



# Onondaga County Planning Board

April 03, 2019

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

## I. ATTENDANCE

### MEMBERS PRESENT

Daniel Cupoli  
Matt Beadnell  
David Skeval  
Marty Voss

### STAFF PRESENT

Megan Costa  
Allison Bodine  
Robin Coon

### GUESTS PRESENT

## II. CALL TO ORDER

The meeting was called to order at 11:00 AM on April 03, 2019.

## III. MINUTES & OTHER BUSINESS

Minutes from March 13, 2019 were submitted for approval. Marty Voss made a motion to accept the minutes. David Skeval seconded the motion. The votes were recorded as follows: Daniel Cupoli - yes; Matt Beadnell - yes; David Skeval - yes; Marty Voss - yes.

## IV. ACTIONS ON GML SECTION 239 REFERRALS

### Summary

S-19-18	TLafPB	<i>No Position With Comment</i>	S-19-19	TDewPB	<i>No Position With Comment</i>
S-19-20	TDewPB	<i>No Position With Comment</i>	S-19-21	TDewPB	<i>Modification</i>
S-19-22	TSkaPB	<i>No Position With Comment</i>	S-19-23	TCicPB	<i>No Position With Comment</i>
S-19-24	TSpaPB	<i>Modification</i>	Z-19-67	TLysPB	<i>Modification</i>
Z-19-68	TGedZBA	<i>Modification</i>	Z-19-69	TElbPB	<i>Modification</i>
Z-19-70	TClaTB	<i>Modification</i>	Z-19-71	TClaPB	<i>No Position</i>
Z-19-72	CSyrPB	<i>No Position</i>	Z-19-73	VNsyPB	<i>Modification</i>
Z-19-74	VNsyZBA	<i>Modification</i>	Z-19-75	VNsyPB	<i>Modification</i>
Z-19-76	CSyrZA	<i>No Position With Comment</i>	Z-19-77	TSalPB	<i>Modification</i>
Z-19-78	TSalZBA	<i>No Position With Comment</i>	Z-19-79	VLivPB	<i>No Position</i>
Z-19-80	TSkaTB	<i>No Position</i>	Z-19-81	TVanTB	<i>No Position</i>
Z-19-82	TDewPB	<i>Modification</i>	Z-19-83	TDewPB	<i>Modification</i>
Z-19-84	TDewPB	<i>Modification</i>	Z-19-85	VLivVB	<i>No Position</i>
Z-19-86	TSkaPB	<i>Modification</i>	Z-19-87	TCicPB	<i>Modification</i>
Z-19-88	TCicPB	<i>No Position With Comment</i>	Z-19-89	VNsyVB	<i>No Position With Comment</i>
Z-19-90	VFayPB	<i>No Position</i>			



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: April 03, 2019

OCPB Case # S-19-18

- 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 Town of LaFayette Planning Board at the request of Robert McElhannon for the property located at 6232 Route 20; 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 Route 20, a state highway, Apulia Road (Route 3), a county highway, and a farm operation located in a NYS Agricultural District; and
- WHEREAS, the applicant is proposing a lot line adjustment between two parcels to create two new parcels, Parcel A (1.39 acres) and Parcel B (4.34 acres), in a Business zoning district; and
- WHEREAS, the site is located in a rural area in the Big Bend hamlet area of LaFayette with surrounding land uses being low density residential and agricultural and forest land; lands east of the site are enrolled in NYS Agricultural District 4 and appear to contain active farmland; and
- WHEREAS, the submitted subdivision plan dated March 5, 2019 shows the site, which includes a vacant, landlocked parcel, has frontage on US Route 20 and Apulia Road, a county road, and abuts the New York Susquehanna & Western Railway to the west; the site contains an existing one-story house and detached garage occurring on the northern half of the site and two one-story buildings and a front blacktop parking area for Big Bend Auto, an auto repair and service shop, at the front, southern half of the site; the site appears to have over 250' of continuous access, partially occurring on both Route 20 and Apulia Road; there is an existing driveway off this access that serves the house and garage; and
- WHEREAS, the submitted Environmental Assessment Form (EAF) dated March 4, 2019 indicates the lot line adjustment is intended to bring both existing parcels into compliance with the Town's zoning requirements; per the subdivision plan, the lot line adjustment will provide each proposed parcel with road frontage; and
- WHEREAS, the subdivision plan shows the business and residential uses will be separated with the proposed lot line adjustment; Parcel A (1.39 acres) will contain the two buildings for Big Bend Auto and Parcel B (4.34 acres) will contain the house and garage; the existing access appears to occur on both parcels; and
- WHEREAS, the site is served by an individual well and septic system; no changes to the existing infrastructure are proposed; it is not clear if drinking water and wastewater services are separate for the business and residential uses and will be entirely located within the bounds of the proposed parcels;
- ADVISORY NOTE: the Onondaga County Health Department's Bureau of Public Health Engineering must formally accept or approve, respectively, any

existing or proposed septic system to serve Parcels A and B prior to Town approval of the proposed subdivision; and

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

WHEREAS, GIS mapping shows the site may contain a riverine, federal wetland which appears to run generally southeast-northwest through the southerly Parcel A; 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:

Prior to future development of the site, the applicant and/or property owner is advised to coordinate with the New York State and Onondaga County Departments of Transportation regarding the existing access to US Route 20 and Apulia Road, which will require delineating and/or reducing the width of the driveway in order to meet the commercial driveway standards of the Departments.

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



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: April 03, 2019

OCPB Case # S-19-19

- 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 PRELIMINARY SUBDIVISION from the Town of DeWitt Planning Board at the request of Quantum Cool, LLC for the property located at 6655 Old Thompson Road; and
- WHEREAS, General Municipal Law Section 239-n allows the County Planning Board to review the approval of subdivisions and the site is located within 500 feet of the New York State Thruway (Route 90), a state highway, and East Molloy Road, a county road; and
- WHEREAS, the applicant is proposing to subdivide a 60.2-acre parcel into two new lots, Lot 1 (14.00 acres) and Lot 2 (46.442 acres), in a High Tech zoning district; and
- WHEREAS, the Board is concurrently reviewing a site plan referral (Z-19-82) as part of the proposed project; in 2017, the Board recommended modification of preliminary subdivision (S-17-37) and site plan (Z-17-209) referrals and offered no position with comment for an area variance referral (Z-17-223), as part of a project to subdivide a 90-acre parcel, which created the subject parcel and an adjacent parcel, and construct a 126,760 sf building with associated parking and access, land grading, stormwater management facilities, and a future 39,000 sf addition on the adjacent parcel for Feldmeier Equipment; Board requirements for the project included lighting, traffic, and drainage requirements and considerations for the Ley Creek floodplain and floodway on the site; and
- WHEREAS, the site contains a portion of the former Brooklawn Golf Course, with surrounding land uses being largely industrial; the site is bound to the south by the New York State Thruway, to the north by East Molly Road, a county road, to the east by the north branch of Ley Creek, and to the west by Moore Road, a local road; there is a tributary to the north branch of Ley Creek crossing the northern portion of the site, and the site is divided roughly in half by large scale overhead power lines, labeled C.N.Y.P Corp., running east-west; and
- WHEREAS, the submitted subdivision plan shows proposed Lot 1 (14 acres) will have 473.14 feet of frontage on Moore Road and abut the lands containing the power lines; the residual lands will go to Lot 2 (46.442 acres); the submitted Overall Plan dated March 1, 2019 shows the 14-acre lot is intended for the construction of a new facility for Cryomech; per the plan, "Cryomech currently employs 123 employees who work first or second shift...In the near future Cryomech plans on hiring another 20 employees."; and
- WHEREAS, the Overall Plan shows the proposed manufacturing and office building (76,500 sf) will be encircled by a service drive with the main parking lot (141 spaces) and an entry courtyard at the southwest corner of the building, loading docks on the south side of the building, and additional parking areas

at the front (10 spaces) and north sides (17 spaces) of the building; there is a proposed driveway on Moore Road; the plan also shows a future building expansion at the rear of the building, as well as two rows of future parking (66 spaces) along the service road; and

WHEREAS, a Campus Plan was included in the referral materials showing a future subdivision that would divide proposed Lot 2 into two lots, a 26.25-acre lot south of the power lines and 20 acres to the north; the northerly parcel, with frontage on East Molloy Road and Fairway Drive, a local road, would have a 120,000 sf building and a 250-space parking lot with access coming from Fairway Drive; the southerly parcel, with frontage on Moore Road, would have 50,000 and 120,000 sf buildings and 400- and 125-space parking lots with access to Moore Road; no additional information regarding potential tenants for future development was included in the referral;

ADVISORY NOTE: per the Onondaga County Department of Transportation, no direct access to East Molly Road will be permitted; and

WHEREAS, the submitted Environmental Assessment Form (EAF) indicates that less than 14 acres of the site will be disturbed by the proposed project; the Overall Plan shows stormwater pretreatment areas at the front and northeast corner of the building; a large stormwater basin is shown along the southern line of Lot 1; ADVISORY NOTES: any project that cumulatively disturbs one acre or more of land must be covered under the NYS SPDES Permit, and the municipality is advised to ensure that the applicant has obtained the appropriate permits from the NYS Department of Environmental Conservation prior to municipal approval; the applicant and municipality are encouraged to consider the use of green infrastructure, such as permeable pavement, landscape islands, and rain gardens, to further reduce stormwater runoff and improve stormwater quality; and

WHEREAS, the site has access to public drinking water and sewers located along Moore Road and is located in the Metropolitan Wastewater Treatment Plant service area; new connections to public drinking water and sewers are proposed as part of the project; ADVISORY NOTES: the applicant is advised to contact OCWA's Engineering Department to determine the activities and structures permitted within OCWA easements/right-of-ways, water availability and service options, obtain hydrant flow test information, evaluate backflow prevention requirements, and/or request that the Authority conduct hydrant flow testing to assess fire flow availability; the Onondaga County Department of Water Environment Protection asks that the applicant contact the Department's Flow Control office to determine sewer availability and capacity; and

WHEREAS, per the Onondaga County Department of Water Environment Protection, the submitted project is located in an area designated as flow constrained or impacted by excessive wet weather flow or is tributary to a Combined Sewer Overflow (CSO); ADVISORY NOTE: per the Onondaga County Department of Water Environment Protection, the applicant must develop a 1 gallon to 1 gallon sanitary flow offset plan/project in coordination with the municipal engineer; and

WHEREAS, GIS mapping shows potential federal wetlands associated with the north branch of Ley Creek and its tributary; the subdivision plan shows additional wetland areas on the site and adjacent parcels, including three small wetland areas and one larger one on Lot 1, and indicates that "wetland boundaries are

taken from a delineation prepared by EDR, PC in 2014”; there is no indication if the delineated wetlands have been confirmed by the U.S. Army Corps of Engineers; the submitted Site Preparation Plan dated March 1, 2019 shows the proposed development will encroach on one of the small delineated wetlands; the remaining wetland areas on Lot 1 will be protected; ADVISORY NOTE: the Town is advised to ensure any delineated wetlands have been confirmed by the U.S. Army Corps of Engineers; the applicant is also advised to obtain any necessary permits from the Corps for any proposed development or placement of fill in a federal wetland, or drainage of federal wetlands on site prior to municipal approval of the project; and

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

WHEREAS, the project is within 2,000 feet of multiple sites (IDs: C734113, 734070, 734129, 734054) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper); the site is located over, or immediately adjoining, a principal aquifer (per EAF Mapper); and

WHEREAS, ADVISORY NOTE: per the NYS Thruway Authority, all noise mitigation shall be the sole responsibility of the owner; and

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

While the Board offers no position with regards to the proposed subdivision, the following comments are intended for the project as a whole:

1. A drainage and grading plan must be provided to the New York State Thruway Authority (NYSTA) for review. Any mitigation as may be determined by the NYSTA must be reflected on the project plans prior to municipal approval. The municipality and applicant are advised that no increase to the amount of site drainage entering onto the Thruway as a result of this construction will be permitted.

2. A site lighting plan must be provided to the New York State Thruway Authority (NYSTA) for review, and site lighting must be designed so as not to affect Thruway patrons. Any mitigation as may be determined by the NYSTA must be reflected on the plans for the project prior to municipal approval.

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

4. The municipality must submit a copy of the Stormwater Pollution

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)

Prevention Plan (SWPPP) and/or any drainage reports or studies to the Onondaga County Department of Transportation. Any mitigation as may be determined by the Department must be reflected on the project plans prior to municipal approval. Additional stormwater runoff into the county's right-of-way or drainage system will be prohibited.

5. The applicant must submit a lighting plan to the Onondaga County Department of Transportation and reflect any mitigation as may be determined by the Department on the project plans prior to municipal approval. No glare or spillover onto adjacent properties or the county right-of-way will be permitted.

6. The applicant is encouraged to provide landscape buffering around the wetlands on site to reduce stormwater runoff or improve the quality of runoff to these sensitive areas.

7. Given the potential for future development of proposed Lot 2, the applicant is encouraged to consider opportunities for cross-connections between the proposed and future development.

8. Per the NYS Thruway Authority Bureau of Traffic Management Advertising Guidelines, any advertising signage within 660 feet of the nearest edge of the Thruway right-of-way requires an Ad Device Permit from the Thruway Authority.

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



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: April 03, 2019

OCPB Case # S-19-20

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a PRELIMINARY SUBDIVISION from the Town of DeWitt Planning Board at the request of ESW Realty, LLC for the property located at 3489 & 3493 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 (Route 5), a state highway; and
- WHEREAS, the applicant is proposing to combine two parcels into a new 0.91-acre parcel to facilitate a Dunkin Donuts project in a Business zoning district; and
- WHEREAS, the Board is concurrently reviewing a site plan referral (Z-19-83) as part of the proposed project; and
- WHEREAS, the site is located along a state-owned portion of Erie Boulevard East, a highly commercialized corridor with a mix of roadside commercial and large retail establishments; and
- WHEREAS, the submitted survey map dated February 21, 2019 shows the site consists of two parcels, with Parcel A (0.486 acres) containing a one-story, multi-tenant building at the rear of the site, front parking area and a driveway on Erie Boulevard and Parcel B (0.425 acres) containing a one-story building with a side parking lot and another driveway on Erie Boulevard; both buildings are currently vacant; access between the two parking areas is restricted by a wood fence and dumpster enclosure; per the referral notice, these two parcels will be combined into one as part of the proposed project; and
- WHEREAS, per the local application, the existing building (1,800 sf) on Parcel B, formerly Pearle Vision, will be renovated to allow for a Dunkin Donuts restaurant; the submitted site plan shows a proposed addition (394 sf) and a patio with a bike rack to be constructed at the front of the building; additional improvements include new asphalt paving to provide a contiguous parking area for the entire site with rows of diagonally-lined parking spaces, one each along the south and north lot lines and in front of the rear multi-tenant building; a new dumpster enclosure is shown along the north lot line; per the local application, no work is intended for the rear building at this time; and
- WHEREAS, the site plan shows a proposed drive-thru lane for Dunkin Donuts, including a preview board, speaker, menu board, and adjacent mobile pick-up lane at the rear of the building and a pick-up window on the north side of the building; and
- WHEREAS, per the site plan, the two existing driveways on Erie Boulevard will be reconfigured to entrance and exit only drives; access to the site is restricted to right-in, right-out only by a curbed median along this stretch of Erie Boulevard; a proposed concrete sidewalk and landscape strip is shown along



Erie Boulevard with an additional sidewalk extending to the building entrance; and

ADVISORY NOTE: per the NYS Department of Transportation, the proposed driveways on Erie Boulevard must meet Department requirements and will require highway access and work permits; a work permit will be required for the proposed sidewalk in the state right-of-way; and

WHEREAS, proposed signage includes a monument sign at the front of the site and directional signs, including entrance/exit signs and pavement markings, for on-site circulation; the submitted elevation drawings show a 25 sf internally-illuminated wall sign on the front of the building, wall-mounted logo and location signs on the south side of the building, and a wall-mounted message graphic on the north side of the building; and

WHEREAS, per the submitted Environmental Assessment Form (EAF) dated March 14, 2019, 0.71 acres of the site will be disturbed by the proposed project and stormwater runoff will be discharged to an established conveyance system along Erie Boulevard after partial retention;  
ADVISORY NOTE: per the NYS Department of Transportation, additional stormwater runoff into the state's drainage system is prohibited; the applicant and municipality are encouraged to consider the use of green infrastructure to further reduce stormwater runoff and improve stormwater quality; and

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

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

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

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

While the Board offers no position with regards to the proposed subdivision, the following comments are intended for the project as a whole:

1. The New York State Department of Transportation has determined that the municipality and the applicant are required to coordinate Erie Boulevard access plans with the Department. Any mitigation as may be determined by the Department must be reflected on the project plans prior to municipal approval.
2. The New York State Department of Transportation has determined that the municipality and applicant must contact the Department to discuss any required traffic data for the proposed project. Any modifications required by the Department must be reflected on the project plans prior to municipal approval.
3. The applicant is encouraged to consider access management strategies for Erie Boulevard and opportunities for cross-connections to adjacent parcels, which would help to facilitate movement between nearby commercial uses.

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



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: April 03, 2019

OCPB Case # S-19-21

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a PRELIMINARY SUBDIVISION from the Town of DeWitt Planning Board at the request of Brandon Jacobson for the property located at 7130 Woodchuck Hill Road; and
- WHEREAS, General Municipal Law Section 239-n allows the County Planning Board to review the approval of subdivisions and the site is located within 500 feet of the municipal boundary between the Town of DeWitt and the Town of Manlius; and
- WHEREAS, the applicant is proposing to subdivide a 13.68-acre parcel into three new single family residential lots, Lot 1A (8.724 acres), Lot 1B (3.251 acres) and Lot 1C (2.137 acres) in a Residential (R-0) zoning district; and
- WHEREAS, the site is located along Woodchuck Hill Road, a local road, with surrounding land uses being residential; the submitted survey map dated January 15, 2019 shows the site contains an existing house, to be demolished, a detached garage, and three small wood buildings, all clustered together, and an existing one-story wood barn; there is an existing driveway with two access points on Woodchuck Hill Road, which serves all of the existing buildings; and
- WHEREAS, the submitted subdivision plan dated March 15, 2019 shows proposed Lot 1A (8.724 acres) to contain the detached garage and small wood buildings and one access point of the existing driveway, Lot 1B (3.251 acres) to contain the existing barn and remaining access point, and Lot 1C (2.137 acres) to contain the remainder of the site; per the local application, the proposed lots are each intended for a single-family residential dwelling, which are shown in the subdivision plan; and
- WHEREAS, proposed driveways on Woodchuck Hill Road are shown for Lots 1B and 1C; the existing driveway appears to remain; and
- WHEREAS, the subdivision plan shows a 40' conservation easement at the rear of the site, which would cross all three proposed parcels; per the submitted site plan, "[n]o trees within designated conservation areas shall be altered, cut or removed which are four (4) inches in diameter or greater, as measured from a beginning height approximately three (3) feet from its nearest roots. No permanent structures or fencing may be constructed and/or installed in designated conservation areas"; the site abuts lands owned by the CNY Land Trust; and
- WHEREAS, the house is served by an individual well and septic system; per the referral notice, new connections to public drinking water and sewers are proposed if possible, otherwise a new well and septic system will be provided for each lot; the site is located in the Onondaga County Sanitary District and Meadowbrook-Limestone Wastewater Treatment Plant service area; per the local application, public drinking water is available along Woodchuck Hill

Road and public sewerage is available along Braxton Circle, a local road to the north;

ADVISORY NOTES: the applicant is advised to contact OCWA's Engineering Department to determine the activities and structures permitted within OCWA easements/right-of-ways, water availability and service options, obtain hydrant flow test information, evaluate backflow prevention requirements, and/or request that the Authority conduct hydrant flow testing to assess fire flow availability; the Onondaga County Department of Water Environment Protection asks that the applicant contact the Department's Flow Control office to determine sewer availability and capacity; and

WHEREAS, per the submitted Environmental Assessment Form (EAF) dated March 1, 2019, the property adjoins lands owned by the CNY Land Trust, "Snooks Pond," which contains wetlands; and

WHEREAS, the site may contain an animal or plant species, or associated habitat, listed by the state or federal government as threatened or endangered (per EAF Mapper);

ADVISORY NOTE: per the NYS Department of Environmental Conservation (DEC), if the site contains a threatened or endangered species and/or associated habitat, and the project requires review under the State Environmental Quality Review Act (SEQRA), a request for a project screening should be submitted to the New York Natural Heritage Program or to the regional DEC Division of Environmental Permits office; and

WHEREAS, the site is located near the following natural communities: Northern white cedar swamp, Marl fen (per EAF Mapper); and

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

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

The Onondaga County Health Department's Bureau of Public Health Engineering must formally approve a sewage disposal plan for each proposed lot prior to Department endorsement of the subdivision.

The Board also offers the following comments:

1. Given that the decision to extend public sewerage lies with the Town, the Board encourages the Town to weigh the installation and long-term maintenance costs of providing sewer infrastructure versus on-site septic systems for wastewater disposal with the applicant, particularly as the surrounding area contains relatively low-density residential uses.
2. The Board encourages the Town to consider requiring a minimum of a 100-foot setback from the edge of the conservation easement line. The conservation easement restricts the cutting of trees larger than 3 inches in

diameter. Large trees, particularly unhealthy trees or trees susceptible to pest infestation, such as emerald ash borer, may pose a threat to structures that are sited too closely to the conservation easement line.

3. The Board encourages the Town to ensure that appropriate mechanisms are in place for future and sustained maintenance, enforcement, and care of the conservation lands. Suitable means of administering the conservation lands may include creating a separate parcel to allow for the land to be sold or donated to a qualifying conservation organization, or placing the lands under a restrictive covenant to be held by the Town and a qualifying conservation organization.

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



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: April 03, 2019

OCPB Case # S-19-22

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 1, m and n, has considered and reviewed the referral for a PRELIMINARY SUBDIVISION from the Town of Skaneateles Planning Board at the request of Glenn Beran & Susan Rosenberg for the property located at 3678 Fisher 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 Lee Mulroy Road (Route 175), a county portion of a state highway, and a farm operation located in a NYS Agricultural District; and
- WHEREAS, the applicant is proposing a partial open space subdivision to subdivide a 12.26-acre parcel into two new lots, Lot 1 (2.15 acres) and Lot 2 (10.11 acres), including 3.23 acres of conservation land in a Rural Residential (RR) zoning district; and
- WHEREAS, the site is located along Fisher Road, a local road, with surrounding land uses being residential and agricultural; the site abuts lands enrolled in NYS Agricultural District 2 which appear to contain active farmland; and
- WHEREAS, the submitted survey map shows the site contains an existing house, barn and pool, occurring towards the front of the site; per aerial imagery, the remainder of the site appears to be active farmland; there is an existing driveway onto Fisher Road; and
- WHEREAS, the submitted plan shows four possible subdivision configurations; the 4-, 5-, and 6-lot conventional subdivision configurations use the entirety of the site and are based on the zoning requirements of the RR district; a 4-lot open space subdivision layout is shown that would conserve the rear 9.10 acres of land and create four lots, 0.60, 0.69, 1.04 and 1.11 acres in size, at the front of the site; and
- WHEREAS, the submitted Conservation Analysis indicates that the rear 9.10 acres of land provide the highest conservation value, as there are no steep slopes over 12% grade or wetlands or watercourses on the site, and this area has the most agricultural value being contiguous with rear active farmland and is part of the viewshed from Lee Mulroy Road, a county road to the south; the land within 250 feet of Fisher Road has low conservation value as it is already developed and/or in close proximity to adjacent developed parcels; and
- WHEREAS, per the plans, the proposed subdivision would be a portion of the 4-lot open space subdivision layout, creating proposed Lot 1 (2.15 acres), to contain the existing structures and driveway, and proposed Lot 2 (10.11 acres), to contain the farmland; the plan indicates 3.23 acres of Lot 2 would be "conservation land" and the remaining 6.89 acres is available for future open space; and
- WHEREAS, the site is served by public drinking water and an individual septic system, which is shown to occur at the rear of the house; no changes to the existing

infrastructure are proposed; no current development plans are indicated; and  
WHEREAS, the site or a portion of it is located in or adjacent to an area designated as  
sensitive for archaeological sites on the NYS Historic Preservation Office  
archaeological site inventory (per EAF Mapper); and

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

The Board commends the intended open space subdivision design,  
particularly given the site's location outside the more densely developed  
portions of Skaneateles, proximity to productive agricultural lands, scenic  
viewshed offerings, and anticipated protection of viable agricultural land and  
soils. As the Town and applicant consider options for the site, the Board offers  
the following suggestions for proposed long-term open space subdivision  
strategies:

1. Prior to future subdivision of the remaining lands, any creation of building  
lots using on-site wastewater disposal, particularly as shown in the full 4-lot  
open space subdivision layout, must be coordinated early on with the  
Onondaga County Health Department, to ensure long-term viability of plans  
for wastewater management.
2. To the extent practicable, the Board encourages preservation of as much  
viable agricultural land as possible in this important and productive location  
by minimizing the size of any new residential lots, minimizing the amount of  
disturbed land, and avoiding natural features. In addition to agricultural and  
ecological benefits, clustering of smaller lots at the frontage of the site also  
provides cost-savings opportunities by minimizing the linear extent of  
infrastructure serving new lots.
3. Any dedicated conservation land should include a restrictive covenant or  
other deed restriction to ensure conservation objectives are adhered to in  
perpetuity.
4. The Board encourages the Town and applicant to clarify plans for future  
buildout of the land in concert with consideration of the current subdivision  
action.

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



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: April 03, 2019

OCPB Case # S-19-23

- 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 & FINAL SUBDIVISION from the Town of Cicero Planning Board at the request of Theresa McDermott for the property located at 5860 South Bay Road; and
- WHEREAS, General Municipal Law Section 239-n allows the County Planning Board to review the approval of subdivisions and the site is located within 500 feet of South Bay Road (Route 208), a county road, and a farm operation located in a NYS Agricultural District; and
- WHEREAS, the applicant is proposing to subdivide a 3.502-acre parcel into two new lots, Lot 1 (0.846 acres) and Lot 2 (2.656 acres), in Neighborhood Commercial and Agricultural zoning districts; and
- WHEREAS, in 2013, the Board recommended modification of concurrent final subdivision (S-13-72) and zone change (Z-13-292) referrals to subdivide 2.656 acres from the subject parcel, which does not appear to have occurred, and change the zoning from Neighborhood Commercial to Agricultural to allow for horses on site for private use; the Board cited wastewater, access, and horse manure requirements; and
- WHEREAS, the site is located along South Bay Road, a county road, with surrounding land uses being residential; the site is just north of a parcel enrolled in NYS Agricultural District 3 which appears to contain a horse farm; and
- WHEREAS, the submitted subdivision plan dated March 7, 2019 shows the site contains an existing one-and-a-half-story house and a detached garage; there is an existing driveway on South Bay Road; per the referral notice, there is an existing law office on the site;  
ADVISORY NOTE: per the Onondaga County Department of Transportation, all existing or proposed driveways on South Bay Road must meet Department requirements; and
- WHEREAS, per the subdivision plan, the existing structures and driveway will be contained on Lot 1 (0.846 acres), which is zoned Neighborhood Commercial; the remainder of the site will be Lot 2 (2.656 acres) and is zoned Agricultural; and
- WHEREAS, aerial imagery shows Lot 2 is vacant and primarily overgrown vegetation; no development plans were indicated in the referral materials;  
ADVISORY NOTE: any proposed or future driveways onto South Bay Road for proposed Lot 2 will require highway access and work permits from the Onondaga County Department of Transportation and will be subject to the availability of sight distance; and
- WHEREAS, the site is served by public drinking water and sewers and is located in the Oak Orchard Wastewater Treatment Plant and Davis Road Pump Station



service areas; no changes to the existing infrastructure are proposed;  
ADVISORY NOTE: per the Onondaga County Health Department, a legal means of sewage disposal must be provided for proposed Lot 2 prior to any future action on the lot; and

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

WHEREAS, GIS mapping shows the site may contain a riverine federal wetland associated with a watercourse at the southern corner of the site; and

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

The Town and applicant are encouraged to consider more appropriate zoning for proposed Lot 2 given the land uses of the surrounding area.

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



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: April 03, 2019

OCPB Case # S-19-24

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 1, m and n, has considered and reviewed the referral for a PRELIMINARY SUBDIVISION from the Town of Spafford Planning Board at the request of Richard & Janet Haines for the property located at 2647 Nunnery 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 Nunnery Road (Route 263), a county highway, and a farm operation located in a NYS Agricultural District; and
- WHEREAS, the applicant is proposing to subdivide a 6.015-acre parcel into two new lots, Lot 1 (4.013 acres) and Lot 2 (2.001 acres), in a Residential Agricultural (RA) zoning district; and
- WHEREAS, the site is located in a rural area in the town of Spafford; the site and surrounding lands are enrolled in NYS Agricultural District 2 and appear to contain active farmland; and
- WHEREAS, the submitted subdivision plan dated February 8, 2019 shows the site has frontage on Nunnery Road, a county road, and contains a two-story house, a detached garage, and a shed; there is an existing u-shaped gravel driveway with two access points to Nunnery Road;  
ADVISORY NOTE: per the Onondaga County Department of Transportation, all existing or proposed driveways on Nunnery Road must meet Department requirements; and
- WHEREAS, the subdivision plan shows proposed Lot 1 (4.013 acres) to contain most of the agricultural lands on the site; the existing structures and driveway will be contained on proposed Lot 2 (2.001 acres); no development plans are indicated;  
ADVISORY NOTE: any future or proposed driveways onto Nunnery Road to serve Lot 1 will require highway access and work permits from the Onondaga County Department of Transportation and will be subject to the availability of sight distance; no additional access to Nunnery Road from Lot 2 will be permitted; and
- WHEREAS, the house is served by an individual well and septic system, the location of which is shown on the subdivision plan, per homeowner, to be at the front corner of proposed Lot 2 and entirely contained within the property lines; and
- WHEREAS, the site is located in the Skaneateles Lake watershed and roughly half a mile east of the lake; Skaneateles Lake is the primary public water supply source for the City of Syracuse and is unfiltered, requiring strict adherence to water quality protections on land in the watershed; and

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

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

The Onondaga County Health Department's Bureau of Public Health Engineering must formally accept or approve, respectively, any existing or proposed septic system to service Lot 1 prior to municipal approval of the subdivision.

The Board also offers the following comments:

1. The Board discourages the creation of individual frontages that do not meet Town lot width requirements and as such encourages the applicant to consider an alternative lot configuration that eliminates the 51.15-foot right-of-way.
2. The Board encourages the Town to consider the potential long-term effects of land fragmentation and large-lot, strip subdivisions along road frontages on the economic viability of agricultural lands, particularly within areas containing New York State Agricultural District properties and in farm/agricultural zoning districts. Potential conflicts with agricultural operations, changes to the rural character, increased public service demands and costs, reduction of open space and farmland, and impacts to road safety and mobility may cumulatively occur as a result of such subdivisions.

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



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: April 03, 2019

OCPB Case # Z-19-67

WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Lysander Planning Board at the request of Dan Pollock for the property located at 2079 Church 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 Church Road (Route 192) and Hencle Boulevard (Route 95), both county highways, Oswego Road (Route 48) and Interstate Route 690, both state highways, and the Three Rivers State Wildlife Management Area; and

WHEREAS, the applicant is proposing to construct a self storage facility on a 27.67-acre parcel in a General Commercial zoning district; and

WHEREAS, in 2013, the Board recommended modification of a final subdivision referral (S-13-39) to subdivide 3.055 acres from the subject parcel and add it to a neighboring property, which appears to have taken place; the Board cited access requirements with the New York State and Onondaga County Departments of Transportation; and

WHEREAS, the site is located in a rural area in the Town of Lysander with surrounding land uses being low-density commercial, residential and agricultural; the site is adjacent to the Three Rivers State Wildlife Management Area; aerial imagery shows the site is vacant with abandoned agricultural land and forest; and

WHEREAS, the submitted Layout Plan dated March 1, 2019 shows the site has frontage on Oswego Road (NYS Route 48) and Church Road, a county road, and is located across Church Road from on and off ramps for NYS Route 690; per the Layout Plan, the storage facility, High Country Self Storage, will be constructed in two phases; and

WHEREAS, Phase 1 of the project is shown in the Layout Plan to include a 2,400 sf office building with a front 7-space parking lot, a 19,200 sf indoor storage building with a rear 4-space parking lot, eight self-storage buildings (38,720 sf total), and a 14,000 sf gravel parking area for outdoor boat and trailer storage, all situated towards the front of the site; a digital monument sign is shown at the Church Road/Oswego Road intersection; no additional information regarding signage was included in the referral materials;

ADVISORY NOTE: per the New York State and Onondaga County Departments of Transportation, signage is not permitted in the state or county right-of-way and must not obstruct sight distance; and

WHEREAS, access to the buildings will come from 30' and 25' drive aisles; a proposed 28' wide driveway on Church Road is shown to be included in Phase 1 of the project;

ADVISORY NOTE: the proposed driveway onto Church Road requires highway access and work permits from the Onondaga County Department of Transportation and will be subject to the availability of sight distance; and

WHEREAS, Phase 2 of the project will include a 19,200 sf indoor storage building with a front 4-space parking lot and eight self-storage buildings (36,400 sf total), all to occur at the rear of Phase 1; the 14,000 sf gravel parking area for outdoor boat and trailer storage for Phase 1 is shown to be relocated as part of Phase 2; an additional 7-space parking area is shown; both phases will be enclosed by security fencing around the perimeter of the development area; per the Layout Plan, Phases 1 and 2 will develop a portion of the abandoned agricultural land on the site; the remaining abandoned agricultural land at the rear of the project is labeled “Future Development”; there is no indication in the referral materials what future development may be intended for the site; and

WHEREAS, per the submitted Environmental Assessment Form (EAF) dated March 1, 2019, 4.8 acres of the site will be disturbed by the proposed project; stormwater runoff will be mitigated on-site in proposed bioretention areas located around the perimeter of the development and discharged towards downstream wetlands;  
ADVISORY NOTE: any project that cumulatively disturbs one acre or more of land must be covered under the NYS SPDES Permit. The municipality is advised to ensure that the applicant has obtained the appropriate permits from the NYS Department of Environmental Conservation prior to municipal approval; and

WHEREAS, the site is located just outside the Onondaga County Sanitary District and does not have access to public drinking water; on-site well and septic system are proposed to provide drinking water and wastewater services, respectively; the proposed septic tank and leach field are shown in plans to occur at the southwest corner of the site and the well is shown more than 100’ east of that; and

WHEREAS, the Layout Plan shows state wetlands to be present in the forested portion of the site with a boundary labeled “wetlands as marked by the DEC on August 7, 2017 and located by CNY Land Surveying on August 24, 2017” and a 100’ buffer line; all proposed development appears to occur outside the state wetland and 100’ buffer; and

WHEREAS, GIS mapping shows the western half of the site may also contain federal wetlands, which appear to occur outside the development area;  
ADVISORY NOTES: the applicant is advised to conduct a formal wetland delineation to determine the presence and location of any federal wetlands on the site; any delineated wetlands must be confirmed by the U.S. Army Corps of Engineers and shown on the plans for the site; the applicant is also advised to obtain any necessary permits from the Corps for any proposed development or placement of fill in a federal wetland, or drainage of federal wetlands on site; and

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

WHEREAS, the site may contain the Henslow’s Sparrow, or its associated habitat, which has been listed by the state or federal government as a threatened or endangered animal species (per EAF Mapper); per the NYS DEC, “[t]he major threat to Henslow’s sparrows is loss of breeding habitat as agricultural grasslands are developed or abandoned to subsequently revert to forests” and the abandoned agricultural land on the site is intended for the proposed project;

ADVISORY NOTE: per the NYS Department of Environmental Conservation (DEC), if the site contains a threatened or endangered species and/or associated habitat, and the project requires review under the State Environmental Quality Review Act (SEQRA), a request for a project screening should be submitted to the New York Natural Heritage Program or to the regional DEC Division of Environmental Permits office; and

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

1. The Onondaga County Health Department's Bureau of Public Health Engineering must formally accept or approve, respectively, any existing or proposed septic system to service this property prior to Town approval of the site plan. Any modifications required by the Department must be reflected on the project plans prior to municipal approval.
2. The Onondaga County Department of Transportation has determined that the municipality and applicant must contact the Department to discuss any required traffic data for the proposed project. Any modifications required by the Department must be reflected on the project plans prior to municipal approval.
3. The municipality must submit copies of the Stormwater Pollution Prevention Plan (SWPPP) and/or any drainage reports or studies to the Onondaga County and New York State Departments of Transportation. Any mitigation as may be determined by the Departments must be reflected on the project plans prior to municipal approval. Additional stormwater runoff into the county's and/or state's right-of-way or drainage system will be prohibited.
4. The applicant must submit lighting plans to the Onondaga County and New York State Departments of Transportation and reflect any mitigation as may be determined by the Departments on the project plans prior to municipal approval. No glare or spillover onto adjacent properties or the county's and/or state's right-of-way will be permitted.

The Board also offers the following comment:

1. Per the Onondaga County Department of Transportation, access gates must be located at least 50 feet from the shoulder of the road. The Town and applicant are advised that any alterations to the site plan that may impact the location of the access gate as currently shown must be reviewed by the Department prior to municipal approval.
2. The New York State Department of Transportation requests a copy of any traffic data provided to the Onondaga County Department of Transportation.

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



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: April 03, 2019

OCPB Case # Z-19-68

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a AREA VARIANCE from the Town of Geddes Zoning Board of Appeals at the request of Premier Signs for the property located at 1200 State Fair Boulevard; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the granting of use or area variances and the site is located within 500 feet of State Fair Boulevard (Route 80 & Route 221) and Managers Place (Route 221), both county highways, Route 690 and the NYS Thruway (Route 90), both state highways, and Onondaga Lake Park, a county-owned park; and
- WHEREAS, the applicant is requesting an area variance to allow installation of a 212 sf halo-LED illuminated sign on the existing building in an Industrial B zoning district; and
- WHEREAS, in 2018, the Board recommended modification of a site plan referral (Z-18-337) to construct a 3,000 square foot addition to the existing building, citing traffic and drainage requirements; the Board previously offered no position for an area variance referral (Z-18-238) to install a 420 square foot wall sign on the existing building, which was approved locally; in 2010, the Board offered no position with comment for a site plan referral (Z-10-352) to install a permanent natural gas regulating station on an adjacent parcel that appears to contain overhead transmission lines and a portion of the industrial park's surrounding parking/loading area; and
- WHEREAS, the site is located at the northwest corner of Onondaga Lake where I-690 and I-90 cross near the Lakeland area; surrounding land uses are industrial with interspersed residential neighborhoods and county parklands (Onondaga Lake Park and Long Branch Park); and
- WHEREAS, the submitted survey map dated July 14, 2014 shows the site contains a large two-story building and a one-story attached concrete block building with loading docks (formerly the P&C distribution center), all contributing to the Ranalli Industrial Park; the building is surrounded on three sides by large parking and loading areas for the industrial park, which appear to extend onto two adjacent parcels; and
- WHEREAS, per the survey map, the industrial park is bordered on three sides by Managers Place, a county road that connects to Van Vleck Road to the east, and abuts a CSX rail line; access to the industrial park comes from 5 driveways and approximately 500' of unrestricted access on Managers Place and one driveway on Van Vleck Road;
- ADVISORY NOTE: per the Onondaga County Department of Transportation, all existing or proposed driveways on Managers Place must meet Department requirements; and
- WHEREAS, the proposed signage is intended for W.B. Mason, one of three tenants in the Ranalli Industrial Park; the two other tenants are Lowe's and United Auto

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Supply; the submitted sign plan shows a proposed 212 sf halo-LED illuminated sign to be located on the south elevation of the building, facing I-690; and

WHEREAS, a letter from the applicant to the Town Zoning Board of Appeals dated March 5, 2019 indicates three area variances are required for the wall sign as it exceeds the permitted 125 sf, increases the number of permitted building signs and has internal illumination; per the letter, the site has 4 signs totaling 966 sf of existing signage; and

WHEREAS, per the Town zoning code, wall signage for identification is permitted in industrial districts and limited to 1 ½ sf of sign area per linear foot of building frontage at the main entrance, but may not exceed 100 sf; signs may be non-illuminated or illuminated by indirect light only; corner lots are permitted one additional wall sign facing the secondary street, provided that the wall signs do not exceed 1 ½ sf of sign area per linear foot of building frontage on both primary and secondary streets, and provided that the total area of the signs on the property does not exceed 125 sf; and

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

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

WHEREAS, the site may contain an animal or plant species, or associated habitat, listed by the state or federal government as threatened or endangered (per EAF Mapper); and

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

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

Given the site's exceedances of the Town's size and lighting requirements for signage in the Industrial zoning district, the applicant must submit a lighting plan to the Onondaga County and New York State Departments of Transportation showing illumination for the entire site and any existing or proposed signage. No glare or spillover onto adjacent properties or the county's and/or state's right-of-way will be permitted.

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





JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: April 03, 2019

OCPB Case # Z-19-69

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Elbridge Planning Board at the request of Abundant Solar Energy, Inc. / Town of Elbridge Town Board for the property located at 801 Peru 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 Peru Road (Route 60), a county highway, the Erie Canal Trail (a county-owned park), and a farm operation located in a NYS Agricultural District; and
- WHEREAS, the applicant is proposing to install a 3.5 MW solar power photovoltaic plant on the capped Town of Elbridge Landfill located on a 37.23-acre parcel in a Municipal zoning district; and
- WHEREAS, the site is located in a rural area in the Town of Elbridge; the submitted plan shows the site to include two Town-owned parcels, separated by lands owned by Onondaga County and containing a portion of the Erie Canal park; the southerly parcel has frontage on Peru Road, a county road; adjacent lands are enrolled in NYS Agricultural District 3 and appear to contain active farmland; an agricultural data statement was not included with the referral materials; and
- WHEREAS, aerial imagery shows the site contains a closed landfill with an existing gravel access road connecting to Peru Road; there appear to be two existing communications towers on the site; the remainder of the site is forested; ADVISORY NOTE: per the Onondaga County Department of Transportation, all existing or proposed driveways on Peru Road must meet Department requirements; and
- WHEREAS, per the local application, the proposed 3.5 MW solar power photovoltaic plant will be located on the capped Town landfill; the tables holding the solar panels will be free standing structures using a ballast system so as to not disturb the landfill capping system; the plan shows the plant will consist of 10,368 solar panels on 10.9 acres of the site and an electrical equipment area; a 6-foot high chain link fence will be installed along the front of the development area; ADVISORY NOTE: any project that cumulatively disturbs one acre or more of land must be covered under the NYS SPDES Permit; the municipality is advised to ensure that the applicant has obtained the appropriate permits from the NYS Department of Environmental Conservation prior to municipal approval; and
- WHEREAS, the plan shows a proposed 16' wide unimproved access road along the plant, which will ultimately connect to the existing gravel access road and Peru Road; an electrical interconnection line is shown to follow the existing access road and connect to existing utilities along Peru Road; and
- WHEREAS, there are no existing or proposed drinking water or wastewater services for the

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site and the site is located outside of the Onondaga County Sanitary District;  
and

WHEREAS, the plan shows a wetland boundary and 100' buffer occurring on the west side of the site and just outside the solar table/panels area; GIS mapping shows there may also be federal wetlands on the west side of the site;

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

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

WHEREAS, ADVISORY NOTE: any application for a special use permit, site plan approval, use variance, or subdivision approval requiring municipal review and approval that would occur on or within 500 feet of a property within a NYS Certified Agricultural District is required by the NYS Agricultural and Markets Law to include an Agricultural Data Statement; and

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

Per the Onondaga County Department of Transportation, the portion of the driveway located in the county right-of-way must be paved per Department requirements, and the applicant must obtain a highway work permit for work in the county right-of-way.

The Board also offers the following comments:

1. Given the site's proximity to the Erie Canal Trail, the Town and applicant are encouraged to consider landscape buffering or screening to improve aesthetics along the park land.
2. The Board encourages the Town to ensure the submitted plans, and review thereof, include any upgrades or changes to electric transmission infrastructure in the vicinity of the project area, to ensure no negative effects to land uses in proximity to transmission lines or facilities.

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



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: April 03, 2019

OCPB Case # Z-19-70

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SPECIAL PERMIT from the Town of Clay Town Board at the request of Abundant Solar Power (CL1), LLC for the property located at 3473 Maider 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 Maider Road (Route 160) and Bonstead Road (Route 199), both county highways; and
- WHEREAS, the applicant is requesting a special permit to install a 7.0 MW solar power photovoltaic plant on a 45-acre Town-owned parcel in a Residential Agricultural (RA-100) zoning district; and
- WHEREAS, the site is located east of the Three Rivers area where the Seneca, Oswego, and Oneida Rivers converge, all of which are part of the New York State Canal System; the site has frontage on Maider Road, a county road, and Bennett Road, a local road, with surrounding land uses being primarily low-density residential and forest land, with several interspersed industrial and commercial uses; the site abuts a CSX rail line to the south; and
- WHEREAS, the submitted Environmental Assessment Form (EAF) dated March 4, 2019 indicates the 7.0 MW solar power photovoltaic plant is intended to generate renewable energy for the local community and surrounding areas; the plant will consist of 19,178 solar panels and two electrical equipment areas consisting of two transformer pads and two main switch gear pads on concrete pads, all to be enclosed by chain link fencing; and
- WHEREAS, the submitted plan shows the site contains an abandoned rail spur, to be removed, and is otherwise vacant and forested; there is a stream running generally south to north through the middle of the site; a 100' setback line is shown on either side of the stream with solar panels occurring on either side of the setback area; and
- WHEREAS, per the plan, there are two proposed access roads, one serving the panels on the western side of the stream and one serving the eastern side; underground lines are shown to generally follow the proposed access roads then run along the front of the site to three proposed utility poles along Maider Road and ultimately connect into an existing National Grid circuit across the street; ADVISORY NOTES: the proposed driveways onto Maider Road require highway access and work permits from the Onondaga County Department of Transportation and will be subject to the availability of sight distance; the proposed driveways must meet Department commercial driveway standards; and
- WHEREAS, per the EAF, the maximum extent of ground disturbance will be approximately 1.04 acres of the site;

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

WHEREAS, there are no existing or proposed drinking water or wastewater services for the site; and

WHEREAS, GIS mapping shows a riverine federal wetland area associated with the stream on the site; and

WHEREAS, the project is within 2,000 feet of a site (ID: B00015) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper); the site includes approximately 10.7 acres of land adjacent to one of the subject parcels, which was previously used as a major oil storage facility, and is classified as active in the Environmental Restoration Program; the proposed project does not appear to impact the site; and

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

WHEREAS, the site may contain the bald eagle, or its associated habitat, which has been listed by the state or federal government as a threatened or endangered animal species (per EAF Mapper);

ADVISORY NOTE: per the NYS Department of Environmental Conservation (DEC), if the site contains a threatened or endangered species and/or associated habitat, and the project requires review under the State Environmental Quality Review Act (SEQRA), a request for a project screening should be submitted to the New York Natural Heritage Program or to the regional DEC Division of Environmental Permits office; and

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

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

The municipality must submit a copy of the Stormwater Pollution Prevention Plan (SWPPP) and/or any drainage reports or studies to the Onondaga County Department of Transportation. Any mitigation as may be determined by the Department must be reflected on the project plans prior to municipal approval. Additional stormwater runoff into the county's right-of-way or drainage system will be prohibited.

The Board also offers the following comment:

The Board encourages the Town to ensure the submitted plans, and review thereof, include any upgrades or changes to electric transmission infrastructure in the vicinity of the project area, to ensure no negative effects to land uses in proximity to transmission lines or facilities.

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



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: April 03, 2019

OCPB Case # Z-19-71

- 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 Town of Clay Planning Board at the request of Seneca Federal Savings for the property located at 7799 Oswego 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 Oswego Road (Route 91) and Wetzel Road, both county roads; and
- WHEREAS, the applicant is requesting a special permit to add an electronic message sign to an existing sign on a 1.0-acre parcel in a Regional Commercial (RC-1) zoning district; and
- WHEREAS, in 2015, the Board offered no position for a site plan referral (Z-15-30) to remove and replace a 298 sf structure at the east end of the existing bank, which was approved locally; and
- WHEREAS, the site is located along Oswego Road, a county road, with surrounding land uses including commercial operations primarily along Oswego Road, vacant, forested lands to the west, and single-family residential to the east; and
- WHEREAS, the submitted Site Plan shows the site with frontage on Oswego Road, a driveway onto a 25' right-of-way "for Ingress & Egress and Utilities" which leads to Wetzel Road and also serves the adjacent parcel to the north (formerly Liverpool Pool & Spa), and one driveway onto a 60' ingress/egress right-of-way which leads to Oswego Road and also serves the adjacent parcel to the south (car wash);  
ADVISORY NOTES: per the Onondaga County Department of Transportation, the existing driveways on Oswego Road and Wetzel Road must meet Department commercial driveway standards; no direct access to Oswego Road will be permitted; and
- WHEREAS, per the plan and aerial photography, the building is located along a grassed curbed island amidst the parking lot and drive-thru lanes, and has existing guide rails along the southern and western edges of the parking lot, lawn around the developed part of the site, and some landscaped areas; and
- WHEREAS, aerial imagery shows an existing double-sided, internally-illuminated monument sign at the southeastern corner of the parcel (64 sf per side); per the sign plan, the existing sign will be retrofitted with a full color LED message center (29" x 75"); per the Town of Clay zoning code, "[t]he Planning Board shall issue a special permit for the use of an electronic message sign prior to the issuance of any building permits";  
ADVISORY NOTE: per the Onondaga County Department of Transportation, signage is not permitted in the county right-of-way and must not obstruct sight distance; and
- WHEREAS, ADVISORY NOTE: per the Onondaga County Department of Transportation,

Commercial Electronic Variable Messaging Signs (CEVMS) are subject to specific requirements for illumination, message duration and transitioning, and space between signs along the highway; and

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

WHEREAS, per the Central New York Regional Transportation Authority (CENTRO), the site is located along an operational bus route with bus stops occurring just north and south of the property; and

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

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

NOW THEREFORE BE IT RESOLVED, that the Onondaga County Planning Board 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 Marty Voss and seconded by David Skeval. The votes were recorded as follows: Daniel Cupoli - yes; Matt Beadnell - yes; David Skeval - yes; Marty Voss - yes.**



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: April 03, 2019

OCPB Case # Z-19-72

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a THREE-MILE LIMIT from the City of Syracuse Planning Commission at the request of Route 5 Company, LLC for the property located at 350 Towne Drive; 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 East Genesee Street (Route 5), a state highway, North Burdick Street (Route 94), a county highway, and the municipal boundary between the Town of Manlius and the Village of Fayetteville; and
- WHEREAS, the applicant is proposing to subdivide two parcels totaling 6.024 acres into three new lots, Lot 4AA (2.657 acres), Lot 4BB (1.790 acres) and Lot 15 (1.577 acres), in a Regional Shopping (RSD) zoning district; and
- WHEREAS, in 2018, the Board offered no position with comment for the preliminary subdivision referral (S-18-17) associated with this three-mile limit review, discouraging the creation of additional parking spaces unless a new use was added to the site that merits the addition; in 2016, the Board offered no position for a site plan referral (Z-16-249) proposing to add a side-by-side drive-thru to the existing McDonald's on an adjacent parcel; and
- WHEREAS, the site consists of two tax parcels contributing to the Towne Center at Fayetteville shopping plaza located at the intersection of NYS Route 5 and North Burdick Street, a county road; surrounding land uses are primarily commercial along this stretch of Route 5 with residential lots abutting the shopping center to the west; the site is across Route 5 from the Charles Estabrook Mansion (also known as the Wellington House) which is listed on the National Register of Historic Places; and
- WHEREAS, the submitted subdivision map shows the site contains an existing one-story building (Tops) occurring on both parcels, and portions of the existing parking lot serving the shopping plaza; aerial imagery shows access to the site ultimately comes from the existing driveways serving the shopping plaza, including a full access driveway onto Route 5, a right-in/right-out driveway onto Route 5, and four full access driveways onto North Burdick Street, which must meet Onondaga County and New York State Departments of Transportation standards; and
- WHEREAS, per the subdivision map, proposed Lot 4AA will contain the front portion of the Tops building and the front parking lot, Lot 4BB will contain the rear portion of the building, and Lot 15 will contain the side parking lot; and
- WHEREAS, the local application indicates that the applicant would like to purchase the existing parking lot, presumably Lot 15, from Tops; and
- WHEREAS, the site is served by public drinking water and sewers and is located in the



Meadowbrook-Limestone Wastewater Treatment Plant service area; no changes to the existing infrastructure are indicated; 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); and

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

WHEREAS, the New York State Department of Environmental Conservation (NYS DEC) EAF Mapper indicates that the site of the proposed action may contain a species of animal (Indiana bat, Northern long-eared bat), or associated habitats, listed by the state or federal government as threatened or endangered; impacts to bat species are often associated with tree clearing and from aerial imagery it appears that there are no wooded areas on the site; and

WHEREAS, 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 and 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 Marty Voss and seconded by David Skeval. The votes were recorded as follows: Daniel Cupoli - yes; Matt Beadnell - yes; David Skeval - yes; Marty Voss - yes.**



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: April 03, 2019

OCPB Case # Z-19-73

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Village of North Syracuse Planning Board at the request of Zengfan Zhao for the property located at 802 N. Main Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of North Main Street (Route 11), a state highway, the ramp system (Bear Road) for Interstate Route 481, a state highway, Bear Road (Route 191), a county highway, and the municipal boundary between the Village of North Syracuse and the Town of Cicero; and
- WHEREAS, the applicant is proposing to open an automotive collision repair facility (Morales Collision) in an existing commercial structure on two parcels totaling 0.356 acres in a Commercial (C-2) zoning district; and
- WHEREAS, the Board is concurrently reviewing area variance (Z-19-74) and special permit (Z-19-75) referrals as part of the proposed project; the Board is also reviewing a concurrent text amendment referral (Z-19-89) from the Village, which will update the zoning code relating to requirements for motor vehicle service and repair uses; the proposed text amendment is intended to separate fuel station uses from motor vehicle sales and repair, and will decrease lot area requirements from 20,000 sf to 12,000 sf and minimum frontage requirements from 150' to 50' along a public right-of-way providing primary access; and
- WHEREAS, the site is located at the intersection of North Main Street (US Route 11) and a state-owned portion of Bear Road, with surrounding land uses being commercial; the submitted Site Plan – Proposed Features dated March 7, 2019 shows the site to be long and triangular-shaped with 52.27' of frontage on, and access to, Route 11; the site contains an existing one-story building with a front parking lot (4 spaces), a 13.1' wide asphalt drive along the south side of the building, and a rear asphalt area (10 parking spaces), which appears to partially fall on an adjacent parcel to the south;  
ADVISORY NOTES: per the NYS Department of Transportation, the existing access to Route 11 does not meet Department commercial driveway standards; no access to Bear Road is permitted in this location; and
- WHEREAS, a separate Environmental Assessment Form (EAF) was submitted for each proposed action; the EAF accompanying the site plan referral indicates the applicant is proposing to use the existing 3,143 sf building for Morales Collision, an auto collision repair shop; per the Village zoning code, automotive service and repair uses require a special permit; as part of the project, the site plan shows a 6' high privacy fence will be installed around a rear dumpster and an 8' high privacy fence will be installed along the Bear Road frontage to the north; a proposed 12' overhead door will be installed at the rear of the building; and

- WHEREAS, per the site plan, there is an existing chain link fence along Bear Road; it is not clear from the plans if the proposed privacy fence will extend the length of the Bear Road frontage and if it is intended to replace the chain link fencing; ADVISORY NOTE: per the NYS Department of Transportation, the existing chain link fence is owned by the Department; no additional fencing will be permitted in the state right-of-way; and
- WHEREAS, per the EAF submitted with the area variance referral, the proposed fences fall within the front yard setbacks along Route 11 and Bear Road requiring an area variance; additionally, the local application indicates that stockade fencing is not permitted in the front yard, requiring an additional variance; the local application indicates the fencing is intended to increase the curb appeal of the proposed automotive collision repair shop; and
- WHEREAS, per the site plan, proposed hours of operation are Monday through Friday from 8am to 5pm and Saturday from 9am to noon; proposed signage is shown to include a 4' x 8' internally-lit sign to be located on the front awning of the building; and
- WHEREAS, the site is served by public drinking water and sewers and is located in the Oak Orchard Wastewater Treatment Plant and Davis Road Pump Station service areas; no changes to the existing infrastructure are proposed; ADVISORY NOTES: the applicant is advised to contact OCWA's Engineering Department to determine the activities and structures permitted within OCWA easements/right-of-ways, water availability and service options, obtain hydrant flow test information, evaluate backflow prevention requirements, and/or request that the Authority conduct hydrant flow testing to assess fire flow availability; the Onondaga County Department of Water Environment Protection asks that the applicant contact the Department's Flow Control office to determine sewer availability and capacity; and
- WHEREAS, per the Onondaga County Department of Water Environment Protection, the submitted project is located in an area designated as flow constrained or impacted by excessive wet weather flow or is tributary to a Combined Sewer Overflow (CSO); ADVISORY NOTE: per the Onondaga County Department of Water Environment Protection, unless it can be demonstrated that anticipated sanitary flows will not exceed previous flows in excess of one sewer unit over prior uses, the applicant must develop a 1 gallon to 1 gallon sanitary flow offset plan/project in coordination with the municipal engineer; and
- WHEREAS, the site may contain the least bittern, or its associated habitat, which has been listed by the state or federal government as a threatened or endangered animal species (per EAF Mapper); and
- WHEREAS, ADVISORY NOTE: per GML § 239-nn, the legislative body or other authorized body having jurisdiction in a municipality shall give notice to an adjacent municipality when a hearing is held by such body relating to a subdivision, site plan, special use permit, or a use variance on property that is within five hundred feet of an adjacent municipality; such notice shall be given by mail or electronic transmission to the clerk of the adjacent municipality at least ten days prior to any such hearing; and

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

1. The applicant must contact the New York State Department of Transportation to coordinate requirements for the existing driveway on Route 11, in order to satisfy commercial driveway standards, which will require reducing the width of the driveway and removing all front yard parking to prevent backing into the state right-of-way. Any mitigation as may be determined by the Departments must be reflected on the project plans prior to municipal approval.

2. Per the New York State Department of Transportation, the applicant must revise the site plan to clearly show the location and entirety of the proposed privacy fence, which will not be permitted in the state right-of-way. Removal of the state's chain link fence will not be permitted.

The Board also offers the following comments:

1. Given the location of this prominent corner parcel in a highly traveled area, as well as the limited configuration of the site and anticipated turning movement conflicts, the Village is advised to require cross-connections through adjacent parcels to help facilitate movement between nearby uses and access management on Route 11.

2. In conjunction with the Village's recommendations for developing complete streets, the applicant is encouraged to consider opportunities to improve walkability in this area by installing sidewalks and a planting strip with street trees along Route 11. Per the NYS Department of Transportation, sidewalks in the state right-of-way must be five feet wide and continue through the driveway and are subject to a work permit from the Department.

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



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: April 03, 2019

OCPB Case # Z-19-74

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 AREA VARIANCE from the Village of North Syracuse Zoning Board of Appeals at the request of Zengfan Zhao for the property located at 802 North Main 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 North Main Street (Route 11), a state highway, the ramp system (Bear Road) for Interstate Route 481, a state highway, Bear Road (Route 191), a county highway, and the municipal boundary between the Village of North Syracuse and the Town of Cicero; and

WHEREAS, the applicant is requesting an area variance to allow fencing in the front yard setback as part of a proposed project to open an automotive collision repair facility (Morales Collision) in an existing commercial structure on two parcels totaling 0.356 acres in a Commercial (C-2) zoning district; and

WHEREAS, the Board is concurrently reviewing site plan (Z-19-73) and special permit (Z-19-75) referrals as part of the proposed project; the Board is also reviewing a concurrent text amendment referral (Z-19-89) from the Village, which will update the zoning code relating to requirements for motor vehicle service and repair uses; the proposed text amendment is intended to separate fuel station uses from motor vehicle sales and repair, and will decrease lot area requirements from 20,000 sf to 12,000 sf and minimum frontage requirements from 150' to 50' along a public right-of-way providing primary access; and

WHEREAS, the site is located at the intersection of North Main Street (US Route 11) and a state-owned portion of Bear Road, with surrounding land uses being commercial; the submitted Site Plan – Proposed Features dated March 7, 2019 shows the site to be long and triangular-shaped with 52.27' of frontage on, and access to, Route 11; the site contains an existing one-story building with a front parking lot (4 spaces), a 13.1' wide asphalt drive along the south side of the building, and a rear asphalt area (10 parking spaces), which appears to partially fall on an adjacent parcel to the south;

ADVISORY NOTES: per the NYS Department of Transportation, the existing access to Route 11 does not meet Department commercial driveway standards; no access to Bear Road is permitted in this location; and

WHEREAS, a separate Environmental Assessment Form (EAF) was submitted for each proposed action; the EAF accompanying the site plan referral indicates the applicant is proposing to use the existing 3,143 sf building for Morales Collision, an auto collision repair shop; per the Village zoning code, automotive service and repair uses require a special permit; as part of the project, the site plan shows a 6' high privacy fence will be installed around a rear dumpster and an 8' high privacy fence will be installed along the Bear Road frontage to the north; a proposed 12' overhead door will be installed at

the rear of the building; and

WHEREAS, per the site plan, there is an existing chain link fence along Bear Road; it is not clear from the plans if the proposed privacy fence will extend the length of the Bear Road frontage and if it is intended to replace the chain link fencing; ADVISORY NOTE: per the NYS Department of Transportation, the existing chain link fence is owned by the Department; no additional fencing will be permitted in the state right-of-way; and

WHEREAS, per the EAF submitted with the area variance referral, the proposed fences fall within the front yard setbacks along Route 11 and Bear Road requiring an area variance; additionally, the local application indicates that stockade fencing is not permitted in the front yard, requiring an additional variance; the local application indicates the fencing is intended to increase the curb appeal of the proposed automotive collision repair shop; and

WHEREAS, per the site plan, proposed hours of operation are Monday through Friday from 8am to 5pm and Saturday from 9am to noon; proposed signage is shown to include a 4' x 8' internally-lit sign to be located on the front awning of the building; and

WHEREAS, the site is served by public drinking water and sewers and is located in the Oak Orchard Wastewater Treatment Plant and Davis Road Pump Station service areas; no changes to the existing infrastructure are proposed; ADVISORY NOTES: the applicant is advised to contact OCWA's Engineering Department to determine the activities and structures permitted within OCWA easements/right-of-ways, water availability and service options, obtain hydrant flow test information, evaluate backflow prevention requirements, and/or request that the Authority conduct hydrant flow testing to assess fire flow availability; the Onondaga County Department of Water Environment Protection asks that the applicant contact the Department's Flow Control office to determine sewer availability and capacity; and

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

WHEREAS, the site may contain the least bittern, or its associated habitat, which has been listed by the state or federal government as a threatened or endangered animal species (per EAF Mapper); and

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

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

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

1. The applicant must contact the New York State Department of Transportation to coordinate requirements for the existing driveway on Route 11, in order to satisfy commercial driveway standards, which will require reducing the width of the driveway and removing all front yard parking to prevent backing into the state right-of-way. Any mitigation as may be determined by the Departments must be reflected on the project plans prior to municipal approval.
2. Per the New York State Department of Transportation, the applicant must revise the site plan to clearly show the location and entirety of the proposed privacy fence, which will not be permitted in the state right-of-way. Removal of the state's chain link fence will not be permitted.

The Board also offers the following comments:

1. Given the location of this prominent corner parcel in a highly traveled area, as well as the limited configuration of the site and anticipated turning movement conflicts, the Village is advised to require cross-connections through adjacent parcels to help facilitate movement between nearby uses and access management on Route 11.
2. In conjunction with the Village's recommendations for developing complete streets, the applicant is encouraged to consider opportunities to improve walkability in this area by installing sidewalks and a planting strip with street trees along Route 11. Per the NYS Department of Transportation, sidewalks in the state right-of-way must be five feet wide and continue through the driveway and are subject to a work permit from the Department.

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



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: April 03, 2019

OCPB Case # Z-19-75

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 SPECIAL PERMIT from the Village of North Syracuse Planning Board at the request of Zengfan Zhao for the property located at 802 North Main Street; and

WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review issuance of special permits and the site is located within 500 feet of North Main Street (Route 11), a state highway, the ramp system (Bear Road) for Interstate Route 481, a state highway, Bear Road (Route 191), a county highway, and the municipal boundary between the Village of North Syracuse and the Town of Cicero; and

WHEREAS, the applicant is requesting a special permit to open an automotive collision repair facility (Morales Collision) in an existing commercial structure on two parcels totaling 0.356 acres in a Commercial (C-2) zoning district; and

WHEREAS, the Board is concurrently reviewing site plan (Z-19-73) and area variance (Z-19-74) referrals as part of the proposed project; the Board is also reviewing a concurrent text amendment referral (Z-19-89) from the Village, which will update the zoning code relating to requirements for motor vehicle service and repair uses; the proposed text amendment is intended to separate fuel station uses from motor vehicle sales and repair, and will decrease lot area requirements from 20,000 sf to 12,000 sf and minimum frontage requirements from 150' to 50' along a public right-of-way providing primary access; and

WHEREAS, the site is located at the intersection of North Main Street (US Route 11) and a state-owned portion of Bear Road, with surrounding land uses being commercial; the submitted Site Plan – Proposed Features dated March 7, 2019 shows the site to be long and triangular-shaped with 52.27' of frontage on, and access to, Route 11; the site contains an existing one-story building with a front parking lot (4 spaces), a 13.1' wide asphalt drive along the south side of the building, and a rear asphalt area (10 parking spaces), which appears to partially fall on an adjacent parcel to the south;

ADVISORY NOTES: per the NYS Department of Transportation, the existing access to Route 11 does not meet Department commercial driveway standards; no access to Bear Road is permitted in this location; and

WHEREAS, a separate Environmental Assessment Form (EAF) was submitted for each proposed action; the EAF accompanying the site plan referral indicates the applicant is proposing to use the existing 3,143 sf building for Morales Collision, an auto collision repair shop; per the Village zoning code, automotive service and repair uses require a special permit; as part of the project, the site plan shows a 6' high privacy fence will be installed around a rear dumpster and an 8' high privacy fence will be installed along the Bear Road frontage to the north; a proposed 12' overhead door will be installed at the rear of the building; and



- WHEREAS, per the site plan, there is an existing chain link fence along Bear Road; it is not clear from the plans if the proposed privacy fence will extend the length of the Bear Road frontage and if it is intended to replace the chain link fencing; ADVISORY NOTE: per the NYS Department of Transportation, the existing chain link fence is owned by the Department; no additional fencing will be permitted in the state right-of-way; and
- WHEREAS, per the EAF submitted with the area variance referral, the proposed fences fall within the front yard setbacks along Route 11 and Bear Road requiring an area variance; additionally, the local application indicates that stockade fencing is not permitted in the front yard, requiring an additional variance; the local application indicates the fencing is intended to increase the curb appeal of the proposed automotive collision repair shop; and
- WHEREAS, per the site plan, proposed hours of operation are Monday through Friday from 8am to 5pm and Saturday from 9am to noon; proposed signage is shown to include a 4' x 8' internally-lit sign to be located on the front awning of the building; and
- WHEREAS, the site is served by public drinking water and sewers and is located in the Oak Orchard Wastewater Treatment Plant and Davis Road Pump Station service areas; no changes to the existing infrastructure are proposed; ADVISORY NOTES: the applicant is advised to contact OCWA's Engineering Department to determine the activities and structures permitted within OCWA easements/right-of-ways, water availability and service options, obtain hydrant flow test information, evaluate backflow prevention requirements, and/or request that the Authority conduct hydrant flow testing to assess fire flow availability; the Onondaga County Department of Water Environment Protection asks that the applicant contact the Department's Flow Control office to determine sewer availability and capacity; and
- WHEREAS, per the Onondaga County Department of Water Environment Protection, the submitted project is located in an area designated as flow constrained or impacted by excessive wet weather flow or is tributary to a Combined Sewer Overflow (CSO); ADVISORY NOTE: per the Onondaga County Department of Water Environment Protection, unless it can be demonstrated that anticipated sanitary flows will not exceed previous flows in excess of one sewer unit over prior uses, the applicant must develop a 1 gallon to 1 gallon sanitary flow offset plan/project in coordination with the municipal engineer; and
- WHEREAS, the site may contain the least bittern, or its associated habitat, which has been listed by the state or federal government as a threatened or endangered animal species (per EAF Mapper); and
- WHEREAS, ADVISORY NOTE: per GML § 239-nn, the legislative body or other authorized body having jurisdiction in a municipality shall give notice to an adjacent municipality when a hearing is held by such body relating to a subdivision, site plan, special use permit, or a use variance on property that is within five hundred feet of an adjacent municipality; such notice shall be given by mail or electronic transmission to the clerk of the adjacent municipality at least ten days prior to any such hearing; and

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

1. The applicant must contact the New York State Department of Transportation to coordinate requirements for the existing driveway on Route 11, in order to satisfy commercial driveway standards, which will require reducing the width of the driveway and removing all front yard parking to prevent backing into the state right-of-way. Any mitigation as may be determined by the Departments must be reflected on the project plans prior to municipal approval.

2. Per the New York State Department of Transportation, the applicant must revise the site plan to clearly show the location and entirety of the proposed privacy fence, which will not be permitted in the state right-of-way. Removal of the state's chain link fence will not be permitted.

The Board also offers the following comments:

1. Given the location of this prominent corner parcel in a highly traveled area, as well as the limited configuration of the site and anticipated turning movement conflicts, the Village is advised to require cross-connections through adjacent parcels to help facilitate movement between nearby uses and access management on Route 11.

2. In conjunction with the Village's recommendations for developing complete streets, the applicant is encouraged to consider opportunities to improve walkability in this area by installing sidewalks and a planting strip with street trees along Route 11. Per the NYS Department of Transportation, sidewalks in the state right-of-way must be five feet wide and continue through the driveway and are subject to a work permit from the Department.

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



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: April 03, 2019

OCPB Case # Z-19-76

- 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 PROJECT SITE REVIEW from the City of Syracuse Zoning Administration at the request of The Hampshire Companies for the property located at 2649 & 2721 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 (Route 5), a state highway; and
- WHEREAS, the applicant is proposing to modify the approved façade alterations as part of a change of occupancy from retail to self storage on two parcels totaling 14.3 acres in an Industrial, Class A (IA) zoning district; and
- WHEREAS, in 2008, the Board recommended modification of a special permit referral (Z-08-252) to construct a freestanding 1,988-square foot car wash facility on the site of an existing wholesale facility (Sam's Club), citing wastewater requirements; and
- WHEREAS, the site is located along a state-owned portion of Erie Boulevard East, a highly commercialized corridor with a mix of roadside commercial and large retail establishments and some industrial uses in the more immediate area; and
- WHEREAS, the submitted survey map shows the site contains an existing one-story vacant building (139,390 sf), formerly Sam's Club, with a large parking lot at the front of the building, a drive aisle and row of parking at the rear of the building, and a 162 sf building, fuel canopy, and gas pumps at the eastern side of the site; the site has two existing driveways onto Erie Boulevard, with the easterly drive occurring at a traffic signal; access to the westerly drive is restricted to right-in, right-out only by the landscape median along Erie Boulevard in this location;  
ADVISORY NOTE: per the NYS Department of Transportation, all existing or proposed driveways on Erie Boulevard must meet Department requirements; and
- WHEREAS, the local application indicates that the vacant Sam's Club will be converted to a CubeSmart self-storage facility as part of the proposed project; per the submitted First Floor Plan dated January 11, 2019, existing interior coolers/freezers and partitions will be removed and pre-manufactured self-storage units will be installed, layout to be determined; and
- WHEREAS, per the local application, exterior improvements will include painting the building, installing windows at the rear of the building, and modifying some door openings; proposed signage includes three illuminated box letter wall signs, one 192 sf sign each for the north and south sides of the building and one 457 sf sign on the front of the building facing the parking lot; a new 50 sf pylon sign is also intended, which will be mounted on the existing pole in front of the building; and

WHEREAS, the site is served by public drinking water and sewers and is located in the Metropolitan Wastewater Treatment Plant service area; no changes to the existing infrastructure are proposed;  
ADVISORY NOTES: the applicant is advised to contact OCWA's Engineering Department to determine the activities and structures permitted within OCWA easements/right-of-ways, water availability and service options, obtain hydrant flow test information, evaluate backflow prevention requirements, and/or request that the Authority conduct hydrant flow testing to assess fire flow availability; the Onondaga County Department of Water Environment Protection asks that the applicant contact the Department's Flow Control office to determine sewer availability and capacity; and

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

WHEREAS, the site is located along a stretch of Erie Boulevard which will undergo a large New York State Department of Transportation (NYSDOT) project to install bicycle, pedestrian, and roadway enhancements to accommodate the Empire State Trail; designs for the project are currently being finalized and all applicants and municipalities are advised to coordinate with NYSDOT on any site planning within the right-of-way along this portion of Erie Boulevard; and

WHEREAS, the City of Syracuse is currently undertaking a comprehensive project to revise and modernize zoning in the City; per the ReZone Syracuse draft zoning map dated March 2018, the proposed zoning for this lot is Commercial (CM), which would act to "provide appropriate areas on or near major roadways that would permit the development and continued use of land for compatible commercial and service uses where access requires good vehicular circulation"; and

WHEREAS, the project is within 2,000 feet of a site (ID: C734103) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper); given the nature of the proposed project and the distance from the remediation site, over 800 feet, the façade improvements do not appear to impact the remediation site; and

WHEREAS, GIS mapping shows a portion of the site may contain a state wetland; almost the entirety of the potential wetland area appears to occur where the existing building and parking area are located; and

WHEREAS, the site may contain the Northern long-eared bat, or its associated habitat, which has been listed by the state or federal government as a threatened or endangered animal species (per EAF Mapper); impacts to bat species are often associated with tree clearing and from aerial imagery it appears that no wooded areas will be impacted by the project; the site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the NYS Historic Preservation Office archaeological site inventory (per EAF Mapper); and

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

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

Given the proposed change in use and potential reduction in parking needs, the City and applicant may wish to consider opportunities for infill development on the site or to reduce stormwater runoff and improve stormwater quality by eliminating unused parking areas and/or installing additional landscape islands.

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



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: April 03, 2019

OCPB Case # Z-19-77

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Salina Planning Board at the request of Emmi & Sons, Inc. for the property located at 111-117 Elwood Davis 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 Seventh North Street (Route 45), a county highway; and
- WHEREAS, the applicant is proposing construction of a new 12,750 sf commercial building with three retail spaces, along with associated parking and site improvements on two lots totaling 1.476 acres in a Commercial (C-3) zoning district; and
- WHEREAS, the Board is concurrently reviewing an area variance referral (Z-19-78) as part of the proposed project; the Board recently recommended modification of site plan referral (Z-19-32) for a previous iteration of the proposed project; the site plan currently under review eliminates a row of 12 parking spaces that was shown in the previous iteration, allowing space for an additional detention basin; two of the proposed driveways have also been reduced from 38 and 47 feet in width to 30 feet each; and
- WHEREAS, the site is located in the Town of Salina with surrounding land uses including medium-density residential, low-density commercial, and hotels; the submitted survey map shows the site has frontage on 7th North Street, a county road, and Elwood Davis Road, a local road, and consists of two parcels, one vacant and one containing an existing one-story house with a driveway on 7th North Street, all to be removed;  
ADVISORY NOTE: any work within the county right-of-way is subject to a work permit from the Onondaga County Department of Transportation, and the project appears to include removing an existing driveway on 7th North Street; and
- WHEREAS, per the survey map, the adjacent lot contains an existing Burger King with a full access, medianed driveway onto 7th North Street, which partially occurs on the subject site; the survey map shows a proposed cross easement for ingress and egress across the front of the Burger King lot leading to an existing stub from the Burger King lot to the site; the submitted Site Plan shows the project to include a proposed building (12,750 sf) with 9,600 sf for Dollar Tree and two additional retail spaces, 1,500 and 1,650 sf each; no tenants are indicated for the two smaller retail spaces; the proposed building is shown to be surrounded by asphalt, including a 24' wide drive aisle on the northwest side of the building and parking (58 spaces total) on the remaining sides; and
- WHEREAS, per the Town zoning code, for shopping center uses, 1 parking space is required for every 180 sf of gross floor area; the proposed project requires 71

parking spaces where 58 are proposed; per the local application, “[a]lternative site designs that provide required on-site parking were evaluated that would satisfy the Town’s requirements. However, these alternatives are considered to be contrary to the Town and State’s most recent directives of providing a balance between practical hard surface development and green space to minimize adverse impacts to the quality and quantity of storm water runoff”; and

WHEREAS, per the Site Plan, the building appears to face 7th North Street, with the building’s entrance and a proposed concrete sidewalk at the front of the building and an additional sidewalk on the southeast side of the building; there is a proposed dumpster pad at the eastern corner of the parking lot; the local application indicates that the proposed project includes a drive-thru ATM, which is not shown on the Site Plan and will presumably coincide with the 24’ wide drive aisle on the northwest side of the building; a lighting plan was included with the referral materials, which shows wall packs around the building and three light poles at the 7th North Street frontage; and

WHEREAS, per the Site Plan, there will be two proposed full access driveways (each 30’ wide) on Elwood Davis Road and the parking lot will connect to the existing stub and Burger King driveway;  
ADVISORY NOTES: per the Onondaga County Department of Transportation, all existing or proposed driveways on 7th North Street must meet Department requirements; per the Onondaga County Department of Transportation, no additional access to 7th North Street will be permitted; and

WHEREAS, per the submitted Environmental Assessment Form (EAF) dated January 15, 2019, 1.48 acres of the site will be disturbed by the proposed project and on-site drainage will be piped to stormwater management areas, treated, and then discharged to the municipal stormwater system; the Site Plan shows proposed infiltration basins along the south and east lot lines connecting to underground storage pipes surrounding the building and ultimately to the existing drainage lines along Elwood Davis Road through a drainage control structure;  
ADVISORY NOTES: per the Onondaga County Department of Transportation, additional stormwater runoff into the county's drainage system is prohibited; any project that cumulatively disturbs one acre or more of land must be covered under the NYS SPDES Permit, and the municipality is advised to ensure that the applicant has obtained the appropriate permits from the NYS Department of Environmental Conservation prior to municipal approval; the applicant and municipality are encouraged to consider the use of green infrastructure, such as permeable pavement and landscape islands in the parking lot, to further reduce stormwater runoff and improve stormwater quality; and

WHEREAS, the existing house is served by public drinking water and sewers and is located in the Metropolitan Wastewater Treatment Plant and Ley Creek Pump Station service areas; per the referral notice, new connections to public water and sewers are proposed as part of the project;  
ADVISORY NOTES: per the Onondaga County Department of Water Environment Protection, any and all demolition of buildings requires a permit for sewer disconnects, and the applicant must contact Plumbing Control to ensure appropriate permits are obtained; the applicant is advised to contact OCWA's Engineering Department to determine the activities and structures permitted within OCWA easements/right-of-ways, water availability and

service options, obtain hydrant flow test information, evaluate backflow prevention requirements, and/or request that the Authority conduct hydrant flow testing to assess fire flow availability; the Onondaga County Department of Water Environment Protection asks that the applicant contact the Department's Flow Control office to determine sewer availability and capacity; and

WHEREAS, per the Onondaga County Department of Water Environment Protection, the submitted project is located in an area designated as flow constrained or impacted by excessive wet weather flow or is tributary to a Combined Sewer Overflow (CSO);

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

WHEREAS, per the Central New York Regional Transportation Authority (CENTRO), there is an operational bus route along 7th North Street with a bus stop occurring approximately 250 feet walking distance from the site; and

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

WHEREAS, the site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the NYS Historic Preservation Office archaeological site inventory (per EAF Mapper); a letter from the Office of Parks, Recreation and Historic Preservation (OPRHP) dated November 2, 2018, included with the referral materials for Z-19-32, indicates that the project has been reviewed by the office and was found to have no impact on any archaeological and/or historic resources listed in or eligible for the New York State and National Registers of Historic Places; 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 municipality and applicant must continue to coordinate traffic data requirements with the Onondaga County Department of Transportation.
2. The municipality must submit a copy of the Stormwater Pollution Prevention Plan (SWPPP) and/or any drainage reports or studies to the Onondaga County Department of Transportation. Any mitigation as may be determined by the Department must be reflected on the project plans prior to municipal approval. Additional stormwater runoff into the county's right-of-way or drainage system will be prohibited.
3. Given the site's location within a County Drainage District, the municipality must submit a copy of the Stormwater Pollution Prevention Plan (SWPPP) to the Onondaga County Department of Water Environment Protection for review. Any mitigation as may be determined by the Department must be reflected on project plans prior to municipal approval.
4. The applicant must submit a copy of the lighting plan to the Onondaga County Department of Transportation and reflect any mitigation as may be determined by the Department on the project plans prior to municipal



approval. No glare or spillover onto adjacent properties or the county right-of-way will be permitted.

The Board also offers the following comments:

1. Additional design consideration is encouraged for the rear façade of the building and along the Elwood Davis Road frontage, which may include landscaping or architectural features such as windows or different textures, colors, or materials, to add visual interest and minimize the aesthetic impact of having the rear of the building facing Elwood Davis Road.
2. Given the proposed and existing retail uses in the area, availability of public transportation, relatively dense urban environment, and proximity of hotel patrons, the Town is encouraged to consider the addition of sidewalks along 7th North Street to improve walkability in the area.

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



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: April 03, 2019

OCPB Case # Z-19-78

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 AREA VARIANCE from the Town of Salina Zoning Board of Appeals at the request of Emmi & Sons, Inc. for the property located at 111-117 Elwood Davis Road; and

WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the granting of use or area variances and the site is located within 500 feet of Seventh North Street (Route 45), a county highway; and

WHEREAS, the applicant is requesting an area variance to reduce required parking from 71 spaces to 58 spaces, as part of a project to construct a new 12,750 sf commercial building with three retail spaces, along with associated parking and site improvements on two lots totaling 1.476 acres in a Commercial (C-3) zoning district; and

WHEREAS, the Board is concurrently reviewing a site plan referral (Z-19-77) as part of the proposed project; the Board recently recommended modification of site plan referral (Z-19-32) for a previous iteration of the proposed project; the site plan currently under review eliminates a row of 12 parking spaces that was shown in the previous iteration, allowing space for an additional detention basin; two of the proposed driveways have also been reduced from 38 and 47 feet in width to 30 feet each; and

WHEREAS, the site is located in the Town of Salina with surrounding land uses including medium-density residential, low-density commercial, and hotels; the submitted survey map shows the site has frontage on 7th North Street, a county road, and Elwood Davis Road, a local road, and consists of two parcels, one vacant and one containing an existing one-story house with a driveway on 7th North Street, all to be removed;

ADVISORY NOTE: any work within the county right-of-way is subject to a work permit from the Onondaga County Department of Transportation, and the project appears to include removing an existing driveway on 7th North Street; and

WHEREAS, per the survey map, the adjacent lot contains an existing Burger King with a full access, medianed driveway onto 7th North Street, which partially occurs on the subject site; the survey map shows a proposed cross easement for ingress and egress across the front of the Burger King lot leading to an existing stub from the Burger King lot to the site; the submitted Site Plan shows the project to include a proposed building (12,750 sf) with 9,600 sf for Dollar Tree and two additional retail spaces, 1,500 and 1,650 sf each; no tenants are indicated for the two smaller retail spaces; the proposed building is shown to be surrounded by asphalt, including a 24' wide drive aisle on the northwest side of the building and parking (58 spaces total) on the remaining sides; and

WHEREAS, per the Town zoning code, for shopping center uses, 1 parking space is

required for every 180 sf of gross floor area; the proposed project requires 71 parking spaces where 58 are proposed; per the local application, “[a]lternative site designs that provide required on-site parking were evaluated that would satisfy the Town’s requirements. However, these alternatives are considered to be contrary to the Town and State’s most recent directives of providing a balance between practical hard surface development and green space to minimize adverse impacts to the quality and quantity of storm water runoff”; and

WHEREAS, per the Site Plan, the building appears to face 7th North Street, with the building’s entrance and a proposed concrete sidewalk at the front of the building and an additional sidewalk on the southeast side of the building; there is a proposed dumpster pad at the eastern corner of the parking lot; the local application indicates that the proposed project includes a drive-thru ATM, which is not shown on the Site Plan and will presumably coincide with the 24’ wide drive aisle on the northwest side of the building; a lighting plan was included with the referral materials, which shows wall packs around the building and three light poles at the 7th North Street frontage; and

WHEREAS, per the Site Plan, there will be two proposed full access driveways (each 30’ wide) on Elwood Davis Road and the parking lot will connect to the existing stub and Burger King driveway;  
ADVISORY NOTES: per the Onondaga County Department of Transportation, all existing or proposed driveways on 7th North Street must meet Department requirements; per the Onondaga County Department of Transportation, no additional access to 7th North Street will be permitted; and

WHEREAS, per the submitted Environmental Assessment Form (EAF) dated January 15, 2019, 1.48 acres of the site will be disturbed by the proposed project and on-site drainage will be piped to stormwater management areas, treated, and then discharged to the municipal stormwater system; the Site Plan shows proposed infiltration basins along the south and east lot lines connecting to underground storage pipes surrounding the building and ultimately to the existing drainage lines along Elwood Davis Road through a drainage control structure;  
ADVISORY NOTES: per the Onondaga County Department of Transportation, additional stormwater runoff into the county’s drainage system is prohibited; any project that cumulatively disturbs one acre or more of land must be covered under the NYS SPDES Permit, and the municipality is advised to ensure that the applicant has obtained the appropriate permits from the NYS Department of Environmental Conservation prior to municipal approval; the applicant and municipality are encouraged to consider the use of green infrastructure, such as permeable pavement and landscape islands in the parking lot, to further reduce stormwater runoff and improve stormwater quality; and

WHEREAS, the existing house is served by public drinking water and sewers and is located in the Metropolitan Wastewater Treatment Plant and Ley Creek Pump Station service areas; per the referral notice, new connections to public water and sewers are proposed as part of the project;  
ADVISORY NOTES: per the Onondaga County Department of Water Environment Protection, any and all demolition of buildings requires a permit for sewer disconnects, and the applicant must contact Plumbing Control to ensure appropriate permits are obtained; the applicant is advised to contact OCWA’s Engineering Department to determine the activities and structures

permitted within OCWA easements/right-of-ways, water availability and service options, obtain hydrant flow test information, evaluate backflow prevention requirements, and/or request that the Authority conduct hydrant flow testing to assess fire flow availability; the Onondaga County Department of Water Environment Protection asks that the applicant contact the Department's Flow Control office to determine sewer availability and capacity; and

WHEREAS, per the Onondaga County Department of Water Environment Protection, the submitted project is located in an area designated as flow constrained or impacted by excessive wet weather flow or is tributary to a Combined Sewer Overflow (CSO);

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

WHEREAS, per the Central New York Regional Transportation Authority (CENTRO), there is an operational bus route along 7th North Street with a bus stop occurring approximately 250 feet walking distance from the site; and

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

WHEREAS, the site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the NYS Historic Preservation Office archaeological site inventory (per EAF Mapper); a letter from the Office of Parks, Recreation and Historic Preservation (OPRHP) dated November 2, 2018, included with the referral materials for Z-19-32, indicates that the project has been reviewed by the office and was found to have no impact on any archaeological and/or historic resources listed in or eligible for the New York State and National Registers of Historic Places; and

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

While the Board offers no position with regards to the requested area variance, the following comments are intended for the project as a whole:

1. The municipality and applicant must continue to coordinate traffic data requirements with the Onondaga County Department of Transportation.
2. The municipality must submit a copy of the Stormwater Pollution Prevention Plan (SWPPP) and/or any drainage reports or studies to the Onondaga County Department of Transportation. Any mitigation as may be determined by the Department must be reflected on the project plans prior to municipal approval. Additional stormwater runoff into the county's right-of-way or drainage system will be prohibited.
3. Given the site's location within a County Drainage District, the municipality must submit a copy of the Stormwater Pollution Prevention Plan (SWPPP) to the Onondaga County Department of Water Environment Protection for review. Any mitigation as may be determined by the Department

must be reflected on project plans prior to municipal approval.

4. The applicant must submit a copy of the lighting plan to the Onondaga County Department of Transportation and reflect any mitigation as may be determined by the Department on the project plans prior to municipal approval. No glare or spillover onto adjacent properties or the county right-of-way will be permitted.

5. Additional design consideration is encouraged for the rear façade of the building and along the Elwood Davis Road frontage, which may include landscaping or architectural features such as windows or different textures, colors, or materials, to add visual interest and minimize the aesthetic impact of having the rear of the building facing Elwood Davis Road.

6. Given the proposed and existing retail uses in the area, availability of public transportation, relatively dense urban environment, and proximity of hotel patrons, the Town is encouraged to consider the addition of sidewalks along 7th North Street to improve walkability in the area.

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



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: April 03, 2019

OCPB Case # Z-19-79

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Village of Liverpool Planning Board at the request of Lemrog Retreat for the property located at 302 Vine 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 county-owned portion of Vine Street and the state and county-owned portions of Route 57; and
- WHEREAS, the applicant is proposing to construct a handicap entrance ramp on an existing building on 0.5 acres in a Village Center Business District (B-2) zoning district; and
- WHEREAS, in 2013, the Board offered no position with comment for a site plan referral (Z-13-332) to construct a 64 sf addition for better handicap accessibility on the east side of the existing building, citing coordination on drinking water services; and
- WHEREAS, the site is located at the intersection of Vine Street, a county road, and First Street, a local road, in the Village of Liverpool; aerial imagery shows the site contains a portion of the existing building and parking lot for a restaurant, The Retreat; and
- WHEREAS, aerial imagery shows there are existing sidewalks and on-street parking along Vine Street and First Street; parcels adjacent to the site contain the remainder of the building and parking lot, which has existing driveways on Vine and First Streets and NYS Route 370 to the north; and
- WHEREAS, the submitted plans show the proposed ramp will be constructed on the side of building facing First Street and replace existing planters; the concrete ramp will extend 3' from the building and be 34' long; and
- WHEREAS, the site is served by public drinking water and sewers and is located in the Metropolitan Wastewater Treatment Plant and Liverpool Pump Station service areas; no changes to the existing infrastructure are proposed; and
- WHEREAS, per the Onondaga County Department of Water Environment Protection, the submitted project is located in an area designated as flow constrained or impacted by excessive wet weather flow or is tributary to a Combined Sewer Overflow (CSO); and
- WHEREAS, the project is within 2,000 feet of multiple sites (IDs: 734030, V00501) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper); and
- WHEREAS, the site is located over, or immediately adjoining, primary and principal aquifers (per EAF Mapper); and
- WHEREAS, the site may contain the Indiana bat, or its associated habitat, which has been

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

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

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



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: April 03, 2019

OCPB Case # Z-19-80

- 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 LOCAL LAW from the Town of Skaneateles Town Board at the request of Town of Skaneateles for the property located ; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the adoption or amendment of a zoning ordinance or local law; and
- WHEREAS, the applicant is proposing Local Law A of the year 2019 to amend the code of the Town of Skaneateles; and
- WHEREAS, per the local law, the proposed amendments will be applied to Sections 148-12 Nonconforming Uses and Structures, 148-29 Wetland and Watercourse Protection, and 148-36 Skaneateles Lakeshore Regulations of the Town zoning code; and
- WHEREAS, the members of the Planning Board, Zoning Board of Appeals and Code Enforcement Office ("P&Z Group") believe the proposed amendments to the Town zoning code "will enable the Planning Board to exercise oversight for applicable projects to influence design and impose Small-Scale Stormwater Management practices to protect Lake quality, concerning construction or renovation projects which might otherwise proceed according to existing Code via a building permit only, without Planning Board review"; and
- WHEREAS, Skaneateles Lake is the primary public water supply source for the City of Syracuse and is unfiltered, requiring strict adherence to water quality protections on land in the watershed; and
- WHEREAS, per Section 148-12 Nonconforming Uses and Structures of the Town zoning code, extension, expansion or structural alteration of a nonconforming use or structure is currently prohibited in the Town except where (1) a nonconforming structure or use is rebuilt in the event of destruction by a natural cause, to occupy the same or a lesser amount of its original footprint, (2) the nonconformity is a lot line setback and the nonconformity is not increased, (3) the expansion of the nonconforming structure or use is less than 500 sf of floor space or 5,000 cf of interior volume and does not increase the nonconformity, or (4) the expansion of the nonconforming structure or use is more than 500 sf of floor space or 5,000 cf of interior volume and a special permit is issued by the Planning Board; and
- WHEREAS, the proposed local law will add the following to the Town's exceptions for extension, expansion or structural alteration of a nonconforming use or structure: "site plan approval for structures located within 1,000 feet of Skaneateles Lake"; and
- WHEREAS, the proposed local law will amend the exception that allows expansion of a nonconforming structure or use that is less than 500 sf of floor space or 5,000 cf of interior volume and does not increase the nonconformity, by further



requiring that (1) alteration and/or renovation results in re-use of at least 50% of the component materials of the existing structure, (2) alteration and/or renovation does not disturb the land, and (3) alteration and/or renovation does not include a structural change to the nonconforming structure; and

WHEREAS, per Section 148-29 Wetland and Watercourse Protection of the Town zoning code, site plan approval is currently required within 100 feet of the bank of any watercourse for (1) construction that disturbs for than 200 sf of land, (2) filling or excavation in excess of 200 sf, (3) clear-cutting more than 10,000 sf of vegetation over a five-year period, or (4) grading or other alterations to more than 5,000 sf of natural landscape over a one-year period; the requirement does not apply to agricultural uses or the repair or maintenance of existing structures; and

WHEREAS, the proposed local law will amend the site plan approval requirements of Section 148-29 Wetland and Watercourse Protection to also apply to locations within 1,000 feet of the lake line of Skaneateles Lake; and

WHEREAS, per Section 148-36 Skaneateles Lakeshore Regulations of the Town zoning code, construction or expansion of any structure within 200' of the lake line of Skaneateles Lake requires site plan approval and an erosion and stormwater control plan; the proposed local law will increase the location requirement to within 1,000' of the lake line; and

WHEREAS, the proposed local law will also amend Section 148-56 Definitions of the Town zoning code to add new definitions for "Demolish/Demolition", "Disturbance" and "Renovation" and amend the existing definition of "Alteration" to help clarify Section 148-12 Nonconforming Uses and Structures; 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 Marty Voss and seconded by David Skeval. The votes were recorded as follows: Daniel Cupoli - yes; Matt Beadnell - yes; David Skeval - yes; Marty Voss - yes.**



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: April 03, 2019

OCPB Case # Z-19-81

- 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 LOCAL LAW from the Town of Van Buren Town Board at the request of Town of Van Buren Town Board for the property located ; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the adoption or amendment of a zoning ordinance or local law; and
- WHEREAS, the applicant is proposing Local Law A-2019 Amending Chapter 200 of the Code of the Town of Van Buren Titled "Zoning"; and
- WHEREAS, per the local law, the proposed amendments will be applied to Section 200-49 Waterfront Property Overlay District (WFP) of the Town of Van Buren zoning code; and
- WHEREAS, the proposed local law will amend the purpose of the WFP District to read: "Purpose. Property located along natural bodies of water (lake, stream, river) has always presented questions about yard requirements and setbacks. Because the property between the principal structure and the water is normally considered the rear yard, accessory structures and property improvements often are requested to be placed in the front yard, which would require a variance. This overlay district shall protect the view and character of waterfront property and provide yard setback regulations appropriate to the underlying zoning district."; and
- WHEREAS, per the Town zoning code, the WFP District currently applies to parcels with waterfront property; the WFP District is not shown on the Town zoning map dated January 2014; the dimensional standards applicable within this district are in addition to any requirements of the underlying district not in conflict with the provisions of this section; and
- WHEREAS, the proposed local law will amend the applicability of the WFP District to read: "Applicability. The WFP District applies to all parcels situated within 150 feet of the Seneca River, as designated in Subsection D below. Only that portion of a parcel which is situated within 150 feet of the banks of the Seneca River, shall be within this overlay district. In the event a roadway intersects a parcel located within 150 feet of the banks of the Seneca River, only that portion of the parcel immediately adjacent to the Seneca River shall be within this overlay district; that portion of the parcel which is located on the opposite side of the roadway shall not be within this overlay district. The dimensional standards applicable within this overlay district shall be in addition to any requirements of the underlying zoning district not in conflict with the provisions of this section. In the event of conflict with other provisions of this Chapter, the standards set forth in this section shall apply."; per the zoning code, Subsection D indicates that the WFP District will be shown in the Town zoning map; and
- WHEREAS, per the Town zoning code, in the WFP District, the "front yard" is considered

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the area extending the full width of the lot between the principal building and the water-side property line and the “rear yard” is the area extending across the full width of the lot between the principal building and the street-side property line; no changes to the existing definitions are proposed; and

WHEREAS, per the Town zoning code, the lot and structural dimensional requirements for accessory structures in the WFP District indicate (1) no structures, except for boat launches, boathouses, poles, and docks, are permitted in the front yard, (2) fences with a maximum height of 3 ½’ (rear yard) and 6’ (side yard) are allowed in the rear and side yards only, (3) maximum overall height of any accessory structure is 12’, and (4) structures in the rear yard require a 15’ setback from the street-side property line; no changes to the existing dimensional requirements are proposed; and

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

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



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: April 03, 2019

OCPB Case # Z-19-82

- 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 Quantum Cool, LLC / Chryomech for the property located at 6655 Old Thompson Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of the New York State Thruway (Route 90), a state highway, and East Molloy Road, a county road; and
- WHEREAS, the applicant is proposing to construct a 76,500 sf office and manufacturing building, along with associated parking, loading areas, utilities and stormwater management on a proposed 14-acre parcel in a High Tech zoning district; and
- WHEREAS, the Board is concurrently reviewing a preliminary subdivision referral (S-19-19) as part of the proposed project; in 2017, the Board recommended modification of preliminary subdivision (S-17-37) and site plan (Z-17-209) referrals and offered no position with comment for an area variance referral (Z-17-223), as part of a project to subdivide a 90-acre parcel, which created the subject parcel and an adjacent parcel, and construct a 126,760 sf building with associated parking and access, land grading, stormwater management facilities, and a future 39,000 sf addition on the adjacent parcel for Feldmeier Equipment; Board requirements for the project included lighting, traffic, and drainage requirements and considerations for the Ley Creek floodplain and floodway on the site; and
- WHEREAS, the site contains a portion of the former Brooklawn Golf Course, with surrounding land uses being largely industrial; the site is bound to the south by the New York State Thruway, to the north by East Molly Road, a county road, to the east by the north branch of Ley Creek, and to the west by Moore Road, a local road; there is a tributary to the north branch of Ley Creek crossing the northern portion of the site, and the site is divided roughly in half by large scale overhead power lines, labeled C.N.Y.P Corp., running east-west; and
- WHEREAS, the submitted subdivision plan shows proposed Lot 1 (14 acres) will have 473.14 feet of frontage on Moore Road and abut the lands containing the power lines; the residual lands will go to Lot 2 (46.442 acres); the submitted Overall Plan dated March 1, 2019 shows the 14-acre lot is intended for the construction of a new facility for Cryomech; per the plan, "Cryomech currently employs 123 employees who work first or second shift...In the near future Cryomech plans on hiring another 20 employees."; and
- WHEREAS, the Overall Plan shows the proposed manufacturing and office building (76,500 sf) will be encircled by a service drive with the main parking lot (141

spaces) and an entry courtyard at the southwest corner of the building, loading docks on the south side of the building, and additional parking areas at the front (10 spaces) and north sides (17 spaces) of the building; there is a proposed driveway on Moore Road; the plan also shows a future building expansion at the rear of the building, as well as two rows of future parking (66 spaces) along the service road; and

WHEREAS, a Campus Plan was included in the referral materials showing a future subdivision that would divide proposed Lot 2 into two lots, a 26.25-acre lot south of the power lines and 20 acres to the north; the northerly parcel, with frontage on East Molloy Road and Fairway Drive, a local road, would have a 120,000 sf building and a 250-space parking lot with access coming from Fairway Drive; the southerly parcel, with frontage on Moore Road, would have 50,000 and 120,000 sf buildings and 400- and 125-space parking lots with access to Moore Road; no additional information regarding potential tenants for future development was included in the referral;  
ADVISORY NOTE: per the Onondaga County Department of Transportation, no direct access to East Molly Road will be permitted; and

WHEREAS, the submitted Environmental Assessment Form (EAF) indicates that less than 14 acres of the site will be disturbed by the proposed project; the Overall Plan shows stormwater pretreatment areas at the front and northeast corner of the building; a large stormwater basin is shown along the southern line of Lot 1;  
ADVISORY NOTES: any project that cumulatively disturbs one acre or more of land must be covered under the NYS SPDES Permit, and the municipality is advised to ensure that the applicant has obtained the appropriate permits from the NYS Department of Environmental Conservation prior to municipal approval; the applicant and municipality are encouraged to consider the use of green infrastructure, such as permeable pavement, landscape islands, and rain gardens, to further reduce stormwater runoff and improve stormwater quality; and

WHEREAS, the site has access to public drinking water and sewers located along Moore Road and is located in the Metropolitan Wastewater Treatment Plant service area; new connections to public drinking water and sewers are proposed as part of the project;  
ADVISORY NOTES: the applicant is advised to contact OCWA's Engineering Department to determine the activities and structures permitted within OCWA easements/right-of-ways, water availability and service options, obtain hydrant flow test information, evaluate backflow prevention requirements, and/or request that the Authority conduct hydrant flow testing to assess fire flow availability; the Onondaga County Department of Water Environment Protection asks that the applicant contact the Department's Flow Control office to determine sewer availability and capacity; and

WHEREAS, per the Onondaga County Department of Water Environment Protection, the submitted project is located in an area designated as flow constrained or impacted by excessive wet weather flow or is tributary to a Combined Sewer Overflow (CSO);  
ADVISORY NOTE: per the Onondaga County Department of Water Environment Protection, the applicant must develop a 1 gallon to 1 gallon sanitary flow offset plan/project in coordination with the municipal engineer; and

WHEREAS, GIS mapping shows potential federal wetlands associated with the north branch of Ley Creek and its tributary; the subdivision plan shows additional

wetland areas on the site and adjacent parcels, including three small wetland areas and one larger one on Lot 1, and indicates that “wetland boundaries are taken from a delineation prepared by EDR, PC in 2014”; there is no indication if the delineated wetlands have been confirmed by the U.S. Army Corps of Engineers; the submitted Site Preparation Plan dated March 1, 2019 shows the proposed development will encroach on one of the small delineated wetlands; the remaining wetland areas on Lot 1 will be protected;

ADVISORY NOTE: the Town is advised to ensure any delineated wetlands have been confirmed by the U.S. Army Corps of Engineers; the applicant is also advised to obtain any necessary permits from the Corps for any proposed development or placement of fill in a federal wetland, or drainage of federal wetlands on site prior to municipal approval of the project; and

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

WHEREAS, the project is within 2,000 feet of multiple sites (IDs: C734113, 734070, 734129, 734054) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper); the site is located over, or immediately adjoining, a principal aquifer (per EAF Mapper); and

WHEREAS, ADVISORY NOTE: per the NYS Thruway Authority, all noise mitigation shall be the sole responsibility of the owner; 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. A drainage and grading plan must be provided to the New York State Thruway Authority (NYSTA) for review. Any mitigation as may be determined by the NYSTA must be reflected on the project plans prior to municipal approval. The municipality and applicant are advised that no increase to the amount of site drainage entering onto the Thruway as a result of this construction will be permitted.

2. A site lighting plan must be provided to the New York State Thruway Authority (NYSTA) for review, and site lighting must be designed so as not to affect Thruway patrons. Any mitigation as may be determined by the NYSTA must be reflected on the plans for the project prior to municipal approval.

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

4. The municipality must submit a copy of the Stormwater Pollution Prevention Plan (SWPPP) and/or any drainage reports or studies to the Onondaga County Department of Transportation. Any mitigation as may be

determined by the Department must be reflected on the project plans prior to municipal approval. Additional stormwater runoff into the county's right-of-way or drainage system will be prohibited.

5. The applicant must submit a lighting plan to the Onondaga County Department of Transportation and reflect any mitigation as may be determined by the Department on the project plans prior to municipal approval. No glare or spillover onto adjacent properties or the county right-of-way will be permitted.

The Board also offers the following comments:

1. The applicant is encouraged to provide landscape buffering around the wetlands on site to reduce stormwater runoff or improve the quality of runoff to these sensitive areas.
2. Given the potential for future development of proposed Lot 2, the applicant is encouraged to consider opportunities for cross-connections between the proposed and future development.
3. Per the NYS Thruway Authority Bureau of Traffic Management Advertising Guidelines, any advertising signage within 660 feet of the nearest edge of the Thruway right-of-way requires an Ad Device Permit from the Thruway Authority.

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



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: April 03, 2019

OCPB Case # Z-19-83

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of DeWitt Planning Board at the request of ESW Realty, LLC for the property located at 3489 & 3493 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 (Route 5), a state highway; and
- WHEREAS, the applicant is proposing to renovate an existing building to create a new Dunkin Donuts restaurant with drive-thru on 0.91 acres in a Business zoning district; and
- WHEREAS, the Board is concurrently reviewing a preliminary subdivision referral (S-19-20) as part of the proposed project; and
- WHEREAS, the site is located along a state-owned portion of Erie Boulevard East, a highly commercialized corridor with a mix of roadside commercial and large retail establishments; and
- WHEREAS, the submitted survey map dated February 21, 2019 shows the site consists of two parcels, with Parcel A (0.486 acres) containing a one-story, multi-tenant building at the rear of the site, front parking area and a driveway on Erie Boulevard and Parcel B (0.425 acres) containing a one-story building with a side parking lot and another driveway on Erie Boulevard; both buildings are currently vacant; access between the two parking areas is restricted by a wood fence and dumpster enclosure; per the referral notice, these two parcels will be combined into one as part of the proposed project; and
- WHEREAS, per the local application, the existing building (1,800 sf) on Parcel B, formerly Pearle Vision, will be renovated to allow for a Dunkin Donuts restaurant; the submitted site plan shows a proposed addition (394 sf) and a patio with a bike rack to be constructed at the front of the building; additional improvements include new asphalt paving to provide a contiguous parking area for the entire site with rows of diagonally-lined parking spaces, one each along the south and north lot lines and in front of the rear multi-tenant building; a new dumpster enclosure is shown along the north lot line; per the local application, no work is intended for the rear building at this time; and
- WHEREAS, the site plan shows a proposed drive-thru lane for Dunkin Donuts, including a preview board, speaker, menu board, and adjacent mobile pick-up lane at the rear of the building and a pick-up window on the north side of the building; and
- WHEREAS, per the site plan, the two existing driveways on Erie Boulevard will be reconfigured to entrance and exit only drives; access to the site is restricted to right-in, right-out only by a curbed median along this stretch of Erie Boulevard; a proposed concrete sidewalk and landscape strip is shown along



Erie Boulevard with an additional sidewalk extending to the building entrance; and

ADVISORY NOTE: per the NYS Department of Transportation, the proposed driveways on Erie Boulevard must meet Department requirements and will require highway access and work permits; a work permit will be required for the proposed sidewalk in the state right-of-way; and

WHEREAS, proposed signage includes a monument sign at the front of the site and directional signs, including entrance/exit signs and pavement markings, for on-site circulation; the submitted elevation drawings show a 25 sf internally-illuminated wall sign on the front of the building, wall-mounted logo and location signs on the south side of the building, and a wall-mounted message graphic on the north side of the building; and

WHEREAS, per the submitted Environmental Assessment Form (EAF) dated March 14, 2019, 0.71 acres of the site will be disturbed by the proposed project and stormwater runoff will be discharged to an established conveyance system along Erie Boulevard after partial retention;

ADVISORY NOTE: per the NYS Department of Transportation, additional stormwater runoff into the state's drainage system is prohibited; the applicant and municipality are encouraged to consider the use of green infrastructure to further reduce stormwater runoff and improve stormwater quality; and

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

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

WHEREAS, per the Onondaga County Department of Water Environment Protection, the submitted project is located in an area designated as flow constrained or impacted by excessive wet weather flow or is tributary to a Combined Sewer Overflow (CSO);

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

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

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

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

1. The New York State Department of Transportation has determined that the municipality and the applicant are required to coordinate Erie Boulevard access plans with the Department. Any mitigation as may be determined by the Department must be reflected on the project plans prior to municipal

approval.

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

The Board also offers the following comment:

The applicant is encouraged to consider access management strategies for Erie Boulevard and opportunities for cross-connections to adjacent parcels, which would help to facilitate movement between nearby commercial uses.

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



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: April 03, 2019

OCPB Case # Z-19-84

- 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 SITE PLAN from the Town of DeWitt Planning Board at the request of Jose Castaneda for the property located at 6812 Manlius Center 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 Manlius Center Road (Route 290), a state highway; and
- WHEREAS, the applicant is proposing to operate a new restaurant in an existing restaurant building on a 1.24-acre parcel in an Industrial zoning district; and
- WHEREAS, in 2017, the Board recommended modification of a site plan referral (Z-17-46) to demolish the existing building and construct a new Dunkin Donuts, citing access, traffic and drainage requirements; the project was withdrawn locally; and
- WHEREAS, the site is located at the intersection of Manlius Center Road (NYS Route 290) and Butternut Drive, a local road, with surrounding land uses being a largely commercial; the site contains an existing one-story building and parking area which was formerly a Doug's/JD's Fish Fry restaurant; and
- WHEREAS, the submitted Site Plan dated February 25, 2019 shows two full access existing driveways, one each on Manlius Center Road and Butternut Drive, both to remain;  
ADVISORY NOTE: per the NYS Department of Transportation, all existing or proposed driveways on Manlius Center Road must meet Department requirements; and
- WHEREAS, per the local application, the existing vacant building will be reused for a new Mexican restaurant, Margarita's, which will include painting the existing trim on the building; the Site Plan shows additional site improvements to include a new bike rack, new shrubs and mulch for the landscaping beds around the building, modifying the landscaping beds along Manlius Center Road, which appear to be located in the state right-of-way, seal coating and striping for all asphalt areas, and new wood on the dumpster enclosure; and
- WHEREAS, proposed signage includes a new 20 sf monument sign at the Manlius Center Road/Butternut Drive intersection, which appears to be entirely located outside the state right-of-way; and
- WHEREAS, per the submitted Environmental Assessment Form (EAF) dated February 25, 2019, stormwater runoff will be conveyed to existing swales and established runoff areas;  
ADVISORY NOTE: the applicant and municipality are encouraged to consider the use of green infrastructure to further reduce stormwater runoff and improve stormwater quality; and
- WHEREAS, the site is served by public drinking water and sewers and is located in the

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Meadowbrook-Limestone Wastewater Treatment Plant service area; no changes to the existing infrastructure are proposed; and

WHEREAS, per the Onondaga County Department of Water Environment Protection, the submitted project is located in an area designated as flow constrained or impacted by excessive wet weather flow or is tributary to a Combined Sewer Overflow (CSO); and

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

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

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

The New York State Department of Transportation has determined that the municipality and applicant must contact the Department to discuss any right-of-way plans for the proposed project, which will be subject to a work permit. Any modifications required by the Department must be reflected on the project plans prior to municipal approval.

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



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: April 03, 2019

OCPB Case # Z-19-85

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 LOCAL LAW from the Village of Liverpool Village Board at the request of Village of Liverpool for the property located ; and

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

WHEREAS, the applicant is proposing Local Law No. C of 2019 to amend the code of the Village of Liverpool by adding new sections to Chapter 380 (Zoning) at Article XIV (Site Plan and Special Permit Review); and

WHEREAS, per the Village zoning code, Article XIV Site Plan and Special Permit Review currently includes sections that detail the uses that require site plan and/or special permit review, general criteria and findings that are a prerequisite for approvals of such applications, and special criteria for specific uses, including home occupations, drive-in services, motor vehicle service and repair, mixed uses, public safety facilities, bed-and-breakfasts, care homes, utility structures, and commercial and municipal parking lots and parking structures; and

WHEREAS, the proposed local law will add Sections 380-87.1 General procedures for site plan approval and 380-87.2 General procedures for special permit approval; and

WHEREAS, proposed Section 380-87.1 General procedures for site plan approval will outline the following procedures: a sketch plan conference may be held between the Planning Board and applicant prior to the preparation and submission of the formal site plan; application for site plan approval shall be made in writing to the chairman of the Planning Board no less than 15 working days before any scheduled or special Planning Board meeting; a stormwater pollution prevention plan (SWPPP) will be required for site plan approval; the Planning Board may conduct a public hearing on the site plan; the Planning Board will follow the procedures of SEQRA prior to rendering its decision; the Planning Board will follow the procedures of GML 239-m regarding referral to the County Planning Board; costs incurred by the Planning Board for consultation fees, staff review costs, or other expenses in connection with review of an application shall be charged to the applicant; no certificate of occupancy shall be issued until all improvements shown on the approved site plan are installed or a sufficient performance guarantee has been posted for improvements not yet completed; and

WHEREAS, per proposed Section 380-87.1, within 62 days of the receipt of a complete application for site plan approval, the Planning Board shall render a decision, file said decision with the Village Clerk, and mail such decision to the applicant with a copy to the Codes Enforcement Officer; the Planning Board is empowered, when reasonable, to waive any requirements for approval,

approval with modification or disapproval of site plans submitted; any person aggrieved by a decision of the Planning Board may apply to the Supreme Court for a review by a proceeding under Article 78 of the Civil Practice Law and Rules; and

WHEREAS, proposed Section 380-87.2 General procedures for special permit approval indicates that the same procedures outlined in Section 380-87.1 will apply to special permit approval; where appropriate, the Planning Board shall make any approval of a special permit subject to such reasonable conditions as it finds necessary to maintain the character of the neighborhood of the subject area and to mitigate any potential impacts to the area; the Planning Board may deny such application when impacts cannot be reasonably mitigated; 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 Marty Voss and seconded by David Skeval. The votes were recorded as follows: Daniel Cupoli - yes; Matt Beadnell - yes; David Skeval - yes; Marty Voss - yes.**



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: April 03, 2019

OCPB Case # Z-19-86

- 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 Skaneateles Planning Board at the request of David Schnapp, MD for the property located at 4081 O'Neil Lane; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Jordan Road (Route 22), a county highway, and a farm operation located in a NYS Agricultural District; and
- WHEREAS, the applicant is proposing to construct a single family dwelling, detached garage, septic system and driveway on a 9.0-acre parcel in a Rural Residential (RR) zoning district; and
- WHEREAS, in 2018, the Board offered no position with comment for a preliminary subdivision referral (S-18-53) to subdivide a 13.58-acre lot into the subject parcel and an adjacent parcel, which was approved by the Town; and
- WHEREAS, the site is located in a rural area south of the Mottville hamlet in the Town of Skaneateles; per the submitted survey map, the site has frontage on O'Neil Lane, a local road, and contains a mix of open field and trees; the site is shown to have varied terrain with lands generally sloping down towards the center of the site where it is transected by a watercourse running east to west; the lands just west of the site are enrolled in NYS Agricultural District 2 and appear to contain active farmland; and
- WHEREAS, the submitted site plan dated March 18, 2019 shows the proposed house and detached garage (4,550 sf of coverage) to be located at the southwest corner of the site, across the watercourse from the lot's frontage, and entirely out of the required 100' watercourse setback; there is a proposed 12' wide driveway onto O'Neil Lane with 2' wide shoulder on each side; per the local application, the driveway will cross the watercourse via a proposed culvert; turnarounds will be provided every 500 feet and space for an emergency vehicle to turn around will be available at the house; and
- WHEREAS, the site plan shows the limits of tree clearing to be restricted to the driveway and house/garage area; impervious surface coverage will be 5.2% where 10% is permitted and open space will be 94% where 80% is required; and
- WHEREAS, the site plan notes that sediment traps will be installed along the proposed driveway during construction and remain post-construction with the goal to remove sediment from driveway runoff before it reaches the watercourse; and
- WHEREAS, a new individual well and septic system are proposed as part of the proposed project; two approved septic locations are shown on the east side of the driveway and across the watercourse from the house, which will presumably require sanitary connections to cross the stream channel and driveway; a letter from the Onondaga County Health Department to a representative for

the applicant indicates that a proposed sewage disposal plan to service a three-bedroom dwelling has been reviewed and approved by the Department; per the Onondaga County Health Department, the approved septic locations were based on perspective houses that would occur closer to the septic locations than shown in the current proposal; and

WHEREAS, GIS mapping shows the watercourse, which divides the site in half, is tributary to the Skaneateles Creek just west of the site, and appears to contain some areas of federal wetlands; Skaneateles Creek is listed as a water-quality impaired waterbody (per EAF Mapper); and

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

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

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

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

Given the location of the proposed house relative to the approved septic system location, additional information is required by the Onondaga County Health Department. The applicant must contact the Department to coordinate requirements for on-site wastewater disposal and reflect any mitigation on the project plans prior to municipal approval.

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





JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: April 03, 2019

OCPB Case # Z-19-87

- 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 Cicero Dumpster Service, Inc. for the property located at 6188 South Bay 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 South Bay Road (Route 208) and Thompson Road (Route 14), both county roads; and
- WHEREAS, the applicant is proposing operation of a roll-off dumpster service on a 0.725-acre parcel in an Industrial (IND) zoning district; and
- WHEREAS, in 2015, the Board recommended modification of a site plan referral (Z-15-40) to store dumpster containers for a waste/rubbish hauling service on the subject site, citing requirements for permissions from National Grid and vertical screening; the Town ultimately disapproved the application, finding that much of the site is encumbered by a National Grid easement and approval to use the easement area was not obtained; the Board previously offered no position with comment on a site plan referral (Z-13-50) for the same project, noting no additional access to Thompson Road would be permitted in the future; and
- WHEREAS, the site is located in a pocket of industrial and commercial land uses north of the Gillette Road Middle School and generally surrounded by residential neighborhoods; the submitted Existing Site Plan dated March 14, 2019 shows the site has frontage on South Bay Road to the west and Thompson Road to the east, both county roads; and
- WHEREAS, the Existing Site Plan shows the site is almost entirely covered by gravel with 2 existing staging areas and 3 roll-off dumpsters, two of which are staged on delivery trucks; the site has two existing driveways, one each occurring on South Bay Road and Thompson Road; the site also has unrestricted access to the adjacent parcel to the north (gas station and car wash), under common ownership, and has two existing driveways to the adjacent parcels to the south; and
- WHEREAS, the Existing Site Plan shows the entire parcel is located in a Niagara Mohawk Power Corporation (N.M.P.C.) easement; there is a N.M.P.C. steel tower located on the adjacent parcel to the south and power lines running across the site property; and
- WHEREAS, the Proposed Site Plan dated March 14, 2019 shows three proposed staging areas with roll-off dumpsters to be lined up; the plan states there will be 10 15-yard containers (14' x 8'), 15 25-yard containers (16' x 18'), and 2 staged on delivery trucks; aerial photography shows several existing dumpsters and cars parked on the site; and
- WHEREAS, the Proposed Site Plan shows the existing access to South Bay Road,

Thompson Road and the adjacent parcels to the south will all be converted to grass so all access to the site will come from the adjacent parcel to the north, which has one existing driveway on South Bay Road and two on Thompson Road;

ADVISORY NOTE: any proposed work within the county right-of-way is subject to a work permit from the Onondaga County Department of Transportation; and

WHEREAS, per the local application, proposed hours of operation will be 24 hours a day, 7 days a week with a maximum of 1 employee on site at one time; and

WHEREAS, the Proposed Site Plan states no lot lighting is proposed, existing grades and drainage patterns will be maintained, and no additional signage other than phone number will be displayed on the side of the proposed roll-off dumpsters; and

WHEREAS, the site has access to public drinking water and sewers and is located in the Oak Orchard Wastewater Treatment Plant and Davis Road Pump Station service areas; no drinking water or wastewater services are proposed; and

WHEREAS, per the Onondaga County Department of Water Environment Protection, the submitted project is located in an area designated as flow constrained or impacted by excessive wet weather flow or is tributary to a Combined Sewer Overflow (CSO); and

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

The Town must ensure the applicant has documented permissions in place from National Grid prior to approval of this site plan application.

The Board also offers the following comment:

Every municipal review provides the opportunity to improve community appearance and the Town is encouraged to require densely planted vertical screening within the proposed green space, and consider any potential odor or noise impacts, given the proximity to residential, recreational and school facilities.

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



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: April 03, 2019

OCPB Case # Z-19-88

- 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 Prince Standard for the property located at 904 North Main Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of North Main Street (Brewerton Road / Route 11) and Route 481, both state highways, Bear Road (Route 191), a state highway to the east of Route 11 and a county highway to the west of Route 11, and the municipal boundary between the Town of Cicero and the Village of North Syracuse; and
- WHEREAS, the applicant is proposing to operate a computer repair and exchange business in an existing commercial building on a 0.204-acre parcel in a General Commercial zoning district; and
- WHEREAS, the site is located along North Main Street (NYS Route 11) just north of the Bear Road intersection, with surrounding land uses being largely commercial; the site abuts a residential lot to the east; and
- WHEREAS, the submitted sketch plan dated March 14, 2019 shows the site contains an existing 1 to 1 ½ story building, formerly a hair salon, a detached garage at the rear of the site and a rear yard asphalt area served by an asphalt drive along the side of the building; there is asphalt across the front of the site that is contiguous with the adjacent parcel to the north and provides unrestricted access to North Main Street; and
- WHEREAS, per the local application, the vacant building is intended for a computer repair and exchange business; site improvements appear to include diagonal striping and a “do not enter” pavement marking to reduce access to North Main Street from 56.50’ to roughly 20’; additional striping is shown to delineate a handicap accessible parking space at the front of the building, to be restricted from the northerly parcel by a proposed guard rail; the plan shows two parking spaces at the rear of the site; per the local application, there will be no additional employees aside from the owner;  
ADVISORY NOTE: per the NYS Department of Transportation, all existing or proposed driveways on North Main Street must meet Department requirements; and
- WHEREAS, the site is served by public drinking water and sewers and is located in the Oak Orchard Wastewater Treatment Plant and Davis Road Pump Station service areas; no changes to the existing infrastructure are proposed;  
ADVISORY NOTE: the applicant is advised to contact OCWA's Engineering Department to determine the activities and structures permitted within OCWA easements/right-of-ways, water availability and service options, obtain hydrant flow test information, evaluate backflow prevention requirements, and/or request that the Authority conduct hydrant flow testing to assess fire

flow availability; and

WHEREAS, per the Onondaga County Department of Water Environment Protection, the submitted project is located in an area designated as flow constrained or impacted by excessive wet weather flow or is tributary to a Combined Sewer Overflow (CSO);

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

WHEREAS, the site may contain the least bittern, or its associated habitat, which has been listed by the state or federal government as a threatened or endangered animal species (per EAF Mapper); and

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

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

Given the prominent location of this parcel along a highly traveled corridor, the applicant is encouraged to consider opportunities to improve walkability in this area by installing sidewalks and a planting strip with street trees along Route 11.

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



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: April 03, 2019

OCPB Case # Z-19-89

- 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 TEXT AMENDMENT from the Village of North Syracuse Village Board at the request of Village of North Syracuse for the property located ; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the adoption or amendment of a zoning ordinance or local law; and
- WHEREAS, the applicant is proposing to amend §240-63 Motor Vehicle Service and Repair of the Village Zoning Code; and
- WHEREAS, per the Village zoning code, motor vehicle service and repair is defined as “any building or land that is used for the retail sale of motor fuel, oil and motor vehicle accessories and/or facilities for lubricating, washing, painting, repairing or servicing motor vehicles”; motor vehicle service and repair is permitted within the Village’s Commercial (C-2) district upon issuance of a special permit; and
- WHEREAS, per the submitted Environmental Assessment Form (EAF) dated March 22, 2019, the proposed text amendment is intended to separate vehicle service and repair from fuel stations; per the zoning code, motor vehicle service and repair currently includes minimum requirements for fuel pump locations, underground storage of fuel, oil and gasoline, or similar substances, and removal of below grade storage tanks; these requirements relating to fuel stations will be removed with the proposed text amendments; and
- WHEREAS, per the zoning code, gasoline station is defined as “any building or land that is used for the sale of motor fuel, oil and motor vehicle accessories and which may include facilities for lubricating, washing or servicing motor vehicles but not including painting or major repairs to vehicles”; gasoline stations do not appear to be explicitly permitted in any zoning district; and
- WHEREAS, per the zoning code, a motor vehicle service and repair use requires a minimum lot area of 20,000 square feet and a minimum frontage of 150 feet along a public right-of-way providing primary access; the proposed text amendments will decrease the lot area requirement to 12,000 square feet and the frontage requirement to 50 feet; and
- WHEREAS, per the zoning code, additional minimum requirements for motor vehicle service and repair uses include a 200-foot buffer between a proposed site and the property line of a public assembly use, a 35-foot buffer between a building or accessory facility and the boundary line of a residential district, and an 8-foot wide landscape buffer planted with a staggered double row of evergreen trees, or opaque fencing, if more effective, for lot lines abutting a residential use; additionally, vehicles may not be stored in the required yard setbacks or between the front building line and front property line of the site, unregistered or junked vehicles may not be store more than 30 days on site, and all repair, painting or servicing (other than washing) of vehicles must be performed

indoors; there are no proposed changes to these existing requirements; 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 Village is advised to consider additional amendments to the zoning code to more fully separate motor vehicle service and repair and fuel station uses, including:

1. Refine the existing gasoline station definition as appropriate and incorporate language regarding any requirements specific to the use.
2. Apply the gasoline station use to particular zoning districts in the Village.
3. Revise the definition of motor vehicle service and repair to remove references to the sale of fuel.

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



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: April 03, 2019

OCPB Case # Z-19-90

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 SITE PLAN from the Village of Fayetteville Planning Board at the request of United Church of Fayetteville for the property located at 308 East Genesee Street; and

WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of East Genesee Street (Route 5), a state highway, and Salt Springs Road (Route 132), a county highway; and

WHEREAS, the applicant is proposing to demolish porch areas and a shed and install a new driveway with parking and turnaround on a 0.16-acre parcel in Residential (R-3) and Historic zoning districts; and

WHEREAS, the site is located along East Genesee Street (NYS Route 5) in the Genesee Street Hill-Limestone Plaza Historic District; the submitted survey map shows the site contains an existing two-story house, a slate walk from the existing sidewalk along East Genesee Street to the house, and a shed at the rear of the house, to be removed; the site does not have an existing driveway on East Genesee Street; and

WHEREAS, per the local application, 619 sf of porches on the east and rear sides of the building will be removed to allow space for a driveway and parking area; the survey map shows a proposed 10' wide driveway on East Genesee Street to be located on the east side of the building; parking and turnaround space are shown at the rear of the house;

ADVISORY NOTE: the proposed driveway onto East Genesee Street requires a residential driveway permit from the NYS Department of Transportation Onondaga East Residency office; and

WHEREAS, aerial imagery shows an asphalt parking area at the front of the house located between the sidewalk and East Genesee Street, which may occur in the state right-of-way; per the submitted Environmental Assessment Form (EAF) dated March 18, 2019, the western portion of this asphalt area will be converted to grass;

ADVISORY NOTE: any proposed work within the state right-of-way is subject to a work permit from the NYS Department of Transportation; and

WHEREAS, the referral materials included a Certificate of Appropriateness granted to the applicant by the Village of Fayetteville Historic Preservation Commission for the addition of a driveway to the property and demolition of all/part of the rear porch to allow for said driveway; and

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

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

submitted project is located in an area designated as flow constrained or impacted by excessive wet weather flow or is tributary to a Combined Sewer Overflow (CSO); and

WHEREAS, the project is within 2,000 feet of multiple sites (IDs: C734110, 734052, C734052) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper); and

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

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

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