Stewart's Shops in order to limit the amount of proposed pavement and ensure orderly mixed-use development of the remaining land, including locating the proposed building closer and parallel to the road, increasing the density of the structures and parking on site, avoiding pavement over the creek, installing vertical landscape buffering behind the site, utilizing green infrastructure, adding landscaping along the road frontages, and incorporating pedestrian and bicycle accommodations to nearby residential neighborhoods and adjacent commercial properties.
2. The Town and applicant are further encouraged to explore opportunities to retain the creek as an open channel, rather than enclosing it beneath the proposed parking lot.
3. The Onondaga County Department of Water Environment Protection asks that the applicant contact the Department at (315) 435-6820 early in the planning process to determine sewer availability and capacity.
4. The applicant is encouraged to reduce stormwater runoff and improve stormwater quality as much as practical by reducing impermeable surfaces and utilizing green infrastructure. For more information on stormwater management, visit the Onondaga County "Save the Rain Program" web site at <http://savetherain.us> or contact the Onondaga County Department of Water

Environment Protection at 315-435-6820.

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

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: March 16, 2016

OCPB Case # S-16-14

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a FINAL SUBDIVISION from the City of Syracuse Planning Commission at the request of Greater Syracuse Property Development Corp. for the property located at 1361 & 1367 Burnet Avenue; and
- WHEREAS, General Municipal Law Section 239-n allows the County Planning Board to review the approval of subdivisions and the site is located within 500 feet of Interstate Route 690, a state highway; and
- WHEREAS, the applicant is proposing to combine two parcels into one new 0.2-acre lot in a Local Business Class A (BA) zoning district; and
- WHEREAS, the Resubdivision Map dated January 27, 2016 shows an existing one-story wood frame building, detached garage, and paved area with one existing driveway on Burnet Avenue, a city street; and
- WHEREAS, the city application describes the currently vacant structure as a two-story mixed-use structure with 1,340 square feet of living space; the applicant is seeking to increase green/yard space to increase the marketability to a prospective buyer; and
- WHEREAS, the map shows the site with existing concrete sidewalks, and a stone wall along part of the front of the property; and
- WHEREAS, the site is served by public water and sewers and is located in the Metropolitan Wastewater Treatment Plant service area; and
- WHEREAS, per the Onondaga County Department of Water Environment Protection, the project shall comply with Local Law #1 of 2011 - A Local Law Establishing a Program to Promote Capacity Management, Maintenance and Operation of the Public Sewers and Related Purposes, where applicable; information regarding this law is available at www.ongov.net/wep/uselaws.html; and

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 Chester Dudzinski and seconded by Bill Fisher. The votes were recorded as follows: Douglas Morris - yes; Bill Fisher - yes; Robert Antonacci - yes; Chester Dudzinski - yes.



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: March 16, 2016

OCPB Case # S-16-15

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a FINAL SUBDIVISION from the City of Syracuse Planning Commission at the request of Greater Syracuse Property Development Corp. & Tucker Baptist Church for the property located at 515 & 535 Oakwood Avenue; and
- WHEREAS, General Municipal Law Section 239-n allows the County Planning Board to review the approval of subdivisions and the site is located within 500 feet of Interstate Route 690, a state highway; and
- WHEREAS, the applicant is proposing a lot line adjustment between two parcels totaling 2 acres in a Residential Class AA (RAA) zoning district, in order to convey a 32-foot wide piece of land to an adjacent church; and
- WHEREAS, the Board previously offered no position on concurrent site plan and final subdivision referrals (Z-14-313 and S-14-69) to combine two parcels and increase parking capacity at the church through a "Save the Rain" parking lot project; and
- WHEREAS, the Resubdivision Map dated January 28, 2016 shows proposed New Lot 515A (1.8 acres) to contain an existing masonry church building and tarvia parking at the corner of Martin Luther King East (East Castle Street) and Oakwood Avenue with additional frontage on Leon Street, all city streets; and
- WHEREAS, the map shows proposed New Lot 11A (0.20 acres) as vacant with 40' of remaining frontage on Oakwood Avenue; and
- WHEREAS, the plan does not show the location of existing access or pedestrian accommodations; aerial imagery from mid-2014 does not reflect any site improvements which may have been made since that time; and
- WHEREAS, the site is served by public water and sewers and is located in the Metropolitan Wastewater Treatment Plant service area; and
- WHEREAS, per the Onondaga County Department of Water Environment Protection, the project shall comply with Local Law #1 of 2011 - A Local Law Establishing a Program to Promote Capacity Management, Maintenance and Operation of the Public Sewers and Related Purposes, where applicable; information regarding this law is available at www.ongov.net/wep/uselaws.html; and

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 Chester Dudzinski and seconded by Bill Fisher. The votes were recorded as follows: Douglas Morris - yes; Bill Fisher - yes; Robert Antonacci - yes; Chester Dudzinski - yes.



JOANNE M. MAHONEY
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Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: March 16, 2016

OCPB Case # S-16-16

- 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 City of Syracuse Planning Commission at the request of Greater Syracuse Property Development Corp. & Ruby Godwin for the property located at 133-135 & 137-139 East Brighton Avenue; and
- WHEREAS, General Municipal Law Section 239-n allows the County Planning Board to review the approval of subdivisions and the site is located within 500 feet of Interstate Route 81, a state highway; and
- WHEREAS, the applicant is proposing to combine two parcels into one 11,371.3 square foot lot in a Residential Class B (RB) zoning district; and
- WHEREAS, the Resubdivision Map dated February 12, 2016 shows proposed Lot One A to contain two 2-1/2 story frame houses with front and rear porches fronting East Brighton Avenue, a city street; and
- WHEREAS, the city application indicates the eastern tax parcel (077.-15-12.0) is actually vacant land and the owner of the western tax parcel (077.-15-13.0) is seeking to add the land for a future garden and landscaped area; and
- WHEREAS, the map shows two existing dirt/gravel driveways on East Brighton Avenue; and
- WHEREAS, aerial photography shows concrete sidewalks with no planting strips along the East Brighton Avenue right-of-way west of the Interstate Route 81 ramps; and
- WHEREAS, the site is served by public water and sewers and is located in the Metropolitan Wastewater Treatment Plant service area; and
- WHEREAS, per the Onondaga County Department of Water Environment Protection, the project shall comply with Local Law #1 of 2011 - A Local Law Establishing a Program to Promote Capacity Management, Maintenance and Operation of the Public Sewers and Related Purposes, where applicable; information regarding this law is available at www.ongov.net/wep/uselaws.html; and

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 Chester Dudzinski and seconded by Bill Fisher. The votes were recorded as follows: Douglas Morris - yes; Bill Fisher - yes; Robert Antonacci - yes; Chester Dudzinski - yes.



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: March 16, 2016

OCPB Case # S-16-17

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a FINAL SUBDIVISION from the City of Syracuse Planning Commission at the request of Rescue Mission Alliance for the property located at 125 Dickerson Street & 130 (aka 120) Gifford Street; and
- WHEREAS, General Municipal Law Section 239-n allows the County Planning Board to review the approval of subdivisions and the site is located within 500 feet of West Street, a state-owned arterial; and
- WHEREAS, the applicant is proposing to combine two parcels into a new 1.96-acre lot in an Industrial Class A (IA) zoning district, as part of a project to construct a 14,000 square foot addition and make site modifications at an existing Rescue Mission facility; and
- WHEREAS, the Board is concurrently reviewing a project site review referral for this project (Z-16-74); and
- WHEREAS, the Preliminary Plan dated January 18, 2016 shows proposed Lot 1A located along Onondaga Creek between Dickerson Street and Gifford Street, both city streets; the site is in the Near Westside neighborhood, with a number of parcels surrounding the project site containing buildings and parking affiliated with the Rescue Mission complex; and
- WHEREAS, the Site Layout Plan dated February 24, 2016 shows an existing building, a proposed addition, a proposed drop loop east of the building off an existing parking area to be reconfigured, and a proposed service area along Gifford Street; floor plans indicate the proposed addition will be two stories and include a total of 45 new bedrooms (there are 54 existing bedrooms), a kitchen, a lounge, and bathrooms; and
- WHEREAS, plans and the city application indicate new concrete walks will be added between the existing sidewalks along Gifford Street and Dickerson Street which lead to the proposed entrances, on-street parking will be added to the north side of Gifford Street, and other proposed site improvements include a courtyard, a paver plaza, bike racks, site walls, shade structures, and plantings; plans do not indicate landscape buffers between the parking area along the proposed drop loop and Onondaga Creek; this site is located in the planned Creekwalk extension area; and
- WHEREAS, plans show an existing driveway on Gifford Street east of the building to remain serving the proposed drop loop, and one existing driveway each on Dickerson Street and Gifford Street west of the building to remain, which serve the subject building and other buildings and parking lots in the Rescue Mission facility; and
- WHEREAS, the Environmental Assessment Form dated February 16, 2016 notes 0.66 acres will be physically disturbed by the project, and the city application

states a stormwater management system will be provided; a grading and drainage plans were submitted with the referral, including plans for subsurface stormwater management chambers; and

WHEREAS, the current FEMA Flood Insurance Rate Maps (FIRM) indicate that the land along Onondaga Creek is in a Special Flood Hazard Area (SFHA); preliminary updated FIRM data released in June 2008 shows that additional lands on the project site are anticipated to be added to the SFHA once maps are finalized, including in the location of the proposed addition; and

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

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

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

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

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 City and applicant should continue to coordinate to ensure the proposed plans are not in conflict with plans for the proposed Creekwalk extension in this location, and the City is encouraged to require a well-designed landscape buffer between the parking area and Onondaga Creek.

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

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

4. The municipality is encouraged to minimize exposure to damage from

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

5. Given FEMA Flood Insurance Rate Maps (FIRM) data indicating that the building expansion and additional lands on the proposed lot will soon be added to the 100-year flood plain, the City and applicant are further encouraged to work together to incorporate green infrastructure and additional landscaping where possible, in order to minimize stormwater runoff in a floodplain and to protect Onondaga Creek.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: March 16, 2016

OCPB Case # S-16-18

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a PRELIMINARY & FINAL SUBDIVISION from the Town of Cicero Planning Board at the request of James Wysocki for the property located at 6578 Lakeshore 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 South Bay Road and Lakeshore Road, both county roads,, and the municipal boundary between the Town of Cicero and the Town of Constantia, and the boundary between Onondaga County and Oswego County; and
- WHEREAS, the applicant is proposing to subdivide a 38.68-acre parcel into two new lots, one with an existing house and one with an existing restaurant, in Residential (R-10) and Agricultural (AG) zoning districts; and
- WHEREAS, the Preliminary/Final Plan revised November 2, 2015 shows the overall site located between Lakeshore Road and South Bay Road, with R-10 zoning along Lakeshore Road and AG zoning on the remainder of the site; and
- WHEREAS, the plan shows proposed Lot No. 1 (0.38 acres) with an existing frame house which would be fully within the R-10 district; and
- WHEREAS, the plan shows proposed Lot No. 2 (38.3 acres) with an existing frame restaurant building (Wysocki's), two parking lots at the front of the site (one asphalt, one gravel), an additional asphalt parking lot adjacent to the restaurant, an additional gravel area, two pavilions, and a garage with adjacent fenced area containing two sheds; the town application notes no changes are proposed to the site; and
- WHEREAS, the plan shows two existing freestanding signs at the front of the site, one near each parking area; and
- WHEREAS, the plan shows an asphalt parking lot on proposed Lot No. 2 with open access to Lakeshore Road, and a gravel lot further northeast with an additional driveway on Lakeshore Road; the house on proposed Lot No. 1 would utilize a connection to the internal drive on proposed Lot No. 2; any existing or proposed access to Lakeshore Road must meet the requirements of the Onondaga County Department of Transportation; and
- WHEREAS, wetland maps indicate the state wetlands (CIC-7) and potential federal wetlands located on the southern vacant portion of the site, which aerial photography shows contains mainly wooded land; and
- WHEREAS, the site is served by public water and sewers and is located in the Brewerton Wastewater Treatment Plant service area; and
- WHEREAS, per the Onondaga County Department of Water Environment Protection, the project shall comply with Local Law #1 of 2011 - A Local Law Establishing a

Program to Promote Capacity Management, Maintenance and Operation of the Public Sewers and Related Purposes, where applicable; information regarding this law is available at www.ongov.net/wep/uselaws.html; and

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

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

The Town and applicant must contact the Onondaga County Department of Transportation at (315) 435-3205 regarding the delineation of the two existing driveway accesses to Lakeshore Road, and the plan must be modified to reflect any Department requirements.

The Board also offers the following comments:

1. Per the Onondaga County Department of Transportation, the Town and applicant are advised that any existing or proposed shared driveways must have maintenance responsibilities added to the deeds.
2. Per the Onondaga County Department of Transportation, no additional access to Lakeshore Road or South Bay Road will be permitted, and no parking, loading, or backing of vehicles into the county right-of-way will be permitted.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: March 16, 2016

OCPB Case # Z-16-65

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SPECIAL PERMIT from the Town of Salina Planning Board at the request of Bal Chimariya for the property located at 1914 Teall Avenue; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review issuance of special permits and the site is located within 500 feet of Teall Avenue, a county road; and
- WHEREAS, the applicant is requesting a special permit to open a restaurant and bar in a vacant portion of an existing commercial building containing a grocery store on a 0.20-acre lot in a Highway Commercial (C-2) zoning district; and
- WHEREAS, the Board is concurrently reviewing an area variance referral (Z-16-66) to reduce the number of parking spaces serving the building (both the existing and proposed use); and
- WHEREAS, the site is located north of the Shop City Shopping Center along the mainly commercial Teall Avenue corridor; the Teall Avenue corridor in this location is characterized by single and two-story buildings in frame, brick, and concrete block styles, generally with minimal setbacks; a few residences remain, including across the street from the subject building; and
- WHEREAS, a survey revised July 22, 2015 shows an existing L-shaped building containing 1,990 square feet of retail, 1,600 square feet of storage, and 1,510 square feet of vacant space; per the referral materials, the proposed Nepali restaurant would be open for breakfast, lunch, and dinner; and
- WHEREAS, 8 diagonal proposed parking spaces are shown in front of the building, some of which would require backing into the Teall Avenue right-of-way; the referral materials indicate 25 spaces are required to accommodate both businesses; aerial photography indicates limited potential opportunities for shared parking arrangements with adjacent properties, especially given the lack of sidewalks on or near the property to provide safe access from adjacent sites; and
- WHEREAS, per the plan and aerial photography, the site has undelineated access to Teall Avenue, which may currently be partially blocked by concrete bumpers; a shallow concrete gutter is also shown along the frontage within the right-of-way; any existing or proposed access to Teall Avenue must meet the requirements of the Onondaga County Department of Transportation; and
- WHEREAS, the site is served by public water and sewers and is located in the Metropolitan Wastewater Treatment Plant service area; and
- WHEREAS, per the Onondaga County Department of Water Environment Protection, the project shall comply with Local Law #1 of 2011 - A Local Law Establishing a Program to Promote Capacity Management, Maintenance and Operation of the Public Sewers and Related Purposes, where applicable; information regarding this law is available at www.ongov.net/wep/uselaws.html; and

WHEREAS, the Syracuse Metropolitan Transportation Council (SMTC) has created a Sustainable Streets Guide, which includes the identification of priority sidewalk zones where the installation of sidewalks would be most beneficial; this site is located within a priority zone; the majority of the Teall Avenue corridor between Grant Boulevard and Court Street lack sidewalks and pedestrian accommodations; and

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

The proposed parking strategy for the site is not adequate to support the existing and proposed uses for the site. The Onondaga County Department of Transportation further notes that the four proposed parking spaces closest to the Teall Avenue right-of-way do not meet Department requirements for safe access and circulation.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: March 16, 2016

OCPB Case # Z-16-66

- 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 AREA VARIANCE from the Town of Salina Zoning Board of Appeals at the request of Bal Chimariya for the property located at 1914 Teall Avenue; 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 Teall Avenue, a county road; and
- WHEREAS, the applicant is requesting an area variance to reduce the number of parking spaces at a proposed restaurant and bar in a vacant portion of an existing commercial building containing a grocery store on a 0.20-acre lot in a Highway Commercial (C-2) zoning district; and
- WHEREAS, the Board is concurrently reviewing a special permit referral (Z-16-65) to allow this use in the C-2 district; and
- WHEREAS, the site is located north of the Shop City Shopping Center along the mainly commercial Teall Avenue corridor; the Teall Avenue corridor in this location is characterized by single and two-story buildings in frame, brick, and concrete block styles, generally with minimal setbacks; a few residences remain, including across the street from the subject building; and
- WHEREAS, a survey revised July 22, 2015 shows an existing L-shaped building containing 1,990 square feet of retail, 1,600 square feet of storage, and 1,510 square feet of vacant space; per the referral materials, the proposed Nepali restaurant would be open for breakfast, lunch, and dinner; and
- WHEREAS, 8 diagonal proposed parking spaces are shown in front of the building, some of which would require backing into the Teall Avenue right-of-way; the referral materials indicate 25 spaces are required to accommodate both businesses; aerial photography indicates limited potential opportunities for shared parking arrangements with adjacent properties, especially given the lack of sidewalks on or near the property to provide safe access from adjacent sites; and
- WHEREAS, per the plan and aerial photography, the site has undelineated access to Teall Avenue, which may currently be partially blocked by concrete bumpers; a shallow concrete gutter is also shown along the frontage within the right-of-way; any existing or proposed access to Teall Avenue must meet the requirements of the Onondaga County Department of Transportation and no parking, loading, or backing of vehicles in the county right-of-way will be permitted; and
- WHEREAS, the site is served by public water and sewers and is located in the Metropolitan Wastewater Treatment Plant service area; and
- WHEREAS, per the Onondaga County Department of Water Environment Protection, the project shall comply with Local Law #1 of 2011 - A Local Law Establishing a Program to Promote Capacity Management, Maintenance and Operation of the

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

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

WHEREAS, the Syracuse Metropolitan Transportation Council (SMTC) has created a Sustainable Streets Guide, which includes the identification of priority sidewalk zones where the installation of sidewalks would be most beneficial; this site is located within a priority zone; the majority of the Teall Avenue corridor between Grant Boulevard and Court Street lack sidewalks and pedestrian accommodations; and

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

The proposed parking strategy for the site is not adequate to support the existing and proposed uses for the site. The Onondaga County Department of Transportation further notes that the four proposed parking spaces closest to the Teall Avenue right-of-way do not meet Department requirements for safe access and circulation.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: March 16, 2016

OCPB Case # Z-16-67

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Clay Planning Board at the request of Stewart's Shops for the property located at the northeast corner of Buckley Road & Bear 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 Bear Road and Buckley Road, both county roads; and
- WHEREAS, the applicant is proposing to construct a convenience store (Stewart's Shops) and self-service gas station on a proposed 3.127-acre lot in a Limited Use for Gasoline Services (LuC-1) zoning district; and
- WHEREAS, the Board is concurrently reviewing a subdivision referral to divide the proposed lot from the 8.93-acre site for this project (S-16-13); the Board previously offered no position with comment on a prior zone change referral to RC-1 for the entire parcel (Z-15-53) which was denied by the Town, and a subsequent zone change referral to LuC-1 on a portion of the parcel (Z-15-298) for the proposed Stewart's Shops project, which was approved; the Board encouraged modifications to the site plan, specifically to minimize the footprint of the project to optimize access and maximize the use, density, and potential value of the developable land in this heavily-traveled location; the Board also noted considerations for the next phase of development regarding water, sewer, drainage, access, traffic, stream protection, landscaping, mixed uses, and bicycle and pedestrian accommodations; and
- WHEREAS, in 2006 the Board recommended disapproval of a zone change referral to Highway Commercial (HC-1) on 2.96 acres of this site (Z-06-74), in order to construct a 9,914 square foot building for a Family Video Movie Club and two lease tenants, citing a lack of a logical long-term plan with respect to proposed land use, road access, and on-site circulation; and
- WHEREAS, per aerial photography, the site is located on the only remaining vacant corner of the commercial intersection between Buckley Road and Bear Road, which is surrounded by residential subdivisions (mainly small lots); and
- WHEREAS, the Preliminary Plat revised February 12, 2016 shows proposed Lot 1 (3.127 acres) zoned LuC-1 occupying the land at the corner of Buckley and Bear Roads, and proposed Lot 2 (5.803 acres) zoned R-APT land behind it, mostly along Buckley Road and the adjacent subdivision to the east, with 42.14' of frontage retained on Bear Road; and
- WHEREAS, the Layout Plan dated February 16, 2016 shows a large paved area containing two canopied fueling islands at the corner with six pumps each, a proposed shop (3,672 square feet) set back approximately 150' from corner with a propane exchange area in front, two underground gas storage tanks, 25 parking spaces around the front and sides of the building, 5 additional

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parking spaces along a curbed island towards Bear Road, and 14 parking spaces in a small lot toward Buckley Road over part of a creek which bisects the site; the plan further shows a 50' wide Niagara Mohawk Power Corporation utility easement which crosses a small portion of the rear of proposed Lot 2; and

WHEREAS, the plan shows a proposed slip lane and full access driveway off Bear Road, a right-in only driveway off Buckley Road, and a full access driveway on Buckley road directly across from Coffee Tree Lane, a local road serving the Mahogany Ridge subdivision; any existing or proposed access to Bear Road and Buckley Road must meet the requirements of the Onondaga County Department of Transportation; and

WHEREAS, the Environmental Assessment Form (EAF) dated February 22, 2016 notes 4.16 acres will be physically disturbed by the project and that a stormwater permit will be required from the New York State Department of Environmental Conservation (NYS DEC); the EAF notes that stormwater runoff will be managed through catch basins and onsite management ponds, and Grading and Drainage Plan was submitted which shows two stormwater basins and an emergency spillway on proposed Lot 2 east of the developed area, and a portion of the creek to be covered by the parking lot but remaining open at the culvert on Buckley Road, which is located within a 880.1 square foot "Permanent NYSDOT drainage easement"; and

WHEREAS, the NYS DEC EAF Mapper notes the project site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the New York State Historic Preservation Office archaeological site inventory; and

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

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

WHEREAS, plans show trees along both sides of the creek and near the intersection in the location of the proposed project, and trees along the rear overall site boundaries to remain; a Landscaping Plan was submitted which does not indicate any proposed landscaping; a proposed pylon sign is shown near the corner which details indicate would be 15' high and with a 8'1" x 8'6" sign panel made up of an internally-lit Stewart's Shops sign and two scrolling LED gas price number signs; no further details were submitted regarding building, canopy, or pump signage; no pedestrian accommodations are indicated in the referral; and

WHEREAS, the Onondaga County Settlement Plan encourages the creation of traditional mixed-use communities that promote nodal development and density of development that supports transit, and walkable neighborhoods with access to community facilities such as schools, parks and libraries; and

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

1. Per the Onondaga County Department of Transportation, the Town and applicant must continue to coordinate all existing, proposed, and future access to Bear Road and Buckley Road with the Department by contacting the Department at (315) 435-3205, and the plan must be modified to reflect any Department requirements.
2. The Town and applicant are further encouraged to explore opportunities to retain the creek as an open channel with a bridge or culvert for the proposed full driveway on Buckley Road, rather than enclosing it beneath the proposed parking lot.
3. The Town and applicant must confirm ownership of the drainage easement on Buckley Road, and the municipality must submit a copy of the Storm Water Pollution Prevention Plan (SWPPP) and/or any drainage reports or studies to the Onondaga County Department of Transportation early in the planning process for approval and complete any appropriate mitigation as may be determined by the Department.

The Board also offers the following comments:

1. The Board continues to strongly encourage the Town and applicant to consider alternative site planning for the proposed Stewart's Shops in order to limit the amount of proposed pavement and ensure orderly mixed-use development of the remaining land, including locating the proposed building closer and parallel to the road, increasing the density of the structures and parking on site, avoiding pavement over the creek, installing vertical landscape buffering behind the site, utilizing green infrastructure, adding landscaping along the road frontages, and incorporating pedestrian and bicycle accommodations to nearby residential neighborhoods and adjacent commercial properties.
2. The Town and applicant are further encouraged to explore opportunities to retain the creek as an open channel, rather than enclosing it beneath the proposed parking lot.
3. The Onondaga County Department of Water Environment Protection asks that the applicant contact the Department at (315) 435-6820 early in the planning process to determine sewer availability and capacity.
4. The applicant is encouraged to reduce stormwater runoff and improve stormwater quality as much as practical by reducing impermeable surfaces and utilizing green infrastructure. For more information on stormwater management, visit the Onondaga County "Save the Rain Program" web site at <http://savetherain.us> or contact the Onondaga County Department of Water Environment Protection at 315-435-6820.

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

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: March 16, 2016

OCPB Case # Z-16-68

WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a THREE-MILE LIMIT from the City of Syracuse Planning Commission at the request of Cordelle Development for the property located at 5727 East Seneca Turnpike in the Town of Onondaga; 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 173 (East Seneca Turnpike), a state highway, and the municipal boundary between the Town of Onondaga and the City of Syracuse; and

WHEREAS, the applicant is proposing to subdivide a 18.486-acre parcel into two new lots in Neighborhood Shopping (NS) and Professional Commercial Office (PCO) zoning districts, in order to separate an existing residential lot from the site of a proposed mixed-use development; and

WHEREAS, the Board recently offered no position on a referral from the Town of Onondaga for this subdivision (S-15-79); the Board previously reviewed a zone change referral (Z-15-196) from PCO to NS zoning on 3.47 acres of the site to accommodate a proposed gas station/grocery store (Nice N Easy) and retail building as part of a larger planned mixed-use development; the Board reviewed other referrals for the site in 2009 (Z-09-73, Z-09-74, and S-09-37) to create the subject parcel and use the parcel behind it for parking for an adjacent property; requirements for future development include a single access to Route 173 and a drainage study to be submitted to the New York State Department of Transportation and the City of Syracuse Department of Engineering; the Board further offered to host a coordinated review meeting for the overall project, and offered comments on exploring potential environmental considerations for the entire site (floodplains, endangered species, archaeological sensitive areas), water and wastewater service, emergency access safety, and the relocation and reduction of parking; and

WHEREAS, the Final Plan revised November 3, 2015 shows proposed vacant New Lot 2A (16.486 acres) and proposed New Lot 2B (2 acres) which contains an existing brick house and detached frame garage at the southeastern corner of the overall site; the city application indicates the existing house will be converted into two apartments, which was not indicated at the time of the subdivision referral from the Town to the County; and

WHEREAS, proposed New Lot 2A is currently vacant mostly wooded land and the site is located between existing and proposed development in the City of Syracuse and a proposed mosque facility (Z-14-218) and is across from land approved for 143 residential lots west of the Shadow Hill subdivision (S-09-73); materials submitted with the zone change referral (Z-15-196) indicated development of the full parcel would include a Neighborhood Grocery (6,700

square feet with 6-pump gas canopy, 2.39 acres), a 7,000 square feet retail building (1.08 acres), five office buildings (27,000 square feet total, 3.78 acres), and seven apartment buildings and wooded area (56 units total, 8.41 acres); and

WHEREAS, per aerial photography, both lots front New York State Route 173 and the house on proposed New Lot2B is served by an existing driveway on Route 173; no existing or proposed access to either lot is shown on the plan, and any existing or proposed access to Route 173 for both proposed lots must meet the requirements of the New York State Department of Transportation; and

WHEREAS, an Onondaga County easement is shown at the southwest corner of the site presumably for the Onondaga County Water Authority, leading to an existing water tank and associated building, and continuing past the water tank parcel northward; a separate Onondaga sewer easement is shown crossing the rear of the full parcel; an 80-foot wide Niagara Mohawk Power Corporation easement containing power lines runs along the eastern boundary of both proposed lots; and

WHEREAS, the referral included a resolution from the Town of Onondaga Planning Board dated September 29, 2015 reaffirming the SEQR determination for the zone change request as adopted by the Town on June 1, 2015, which included a review of a Full Environmental Assessment Form and impacts to traffic, utilities, archaeology, drainage, and impact to the surrounding area and found that the project avoids or minimizes adverse environmental impacts to the maximum extent practicable; only a Short EAF was submitted with the zone change referral; and

WHEREAS, current FEMA Flood Insurance Rate Maps (FIRM) indicate that a portion of the proposed New Lot 2A is in a Special Flood Hazard Area (SFHA) and the New York State Department of Environmental Conservation EAF Mapper indicates other potential environmental constraints on proposed New Lot 2A, including archaeological sensitive areas and endangered species and/or habitats; and

WHEREAS, the house is served by public water and a possible septic area is shown, and the Short Environmental Assessment Form submitted to the city dated January 27, 2016 indicates Onondaga County Health Department approval is required, which was not noted in the subdivision referral from the Town; the overall site is located in the Metropolitan Wastewater Treatment Plant service area; and

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

The Onondaga County Health Department notes that the Department may recommend that the existing house on proposed Lot 2B connect to public sewers in this area, depending on availability and accessibility.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: March 16, 2016

OCPB Case # Z-16-69

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a USE VARIANCE from the Village of East Syracuse Zoning Board of Appeals at the request of Verizon Wireless for the property located at 419 West Manlius Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the granting of use or area variances and the site is located within 500 feet of New York State Route 290, a state highway; and
- WHEREAS, the applicant is requesting a use variance to install a "micro-cell" wireless telecommunications facility on the roof of an existing apartment building in a Commercial zoning district; and
- WHEREAS, the Environmental Assessment Form dated February 8, 2016 notes the project includes the installation of one 24.2" x 15.1" cylindrical, wireless antenna and one GPS antenna mounted on the chimney of the existing building at a height of 55.5', as well as a 26" x 20" x 46.8" equipment cabinet mounted to a 7.5' x 5' equipment platform; the equipment platform would be adjacent to the building within a 6' x 8' leased fenced area; and
- WHEREAS, the Overall Site Plan dated February 2016 shows an existing building fronting West Manlius Street, with the proposed antennas located on the chimney on one side of the building and the ground equipment located behind the building; and
- WHEREAS, aerial photography shows all access to the site via West Terrace Street, a local street fronting the rear of the parcel; and
- WHEREAS, the EAF notes three nearby remediation sites and potential endangered species on site; the EAF indicates the project involves just 0.0011 acres of ground disturbance and that "measures will be taken (either through construction methods or schedule) to ensure that the project does not result in a significant impact"; and
- WHEREAS, the EAF notes the project will not connect to existing water and wastewater utilities; and

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

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: March 16, 2016

OCPB Case # Z-16-70

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a PROJECT SITE REVIEW from the City of Syracuse Planning Commission at the request of LGN Management LLC for the property located at 2802-30 South Salina Street, 2832-2838 South Salina Street & 113-121 West Brighton Avenue; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review authorizations which a referring body may issue under the provisions of any zoning ordinance or local law and the site is located within 500 feet of Interstate Route 81, a state highway; and
- WHEREAS, the applicant is proposing to demolish an existing gas station and construct a retail store (Family Dollar) with parking and related site improvements on three parcels totaling 1.16 acres in Local Business Class A (BA) and Residential Class AA (RAA) zoning districts; and
- WHEREAS, the Board recently offered no position with comment on a subdivision referral (S-16-8) to combine the two parcels zoned BA with South Salina Street frontage into one new lot for the project; the referral did not include the third parcel fronting West Brighton Avenue, which is zoned RAA; the Board encouraged adherence to the Land Use Plan recommendations regarding right-of-way treatments, building design, parking layout, screening, and curb cuts; and
- WHEREAS, the site is located on the southwest corner of the commercial West Brighton Avenue and South Salina Street intersection; per the City of Syracuse Land Use & Development Plan 2040, the site is located in a neighborhood center character area surrounded by traditional residential areas, both of which encourage a pedestrian-oriented environment; and
- WHEREAS, the Civil Site Plan dated November 2015 shows a proposed 8,320 square foot single-story Family Dollar store fronting the West Brighton Avenue and South Salina Street corner and 28 parking spaces behind the building along with one driveway on West Brighton Avenue; a screened dumpster enclosure is shown along the driveway, and a loading area and platform are shown on the driveway side along the building; and
- WHEREAS, the plan shows proposed concrete sidewalks along both city street frontages, proposed street trees and grass buffers, landscaping along the side of the building on West Brighton Avenue and along the edge of the parking area fronting South Salina Street, and proposed grass areas on the remainder of the site, along with a 6' high proposed vinyl screening fence; and
- WHEREAS, elevation details indicate the proposed building will be brick with red canopies, with minimal fenestration and an entrance at the southeastern corner of the building fronting South Salina Street and the parking lot; and

WHEREAS, elevations show two proposed Family Dollar building signs (144 square feet each), also facing South Salina Street and the parking lot, and two proposed freestanding internally-lit LED pylon signs (8' x 12' each, height not specified), one for each frontage; and

WHEREAS, the Environmental Assessment Form dated January 7, 2016 notes 0.90 acres will be physically disturbed by the project, and the site plan shows several existing catch basins on site; and

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

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

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

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 City and applicant are encouraged to consider the surrounding mixed-use and residential properties and to work together to ensure the proposed plans foster a pedestrian-oriented environment as encouraged by the Land Use Plan. The City and applicant may wish to consider incorporating more windows into the elevations, adding a second pedestrian entry along West Brighton Avenue, reducing the number and scale of the proposed pylon signs, and installing vertical hedgerows in order to more fully screen parking from view and to improve stormwater management.
2. The Onondaga County Department of Water Environment Protection asks that the applicant contact the Department at (315) 435-6820 early in the planning process to determine sewer availability and capacity.
3. The applicant is encouraged to reduce stormwater runoff and improve stormwater quality as much as practical by reducing impermeable surfaces and utilizing green infrastructure. For more information on stormwater management, visit the Onondaga County "Save the Rain Program" web site at <http://savetherain.us> or contact the Onondaga County Department of Water Environment Protection at 315-435-6820.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: March 16, 2016

OCPB Case # Z-16-71

WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a USE VARIANCE from the City of Syracuse Board of Zoning Appeals at the request of Drumlins Inc. for the property located at 2000 East Colvin Street Rear; and

WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the granting of use or area variances and the site is located within 500 feet of the municipal boundary between the City of Syracuse and the Town of DeWitt; and

WHEREAS, the applicant is requesting to modify an existing use variance to install 12 wireless panel antennas on an existing 55' high monopine within a fenced compound on a 33-acre parcel part of the Drumlins Golf Course in a Residential Class B (RB) zoning district; and

WHEREAS, the Board previously offered no position on a use variance referral (Z-13-286) to modify the existing use variance to replace antennas and add equipment at this site; and

WHEREAS, the Environmental Assessment Form dated September 21, 2015 notes the antennas will be installed at a height of 38' and will lease an existing 10' x 20' equipment shelter within an existing fenced compound; two concrete pads are also proposed in the compound, one to house a generator (4' x 10') and one to house a propane tank (4' x 12'); and

WHEREAS, the Overall Site Plan revised October 19, 2015 shows the existing monopine and fenced compound on one of several golf course parcels, some of which are located in the Town of DeWitt; the compound is approximately 20 feet from the boundary with an adjacent Syracuse University property; and

WHEREAS, per the plan and aerial photography, the project will utilize an existing access road leading from the Verizon compound to a paved parking lot serving a cluster of Drumlins buildings in the Town of DeWitt with access to Nottingham Road; and

WHEREAS, the EAF notes the project will not connect to existing water and wastewater utilities; and

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

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

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

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: March 16, 2016

OCPB Case # Z-16-72

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a THREE-MILE LIMIT from the City of Syracuse Planning Commission at the request of James Donegan for the property located at 420-424 Seventh North Street in the Town of Salina; 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 Buckley Road and Seventh North Street, both county roads; and
- WHEREAS, the applicant is proposing to subdivide a 1.33-acre parcel with two existing commercial buildings into two new lots, with one building on each proposed lot, in a Commercial (C-3) zoning district; and
- WHEREAS, the Board previously offered no position with comment on an area variance referral (Z-15-429) from the Town of Salina for lot area and width, which the Town required in advance of creating two non-conforming lots; the Board noted the applicant would be required to contact the Onondaga County Department of Transportation during the subdivision stage of the project regarding all access to Seventh North Street and Buckley Road, as well as contact the Onondaga County Department of Water Environment Protection regarding sewer availability and capacity; and
- WHEREAS, the Final Plan dated September 25, 2015 (approved by the Town on January 25, 2016) shows an existing one-story masonry building (Chase Bank) with canopied drive-thru lanes and 22 parking spaces on proposed Lot 1 (33,750 square feet) at the corner of Buckley Road and Seventh North Street; and
- WHEREAS, the plan further shows an existing one-story brick building with canopied drive-thru lanes and 18 parking spaces on proposed Lot 2 (21,342 square feet) on Seventh North Street; the prior referral indicated the building on proposed Lot 2 is currently vacant and an office use is proposed; and
- WHEREAS, the plan shows an existing driveway on Seventh North Street on a proposed 26.5' wide ingress/egress easement spanning both lots, which aerial photography shows used to have a curbed island limiting egress to right-out only; and
- WHEREAS, the plan also shows an existing driveway on Buckley Road on proposed Lot 1 which proposed Lot 2 connects to via a proposed 16'-wide egress-only easement; and
- WHEREAS, an additional driveway on Seventh North Street is shown on proposed Lot 2 which is not wide enough for two-way traffic and appears to be striped for ingress only, per aerial photography; any existing or proposed access to both roads must meet the requirements of the Onondaga County Department of Transportation; and

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

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

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

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

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

The Onondaga County Department of Transportation requests that the applicant contact the Department at (315) 435-3205 to coordinate restoring the former curbed island within the existing shared driveway on Seventh North Street.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: March 16, 2016

OCPB Case # Z-16-73

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a THREE-MILE LIMIT from the City of Syracuse Planning Commission at the request of Anthony Jones for the property located at 4120 Sentinel Heights Road in the Town of Onondaga; 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 Sentinel Heights Road, a county road; and
- WHEREAS, the applicant is proposing to convert three parcels totaling 8.6 acres into two new lots in a Residential and Country (R-C) zoning district; and
- WHEREAS, the Board previously recommended modification of a referral from the Town of Onondaga for this subdivision (S-15-91), citing that the existing gravel access at the southwest corner of proposed New Lot 1 must be removed and all access to Sentinel Heights Road must be coordinated with the Onondaga County Department of Transportation; the Board further noted that no permanent structures in the right-of-way would be permitted, that no additional access would be granted, and that site planning for proposed New Lot 1 should take into consideration the location of existing environmental and utility constraints when locating the proposed residence; and
- WHEREAS, the Preliminary Plan revised January 28, 2016 shows both proposed lots on Sentinel Heights Road, with New Lot 1 (3.012 acres) as vacant and New Lot 2 (4.741 acres) to contain an existing two-story frame house with concrete block garage, and an existing concrete block building with a collapsed roof (currently located on its own non-conforming lot); and
- WHEREAS, an existing gravel driveway to be removed is shown on proposed New Lot 1, and a new proposed driveway further from the Dave Tilden Road intersection is shown "per Onondaga County D.O.T. letter dated 11/23/15"; and
- WHEREAS, the plan shows proposed New Lot 2 with two existing driveways on Sentinel Heights Road, one serving the house and one serving the concrete block building; the plan includes a note which states: "No additional access to Lot 2 will be permitted unless one of the two existing accesses are removed"; and
- WHEREAS, the plan show a 30' wide permanent easement to National Grid at the rear of the site (primarily on proposed New Lot 1) which connects the adjacent National grid substation to an adjacent parcel containing overhead wires; a reputed gas line is shown on the easement with a 200' buffer, noting "any new residential foundation constructed within 200' of a gas main should be constructed as a poured concrete foundation"; and
- WHEREAS, the approximate location of a creek is shown crossing the eastern corner of proposed New Lot 1; National Wetland Inventory Maps indicate the potential

presence of federal wetlands on the adjacent substation parcel; the New York State Department of Environmental Conservation Environmental Assessment Mapper indicates the stream is a high quality tributary of Rush Creek that supplies drinking water sources; and

WHEREAS, the EAF Mapper indicates that the site is in an archeological sensitive area and may contain a species of animal, or associated habitats, listed by the state or federal government as threatened or endangered; and

WHEREAS, the prior referral noted the Town of Onondaga Planning Board, acting as Lead Agency pursuant to SEQR, determined that the proposed action would not result in any significant adverse impacts; and

WHEREAS, the plan shows a 66' wide Onondaga County Water Authority easement along the rear of both proposed lots; the Onondaga County Water Authority (OCWA) recommends that the municipality and/or applicant contact OCWA's Engineering Department early in the planning process to determine water availability and service options, obtain hydrant flow test information, evaluate backflow prevention requirements, and/or request that the Authority conduct hydrant flow testing to assess fire flow availability; and

WHEREAS, the prior referral materials indicated the existing home on proposed Lot 2 is served by private water and private septic; the plan shows three wells and the approximate location of an existing septic system; and

WHEREAS, the prior referral materials also indicate proposed Lot 1 would be served by public water and a new private septic system; the plan states a septic system was approved by the Onondaga County Health Department on November 16, 2015; 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 Chester Dudzinski and seconded by Bill Fisher. The votes were recorded as follows: Douglas Morris - yes; Bill Fisher - yes; Robert Antonacci - yes; Chester Dudzinski - yes.



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: March 16, 2016

OCPB Case # Z-16-74

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a PROJECT SITE REVIEW from the City of Syracuse Zoning Administration at the request of Rescue Mission for the property located at 125 Dickerson Street & 120 (130) Gifford Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review authorizations which a referring body may issue under the provisions of any zoning ordinance or local law and the site is located within 500 feet of West Street, a state owned arterial; and
- WHEREAS, the applicant is proposing to construct a 14,000 square foot addition and make site modifications at an existing Rescue Mission facility on two parcels totaling 1.96 acres in an Industrial Class A (IA) zoning district; and
- WHEREAS, the Board is concurrently reviewing a subdivision referral to combine the two parcels into one new lot for this project (S-16-17); and
- WHEREAS, the Preliminary Plan dated January 18, 2016 shows proposed Lot 1A located along Onondaga Creek between Dickerson Street and Gifford Street, both city streets; the site is in the Near Westside neighborhood, with a number of parcels surrounding the project site containing buildings and parking affiliated with the Rescue Mission complex; and
- WHEREAS, the Site Layout Plan dated February 24, 2016 shows an existing building, a proposed addition, a proposed drop loop east of the building off an existing parking area to be reconfigured, and a proposed service area along Gifford Street; floor plans indicate the proposed addition will be two stories and include a total of 45 new bedrooms (there are 54 existing bedrooms), a kitchen, a lounge, and bathrooms; and
- WHEREAS, plans and the city application indicate new concrete walks will be added between the existing sidewalks along Gifford Street and Dickerson Street which lead to the proposed entrances, on-street parking will be added to the north side of Gifford Street, and other proposed site improvements include a courtyard, a paver plaza, bike racks, site walls, shade structures, and plantings; plans do not indicate landscape buffers between the parking area along the proposed drop loop and Onondaga Creek; this site is located in the planned Creekwalk extension area; and
- WHEREAS, plans show an existing driveway on Gifford Street east of the building to remain serving the proposed drop loop, and one existing driveway each on Dickerson Street and Gifford Street west of the building to remain, which serve the subject building and other buildings and parking lots in the Rescue Mission facility; and
- WHEREAS, the Environmental Assessment Form dated February 16, 2016 notes 0.66 acres will be physically disturbed by the project, and the city application

states a stormwater management system will be provided; a grading and drainage plans were submitted with the referral, including plans for subsurface stormwater management chambers; and

WHEREAS, the current FEMA Flood Insurance Rate Maps (FIRM) indicate that the land along Onondaga Creek is in a Special Flood Hazard Area (SFHA); preliminary updated FIRM data released in June 2008 shows that additional lands on the project site are anticipated to be added to the SFHA once maps are finalized, including in the location of the proposed addition; and

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

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

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

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

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 City and applicant should continue to coordinate to ensure the proposed plans are not in conflict with plans for the proposed Creekwalk extension in this location, and the City is encouraged to require a well-designed landscape buffer between the parking area and Onondaga Creek.

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

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

4. The municipality is encouraged to minimize exposure to damage from

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

5. Given FEMA Flood Insurance Rate Maps (FIRM) data indicating that the building expansion and additional lands on the proposed lot will soon be added to the 100-year flood plain, the City and applicant are further encouraged to work together to incorporate green infrastructure and additional landscaping where possible, in order to minimize stormwater runoff in a floodplain and to protect Onondaga Creek.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: March 16, 2016

OCPB Case # Z-16-75

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a AREA VARIANCE from the Town of Cicero Zoning Board of Appeals at the request of Glenn Hollenbach for the property located at 7507 West Murray Drive; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the granting of use or area variances and the site is located within 500 feet of the municipal boundary between the Town of Cicero and the Town of Constantia, and the boundary between Onondaga County and Oswego County; and
- WHEREAS, the applicant is requesting an area variance to construct a one-story addition in the footprint of an existing deck and enclosed porch at an existing non-conforming house on a 0.78-acre lot in a Residential (R-10) zoning district; and
- WHEREAS, a House Location Survey from 2009 shows an existing house fronting West Murray Drive with an enclosed porch and deck area off the back facing Oneida Lake, along with an additional detached structure (label illegible); and
- WHEREAS, per the referral notice, an area variance is required to expand an existing non-conforming structure; the existing house is 21.5 feet from the front property line where 30 feet are required; and
- WHEREAS, the plan shows an existing paved driveway on West Murray Drive, a local road; and
- WHEREAS, FEMA Flood Insurance Rate Maps (FIRM) indicate that the entire parcel is in a Special Flood Hazard Area (SFHA) and wetland maps indicate the potential presence of federal wetlands along the lakeshore; and
- WHEREAS, the Onondaga County Hazard Mitigation Plan has identified flooding as one of five primary natural hazards of local concern, with the potential to cause extensive threat to property and safety; buildings within the floodplain can negatively affect the free flow of nearby waterways and drainage, and building within a floodplain is therefore discouraged; and
- WHEREAS, the Town of Cicero has established a Floodplain Zone overlay "to allow Oneida Lake and streams and tributaries flowing into said lake to carry abnormal flows of water in times of flood, to prevent encroachments into the floodplains of these waterways which will unduly increase flood heights and damage, and to prevent excessive property damage as well as a potential threat to the health and safety in the area of greatest flood hazard"; and
- WHEREAS, the site is served by public water and sewers and is located in the Brewerton Wastewater Treatment Plant service area; and
- WHEREAS, per the Onondaga County Department of Water Environment Protection, the project shall comply with Local Law #1 of 2011 - A Local Law Establishing a Program to Promote Capacity Management, Maintenance and Operation of the

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

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

The Board does not endorse the granting of area variances to increase the disturbed footprint of structures for locations within a floodplain.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: March 16, 2016

OCPB Case # Z-16-76

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Cicero Planning Board at the request of Five Star Equipment, Inc. for the property located at 6500 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, a county road; and
- WHEREAS, the applicant is proposing to expand an existing outside storage yard, construct a small addition to an existing building, and make small upgrades to an equipment rental business site on a 3.45-acre lot in an Industrial zoning district; and
- WHEREAS, the plan shows the site located at the corner of East Taft Road and Schuyler Road; the site is located at the northern end of an industrial corridor along Schuyler Road, on a section of East Taft Road characterized by mainly existing single-family homes with a few industrial properties; and
- WHEREAS, the Site Plan revised February 10, 2016 shows an existing building (12,856 square feet), a proposed addition (2,406 square feet) on the west side of the building in the location of existing lawn, an existing rear concrete pad and wall to be replaced, an existing paved parking lot (29 spaces) in front of the building, an existing surrounding gravel area for outside equipment storage, and a proposed gravel and millings parking area (0.353 acres); a portion of the existing gravel area is located on a right-of-way on the adjacent parcel to the east; and
- WHEREAS, the plan shows the gravel area with an existing driveway on Schuyler Road, a town road, and the parking lot with an existing driveway on East Taft Road which is located on the adjacent right-of-way; the plan notes the right-of-way is "for highway (road) purposes"; any existing or proposed access to East Taft Road must meet the requirements of the Onondaga County Department of Transportation; and
- WHEREAS, the plan states the existing business specializes in new, used and rental construction, forestry and utility equipment sales and service, including parts, and is a John Deere Dealership; hours are listed as weekdays from 7am to 6pm and Saturday from 7am to 5pm; plans show an existing freestanding ground sign at the northeastern corner of the site with landscaping proposed around it; and
- WHEREAS, the Environmental Assessment Form dated December 17, 2015 notes 0.6 acres will be physically disturbed by the project, and existing drainage patterns are to be maintained; and
- WHEREAS, the EAF further notes the site is located in an archeological sensitive area and contains or is located near wetlands or other regulated waterbodies; wetland

maps indicate state and potential federal wetlands south of the site; and
WHEREAS, the site is served by public water and sewers which flow to the Metropolitan Wastewater Treatment Plant via the Ley Creek Pump Station; the plan shows a sanitary sewer easement along the back, side and front (a portion) of the site; and

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

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

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. Per the Onondaga County Department of Transportation, no additional access to East Taft Road will be permitted.
2. The Onondaga County Water Authority (OCWA) recommends that the municipality and/or applicant contact OCWA's Engineering Department early in the planning process to determine water availability and service options, obtain hydrant flow test information, evaluate backflow prevention requirements, and/or request that the Authority conduct hydrant flow testing to assess fire flow availability.
3. The Board encourages the Town to require front yard landscaping to improve community appearance, given the number of existing residences in this area.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: March 16, 2016

OCPB Case # Z-16-77

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Clay Planning Board at the request of Fox Dealership for the property located at 3687 New York State Route 31; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of New York State Route 31, a state highway; and
- WHEREAS, the applicant is proposing to demolish an existing residence and construct a 16,000 square foot automobile sales and service facility, including site improvements, on two parcels totaling 7.03 acres with proposed Highway Commercial (HC-1) zoning; and
- WHEREAS, the Board recently offered no position with comment on a zone change referral (Z-16-2) on this site from Residential Agricultural (RA-100) to the proposed HC-1 zoning; the site is located across from a recently proposed auto dealership complex (Z-15-28, 205, 207, and 418) and adjacent to the site of a recent zone change referral (Z-16-3) from RA-100 to Regional Commercial (RC-1) proposed by Widewaters for future retail development; the site is located near the major regional intersection (Moyers Corners) between New York State Route 31 and County Route 57 and is part of a cluster of over 100 acres of developable land; and
- WHEREAS, in 2006, the large parcel directly to the west of the current two proposed projects was proposed for major retail development (Walmart), and 55 buildings with 220-312 individual condominiums were proposed for the current Widewaters site (referrals Z-06-174 and 175); at that time, the New York State and Onondaga County Departments of Transportation and the Board noted significant transportation-related concerns for both sites, citing the lack of a proposed local road network, inconsistency with Route 31 and Route 57 studies, and safe access issues for the Walmart parcel, specifically that the Route 57 frontage was not wide enough to accommodate safe access and the Route 31 frontage was located too close to the intersection with Route 57 to provide acceptable operational efficiency; and
- WHEREAS, on the most recent zone change referrals, the Board encouraged collaboration between planners and landowners/applicants in this area regarding the stated transportation issues and necessity of a local road network; the Board further noted comments for the site planning phase of the project on this particular site, including: cross-connections with adjacent parcels; adherence to the Route 31 Study regarding pedestrian, bicycle, and transit accommodations; coordination with the New York State Department of Transportation regarding access and permits; water, wastewater, and green infrastructure considerations; wetland delineation and permits; and exploration of coordinated stormwater management opportunities; Syracuse-Onondaga

County Planning Agency staff also offered to convene a coordinated review meeting to discuss transportation and other planning provisions; and

WHEREAS, the Site Plan dated February 22, 2016 shows the proposed 16,000 square foot building set behind a vehicle display area and parking, with additional parking proposed on the sides and back of the building; the plan states 53 spaces are required and 53 are proposed for the retail use, with an additional 315 spaces proposed for storage for a total of 368 spaces; and

WHEREAS, the plan states the two existing parcels will be resubdivided, and the site has frontage and a proposed driveway on New York State Route 31 with a note stating "tentative driveway confirmation pending NYSDOT review"; per the New York State Department of Transportation, a full driveway on Route 31 will not be permitted and access will be limited to a right-in/right-out only driveway to meet Department requirements; no cross connections with adjacent properties are shown; the New York State Department of Transportation maintains its strong support for an interconnected local road network in this location; and

WHEREAS, the Clay-Cicero Route 31 Transportation Study, completed by the Syracuse Metropolitan Transportation Council in 2010, forecasted a future base condition of a 40 percent increase over 20 years in vehicle miles traveled along the Route 31 corridor, assuming buildout projections and planned road networks provided by the Towns; the future base conditions show a local road connection from Route 57 east and south to the proposed signal location on Route 31, and generally encourage a local road network and a limited growth scenario; the Board maintains support for the limited growth scenario and other Route 31 Transportation Study recommendations for enhanced transit, bicycle and pedestrian access, orderly growth, increasing density, mixing uses, and fostering nodal development; the Northern Clay Land Use Study updated in 2013 refers to the Route 31 Study for land use guidance on this corridor; and

WHEREAS, the plan shows a proposed stormwater management system along the sides and front of the site, including stormwater detention areas with emergency spillways, dry swales, bioretention filters, catch basins, and drainage pipes; the Town and applicant are encouraged to utilize green infrastructure and to explore opportunities to implement coordinated stormwater management in this area; and

WHEREAS, the Environmental Assessment Form dated February 19, 2016 notes 5.86 acres will be physically disturbed by the project; the proposed project may disturb one acre or more of land and must be covered under the New York State SPDES II General Permit for Stormwater Discharges from Construction Activity (GP-0-10-001) and the applicant must submit a Stormwater Pollution Prevention Plan (SWPPP) to the municipality and a Notice of Intent (NOI) to the DEC Bureau of Water Permits; the proposed project is located within a designated Municipal Separate Storm Sewer System (MS4) municipality, and the applicant must consult with the municipal engineer to ensure conformance of construction plans with the municipality's Storm Water Management Plan (SWMP) and submit a MS4 SWPPP Acceptance Form signed by the municipality to the New York State Department of Environmental Conservation Bureau of Water Permits; the municipality must submit a copy of the Storm Water Pollution Prevention Plan (SWPPP) and/or any drainage reports or studies to the New York State Department of Transportation early in the planning process for approval and complete any appropriate mitigation

as may be determined by the Department; and

WHEREAS, the EAF states the proposed project will place fill material within the limits of a federal wetland (0.38 acres impacted), noting the wetland mitigation program is currently under evaluation by the U.S. Army Corps of Engineers; the plan shows a wetland boundary encompassing the northern portion of the site, including the edge of the proposed parking lot and stormwater management infrastructure which would drain in that direction; and

WHEREAS, the EAF indicates the site is located in an archeological sensitive area and may contain a species of animal, or associated habitats, listed by the state or federal government as threatened or endangered, and notes that a natural resource/endangered species report is pending; a permit may be required from the New York State Department of Environmental Conservation and/or the New York State Historic Preservation Office; and

WHEREAS, the site has access to public water and sewers and is located in the Oak Orchard Wastewater Treatment Plant service area in the Gaskin Road Pump Station service area, which is currently being diverted to the Wetzel Road Wastewater Treatment Plant; the plan shows sewer line extensions on Route 31 to serve the project, and the EAF notes a total anticipated waste generation of 400 gallons per day, with 60% of that related to vehicle washing; and

WHEREAS, per the Onondaga County Department of Water Environment Protection, the project shall comply with Local Law #1 of 2011 - A Local Law Establishing a Program to Promote Capacity Management, Maintenance and Operation of the Public Sewers and Related Purposes, where applicable; information regarding this law is available at www.ongov.net/wep/uselaws.html; the Onondaga County Water Authority (OCWA) recommends that the municipality and/or applicant contact OCWA's Engineering Department early in the planning process to determine water availability and service options, obtain hydrant flow test information, evaluate backflow prevention requirements, and/or request that the Authority conduct hydrant flow testing to assess fire flow availability; and

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

Given the New York State Department of Transportation requirement that only right-in/right-out access will be permitted on Route 31 and the lack of proposed cross-connections to adjacent parcels, the plan as submitted does not show adequate or safe access to the site and conflicts with documented transportation planning objectives.

The Board and the New York State and Onondaga County Departments of Transportation maintain the likely necessity of a local road network serving as primary access for all development on this section of Route 31, with access to the proposed signalized intersection at the Widewaters/Davidson sites as well as a connection to County Route 57.

The Town and applicant should work together and with neighboring project applicants and/or landowners to ensure that adequate transportation related provisions are in place which will best accommodate safe access, mobility, and urban design objectives for all parcels within this activity node and resubmit a site plan which reflects these provisions.

Upon request of the Town, the Syracuse-Onondaga County Planning Agency offers to convene or participate in a coordinated review meeting between the Town and agency stakeholders, in order to facilitate a discussion about transportation and other topics pertaining to the development of this area, including the provision of a local road network and future access planning.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: March 16, 2016

OCPB Case # Z-16-78

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Skaneateles Planning Board at the request of Mark & Theresa Potenza for the property located at 3125 East Lake Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of New York State Route 41 (East Lake Road), a state highway, and a farm operation in an agricultural district; and
- WHEREAS, the applicant is proposing to demolish and reconstruct a six-bedroom dwelling on a 1.04-acre lot in Rural and Farming and Lakefront Watershed Overlay (RF and LWOD) zoning districts; and
- WHEREAS, the Board previously offered no position with comment on concurrent site plan and special permit referrals (Z-14-389 and 390) for shoreline work, noting floodplain considerations; and
- WHEREAS, the Site Plan dated February 25, 2016 shows a 2,193 square foot house and garage to be replaced with a proposed 3,247 square foot house and garage, existing shoreline structures to remain, and a proposed pool and permeable patio; and
- WHEREAS, the plan shows the site with frontage and an existing driveway on East Lake Road to remain, with approximately 1,000 square feet of tarvia to be removed within the site; and
- WHEREAS, a Narrative dated February 25, 2016 notes approximately 15,000 square feet will be disturbed by the project, with impermeable surface coverage maintained at 14.2% and open space decreasing from 83.9% to 81.8%; the narrative further notes the existing ISC was approved with the special permit in 2014 along with a contribution made to the Town's LDRA fund; and
- WHEREAS, FEMA Flood Insurance Rate Maps (FIRM) and wetland maps indicate that land along the Skaneateles Lake frontage is in a Special Flood Hazard Area (SFHA) and may contain federal wetlands; and
- WHEREAS, the site is located outside the Onondaga County Sanitary district and the site is served by private water and a new six-bedroom septic system is proposed for the east side of the house; the plan shows a proposed leachfield and expansion area; a letter from the Onondaga County Health Department dated September 25, 2014 indicates approval of the proposed system; and
- WHEREAS, the local application notes the City of Syracuse Water Department was contacted on March 1, 2016 regarding the project; and
- WHEREAS, the Onondaga County Agricultural Districts map shows a number of properties in this area on the opposite side of East Lake Road are located in New York State Agricultural District 2; and

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

The Town is advised to ensure all conditions are met and approvals are obtained from the City of Syracuse Department of Water prior to approving the proposed application.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: March 16, 2016

OCPB Case # Z-16-79

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Skaneateles Planning Board at the request of Christopher Graham for the property located at 4331 Jordan 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 Jordan Road and Vinegar Hill Road, both county roads; and
- WHEREAS, the applicant is proposing to convert an existing single family dwelling into a two-family dwelling on a 5.87-acre lot in a Rural Residential (RR) zoning district; and
- WHEREAS, the Site Plan dated February 18, 2016 shows the proposed two-family dwelling, a proposed walk to an existing parking area to be expanded in front of an existing detached garage, and an existing shed; a Narrative dated February 25, 2016 notes the gravel driveway expansion will accommodate four parking spaces with room to turn around, and the garage will be used for storage; and
- WHEREAS, the narrative further notes the two proposed units will each have three bedrooms, and the project includes a 320 square foot second floor addition, raising a roof line over the existing second floor, and constructing an 18' x 8' deck; and
- WHEREAS, the plan shows the parcel is located between Jordan Road, Railroad Street, and Sheldon Road, with an existing driveway on Jordan Road; an abandoned driveway on Railroad Street is also shown; any existing or proposed access to Jordan Road must meet the requirements of the Onondaga County Department of Transportation; and
- WHEREAS, aerial photography and the plan show existing vegetation along Railroad Street, trees and shrubs on the Sheldon Road side of the property, existing and proposed landscaping to buffer the parking area facing Jordan Road, and wooded land on the undeveloped southern part of the site; and
- WHEREAS, the plan states impermeable surface coverage will increase from 2.7% to 3% and open space will decrease from 97.3% to 96.9%; and
- WHEREAS, the site is located north of the Mottville hamlet area, with Skaneateles Creek running along Railroad Street opposite the site; and
- WHEREAS, the site is served by public water and an existing private septic system; the narrative notes a new septic system will be designed north of the dwelling for six bedrooms, and a proposed septic area is shown on the plan; per the Onondaga County Health Department, the proposed system has been approved; 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 Chester Dudzinski and seconded by Bill Fisher. The votes were recorded as follows: Douglas Morris - yes; Bill Fisher - yes; Robert Antonacci - yes; Chester Dudzinski - yes.



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: March 16, 2016

OCPB Case # Z-16-80

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Skaneateles Planning Board at the request of David & Beth Conley for the property located at 2591 East Lake Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of New York State Route 41 (East Lake Road), a state highway, and a farm operation in an agricultural district; and
- WHEREAS, the applicant is proposing to remove and rebuild a set of existing deteriorated shoreline steps and to construct a new 14' x 30' permanent dock at an existing residence on a 1.59-acre lot in Rural and Farming and Lakefront Watershed Overlay (RF and LWOD) zoning districts; and
- WHEREAS, a survey dated March 1, 2016 shows an existing two-story frame house with porch (1,692 square feet), steps and a walk near the house, a shoreline cottage (608 square feet), a detached garage (411 square feet), a retaining wall, a gravel parking area, and a portion of a tennis court which extends onto the adjacent parcel to the south; and
- WHEREAS, a Narrative dated March 1, 2016 notes the property is part of The Colony, a community of lakefront properties which shares the tennis court and a connected drive off East Lake Road; the plan shows several portions of this driveway on the subject parcel, including a connection to East Lake Road; no access changes are proposed and the town application notes colony covenants and easements are in place for the tennis court and drive; and
- WHEREAS, the Environmental Assessment Form dated February 29, 2016 notes the replacement steps will extend past the mean high water line and the proposed permanent dock will be constructed "under NYSDEC Use & protection of waters, 6NYCRR, Part 608.4"; and
- WHEREAS, the plan and narrative indicate impermeable surface coverage and open space will remain unchanged at 13.9% and 82.5%, respectively; and
- WHEREAS, FEMA Flood Insurance Rate Maps (FIRM) and wetland maps indicate that land along the Skaneateles Lake frontage is in a Special Flood Hazard Area (SFHA) and may contain federal wetlands; and
- WHEREAS, the Skaneateles Watershed Rules and Regulations require that the applicant consult with the City of Syracuse Water Department prior to commencing this project; and
- WHEREAS, the site is located outside the Onondaga County Sanitary district and the site is served by private water and private septic, with no changes proposed; and
- WHEREAS, the Onondaga County Agricultural Districts map shows properties on the opposite side of East Lake Road are located in New York State Agricultural

District 2; the submitted Agricultural Data Statement indicates no farm operations within 500 feet of 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:

1. The Town is advised to ensure all conditions are met and approvals are obtained from the City of Syracuse Department of Water and the New York State Department of Environmental Conservation prior to approving the proposed application.
2. The Town is advised to require an updated Agricultural Data Statement from the applicant prior to approving the proposed application, per state law.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: March 16, 2016

OCPB Case # Z-16-81

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Village of Fayetteville Planning Board at the request of Lisa Hogan for the property located at 204 West Genesee Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of New York State Route 5 (West Genesee Street), a state highway, Highbridge Street, a county road, and the municipal boundary between the Village of Fayetteville and the Town of Manlius; and
- WHEREAS, the applicant is proposing to open a retail furniture, accessory, and gift boutique in an existing vacant structure (most recently Neenee's Boutique) on a 0.17-acre lot in a Commercial Business (C-B) zoning district; and
- WHEREAS, the Board previously offered no position with comment on a site plan referral (Z-12-230) to establish the prior retail business, encouraging a connected rear alley serving the commercial parcels on West Genesee Street in this location, incorporating shared parking arrangements, providing more landscaping and pedestrian-friendly elements; and
- WHEREAS, the site is located on the commercial West Genesee Street corridor just west of the Genesee Street Hill-Limestone Plaza Historic District, with adjacent residential uses to the north and Limestone Creek and Canal Landing Park located to the east; and
- WHEREAS, a survey (date cutoff) shows an existing two-story building fronting West Genesee Street, which the prior referral indicates is a former single-family dwelling previously used as an office; the survey and aerial photography indicates rear parking is available, connected with existing parking areas behind other commercial properties along West Genesee Street; and
- WHEREAS, aerial photography shows sidewalks along the frontage and an existing driveway on West Genesee Street, which must meet the requirements of the New York State Department of Transportation; and
- WHEREAS, the current FEMA Flood Insurance Rate Maps (FIRM) indicate that the entire parcel and surrounding area are in a Special Flood Hazard Area (SFHA); the Onondaga County Hazard Mitigation Plan has identified flooding as one of five primary natural hazards of local concern, with the potential to cause extensive threat to property and safety; buildings within the floodplain can negatively affect the free flow of nearby waterways and drainage, and building within a floodplain is therefore discouraged; and
- WHEREAS, the village application notes the only exterior change proposed is a new freestanding 2' x 3' sign (wood or wood composite) to replace the existing sign, with the existing poles to be reused; signage details show dark purple lettering on a white background with dark chartreuse and damask borders; and

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

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

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

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

1. The Board and New York State Department of Transportation encourage the Village of Fayetteville to explore opportunities to establish a rear alley and/or shared driveways for commercial parcels in this area, in order to reduce local trips on the busy West Genesee Street corridor and to improve safety for vehicles and pedestrians.
2. The Board further encourages shared parking arrangements between parcels and the incorporation of additional landscaping within parking areas and along the front of the parcel to reinforce walkability and reduce the amount of pavement in a floodplain and near Limestone Creek.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: March 16, 2016

OCPB Case # Z-16-82

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Village of Fayetteville Planning Board at the request of Shem Doupe for the property located at 511 East Genesee Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of East Genesee Street (New York State Route 5) and South Manlius Street (New York State Route 257), both state highways, and Salt Springs Road, a county road; and
- WHEREAS, the applicant is proposing to open a coffeehouse/café in a vacant tenant space in an existing commercial building in a Transitional Business (T-B) zoning district; and
- WHEREAS, the Board previously offered no position on concurrent site plan and special permit referrals (Z-14-264 and 265) to open a take-out sandwich shop (Gino's Steak & Onion) in one of the other tenant spaces in the Fayetteville Square multi-tenant building; and
- WHEREAS, no site plan was submitted with the referral; aerial photography shows the Fayetteville Square commercial shopping plaza with two multi-tenant buildings, a shared parking lot, and one existing driveway on East Genesee Street, which must meet the requirements of the New York State Department of Transportation; and
- WHEREAS, the village application notes the tenant space is 675 square feet and that no exterior changes are proposed as part of the project, except for the placement of one outdoor table in the summer, and a tenant sign; and
- WHEREAS, signage details indicate a proposed 2' x 8' plywood wall sign with a white background, black lettering, and a small yellow logo; and
- WHEREAS, the site is served by public water and sewers and is located in the Meadowbrook-Limestone Wastewater Treatment Plant service area; and
- WHEREAS, per the Onondaga County Department of Water Environment Protection, the project shall comply with Local Law #1 of 2011 - A Local Law Establishing a Program to Promote Capacity Management, Maintenance and Operation of the Public Sewers and Related Purposes, where applicable; information regarding this law is available at www.ongov.net/wep/uselaws.html; and

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 Chester Dudzinski and seconded by Bill Fisher. The votes were recorded as follows: Douglas Morris - yes; Bill Fisher - yes; Robert Antonacci - yes; Chester Dudzinski - yes.



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: March 16, 2016

OCPB Case # Z-16-84

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a LOCAL LAW from the Town of Van Buren Town Board at the request of Town of Van Buren Town Board for the property located Townwide; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the adoption or amendment of a zoning ordinance or local law; and
- WHEREAS, the applicant is proposing changes to the Town of Van Buren Zoning Code to restrict commercial-type trailers in certain residential zoning districts, add regulations within the Waterfront Property Overlay district, and define and provide regulations regarding digital signs; and
- WHEREAS, per the proposed sign regulations, digital signs will be permitted in certain business and industrial districts only (LB, GB, IND-A, PCD, and IN-P) and will require a special use permit, with special attention to illumination intensity and changeable copy/display frequency; and
- WHEREAS, per the proposed sign regulations, the minimum hold time of any message must be 15 minutes and digital signs may not: move, flash, give the impression of movement or flashing, be animated, include audio, or exhibit messages or images which flash, scroll, or have other sudden and/or intense changes; and
- WHEREAS, the proposed sign regulations further restrict the level of brightness subject to inspection and Town approval, including the right to lower the maximum brightness on an individual basis; photo-cell light detectors will also be required to appropriately dim signs under darkened conditions, and logs may be required to audit these level changes; and
- WHEREAS, the proposed local law also includes a new subsection which would prohibit commercial-type trailers from being parked or stored within R-10, R-15, R-20, and R-40 districts, and residential portions of a PUD; trailers will still be permitted within the Agriculture/Residence (AR-80) district, Business/Residence Buffer (BRB) district, and remaining non-residential districts; and
- WHEREAS, several changes are also proposed within the Waterfront Property Overlay (WFP) district, including removing lean-tos as an allowed structures in front yards, allowing fences in rear yards (in addition to side yards) with a maximum height of 3.5 feet, and increasing the maximum allowed height of fences in side yards from 3.5 to 6 feet; and
- WHEREAS, per the Full Environmental Assessment Form, the Town of Van Buren Town Board, acting as Lead Agency pursuant to SEQR, has determined that the proposed action will not result in any significant adverse environmental impacts; 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 Chester Dudzinski and seconded by Bill Fisher. The votes were recorded as follows: Douglas Morris - yes; Bill Fisher - yes; Robert Antonacci - yes; Chester Dudzinski - yes.