



# Onondaga County Planning Board

April 06, 2016

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

## I. ATTENDANCE

### MEMBERS PRESENT

Douglas Morris  
Daniel Cupoli  
Robert Antonacci  
Chester Dudzinski, Jr.  
Bill Fisher  
James Corbett

### STAFF PRESENT

Don Jordan, Jr  
Megan Costa  
Gilly Cantor  
Robin Coon

### GUESTS PRESENT

Steven Calocerinos

## II. CALL TO ORDER

The meeting was called to order at 11:00 AM on April 06, 2016.

## III. MINUTES

Minutes from march 16, 2016 were submitted for approval. Chester Dudzinski made a motion to accept the minutes. Douglas Morris seconded the motion. The votes were recorded as follows: Douglas Morris - yes; Bill Fisher - yes; Daniel Cupoli - yes; Robert Antonacci - yes; Chester Dudzinski - yes.

## IV. ACTIONS ON GML SECTION 239 REFERRALS

### Summary

S-16-19	TManPB	<i>Disapproval</i>	S-16-20	TCicPB	<i>Modification</i>
S-16-21	CSyrPB	<i>No Position</i>	S-16-22	CSyrPB	<i>No Position</i>
S-16-23	TSpaPB	<i>Modification</i>	Z-16-100	TCicPB	<i>No Position With Comment</i>
Z-16-101	TCicPB	<i>Modification</i>	Z-16-102	VFayPB	<i>Approval</i>
Z-16-103	VFayZBA	<i>Approval</i>	Z-16-104	TEIbZBA	<i>No Position With Comment</i>
Z-16-105	TDewPB	<i>No Position With Comment</i>	Z-16-106	CSyrPB	<i>No Position</i>
Z-16-107	CSyrZA	<i>No Position</i>	Z-16-109	VJorZBA	<i>No Position</i>
Z-16-110	VJorPB	<i>No Position</i>	Z-16-111	VFayPB	<i>No Position With Comment</i>
Z-16-83	CSyrZA	<i>Modification</i>	Z-16-85	TVanPB	<i>Modification</i>
Z-16-86	TDewPB	<i>No Position</i>	Z-16-87	TDewPB	<i>No Position With Comment</i>
Z-16-88	TCIaPB	<i>Modification</i>	Z-16-89	VSkaVB	<i>No Position</i>
Z-16-90	VSkaVB	<i>No Position</i>	Z-16-91	TVanPB	<i>Modification</i>
Z-16-92	TCIaZBA	<i>Modification</i>	Z-16-93	TSpaTB	<i>No Position With Comment</i>
Z-16-94	TSpaZBA	<i>Modification</i>	Z-16-97	TMarPB	<i>Modification</i>
Z-16-98	TManPB	<i>Disapproval</i>	Z-16-99	VJorZBA	<i>No Position</i>



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: April 06, 2016

OCPB Case # S-16-19

- 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 SUBDIVISION from the Town of Manlius Planning Board at the request of Shining Stars Daycare for the property located on the northern corner of Enders Road and New York State Route 92; and
- WHEREAS, General Municipal Law Section 239-n allows the County Planning Board to review the approval of subdivisions and the site is located within 500 feet of New York State Route 92, a state highway, and Pompey Center Road, a county road; and
- WHEREAS, the applicant is proposing to resubdivide seven parcels totaling 4.352 acres in a Residential Multiple-Use (R-M) zoning district into two new lots, as part of a project to construct a 15,680 square foot daycare facility (Shining Stars Daycare Center); and
- WHEREAS, the Board is concurrently reviewing a site plan referral (Z-16-98) for the proposed daycare facility on proposed Lot 2; the Board previously offered no position with comment on the zone change referral to R-M (Z-15-362), and modification of concurrent subdivision, site plan, and accessory use permit referrals (S-15-78, Z-15-363, and Z-15-364) for this project; the Board strongly encouraged the Town to ensure that any proposed development adheres to the intent, uses, and requirements of the R-M district, and further encouraged site planning which considered both proposed lots with respect to layout, density, access, stormwater management, parking, landscaping, and pedestrian/bicycle accommodations; the Board further noted coordination with the New York State Department of Transportation would be required regarding access to Route 92, and considerations for water, wastewater, green infrastructure, stormwater, potential endangered species, and emergency service access; and
- WHEREAS, the Final Plan revised March 16, 2016 shows proposed Lot 1 (1.94 acres) at the corner of New York State Route 92 and Enders Road and proposed Lot 2 (2.41 acres) along Enders Road; aerial photography and the referral materials indicate several vacant houses on the site to be removed, and an existing daycare facility along the Route 92 frontage proposed to remain at this time; surrounding properties include Enders Road Elementary School athletic fields and retail properties to the north, True Value across Enders Road, Nice N Easy on the opposite corner, and residential land to be converted into the new Village of Manlius fire station (Z-15-14) across Route 92; and
- WHEREAS, the Site Plan dated March 1, 2016 shows a proposed 15,680 square foot daycare center building with two playgrounds on proposed Lot 2, with a 42-space parking lot in the front and side yard, plus 11 parking in reserve spaces shown encroaching further into the front yard within the setback; per town code, parking is prohibited in the front yard in the R-M district, and the plan

states the proposed lot coverage is 60% where a maximum of 35% is permitted in the R-M district; per the Town Engineer, 79 spaces are required for a building of the proposed size, and the Town has concerns regarding the adequacy of the amount of parking proposed for potential future uses, particularly given that the proposed plan already exceeds the maximum lot coverage with the lot lines currently proposed; and

WHEREAS, per the Town Engineer, a plan for the entire site was required by the Town and the applicant submitted a conceptual Variance Plan dated March 14, 2016 which shows the existing day care building on proposed Lot 1, an existing parking lot to be removed, and a proposed parking lot with 31 spaces in the side yard; no cross-connections between the two proposed lots are shown; and

WHEREAS, the variance plan shows the parking lot on proposed Lot 2 with a proposed driveway on Enders Road opposite Market Place, both town roads, and an additional driveway proposed on Enders Road for proposed Lot 1; per the Town Engineer, a second access to Enders Road will not be permitted by the Town as shown on the current plan; the Town Engineer further noted that a traffic study is required, as there is significant queuing on Enders Road; the New York State Department of Transportation further notes issues with left turns onto Enders Road from Route 92; and

WHEREAS, prior plans showed a proposed right-in/right-out only driveway on Route 92 which would cross proposed Lot 1 and lead to the daycare parking lot on proposed Lot 2; no access to Route 92 or cross-connection is shown on the current referral; any existing or proposed access to Route 92 must meet the requirements of the New York State Department of Transportation; and

WHEREAS, the Environmental Assessment Form dated March 1, 2016 notes 2.83 acres will be physically disturbed by the project, and that a SWPPP will be required by the New York State Department of Environmental Conservation (NYSDEC); the site plan for proposed Lot 2 shows a stormwater management area at the eastern corner of the site along Enders Road; a copy of the SWPPP must also be submitted to the New York State Department of Transportation; and

WHEREAS, per aerial photography, the proposed daycare building will require clearing wooded land along the northern portion of the site; the NYSDEC EAF Mapper notes the site of the proposed action may contain a species of animal, or associated habitats, listed by the state or federal government as threatened or endangered; a permit may be required from the New York State Department of Environmental Conservation (NYS DEC) if the species is listed as endangered or threatened and the NYS DEC determines that the project may be harmful to the species or its habitat; and

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

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

additional sanitary flow in excess of the most recent land use; the applicant must develop a 1 gallon to 1 gallon offset plan/project in coordination with the municipal engineer; a letter confirming the acceptance of the offset plan must be submitted to the Department of Water Environment Protection documenting the offset plan; and

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

WHEREAS, a landscape plan for proposed Lot 2 shows lawn surrounding the developed area, concrete walks behind the building between the playgrounds, a few existing trees to remain, four proposed trees within the parking lot, and concrete walks and landscaping along the front of the building; and

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

The parcel sizes as currently proposed create significant challenges for conformance with the R-M zoning district. The site plan presented for proposed Lot 2 shows a building and parking plan that far exceeds maximum lot coverage thresholds, as well as parking in prohibited locations. Any future stand-alone development on proposed Lot 1 is likely to encounter similar significant site planning issues. The Board further notes the driveway and parking lot circulation proposed for the two lots lacks interconnections and shared access, and the driveway shown on proposed Lot 1 does not meet stated Town requirements.

The Board encourages the applicant and Town to reconsider the ability of the site to accommodate the envisioned extent and scale of proposed development. Alternatives might include scaling back full build density expectations for the two parcels, re-envisioning the proposed development to occur on a single parcel to more easily meet dimensional standards, and/or creation of a well-coordinated plan to share access, parking and stormwater accommodations for multiple structures.

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



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: April 06, 2016

OCPB Case # S-16-20

- 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 & FINAL SUBDIVISION from the Town of Cicero Planning Board at the request of Cicero Police Department for the property located at 8819 Cicero Center 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 Cicero Center Road, a county road; and
- WHEREAS, the applicant is proposing to subdivide a 5.91-acre parcel in a Neighborhood Commercial (NC) zoning district into two new lots, one to continue as property for the South Bay Fire Department, and one to be used by the Town of Cicero for their new police department; and
- WHEREAS, the Board is concurrently reviewing a site plan referral for proposed access and circulation renovations for the Cicero Police Department on one of the proposed lots (Z-16-101); and
- WHEREAS, the Board previously offered no position on a site plan referral (Z-10-95) to construct a 5,000 square foot building adjacent to the existing fire station, and recommended modification of a site plan referral (Z-09-75) and area variance referral (Z-08-492) for an addition to the existing fire station with requirements regarding stormwater management and narrowing the southern driveway on Cicero Center Road to 40 feet; and
- WHEREAS, the Proposed Subdivision Plan dated March 4, 2016 shows the existing South Bay Fire Station and storage building on proposed Lot 1 (4.82 acres) facing Cicero Center Road with frontage retained along Lakeshore Road, and proposed Lot 2 (1.09 acres) occupying an L-shaped area at the corner of Cicero Center Road and Lakeshore Road; and
- WHEREAS, the Schematic Site Plan for proposed Lot 2 shows the existing building to be converted to the Cicero Police Department, an existing asphalt parking lot (28 spaces), and an existing rear gravel lot to be striped for parking (27 spaces); 16 of the proposed rear parking spaces and proposed fire department training area would be located on a proposed cross access easement between the proposed lots; and
- WHEREAS, the site plan shows the South Bay Fire Department would maintain two existing driveways on Cicero Center Road on proposed Lot 1; on proposed Lot 2, existing open access to Cicero Center Road is proposed to be delineated, leaving open access in front of the police department building separated from an additional driveway by a curbed area; an existing driveway on Lakeshore Road is also shown, which the Town has confirmed will be closed; asphalt pavement along the remainder of the corner frontage is proposed to be removed to establish a landscape buffer; any existing or proposed access to Cicero Center Road must meet the requirements of the Onondaga County

Department of Transportation; and

WHEREAS, per the plans and aerial photography, the undeveloped portion of the site contains open lawn and is buffered from adjacent parcels by a wooded buffer; and

WHEREAS, the Environmental Assessment Form dated March 3, 2016 notes 0.09 acres will be physically disturbed by the project, and stormwater will flow to an existing stormwater management area located on the South Bay Fire Department site and to existing drainage swales along Cicero Center Road; and

WHEREAS, per the referral notice, the site is served by existing public water and sewers; the site is located in the Brewerton Wastewater Treatment Plant service area; and

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

WHEREAS, plans show two proposed red maple trees in the new landscape buffer, and the existing freestanding sign in a landscape bed to be modified to include the police department; and

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

The Onondaga County Department of Transportation has determined that the municipality and applicant are required to coordinate all existing, proposed, and future access to Cicero Center Road with the Department by contacting the Department at (315) 435-3205.

The Board also offers the following comments:

1. The Town and applicant are advised that no trees, landscaping, or signage may obstruct sight distance, and a permit will be required from the Onondaga County Department of Transportation for any proposed driveways and prior to any proposed work within a county road right-of-way.
2. The Board encourages the Town to incorporate additional landscaping on site where possible, in particular to screen large parking areas from view.

**Mr. Dudzinski noted that he is a member of the South Bay Fire Department and that he worked on this project during his time representing the Town. The motion was made by Robert Antonacci and seconded by Chester Dudzinski. The votes were recorded as follows: Douglas Morris - yes; Bill Fisher - yes; Daniel Cupoli - yes; James Corbett - yes; Robert Antonacci - abstain; Chester Dudzinski - recused.**



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: April 06, 2016

OCPB Case # S-16-21

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a FINAL SUBDIVISION from the City of Syracuse Planning Commission at the request of Joseph Chiarenza, Jr. for the property located at 423 and 425-427 Burnet Avenue; and
- WHEREAS, General Municipal Law Section 239-n allows the County Planning Board to review the approval of subdivisions and the site is located within 500 feet of Interstate Route 690, a state highway; and
- WHEREAS, the applicant is proposing to combine two existing parcels containing an existing four-family residence and adjacent parking area into one 0.248-acre lot in a Local Business Class A (BA) zoning district; and
- WHEREAS, the Resubdivision Plan dated August 17, 2015 shows an existing two-story frame house and a rear gravel area with four proposed parking spaces; and
- WHEREAS, the plan shows the site is located on Burnet Avenue between Catherine Street and Howard Street, all city streets; an existing gravel driveway is shown on Burnet Avenue, and a paved driveway serving the adjacent parcel to the west encroaches on the proposed lot; and
- WHEREAS, per the plan and aerial photography, the site has existing concrete sidewalks and a grass planting strip along the frontage; and
- WHEREAS, the rear of the site abuts properties within the Hawley-Green Historic District; and
- WHEREAS, the site is served by public water and sewers and is located in the Metropolitan Wastewater Treatment Plant service area; and
- WHEREAS, per the Onondaga County Department of Water Environment Protection, the project shall comply with Local Law #1 of 2011 - A Local Law Establishing a Program to Promote Capacity Management, Maintenance and Operation of the Public Sewers and Related Purposes, where applicable; information regarding this law is available at [www.ongov.net/wep/uselaws.html](http://www.ongov.net/wep/uselaws.html); and

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

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



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: April 06, 2016

OCPB Case # S-16-22

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a FINAL SUBDIVISION from the City of Syracuse Planning Commission at the request of Jubilee Homes of Syracuse for the property located at 601 South Avenue; and
- WHEREAS, General Municipal Law Section 239-n allows the County Planning Board to review the approval of subdivisions and the site is located within 500 feet of vacant county-owned land; and
- WHEREAS, the applicant is proposing to combine twenty tax parcels into a new 3.37-acre lot in a Local Business Class A (BA) zoning district as part of a project to construct a new grocery store (Price-Rite); and
- WHEREAS, the Board previously offered no position with comment on a project site review referral for the project (Z-15-320), noting wastewater, green infrastructure, and flooding considerations, and encouraging collaboration to ensure consideration for the surrounding mixed-use area and pedestrian and transit-oriented design; and
- WHEREAS, the Resubdivision Plan dated February 1, 2016 shows proposed New Lot A would occupy most of the block between Bellevue Avenue, South Avenue, and Chester Street, all city streets; and
- WHEREAS, prior plans indicated the proposed project would include an existing masonry building (21,320 square feet) on South Avenue, a proposed addition (11,800 square feet) with a proposed concrete 3-bay loading dock, a parking lot with 174 proposed spaces (115 required per code), two proposed driveways on South Avenue, and two proposed driveways on Chester Street; and
- WHEREAS, the site is located along a mixed-use corridor north of Onondaga Creek and associated public land; per the referral materials and aerial photography, two houses along Chester Street and one mixed-use structure along South Street will be demolished as part of the project, houses will remain at the corner of Bellevue Avenue and Chester Street and at the southern end of the block towards Hovey Street, and the building will face existing homes along South Avenue, vacant land owned by the City of Syracuse along Chester Street, and the P.E.A.C.E. Inc. Head Start facility on the northwest corner of Bellevue Avenue and South Avenue; and
- WHEREAS, preliminary FEMA Flood Insurance Rate Maps (FIRM) data released in June 2008 shows that a majority of this parcel will be within a Special Flood Hazard Area (SFHA) once maps are finalized; the Onondaga County Hazard Mitigation Plan has identified flooding as one of five primary natural hazards of local concern, with the potential to cause extensive threat to property and safety; buildings within the floodplain can negatively affect the free flow of nearby waterways and drainage, and building within a floodplain is therefore discouraged; and



WHEREAS, the Environmental Assessment Form dated March 22, 2016 notes stormwater will be mitigated with “onsite underground storage and overflow tie into South Ave Storm Sewer”; the proposed project may disturb one acre or more of land and must be covered under the New York State SPDES II General Permit for Stormwater Discharges from Construction Activity (GP-0-10-001) and the applicant must submit a Stormwater Pollution Prevention Plan (SWPPP) to the municipality and a Notice of Intent (NOI) to the DEC Bureau of Water Permits; the proposed project is located within a designated Municipal Separate Storm Sewer System (MS4) municipality, and the applicant must consult with the municipal engineer to ensure conformance of construction plans with the municipality’s Storm Water Management Plan (SWMP) and submit a MS4 SWPPP Acceptance Form signed by the municipality to the New York State Department of Environmental Conservation Bureau of Water Permits; the proposed project is located within the Onondaga Lake watershed and the SWPPP must include Enhanced Phosphorus Removal design criteria from the NYS Stormwater Management Design Manual as specified in the SPDES General Permit for Stormwater Discharges from Construction Activity (GP-0-10-001); and

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

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

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

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

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



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: April 06, 2016

OCPB Case # S-16-23

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a PRELIMINARY SUBDIVISION from the Town of Spafford Planning Board at the request of Diana Cormack for the property located at 1518 Willowdale 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 Willowdale Road, a county road, and a farm operation in an agricultural district; and
- WHEREAS, the applicant is proposing to subdivide a 31.8-acre parcel into two new lots in a Residential-Agricultural (R-A) zoning district; and
- WHEREAS, the Preliminary Plan dated March 1, 2016 shows proposed Lot 1 (12.85 acres) to contain an existing wood frame barn, a shed which encroaches in the county road right-of-way, and an existing gravel driveway on Willowdale Road, which must meet the requirements of the Onondaga County Department of Transportation; and
- WHEREAS, the plan indicates the proposed remaining lands (19 acres) are not a building lot and have frontage on Becker Road, a local road; due to the irregular shape of the parcel, the large eastern portion of the remaining lands is set behind a landlocked parcel and is only accessible through a 37' wide strip of land; and
- WHEREAS, the plan shows a 40' strip of land dedicated to the Onondaga County Department of Transportation along the existing Willowdale Road highway boundary; and
- WHEREAS, per aerial photography, the structures on proposed Lot 1 appear to be in poor condition and the remainder of the overall site contains farmland and steep terrain; and
- WHEREAS, the Onondaga County Agricultural Districts map shows the site and surrounding farms are located in New York State Agricultural District 2; the proposed subdivision appears to cut across an actively farmed field; and
- WHEREAS, the plan shows a stream crossing proposed Lot 1, and the northwestern boundary of the remaining lands is formed by a second stream; both are tributaries of Otisco Lake, per New York State Department of Environmental Conservation data; Otisco Lake is a public drinking water source; and
- WHEREAS, per the referral notice, the site does not currently have water or wastewater service; the site is located outside the Onondaga County Sanitary District; and
- WHEREAS, per § 305-a of the New York State Agriculture and Markets Law, any application for a special use permit, site plan approval, use variance, or subdivision approval requiring municipal review and approval that would occur on property within a New York State Certified Agricultural District

containing a farm operation or property with boundaries within 500 feet of a farm operation located in an Agricultural District shall 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:

The applicant must contact the Onondaga County Department of Transportation at (315) 435-3205 regarding the encroachment of the existing shed within the Willowdale Road county right-of-way.

The Board also offers the following comments:

1. The Town is advised to consider the long-term implications of approving incremental rural subdivisions, which decrease the viability of agricultural land and over time may create landlocked parcels and/or irregularly shaped parcels that are difficult to access and cause landowner conflicts.
2. The Town is advised to require an Agricultural Data Statement from the applicant prior to approving the proposed application, per state law.

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



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: April 06, 2016

OCPB Case # Z-16-100

- 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 O'Connell Electric Company, Inc. for the property located at 7001 Performance Drive; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of East Taft Road, a county road; and
- WHEREAS, the applicant is proposing to convert an existing lab facility (AMRI) into a mixed commercial-use building with offices, a warehouse, and a storage yard on two parcels totaling 4.129 acres in a General Commercial Plus (GCP) zoning district; and
- WHEREAS, the site is located along a commercial and industrial area at the corner of East Taft Road and Performance Drive within the Hancock Airpark; and
- WHEREAS, the Site Plan dated March 2016 shows an existing building to remain, proposed infill pavement and a 0.9-acre gravel storage area west of the building enclosed by a proposed 6' high decorative fence, and 39 existing parking spaces behind and to the east of the building to remain; and
- WHEREAS, the plan shows the site with one existing driveway on Performance Drive, a local road serving the Airpark; and
- WHEREAS, the Environmental Assessment Form dated March 16, 2016 notes 0.95 acres will be physically disturbed by the project and stormwater will be directed to the existing system; an existing stormwater management area is shown along the Taft Road frontage; an existing swale is also shown along Taft Road in this location; and
- WHEREAS, the site has access to public water and sewer and is located in the Oak Orchard Wastewater Treatment Plant and Davis Road Pump Station service areas; several existing sanitary sewer easements and a water easement are shown; and
- WHEREAS, per the Onondaga County Department of Water Environment Protection, the project shall comply with Local Law #1 of 2011 - A Local Law Establishing a Program to Promote Capacity Management, Maintenance and Operation of the Public Sewers and Related Purposes, where applicable; information regarding this law is available at [www.ongov.net/wep/uselaws.html](http://www.ongov.net/wep/uselaws.html); and
- WHEREAS, the Onondaga County Department of Water Environment Protection has determined that the submitted project is located in an area designated as flow constrained or impacted by excessive wet weather flow or is tributary to a Combined Sewer Overflow (CSO); unless it can be demonstrated that anticipated flows will not exceed previous flows, the project applicant is required to offset any additional sanitary flow in excess of the most recent land use; the applicant must develop a 1 gallon to 1 gallon offset plan/project

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

WHEREAS, the plan and signage details indicate an existing monument sign will be removed and new proposed signage includes an externally lit 2'8" x 11' monument sign on a brick base (5'4" high total) at the corner, a proposed 2'8" x 11' building mounted sign facing Taft Road (no further details indicated), and a proposed parking lot way-finding sign (5 square feet); and

WHEREAS, per plans and the referral materials, existing lawn and curbed areas will be filled in, brush will be cleared for the proposed gravel storage area, and a number of trees will be removed, in particular a group of trees at the corner; trees along the rear of the site and along the frontages away from the corner are proposed to remain, with additional evergreen trees proposed to buffer the storage area along Taft Road; and

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

1. The Onondaga County Department of Water Environment Protection asks that the applicant contact the Department at (315) 435-6820 early in the planning process to determine sewer availability and capacity.
2. The applicant is encouraged to reduce stormwater runoff and improve stormwater quality as much as practical by reducing impermeable surfaces and utilizing green infrastructure. For more information on stormwater management, visit the Onondaga County "Save the Rain Program" web site at <http://savetherain.us> or contact the Onondaga County Department of Water Environment Protection at 315-435-6820.
3. The Town and applicant are encouraged to minimize the number of trees removed, particularly mature trees along Taft Road, given the amount of new pavement and additional cleared brush and lawn proposed.

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



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: April 06, 2016

OCPB Case # Z-16-101

- 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 Town of Cicero for the property located at 8819 Cicero 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 Cicero Center Road, a county road; and
- WHEREAS, the applicant is proposing site renovations to improve access and circulation for the new Cicero Police Department on a 1.09-acre parcel (after subdivision) in Neighborhood Commercial (NC) zoning district; and
- WHEREAS, the Board is concurrently reviewing a subdivision referral (S-16-20) to divide the 5.91-acre parcel into two new lots, one to continue as property for the South Bay Fire Department, and one for the police station; and
- WHEREAS, the Board previously offered no position on a site plan referral (Z-10-95) to construct a 5,000 square foot building adjacent to the existing fire station, and recommended modification of a site plan referral (Z-09-75) and area variance referral (Z-08-492) for an addition to the existing fire station with requirements regarding stormwater management and narrowing the southern driveway on Cicero Center Road to 40 feet; and
- WHEREAS, the Proposed Subdivision Plan dated March 4, 2016 shows the existing South Bay Fire Station and storage building on proposed Lot 1 (4.82 acres) facing Cicero Center Road with frontage retained along Lakeshore Road, and proposed Lot 2 (1.09 acres) occupying an L-shaped area at the corner of Cicero Center Road and Lakeshore Road; and
- WHEREAS, the Schematic Site Plan for proposed Lot 2 shows the existing building to be converted to the Cicero Police Department, an existing asphalt parking lot (28 spaces), and an existing rear gravel lot to be striped for parking (27 spaces); 16 of the proposed rear parking spaces and proposed fire department training area would be located on a proposed cross access easement between the proposed lots; and
- WHEREAS, the site plan shows the South Bay Fire Department would maintain two existing driveways on Cicero Center Road on proposed Lot 1; on proposed Lot 2, existing open access to Cicero Center Road is proposed to be delineated, leaving open access in front of the police department building separated from an additional driveway by a curbed area; an existing driveway on Lakeshore Road is also shown, which the Town has confirmed will be closed; asphalt pavement along the remainder of the corner frontage is proposed to be removed to establish a landscape buffer; any existing or proposed access to Cicero Center Road must meet the requirements of the Onondaga County Department of Transportation; and

WHEREAS, per the plans and aerial photography, the undeveloped portion of the site contains open lawn and is buffered from adjacent parcels by a wooded buffer; and

WHEREAS, the Environmental Assessment Form dated March 3, 2016 notes 0.09 acres will be physically disturbed by the project, and stormwater will flow to an existing stormwater management area located on the South Bay Fire Department site and to existing drainage swales along Cicero Center Road; and

WHEREAS, per the referral notice, the site is served by existing public water and sewers; the site is located in the Brewerton Wastewater Treatment Plant service area; and

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

WHEREAS, plans show two proposed red maple trees in the new landscape buffer, and the existing freestanding sign in a landscape bed to be modified to include the police department; and

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

The Onondaga County Department of Transportation has determined that the municipality and applicant are required to coordinate all existing, proposed, and future access to Cicero Center Road with the Department by contacting the Department at (315) 435-3205.

The Board also offers the following comments:

1. The Town and applicant are advised that no trees, landscaping, or signage may obstruct sight distance, and a permit will be required from the Onondaga County Department of Transportation for any proposed driveways and prior to any proposed work within a county road right-of-way.
2. The Board encourages the Town to incorporate additional landscaping on site where possible, in particular to screen large parking areas from view.

**Mr. Dudzinski noted that he is a member of the South Bay Fire Department and that he worked on this project during his time representing the Town. The motion was made by Robert Antonacci and seconded by Chester Dudzinski. The votes were recorded as follows: Douglas Morris - yes; Bill Fisher - yes; Daniel Cupoli - yes; James Corbett - yes; Robert Antonacci - abstain; Chester Dudzinski - recused.**



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: April 06, 2016

OCPB Case # Z-16-102

- 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 Commercial Development Partners, LLC for the property located at 108 Brooklea Drive; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of New York State Route 5 (Genesee Street), a state highway; and
- WHEREAS, the applicant is proposing to construct a mixed use three-story structure with retail on the first floor and apartments on the second and third floors on vacant 0.559-acre lot in the Limestone Plaza (L) zoning district; and
- WHEREAS, the Board is concurrently reviewing an area variance referral (Z-16-103) for the height of the proposed building (40' proposed, 35' allowed); and
- WHEREAS, the site is in the location of the former Fayetteville Inn on Brooklea Drive just outside the historic district in the Limestone Plaza neighborhood, which is characterized by diverse multi-story mixed-use buildings with pedestrian-oriented right-of-ways, on-street and municipal parking, and adjacent residential neighborhoods; and
- WHEREAS, the Site Plan dated February 18, 2016 shows a proposed building fronting Brooklea Drive, a rear parking lot with 20 parking spaces, and a driveway leading from the parking lot to Elm Street (behind Decker's Wine and Spirits); a future phase site plan was submitted which would replace part of the parking lot with garden apartments, which the Environmental Assessment Form dated February 20, 2016 notes is contingent on Phase I success and market demand conditions; and
- WHEREAS, the submitted floor plans and elevations show the second and third floor would each have 4 two-bedroom units and 6 one-bedroom units, and there would be five retail spaces on the ground floor totaling 7,672 square feet (not including a lobby, stairwells, elevator, and utilities); and
- WHEREAS, the EAF states 0.45 acres will be physically disturbed by the project, and the village application notes existing grades flow east to west and will be collected and distributed to the Village storm water system; and
- WHEREAS, the referral materials indicate the project will include new sidewalks, enhanced landscaping, and retail signage to be placed within sign bands above the first floor; and
- WHEREAS, the site has access to public water and sewers and is located in the Meadowbrook-Limestone Wastewater Treatment Plant service area; a letter dated February 26, 2016 from the Onondaga County Department of Water Environment Protection notes adequate capacity to accept the average daily flow from this project (to expire in 24 months) based on the number of



residential units and up to 8,000 square feet of retail space, and further notes that the project is subject to 1:1 wet weather offset to be coordinated with the Village of Fayetteville in the form of an inflow/infiltration reduction project; and

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

The Board supports the proposed plan to redevelop an existing site within the Village into a multi-story, mixed-use building with pedestrian accommodations, and encourages continued coordination with the Onondaga County Department of Water Environment Protection regarding wastewater connections and an offset plan.

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



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: April 06, 2016

OCPB Case # Z-16-103

- 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 Fayetteville Zoning Board of Appeals at the request of Commercial Development Partners, LLC for the property located at 108 Brooklea Drive; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the granting of use or area variances and the site is located within 500 feet of Route 5 (Genesee Street), a state highway; and
- WHEREAS, the applicant is requesting an area variance for the height of a proposed mixed use three-story structure with retail on the first floor and apartments on the second and third floors on vacant 0.559-acre lot in the Limestone Plaza (L) zoning district; and
- WHEREAS, the Board is concurrently reviewing a site plan referral for the project (Z-16-102); the building is proposed to be 40' high where 35' is the maximum allowed; and
- WHEREAS, the site is in the location of the former Fayetteville Inn on Brooklea Drive just outside the historic district in the Limestone Plaza neighborhood, which is characterized by diverse multi-story mixed-use buildings with pedestrian-oriented right-of-ways, on-street and municipal parking, and adjacent residential neighborhoods; and
- WHEREAS, the Site Plan dated February 18, 2016 shows a proposed building fronting Brooklea Drive, a rear parking lot with 20 parking spaces, and a driveway leading from the parking lot to Elm Street (behind Decker's Wine and Spirits); a future phase site plan was submitted which would replace part of the parking lot with garden apartments, which the Environmental Assessment Form dated February 20, 2016 notes is contingent on Phase I success and market demand conditions; and
- WHEREAS, the submitted floor plans and elevations show the second and third floor would each have 4 two-bedroom units and 6 one-bedroom units, and there would be five retail spaces on the ground floor totaling 7,672 square feet (not including a lobby, stairwells, elevator, and utilities); and
- WHEREAS, the EAF states 0.45 acres will be physically disturbed by the project, and the village application notes existing grades flow east to west and will be collected and distributed to the Village storm water system; and
- WHEREAS, the referral materials indicate the project will include new sidewalks, enhanced landscaping, and retail signage to be placed within sign bands above the first floor; and
- WHEREAS, the site has access to public water and sewers and is located in the Meadowbrook-Limestone Wastewater Treatment Plant service area; a letter dated February 26, 2016 from the Onondaga County Department of Water

Environment Protection notes adequate capacity to accept the average daily flow from this project (to expire in 24 months) based on the number of residential units and up to 8,000 square feet of retail space, and further notes that the project is subject to 1:1 wet weather offset to be coordinated with the Village of Fayetteville in the form of an inflow/infiltration reduction project; and

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

The Board supports the proposed plan to redevelop an existing site within the Village into a multi-story, mixed-use building with pedestrian accommodations, and encourages continued coordination with the Onondaga County Department of Water Environment Protection regarding wastewater connections and an offset plan.

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



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: April 06, 2016

OCPB Case # Z-16-104

- 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 Elbridge Zoning Board of Appeals at the request of Kevin & Teri Leubner for the property located at 1432 Whiting 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 Whiting Road and Fikes Road, both county roads, and a farm operation in an agricultural district; and
- WHEREAS, the applicant is requesting an area variance for an existing structure on a proposed 3-acre lot to be subdivided from a 103.98-acre parcel in an Agricultural (AG) zoning district; and
- WHEREAS, per the referral materials, the Town Board of Elbridge has made the applicant's subdivision contingent upon approval from the Zoning Board of Appeals for a proposed 65.8' side yard setback (75' required) for an existing building; and
- WHEREAS, a partial survey shows the proposed new lot with an existing one-story frame building (requiring the setback) and a farm stand, and the remaining lands to contain an existing two-story frame house, two-story frame barn, silo, and two sheds; and
- WHEREAS, the plan shows each proposed lot with an existing driveway on Whiting Road, both of which must meet the requirements of the Onondaga County Department of Transportation; and
- WHEREAS, the local subdivision application notes the current farm and residential uses will continue and no access changes are proposed; and
- WHEREAS, aerial photography shows an existing telecommunications tower to the south on the remaining agricultural lands; and
- WHEREAS, the Onondaga County Agricultural Districts map shows the proposed lots and surrounding farms are located in New York State Agricultural District 3; and
- WHEREAS, per the referral notice, each residence has an individual well and septic system, and two septic fields are shown on the plan; and

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

The Town and applicant are advised that any future access to Whiting Road or work within the county road right-of-way will require a permit from the Onondaga County Department of Transportation.

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



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: April 06, 2016

OCPB Case # Z-16-105

- 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 Dairy Farmers of America for the property located at 5001 Brittonfield Parkway; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of New York State Route 298 (Collamer Road) and Interstate Route 481, both state highways; and
- WHEREAS, the applicant is proposing to expand the parking lot at an existing office building to accommodate approximately 24 additional vehicles on a 4.48-acre lot in a High-Tech (H-T) zoning district; and
- WHEREAS, the Board previously offered no position with comment on a site plan referral to expand the existing building and parking lot, including parking in reserve on the adjacent parcel to the north; it appears no changes to the site have occurred since that time, and the two adjacent parcels to the north along Collamer Road are both part of an ongoing Dig Safely New York project reviewed by the Board in 2015 (Z-15-390); and
- WHEREAS, the Layout and Landscaping Plan dated March 14, 2016 shows an existing one-story brick building, existing parking lot with 142 parking spaces, and two proposed new asphalt areas to create 24 additional parking spaces; and
- WHEREAS, the town application notes the parking lot expansion is proposed to accommodate monthly board meetings; no other changes are proposed; and
- WHEREAS, the parcel has frontage and one existing driveway on Brittonfield Parkway, a town road; and
- WHEREAS, the Environmental Assessment Form dated March 11, 2016 indicates 0.25 acres will be physically disturbed by the project; and
- WHEREAS, the site is served by public water and sewers and is located in the Metropolitan Wastewater Treatment Plant service area; and
- WHEREAS, the plan indicates several trees to be removed and replaced outside the new asphalt area, and one curbed island proposed within the existing and new asphalt area; and

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

The Town and applicant may wish to consider off-site parking arrangements on nearby lots in lieu of adding more parking for a limited planned use, in order to minimize the proliferation of parking and impervious surface coverage

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which impact drainage.

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



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: April 06, 2016

OCPB Case # Z-16-106

- 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 OCWA for the property located at 100 & 104 Richmond Road West in the Town of Manlius; 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 Fremont Road, a county road; and
- WHEREAS, the applicant is proposing to divide two vacant parcels owned by the Onondaga County Water Authority and convey the lands to two adjacent property owners in a Residential (R-3) zoning district; and
- WHEREAS, the Subdivision Plan dated January 8, 2016 shows two OCWA parcels to be divided into 0.55 acres and 0.29 acres, each to be conveyed to the property-owner directly adjacent to the south along Richmond Road, a local road; and
- WHEREAS, aerial photography shows the two parcels on Richmond Road each contain an existing residence and driveway, and the vacant land would serve as additional rear yard space; and
- WHEREAS, the Environmental Assessment Form dated March 8, 2016 notes the site may contain a species of animal, or associated habitats, listed by the state or federal government as threatened or endangered, however notes no actions will be taken on the property so there will be no impact to any flora, fauna, or habitats on site; and

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

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





JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: April 06, 2016

OCPB Case # Z-16-107

- 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 Carnegie Management, Inc. for the property located at 300 East Washington Street & 300 East Genesee Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review authorizations which a referring body may issue under the provisions of any zoning ordinance or local law and the site is located within 500 feet of the State Office Building, a state-owned parcel and building, the Erie Canal Museum, a county-owned facility, and the Carnegie Library building, a county-owned property; and
- WHEREAS, the applicant is proposing to renovate an existing vacant ten-story office building for mixed use on two parcels totaling 1.58 acres in a Central Business District Office and Service (CBD-OS) zoning district; and
- WHEREAS, per aerial photography, the site occupies most of the block between East Washington Street, South State Street, Montgomery Street, and East Fayette Street, near a number of historic and public buildings; and
- WHEREAS, per the city application, the project includes a 109-space below grade parking garage, 120,000 square feet of commercial floor area on the first three floors (including a fitness facility for tenants on the first floor), 132 residential apartments on the upper floors, and a complete replacement of the exterior façade; plans indicate the project will be conducted in two phases, with phase one to include the complete basement (garage), a roof and penthouse addition, mechanical modifications, and all exterior façade and site work; phase two would include interior buildout of tenant spaces, apartment units, and amenities; and
- WHEREAS, the Preliminary Site Plan dated February 29, 2016 shows the existing building and additional site work to include 25 proposed new permeable pavement parking spaces west of the building, a proposed two-lane one-way drop-off along the East Washington Street frontage, and proposed new landscaping, curbing, striping, and a bike rack; and
- WHEREAS, tax maps indicate the site is over the abandoned portion of East Genesee Street, and the second subject parcel includes a portion of the existing parking lot which can be accessed from East Washington Street and Montgomery Street; and
- WHEREAS, the Environmental Assessment Form dated March 7, 2016 notes 0.53 acres will be physically disturbed by the project; and
- WHEREAS, the site is served by public water and sewers and is located in the Metropolitan Wastewater Treatment Plant service area; and
- WHEREAS, per the Onondaga County Department of Water Environment Protection, the

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

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

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

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



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: April 06, 2016

OCPB Case # Z-16-109

- 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 Jordan Zoning Board of Appeals at the request of Patrick Cooper for the property located at 8 New York State Route 31; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the granting of use or area variances and the site is located within 500 feet of New York State Route 31, a state highway; and
- WHEREAS, the applicant is requesting an area variance to reduce the number of required parking spaces for a proposed fitness center in an existing building containing two vehicle repair shops on a 1.16-acre lot in a Highway Commercial (H-C) zoning district; and
- WHEREAS, the Board is concurrently reviewing a special permit (Z-16-99) and a site plan (Z-16-110); and
- WHEREAS, the Board previously offered no position with comment on special permit referrals in 2013 and 2015 (Z-13-7 and Z-15-61) to operate a motor vehicle repair shop in the building, and recommended modification of concurrent site plan and special permit referrals (Z-10-144 and 145) to construct a two-story addition to the existing building to be used for motor vehicle repair space on the first floor and office space on the second floor; the Board generally noted floodplain, stormwater, and access considerations, and encouraged the Village to prohibit the storage of vehicles in the front yard as had been required in 2013; and
- WHEREAS, the site is located between low-intensity commercial and municipal uses along Route 31 and abutting residential properties along North Main Street in the Jordan Village Historic District; and
- WHEREAS, a Site Plan dated February 26, 2016 shows an existing building with four suites: three in the front which contain two separate motor vehicle service repair shops (Angry Owl Auto and J & T Car Care), and one in the rear to contain the proposed 1,665 square foot fitness studio (Untamed Fitness); the plan shows 11 parking spaces along the front of the front yard paved area, 9 spaces along the front of the building, 4 diagonal spaces along the north side of the building, and 11 parking spaces behind the building, including two new spaces in the place of an existing shed to be relocated; and
- WHEREAS, the referral materials indicate the personal fitness space would train a maximum of 10 people, thus the applicant states 11 spaces would be needed at maximum occupancy (18 are required); and
- WHEREAS, the plan shows the site with frontage and one existing driveway on New York State Route 31, which must meet the requirements of the New York State Department of Transportation; and
- WHEREAS, the plan shows an existing water detention area on the front yard lawn, and a

drainage swale running along the southern site boundary; and

WHEREAS, the Environmental Assessment Form dated March 4, 2016 notes the site is located in the 100 year floodplain; preliminary updated FIRM data released in June 2008 shows that the parcel may no longer be within a SFHA once maps are finalized; and

WHEREAS, the site is served by public water and sewer and is located outside the Onondaga County Sanitary District; and

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

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



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: April 06, 2016

OCPB Case # Z-16-110

- 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 Jordan Planning Board at the request of Patrick Cooper for the property located at 8 New York State Route 31; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of New York State Route 31; and
- WHEREAS, the applicant is proposing to establish a fitness center in an existing building containing two vehicle repair shops on a 1.16-acre lot in a Highway Commercial (H-C) zoning district; and
- WHEREAS, the Board is concurrently reviewing a special permit (Z-16-99) and an area variance to reduce the number of parking spaces (Z-16-109); and
- WHEREAS, the Board previously offered no position with comment on special permit referrals in 2013 and 2015 (Z-13-7 and Z-15-61) to operate a motor vehicle repair shop in the building, and recommended modification of concurrent site plan and special permit referrals (Z-10-144 and 145) to construct a two-story addition to the existing building to be used for motor vehicle repair space on the first floor and office space on the second floor; the Board generally noted floodplain, stormwater, and access considerations, and encouraged the Village to prohibit the storage of vehicles in the front yard as had been required in 2013; and
- WHEREAS, the site is located between low-intensity commercial and municipal uses along Route 31 and abutting residential properties along North Main Street in the Jordan Village Historic District; and
- WHEREAS, a Site Plan dated February 26, 2016 shows an existing building with four suites: three in the front which contain two separate motor vehicle service repair shops (Angry Owl Auto and J & T Car Care), and one in the rear to contain the proposed 1,665 square foot fitness studio (Untamed Fitness); the plan shows 11 parking spaces along the front of the front yard paved area, 9 spaces along the front of the building, 4 diagonal spaces along the north side of the building, and 11 parking spaces behind the building, including two new spaces in the place of an existing shed to be relocated; and
- WHEREAS, the referral materials indicate the personal fitness space would train a maximum of 10 people, thus the applicant states 11 spaces would be needed at maximum occupancy (18 are required); and
- WHEREAS, the plan shows the site with frontage and one existing driveway on New York State Route 31, which must meet the requirements of the New York State Department of Transportation; and
- WHEREAS, the plan shows an existing water detention area on the front yard lawn, and a drainage swale running along the southern site boundary; and

WHEREAS, the Environmental Assessment Form dated March 4, 2016 notes the site is located in the 100 year floodplain; preliminary updated FIRM data released in June 2008 shows that the parcel may no longer be within a SFHA once maps are finalized; and

WHEREAS, the site is served by public water and sewer and is located outside the Onondaga County Sanitary District; and

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

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



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: April 06, 2016

OCPB Case # Z-16-111

- 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 Ray Swift for the property located at 217 Salt Springs Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of New York State Route 5 (East Genesee Street), a state highway, and South Manlius Street and Salt Springs Road, both county roads; and
- WHEREAS, the applicant is proposing to widen an existing driveway at an existing residence on a 0.26-acre lot in a One-Family Residential (R-2) zoning district; and
- WHEREAS, the Village of Fayetteville requires Village Planning Board approval for driveway modifications; and
- WHEREAS, images submitted with the referral indicate the site contains an existing single-family home, detached garage, and existing concrete sidewalks along Salt Springs Road; and
- WHEREAS, the local application states the applicant proposes to redo and widen the existing driveway on Salt Springs Road by 6 feet; a sketch indicates the existing driveway is 10' wide and 3' would be added to each side; any existing or proposed access to Salt Springs Road must meet the requirements of the Onondaga County Department of Transportation; 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 and applicant are advised that a permit is required from the Onondaga County Department of Transportation for any proposed driveways and prior to any proposed work within a county road right-of-way.

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



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: April 06, 2016

OCPB Case # Z-16-83

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a PROJECT SITE REVIEW from the City of Syracuse Zoning Administration at the request of Popeyes for the property located at 3060 & 3062 Erie Boulevard East; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review authorizations which a referring body may issue under the provisions of any zoning ordinance or local law and the site is located within 500 feet of Erie Boulevard East, a state highway within the Town of Dewitt, and the municipal boundaries between the City of Syracuse and the Town of Dewitt and the Village of East Syracuse; and
- WHEREAS, the applicant is proposing to demolish two commercial structures (Sherwin-Williams and Sign-A-Rama) and construct a new restaurant (Popeyes) with associated site improvements on two parcels totaling 0.74 acres in Commercial Class A (CA) and Class B (CB) zoning districts; and
- WHEREAS, the Board previously offered no position on a final subdivision referral (S-15-29) to combine the subject parcels into one new lot for this project, and offered no position with comment on referrals in 2014 (Z-14-124, Z-14-216, and S-14-41) related to the construction of the AutoZone retail store on the adjacent parcel; and
- WHEREAS, the Site Plan dated March 3, 2016 shows a proposed 2,695 square foot Popeyes restaurant building with rear single-lane drive-thru, a rear dumpster enclosure, 16 diagonal parking spaces along the one-way internal circulation loop, and 10 perpendicular parking spaces along an existing ingress & egress easement shared with the adjacent parcel to the east (AutoZone); and
- WHEREAS, the plan shows the easement with existing right-in/right-out access to Erie Boulevard East and access to Headson Drive, both city streets; the plan shows an additional proposed driveway on Erie Boulevard East further west on the site, which the City has advised will not be permitted; and
- WHEREAS, the plan shows existing sidewalks along Erie Boulevard East and proposed sidewalks and granite curbing along Headson Drive; a landscaping plan further shows proposed lawn and trees along Headson Drive, lawn along the Erie Boulevard frontage, plantings along the parking areas and building, and a proposed lawn stormwater management area west of the parking along the easement; and
- WHEREAS, the plan shows a proposed pylon sign at the front of the site, menu board signage along the drive-thru, and directional signage throughout the site; signage details show a typical pylon sign example, to be modified to meet local codes; the typical sign shows a reader board at a height of 11' and the logo and business sign at a height up to 30'; and



- WHEREAS, the Environmental Assessment Form dated January 13, 2015 notes the project site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the New York State Historic Preservation Office archaeological site inventory; and
- WHEREAS, prior referrals noted that the adjacent AutoZone site, a former gas station, was the subject of remediation for the removal of underground storage tanks and contaminated soil; and
- WHEREAS, the site has access to public water and sewers and is located in the Metropolitan Wastewater Treatment Plant service area; and
- WHEREAS, per the Onondaga County Department of Water Environment Protection, the project shall comply with Local Law #1 of 2011 - A Local Law Establishing a Program to Promote Capacity Management, Maintenance and Operation of the Public Sewers and Related Purposes, where applicable; information regarding this law is available at [www.ongov.net/wep/uselaws.html](http://www.ongov.net/wep/uselaws.html); and
- WHEREAS, the Onondaga County Department of Water Environment Protection has determined that the submitted project is located in an area designated as flow constrained or impacted by excessive wet weather flow or is tributary to a Combined Sewer Overflow (CSO); the project applicant is required to offset any additional sanitary flow in excess of the most recent land use; the applicant must develop a 1 gallon to 1 gallon offset plan/project in coordination with the municipal engineer; a letter confirming the acceptance of the offset plan must be submitted to the Department of Water Environment Protection documenting the offset plan; and
- WHEREAS, 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:

Given the newly constructed shared driveway with access to Erie Boulevard and Headson Drive, the City has advised that the additional proposed driveway on Erie Boulevard will not be permitted, and must be removed from the proposed plan for the site in order to improve mobility and access management along the Erie Boulevard corridor.

The Board also offers the following comments:

1. Per the New York State Department of Transportation, the applicant is advised that a highway work permit is required for any work within the State right-of-way.
2. The Board encourages the City and applicant to minimize the scale of signage on site, particularly the proposed pylon sign, and to minimize the franchise-style branding of the building itself, which may affect future use of the building.

3. The City and applicant are further encouraged to increase front yard landscaping on site, including the addition of street trees.

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



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: April 06, 2016

OCPB Case # Z-16-85

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Van Buren Planning Board at the request of McConnell Leasing LLC for the property located on Winchell 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 Winchell Road and Walter Road, both county roads; and
- WHEREAS, the applicant is proposing to construct a 6,000 square foot concrete installation business office and shop building and a 2,400 square foot equipment storage building on a vacant 4.08-acre lot in an Industrial-A (In-A) zoning district; and
- WHEREAS, the Board previously offered no position with comment on a referral to change the zoning on this site and surrounding sites from PUD to In-A (Z-15-416), in order to be more in keeping with past and proposed development in this location; the Board encouraged future industrial development to adhere to the Town of Van Buren Design Guidelines for industrial lot layout, which encourages the minimization of traffic impacts on adjacent areas, good circulation for trucks and general passenger vehicles, the screening of loading, mechanical, and refuse areas, and the preservation/incorporation of wooded areas, landscaping, and buffers; and
- WHEREAS, the site is located between vacant land at the intersection of Walters Road and Winchell Road, a Holiday Inn Express to the north along Winchell Road, and a vacant indoor sports facility (Action Sports Park) to the east along Walters Road; and
- WHEREAS, the Site Plan dated February 25, 2016 shows a proposed 60' x 100' office/shop building and 40' x 60' storage building set far back from the Winchell Road frontage of the site, with 12 proposed parking spaces around the front and side of the office building; and
- WHEREAS, the plan shows a proposed new set of property lines which would convey the portion of vacant land at the corner of Walters Road and Winchell Road to the subject parcel, with the remaining Walters Road portion remaining a separate parcel, which includes an area labeled "Area for Town's New Facility"; no further subdivision or town facility information was submitted with the referral; and
- WHEREAS, the plan shows a proposed driveway on Winchell Road to be paved at the front of the site, which must meet the requirements of the Onondaga County Department of Transportation; a Site Diagram dated February 25, 2016 further shows two access easements along the northern and southern boundaries of the site onto Winchell Road to be removed; and
- WHEREAS, the remainder of the driveway and the developed rear half of the site are

shown to be made of crushed stone on geofabric; and

WHEREAS, the Environmental Assessment Form dated February 25, 2016 notes 2.32 acres would be physically disturbed by the project, and a New York State DEC SPDES permit is required; and

WHEREAS, the site diagram shows a relocated storm water basin on the adjacent parcel along Walters Road, as well as an existing swale behind the storage building in a drainage easement to remain, a proposed 20' drainage easement along the northern site boundary, and a relocated drainage easement at the front of the site leading to an existing wetland shown on the stormwater parcel; the EAF describes the wetland as an unnamed wetland of approximately one-half acre; and

WHEREAS, the site has access to public water and sewers which ultimately flow to the Metropolitan Wastewater Treatment Plant service area; the site diagram shows a proposed new 20' sewer easement along the proposed new property line, an existing sanitary easement at the rear of the site, and an existing OCWA water easement on the adjacent parcel on Winchell Road;

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

WHEREAS, the plan shows grass and trees at the front of the site to remain, a proposed tree and plantings along the office building, and existing trees to remain at the corner of Walters Road and Winchell Road; 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 Onondaga County Department of Transportation at (315) 435-3205 to coordinate the proposed driveway on Winchell Road, and the Town and applicant are advised to obtain a permit for any proposed driveways and prior to any proposed work within a county road right-of-way.
2. The municipality must submit a copy of the Storm Water Pollution Prevention Plan (SWPPP) and/or any drainage reports or studies to the Onondaga County Department of Transportation early in the planning process for approval and complete any appropriate mitigation as may be determined by the Department.

The Board also offers the following comments:

1. The Town is advised to require legal agreements for any proposed stormwater management located on a separate parcel.
2. The Onondaga County Department of Water Environment Protection asks that the applicant contact the Department at (315) 435-6820 early in the planning process to determine sewer availability and capacity.
3. The applicant is encouraged to reduce stormwater runoff and improve stormwater quality as much as practical by reducing impermeable surfaces

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

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

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



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: April 06, 2016

OCPB Case # Z-16-86

- 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 DeWitt Planning Board at the request of Tarbell Road Warehouse for the property located at 6060 Tarbell Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of New York State Route 298 and Interstate Route 90 (New York State Thruway), both state highways; and
- WHEREAS, the applicant is proposing to renovate an existing 28,000 square foot warehouse building to include four new loading docks, improved site circulation, changes to existing pavement and parking, and improved landscaping and stormwater management on a 6.64-acre lot in an Industrial zoning district; and
- WHEREAS, the site is located in a commercial and industrial area west of Carrier Circle between New York State Route 298 and the DeWitt Service Area and Thruway Authority facility on the New York State Thruway; and
- WHEREAS, the Layout Plan dated February 28, 2016 shows an existing warehouse building, two proposed concrete loading dock areas, proposed concrete walks along the front and to one side of the building leading to striped parking spaces (24 total), and new pavement on the northwest side of the building to accommodate 5 additional parking spaces; plans also indicate the removal of several asphalt areas behind the building and reconfigured internal circulation on the west side of the building; and
- WHEREAS, the plan shows an existing gated driveway on Tarbell Road, a local road, with new granite curbing shown along the end of the driveway; and
- WHEREAS, the Environmental Assessment Form dated March 1, 2016 notes 4.3 acres will be physically disturbed by the project, and notes the "storm water system will be contained and treated on site" before draining to the municipal storm system; and
- WHEREAS, the proposed project may disturb one acre or more of land and must be covered under the New York State SPDES II General Permit for Stormwater Discharges from Construction Activity (GP-0-10-001) and the applicant must submit a Stormwater Pollution Prevention Plan (SWPPP) to the municipality and a Notice of Intent (NOI) to the DEC Bureau of Water Permits; the proposed project is located within a designated Municipal Separate Storm Sewer System (MS4) municipality, and the applicant must consult with the municipal engineer to ensure conformance of construction plans with the municipality's Storm Water Management Plan (SWMP) and submit a MS4 SWPPP Acceptance Form signed by the municipality to the New York State Department of Environmental Conservation Bureau of Water Permits; the proposed project is located within the Onondaga Lake watershed and the SWPPP must include

Enhanced Phosphorus Removal design criteria from the NYS Stormwater Management Design Manual as specified in the SPDES General Permit for Stormwater Discharges from Construction Activity (GP-0-10-001); and

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

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

WHEREAS, the Planting Plan dated February 28, 2016 shows proposed landscaping along the front of the building, seeded lawn around the developed area, and proposed large shade deciduous trees along Tarbell Road; and

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

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



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: April 06, 2016

OCPB Case # Z-16-87

- 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 DeWitt Planning Board at the request of Wegmans Food Markets, Inc. for the property located at 6789-6791 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 Interstate Route 481 and East Genesee Street, both state highways; and
- WHEREAS, the applicant is proposing to construct a 12,350 square foot addition to the café area of an existing supermarket (Wegmans) along with associated site improvements on a 69.2-acre lot in a Special Business Transitional (SBT) zoning district; and
- WHEREAS, the Board previously offered no position with comment regarding wastewater on a special permit referral (Z-14-350) in order to allow Wegmans to serve wine, beer, and liquor; and
- WHEREAS, the Site and Pavement Marking Plan dated February 26, 2016 shows the existing 138,600 square foot Wegmans building, a proposed addition on the western end of the building, and 1,720 existing parking spaces; and
- WHEREAS, plans indicate the proposed addition will partially encroach in an existing landscaped area and replace an existing concrete loading dock, with two small concrete pads to be added off the rear of the addition; and
- WHEREAS, plans and aerial photography indicate the overall plaza includes a number of tax parcels, and the site is located along East Genesee Street with frontage along the northbound entrance ramp to Interstate Route 481, and two existing right-in/right-out driveways for the overall plaza and one existing signalized driveway, all onto East Genesee Street; any existing or proposed access to East Genesee Street must meet the requirements of the New York State Department of Transportation; and
- WHEREAS, the Environmental Assessment Form dated February 26, 2016 indicates 0.81 acres will be physically disturbed by the project, and storm water will be directed to an existing storm sewer which conveys runoff into an existing on-site detention facility; and
- WHEREAS, the EAF further notes the presence of state and federal wetlands north of the site; and
- WHEREAS, the site is served by public water and sewers and is located in the Meadowbrook-Limestone Wastewater Treatment Plant service area; and
- WHEREAS, per the Onondaga County Department of Water Environment Protection, the project shall comply with Local Law #1 of 2011 - A Local Law Establishing a Program to Promote Capacity Management, Maintenance and Operation of the



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

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

WHEREAS, the Landscape Plan dated February 26, 2016 shows existing landscaping to be protected, proposed new landscaping along the front of the addition, and five proposed deciduous trees within the remaining landscaped area west of the proposed addition; and

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

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

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



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: April 06, 2016

OCPB Case # Z-16-88

- 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 Clay Planning Board at the request of Nichols LD LLC for the property located at 7286 Oswego Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Oswego Road (Route 57), a county road, and the municipal boundary between the Town of Clay and the Town of Salina; and
- WHEREAS, the applicant is proposing to construct an 84,000 square foot indoor sports center building adjacent to an existing sports bar with outdoor recreation area (Sharkey's Sports Bar & Restaurant) on an 11.17-acre site in a Recreation (Rec-1) zoning district; and
- WHEREAS, the Board previously offered no position with comment on a zone change to Recreation (Rec-1) on four of the parcels of the Sharkey's complex for this project (Z-15-297), noting requirements for the next phase of development including a traffic study, access coordination, a drainage report, an adequate wastewater disposal plan, and on-site stormwater management, with further comments on endangered species, water service, and green infrastructure; in 2012 the Board recommended modification of concurrent referrals from the Town of Clay and the Town of Salina (Z-12-132, 139, and 140) to establish outdoor volleyball courts and parking areas at the existing restaurant, with similar considerations; and
- WHEREAS, per aerial photography and the General Plan dated February 9, 2016, the overall Sharkey's complex occupies parcels located in both the Town of Clay and the Town of Salina between a golf course (Liverpool Golf Club) and retail, office, and several residential buildings north of the Liverpool Bypass along Oswego Road (Mazzye's Meats and insurance, dental, and other residential-style office buildings); and
- WHEREAS, the Site Plan dated February 9, 2016 shows an existing volleyball court area, the proposed sports complex, and the existing Sharkey's Restaurant & Bar on the adjacent parcel to the south which is zoned Limited Use for Restaurants (LuC-2); the plan shows existing parking for the restaurant to remain, and proposed parking for the new sports complex, including 280 paved spaces and 127 grass spaces in reserve; some of the existing and proposed parking and parking in reserve are located on tax parcels in the Town of Salina, and the existing parcel boundaries are not clearly shown on the plan; connections are shown between the various parking lots on the site, including with some of the adjacent parcels along Oswego Road; the plan labels easements for ingress and egress, sanitary sewers, and utilities the restaurant parcel within the Town of Salina; and
- WHEREAS, the plan shows the restaurant currently utilizes an existing median separated

driveway and an additional driveway on Oswego Road shared with the adjacent road-frontage commercial parcels; the plan further shows two additional proposed driveways on Oswego Road, one leading to the main proposed parking lot in front of the proposed facility, and one further north which would be located across from Old Cove Road, a local road in the Town of Salina; a copy of a traffic study was included with the referral which has not been reviewed by the Onondaga County Department of Transportation; any existing or proposed access to Oswego Road must meet the requirements of the Onondaga County Department of Transportation; and

WHEREAS, the referral materials note the hours of operation will generally be from 9:00am to 11:00pm daily, subject to demand, with 10 to 20 employees on site at a time and 150 to 300 daily visitors estimated; the materials note the facility will be membership-based but open to the public for events, tournaments, etc.; and

WHEREAS, the Environmental Assessment Form dated March 2, 2016 notes 9.5 acres will be physically disturbed by the project, 6.2 acres of impervious surface will be added, and runoff will flow to on-site stormwater management facilities and on to an existing drainage ditch and enclosed system off-site; plans indicate a proposed wet pond on a drainage easement located primarily on two adjacent parcels in the within the Town of Salina; and

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

WHEREAS, the EAF notes trees and brush will be cleared as part of the project, and the NYS DEC EAF Mapper indicates that the site of the proposed action may contain a species of animal, or associated habitats, listed by the state or federal government as threatened or endangered; a permit may be required from the NYS DEC if the species is listed as endangered or threatened and the NYS DEC determines that the project may be harmful to the species or its habitat; the EAF Mapper further notes the project site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the New York State Historic Preservation Office archaeological site inventory; and

WHEREAS, the EAF notes the site will connect to an existing public water main and a private pump station and forcemain will be constructed to connect to an existing gravity sewer system located approximately 400 feet from the property boundary; plans show the proposed pump station located near the proposed driveway opposed Old Cove Road, and the proposed force main across Oswego Road along Old Cove Road; sewers in this location flow to the Wetzel Road

Wastewater Treatment Plant service area; per information from the applicant's engineer, it appears a pump station may no longer be required to connect to public sewers in the Town of Salina; and

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

WHEREAS, the plan states variances are required the maximum allowable building height (45' proposed, 35' allowed) and a reduced north side-yard setback (75' proposed, 100' required); no variance referral has been submitted at this time; a Landscape Plan shows screening around the proposed pump station, proposed trees around the parking areas and the northernmost driveway, and proposed evergreen, shrub screening, and trees along the rear property boundary; and

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

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

1. The applicant must submit a copy of the traffic study to the Onondaga County Department of Transportation for review and approval, and the Town of Clay, the Town of Salina, and the applicant must coordinate with the Department regarding any mitigation as may be determined by the Department.
2. The municipality must submit a copy of the Storm Water Pollution Prevention Plan (SWPPP) and/or any drainage reports or studies to the Onondaga County Department of Transportation early in the planning process for approval and complete any appropriate mitigation as may be determined by the Department.
3. Prior to Town approval, the Town of Clay must ensure the applicant provides a legal and adequate wastewater disposal plan for the proposed facility, and that the appropriate approvals are obtained from the Town of Salina, if applicable, and the Onondaga County Department of Water Environment Protection.

The Board also offers the following comments:

1. In addition to coordinating with the Town of Salina regarding road access and wastewater infrastructure, the Board encourages coordination between the applicant and the Towns to ensure all proposed plans meet the requirements of both municipalities and don't negatively impact the existing commercial properties along Oswego Road in this location.

2. The applicant is encouraged to reduce stormwater runoff and improve stormwater quality as much as practical by reducing impermeable surfaces and utilizing green infrastructure. For more information on stormwater management, visit the Onondaga County "Save the Rain Program" web site at <http://savetherain.us> or contact the Onondaga County Department of Water Environment Protection at 315-435-6820.
3. The Board further encourages the applicant to work to limit the addition of pavement and to incorporate green infrastructure and additional landscaping where possible, in order to minimize stormwater runoff from such an intensely impervious site.
4. The Onondaga County Water Authority (OCWA) recommends that the municipality and/or applicant contact OCWA's Engineering Department early in the planning process to determine water availability and service options, obtain hydrant flow test information, evaluate backflow prevention requirements, and/or request that the Authority conduct hydrant flow testing to assess fire flow availability.
5. Per the New York State Department of Environmental Conservation (NYS DEC), if a proposed project is in an area containing threatened or endangered species and/or associated habitats, 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 NYS DEC Division of Environmental Permits office.

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



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: April 06, 2016

OCPB Case # Z-16-89

- 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 LOCAL LAW from the Village of Skaneateles Village Board at the request of Village of Skaneateles Village Board for the property located Village-wide; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the adoption or amendment of a zoning ordinance or local law; and
- WHEREAS, the applicant is proposing to amend the Vehicles and Traffic Chapter of the Village of Skaneateles Village Code with respect to the Parking Trust Fund and to designate several prohibited parking areas; and
- WHEREAS, per a purpose statement submitted by the Village, the existing code contains a Parking Lot Trust Fund created several years ago to amass revenues from parking passes and pay station for the purpose of buying or leasing land and developing additional parking locations; and
- WHEREAS, per the statement, the use of the funds is highly restrictive and significant revenues have not materialized; and
- WHEREAS, per the statement and the proposed code, revenues would no longer be applied to the Parking Trust Fund, but instead deposited to the General Fund; and
- WHEREAS, per the proposed code, existing deposits in the Parking Trust Fund would be retained for the uses allowed per code; and
- WHEREAS, per the proposed new code, the allowed uses for the Parking Trust Fund will expand to include "ordinary maintenance of parking facilities, striping of parking spaces, lighting, and the purchase and maintenance of new or replacement pay stations" for public parking areas; and
- WHEREAS, the proposed local law would also add three new locations where parking of vehicles is prohibited within the Village: the south side of West Elizabeth Street, 175 feet west of the west curb line of State Street; the south side of Academy Street, 130 feet west of the west curb line of State Street; and the south side of East Genesee Street, 85 feet west of the west curb line of Lakeview Circle; and
- WHEREAS, per the Village, the proposed locations are extensions of existing restrictions of parking near corners at congested intersections; and

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

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



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: April 06, 2016

OCPB Case # Z-16-90

- 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 LOCAL LAW from the Village of Skaneateles Village Board at the request of Village of Skaneateles Village Board for the property located Village-wide; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the adoption or amendment of a zoning ordinance or local law; and
- WHEREAS, the applicant is proposing amendments to the Public Lands (PL) district, the regulations regarding Restaurant uses, and the Permitted Use Chart of the Village of Skaneateles Zoning Code; and
- WHEREAS, per a purpose statement submitted by the Village, an agreement is in progress for the Skaneateles Nursery School to use a portion of a pavilion in Austin Park for nursery school operations, and the park and pavilion are located within the PL district where the proposed use is currently not permitted; and
- WHEREAS, to accommodate the proposed use, the purpose of the PL district would be amended to add the continuation of community benefit activities (in addition to public uses), including not-for-profit organizations and public school properties and facilities; and
- WHEREAS, day-care center uses would also expand to include a day nursery school, and will be allowed by special use permit in the Commercial Mixed-Use (C), Downtown (D), and PL districts (formerly permitted with site plan review and by right in C and D districts, respectively); day care center uses will no longer be permitted in the Residential B (B) district (formerly allowed by special permit); and
- WHEREAS, per an email from the Village dated April 5, 2016, the purpose of the restaurant regulation changes is to allow the restaurant use by special permit only in the D district (formerly allowed with site plan review), as is already required in the C district, and to add considerations for the granting of a special use permit; and
- WHEREAS, in order to obtain a special use permit, the proposed new restaurant regulations would require that applicants demonstrate satisfactory arrangements for the following: parking (1 space/100 square feet gross floor area or 1 space/4 seats, whichever is greater); satisfactory trash storage and disposal; reasonable hours of operation; elimination of odors; minimizing impacts of noise and light on neighboring properties; adequate grease traps, satisfactory snow removal arrangements; evidence of no detrimental impact to surrounding properties or the neighborhood, and any other requirements as determined by the Zoning Board of Appeals; and
- WHEREAS, per the purpose statement, the Village is also taking this opportunity to make other changes to the Permitted Use Chart; and
- WHEREAS, the "marina or marine services" use would be amended to be "marine services



or transient dock facility under license by Village"; and

WHEREAS, private group instruction will now be permitted in the PL district with site plan review; and

WHEREAS, the "cemetery, golf course or country club" use would be amended to remove golf course or country club, and cemeteries would no longer be permitted in Residential A4 (A4), B, C, or D districts (previously allowed with either site plan or special use permit review), and will be permitted in PL districts by special use permit; and

WHEREAS, day nursery schools would be removed from the education use (which includes public, private, academic, parochial, elementary and secondary schools, colleges, and universities); other education uses will no longer be permitted in the PL district (formerly allowed with site plan review); and

WHEREAS, non-residential senior citizen centers will no longer be permitted in the B district (still permitted by special use permit in the C, D, and PL districts); and

WHEREAS, the list of tax parcels/properties with permitted public uses would also be amended to exclude 46 East Genesee Street (municipal office building), to include two school district properties, and to update the current use at 26 Fennell Street to be a village office building (formerly a fire station); and

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

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



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: April 06, 2016

OCPB Case # Z-16-91

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SPECIAL PERMIT from the Town of Van Buren Planning Board at the request of Syracuse Sand & Gravel for the property located at 2687 Brickyard 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 Interstate Route 90 (New York State Thruway), a state highway, Brickyard Road, a county road, and a farm operation in an agricultural district; and
- WHEREAS, the applicant is requesting to renew an existing special use permit to continue mining operations on an approximately 86-acre lot in an Agriculture/Residence (AR-80) zoning district; and
- WHEREAS, the Board previously recommended modification of a special permit referral (Z-11-202) to mine clay and gravel from this site, requiring a commercial driveway permit; and
- WHEREAS, the Environmental Assessment Form dated March 16, 2016 notes the applicant mines decomposed shale from a 64-acre life-of-mine NYSDEC permitted site (most recently permitted on February 8, 2016), to operate for 20 years and ultimately be reclaimed through grading and revegetating to form an open space meadow; and
- WHEREAS, the Mining Plan Map dated November 17, 2015 shows a total proposed "life-of-mine" area of 64 acres with three phases: Phase I (44.4 acres), Phase II (7.7 acres), and Phase III (11.9 acres); all mined areas are shown to be at least 100 feet from property lines; and
- WHEREAS, the map shows a gated access road on Brickyard Road; per the Onondaga County Department of Transportation, there is no Department record of a commercial access permit to this property; any existing or proposed access to Brickyard Road must meet the requirements of the Onondaga County Department of Transportation; and
- WHEREAS, the EAF notes the presence of an un-named stream on site, which the NYS DEC EAF Mapper indicates to be Beaver Meadow Creek, a tributary of Nine Mile Creek; and
- WHEREAS, the EAF Mapper indicates the site of the proposed action may contain a species of animal, or associated habitats, listed by the state or federal government as threatened or endangered; a permit may be required from the New York State Department of Environmental Conservation (NYS DEC) if the species is listed as endangered or threatened and the NYS DEC determines that the project may be harmful to the species or its habitat; and
- WHEREAS, the EAF Mapper further indicates that the site is located over, or immediately adjoining, primary and principal aquifers and is located in or adjacent to an

area designated as sensitive for archaeological sites on the New York State Historic Preservation Office archaeological site inventory; and

WHEREAS, the Onondaga County Agricultural Districts map shows the site is adjacent neighboring farmed properties in New York State Agricultural District 3; the submitted Agricultural Data Statement notes active potential farmland on the adjacent property to the north; aerial photography shows remaining wooded land on that parcel and within the setback on the subject parcel; and

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

The applicant must contact the Onondaga County Department of Transportation at (315) 435-3205 to coordinate requirements and commercial access permits for the existing driveway on Brickyard Road, in order to satisfy commercial driveway standards.

The Board also offers the following comment:

The Town is encouraged to ensure that any applicable permits and approvals are in place for potential impacts to sensitive environmental areas and potential endangered or threatened species or habitats on site.

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



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: April 06, 2016

OCPB Case # Z-16-92

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a AREA VARIANCE from the Town of Clay Zoning Board of Appeals at the request of Kevin Hogan for the property located at 4515 Wetzel 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 Wetzel Road, a county road; and
- WHEREAS, the applicant is requesting an area variances for setbacks in order to construct a pole barn for equipment and material storage for a grounds care management business on a 0.65-acre lot in an Industrial 1 (I-1) zoning district; and
- WHEREAS, the site is located in the Woodard Industrial Park area east of Morgan Road and the CSX rail corridor, with surrounding commercial and industrial properties; and
- WHEREAS, a partial survey (date cutoff) shows an existing 2-1/2 story house, an existing detached garage, and a proposed 64' x 48' new building; per the referral materials, area variances are required for the front yard setback (150' proposed, 200' required) and for both side yards (19' proposed, 25' required); and
- WHEREAS, the Environmental Assessment Form dated February 22, 2016 states the existing house and garage will be demolished as phase one of the project, with phase two to include the new pole barn plus a proposed parking area; no further site plans were submitted; and
- WHEREAS, the survey shows an existing delineated driveway on Wetzel Road; per aerial photography, existing access appears to be a large undelineated gravel area along the road frontage; any existing or proposed access to Wetzel Road must meet the requirements of the Onondaga County Department of Transportation; and
- WHEREAS, the EAF notes 0.16 acres will be physically disturbed by the project; and
- WHEREAS, the site is located in the Oak Orchard Wastewater Treatment Plant service area in a location with no existing sewers; per the Town, the existing house is served by public water and private septic, with the proposed barn to potentially utilize the existing septic system; and
- WHEREAS, the EAF notes full cutoff dark sky rated wall pack lights will be installed on the building; and

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

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

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

1. The applicant must contact the Onondaga County Department of Transportation at (315) 435-3205 to coordinate commercial requirements for the existing driveway on Wetzell Road, and the plan must be modified to reflect all Department requirements.

2. The applicant must contact the Onondaga County Health Department to review any existing or proposed septic system to service this property prior to the Town approving this area variance request.

The Board also offers the following comments:

1. The Town should ensure that the proposed plans for equipment storage meet any Onondaga County plumbing requirements for floor drains and prevent untreated runoff from entering the storm water management system.

2. The Board advises the Town of Clay to require a plan which shows accurate existing site conditions as well as all proposed structures, parking areas, and driveway access prior to approving the proposed variance request.

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



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: April 06, 2016

OCPB Case # Z-16-93

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a LOCAL LAW from the Town of Spafford Town Board at the request of Town of Spafford Town Board for the property located Townwide; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the adoption or amendment of a zoning ordinance or local law; and
- WHEREAS, the applicant is proposing amendments to the Town of Spafford Zoning Code; and
- WHEREAS, per the Environmental Assessment Form dated April 5, 2016, the town is addressing duplication and inconsistencies identified within the code, making procedural changes for special use permit and site plan review, and incorporating solar installation into town code; and
- WHEREAS, per the proposed zoning code, definitions will be added for accessory structures, accessory uses, commercial lodging establishments, libraries, lodges of private clubs, lot orientation, and schools, and the term personal service establishments will be deleted; and
- WHEREAS, amendments will be made to the definitions and certain regulations for bed and breakfasts (removing maximum number of rooms), building height, cabanas (maximum size removed), easements, inns (removing maximum number of rooms), large and small retail stores, roomers/boarders/lodgers, and sheds (removing maximum size); and
- WHEREAS, the Bulk Use Table will further be amended to allow pools as a permitted use in the R-A district and to require that commercial dog kennels undergo site plan review; and
- WHEREAS, per the proposed code, attendance requirements shall be removed for planning and zoning board members, and the Town Board will have the power to remove planning and zoning board members for noncompliance with the minimum training requirement, per state law; and
- WHEREAS, per the proposed changes, site plan review and approval will now be the responsibility of the Planning Board instead of the Town Board; and
- WHEREAS, a new section is proposed within regulations applicable to all zoning districts which generally outline the applicability of the code to existing and future buildings, structures, and spaces; notes permitted uses do not require discretionary reviews or approvals; and notes that changes in use not accompanied by physical changes or land use changes do not require review or approval; and
- WHEREAS, other minor proposed amendments include changes to fees related to fire and building code, to fines and penalties, and to the alteration or extension of nonconforming uses; and

WHEREAS, per the proposed code, solar energy conversion systems (pole mounted) will be allowed by special use permit in all three of the town's main zoning districts (not PDDs): Residential-Agricultural (R-A), Otisco Lake (OL), and Skaneateles Lake (SL); the EAF indicates the Town Planning Board and Zoning Board recommended adopting the New York State process for ground-mounted solar installations, however the proposed code does not appear to include any further definitions or regulations of solar energy conversion systems of any kind; and

WHEREAS, the Central New York Regional Planning and Development Board (CNY RPDB) Energy Management office is currently developing a comprehensive model solar ordinance for municipalities which addresses small and large-scale systems; and

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

1. Given the addition of solar energy conversion systems as an allowed special permit use, the Board strongly advises the Town to include accompanying definitions for solar energy systems in the proposed code. As indicated in the Environmental Assessment Form, the Town may wish to refer to the NYSEERDA recommendations and adopt the Unified Solar Permit process. Information for local governments may be found at <http://ny-sun.ny.gov/For-Local-Government/Local-Government>.
2. The Town is further encouraged to consult with the CNY RPDB Energy Management office (315-422-8276) regarding best practices for regulating solar energy systems and to incorporate comprehensive solar regulations into the proposed code.

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



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: April 06, 2016

OCPB Case # Z-16-94

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SPECIAL PERMIT from the Town of Spafford Zoning Board of Appeals at the request of Monolith Solar Associates for the property located at 1827 East Lake Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review issuance of special permits and the site is located within 500 feet of New York State Route 41 (East Lake Road), a state highway, and a farm operation in an agricultural district; and
- WHEREAS, the applicant is requesting a special use permit to install a 600kw ground-mounted solar garden consisting of 1,944 panels covering approximately 2.8 acres of a 5.69-acre lot in a Residential-Agricultural (R-A) zoning district; and
- WHEREAS, the Board is concurrently reviewing a local law for amendments to the town's zoning code (Z-16-93), one of which is to add solar energy conversion systems as a special permit use in all three of the town's zoning districts; no further solar definitions or regulations are proposed; and
- WHEREAS, the Array Layout Plan dated December 24, 2015 shows a 274' x 370' area within the parcel containing nine double rows of panels, plus meter equipment; it appears both ends of the first panel row and the main service meter pedestal would encroach in the 40' front yard setback, though no area variance referral has been submitted; panel details indicate the lowest part of each panel would be 3'3" above the ground and the tallest part would be 9'8" high; and
- WHEREAS, the Parcel Plan shows the site is located along New York State Route 41; no existing or proposed access is shown, however, access for installation and maintenance is likely to be required; any existing or proposed access to the site must meet the requirements of the New York State Department of Transportation; and
- WHEREAS, the array layout plan includes a note which states the aggregate system footprint is 12,200 square feet, which will cover approximately 4.93% of the total parcel; and
- WHEREAS, per aerial photography, the site contains farmland and surrounding uses include farmland and residences; the Onondaga County Agricultural Districts maps indicate the site and adjacent sites are located in New York State Agricultural District 2; and
- WHEREAS, general notes included with the plans state that installation shall comply with fire, building, and electric code, and utility requirements; and
- WHEREAS, the Central New York Regional Planning and Development Board (CNY RPDB) Energy Management office is currently developing a comprehensive model solar ordinance for municipalities which addresses small and large-scale



systems; and

WHEREAS, per § 305-a of the New York State Agriculture and Markets Law, any application for a special use permit, site plan approval, use variance, or subdivision approval requiring municipal review and approval that would occur on property within a New York State Certified Agricultural District containing a farm operation or property with boundaries within 500 feet of a farm operation located in an Agricultural District shall 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:

The New York State Department of Transportation has determined that the applicant must coordinate access to New York State Route 41 with the Department, and any plans for the site must show approved access reflecting Department requirements.

The Board also offers the following comments:

1. The Town is encouraged to consult with the CNY RPDB Energy Management office (315-422-8276) regarding best practices for regulating solar energy systems, and to enact comprehensive solar energy system regulations, prior to approving and solar projects in the Town.
2. The Town is advised to require an Agricultural Data Statement from the applicant prior to approving the proposed application, per state law.
3. The Town is also encouraged to consult with the New York State Department of Agriculture and Markets prior to enactment any local laws which may affect farmland, to ensure against conflicts with New York State Agricultural District law for certified properties in the Town.
4. The Town and applicant should submit the proposed site plan to the local fire department for review, in order to ensure adequate access and circulation for emergency vehicles.

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



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: April 06, 2016

OCPB Case # Z-16-97

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Marcellus Planning Board at the request of Andrew Aupperle for the property located at 3826 Bishop Hill 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 Bishop Hill Road, Lawrence Road, and Lee Mulroy Road, all county roads, and a farm operation in an agricultural district; and
- WHEREAS, the applicant is proposing to construct an office and two storage buildings (Siteworks Inc) with parking on a 20-acre farm in a Light Industry (L-1) zoning district; and
- WHEREAS, per aerial photography and an Overall Site Plan, the site is located on the southeast corner of Lawrence Road and Bishop Hill Road in an area characterized by farms, open land, residences, and several commercial businesses along Lee Mulroy Road and Nine Mile Creek to the east; and
- WHEREAS, a Site Plan dated February 24, 2016 shows a large proposed asphalt area at the northeast corner of the site along Lawrence Road to contain: two proposed 150' x 60' storage buildings for construction vehicles and materials, a rear outdoor storage area, a proposed 30' x 40' temporary office space, an unstriped proposed parking area, and a future one-story 38' x 56' building (for a future permanent office) and a future parking area for 10 vehicles with two future lights within the front yard setback; and
- WHEREAS, the plan shows a proposed 25' wide asphalt driveway on Lawrence Road with two proposed lights and a gate set back over 100' from the road edge; any existing or proposed access to Lawrence Road must meet the requirements of the Onondaga County Department of Transportation; and
- WHEREAS, the Environmental Assessment Form dated February 24, 2016 notes 4 acres will be physically disturbed by the project, and the overall site plan shows a proposed stormwater detention pond (labeled size to be determined) south of the proposed developed area; and
- WHEREAS, the proposed project may disturb one acre or more of land and must be covered under the New York State SPDES II General Permit for Stormwater Discharges from Construction Activity (GP-0-10-001) and the applicant must submit a Stormwater Pollution Prevention Plan (SWPPP) to the municipality and a Notice of Intent (NOI) to the DEC Bureau of Water Permits; the proposed project is located within a designated Municipal Separate Storm Sewer System (MS4) municipality, and the applicant must consult with the municipal engineer to ensure conformance of construction plans with the municipality's Storm Water Management Plan (SWMP) and submit a MS4 SWPPP Acceptance Form signed by the municipality to the New York State Department of Environmental Conservation Bureau of Water Permits; and

WHEREAS, aerial photography indicates the site also contains two barns along the Bishop Hill Road frontage, and the Onondaga County Agricultural Districts map shows the site and neighboring farms are located in New York State Agricultural District 2; and

WHEREAS, the site proposes to connect to public water and is located outside the Onondaga County Sanitary District; a proposed septic field is shown on the plan; and

WHEREAS, the plan shows a proposed 8' high wood privacy fence along the front of the developed area with masonry pillars, with the future parking area and lights shown outside the fenced area; and

WHEREAS, the plan further shows a proposed freestanding masonry sign along the driveway (no further details provided); and

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

1. Per the Onondaga County Department of Transportation, access to Lawrence Road will be determined by the availability of sight distance, and the applicant is required to obtain a permit for any proposed driveways and prior to any proposed work within a county road right-of-way.
2. The municipality must submit a copy of the Storm Water Pollution Prevention Plan (SWPPP) and/or any drainage reports or studies to the Onondaga County Department of Transportation early in the planning process for approval and complete any appropriate mitigation as may be determined by the Department.
3. The Onondaga County Health Department must formally accept or approve, respectively, any existing or proposed septic system to service this property prior to issuance of a building permit.

The Board also offers the following comments:

1. The Onondaga County Water Authority (OCWA) recommends that the municipality and/or applicant contact OCWA's Engineering Department early in the planning process to determine water availability and service options, obtain hydrant flow test information, evaluate backflow prevention requirements, and/or request that the Authority conduct hydrant flow testing to assess fire flow availability.
2. The Board strongly encourages the Town and applicant to work to minimize pavement and to incorporate green infrastructure where possible, in order to minimize stormwater runoff from such an intensely impervious surface near Nine Mile Creek.
3. The Board encourages the Town to ensure the proposed plans take into consideration surrounding residences and farms, including sensitively designed lighting, incorporating vertical landscape buffering from noise and visual impacts, and removing future parking from the front yard.

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



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: April 06, 2016

OCPB Case # Z-16-98

- 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 Manlius Planning Board at the request of Shining Stars Daycare for the property located on the northern corner of Enders Road and New York State Route 92; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of New York State Route 92, a state highway, and Pompey Center Road, a county road; and
- WHEREAS, the applicant is proposing to construct a 15,680 square foot daycare facility (Shining Stars Day Care) on a proposed 2.41-acre lot of an overall 4.352-acre site in a Residential Multiple-Use (R-M) zoning district; and
- WHEREAS, the Board is concurrently reviewing a subdivision referral (S-16-19) to resubdivide the existing seven parcels into two proposed lots for this project; the Board previously offered no position with comment on the zone change referral to R-M (Z-15-362), and modification of concurrent subdivision, site plan, and accessory use permit referrals (S-15-78, Z-15-363, and Z-15-364) for this project; the Board strongly encouraged the Town to ensure that any proposed development adheres to the intent, uses, and requirements of the R-M district, and further encouraged site planning which considered both proposed lots with respect to layout, density, access, stormwater management, parking, landscaping, and pedestrian/bicycle accommodations; the Board further noted coordination with the New York State Department of Transportation would be required regarding access to Route 92, and considerations for water, wastewater, green infrastructure, stormwater, potential endangered species, and emergency service access; and
- WHEREAS, the Final Plan revised March 16, 2016 shows proposed Lot 1 (1.94 acres) at the corner of New York State Route 92 and Enders Road and proposed Lot 2 (2.41 acres) along Enders Road; aerial photography and the referral materials indicate several vacant houses on the site to be removed, and an existing daycare facility along the Route 92 frontage proposed to remain at this time; surrounding properties include Enders Road Elementary School athletic fields and retail properties to the north, True Value across Enders Road, Nice N Easy on the opposite corner, and residential land to be converted into the new Village of Manlius fire station (Z-15-14) across Route 92; and
- WHEREAS, the Site Plan dated March 1, 2016 shows a proposed 15,680 square foot daycare center building with two playgrounds on proposed Lot 2, with a 42-space parking lot in the front and side yard, plus 11 parking in reserve spaces shown encroaching further into the front yard within the setback; per town code, parking is prohibited in the front yard in the R-M district, and the plan states the proposed lot coverage is 60% where a maximum of 35% is permitted

in the R-M district; per the Town Engineer, 79 spaces are required for a building of the proposed size, and the Town has concerns regarding the adequacy of the amount of parking proposed for potential future uses, particularly given that the proposed plan already exceeds the maximum lot coverage with the lot lines currently proposed; and

WHEREAS, per the Town Engineer, a plan for the entire site was required by the Town and the applicant submitted a conceptual Variance Plan dated March 14, 2016 which shows the existing day care building on proposed Lot 1, an existing parking lot to be removed, and a proposed parking lot with 31 spaces in the side yard; no cross-connections between the two proposed lots are shown; and

WHEREAS, the variance plan shows the parking lot on proposed Lot 2 with a proposed driveway on Enders Road opposite Market Place, both town roads, and an additional driveway proposed on Enders Road for proposed Lot 1; per the Town Engineer, a second access to Enders Road will not be permitted by the Town as shown on the current plan; the Town Engineer further noted that a traffic study is required, as there is significant queuing on Enders Road; the New York State Department of Transportation further notes issues with left turns onto Enders Road from Route 92; and

WHEREAS, prior plans showed a proposed right-in/right-out only driveway on Route 92 which would cross proposed Lot 1 and lead to the daycare parking lot on proposed Lot 2; no access to Route 92 or cross-connection is shown on the current referral; any existing or proposed access to Route 92 must meet the requirements of the New York State Department of Transportation; and

WHEREAS, the Environmental Assessment Form dated March 1, 2016 notes 2.83 acres will be physically disturbed by the project, and that a SWPPP will be required by the New York State Department of Environmental Conservation (NYSDEC); the site plan for proposed Lot 2 shows a stormwater management area at the eastern corner of the site along Enders Road; a copy of the SWPPP must also be submitted to the New York State Department of Transportation; and

WHEREAS, per aerial photography, the proposed daycare building will require clearing wooded land along the northern portion of the site; the NYSDEC EAF Mapper notes the site of the proposed action may contain a species of animal, or associated habitats, listed by the state or federal government as threatened or endangered; a permit may be required from the New York State Department of Environmental Conservation (NYS DEC) if the species is listed as endangered or threatened and the NYS DEC determines that the project may be harmful to the species or its habitat; and

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

WHEREAS, the Onondaga County Department of Water Environment Protection has determined that the submitted project is located in an area designated as flow constrained or impacted by excessive wet weather flow or is tributary to a Combined Sewer Overflow (CSO); the project applicant is required to offset any additional sanitary flow in excess of the most recent land use; the applicant

must develop a 1 gallon to 1 gallon offset plan/project in coordination with the municipal engineer; a letter confirming the acceptance of the offset plan must be submitted to the Department of Water Environment Protection documenting the offset plan; and

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

WHEREAS, a landscape plan for proposed Lot 2 shows lawn surrounding the developed area, concrete walks behind the building between the playgrounds, a few existing trees to remain, four proposed trees within the parking lot, and concrete walks and landscaping along the front of the building; and

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

The parcel sizes as currently proposed create significant challenges for conformance with the R-M zoning district. The site plan presented for proposed Lot 2 shows a building and parking plan that far exceeds maximum lot coverage thresholds, as well as parking in prohibited locations. Any future stand-alone development on proposed Lot 1 is likely to encounter similar significant site planning issues. The Board further notes the driveway and parking lot circulation proposed for the two lots lacks interconnections and shared access, and the driveway shown on proposed Lot 1 does not meet stated Town requirements.

The Board encourages the applicant and Town to reconsider the ability of the site to accommodate the envisioned extent and scale of proposed development. Alternatives might include scaling back full build density expectations for the two parcels, re-envisioning the proposed development to occur on a single parcel to more easily meet dimensional standards, and/or creation of a well-coordinated plan to share access, parking and stormwater accommodations for multiple structures.

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



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: April 06, 2016

OCPB Case # Z-16-99

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SPECIAL PERMIT from the Village of Jordan Zoning Board of Appeals at the request of Patrick Cooper for the property located at 8 New York State Route 31; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review issuance of special permits and the site is located within 500 feet of New York State Route 31, a state highway; and
- WHEREAS, the applicant is requesting a special permit to operate a fitness center in an existing building containing two vehicle repair shops on a 1.16-acre lot in a Highway Commercial (H-C) zoning district; and
- WHEREAS, the Board is concurrently reviewing an area variance to reduce the number of parking spaces (Z-16-109) and a site plan (Z-16-110); and
- WHEREAS, the Board previously offered no position with comment on special permit referrals in 2013 and 2015 (Z-13-7 and Z-15-61) to operate a motor vehicle repair shop in the building, and recommended modification of concurrent site plan and special permit referrals (Z-10-144 and 145) to construct a two-story addition to the existing building to be used for motor vehicle repair space on the first floor and office space on the second floor; the Board generally noted floodplain, stormwater, and access considerations, and encouraged the Village to prohibit the storage of vehicles in the front yard as had been required in 2013; and
- WHEREAS, the site is located between low-intensity commercial and municipal uses along Route 31 and abutting residential properties along North Main Street in the Jordan Village Historic District; and
- WHEREAS, a Site Plan dated February 26, 2016 shows an existing building with four suites: three in the front which contain two separate motor vehicle service repair shops (Angry Owl Auto and J & T Car Care), and one in the rear to contain the proposed 1,665 square foot fitness studio (Untamed Fitness); the plan shows 11 parking spaces along the front of the front yard paved area, 9 spaces along the front of the building, 4 diagonal spaces along the north side of the building, and 11 parking spaces behind the building, including two new spaces in the place of an existing shed to be relocated; and
- WHEREAS, the referral materials indicate the personal fitness space would train a maximum of 10 people, thus the applicant states 11 spaces would be needed at maximum occupancy (18 are required); and
- WHEREAS, the plan shows the site with frontage and one existing driveway on New York State Route 31, which must meet the requirements of the New York State Department of Transportation; and
- WHEREAS, the plan shows an existing water detention area on the front yard lawn, and a



drainage swale running along the southern site boundary; and

WHEREAS, the Environmental Assessment Form dated March 4, 2016 notes the site is located in the 100 year floodplain; preliminary updated FIRM data released in June 2008 shows that the parcel may no longer be within a SFHA once maps are finalized; and

WHEREAS, the site is served by public water and sewer and is located outside the Onondaga County Sanitary District; and

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

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