



# Onondaga County Planning Board

March 25, 2015

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

<u>I. ATTENDANCE</u>	<u>STAFF PRESENT</u>	<u>GUESTS PRESENT</u>
<u>MEMBERS</u>		
Douglas Morris	Megan Costa	Warren Beck
Robert Jokl	Gilly Cantor	
Daniel Cupoli	Robin Coon	
Robert Antonacci		
Brian Donnelly		
Chester Dudzinski, Jr.		

## II. CALL TO ORDER

The meeting was called to order at 11:00 AM on March 25, 2015

## III. MINUTES

Minutes from March 4, 2015 were submitted for approval. Daniel Cupoli made a motion to accept the minutes. Chester Dudzinski seconded the motion. The votes were recorded as follows: Douglas Morris - yes; Brian Donnelly - yes; Daniel Cupoli - yes; Robert Antonacci - yes; Chester Dudzinski - yes.

## IV. ACTIONS ON GML SECTION 239 REFERRALS

### Summary

S-15-16	No Position With Comment	S-15-17	No Position With Comment	S-15-18	No Position With Comment
S-15-19	Modification	S-15-20	Modification	S-15-21	No Position With Comment
S-15-22	Approval	S-15-23	Approval	S-15-24	Disapproval
S-15-25	No Position	Z-15-71	No Position With Comment	Z-15-72	No Position With Comment
Z-15-73	No Position With Comment	Z-15-74	Approval	Z-15-75	No Position With Comment
Z-15-76	No Position	Z-15-77	Modification	Z-15-78	Modification
Z-15-79	No Position	Z-15-80	Modification	Z-15-81	Modification
Z-15-82	Modification	Z-15-83	No Position With Comment	Z-15-84	No Position
Z-15-85	No Position	Z-15-86	No Position With Comment	Z-15-87	Disapproval
Z-15-88	No Position With Comment	Z-15-89	No Position With Comment	Z-15-90	Modification
Z-15-91	Modification	Z-15-92	No Position	Z-15-93	No Position
Z-15-94	No Position With Comment	Z-15-95	No Position With Comment	Z-15-96	Modification
Z-15-97	Modification				



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: March 25, 2015

OCPB Case # S-15-16

- 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 PRELIMINARY SUBDIVISION from the City of Syracuse Planning Commission at the request of NEHDA, Inc. for the property located at 110 Fenton Street and 207 & 211-213 Grand 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 Harbor Brook, a county-owned drainage channel; and
- WHEREAS, the applicant is proposing to combine two vacant parcels and one parcel containing a commercial building into a new 0.381-acre lot in a Business A (BA) zoning district, in order to provide ancillary parking for the business on site (Santo Development); and
- WHEREAS, aerial photography shows the site is situated between Fenton Street and Grand Avenue, both city streets, across from Delaware Elementary School to the south and Harbor Brook to the north, with surrounding residential parcels and commercial properties at the nearby intersection with South Geddes Street; and
- WHEREAS, the Resubdivision Plan dated January 27, 2015 shows proposed New Lot 211 to contain an existing one story frame/concrete block building and vacant asphalt and gravel areas; per the plan and aerial photography, it appears that a portion of fenced in yard space at the adjacent house on Grand Avenue (#205) is part of proposed New Lot 211; and
- WHEREAS, per the plan and aerial photography, the site has open access to Fenton Street, where the building has an overhead garage door and fenced driveway, and open access to Grand Avenue, with parking in front of the building that appears to encroach in the right-of-way; and
- WHEREAS, the Environmental Assessment Form dated December 22, 2014 states the project site is located in the 100 year flood plain; the current FEMA Flood Insurance Rate Maps (FIRM) indicate that land adjacent to this parcel is in a Special Flood Hazard Area (SFHA); preliminary updated FIRM data released in June 2008 shows that some land in this location may no longer be within a SFHA once maps are finalized; and
- WHEREAS, the New York State Department of Environmental Conservation Environmental Assessment Form Mapper indicates that land adjoining the site contains wetlands or other regulated waterbodies, and the project site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the New York State Historic Preservation Office archaeological site inventory; and
- WHEREAS, the site is served by public water and sewer and is located in the Metropolitan Wastewater Treatment Plant service area; the EAF notes the project will not

require additional water and wastewater connections; and  
WHEREAS, per aerial photography, there are no sidewalks on either frontage and there is minimal landscaping on site; and

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

The applicant and City are encouraged to work together to better delineate the existing driveways, install sidewalks, ensure there is no parking in the right-of-way, and increase landscaping on site, especially buffering for residential properties and Delaware School. The Board further advises minimizing any increase in impervious surfaces in order to minimize stormwater runoff near Harbor Brook.

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



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: March 25, 2015

OCPB Case # S-15-17

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a PRELIMINARY SUBDIVISION from the City of Syracuse Planning Commission at the request of Tawill, Tri-Value, Stefanski & Zavaglia for the property located at the northeast corner at the intersection of East Brighton Avenue and Thurber 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 Interstate Route 81, a state highway; and
- WHEREAS, the applicant is proposing to convert 11 tax parcels into 3 new lots totaling 16.67 acres in Residential Class B-1 (RB-1), Residential Class C (RC), and Industrial Class A (IA) zoning districts, as part of a project to construct a student housing apartment complex totaling 168 units with a clubhouse and office; and
- WHEREAS, the Board is concurrently reviewing a Special Use Permit referral (Z-15-71) for proposed Lot 1, a Site Plan referral (Z-15-72) for proposed Lot 2, and a Multi-Building Permit referral (Z-15-73) for proposed Lot 3; and
- WHEREAS, the Lot Consolidation Plan dated October 2014 shows proposed New Lot-1 (6.063 acres) located at the corner of East Brighton Avenue and Thurber Street, both city streets, proposed New Lot-2 (3.961 acres) located north of New Lot-1 with no direct street frontage, and New Lot-3 (6.468 acres) located east of New Lot-1 with frontage along Stevens Place, a city street; the plan shows each lot contains existing structures or foundation remnants, which will be demolished per the referral materials; and
- WHEREAS, the referral materials and Layout Plan dated February 2, 2015 indicate that each proposed lot will contain a five-story building (19,880 square feet) with first floor parking (43-46 spaces) and 56 apartment units (163-164 beds); proposed Lot 1 would also contain a lease office (2,325 square feet) and proposed Lot 3 would also contain a clubhouse building (11,445 square feet); plans show additional parking to include five accessory lots on proposed Lot 1 with 139 parking spaces, two accessory lots on proposed Lot 2 with 112 parking spaces, and one accessory lot on proposed Lot 3 with 120 parking spaces; and
- WHEREAS, the plan shows all three lots would access a driveway on East Brighton Avenue (labeled 40' Access Easement on the lot consolidation plan), with Lot 1 having an additional driveway on East Brighton Avenue near the Thurber Avenue intersection and Lot 3 having a driveway on Stevens Place; per the City of Syracuse Department of Public Works, the applicant is required to submit a traffic study, reduce the main access driveway on East Brighton Avenue to 24' with one egress lane, and remove the second driveway on East Brighton Avenue if the main access shows an acceptable level of service; and

- WHEREAS, the Environmental Assessment Form dated February 20, 2015 notes stormwater will be collected and mitigated on site with a secondary connection to municipal drainage system with flow controls, and the plan shows the location of two stormwater basins along the western site boundary; and
- WHEREAS, the proposed project may disturb one acre or more of land and must be covered under the New York State SPDES II General Permit for Stormwater Discharges from Construction Activity (GP-0-10-001) and the applicant must submit a Stormwater Pollution Prevention Plan (SWPPP) to the municipality and a Notice of Intent (NOI) to the DEC Bureau of Water Permits; the proposed project is located within a designated Municipal Separate Storm Sewer System (MS4) municipality, and the applicant must consult with the municipal engineer to ensure conformance of construction plans with the municipality's Storm Water Management Plan (SWMP) and submit a MS4 SWPPP Acceptance Form signed by the municipality to the New York State Department of Environmental Conservation Bureau of Water Permits; the proposed project is located within the Onondaga Lake watershed and the SWPPP must include Enhanced Phosphorus Removal design criteria from the NYS Stormwater Management Design Manual as specified in the SPDES General Permit for Stormwater Discharges from Construction Activity (GP-0-10-001); and
- WHEREAS, the New York State Department of Environmental Conservation Environmental Assessment Form Mapper indicates that the indicates that the site is located over or immediately adjoining a principal aquifer, and that the site of the proposed action contains a species of animal, or associated habitats, listed by the state or federal government as threatened or endangered; a permit may be required from the New York State Department of Environmental Conservation (NYS DEC) if the species is listed as endangered or threatened and the NYS DEC determines that the project may be harmful to the species or its habitat; and
- WHEREAS, the site has access to public water and sewer and is located in the Metropolitan Wastewater Treatment Plant service area in an area tributary to active combined sewer overflows; and
- WHEREAS, per the Onondaga County Department of Water Environment Protection, the project shall comply with Local Law #1 of 2011 - A Local Law Establishing a Program to Promote Capacity Management, Maintenance and Operation of the Public Sewers and Related Purposes, where applicable; information regarding this law is available at [www.ongov.net/wep/uselaws.html](http://www.ongov.net/wep/uselaws.html); and
- WHEREAS, the Onondaga County Department of Water Environment Protection has determined that the submitted project is located in an area designated as flow constrained or impacted by excessive wet weather flow or is tributary to a Combined Sewer Overflow (CSO); the project applicant is required to offset any additional sanitary flow in excess of the most recent land use; the applicant must develop a 1 gallon to 1 gallon offset plan/project in coordination with the municipal engineer; a letter confirming the acceptance of the offset plan must be submitted to the Department of Water Environment Protection documenting the offset plan; and
- WHEREAS, the plan shows proposed sidewalks leading around parking lots and between buildings, but no sidewalks along East Brighton Avenue; no bus or bicycle accommodations are shown; the Landscape Plan dated February 2, 2015 shows trees along the main access drive and most of the East Brighton Avenue frontage, and existing trees and vegetation to remain within and around most of the site; per the City of Syracuse Department of Public Works, 5' sidewalks

are required in the right-of way along property lines, and additional accommodations to improve pedestrian circulation are encouraged; and

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

1. The New York State Department of Transportation requests a copy of the Traffic Impact Study (TIS) be submitted to the Department for review.
2. The applicant and city are encouraged to continue working together to minimize traffic impacts, improve right-of-way treatments, provide high-quality lighting on site, and incorporate pedestrian, bike, and transit accommodations, including bike racks or other storage accommodations, bus shelters along serviced roads, and sidewalks connecting buildings to bus stop locations. The Board encourages the use of Stevens Place as an alternate means of site access.
3. The applicant and City are encouraged ensure the site has adequate accommodations for emergency vehicle access, including turning radii and multiple means of ingress and egress to access the buildings.
4. The Onondaga County Department of Water Environment Protection asks that the applicant contact the Department at (315) 435-6820 early in the planning process to determine sewer availability and capacity.
5. The applicant is encouraged to reduce stormwater runoff and improve stormwater quality as much as practical by reducing impermeable surfaces and utilizing green infrastructure. For more information on stormwater management, visit the Onondaga County "Save the Rain Program" web site at <http://savetherain.us> or contact the Onondaga County Department of Water Environment Protection at 315-435-6820.

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



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: March 25, 2015

OCPB Case # S-15-18

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a FINAL SUBDIVISION from the City of Syracuse Planning Commission at the request of Emerald Storage Group, LLC for the property located at 314 & 316 Ainsley Drive; 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 481, a state highway, and the municipal boundary between the City of Syracuse and the Town of Onondaga; and
- WHEREAS, the applicant is proposing to combine two parcels containing an existing self-storage business into one 5.9-acre lot in Industrial Class A (IA) and Commercial Class B (CB) zoning districts; and
- WHEREAS, the Final Plan dated January 27, 2012 shows proposed Lot 1A to contain 8 existing one-story metal buildings and an existing one-story concrete block building with a proposed addition and surrounding tarvia parking area; and
- WHEREAS, aerial photography and the plan show the site is located between Ainsley Drive, a city street, to the north, and railroad tracks running along Interstate Route 481 to the south; aerial photography further shows the site has open access to Ainsley Drive; and
- WHEREAS, an Environmental Assessment Form (old version) dated February 15, 2015 was submitted with the referral; and
- WHEREAS, the New York State Department of Environmental Conservation Environmental Assessment Form Mapper indicates that the site of the proposed action contains a species of animal, or associated habitats, listed by the state or federal government as threatened or endangered, and is located in or adjacent to an area designated as sensitive for archaeological sites on the New York State Historic Preservation Office archaeological site inventory; and
- WHEREAS, the site is served by public water and sewer and is located in the 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](http://www.ongov.net/wep/uselaws.html); and
- WHEREAS, aerial photography shows a grassed area in the front of the site with minimal landscaping, an overgrown area to the rear along the railroad tracks which can be seen from the highway, and a dirt/grassed area between two storage buildings that appears to be used for truck parking; 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

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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 applicant and City are encouraged to work together to minimize paved surfaces on site and to increase vertical screening along the rear of the parcel.
2. The City is advised to ensure the applicant submits the new version of the Environmental Assessment Form prior to voting on this proposal, in order to meet State Environmental Quality Review (SEQR) requirements effective October 7, 2013.

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





JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: March 25, 2015

OCPB Case # S-15-19

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a FINAL SUBDIVISION from the Town of DeWitt Planning Board at the request of Sonic Resubdivision for the property located at 3134, 3138-3150 & 3170 Erie Boulevard East; and
- WHEREAS, General Municipal Law Section 239-n allows the County Planning Board to review the approval of subdivisions and the site is located within 500 feet of Erie Boulevard East, a state highway; and
- WHEREAS, the applicant is proposing to combine four parcels into a new 3.11-acre lot in Business (B) and Residential (R-3) zoning districts, as part of a project to demolish an existing car wash and construct a fast food restaurant (Sonic Restaurant); and
- WHEREAS, the Board is concurrently reviewing a Site Plan referral (Z-15-82) for this project; and
- WHEREAS, the Assemblage Map dated February 28, 2015 shows the proposed new lot would be zoned business along the Erie Boulevard East frontage and residential along the rear half of the parcel, and contains a six existing one-story masonry commercial buildings, including the vacant car wash to be demolished, Nature-Tyme, Empire Plaza and an adjacent shopping plaza, Taj Indian Palace, and Goodyear; the plan shows existing asphalt parking areas serving each of the buildings, and per a conversation with the Town on March 16, 2015, Empire Plaza has an existing parking variance; and
- WHEREAS, the Site Layout Plan dated December 9, 2014 shows the proposed Sonic restaurant building (2,972 square feet) with drive-thru, approximately 30 parking spaces in a rear lot, a row of 13 canopied parking spaces along one side of the building, and a row of 17 spaces along the other side of the building, including several within the State right-of-way; much of the proposed parking along the sides of the building would require backing into the drive-thru and internal circulation lanes; and
- WHEREAS, the plan shows the site would maintain right-in/right-out access to Erie Boulevard East, as well as cross connections with the adjacent Empire Plaza and Nature-Tyme buildings, which has signalized access to Erie Boulevard East; two of the proposed cross connections are toward the rear of the site and one is partially within the State right-of-way at the front of the site; no cross connections are proposed with the adjacent parcel to the east (Tokyo Seoul Restaurant), which will be separated by a perimeter strip of lawn and a dumpster enclosure; any existing or proposed access to Erie Boulevard East must meet the requirements of the New York State Department of Transportation; and
- WHEREAS, per the Town, revisions to the plan are being considered which would improve safe internal circulation, including the separation of the right-in and right-out

driveways and the removal of the front cross-connection; the Town further noted that the proposal will require a new parking variance; and

WHEREAS, the Environmental Assessment Form dated March 2, 2015 indicates 0.95 acres will be physically disturbed and notes that the existing storm water system will be utilized, overland drainage flows are to be replicated, and two small drywell structures are proposed for the site, which allow storm water to be temporarily detained and then slowly released into the underlying soils; and

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

WHEREAS, the EAF further notes that one of the subject parcels (3170 Erie Boulevard East) is currently listed as unregulated/closed remediation site per the New York State Department of Environmental Conservation, with two tanks listed as having been removed; and

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

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

WHEREAS, the plan shows an outdoor patio in the front of the building, a bike rack located within the State right-of-way, and a lawn area in the front and rear of the building; there are no sidewalks along Erie Boulevard East in this location, however a concrete sidewalk is shown which would lead from the existing snow shelf on Erie Boulevard to the row of parking along the east side of the building; and

WHEREAS, the Signage Site Plan outlines the proposed signage for the site and indicates some signage will require a variance; the signs include an 18.5 square foot monument sign, 84.8 square feet of wall signage split between the front and side facades, a poster sign (41.2 square feet), drive-thru menu sign (47.8 square feet), and a drive-thru sign (23.9 square feet) behind the building, 14 car-hop menus under the canopy (7.9 square feet each), an enter sign (4.9 square feet) on the front patio, an exit sign (4.9 square feet) at one of the rear cross connections, and an exit sign (4.9 square feet) which would be located in the State right-of-way; signage details suggest all the signs would be internally-lit; and

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

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

1. Per the New York State Department of Transportation, no parking, signage, or bike racks are permitted in the State right-of-way. The Department further notes that the cross-connection within the State right-of-way is located too close to the signalized intersection in Empire Plaza and should be removed.
2. The New York State Department of Transportation has determined that the applicant is required to obtain a highway work permit for any work within the State right-of-way.
3. The New York State Department of Transportation has determined that the applicant must complete a drainage study or Stormwater Pollution Prevention Plan (SWPPP) to meet Department requirements verifying that the proposed development would not create additional stormwater runoff into the State's drainage system and is required to first contact the Department to determine the scope of the study; the applicant must submit the drainage study to the Department for approval and complete any appropriate mitigation as may be determined by the Department.

The Board also offers the following comments:

1. The Onondaga County Department of Water Environment Protection asks that the applicant contact the Department at (315) 435-6820 early in the planning process to determine sewer availability and capacity.
2. The applicant is encouraged to reduce stormwater runoff and improve stormwater quality as much as practical by reducing impermeable surfaces and utilizing green infrastructure. For more information on stormwater management, visit the Onondaga County "Save the Rain Program" web site at <http://savetherain.us> or contact the Onondaga County Department of Water Environment Protection at 315-435-6820.
3. The Board and the New York State Department of Transportation encourage the installation of sidewalks along Erie Boulevard East that are set back from the road frontage and pedestrian connections which lead more directly to the restaurant and with adjacent buildings.
4. The Town may wish to consider eliminating split zoning on the resubdivided parcel if the existing residential zoning is inconsistent with the desired intent for this area.

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



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: March 25, 2015

OCPB Case # S-15-20

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SUBDIVISION from the Town of Pompey Planning Board at the request of Oran Community Church for the property located at 4257 Oran Delphi 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 Oran Delphi Road, a county road, New York State Route 92, a state highway, and a farm operation in an agricultural district; and
- WHEREAS, the applicant is proposing to subdivide a 14.14-acre parcel into two new lots, one containing the church parsonage and one containing vacant land, in a Farm zoning district; and
- WHEREAS, the Environmental Assessment Form dated February 26, 2015 states the subdivision is needed so the church can sell the parsonage separately; and
- WHEREAS, the Subdivision Map dated February 24, 2015 shows proposed Lot 1 (12.14 acres) as vacant wooded land with 60' of frontage along Oran Delphi Road, and proposed Lot 2 (2 acres) to contain a one-story wood frame house along Oran Delphi Road; per aerial photography, the church building is located on an adjacent parcel along New York State Route 92; and
- WHEREAS, the map shows proposed Lot 2 with an existing driveway on Oran-Delphi Road, and no existing driveways are shown on proposed Lot 1 and the referral notice states a driveway permit will be required; any existing or proposed access to Oran Delphi Road must meet the requirements of the Onondaga County Department of Transportation; and
- WHEREAS, the plan shows Limestone Creek and adjacent flood plain area running along the rear of proposed Lot 1; the current FEMA Flood Insurance Rate Maps (FIRM) indicate that the rear portion of proposed Lot 1 is in or near a Special Flood Hazard Area (SFHA); the Onondaga County Hazard Mitigation Plan has identified flooding as one of five primary natural hazards of local concern, with the potential to cause extensive threat to property and safety; buildings within the floodplain can negatively affect the free flow of nearby waterways and drainage, and building within a floodplain is therefore discouraged; and
- WHEREAS, the New York State Department of Environmental Conservation Environmental Assessment Form Mapper indicates that the site contains federal wetlands; per the U.S. Army Corps of Engineers, National Wetland Inventory Maps may not be used to confirm the presence/absence of federal wetlands on a given parcel of land; and
- WHEREAS, the EAF Mapper further indicates 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 EAF Mapper, the Oran Community Church building and neighboring

building Oran District No. 22 School House are both listed on the National Register of Historic Places; and

WHEREAS, the site is served by private water and septic and is located outside the Onondaga County Sanitary District; a well and an approximate septic location are shown on proposed Lot 2; the applicant must have an approved septic plan for each proposed lot that is less than five acres prior to Onondaga County Health Department endorsement of the plan; and

WHEREAS, the Onondaga County Agricultural District map shows the site is located in New York State Agricultural District 4; aerial photography shows the site is adjacent to farmed properties; and

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

1. Per the Onondaga County Department of Transportation, access to Oran Delphi Road for proposed Lot 1 will be determined by the availability of sight distance, and the applicant is required to obtain a permit for any proposed driveways and prior to any proposed work within a county road right-of-way.
2. The Onondaga County Health Department must formally approve any existing or proposed septic system for all lots less than five acres prior to Department endorsement of this subdivision plan.

The Board also offers the following comments:

The Town and applicant are advised to consider the agricultural district status, environmental limitations, and proximity to historic buildings when determining future uses for the vacant land on proposed Lot 1.

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



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: March 25, 2015

OCPB Case # S-15-21

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a FINAL SUBDIVISION from the Town of LaFayette Planning Board at the request of B&B Family Limited Partnership for the property located at 2841 Jamesville-Apulia 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 Apulia Road, a county road; and
- WHEREAS, the applicant is proposing to subdivide a 1.64-acre residential lot from a 41.28-acre parcel in an Agricultural/Residential (AR) zoning district; and
- WHEREAS, the Environmental Assessment Form dated January 29, 2015 notes the current owner will retain the existing single-family residence and transfer the remaining lands to a new owner; and
- WHEREAS, the Final Plan dated January 23, 2015 shows an existing one-story wood frame house on proposed Lot 1 on Apulia Road (1.64 acres to the centerline), and proposed Lot 2 as vacant land (39.64 acres) on the other side of a New York Susquehanna & Western railroad tracks with no direct street frontage; and
- WHEREAS, the plan shows a dirt access road on a 30' access easement which leads from proposed Lot 2 across the railroad tracks onto Apulia Road via proposed Lot 1; per aerial photography, the house on proposed Lot 1 also has an existing driveway on Apulia Road; any existing or proposed access to Apulia Road must meet the requirements of the Onondaga County Department of Transportation; and
- WHEREAS, the New York State Department of Environmental Conservation Environmental Assessment Form Mapper indicates that land adjoining the site contains wetlands or other regulated water bodies; and
- WHEREAS, the site is served by private water and septic and is located outside the Onondaga County Sanitary District; the plan states proposed Lot 2 is not a residential building lot; the applicant must have an approved septic plan for each proposed lot that is less than five acres prior to Onondaga County Health Department endorsement of the plan; and

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 Apulia Road will be permitted, and the Town is advised to ensure

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appropriate access agreements, permits, and safety provisions from the Susquehanna & Western Railroad (contact Nathan Fenno) are in place for the at-grade railroad crossing serving proposed Lot 2.

2. The Town and applicant are further encouraged to eliminate the at-grade railroad crossing and use alternate means of ingress/egress for proposed Lot 2.

3. The Town and applicant are advised that the Onondaga County Health Department must formally approve any existing or proposed septic system for all lots less than five acres prior to Department endorsement of this subdivision plan.

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



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: March 25, 2015

OCPB Case # S-15-22

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a PRELIMINARY SUBDIVISION from the City of Syracuse Planning Commission at the request of Greater Syracuse Property Development Corp. and Ronald S. Naples for the property located at 405-409 & 411 Fitch 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 Harbor Brook, a county-owned drainage channel; and
- WHEREAS, the applicant is proposing to combine two parcels into a new 0.487-acre lot in a Residential Class A (RA) zoning district, in order to increase green space at an existing apartment building; and
- WHEREAS, the Preliminary Plan dated February 28, 2015 shows an existing U-shaped two-story frame building with frontage on Fitch Street, a city street, plus vacant land to be added; the referral materials indicate the building is a two-story, 12-unit apartment building, and aerial photography shows the site is landscaped with sidewalks and several pedestrian pathways leading to the building; and
- WHEREAS, the plan doesn't show any existing driveways, however aerial photography shows two existing driveways on Fitch Street (a loop around the rear of the building) and some parking behind the building; and
- WHEREAS, the Environmental Assessment Form indicates the site is located in the 100 year flood plain, and the current FEMA Flood Insurance Rate Maps (FIRM) indicate that the site is in a Special Flood Hazard Area (SFHA); 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 New York State Department of Environmental Conservation Environmental Assessment Form Mapper indicates that land adjoining the site contains wetlands or other regulated waterbodies; and
- WHEREAS, the site is served by public water and sewer and is located in the Metropolitan Wastewater Treatment Plant service area; the EAF notes no water or wastewater connections will be needed; and

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



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



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: March 25, 2015

OCPB Case # S-15-23

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a PRELIMINARY SUBDIVISION from the City of Syracuse Planning Commission at the request of Greater Syracuse Property Development Corp. and Giovanni & Frank Canzano for the property located at 2311 & 2313 Lodi 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 Interstate Route 81, a state highway; and
- WHEREAS, the applicant is proposing to combine two parcels into a new 0.194-acre lot in a Local Business Class A (BA) zoning district, in order to expand yard space at an existing two-family residence; and
- WHEREAS, the Preliminary Plan dated February 26, 2015 shows proposed Lot #2311 to contain an existing two-story frame house and detached garage located at the corner of Lodi Street and North State Street, both city streets, plus vacant land to be added; per aerial photography, the vacant parcel formerly contained an additional two-story residence; and
- WHEREAS, the plan doesn't show existing access or sidewalks; per aerial photography, the site appears to have one existing driveway right at the corner, and partially asphalt/partially concrete sidewalks along the street frontage; and
- WHEREAS, per the referral materials, the applicant would like to create a garden space, plant a tree, remove invasive trees, and repair the fence; and
- WHEREAS, the site is served by public water and sewer and is located in the Metropolitan Wastewater Treatment Plant service area; the Environmental Assessment Form notes there will be no water or wastewater connections needed; and

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

The Board supports the proposal to improve the appearance of this block, and further encourages the applicants and the City to improve the sidewalk conditions on this site as part of this project.

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



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: March 25, 2015

OCPB Case # S-15-24

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a PRELIMINARY SUBDIVISION from the Town of Manlius Planning Board at the request of Konrad Developers, Inc. for the property located on a private road extension of Sugarland Drive; and
- WHEREAS, General Municipal Law Section 239-n allows the County Planning Board to review the approval of subdivisions and the site is located within 500 feet of New York State Route 173, a state highway; and
- WHEREAS, the applicant is proposing to subdivide an 8.3-acre lot into five new residential lots in a Residential Agricultural (R-A) zoning district; and
- WHEREAS, the Board previously recommended Modification of a Preliminary Subdivision referral (S-05-14) for a prior proposal to create eight lots, noting minimum lot sizes did not conform to R-A zoning requirements and citing requirements for a drainage study and permits to cross a stream with a driveway; and
- WHEREAS, the Preliminary Plan revised March 9, 2012 shows the proposed lots would range in size from 0.95 acres up to 3 acres, and a typical lot layout drawing shows dwellings with attached garages and minimum setbacks of 40' in the front, 20' on the sides, and 40' in the rear; per aerial photography, the proposed subdivision is surrounded by fully built out residential development; and
- WHEREAS, the plan shows proposed Lots 1-4 would have frontage on Sugarland Drive, a local road serving the adjacent subdivision to the west that would be extended as a private road splitting to serve each lot, and proposed Lot 5 would have frontage and a proposed driveway on the corner of Barksdale Lane and Glen Eagle Drive, both local roads; and
- WHEREAS, the Environmental Assessment Form dated February 25, 2015 notes the site is located in the 100 year flood plain; preliminary updated FEMA Flood Insurance Rate Maps (FIRM) data released in June 2008 shows that additional lands on the parcel are anticipated to be added to the Special Flood Hazard Area (SFHA) once maps are finalized; 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 EAF states Crane Brook and Bishops Brook are located on the site and that 0.2 acres of the waterbodies on site would be altered by the proposed project; the plan shows two streams and floodplain areas with 25' floodplain buffers which run through portions of all the proposed lots; the proposed driveway on Lot 5 is shown to cross over a stream culvert; and

- WHEREAS, the referral included a Conditional Letter of Map Revision (CLOMR) from FEMA dated February 19, 2015 which indicates several alterations to Crane Brook; the letter comments that the proposed project meets the minimum floodplain management criteria of the National Flood Insurance Program (NFIP) map, but must meet any additional municipal requirements, which are noted to take precedence over NFIP criteria, as well as obtain all necessary permits and submit documentation for the final letter of map revision; included in the required follow-up documentation section of the CLOMR is a note which states: "The community has expressed concerns with the project which must be addressed. These concerns include, but are not limited to, stream diversion/modification issues; roads and driveways below floodplain elevations/flooding/ice for emergency vehicles access; stormwater management; ownership/establishment of reserve funds; flood proof sanitary collection system; development of stormwater infrastructure in floodplain."; and
- WHEREAS, the EAF indicates 3.5 acres will be physically disturbed and 0.33 acres of stormwater detention storage is proposed, which will be directed to Town of Manlius stormwater facilities; per the New York State Department of Transportation, additional stormwater runoff into the State's right-of-way is prohibited; and
- WHEREAS, the proposed project may disturb one acre or more of land and must be covered under the New York State SPDES II General Permit for Stormwater Discharges from Construction Activity (GP-0-10-001) and the applicant must submit a Stormwater Pollution Prevention Plan (SWPPP) to the municipality and a Notice of Intent (NOI) to the DEC Bureau of Water Permits; the proposed project is located within a designated Municipal Separate Storm Sewer System (MS4) municipality, and the applicant must consult with the municipal engineer to ensure conformance of construction plans with the municipality's Storm Water Management Plan (SWMP) and submit a MS4 SWPPP Acceptance Form signed by the municipality to the New York State Department of Environmental Conservation Bureau of Water Permits; and
- WHEREAS, the New York State Department of Environmental Conservation Environmental Assessment Form Mapper indicates that the site contains federal wetlands; per the U.S. Army Corps of Engineers, National Wetland Inventory Maps may not be used to confirm the presence/absence of federal wetlands on a given parcel of land; the applicant must obtain appropriate permits from the U.S. Army Corps of Engineers for any proposed development or drainage in federal wetlands on site; and
- WHEREAS, the site has access to public water and sewer and is located in the Meadowbrook-Limestone Wastewater Treatment Plant service area; the Onondaga County Water Authority (OCWA) recommends that the municipality and/or applicant contact OCWA's Engineering Department early in the planning process to determine water availability and service options, obtain hydrant flow test information, evaluate backflow prevention requirements, and/or request that the Authority conduct hydrant flow testing to assess fire flow availability; and
- WHEREAS, 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](http://www.ongov.net/wep/uselaws.html); the Onondaga

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

WHEREAS, per an email from the Onondaga County Department of Water Environment to the Town Engineer on March 2, 2015: "If the road to the houses is developed as a private drive and has the potential to be underwater at certain times of the year, Onondaga County Department of Water Environment Protection is not interested in maintaining the sewer lines in this subdivision. After reviewing the site plan the options seen at this time are that the sewer lines would have to either end up being privately owned with a legal Transportation Corporation in place or individual privately owned grinder pump stations and private force mains be installed. Any manholes, vents clean outs or pump station would have to be flood protected and openings at least three feet above the flood elevation."; 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 proposed subdivision and lot layout given the location of at least two dwellings and road infrastructure within the floodplain, the considerable concerns raised by the Onondaga County Department of Water Environment Protection regarding the maintenance of sewer infrastructure, the community concerns outlined in the CLOMR, and the potential negative drainage impacts on neighboring residences.

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



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: March 25, 2015

OCPB Case # S-15-25

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SUBDIVISION from the Town of Cicero Planning Board at the request of Widewaters Route 11 Associates, LLC for the property located at 7944 & 7950 Brewerton Road; and
- WHEREAS, General Municipal Law Section 239-n allows the County Planning Board to review the approval of subdivisions and the site is located within 500 feet of Brewerton Road (U.S. Route 11), a state highway, and Caughdenoy Road, a county road; and
- WHEREAS, the applicant is proposing to subdivide a 2.595-acre parcel containing an existing bank (First Niagara) and fast food restaurant (Panda Express) into two new lots in a General Commercial (GC) zoning district; and
- WHEREAS, the Board previously recommended Modification of Site Plan referrals (Z-14-103 and Z-10-278) for the Panda Express and First Niagara Bank on this site, citing traffic, drainage, and lighting requirements, water and wastewater considerations, and encouraging the Town to develop a plan for the remaining developable lands along this portion of Route 11; the Board also recently recommended similar Modification of several referrals (Z-15-13, S-15-4, and Z-15-57) for two proposed restaurants (Dairy Queen and to be determined) on another plaza outparcel further north; and
- WHEREAS, the Preliminary Plan dated February 10, 2015 shows proposed Lot 1A (54,690.8 square feet) to contain an existing masonry building (First Niagara) and proposed Lot 1B (58,366.3 square feet) to contain an existing stucco building (Panda Express) and 40 parking spaces; and
- WHEREAS, the plan shows both lots with frontage and no direct access on Route 11; aerial photography shows each proposed lot has a driveway on an internal access road serving the Country Squire Plaza; and
- WHEREAS, the Environmental Assessment Form dated March 10, 2015 notes storm water management was part of the previously approved site plan, and the site or an adjoining property has been the subject of remediation for hazardous waste; and
- WHEREAS, the site is served by public water and sewer and is located in the Oak Orchard Wastewater Treatment Plant and Davis Road Pump Station service areas; and

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

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



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: March 25, 2015

OCPB Case # Z-15-71

- 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 SPECIAL PERMIT from the City of Syracuse Planning Commission at the request of Tawill, Tri-Value, Stefanski & Zavaglia for the property located at the northeast corner at the intersection of East Brighton Avenue and Thurber Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review issuance of special permits and the site is located within 500 feet of Interstate Route 81, a state highway; and
- WHEREAS, the applicant is requesting a special use permit as part of a project to construct a student housing apartment complex totaling 168 units with a clubhouse and office on 3 proposed lots totaling 16.67 acres in Residential Class B-1 (RB-1), Residential Class C (RC), and Industrial Class A (IA) zoning districts; and
- WHEREAS, the Board is concurrently reviewing a Preliminary Subdivision referral (S-15-17) to convert 11 parcels into 3 new lots, a Site Plan referral (Z-15-72) for proposed Lot 2, and a Multi-Building Permit referral (Z-15-73) for proposed Lot 3; and
- WHEREAS, the Lot Consolidation Plan dated October 2014 shows proposed New Lot-1 (6.063 acres) located at the corner of East Brighton Avenue and Thurber Street, both city streets, proposed New Lot-2 (3.961 acres) located north of New Lot-1 with no direct street frontage, and New Lot-3 (6.468 acres) located east of New Lot-1 with frontage along Stevens Place, a city street; the plan shows each lot contains existing structures or foundation remnants, which will be demolished per the referral materials; and
- WHEREAS, the referral materials and Layout Plan dated February 2, 2015 indicate that each proposed lot will contain a five-story building (19,880 square feet) with first floor parking (43-46 spaces) and 56 apartment units (163-164 beds); proposed Lot 1 would also contain a lease office (2,325 square feet) and proposed Lot 3 would also contain a clubhouse building (11,445 square feet); plans show additional parking to include five accessory lots on proposed Lot 1 with 139 parking spaces, two accessory lots on proposed Lot 2 with 112 parking spaces, and one accessory lot on proposed Lot 3 with 120 parking spaces; and
- WHEREAS, the plan shows all three lots would access a driveway on East Brighton Avenue (labeled 40' Access Easement on the lot consolidation plan), with Lot 1 having an additional driveway on East Brighton Avenue near the Thurber Avenue intersection and Lot 3 having a driveway on Stevens Place; per the City of Syracuse Department of Public Works, the applicant is required to submit a traffic study, reduce the main access driveway on East Brighton Avenue to 24' with one egress lane, and remove the second driveway on East Brighton



- Avenue if the main access shows an acceptable level of service; and
- WHEREAS, the Environmental Assessment Form dated February 20, 2015 notes stormwater will be collected and mitigated on site with a secondary connection to municipal drainage system with flow controls, and the plan shows the location of two stormwater basins along the western site boundary; and
- WHEREAS, the proposed project may disturb one acre or more of land and must be covered under the New York State SPDES II General Permit for Stormwater Discharges from Construction Activity (GP-0-10-001) and the applicant must submit a Stormwater Pollution Prevention Plan (SWPPP) to the municipality and a Notice of Intent (NOI) to the DEC Bureau of Water Permits; the proposed project is located within a designated Municipal Separate Storm Sewer System (MS4) municipality, and the applicant must consult with the municipal engineer to ensure conformance of construction plans with the municipality's Storm Water Management Plan (SWMP) and submit a MS4 SWPPP Acceptance Form signed by the municipality to the New York State Department of Environmental Conservation Bureau of Water Permits; the proposed project is located within the Onondaga Lake watershed and the SWPPP must include Enhanced Phosphorus Removal design criteria from the NYS Stormwater Management Design Manual as specified in the SPDES General Permit for Stormwater Discharges from Construction Activity (GP-0-10-001); and
- WHEREAS, the New York State Department of Environmental Conservation Environmental Assessment Form Mapper indicates that the indicates that the site is located over or immediately adjoining a principal aquifer, and that the site of the proposed action contains a species of animal, or associated habitats, listed by the state or federal government as threatened or endangered; a permit may be required from the New York State Department of Environmental Conservation (NYS DEC) if the species is listed as endangered or threatened and the NYS DEC determines that the project may be harmful to the species or its habitat; and
- WHEREAS, the site has access to public water and sewer and is located in the Metropolitan Wastewater Treatment Plant service area in an area tributary to active combined sewer overflows; and
- WHEREAS, per the Onondaga County Department of Water Environment Protection, the project shall comply with Local Law #1 of 2011 - A Local Law Establishing a Program to Promote Capacity Management, Maintenance and Operation of the Public Sewers and Related Purposes, where applicable; information regarding this law is available at [www.ongov.net/wep/uselaws.html](http://www.ongov.net/wep/uselaws.html); and
- WHEREAS, the Onondaga County Department of Water Environment Protection has determined that the submitted project is located in an area designated as flow constrained or impacted by excessive wet weather flow or is tributary to a Combined Sewer Overflow (CSO); the project applicant is required to offset any additional sanitary flow in excess of the most recent land use; the applicant must develop a 1 gallon to 1 gallon offset plan/project in coordination with the municipal engineer; a letter confirming the acceptance of the offset plan must be submitted to the Department of Water Environment Protection documenting the offset plan; and
- WHEREAS, the plan shows proposed sidewalks leading around parking lots and between buildings, but no sidewalks along East Brighton Avenue; no bus or bicycle accommodations are shown; the Landscape Plan dated February 2, 2015 shows trees along the main access drive and most of the East Brighton Avenue

frontage, and existing trees and vegetation to remain within and around most of the site; per the City of Syracuse Department of Public Works, 5' sidewalks are required in the right-of way along property lines, and additional accommodations to improve pedestrian circulation are encouraged; and

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

1. The New York State Department of Transportation requests a copy of the Traffic Impact Study (TIS) be submitted to the Department for review.
2. The applicant and city are encouraged to continue working together to minimize traffic impacts, improve right-of-way treatments, provide high-quality lighting on site, and incorporate pedestrian, bike, and transit accommodations, including bike racks or other storage accommodations, bus shelters along serviced roads, and sidewalks connecting buildings to bus stop locations. The Board encourages the use of Stevens Place as an alternate means of site access.
3. The applicant and City are encouraged ensure the site has adequate accommodations for emergency vehicle access, including turning radii and multiple means of ingress and egress to access the buildings.
4. The Onondaga County Department of Water Environment Protection asks that the applicant contact the Department at (315) 435-6820 early in the planning process to determine sewer availability and capacity.
5. The applicant is encouraged to reduce stormwater runoff and improve stormwater quality as much as practical by reducing impermeable surfaces and utilizing green infrastructure. For more information on stormwater management, visit the Onondaga County "Save the Rain Program" web site at <http://savetherain.us> or contact the Onondaga County Department of Water Environment Protection at 315-435-6820.

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



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: March 25, 2015

OCPB Case # Z-15-72

- 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 SITE PLAN from the City of Syracuse Planning Commission at the request of Tawill, Tri-Value, Stefanski & Zavaglia for the property located at the northeast corner at the intersection of East Brighton Avenue and Thurber Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Interstate Route 81, a state highway; and
- WHEREAS, the applicant is proposing to construct a student housing apartment complex totaling 168 units with a clubhouse and office on 3 proposed lots totaling 16.67 acres in Residential Class B-1 (RB-1), Residential Class C (RC), and Industrial Class A (IA) zoning districts; and
- WHEREAS, the Board is concurrently reviewing a Preliminary Subdivision referral (S-15-17) to convert 11 parcels into 3 new lots, a Special Permit referral (Z-15-71) for proposed Lot 1, and a Multi-Building Permit referral (Z-15-73) for proposed Lot 3; and
- WHEREAS, the Lot Consolidation Plan dated October 2014 shows proposed New Lot-1 (6.063 acres) located at the corner of East Brighton Avenue and Thurber Street, both city streets, proposed New Lot-2 (3.961 acres) located north of New Lot-1 with no direct street frontage, and New Lot-3 (6.468 acres) located east of New Lot-1 with frontage along Stevens Place, a city street; the plan shows each lot contains existing structures or foundation remnants, which will be demolished per the referral materials; and
- WHEREAS, the referral materials and Layout Plan dated February 2, 2015 indicate that each proposed lot will contain a five-story building (19,880 square feet) with first floor parking (43-46 spaces) and 56 apartment units (163-164 beds); proposed Lot 1 would also contain a lease office (2,325 square feet) and proposed Lot 3 would also contain a clubhouse building (11,445 square feet); plans show additional parking to include five accessory lots on proposed Lot 1 with 139 parking spaces, two accessory lots on proposed Lot 2 with 112 parking spaces, and one accessory lot on proposed Lot 3 with 120 parking spaces; and
- WHEREAS, the plan shows all three lots would access a driveway on East Brighton Avenue (labeled 40' Access Easement on the lot consolidation plan), with Lot 1 having an additional driveway on East Brighton Avenue near the Thurber Avenue intersection and Lot 3 having a driveway on Stevens Place; per the City of Syracuse Department of Public Works, the applicant is required to submit a traffic study, reduce the main access driveway on East Brighton Avenue to 24' with one egress lane, and remove the second driveway on East Brighton Avenue if the main access shows an acceptable level of service; and
- WHEREAS, the Environmental Assessment Form dated February 20, 2015 notes

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stormwater will be collected and mitigated on site with a secondary connection to municipal drainage system with flow controls, and the plan shows the location of two stormwater basins along the western site boundary; and

WHEREAS, the proposed project may disturb one acre or more of land and must be covered under the New York State SPDES II General Permit for Stormwater Discharges from Construction Activity (GP-0-10-001) and the applicant must submit a Stormwater Pollution Prevention Plan (SWPPP) to the municipality and a Notice of Intent (NOI) to the DEC Bureau of Water Permits; the proposed project is located within a designated Municipal Separate Storm Sewer System (MS4) municipality, and the applicant must consult with the municipal engineer to ensure conformance of construction plans with the municipality's Storm Water Management Plan (SWMP) and submit a MS4 SWPPP Acceptance Form signed by the municipality to the New York State Department of Environmental Conservation Bureau of Water Permits; the proposed project is located within the Onondaga Lake watershed and the SWPPP must include Enhanced Phosphorus Removal design criteria from the NYS Stormwater Management Design Manual as specified in the SPDES General Permit for Stormwater Discharges from Construction Activity (GP-0-10-001); and

WHEREAS, the New York State Department of Environmental Conservation Environmental Assessment Form Mapper indicates that the indicates that the site is located over or immediately adjoining a principal aquifer, and that the site of the proposed action contains a species of animal, or associated habitats, listed by the state or federal government as threatened or endangered; a permit may be required from the New York State Department of Environmental Conservation (NYS DEC) if the species is listed as endangered or threatened and the NYS DEC determines that the project may be harmful to the species or its habitat; and

WHEREAS, the site has access to public water and sewer and is located in the Metropolitan Wastewater Treatment Plant service area in an area tributary to active combined sewer overflows; and

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

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

WHEREAS, the plan shows proposed sidewalks leading around parking lots and between buildings, but no sidewalks along East Brighton Avenue; no bus or bicycle accommodations are shown; the Landscape Plan dated February 2, 2015 shows trees along the main access drive and most of the East Brighton Avenue frontage, and existing trees and vegetation to remain within and around most of the site; per the City of Syracuse Department of Public Works, 5' sidewalks are required in the right-of way along property lines, and additional

accommodations to improve pedestrian circulation are encouraged; and

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

1. The New York State Department of Transportation requests a copy of the Traffic Impact Study (TIS) be submitted to the Department for review.
2. The applicant and city are encouraged to continue working together to minimize traffic impacts, improve right-of-way treatments, provide high-quality lighting on site, and incorporate pedestrian, bike, and transit accommodations, including bike racks or other storage accommodations, bus shelters along serviced roads, and sidewalks connecting buildings to bus stop locations. The Board encourages the use of Stevens Place as an alternate means of site access.
3. The applicant and City are encouraged ensure the site has adequate accommodations for emergency vehicle access, including turning radii and multiple means of ingress and egress to access the buildings.
4. The Onondaga County Department of Water Environment Protection asks that the applicant contact the Department at (315) 435-6820 early in the planning process to determine sewer availability and capacity.
5. The applicant is encouraged to reduce stormwater runoff and improve stormwater quality as much as practical by reducing impermeable surfaces and utilizing green infrastructure. For more information on stormwater management, visit the Onondaga County "Save the Rain Program" web site at <http://savetherain.us> or contact the Onondaga County Department of Water Environment Protection at 315-435-6820.

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



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: March 25, 2015

OCPB Case # Z-15-73

- 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 OTHER AUTHORIZATION from the City of Syracuse Planning Commission at the request of Tawill, Tri-Value, Stefanski & Zavaglia for the property located at the northeast corner at the intersection of East Brighton Avenue and Thurber Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review authorizations which a referring body may issue under the provisions of any zoning ordinance or local law and the site is located within 500 feet of Interstate Route 81, a state highway; and
- WHEREAS, the applicant is requesting a Multi-Building Permit as part of a project to construct a student housing apartment complex totaling 168 units with a clubhouse and office on 3 proposed lots totaling 16.67 acres in Residential Class B-1 (RB-1), Residential Class C (RC), and Industrial Class A (IA) zoning districts; and
- WHEREAS, the Board is concurrently reviewing a Preliminary Subdivision referral (S-15-17) to convert 11 parcels into 3 new lots, a Special Permit referral (Z-15-71) for proposed Lot 1, and a Site Plan referral (Z-15-72) for proposed Lot 2; and
- WHEREAS, the Lot Consolidation Plan dated October 2014 shows proposed New Lot-1 (6.063 acres) located at the corner of East Brighton Avenue and Thurber Street, both city streets, proposed New Lot-2 (3.961 acres) located north of New Lot-1 with no direct street frontage, and New Lot-3 (6.468 acres) located east of New Lot-1 with frontage along Stevens Place, a city street; the plan shows each lot contains existing structures or foundation remnants, which will be demolished per the referral materials; and
- WHEREAS, the referral materials and Layout Plan dated February 2, 2015 indicate that each proposed lot will contain a five-story building (19,880 square feet) with first floor parking (43-46 spaces) and 56 apartment units (163-164 beds); proposed Lot 1 would also contain a lease office (2,325 square feet) and proposed Lot 3 would also contain a clubhouse building (11,445 square feet); plans show additional parking to include five accessory lots on proposed Lot 1 with 139 parking spaces, two accessory lots on proposed Lot 2 with 112 parking spaces, and one accessory lot on proposed Lot 3 with 120 parking spaces; and
- WHEREAS, the plan shows all three lots would access a driveway on East Brighton Avenue (labeled 40' Access Easement on the lot consolidation plan), with Lot 1 having an additional driveway on East Brighton Avenue near the Thurber Avenue intersection and Lot 3 having a driveway on Stevens Place; per the City of Syracuse Department of Public Works, the applicant is required to submit a traffic study, reduce the main access driveway on East Brighton Avenue to 24' with one egress lane, and remove the second driveway on East Brighton

- Avenue if the main access shows an acceptable level of service; and
- WHEREAS, the Environmental Assessment Form dated February 20, 2015 notes stormwater will be collected and mitigated on site with a secondary connection to municipal drainage system with flow controls, and the plan shows the location of two stormwater basins along the western site boundary; and
- WHEREAS, the proposed project may disturb one acre or more of land and must be covered under the New York State SPDES II General Permit for Stormwater Discharges from Construction Activity (GP-0-10-001) and the applicant must submit a Stormwater Pollution Prevention Plan (SWPPP) to the municipality and a Notice of Intent (NOI) to the DEC Bureau of Water Permits; the proposed project is located within a designated Municipal Separate Storm Sewer System (MS4) municipality, and the applicant must consult with the municipal engineer to ensure conformance of construction plans with the municipality's Storm Water Management Plan (SWMP) and submit a MS4 SWPPP Acceptance Form signed by the municipality to the New York State Department of Environmental Conservation Bureau of Water Permits; the proposed project is located within the Onondaga Lake watershed and the SWPPP must include Enhanced Phosphorus Removal design criteria from the NYS Stormwater Management Design Manual as specified in the SPDES General Permit for Stormwater Discharges from Construction Activity (GP-0-10-001); and
- WHEREAS, the New York State Department of Environmental Conservation Environmental Assessment Form Mapper indicates that the indicates that the site is located over or immediately adjoining a principal aquifer, and that the site of the proposed action contains a species of animal, or associated habitats, listed by the state or federal government as threatened or endangered; a permit may be required from the New York State Department of Environmental Conservation (NYS DEC) if the species is listed as endangered or threatened and the NYS DEC determines that the project may be harmful to the species or its habitat; and
- WHEREAS, the site has access to public water and sewer and is located in the Metropolitan Wastewater Treatment Plant service area in an area tributary to active combined sewer overflows; and
- WHEREAS, per the Onondaga County Department of Water Environment Protection, the project shall comply with Local Law #1 of 2011 - A Local Law Establishing a Program to Promote Capacity Management, Maintenance and Operation of the Public Sewers and Related Purposes, where applicable; information regarding this law is available at [www.ongov.net/wep/uselaws.html](http://www.ongov.net/wep/uselaws.html); and
- WHEREAS, the Onondaga County Department of Water Environment Protection has determined that the submitted project is located in an area designated as flow constrained or impacted by excessive wet weather flow or is tributary to a Combined Sewer Overflow (CSO); the project applicant is required to offset any additional sanitary flow in excess of the most recent land use; the applicant must develop a 1 gallon to 1 gallon offset plan/project in coordination with the municipal engineer; a letter confirming the acceptance of the offset plan must be submitted to the Department of Water Environment Protection documenting the offset plan; and
- WHEREAS, the plan shows proposed sidewalks leading around parking lots and between buildings, but no sidewalks along East Brighton Avenue; no bus or bicycle accommodations are shown; the Landscape Plan dated February 2, 2015 shows trees along the main access drive and most of the East Brighton Avenue

frontage, and existing trees and vegetation to remain within and around most of the site; per the City of Syracuse Department of Public Works, 5' sidewalks are required in the right-of way along property lines, and additional accommodations to improve pedestrian circulation are encouraged; and

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

1. The New York State Department of Transportation requests a copy of the Traffic Impact Study (TIS) be submitted to the Department for review.
2. The applicant and city are encouraged to continue working together to minimize traffic impacts, improve right-of-way treatments, provide high-quality lighting on site, and incorporate pedestrian, bike, and transit accommodations, including bike racks or other storage accommodations, bus shelters along serviced roads, and sidewalks connecting buildings to bus stop locations. The Board encourages the use of Stevens Place as an alternate means of site access.
3. The applicant and City are encouraged ensure the site has adequate accommodations for emergency vehicle access, including turning radii and multiple means of ingress and egress to access the buildings.
4. The Onondaga County Department of Water Environment Protection asks that the applicant contact the Department at (315) 435-6820 early in the planning process to determine sewer availability and capacity.
5. The applicant is encouraged to reduce stormwater runoff and improve stormwater quality as much as practical by reducing impermeable surfaces and utilizing green infrastructure. For more information on stormwater management, visit the Onondaga County "Save the Rain Program" web site at <http://savetherain.us> or contact the Onondaga County Department of Water Environment Protection at 315-435-6820.

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





JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: March 25, 2015

OCPB Case # Z-15-74

- 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 LOCAL LAW from the Town of Tully Town Board at the request of Town of Tully 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 to amend Chapter 280 of the Town of Tully Code with respect to solar collection systems; and
- WHEREAS, per the Local Law Filing, the permitting procedures for Small Wind Energy Systems and Solar Collection Systems would be changed to exempt small-scale solar systems which qualify for the New York State Unified Solar Permit (USP) expedited permitting process; and
- WHEREAS, per the local law filing, small-scale solar electric systems which do not qualify for USP review shall be permitted only by Special Authorization by the Town Board as required by the existing code; and
- WHEREAS, an Environmental Assessment Form dated March 2, 2015 was submitted with the referral; and

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

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



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: March 25, 2015

OCPB Case # Z-15-75

- 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 OTHER AUTHORIZATION from the City of Syracuse Planning Commission at the request of Lamar Outdoor Advertising for the property located 117 Butternut Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review authorizations which a referring body may issue under the provisions of any zoning ordinance or local law and the site is located within 500 feet of Interstate Route 81, a state highway; and
- WHEREAS, the applicant is requesting an administrative permit to remove an 11' x 40' static sign and install a 10.6' x 36' digital sign in its place on a 0.893-acre lot containing an existing commercial building (Veterans Fastener Co.) in Commercial Class A (CA) zoning district; and
- WHEREAS, the Board previously offered No Position With Comment on a Sign Review referral (Z-10-18) to construct a new two-sided sign and on a Sign Waiver referral (Z-09-131) to maintain a 440 square foot billboard; the Board recommended Disapproval of Zone Change referral (Z-09-130) to change the split zoning on the lot from CA/RB to all CA, citing concerns from the New York State Department of Transportation about access and traffic associated with more intensive uses; the Board also recommended Modification of a Special Permit referral to install one off-premise advertising sign (Z-06-331); and
- WHEREAS, the Survey revised on October 5, 2010 shows an existing one-story brick building along Butternut Street, a city street, with a large asphalt parking lot which encroaches on the Interstate Route 81 northbound on-ramp; and
- WHEREAS, the survey shows the site has one driveway directly accessing the on-ramp, and aerial photography shows the driveway leads across the on-ramp to a parcel owned by the State of New York, which provides access to North State Street, a city street; the existing access must meet the requirements of the New York State Department of Transportation; and
- WHEREAS, the survey shows two billboards along the Butternut Street frontage and two billboards along the I-81 frontage; the survey and referral materials indicate the north face is the only sign to be modified, and will be converted to a commercial electronic variable message sign (CEVMS) visible to southbound traffic along I-81; the proposed CEVMS must meet the requirements of the New York State Department of Transportation; and
- WHEREAS, the New York State Department of Environmental Conservation Environmental Assessment Form Mapper indicates that the site is located near the North Salina Street Historic District, which is listed on the National Register of Historic Places; and

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

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

The applicant and city are advised to ensure appropriate approvals are obtained from the New York State Department of Transportation for the proposed commercial electronic variable message sign.

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



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: March 25, 2015

OCPB Case # Z-15-76

- 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 LOCAL LAW from the Town of Salina Town Board at the request of Town of Salina 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 to amend the Town Code to permit "Care Homes" by special permit in an Office and Light Industrial Park (O-2) zoning district; and
- WHEREAS, per a Narrative of Intent submitted with the Environmental Assessment Form dated March 4, 2015, the Town received a request to consider allowing a 6 to 9 bed facility within an O-2 district and determined that the "Care Home" use was defined within the zoning code but not permitted in any district; and
- WHEREAS, per the narrative, a review of the districts confirmed that the O-2 districts still contain vacant land and residential structures appropriate for this use, whereas residential and Professional Office (O-1) districts are almost completely developed and locating such facilities in residential areas is often met with neighborhood opposition; and
- WHEREAS, the narrative notes that, given the limited demand, allowing this use "will not disrupt the location of other uses" within the district, and that incorporating a mix of uses in this district "appears well suited to the Town and its plans for continued development in a town without much land available to plan in a different fashion"; and
- WHEREAS, per the EAF, the Town Board as Lead Agency 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 Robert Jokl and seconded by Robert Antonacci. The votes were recorded as follows: Douglas Morris - yes; Robert Jokl - yes; Brian Donnelly - yes; Daniel Cupoli - yes; Robert Antonacci - yes; Chester Dudzinski - yes.**



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: March 25, 2015

OCPB Case # Z-15-77

- 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 City of Syracuse Planning Commission at the request of COR Inner Harbor Co., LLC for the property located at 700-720 Van Rensselaer Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of the Inner Harbor Barge Canal Terminal, a part of the New York State Barge Canal System, and Bear Street, a state highway; and
- WHEREAS, the applicant is proposing to modify a previously approved site plan in order to construct two mixed use retail/apartment buildings with 34,000 square feet of retail, 108 residential units, and 4,000 square feet of amenity space as part of the west shore Inner Harbor development in a Lakefront Urban Center (T-5) zoning district; and
- WHEREAS, the Board is concurrently reviewing a Special Permit referral (Z-15-78) to construct a surface level parking lot across the street to serve the proposed mixed use buildings; and
- WHEREAS, the Board previously recommended Modification of a Site Plan referral (Z-14-222) for a prior version of Phase I which included one mixed use building with interior garage parking and approximately the same amount of retail and apartments, and Modification of concurrent Final Subdivision (S-14-15) and establishment of streets referral (Z-14-76) for the overall west shore development; the Board cited coordination of infrastructure with the New York State Department of Transportation and the Onondaga County Department of Water Environment Protection; the Board has also reviewed referrals for the proposed hotel development on the south shore of the Inner Harbor (Z-14-180 and Z-14-181); and
- WHEREAS, the General Plan, General Notes and Legend revised March 2, 2015 shows seven building locations, and notes, "Work to performed in Phase 1 to include the southerly interior apartment building and improvements shown up to an including the curbing along easterly side of Shoecraft Road, northerly side of Iron Pier Drive, and southerly side of Salt Shed Drive"; and
- WHEREAS, the Site Plan revised March 11, 2015 shows six proposed buildings within the proposed new street grid and one building to be located along the southeastern end of the western shore development; master plans indicate the two buildings along the harbor would be luxury apartments and the interior buildings would be mixed-use retail/residential, and floor plans indicate the Phase I buildings would each have first floor retail and amenities, and 54 apartments on the upper three floors; and
- WHEREAS, the Site Plan for the off-street parking shows a proposed parking lot situated behind a temporary berm along Van Rensselaer Street, which master plans

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indicate would eventually be the location of additional mixed use retail/residential buildings fronting the street; revised parking information submitted with the referral indicates Phase 1 would include 83 on-street parking spaces along Shoecraft Road, Salt Shed Drive, and Van Rensselaer Street, plus 146 spaces in the proposed parking lot, which plans show would be a subset of a larger parking lot serving the overall west shore development; and

WHEREAS, plans show that the four mixed use buildings located between Shoecraft Road and Van Rensselaer Street would have an interior alley which would connect North Geddes Street, Iron Pier Drive, and Salt Shed Drive; the alley would contain 30 additional parking spaces and sidewalks; the plan further shows paver plaza areas across Shoecraft Road which connect to the Onondaga Creekwalk and rights-of-way which include sidewalks, cross walks, proposed plantings, and street trees; and

WHEREAS, the Exterior Elevations dated February 24, 2015 states that signage will be coordinated between the final tenants, landlord, and municipality, and will be externally illuminated with one wall sign and one blade sign per tenant per frontage, including a wall mounted sign above fabric awnings (3' maximum height), a bottom rail sign above metal canopies (3' maximum height), wall mounted blade signs (maximum 4 square feet), and corner panel signs at arched openings (maximum 36 square feet); and

WHEREAS, a SEQRA Findings Statement dated December 17, 2013 for the COR Syracuse Inner Harbor Development Project has been adopted by the City of Syracuse Industrial Development Agency; per the findings statement the proposed project includes a 150,000 square foot educational facility, 234,000 square feet of adaptive reuse of the former Canal Maintenance Building for restaurant/retail or an event venue as well as a 150 room hotel with banquet facilities and public marina, 120,000 square feet of office space, and 200,000 square feet of specialty shops and restaurants; a mix of residential units includes 210 apartments, 130 condominiums, and 80 townhouses; the findings statement addresses air and water quality, stormwater, groundwater, drainage, water body modification, floodplains/floodway, threatened and endangered species, solid waste management and hazardous materials, historic and archeological preservation, environmental justice, aesthetic resources, land use, traffic (including mitigation measures), parking, public transportation, open space and recreation and neighborhood character, construction impacts, and cumulative and secondary impacts; and

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

WHEREAS, the purpose and intent of the Lakefront zoning districts are to implement the principles of the Lakefront Master Plan and Onondaga County Settlement Plan, and the purpose of the T5 Urban Center zoning district "is to create a dense, fully mixed use neighborhood with a vibrant street life and a public realm with many design amenities" which includes small blocks and lots that prioritize pedestrians, particularly along designated "A" streets such as the streets located in this area; a Waiver Justification Letter submitted with the

previous site plan referral (Z-14-222) with the referral details several requested waivers from zoning requirements, including encroachments, architectural openings, loading and service areas on "A" Streets; and

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

1. The applicant is required to obtain a New York State Department of Transportation highway work permit for any work within the State right-of-way, and advises that no parking or streets may encroach into the Bear Street right-of-way.
2. The State also requests the City and applicant to continue discussion and coordination with the NYSDOT regarding the overall planning of the Inner Harbor development, including location of the North Geddes Street extension and configuration of the intersections in this area, and including relocation farther from the Bear Street intersection or consideration of alternative configurations. The Board further recommends that a permanent solution to remedy the undesirable intersection conditions at Bear, North Geddes and Van Rensselaer Streets should be identified now and constructed as part of this project.

The Board also offers the following comments:

1. The Onondaga County Department of Water Environment Protection requests that the City and applicant coordinate closely with the Department early in the planning process regarding the west shore project, and the entire COR development project, to ensure infrastructure coordination and to determine sewer availability and capacity.
2. The applicant is encouraged to reduce stormwater runoff and improve stormwater quality as much as practical by reducing impermeable surfaces and utilizing green infrastructure. For more information on stormwater management, visit the Onondaga County "Save the Rain Program" web site at <http://savetherain.us> or contact the Onondaga County Department of Water Environment Protection at 315-435-6820.
3. The applicant and city are encouraged to design any driveways and internal circulation roads serving the proposed parking lots to meet public right-of-way standards to the extent possible, in order to create the appearance of smaller blocks that are inviting to pedestrians as required in Lakefront zoning districts.
4. The Board encourages the city to continue considering individual project phases in the context of the overall development plan in order to ensure long-term adherence to redevelopment goals regarding density, mixed uses, parking, and walkability.

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



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: March 25, 2015

OCPB Case # Z-15-78

- 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 SPECIAL PERMIT from the City of Syracuse Planning Commission at the request of COR Inner Harbor Co., LLC for the property located at 701 Van Rensselaer Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review issuance of special permits and the site is located within 500 feet of the Inner Harbor Barge Canal Terminal, a part of the New York State Barge Canal System, and Bear Street, a state highway; and
- WHEREAS, the applicant is requesting a special permit to establish a surface parking lot to serve two proposed mixed use retail/apartment buildings with 34,000 square feet of retail, 108 residential units, and 4,000 square feet of amenity space as part of the west shore Inner Harbor development in a Lakefront Urban Center (T-5) zoning district; and
- WHEREAS, the Board is concurrently reviewing a Site Plan referral (Z-15-77) to construct the two proposed mixed use retail/apartment buildings across the street; and
- WHEREAS, the Board previously recommended Modification of a Site Plan referral (Z-14-222) for a prior version of Phase I which included one mixed use building with interior garage parking and approximately the same amount of retail and apartments, and Modification of concurrent Final Subdivision (S-14-15) and establishment of streets referral (Z-14-76) for the overall west shore development; the Board cited coordination of infrastructure with the New York State Department of Transportation and the Onondaga County Department of Water Environment Protection; the Board has also reviewed referrals for the proposed hotel development on the south shore of the Inner Harbor (Z-14-180 and Z-14-181); and
- WHEREAS, the General Plan, General Notes and Legend revised March 2, 2015 shows seven building locations, and notes, "Work to performed in Phase 1 to include the southerly interior apartment building and improvements shown up to an including the curbing along easterly side of Shoecraft Road, northerly side of Iron Pier Drive, and southerly side of Salt Shed Drive"; and
- WHEREAS, the Site Plan revised March 11, 2015 shows six proposed buildings within the proposed new street grid and one building to be located along the southeastern end of the western shore development; master plans indicate the two buildings along the harbor would be luxury apartments and the interior buildings would be mixed-use retail/residential, and floor plans indicate the Phase I buildings would each have first floor retail and amenities, and 54 apartments on the upper three floors; and
- WHEREAS, the Site Plan for the off-street parking shows a proposed parking lot situated behind a temporary berm along Van Rensselaer Street, which master plans indicate would eventually be the location of additional mixed use



retail/residential buildings fronting the street; revised parking information submitted with the referral indicates Phase 1 would include 83 on-street parking spaces along Shoecraft Road, Salt Shed Drive, and Van Rensselaer Street, plus 146 spaces in the proposed parking lot, which plans show would be a subset of a larger parking lot serving the overall west shore development; and

WHEREAS, plans show that the four mixed use buildings located between Shoecraft Road and Van Rensselaer Street would have an interior alley which would connect North Geddes Street, Iron Pier Drive, and Salt Shed Drive; the alley would contain 30 additional parking spaces and sidewalks; the plan further shows paver plaza areas across Shoecraft Road which connect to the Onondaga Creekwalk and rights-of-way which include sidewalks, cross walks, proposed plantings, and street trees; and

WHEREAS, the Exterior Elevations dated February 24, 2015 states that signage will be coordinated between the final tenants, landlord, and municipality, and will be externally illuminated with one wall sign and one blade sign per tenant per frontage, including a wall mounted sign above fabric awnings (3' maximum height), a bottom rail sign above metal canopies (3' maximum height), wall mounted blade signs (maximum 4 square feet), and corner panel signs at arched openings (maximum 36 square feet); and

WHEREAS, a SEQRA Findings Statement dated December 17, 2013 for the COR Syracuse Inner Harbor Development Project has been adopted by the City of Syracuse Industrial Development Agency; per the findings statement the proposed project includes a 150,000 square foot educational facility, 234,000 square feet of adaptive reuse of the former Canal Maintenance Building for restaurant/retail or an event venue as well as a 150 room hotel with banquet facilities and public marina, 120,000 square feet of office space, and 200,000 square feet of specialty shops and restaurants; a mix of residential units includes 210 apartments, 130 condominiums, and 80 townhouses; the findings statement addresses air and water quality, stormwater, groundwater, drainage, water body modification, floodplains/floodway, threatened and endangered species, solid waste management and hazardous materials, historic and archeological preservation, environmental justice, aesthetic resources, land use, traffic (including mitigation measures), parking, public transportation, open space and recreation and neighborhood character, construction impacts, and cumulative and secondary impacts; and

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

WHEREAS, the purpose and intent of the Lakefront zoning districts are to implement the principles of the Lakefront Master Plan and Onondaga County Settlement Plan, and the purpose of the T5 Urban Center zoning district "is to create a dense, fully mixed use neighborhood with a vibrant street life and a public realm with many design amenities" which includes small blocks and lots that prioritize pedestrians, particularly along designated "A" streets such as the streets located in this area; a Waiver Justification Letter submitted with the previous site plan referral (Z-14-222) with the referral details several requested

waivers from zoning requirements, including encroachments, architectural openings, loading and service areas on "A" Streets; and

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

1. The applicant is required to obtain a New York State Department of Transportation highway work permit for any work within the State right-of-way, and advises that no parking or streets may encroach into the Bear Street right-of-way.
2. The State also requests the City and applicant to continue discussion and coordination with the NYSDOT regarding the overall planning of the Inner Harbor development, including location of the North Geddes Street extension and configuration of the intersections in this area, and including relocation farther from the Bear Street intersection or consideration of alternative configurations. The Board further recommends that a permanent solution to remedy the undesirable intersection conditions at Bear, North Geddes and Van Rensselaer Streets should be identified now and constructed as part of this project.

The Board also offers the following comments:

1. The Onondaga County Department of Water Environment Protection requests that the City and applicant coordinate closely with the Department early in the planning process regarding the west shore project, and the entire COR development project, to ensure infrastructure coordination and to determine sewer availability and capacity.
2. The applicant is encouraged to reduce stormwater runoff and improve stormwater quality as much as practical by reducing impermeable surfaces and utilizing green infrastructure. For more information on stormwater management, visit the Onondaga County "Save the Rain Program" web site at <http://savetherain.us> or contact the Onondaga County Department of Water Environment Protection at 315-435-6820.
3. The applicant and city are encouraged to design any driveways and internal circulation roads serving the proposed parking lots to meet public right-of-way standards to the extent possible, in order to create the appearance of smaller blocks that are inviting to pedestrians as required in Lakefront zoning districts.
4. The Board encourages the city to continue considering individual project phases in the context of the overall development plan in order to ensure long-term adherence to redevelopment goals regarding density, mixed uses, parking, and walkability.

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



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: March 25, 2015

OCPB Case # Z-15-79

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a AREA VARIANCE from the City of Syracuse Board of Zoning Appeals at the request of Robert Lazzaro for the property located at 922 Hazelwood 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 Hazelwood Development Center, a state-owned facility, and the municipal boundary between the City of Syracuse and the Town of DeWitt; and
- WHEREAS, the applicant is requesting an area variance to repave an existing non-conforming residential driveway on a 0.14-acre lot in a Residential Class A-1 (RA-1) zoning district; and
- WHEREAS, per the referral notice, area variances are required for parking within the front yard and for the driveway width (17' proposed, 12' allowed); and
- WHEREAS, the Location Survey dated August 11, 1992 shows an existing one-story frame house with frontage on Hazelwood Avenue; per aerial photography and images submitted with the referral, there is an existing asphalt driveway on Hazelwood Avenue, a city street; and
- WHEREAS, the New York State Department of Environmental Conservation Environmental Assessment Form Mapper indicates that the project site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the New York State Historic Preservation Office archaeological site inventory; and
- WHEREAS, the site is served by public water and sewer and is located in the Metropolitan Wastewater Treatment Plant service area; and
- WHEREAS, per GML § 239-nn, the legislative body or other authorized body having jurisdiction in a municipality shall give notice to an adjacent municipality when a hearing is held by such body relating to a subdivision, site plan, special use permit, or a use variance on property that is within five hundred feet of an adjacent municipality; such notice shall be given by mail or electronic transmission to the clerk of the adjacent municipality at least ten days prior to any such hearing; and

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

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



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: March 25, 2015

OCPB Case # Z-15-80

- 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 SPECIAL PERMIT from the City of Syracuse Planning Commission at the request of Jong Hee Han for the property located at 2743 Erie Boulevard East; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review issuance of special permits and the site is located within 500 feet of Erie Boulevard East, a state highway; and
- WHEREAS, the applicant is requesting a special permit to operate a café/bakery (Tous les Jours) in an existing multi-tenant building (Geico Insurance, Pella Windows, and Palace Karaoke Studio) on a 0.863-acre lot in an Industrial Class A (IA) zoning district; and
- WHEREAS, the Board previously recommended Modification of a Special Permit referral (Z-14-319) to establish a billiard hall and restaurant in the building, citing shared access agreements, wastewater and green infrastructure considerations, and encouraging reduced parking and driveways and increased landscaping and pedestrian accommodations; and
- WHEREAS, the Board previously offered No Position on two Special Permit referrals to construct (Z-06-201) and enclose (Z-09-121) a patio at an existing restaurant (Secret Garden) on the adjacent parcel to the west; the Board offered No Position With Comment on two Special Permit referrals to establish (Z-10-408) and add a mural to (Z-11-250) a karaoke studio (Palace Karaoke Studio) in the subject building; and the Board recommended Modification of a Subdivision referral (S-11-14) to adjust lot lines between the subject parcel and the adjacent parcel with a requirement to remove a billboard (subsequently waived); and
- WHEREAS, the Resubdivision Map dated December 10, 2010 shows the applicant owns three parcels near the site: the adjacent parcel to the west (grocery/restaurant), the subject parcel, which includes a narrow strip of land extending east from the rear of the parcel, and a landlocked vacant parcel situated to the north of the strip of land; and
- WHEREAS, the Site Plan dated February 16, 2015 shows an existing masonry block building with two existing tenant spaces, one vacant tenant space, and one proposed tenant space, as well as parking along the front and side of the building with 28 spaces; aerial photography shows open access between this parcel and the adjacent grocery/restaurant parcel; and
- WHEREAS, the plan and referral materials indicate the two existing driveways on Erie Boulevard East would be reduced to one 24' driveway; the site also has access to two driveways on the adjacent parcel, one onto the internal access road serving Sam's Club, and another onto Erie Boulevard East; any existing or proposed access to Erie Boulevard East must meet the requirements of the

New York State Department of Transportation; and

WHEREAS, the New York State Department of Environmental Conservation Environmental Assessment Form Mapper indicates land adjoining the site contains wetlands or other regulated waterbodies, that the project is within 2,000 feet of a site in the New York State Department of Environmental Conservation Environmental Site Remediation database (C734103), and is located in or adjacent to an area designated as sensitive for archaeological sites on the New York State Historic Preservation Office archaeological site inventory; and

WHEREAS, the site is served by public water and sewer and is located in the Metropolitan Wastewater Treatment Plant 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](http://www.ongov.net/wep/uselaws.html); and

WHEREAS, the Exterior Elevations February 16, 2015 new proposed signage will include two internally illuminated channel letter business marquee signs (39.6 square feet and 31 square feet) along the south and west canopies, and a new double-sided acrylic tenant sign (70 square feet per side) to be installed on an existing internally illuminated pole sign; and

WHEREAS, per the plan, the site has existing concrete sidewalks and the applicant is proposing a new lawn area along the front of the building; and

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

The applicant must contact the New York State Department of Transportation to obtain a highway work permit for any work within the State right-of-way, and appropriate access agreements must be in place for any shared driveways on Erie Boulevard East.

The Board also offers the following comments:

1. The Onondaga County Department of Water Environment Protection asks that the applicant contact the Department at (315) 435-6820 early in the planning process to determine sewer availability and capacity.
2. The applicant is encouraged to reduce stormwater runoff and improve stormwater quality as much as practical by reducing impermeable surfaces and utilizing green infrastructure. For more information on stormwater management, visit the Onondaga County "Save the Rain Program" web site at <http://savetherain.us> or contact the Onondaga County Department of Water Environment Protection at 315-435-6820.
3. Every municipal review provides the opportunity to improve community appearance and foster walkability within the site and with adjacent areas, and the applicant and the City are encouraged to provide more landscaping within parking areas, add pedestrian pathways between buildings, and provide crosswalks and pedestrian signalization at nearby intersections.

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



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: March 25, 2015

OCPB Case # Z-15-81

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of DeWitt Planning Board at the request of Scolaro Perry Law Office for the property located at 6832 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 New York State Route 5 (East Genesee Street), a state highway; and
- WHEREAS, the applicant is proposing to convert a vacant convenience store (formerly Byrne Dairy) into a private law office on a 0.35-acre lot in a Special Business Transitional (SBT) zoning district; and
- WHEREAS, the Concept Site Plan dated March 2, 2015 shows a proposed office building (2,456 square feet) with a small vestibule addition (50 square feet) leading to a 5' concrete sidewalk along a row of 8 parking spaces; and
- WHEREAS, the plan shows the site with two existing driveways on East Genesee Street, one of which is right-in only; any existing or proposed access to East Genesee Street must meet the requirements of the New York State Department of Transportation; and
- WHEREAS, the New York State Department of Environmental Conservation Environmental Assessment Form Mapper indicates that the site of the proposed action contains a species of animal, or associated habitats, listed by the state or federal government as threatened or endangered, and is located in or adjacent to an area designated as sensitive for archaeological sites on the New York State Historic Preservation Office archaeological site inventory; and
- WHEREAS, the site is served by public water and sewer and is located in the Meadowbrook-Limestone Wastewater Treatment Plant service area; 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](http://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 plan shows the existing monument sign within the state right-of-way would be replaced with a new sign, and proposed plantings are shown along the front of the building; and

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

1. Per the New York State Department of Transportation, no signage will be permitted in the State right-of-way.
2. The applicant must contact the New York State Department of Transportation regarding the width of the driveways, the location of the sidewalks, and to obtain a highway work permit for any work within the State right-of-way.

The Board also offers the following comments:

1. The Onondaga County Department of Water Environment Protection asks that the applicant contact the Department at (315) 435-6820 early in the planning process to determine sewer availability and capacity.
2. The applicant is encouraged to reduce stormwater runoff and improve stormwater quality as much as practical by reducing impermeable surfaces and utilizing green infrastructure. For more information on stormwater management, visit the Onondaga County "Save the Rain Program" web site at <http://savetherain.us> or contact the Onondaga County Department of Water Environment Protection at 315-435-6820.
3. The Town and applicant are encouraged to reduce the width of the driveways, relocate the sidewalks further from the road frontage and ensure they continue through the driveways, and add more landscaping along the road frontage to the extent possible.
4. Given longstanding access management and safety concerns along this portion of East Genesee Street, the Town is also encouraged to explore opportunities for alternate access to the site and elimination of the proposed driveways.

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



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: March 25, 2015

OCPB Case # Z-15-82

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of DeWitt Planning Board at the request of Sonic Restaurant for the property located at 3170 Erie Boulevard East; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Erie Boulevard East, a state highway; and
- WHEREAS, the applicant is proposing to demolish an existing car wash and construct a fast food restaurant (Sonic Restaurant) on a proposed 3.11-acre lot in Business (B) and Residential (R-3) zoning districts; and
- WHEREAS, the Board is concurrently reviewing a Final Subdivision referral (S-15-19) to combine four parcels into one new lot for this project; and
- WHEREAS, the Assemblage Map dated February 28, 2015 shows the proposed new lot would be zoned business along the Erie Boulevard East frontage and residential along the rear half of the parcel, and contains a six existing one-story masonry commercial buildings, including the vacant car wash to be demolished, Nature-Tyme, Empire Plaza and an adjacent shopping plaza, Taj Indian Palace, and Goodyear; the plan shows existing asphalt parking areas serving each of the buildings, and per a conversation with the Town on March 16, 2015, Empire Plaza has an existing parking variance; and
- WHEREAS, the Site Layout Plan dated December 9, 2014 shows the proposed Sonic restaurant building (2,972 square feet) with drive-thru, approximately 30 parking spaces in a rear lot, a row of 13 canopied parking spaces along one side of the building, and a row of 17 spaces along the other side of the building, including several within the State right-of-way; much of the proposed parking along the sides of the building would require backing into the drive-thru and internal circulation lanes; and
- WHEREAS, the plan shows the site would maintain right-in/right-out access to Erie Boulevard East, as well as cross connections with the adjacent Empire Plaza and Nature-Tyme buildings, which has signalized access to Erie Boulevard East; two of the proposed cross connections are toward the rear of the site and one is partially within the State right-of-way at the front of the site; no cross connections are proposed with the adjacent parcel to the east (Tokyo Seoul Restaurant), which will be separated by a perimeter strip of lawn and a dumpster enclosure; any existing or proposed access to Erie Boulevard East must meet the requirements of the New York State Department of Transportation; and
- WHEREAS, per the Town, revisions to the plan are being considered which would improve safe internal circulation, including the separation of the right-in and right-out driveways and the removal of the front cross-connection; the Town further noted that the proposal will require a new parking variance; and

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WHEREAS, the Environmental Assessment Form dated March 2, 2015 indicates 0.95 acres will be physically disturbed and notes that the existing storm water system will be utilized, overland drainage flows are to be replicated, and two small drywell structures are proposed for the site, which allow storm water to be temporarily detained and then slowly released into the underlying soils; and

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

WHEREAS, the EAF further notes that one of the subject parcels (3170 Erie Boulevard East) is currently listed as unregulated/closed remediation site per the New York State Department of Environmental Conservation, with two tanks listed as having been removed; and

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

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

WHEREAS, the plan shows an outdoor patio in the front of the building, a bike rack located within the State right-of-way, and a lawn area in the front and rear of the building; there are no sidewalks along Erie Boulevard East in this location, however a concrete sidewalk is shown which would lead from the existing snow shelf on Erie Boulevard to the row of parking along the east side of the building; and

WHEREAS, the Signage Site Plan outlines the proposed signage for the site and indicates some signage will require a variance; the signs include an 18.5 square foot monument sign, 84.8 square feet of wall signage split between the front and side facades, a poster sign (41.2 square feet), drive-thru menu sign (47.8 square feet), and a drive-thru sign (23.9 square feet) behind the building, 14 car-hop menus under the canopy (7.9 square feet each), an enter sign (4.9 square feet) on the front patio, an exit sign (4.9 square feet) at one of the rear cross connections, and an exit sign (4.9 square feet) which would be located in the State right-of-way; signage details suggest all the signs would be internally-lit; and

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

1. Per the New York State Department of Transportation, no parking, signage,

or bike racks are permitted in the State right-of-way. The Department further notes that the cross-connection within the State right-of-way is located too close to the signalized intersection in Empire Plaza and should be removed.

2. The New York State Department of Transportation has determined that the applicant is required to obtain a highway work permit for any work within the State right-of-way.

3. The New York State Department of Transportation has determined that the applicant must complete a drainage study or Stormwater Pollution Prevention Plan (SWPPP) to meet Department requirements verifying that the proposed development would not create additional stormwater runoff into the State's drainage system and is required to first contact the Department to determine the scope of the study; the applicant must submit the drainage study to the Department for approval and complete any appropriate mitigation as may be determined by the Department.

The Board also offers the following comments:

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

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

3. The Board and the New York State Department of Transportation encourage the installation of sidewalks along Erie Boulevard East that are set back from the road frontage and pedestrian connections which lead more directly to the restaurant and with adjacent buildings.

4. The Town may wish to consider eliminating split zoning on the resubdivided parcel if the existing residential zoning is inconsistent with the desired intent for this area.

5. Should there be substantial revisions to the proposed site plan, the Town is encouraged to resubmit the referral for subsequent review by the Board.

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



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: March 25, 2015

OCPB Case # Z-15-83

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a PROJECT SITE REVIEW from the City of Syracuse Zoning Administration at the request of GPL Associates, LLC for the property located at 734 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 Interstate Route 690, a state highway; and
- WHEREAS, the applicant is proposing to demolish an existing building and construct a new auto sales/showroom (Infiniti of Syracuse) on a 1.1-acre lot in a Commercial Class A (CA) zoning district; and
- WHEREAS, the Site Demolition Plan and the Site Layout Plan dated March 6, 2015 show an existing one and two-story block building to be demolished, the proposed new building, an existing storage building to remain, and 62 parking spaces (7 for customers, 55 for inventory); per the city application, the storage building will be converted to a service workshop; and
- WHEREAS, the plan shows the proposed building with frontage and one driveway on West Genesee Street, a city street, and the service building with frontage and two proposed driveways on West Belden Avenue, also a city street; and
- WHEREAS, the city application notes a new stormwater drainage retention system is proposed and a Site Drainage Plan was included with the referral materials; the Environmental Assessment Form indicates 0.97 acres will be physically disturbed by the project; and
- WHEREAS, if the proposed project cumulatively disturbs one acre or more of land, it must be covered under the New York State SPDES II General Permit for Stormwater Discharges from Construction Activity, and the applicant must submit a Stormwater Pollution Prevention Plan (SWPPP) to the municipality and a Notice of Intent (NOI) to the Bureau of Water Permits; the proposed project is located within a designated Municipal Separate Storm Sewer System (MS4) municipality and the applicant must consult with the municipal engineer to ensure conformance with the municipality's Storm Water Management Plan (SWMP) and submit a MS4 SWPPP Acceptance Form signed by the municipality to the Bureau of Water Permits; if the proposed project is located within the Onondaga Lake watershed the SWPPP must include Enhanced Phosphorus Removal design criteria from the NYS Stormwater Management Design Manual; and
- WHEREAS, the New York State Department of Environmental Conservation Environmental Assessment Form Mapper indicates that the project is within 2,000 feet of sites in the New York State Department of Environmental Conservation Environmental Site Remediation database (C734088A, 734060), and is located in or adjacent to an area designated as sensitive for archaeological sites on the

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WHEREAS, New York State Historic Preservation Office archaeological site inventory; and the site is served by public water and sewer and is located in the Metropolitan Wastewater Treatment Plant service area in an area tributary to active combined sewer overflows; and

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

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

WHEREAS, the plan shows sidewalks along West Genesee Street but no sidewalks along West Belden Avenue; a Site Planting Plan shows a row of shrubs to be added along West Genesee Street and two trees to be added between the service building and West Belden Avenue; and

WHEREAS, the referral included a sign waiver application, noting an existing internally lit ground pylon sign to be relocated from the east to the west side of the property, a new unlit directional sign to be placed next to the pylon side, and seven wall signs (some not lit, some backlit) ranging from 0.6 square feet to 40 square feet); a Signage Details plan was included with the referral; and

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

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

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



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: March 25, 2015

OCPB Case # Z-15-84

- 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 SPECIAL PERMIT from the City of Syracuse Planning Commission at the request of Clairice Gray for the property located at 2859-2867 South Salina Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review issuance of special permits and the site is located within 500 feet of Interstate Route 81, a state highway; and
- WHEREAS, the applicant is requesting to modify a special permit to convert a chicken restaurant to a hot dog restaurant in an existing mixed-use building on a 0.13-acre lot in a Local Business Class A (BA) zoning district; and
- WHEREAS, the Board previously offered No Position With Comment on several Special Permit referrals at this site (Z-12-381, Z-12-36, Z-10-169); and
- WHEREAS, a Land Survey revised January 15, 2010 shows an exiting three-story brick building at the corner of South Salina Street and East Lafayette Avenue, both city streets; a plan for a different project submitted with the referral shows the applicant occupies one of the three first floor commercial tenant spaces; and
- WHEREAS, previous referrals indicated that there is parking behind the building, and aerial photography shows an asphalt parking lot with a driveway on East Lafayette Avenue; the site has concrete sidewalks on both street frontages; and
- WHEREAS, the city application notes no changes will be made to the site except for new signage; the referral materials indicate two wall signs, one 12' x 2'6" wall sign along the front which matches existing signage for all three tenants, and a proposed wall sign on the East Lafayette Avenue frontage (size not provided); there is an additional building sign which indicates parking is located in the back; and
- WHEREAS, the site is served by public water and sewer and is located in the Metropolitan Wastewater Treatment Plant service area; and
- WHEREAS, per the Onondaga County Department of Water Environment Protection, the project shall comply with Local Law #1 of 2011 - A Local Law Establishing a Program to Promote Capacity Management, Maintenance and Operation of the Public Sewers and Related Purposes, where applicable; information regarding this law is available at [www.ongov.net/wep/uselaws.html](http://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 Robert Jokl and seconded by Robert Antonacci. The votes were recorded as follows: Douglas Morris - yes; Robert Jokl - yes; Brian Donnelly - yes; Daniel Cupoli - yes; Robert Antonacci - yes; Chester Dudzinski - yes.**





JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: March 25, 2015

OCPB Case # Z-15-85

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a THREE-MILE LIMIT from the City of Syracuse Planning Commission at the request of John & Ann Sylcox for the property located at 3754 Howlett Hill Road; and
- WHEREAS, the site is located within three miles of the City of Syracuse and subject to the extra-territorial jurisdiction of the City of Syracuse under the three-mile limit rule and the site is located within 500 feet of Cedarvale Road and Howlett Hill Road, both county roads, and a farm operation in an agricultural district; and
- WHEREAS, the applicant is proposing to subdivide two parcels totaling 70.11 acres into three lots, two residential and one agricultural, in a Residential and Country (R-C) zoning district; and
- WHEREAS, the Board previously recommended Modification of a Preliminary Subdivision referral (S-15-6) from the Town of Onondaga, citing no additional access to Howlett Hill Road or Cedarvale Road for proposed Lots 2 and 3, and that access for proposed Lot 1 would require permits and be determined by the availability of sight distance; and
- WHEREAS, the Final Plan revised February 6, 2015 shows proposed Lot 1 (65.33 acres) as vacant, proposed Lot 2 (2.78 acres) to contain an existing house, and proposed Lot 3 (0.68 acres) to be added to the adjacent lot to the north (tax parcel 010.-02-15.2) which contains an existing house, barn, and sheds; several existing structures on proposed Lots 2 and 3 are shown to be located within the building setback line; the plan states "the creation of proposed Lot 3 is for conveyance purposes only"; and
- WHEREAS, the plan shows proposed Lot 2 with frontage and an existing grass driveway on Howlett Hill Road, and the lot to be recombined with proposed Lot 3 would have frontage on Howlett Hill Road as well as frontage and two existing gravel driveways on Cedarvale Road; no driveways are shown on proposed Lot 1; the plan includes a note which cites the requirements of the Onondaga County Department of Transportation issued with the prior referral (S-15-6); and
- WHEREAS, the Environmental Assessment Form dated March 3, 2015 notes the site contains wetlands or other regulated waterbodies; National Wetland Inventory Maps indicate the potential presence of federal wetlands within proposed Lot 1; per the U.S. Army Corps of Engineers, National Wetland Inventory Maps may not be used to confirm the presence/absence of federal wetlands on a given parcel of land; and
- WHEREAS, the site is served by public water and is located outside the Onondaga County Sanitary District; the plan states proposed Lots 2 and 3 are served by private septic systems (areas shown "as per owner") and that proposed Lot 1 is not an approved building lot until a wastewater disposal system is approved by the Onondaga County Health Department; 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

WHEREAS, the Onondaga County Agricultural District map shows the site is located in New York State Agricultural District 1; aerial photography shows the site contains agricultural land and is adjacent to farmed properties; and

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

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



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: March 25, 2015

OCPB Case # Z-15-86

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Clay Planning Board at the request of Oneida Financial Corp. for the property located at 5232 Witz Drive; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Allen Road and West Taft Road, both county roads; and
- WHEREAS, the applicant is proposing to expand an existing parking lot on a 2.408-acre lot within the Allen Road Office Park to accommodate the needs of a building on the adjacent lot, in an Office (O-2) zoning district; and
- WHEREAS, the Board previously offered No Position on a Site Plan referral (Z-09-233) for an addition to the existing office building, and recommended Modification of a Site Plan referral (Z-05-298) and a prior Preliminary Subdivision referral (S-04-85); and
- WHEREAS, the Site Plan dated March 10, 2015 shows an existing parking area with 113 spaces and a proposed additional parking area with 72 spaces; per the plan and aerial photography, the adjacent parcel to the west has an existing two-story office building with additional parking and is separated from the existing and proposed parking lots by an internal access road serving the office park which connects Witz Drive to West Taft Road; and
- WHEREAS, the plan shows the existing parking lot has two driveways on Witz Drive, a dead-end street off Allen Road which serves the office park, and the new parking area has one additional proposed driveway on Witz Drive; and
- WHEREAS, per aerial photography, the office park is surrounded by commercial properties to the west and south, and residential subdivisions to the north and east; the northern portion of the parcel would remain undeveloped, and the eastern boundary of the parking lot would be separated from the residential neighborhood by a 25' perimeter strip (also labeled as a drainage easement), and proposed trees are shown along the new parking lot boundary; and
- WHEREAS, the Environmental Assessment Form dated March 6, 2015 notes 0.84 acres will be physically disturbed by the project, and notes the site drains to an existing stormwater management facility constructed as part of the original tract development; and
- WHEREAS, the New York State Department of Environmental Conservation Environmental Assessment Form Mapper indicates that land adjoining the site contains wetlands or other regulated waterbodies; and
- WHEREAS, the EAF indicates the project will not connect to existing water and wastewater utilities; and
- WHEREAS, the plan shows a painted asphalt walk in the proposed parking area which connects with an existing pedestrian pathway which leads to the office

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building; a 5' concrete sidewalk is proposed for the section of the pathway which crosses the internal access road; 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, the Town and applicant are advised that no additional access to Allen Road will be permitted.
2. The Board strongly encourages the Town and applicant to work to minimize pavement and to incorporate green infrastructure where possible, in order to minimize stormwater runoff on this expanded impervious surface.
3. The Town and applicant are encouraged to convert the remainder of the painted pathway to a continuous concrete sidewalk.

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



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: March 25, 2015

OCPB Case # Z-15-87

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Cicero Planning Board at the request of Napierala Consulting for the property located at 8377 Brewerton Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Brewerton Road (U.S. Route 11) and New York State Route 31, both state highways; and
- WHEREAS, the applicant is proposing to demolish an existing fire station and construct a new 15,000 square foot fire station on three parcels totaling 5.999 acres in a General Commercial (GC) zoning district; and
- WHEREAS, the Layout Plan dated March 3, 2015 shows the proposed new building which would contain community areas in addition to fire facilities and office space, and 94 parking spaces which include 18 spaces along the north side of the building, 12 spaces along the south side of the building (responder area), 18 spaces in reserve, and 64 spaces in a gravel lot behind the building (community spaces); the Demolition Plan dated March 3, 2015 shows five existing buildings to be demolished throughout the site; and
- WHEREAS, the layout plan shows the site with frontage on Route 11 near the intersection with Route 31; the building is shown to have two 24' driveways on Route 11 along with an 86.7' driveway for access to the truck bays; the southernmost driveway which serves the responder parking lot is located close to the nearby congested intersection with New York State Route 31; any existing or proposed access to Route 11 must meet the requirements of the New York State Department of Transportation; and
- WHEREAS, the Environmental Assessment Form dated March 3, 2015 indicates 3.1 acres will be physically disturbed, a proposed "stormwater mitigation system as required to meet NYSDEC stormwater requirements," and that stormwater will drain to an existing ditch on the neighboring property; and
- WHEREAS, the proposed project may disturb one acre or more of land and must be covered under the New York State SPDES II General Permit for Stormwater Discharges from Construction Activity (GP-0-10-001) and the applicant must submit a Stormwater Pollution Prevention Plan (SWPPP) to the municipality and a Notice of Intent (NOI) to the DEC Bureau of Water Permits; the proposed project is located within a designated Municipal Separate Storm Sewer System (MS4) municipality, and the applicant must consult with the municipal engineer to ensure conformance of construction plans with the municipality's Storm Water Management Plan (SWMP) and submit a MS4 SWPPP Acceptance Form signed by the municipality to the New York State Department of Environmental Conservation Bureau of Water Permits; and
- WHEREAS, the New York State Department of Environmental Conservation Environmental

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Assessment Form Mapper indicates the that the site contains federal wetlands; per the U.S. Army Corps of Engineers, National Wetland Inventory Maps may not be used to confirm the presence/absence of federal wetlands on a given parcel of land; the applicant must obtain appropriate permits from the U.S. Army Corps of Engineers for any proposed development or drainage in federal wetlands on site; and

- WHEREAS, the site is served by public water and sewer and is located in the Oak Orchard Wastewater Treatment Plant and Davis Road Pump Station service areas; and
- WHEREAS, per the Onondaga County Department of Water Environment Protection, the project shall comply with Local Law #1 of 2011 - A Local Law Establishing a Program to Promote Capacity Management, Maintenance and Operation of the Public Sewers and Related Purposes, where applicable; information regarding this law is available at [www.ongov.net/wep/uselaws.html](http://www.ongov.net/wep/uselaws.html); and
- WHEREAS, the Onondaga County Department of Water Environment Protection has determined that the submitted project is located in an area designated as flow constrained or impacted by excessive wet weather flow or is tributary to a Combined Sewer Overflow (CSO); unless it can be demonstrated that anticipated flows will not exceed previous flows, the project applicant is required to offset any additional sanitary flow in excess of the most recent land use; the applicant must develop a 1 gallon to 1 gallon offset plan/project in coordination with the municipal engineer; a letter confirming the acceptance of the offset plan must be submitted to the Department of Water Environment Protection documenting the offset plan; and
- WHEREAS, per the Onondaga County Department of Water Environment Protection, to ensure continued economic growth in Clay, Cicero, and the village of North Syracuse, restrictions at the Oak Orchard Treatment Plant shall be avoided through the creation and coordination of a sanitary discharge allocation plan by these municipalities; and
- WHEREAS, the plan shows proposed five foot wide sidewalks around the building with one connection to existing concrete sidewalks on Route 11; the plan further shows proposed landscaping around the southern side of the site and a landscaped area behind the gravel parking lot; per aerial photography, the rear half of the site contains vacant wooded land; 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 recommends that said application be DISAPPROVED for the following REASON(S):

Given the availability of additional land on the parcel to accommodate alternate site planning and vehicular circulation options, the Board encourages the Town, Fire Department and applicant to take advantage of the opportunity in building a new facility to address longstanding issues with the site regarding safe and efficient ingress/egress. The Board has particular concerns regarding the proposed number and location of driveways, backing of emergency vehicles into the roadway in a highly congested location, and configuration and location of the building which promotes these conditions.

The Board also notes the Town and applicant must work with the New York State department of Transportation to address previous comments submitted by the Department during the State Environmental Quality Review Act (SEQRA) review of the project.

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



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: March 25, 2015

OCPB Case # Z-15-88

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Cicero Planning Board at the request of Chris Stellakis for the property located at 8665 Brewerton Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Brewerton Road (U.S. Route 11), a state highway; and
- WHEREAS, the applicant is proposing to add an auto repair business at an existing auto sales business on a 3.4-acre lot in a General Commercial (GC) zoning district; and
- WHEREAS, the Board previously recommended Modification of a Site Plan referral (Z-10-13) to convert the existing building to a used car sales business, citing septic and lighting plan approvals; and
- WHEREAS, the Simple Site Plan dated February 11, 2015 shows an existing metal Quonset Hut building (7,538 square feet) with a small attached building (599 square feet) and an asphalt parking area in the front, side, and rear of the building with 51 spaces which are not striped, per a note on the plan; the plan states no changes are proposed to landscaping, signage, utilities, lighting, buildings, or parking; and
- WHEREAS, the plan shows the site with frontage and an existing driveway on Brewerton Road, which must meet the requirements of the New York State Department of Transportation; and
- WHEREAS, the prior referral indicated the site would require a septic system, however the referral notice indicates the site is served by public water and sewers and the plan shows sanitary sewer lines along this portion of Route 11; and
- WHEREAS, this site is located within the Onondaga County Sanitary District; the New York State Waste Treatment Works and Plumbing Code, and the Onondaga County Sanitary Code, state that discharge to a municipal sewage treatment system, if available and accessible, is the preferred method of wastewater disposal; and
- WHEREAS, the plan shows a freestanding 9' x 0.5' "CJ's Car America" sign and additional freestanding sign (no details provided) near the driveway entrance, and existing ornamental lamps on either side of the driveway along with existing building lighting; aerial photography shows grass along the road frontage and vacant lawn covering the rear half of the parcel; 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 this site adheres to the sanitary requirements as set forth by the New York State Waste Treatment Works and Plumbing Code, and the Onondaga County Sanitary Code.
2. The Onondaga County Water Authority (OCWA) recommends that the municipality and/or applicant contact OCWA's Engineering Department early in the planning process to determine water availability and service options, obtain hydrant flow test information, evaluate backflow prevention requirements, and/or request that the Authority conduct hydrant flow testing to assess fire flow availability.

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



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: March 25, 2015

OCPB Case # Z-15-89

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a AREA VARIANCE from the Town of Cicero Zoning Board of Appeals at the request of Aaron Ballard for the property located at 7013 Van Antwerp 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 a municipal boundary between the Town of Cicero and the Town of Constantia and the county boundary between Onondaga County and Oswego County; and
- WHEREAS, the applicant is requesting an area variance to construct a 24' x 34' attached garage to an existing residence on a 0.23-acre lot in a Residential (R-10) zoning district; and
- WHEREAS, per the referral notice, the existing house is nonconforming to the required 6' side yard setback (currently 5.21'), and the proposed addition is an expansion of a nonconforming structure, with a proposed total side yard setback of 11.77' where 15' are required; and
- WHEREAS, the Location Survey dated March 8, 2014 shows an existing two-story frame house, rear masonry shed, and the proposed 1 1/2-story attached garage; the floor plans indicate the proposed addition will include a garage with attic above; and
- WHEREAS, the survey shows the site with frontage on Oneida Lake and Van Antwerp Drive, a local street, and no existing driveways; and
- WHEREAS, the current FEMA Flood Insurance Rate Maps (FIRM) indicate that the portion of this parcel along the lake shore is in a Special Flood Hazard Area (SFHA); the Onondaga County Hazard Mitigation Plan has identified flooding as one of five primary natural hazards of local concern, with the potential to cause extensive threat to property and safety; buildings within the floodplain can negatively affect the free flow of nearby waterways and drainage, and building within a floodplain is therefore discouraged; and
- WHEREAS, the New York State Department of Environmental Conservation Environmental Assessment Form Mapper indicates that the site contains federal wetlands; per the U.S. Army Corps of Engineers, National Wetland Inventory Maps may not be used to confirm the presence/absence of federal wetlands on a given parcel of land; the applicant must obtain appropriate permits from the U.S. Army Corps of Engineers for any proposed development or drainage in federal wetlands on site; and
- WHEREAS, the EAF Mapper states that the site of the proposed action contains a species of animal, or associated habitats, listed by the state or federal government as threatened or endangered; a permit may be required from the New York State Department of Environmental Conservation (NYS DEC) if the species is listed

as endangered or threatened and the NYS DEC determines that the project may be harmful to the species or its habitat; and

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

WHEREAS, the site is served by public water and sewer and is located in the Brewerton Wastewater Treatment Plant service area; the Environmental Assessment Form dated March 5, 2015 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. The Board has offered the following COMMENT(S) in regards to the above referral:

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

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



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: March 25, 2015

OCPB Case # Z-15-90

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a AREA VARIANCE from the Village of Baldwinsville Zoning Board of Appeals at the request of Sedgewick Properties Association, LLC for the property located at 120 Oswego 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 48, a state highway; and
- WHEREAS, the applicant is requesting an area variance to install a freestanding sign on a 0.919-acre lot containing in a Business (B-1) zoning district, as part of a project to demolish an existing diner and vacant car wash and construct a new convenience store with gas station (Stewart's Shops); and
- WHEREAS, the Board is concurrently reviewing a Use Variance referral (Z-15-91) for this project; a use variance is required for the auto refueling portion of the business; the use variance application included a tenant history of the subject property and the adjacent retail properties which are owned by the applicant, a narrative to explain why the permitted uses in the B-1 district are prohibitive and would cause continued financial losses, and additional financial documentation; and
- WHEREAS, per aerial photography, the site is located north of the village center in a commercial area at the corner of NYS Route 48 and Smokey Hollow Road; surrounding land uses include a vacant shopping center, single-family homes, apartments, schools, and vacant land zoned for residential which contains state and potentially federal wetlands, per wetland maps; and
- WHEREAS, a Site Plan revised February 3, 2015 shared by the New York State Department of Transportation shows a proposed 3,975 square foot shop, a canopy with four gas pumps, and 20 parking spaces; the Environmental Assessment Form dated February 19, 2015 indicates the store will have 29 parking spaces (reduced from 32 existing parking spaces), require 3 truck deliveries per day, and have daily operating hours of 4:30am to 11pm; the EAF notes the project will include a future subdivision, and the plan shows an additional 0.477 acres of land from the adjacent shopping center to the north to be added; and
- WHEREAS, the plan shows the site will maintain one driveway each on Route 48 and Smokey Hollow Road, however each will be relocated further from the intersection; the plan and aerial photography shows sidewalks along both frontages, however the sidewalk along Route 48 does not continue through the existing driveway; any existing or proposed access to Route 48 must meet the requirements of the New York State Department of Transportation; and
- WHEREAS, the EAF notes 1.4 acres will be physically disturbed by the project and will ultimately create 0.95 acres of impervious surface, and will direct stormwater

to an on-site drywell; the proposed project may disturb one acre or more of land and must be covered under the New York State SPDES II General Permit for Stormwater Discharges from Construction Activity (GP-0-10-001) and the applicant must submit a Stormwater Pollution Prevention Plan (SWPPP) to the municipality and a Notice of Intent (NOI) to the DEC Bureau of Water Permits; the proposed project is located within a designated Municipal Separate Storm Sewer System (MS4) municipality, and the applicant must consult with the municipal engineer to ensure conformance of construction plans with the municipality's Storm Water Management Plan (SWMP) and submit a MS4 SWPPP Acceptance Form signed by the municipality to the New York State Department of Environmental Conservation Bureau of Water Permits; and

WHEREAS, the EAF indicates that land adjoining the site contains wetlands, specifically Class 2 State Wetland BAL-11; per the U.S. Army Corps of Engineers, National Wetland Inventory Maps may not be used to confirm the presence/absence of federal wetlands on a given parcel of land; the applicant must obtain appropriate permits from the New York State Department of Environmental Conservation and/or the U.S. Army Corps of Engineers for any proposed development or drainage in state and/or federal wetlands, respectively, and/or state wetland buffers on site; the EAF also indicates the site is located over, or immediately adjoining, primary and principal aquifers; and

WHEREAS, the site is served by public water and sewer and is located in the Village of Baldwinsville Collection District, which ultimately flows to the Baldwinsville-Seneca Knolls Wastewater Treatment Plant; the EAF notes the proposed usage will be similar to the existing diner; and

WHEREAS, the EAF indicates the project includes bulk storage of petroleum, and notes tanks will be located underground and store 15,000 gallons per day; and

WHEREAS, the EAF notes all fixtures will be down-lit LED, with pole lights at 15', recessed soffit mounted lights surrounding the building at 9.5', and recessed lights under the canopy at 14.5'; and

WHEREAS, signage details submitted with the referral show the proposed monument sign would be 62.64 square feet per side where 12 square feet per side are permitted, and would have a stone veneer base, asphalt shingled canopy, and external gooseneck lighting of the lettering plus LED gas price numbers for diesel and regular; and

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

Per the New York State Department of Transportation, the sidewalks along New York State Route 48 must continue through the driveway, and the applicant must continue to work with the Department regarding proposed access changes and to obtain a highway work permit for any work within the State right-of-way.

The Board also offers the following comment:

Every municipal review provides the opportunity to improve community appearance, and the Village and applicant are encouraged to ensure the scale of the proposed signage is consistent with the traditional village character, and to incorporate landscaping along the road frontages and throughout the site.

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



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: March 25, 2015

OCPB Case # Z-15-91

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a USE VARIANCE from the Village of Baldwinsville Zoning Board of Appeals at the request of Sedgewick Properties Association, LLC for the property located at 120 Oswego 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 48, a state highway; and
- WHEREAS, the applicant is requesting a use variance to demolish an existing diner and vacant car wash and construct a new convenience store with gas station (Stewart's Shops) on a 0.919-acre lot in a Business (B-1) zoning district; and
- WHEREAS, the Board is concurrently reviewing an Area Variance referral (Z-15-90) to install a freestanding sign with 62.64 square feet per side where 12 square feet per side are permitted; and
- WHEREAS, a use variance is required for the auto refueling portion of the business; the use variance application included a tenant history of the subject property and the adjacent retail properties which are owned by the applicant, a narrative to explain why the permitted uses in the B-1 district are prohibitive and would cause continued financial losses, and additional financial documentation; and
- WHEREAS, per aerial photography, the site is located north of the village center in a commercial area at the corner of NYS Route 48 and Smokey Hollow Road; surrounding land uses include a vacant shopping center, single-family homes, apartments, schools, and vacant land zoned for residential which contains state and potentially federal wetlands, per wetland maps; and
- WHEREAS, a Site Plan revised February 3, 2015 shared by the New York State Department of Transportation shows a proposed 3,975 square foot shop, a canopy with four gas pumps, and 20 parking spaces; the Environmental Assessment Form dated February 19, 2015 indicates the store will have 29 parking spaces (reduced from 32 existing parking spaces), require 3 truck deliveries per day, and have daily operating hours of 4:30am to 11pm; the EAF notes the project will include a future subdivision, and the plan shows an additional 0.477 acres of land from the adjacent shopping center to the north to be added; and
- WHEREAS, the plan shows the site will maintain one driveway each on Route 48 and Smokey Hollow Road, however each will be relocated further from the intersection; the plan and aerial photography shows sidewalks along both frontages, however the sidewalk along Route 48 does not continue through the existing driveway; any existing or proposed access to Route 48 must meet the requirements of the New York State Department of Transportation; and
- WHEREAS, the EAF notes 1.4 acres will be physically disturbed by the project and will

ultimately create 0.95 acres of impervious surface, and will direct stormwater to an on-site drywell; the proposed project may disturb one acre or more of land and must be covered under the New York State SPDES II General Permit for Stormwater Discharges from Construction Activity (GP-0-10-001) and the applicant must submit a Stormwater Pollution Prevention Plan (SWPPP) to the municipality and a Notice of Intent (NOI) to the DEC Bureau of Water Permits; the proposed project is located within a designated Municipal Separate Storm Sewer System (MS4) municipality, and the applicant must consult with the municipal engineer to ensure conformance of construction plans with the municipality's Storm Water Management Plan (SWMP) and submit a MS4 SWPPP Acceptance Form signed by the municipality to the New York State Department of Environmental Conservation Bureau of Water Permits; and

WHEREAS, the EAF indicates that land adjoining the site contains wetlands, specifically Class 2 State Wetland BAL-11; per the U.S. Army Corps of Engineers, National Wetland Inventory Maps may not be used to confirm the presence/absence of federal wetlands on a given parcel of land; the applicant must obtain appropriate permits from the New York State Department of Environmental Conservation and/or the U.S. Army Corps of Engineers for any proposed development or drainage in state and/or federal wetlands, respectively, and/or state wetland buffers on site; the EAF also indicates the site is located over, or immediately adjoining, primary and principal aquifers; and

WHEREAS, the site is served by public water and sewer and is located in the Village of Baldwinsville Collection District, which ultimately flows to the Baldwinsville-Seneca Knolls Wastewater Treatment Plant; the EAF notes the proposed usage will be similar to the existing diner; and

WHEREAS, the EAF indicates the project includes bulk storage of petroleum, and notes tanks will be located underground and store 15,000 gallons per day; and

WHEREAS, the EAF notes all fixtures will be down-lit LED, with pole lights at 15', recessed soffit mounted lights surrounding the building at 9.5', and recessed lights under the canopy at 14.5'; and

WHEREAS, signage details submitted with the referral show the proposed monument sign would have a stone veneer base, asphalt shingled canopy, and external gooseneck lighting of the lettering plus LED gas price numbers for diesel and regular; and

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

Per the New York State Department of Transportation, the sidewalks along New York State Route 48 must continue through the driveway, and the applicant must continue to work with the Department regarding proposed access changes and to obtain a highway work permit for any work within the State right-of-way.

The Board also offers the following comment:

Every municipal review provides the opportunity to improve community appearance, and the Village and applicant are encouraged to ensure the scale of the proposed signage is consistent with the traditional village character, and to incorporate landscaping along the road frontages and throughout the site.



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



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: March 25, 2015

OCPB Case # Z-15-92

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a AREA VARIANCE from the Village of Baldwinsville Zoning Board of Appeals at the request of Marilyn L. Buschle for the property located at 13 Downer 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 48, a state highway; and
- WHEREAS, the applicant is requesting an area variance to construct a 20' x 8' front porch on an existing residence on a 0.08-acre lot in a Residential (R-1) zoning district; and
- WHEREAS, per the referral materials, the existing property is nonconforming to lot coverage and setbacks, and notes the proposed expansion would increase lot coverage from 30% to 35% (25% permitted) and decrease the front yard setback from 17' to 9' (40' required), with the other nonconforming setbacks remaining unchanged; and
- WHEREAS, the Survey Map dated October 29, 2014 shows an existing 1 1/2 -story wood frame house with frontage on Downer Street, a local street; aerial photography shows the house has an existing driveway on Downer Street; and
- WHEREAS, the New York State Department of Environmental Conservation Environmental Assessment Form Mapper indicates that the project is within 2,000 feet of sites in the New York State Department of Environmental Conservation Environmental Site Remediation database (B00105 and E734114), is located over or immediately adjoining primary and principal aquifers, and is located in or adjacent to an area designated as sensitive for archaeological sites on the New York State Historic Preservation Office archaeological site inventory; and
- WHEREAS, the site is served by public water and sewer (Village of Baldwinsville); the Environmental Assessment Form dated March 12, 2015 notes the project will not require new connections 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 Robert Jokl and seconded by Robert Antonacci. The votes were recorded as follows: Douglas Morris - yes; Robert Jokl - yes; Brian Donnelly - yes; Daniel Cupoli - yes; Robert Antonacci - yes; Chester Dudzinski - yes.**



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: March 25, 2015

OCPB Case # Z-15-93

- 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 Village of Baldwinsville Zoning Board of Appeals at the request of Warren W. Beck, III for the property located at 26 River 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 West Genesee Street (New York State Route 31), a state highway, and the municipal boundary between the Town of Lysander and the Town of Van Buren (within the Village of Baldwinsville); and
- WHEREAS, the applicant is requesting an area variance to reconstruct a fire-damaged two-family home in the existing building footprint on a 2,400 square foot lot in a Residential (R-1) zoning district; and
- WHEREAS, per the referral materials, the former structure did not conform to current lot coverage, and side yard requirements: current lot coverage is approximately 53% (25% allowed), the current rear yard setback is 15' (40' required), the current side yard setbacks are 2.6' to the west and 5.2' to the east totaling 7.8' (6' required for each, 16' minimum total); and
- WHEREAS, the referral materials indicate the rebuilt structure would require the same code relief, noting the west side yard setback will be increased by 3' and the front yard setback is under review as the structure appears to be over the property line; and
- WHEREAS, plans submitted with the referral show a two-story wood frame house with car port overhang on River Street, a local street adjacent to the Seneca River; aerial photography shows an existing driveway on River Street; the referral materials indicate the carport will be removed as it does not comply with New York State Uniform Code; and
- WHEREAS, the current FEMA Flood Insurance Rate Maps (FIRM) indicate that the front yard of this parcel is in a Special Flood Hazard Area (SFHA); preliminary updated FIRM data released in June 2008 shows that the parcel may no longer be within a SFHA once maps are finalized; and
- WHEREAS, the New York State Department of Environmental Conservation Environmental Assessment Form Mapper indicates land adjoining the site contains wetlands or other regulated waterbodies; and
- WHEREAS, the EAF Mapper further indicates that the project is within 2,000 feet of sites in the New York State Department of Environmental Conservation Environmental Site Remediation database (B00105 and E734114), is located over or immediately adjoining primary and principal aquifers, and is located in or adjacent to an area designated as sensitive for archaeological sites on the New York State Historic Preservation Office archaeological site inventory; and
- WHEREAS, the EAF Mapper notes the site is located near structures listed or nominated

for the National Register of Historic Places, specifically Baldwinsville Village Hall and the Enlarged Erie Barge Canal; and

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

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



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: March 25, 2015

OCPB Case # Z-15-94

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of DeWitt Planning Board at the request of Jack's Septic Service for the property located at 4079 New Court Avenue; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of New Court Avenue, a state highway; and
- WHEREAS, the applicant is proposing to construct a 2,304 square foot cold storage building for vehicles and equipment at an existing septic service business on a 0.66-acre lot in an Industrial zoning district; and
- WHEREAS, the Board is concurrently reviewing an Area Variance referral (Z-15-95) for this project; per the referral notice, area variances are required for rear and side yard setbacks due to the height of the proposed accessory building (4.4' for the rear setback and 15.2' for the side yard setback); the referral notice also notes a special use permit for is required for the storage of septic waste however no referral was submitted for this action; and
- WHEREAS, the Land Survey dated January 15, 2015 shows an existing brick/masonry building, proposed new storage building at the rear of the parcel on an existing gravel parking lot, and front and rear asphalt parking lots; 6 parking spaces are shown within the gravel lot and 7 spaces are shown within the asphalt lot along the front of the building; the plan shows two small lawn areas and no other landscaping on site; and
- WHEREAS, the survey shows the rear of the site is located along CSXT railroad tracks, and the site has frontage and two existing driveways on New Court Avenue, one labeled exit which is approximately 70' and one labeled enter which is approximately 30'; any existing or proposed access to New Court Avenue must meet the requirements of the New York State Department of Transportation; and
- WHEREAS, the Environmental Assessment Form dated February 9, 2015 notes 0.189 acres will be physically disturbed; and
- WHEREAS, the site is served by public water and sewer and is located in the Metropolitan Wastewater Treatment Plant service area; the EAF notes the project will not connect to existing water and wastewater utilities; and

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

1. The Town and applicant are advised to contact the New York State

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

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

Department of Transportation to bring the driveways up to Department standards.

2. The Board strongly encourages the Town and applicant to work to minimize pavement and to incorporate green infrastructure where possible, in order to minimize stormwater runoff from expanding the site's impervious surface.

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

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



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: March 25, 2015

OCPB Case # Z-15-95

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a AREA VARIANCE from the Town of DeWitt Zoning Board of Appeals at the request of Jack's Septic Service (John Coleman) for the property located at 4079 New Court 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 New Court Avenue, a state highway; and
- WHEREAS, the applicant is requesting area variances as part of a project to construct a 2,304 square foot cold storage building for vehicles and equipment at an existing septic service business on a 0.66-acre lot in an Industrial zoning district; and
- WHEREAS, the Board is concurrently reviewing a Site Plan referral (Z-15-94) for this project; and
- WHEREAS, per the referral notice, area variances are required for rear and side yard setbacks due to the height of the proposed accessory building (4.4' for the rear setback and 15.2' for the side yard setback); the referral notice also notes a special use permit for is required for the storage of septic waste however no referral was submitted for this action; and
- WHEREAS, the Land Survey dated January 15, 2015 shows an existing brick/masonry building, proposed new storage building at the rear of the parcel on an existing gravel parking lot, and front and rear asphalt parking lots; 6 parking spaces are shown within the gravel lot and 7 spaces are shown within the asphalt lot along the front of the building; the plan shows two small lawn areas and no other landscaping on site; and
- WHEREAS, the survey shows the rear of the site is located along CSXT railroad tracks, and the site has frontage and two existing driveways on New Court Avenue, one labeled exit which is approximately 70' and one labeled enter which is approximately 30'; any existing or proposed access to New Court Avenue must meet the requirements of the New York State Department of Transportation; and
- WHEREAS, the Environmental Assessment Form dated February 9, 2015 notes 0.189 acres will be physically disturbed; and
- WHEREAS, the site is served by public water and sewer and is located in the Metropolitan Wastewater Treatment Plant service area; the EAF notes the project will not connect to existing water and wastewater utilities; and

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

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

1. The Town and applicant are advised to contact the New York State Department of Transportation to bring the driveways up to Department standards.
2. The Board strongly encourages the Town and applicant to work to minimize pavement and to incorporate green infrastructure where possible, in order to minimize stormwater runoff from expanding the site's impervious surface.
3. The Onondaga County Water Authority (OCWA) recommends that the municipality and/or applicant contact OCWA's Engineering Department early in the planning process to determine water availability and service options, obtain hydrant flow test information, evaluate backflow prevention requirements, and/or request that the Authority conduct hydrant flow testing to assess fire flow availability.

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





JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: March 25, 2015

OCPB Case # Z-15-96

- 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 Tiffany Mayer for the property located north of 4000 State Street Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of New York State Route 321, a state highway, and a farm operation in an agricultural district; and
- WHEREAS, the applicant is proposing to construct a two-story exercise studio on a 5.26-acre lot in a Rural Residential (RR) zoning district; and
- WHEREAS, the Board is concurrently reviewing a Special Permit referral (Z-15-97) for this project; and
- WHEREAS, the Board previously recommended Modification of a Preliminary Subdivision referral (S-15-15) to create the subject lot ("proposed Lot 3") and two adjacent lots to the south, and Modification of another Preliminary Subdivision referral (S-13-85) to create the adjacent lot to the north; the Board cited requirements to coordinate access with the New York State Department of Transportation, comments on wetlands and potential gas line setback requirements, and encouraging the Town to consider the potential long-term impacts of rural subdivisions on agricultural liability, scenic viewsheds and habitats, road safety and mobility, and increased spending on infrastructure and service provision to new areas; and
- WHEREAS, the Site Plan dated February 27, 2015 shows the proposed studio building, which referral materials indicate would include a 51' x 78' first floor dance studio and 51' x 37.5' second floor fitness and personal training studio; the plan further shows a rear parking lot with 23 spaces, and 8 parallel short-term parking spaces for pickups and drop-offs; and
- WHEREAS, the plan shows the site has frontage and one proposed 20' driveway on State Street Road (Route 321) which would require crossing an 18" diameter 40' stream culvert; the most recent subdivision referral (S-15-15) indicated one residential driveway would be permitted for proposed Lot 3; any existing or proposed access to Route 321 must meet the requirements of the New York State Department of Transportation; and
- WHEREAS, the plan states the disturbed area will be 39,982 square feet, and shows a grassy swale around three sides of this area, a portion of which along the southern side encroaches in the 75' gas utility easement ("Tennessee Gas Transmission Company") which runs from west to east and crosses into the adjacent lots to the south; and
- WHEREAS, the Environmental Assessment Form dated February 27, 2015 notes a portion of the site or land adjoining the site contain wetlands or other regulated

waterbodies; the plan shows the approximate location of an intermittent stream, and the proposed building is located outside the 100' watercourse setback; the New York State Department of Environmental Conservation Environmental Assessment Form Mapper indicates the wetlands to be state (SKA-9) and federal; and

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

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

WHEREAS, the site has access to public water and is located outside the Onondaga County Sanitary District; the referral materials indicate a 440 gallons/day septic system is proposed for the site, and the plan shows the location of proposed septic tank and pump chamber, as well as a rear septic mound and expansion area; the Onondaga County Health Department must formally accept or approve, respectively, any existing or proposed septic system to service this property prior to issuance of a building permit; and

WHEREAS, the plan shows evergreen trees buffering the building from the adjacent lot to the north, existing vegetation and lawn area, a post light at the driveway entry and three LED building lights, which the referral materials state will be night sky compliant, and the location of a proposed 12 square foot free standing sign with a maximum height of 10'; and

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

Per the New York State Department of Transportation, the proposed use no longer meets the criteria for use of a residential driveway. The applicant and municipality must contact the Department to obtain approval for a commercial driveway on New York State Route 321 and a highway work permit for any work in the State right-of-way.

The Board also offers the following comments:

1. The applicant is advised to contact the U.S. Army Corps of Engineers and/or the New York State Department of Environmental Conservation to confirm the presence of federal and/or state wetlands, respectively, and/or the 100-foot state wetland buffer on this site, and obtain all necessary permits for any confirmed wetlands and buffers and show them on the plans for the site.
2. The Town and applicant are advised to ensure that the proposed project adheres to any federal requirements for gas line setbacks, and that any approvals are obtained for encroaching in the gas utility easement.
3. The Town is advised to ensure any applicable approvals and permits are in place for the proposed stream culvert.

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



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: March 25, 2015

OCPB Case # Z-15-97

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SPECIAL PERMIT from the Town of Skaneateles Planning Board at the request of Tiffany Mayer for the property located north of 4000 State Street Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review issuance of special permits and the site is located within 500 feet of New York State Route 321, a state highway, and a farm operation in an agricultural district; and
- WHEREAS, the applicant is requesting a special permit to construct a two-story exercise studio on a 5.26-acre lot in a Rural Residential (RR) zoning district; and
- WHEREAS, the Board is concurrently reviewing a Site Plan referral (Z-15-96) for this project; and
- WHEREAS, the Board previously recommended Modification of a Preliminary Subdivision referral (S-15-15) to create the subject lot ("proposed Lot 3") and two adjacent lots to the south, and Modification of another Preliminary Subdivision referral (S-13-85) to create the adjacent lot to the north; the Board cited requirements to coordinate access with the New York State Department of Transportation, comments on wetlands and potential gas line setback requirements, and encouraging the Town to consider the potential long-term impacts of rural subdivisions on agricultural liability, scenic viewsheds and habitats, road safety and mobility, and increased spending on infrastructure and service provision to new areas; and
- WHEREAS, the Site Plan dated February 27, 2015 shows the proposed studio building, which referral materials indicate would include a 51' x 78' first floor dance studio and 51' x 37.5' second floor fitness and personal training studio; the plan further shows a rear parking lot with 23 spaces, and 8 parallel short-term parking spaces for pickups and drop-offs; and
- WHEREAS, the plan shows the site has frontage and one proposed 20' driveway on State Street Road (Route 321) which would require crossing an 18" diameter 40' stream culvert; the most recent subdivision referral (S-15-15) indicated one residential driveway would be permitted for proposed Lot 3; any existing or proposed access to Route 321 must meet the requirements of the New York State Department of Transportation; and
- WHEREAS, the plan states the disturbed area will be 39,982 square feet, and shows a grassy swale around three sides of this area, a portion of which along the southern side encroaches in the 75' gas utility easement ("Tennessee Gas Transmission Company") which runs from west to east and crosses into the adjacent lots to the south; and
- WHEREAS, the Environmental Assessment Form dated February 27, 2015 notes a portion of the site or land adjoining the site contain wetlands or other regulated

waterbodies; the plan shows the approximate location of an intermittent stream, and the proposed building is located outside the 100' watercourse setback; the New York State Department of Environmental Conservation Environmental Assessment Form Mapper indicates the wetlands to be state (SKA-9) and federal; and

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

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

WHEREAS, the site has access to public water and is located outside the Onondaga County Sanitary District; the referral materials indicate a 440 gallons/day septic system is proposed for the site, and the plan shows the location of proposed septic tank and pump chamber, as well as a rear septic mound and expansion area; the Onondaga County Health Department must formally accept or approve, respectively, any existing or proposed septic system to service this property prior to issuance of a building permit; and

WHEREAS, the plan shows evergreen trees buffering the building from the adjacent lot to the north, existing vegetation and lawn area, a post light at the driveway entry and three LED building lights, which the referral materials state will be night sky compliant, and the location of a proposed 12 square foot free standing sign with a maximum height of 10'; and

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

Per the New York State Department of Transportation, the proposed use no longer meets the criteria for use of a residential driveway. The applicant and municipality must contact the Department to obtain approval for a commercial driveway on New York State Route 321 and a highway work permit for any work in the State right-of-way.

The Board also offers the following comments:

1. The applicant is advised to contact the U.S. Army Corps of Engineers and/or the New York State Department of Environmental Conservation to confirm the presence of federal and/or state wetlands, respectively, and/or the 100-foot state wetland buffer on this site, and obtain all necessary permits for any confirmed wetlands and buffers and show them on the plans for the site.
2. The Town and applicant are advised to ensure that the proposed project adheres to any federal requirements for gas line setbacks, and that any approvals are obtained for encroaching in the gas utility easement.
3. The Town is advised to ensure any applicable approvals and permits are in place for the proposed stream culvert.

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