



Onondaga County Planning Board

April 11, 2018

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
Bill Fisher
James Corbett
Lisa Dell
Marty Voss

STAFF PRESENT

Megan Costa
Allison Bodine
Robin Coon

GUESTS PRESENT

Terry Morgan
Mark Weiss

II. CALL TO ORDER

The meeting was called to order at 11:00 AM on April 11, 2018.

III. MINUTES & OTHER BUSINESS

Minutes from March 21, 2018 were submitted for approval. Daniel Cupoli made a motion to accept the minutes. Lisa Dell seconded the motion. The votes were recorded as follows: Douglas Morris - yes; James Corbett - yes; Daniel Cupoli - yes; Lisa Dell - yes.

The Board members discussed a letter sent from the Town of Cicero concerning a past OCPB resolution. The Board unanimously agreed that a new referral was required in order to re-examine the modifications.

IV. ACTIONS ON GML SECTION 239 REFERRALS

Summary

S-18-24	CSyrPB	No Position	S-18-25	CSyrPB	No Position With Comment
S-18-26	CSyrPB	No Position	S-18-27	TCicPB	Modification
S-18-28	CSyrPB	No Position	S-18-29	TCamPB	Disapproval
Z-18-100	CSyrZA	Approval	Z-18-101	TSalTB	No Position With Comment
Z-18-102	TClaPB	No Position With Comment	Z-18-103	TGedZBA	No Position With Comment
Z-18-104	VFayPB	No Position With Comment	Z-18-105	TVanPB	Modification
Z-18-106	CSyrPB	Modification	Z-18-107	TSkaZBA	No Position With Comment
Z-18-108	TSkaPB	No Position With Comment	Z-18-109	TSkaPB	No Position
Z-18-110	TCicPB	Modification	Z-18-111	TCicPB	Modification
Z-18-112	TCicPB	Modification	Z-18-113	TCicPB	Modification
Z-18-114	TCicPB	No Position	Z-18-115	VBalPB	Approval
Z-18-116	VFayPB	No Position With Comment	Z-18-117	TDewZBA	No Position With Comment
Z-18-118	CSyrPB	Modification	Z-18-119	VManPB	No Position With Comment
Z-18-120	TOnoTB	Modification	Z-18-121	VJorVB	No Position With Comment
Z-18-122	VJorVB	No Position With Comment	Z-18-123	TPomPB	Modification
Z-18-124	CSyrPB	No Position	Z-18-94	VMinZBA	No Position With Comment
Z-18-96	CSyrPB	No Position	Z-18-97	CSyrPB	No Position
Z-18-98	TFabTB	No Position	Z-18-99	CSyrPB	No Position With Comment



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: April 11, 2018

OCPB Case # S-18-24

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a FINAL SUBDIVISION from the City of Syracuse Planning Commission at the request of Christina & Simon Des Riviere and GSPDC for the property located 114 & 118 Garfield Place; and
- WHEREAS, General Municipal Law Section 239-n allows the County Planning Board to review the approval of subdivisions and the site is located within 500 feet of Route 81, a state highway; and
- WHEREAS, the applicant is proposing to combine two parcels into one new lot in a Residential, Class AA zoning district; and
- WHEREAS, the site is located just west of I-81 in the City's Southside neighborhood; surrounding land uses are primarily residential; the site is also near a short line rail line and Oakwood Cemetery, which is listed on the National Register of Historic Places; and
- WHEREAS, the City of Syracuse is currently undertaking a comprehensive project to revise and modernize zoning in the City; according to the ReZone Syracuse draft zoning map dated March 2018, the proposed zoning for the lots is Residential (R-3), which would act to "provide for neighborhoods made up of single-family detached and two-family homes on smaller lots"; and
- WHEREAS, the submitted subdivision map dated January 26, 2018 shows the site has frontage on Garfield Place, a local road that dead ends at I-81; the site consists of a vacant parcel and a parcel containing an existing two-and-a-half story frame house with an existing asphalt driveway onto Garfield Place; a sidewalk is shown along the road at the front of the occupied parcel; and
- WHEREAS, the proposed subdivision will combine the two lots into one, shown as New Lot 114A (0.225 acres) on the subdivision map; per the local application, the mission of the Land Bank is to put vacant properties back into productive use; the combination of the two lots is intended to allow for the removal of invasive species and addition of fencing and landscaping with native plants on the site; and
- WHEREAS, the existing house is served by public drinking water and sewers and is located in the Metropolitan Wastewater Treatment Plant service area; no changes to the existing infrastructure are proposed; and
- WHEREAS, the Onondaga County Department of Water Environment Protection has determined that the submitted project is located in an area designated as flow constrained or impacted by excessive wet weather flow or is tributary to a Combined Sewer Overflow (CSO); and
- WHEREAS, the New York State Department of Environmental Conservation (NYS DEC) Environmental Assessment Form (EAF) Mapper indicates that the site is located over, or immediately adjoining, a principal aquifer; and

WHEREAS, per the EAF Mapper, the site of the proposed action may contain a species of plant (Glomerate sedge) or animal (Northern long-eared bat), or associated habitats, listed by the state or federal government as threatened or endangered; 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; Bill Fisher - yes; James Corbett - abstain; Daniel Cupoli - yes; Robert Antonacci - yes; Marty Voss - yes.



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: April 11, 2018

OCPB Case # S-18-25

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SUBDIVISION from the City of Syracuse Planning Commission at the request of Rescue Mission for the property located at Gifford Street, Dickerson Street & Granger Street; and
- WHEREAS, General Municipal Law Section 239-n allows the County Planning Board to review the approval of subdivisions and the site is located within 500 feet of West Street, a state-owned arterial, and a county-owned WEP facility; and
- WHEREAS, the applicant is proposing to combine five parcels into one new 2.78-acre lot as part of a larger Rescue Mission project in an Industrial, Class A (IA) zoning district; and
- WHEREAS, the Board is concurrently reviewing a Project Site Review referral (Z-18-99) as part of the proposed project; in 2016, the Board offered No Position With Comment for concurrent Project Site Review (Z-16-74) and Final Subdivision (S-16-17) referrals proposing to combine two lots into one to allow for a 14,000 sf addition to the existing Rescue Mission facility which does not appear to have been constructed yet; the Board cited wastewater and stormwater coordination, floodplain coordination, and consistency with plans for the adjacent Onondaga Creekwalk; later in 2016, the Board offered No Position With Comment for a Final Subdivision referral (S-16-63) proposing to reconfigure two Rescue Mission parcels which was withdrawn; and
- WHEREAS, the site is located along Onondaga Creek between Dickerson Street and Gifford Street, both city streets; the site is in the Near Westside neighborhood, with a number of parcels surrounding the project site containing buildings and parking affiliated with the Rescue Mission complex; and
- WHEREAS, the City of Syracuse is currently undertaking a comprehensive project to revise and modernize zoning in the City; according to the ReZone Syracuse draft zoning map dated March 2018, the proposed zoning for the lots is Mixed Used Office (MX-3), which would act to “provide for pedestrian friendly areas of medium- to higher-density residential development and compatible nonresidential uses, such as offices and supporting secondary commercial uses”; and
- WHEREAS, the submitted subdivision map dated January 18, 2016 shows the site consists of five parcels with additional frontage on Granger Street and McCormick Avenue, both city streets; the site is shown to contain an existing, two-story residential building, an existing one-story building (food services center), and an existing annex building (to be demolished) for the Rescue Mission; there is a green space and small parking area at the rear of the residential building along Onondaga Creek, occurring on a 30’ sanitary sewer easement on the site; the remainder of the site is covered by a large parking area (to be removed) with existing curb cuts on Gifford Street and McCormick

Avenue and two existing curb cuts on Dickerson Street; and

WHEREAS, the proposed subdivision will combine the five lots into one, shown as Lot 1A-1 (2.78 acres) on the subdivision map; and

WHEREAS, the submitted Layout Plan shows the proposed addition to the food services building and a courtyard-type area with planters, concrete pavement, and seeded lawn to replace a portion of the large parking area; a proposed parking lot is shown at the corner of the site with access onto Granger Street and Dickerson Street; per the local application, other site improvements will include benches, bike racks, site walls, fencing, and lighting; site lighting is shown in the submitted Drainage and Utilities Plan dated March 14, 2018 to include light poles situated around the outside of the building addition and the proposed parking lot; and

WHEREAS, the submitted parking plan dated March 14, 2018 shows the proposed parking on the site to provide 31 spaces; additional parking (109 off-street and 56 on-street spaces) for the Rescue Mission campus is available in existing lots on surrounding parcels and along Gifford Street, providing 196 total spaces for the campus; the plan also shows an expansion lot on a nearby parcel that would provide an additional 65 parking spaces; per the plan, a parking waiver was issued by the City in June 2016 for a 26% reduction from the required 259 spaces to a requirement of 192 spaces for the entire campus; per a conversation with the City, a parking review will be conducted as part of the proposed project and a parking waiver may be required; and

WHEREAS, the submitted Environmental Assessment Form (EAF) dated March 5, 2018 states 1.18 acres of the site will be physically disturbed by the proposed project and stormwater discharges will be directed to drainage structures and treated on-site before exiting to the municipal storm system; and

WHEREAS, the site is served by public drinking water and sewers and is located in the Metropolitan Wastewater Treatment Plant service area; the Onondaga County Department of Water Environment Protection has determined that the submitted project is located in an area designated as flow constrained or impacted by excessive wet weather flow or is tributary to a Combined Sewer Overflow (CSO); and

WHEREAS, the current FEMA Flood Insurance Rate Maps (FIRM) indicate that the eastern portion of the site, including part of the existing residential building, is located within the 100-year floodplain; the proposed addition appears to be entirely outside of the floodplain; the Onondaga County Hazard Mitigation Plan has identified flooding as one of five primary natural hazards of local concern, with the potential to cause extensive threat to property and safety; buildings within the floodplain can negatively affect the free flow of nearby waterways and drainage, and building within a floodplain is therefore discouraged; and

WHEREAS, the eastern portion of the site also contains a small area in the floodway associated with Onondaga Creek; the proposed addition and site improvements do not appear to encroach into the floodway; and

WHEREAS, the New York State Department of Environmental Conservation (NYS DEC) EAF Mapper indicates that the site of the proposed action may contain a species of animal (Peregrine falcon), or associated habitats, listed by the state or federal government as threatened or endangered; 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; the site is substantially contiguous to the South

Salina Street Historic District (Boundary Expansion) which is listed on, or has been nominated by the NYS Board of Historic Preservation for inclusion on, the State or National Register of Historic Places; and

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

1. The Onondaga County Department of Water Environment Protection asks that the applicant contact the Department at (315) 435-5402 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" website at <http://savetherain.us> or contact the Onondaga County Department of Water Environment Protection at 315-435-2260.
3. The applicant and municipality are advised to ensure the following county, state, and/or federal regulation is met for the proposed project:
 - a. Offset Plan - Per the Onondaga County Department of Water Environment Protection, the project shall comply with Local Law #1 of 2011 (www.ongov.net/wep/uselaws.html) where applicable. Unless it can be demonstrated that anticipated sanitary flows will not exceed previous flows in excess of one sewer unit over prior uses, the applicant must develop a 1 gallon to 1 gallon offset plan/project in coordination with the municipal engineer to offset new sanitary flow by the removal of extraneous flow and submit a letter confirming the acceptance of the offset plan to the Onondaga County Department of Water Environment Protection.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: April 11, 2018

OCPB Case # S-18-26

- 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 Sycamore Holdings, LLC for the property located at 110 Fabius Street and 509 & 513 South West Street; and
- WHEREAS, General Municipal Law Section 239-n allows the County Planning Board to review the approval of subdivisions and the site is located within 500 feet of South West Street, a state-owned arterial, and the Clinton Storage Facility, a county-owned facility; and
- WHEREAS, the applicant is proposing to combine three parcels into one new lot (0.648 acres) in a Commercial, Class A zoning district for future building and parking expansions; and
- WHEREAS, the Board offered No Position for a Subdivision referral (S-09-70) in 2009 proposing to resubdivide 8 parcels into 3 new lots, which created one of the subject parcels, and No Position With Comment for concurrent Project Site Review (Z-16-181) and Other Authorization (Z-16-182) referrals in 2016 proposing to amend the Planned Development District (PDD) and construct a building addition on an adjacent parcel (Steri-Pharma); and
- WHEREAS, the site is located at the intersection of South West Street, a state street, and Fabius Street, a city street, just outside Downtown Syracuse; the surrounding area includes a mix of commercial and manufacturing uses and several parcels containing the County's Clinton Storage Facility; and
- WHEREAS, the City of Syracuse is currently undertaking a comprehensive project to revise and modernize zoning in the City; according to the ReZone Syracuse draft zoning map dated March 2018, the proposed zoning for the lots is Mixed Used Office (MX-3), which would act to "provide for pedestrian friendly areas of medium- to higher-density residential development and compatible nonresidential uses, such as offices and supporting secondary commercial uses"; and
- WHEREAS, the local application indicates the proposed resubdivision is intended to allow for a future building expansion and parking; no additional information regarding future development plans are included with the referral materials; and
- WHEREAS, the submitted subdivision plan dated February 3, 2018 shows the three tax parcels, consisting of six lots, to contain an existing one-story concrete block building and a rear shed; aerial imagery shows the remainder of the site is covered by gravel/grass and is enclosed by a chain link fence with gated access and a curb cut on South West Street; and
- WHEREAS, the proposed resubdivision will create New Lot 509A (0.648 acres) as shown in the subdivision plan; and

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

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

WHEREAS, the New York State Department of Environmental Conservation (NYS DEC) Environmental Assessment Form (EAF) Mapper indicates that the project is within 2,000 feet of two sites in the NYS DEC Environmental Site Remediation database (734042, 734060); and

WHEREAS, per the EAF Mapper, the site of the proposed action may contain a species of animal (peregrine falcon), or associated habitats, listed by the state or federal government as threatened or endangered; 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; Bill Fisher - yes; James Corbett - yes; Daniel Cupoli - yes; Robert Antonacci - yes; Marty Voss - yes.



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: April 11, 2018

OCPB Case # S-18-27

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a FINAL SUBDIVISION from the Town of Cicero Planning Board at the request of LOK Development, LLC for the property located at Whiting 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 Whiting Road (Route 147) and South Bay Road (Route 208), both county roads; and
- WHEREAS, the applicant is referring a final subdivision to create 19 single-family residential lots on 6.18 acres of a 17.52-acre parcel as part of a phased Wallington Meadows subdivision expansion in a Residential (R10) zoning district; and
- WHEREAS, the site is located in a transitional area in northern Cicero with a mix of undeveloped open lands and newer single-family subdivision tracts; the existing Wallington Meadows subdivision has access to Whiting Road and South Bay Roads, both county roads; and
- WHEREAS, in 2016, the Board recommended disapproval of a preliminary subdivision referral (Z-16-73) for the project, which showed 49 total lots and a layout configured with a closed loop road connecting only to the subdivision road to the north, which the OCPB did not endorse; in 2004, the Board recommended disapproval of a 225-lot subdivision Wallington Meadows subdivision, which included the current land; with the Board citing traffic, local road networks, and impacts to Route 31; and
- WHEREAS, the current Final Plan dated February 20, 2018 reflects the locally adopted preliminary subdivision layout with 19 lots currently proposed (Lots 173-183, 203 and 214-220), and 29 future lots along a closed loop roadway connecting to the existing Cobalt Drive and Alizarian Avenue to the north; and
- WHEREAS, an updated traffic impact study was required by the Onondaga County Department of Transportation at the time of the 2016 Preliminary Subdivision review; the Department has not received traffic data from the applicant to date; and
- WHEREAS, the plan shows lots ranging from 10,000-23,800 square feet each, with connections to OCWA public drinking water and local wastewater infrastructure to be expanded for the project, and the site is located in the Brewerton 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; and

WHEREAS, drainage easements are shown on the plan, generally leading to a larger easement / detention area at the southwest corner of the site, on several proposed single-family lots; 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 Clay-Cicero Route 31 Transportation Study, completed by the Syracuse Metropolitan Transportation Council in 2010, forecasted a 40 percent increase over 20 years in vehicle miles traveled along the NYS Route 31 corridor, assuming buildout projections and planned road networks provided by the Towns, and determined that land use changes (both in spatial distribution and in magnitude of total growth) have a much more significant impact on total traffic in the Town of Clay than any of the transportation network modifications that were modeled; the Limited Growth scenario achieved the most study goals including minimizing community vehicle miles traveled through the orderly development of compact, mixed use communities in proximity to existing nodes and services with bicycle and pedestrian access and a density that can support enhanced transit; 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 to provide the previously required traffic data related to access points to South Bay Road and Lakeshore Road, and must complete any mitigation as identified by the Department.

The Board also offers the following comment(s):

The Board and Onondaga County Department of Transportation continue to advocate for an interconnected local network of roadways to increase efficiency and mobility, reduce reliance on congested arterial roadways and foster emergency vehicle access for residents in this portion of Cicero.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: April 11, 2018

OCPB Case # S-18-28

- 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 City of Syracuse Planning Commission at the request of Salt City Enterprises, LLC for the property located at 871 & 871 Rear Van Rensselaer St.; and
- WHEREAS, General Municipal Law Section 239-n allows the County Planning Board to review the approval of subdivisions and the site is located within 500 feet of the Onondaga County Metropolitan Wastewater Treatment Plant; and
- WHEREAS, the applicant is proposing to combine two parcels into one new 1.117-acre parcel in a Lakefront T5 zoning district; and
- WHEREAS, the Board recently offered No Position With Comment for a Site Plan referral (Z-18-63) proposing façade alterations to the existing building on the two subject parcels which was ultimately withdrawn by the applicant; prior to that, in 2017 the Board offered No Position With Comment for a Site Plan referral (Z-17-455) for the proposed façade alterations which was closed administratively by the City due to a lack of information for the project; and
- WHEREAS, the site is located along Van Rensselaer Street, a city street, south of Hiawatha Boulevard West in the Lakefront neighborhood of the City of Syracuse; the site is south of the Destiny USA mall and several county-owned parcels containing the Metropolitan Wastewater Treatment Plant and across Van Rensselaer Street from vacant, state-owned industrial lands, the Onondaga Creekwalk, and the Inner Harbor; and
- WHEREAS, the City of Syracuse is currently undertaking a comprehensive project to revise and modernize zoning in the City; according to the ReZone Syracuse draft zoning map dated March 2018, the proposed zoning for the lots is Mixed Used Office (MX-3), which would act to “provide for pedestrian friendly areas of medium- to higher-density residential development and compatible nonresidential uses, such as offices and supporting secondary commercial uses”; and
- WHEREAS, the submitted Resubdivision map dated March 7, 2018 shows the site consists of two tax parcels under common ownership that contain an existing one-story metal building; the site, which is enclosed by a fence, is also shown to contain pavement along the side of the building, a concrete sidewalk at the front of the building, and gravel covering much of the remainder of the site; the site has access to Van Rensselaer Street via an existing gated gravel driveway, of which a portion appears to be on an adjacent parcel; and
- WHEREAS, the Resubdivision map shows the proposed resubdivision will combine the two parcels into New Lot 2 (1.117 acres); per the local application, the proposed resubdivision will facilitate contiguous access to parking and building access on the site; and

WHEREAS, per the referral notice, the site is currently served by municipal drinking water and public sewers and is located in the Metropolitan Wastewater Treatment Plant service area; and

WHEREAS, per the New York State Department of Environmental Conservation (NYS DEC) Environmental Assessment Form (EAF) Mapper, the site is located over, or immediately adjoining, primary and principal aquifers; 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; Bill Fisher - yes; James Corbett - yes; Daniel Cupoli - yes; Robert Antonacci - yes; Marty Voss - yes.



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: April 11, 2018

OCPB Case # S-18-29

- 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 Camillus Planning Board at the request of Anthony Komuda for the property located at 2986 Warners 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 Warners Road (Route 173), a county road, and a farm operation located in a New York State Agricultural District; and
- WHEREAS, the applicant is proposing to subdivide a 38-acre parcel into three new lots, Lot 8A (26.89 acres), Lot 8B (5.33 acres) and Lot 8C (6.65 acres), in a Residential (R-1) zoning district; and
- WHEREAS, in 2006, the Board reviewed a Preliminary Subdivision referral (S-06-41) proposing to correct an existing non-conforming subdivision that created two lots, including the subject parcel; per the Board's recommendations for the Preliminary Subdivision referral (S-06-41), "No further subdivision shall be permitted for either proposed lot, which must be noted on the filed subdivision plan"; in 2017, the Board recommended Disapproval of a Preliminary Subdivision (S-17-65) proposing a 3-lot subdivision of the subject parcel citing the 2006 review; the subdivision currently under review is a resubmission of the 2017 subdivision which reconfigures the proposed lots; and
- WHEREAS, the site is located in a rural area in the Town of Camillus; adjacent lands south and east of the site are enrolled in the New York State Agricultural District 3 and contain active farmland; an Agricultural Data Statement was not included with the referral; 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
- WHEREAS, the submitted Revised Sketch Plan dated January 30, 2018 shows Lot 8 as a flag lot with frontage on Warners Road, a county road, and Lot 9 as a landlocked parcel at the rear of Lot 8; there is a 60' right-of-way with an existing 12' wide gravel driveway at the Warners Road frontage; the driveway extends to an existing turnaround at the front of Lot 8 and from the turnaround to an existing barn, none of which are shown in aerial imagery; all access to Warners Road must be coordinated with the Onondaga County Department of Transportation and will be subject to the availability of sight distance; and

WHEREAS, per the plan, the existing right-of-way includes a 60' easement for ingress and egress and utilities for all lots, which extends to the turnaround and the length of the 12' wide gravel drive; a 30' easement for ingress and egress to Lot 9 is shown, which ultimately connects to the turnaround and right-of-way;

WHEREAS, the proposed subdivision will divide Lot 8 into three new lots with proposed Lot 8A (26.89 acres) to contain the right-of-way, driveway, turnaround, and existing barn; Lot 8B (5.33 acres) and Lot 8C (6.65 acres) will be vacant, landlocked parcels; the plan shows a proposed 24' wide turn out to occur in the right-of-way and along the existing driveway; the plan indicates "adequate turnaround to be provided near the end of access drive for emergency vehicles"; and

WHEREAS, per the plan, the site's topography is fairly severe, dropping more than 150' from the top of the hill centered on Lot 9 to the turnaround at the front of Lot 8; and

WHEREAS, the site has an existing connection to public drinking water services and has an individual septic system; per the referral notice, a new connection for public drinking water and individual septic system are proposed; the plan states "Lots 8A, 8B & 8C are not residential building lots under Onondaga County Health Department regulations and therefore are not approved for residential use. An individual sewage disposal plan must be approved by the Onondaga County Health Department prior to conversion to a residential building lot and issuance of a building permit"; the Onondaga County Health Department must formally accept or approve, respectively, any existing or proposed septic system to service the proposed lots prior to issuance of a building permit; and

WHEREAS, the New York State Department of Environmental Conservation (NYS DEC) Environmental Assessment Form (EAF) Mapper indicates that the site is located over, or immediately adjoining, primary and principal aquifers; and

WHEREAS, per the EAF Mapper, 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; and

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

The Board reiterates its recommendations from the Preliminary Subdivision referral reviewed in 2006 that no further subdivision shall be permitted for either Lot 8 or 9, as minimal access is provided for multiple proposed landlocked parcels which do not meet Town dimensional requirements. The Board further discourages buildout of hillside lands and encroachment of development into farmlands and forests.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: April 11, 2018

OCPB Case # Z-18-100

- 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 PROJECT SITE REVIEW from the City of Syracuse Zoning Administration at the request of Time Cap Development for the property located at 300 South Wilbur Avenue; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of the Rosamond Gifford Zoo, a county-owned facility; and
- WHEREAS, the applicant is proposing to demolish the existing vacant buildings (formerly Davis Florists) and construct seven townhouses on a 0.57-acre parcel in a Commercial, Class A (CA) zoning district; and
- WHEREAS, the site is located at the intersection of South Wilbur Avenue and Bryant Avenue, both city streets, in the City's Tipperary Hill neighborhood; the immediate area includes single-family and multi-family residential dwellings and is in close proximity to the Rosamond Gifford Zoo and Burnet Park; and
- WHEREAS, the City of Syracuse is currently undertaking a comprehensive project to revise and modernize zoning in the City; according to the ReZone Syracuse draft zoning map dated March 2018, the proposed zoning for this lot is Mixed Used Neighborhood Center (MX-2), which would act to "provide for a pedestrian-focused mix of low-density residential and nonresidential uses that offer limited goods and services to surrounding neighborhoods"; and
- WHEREAS, the submitted survey map dated November 20, 2014 shows the site contains existing, attached one and two-story metal and masonry buildings and enclosed greenhouses contributing to the former Davis Florists and a small, existing blacktop parking lot at the rear of the buildings, all to be removed; and
- WHEREAS, the submitted Proposed Site Plan dated February 28, 2018 and elevation and floor plans show the proposed project to include seven, two-story attached townhouses (3 bedrooms, 2 ½ bathrooms each) facing and set back 15' from Burnet Avenue; additional site improvements are shown to include proposed concrete sidewalks (to replace existing) along each road front and a landscape buffer or a 6' high fence/screen wall along the shared boundaries with adjacent residential parcels; each townhouse will also have a concrete walk to the front entrance connecting to the proposed sidewalk along Burnet Avenue and a rear courtyard area and detached one-story, two-car garage; and
- WHEREAS, per the Proposed Site Plan, all curb cuts on Burnet Avenue will be replaced with grass; there will be a reconstructed curb cut in an existing location along South Wilbur Avenue to allow for a proposed 18' wide, full access asphalt driveway aisle; the proposed driveway will provide access to a rear asphalt pavement area and the detached garages; and
- WHEREAS, per the submitted Environmental Assessment Form (EAF) dated January 15,

2018, stormwater discharges will be directed to the City stormwater system;
and

WHEREAS, the site is served by public drinking water and sewers and is located in the Metropolitan Wastewater Treatment Plant service area; per the referral notice, new or additional connections to the public drinking water and sewer infrastructure are proposed; and

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

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

The Board commends the applicant on the proposed re-use of the site and good contextual site planning, infill development, and design features that are in keeping with the character of the Tipp Hill neighborhood.

The Board also offers the following comment(s):

1. The Onondaga County Department of Water Environment Protection asks that the applicant contact the Department at (315) 435-5402 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" website at <http://savetherain.us> or contact the Onondaga County Department of Water Environment Protection at 315-435-2260.
3. The applicant and municipality are advised to ensure the following county, state, and/or federal regulation is met for the proposed project:
 - a. Offset Plan - Per the Onondaga County Department of Water Environment Protection, the project shall comply with Local Law #1 of 2011 (www.ongov.net/wep/uselaws.html) where applicable. Unless it can be demonstrated that anticipated sanitary flows will not exceed previous flows in excess of one sewer unit over prior uses, the applicant must develop a 1 gallon to 1 gallon offset plan/project in coordination with the municipal engineer to offset new sanitary flow by the removal of extraneous flow and submit a letter confirming the acceptance of the offset plan to the Onondaga County Department of Water Environment Protection.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: April 11, 2018

OCPB Case # Z-18-101

- 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 ZONE CHANGE from the Town of Salina Town Board at the request of Longley Jones for the property located at 629 Old Liverpool Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the adoption or amendment of a zoning ordinance or local law and the site is located within 500 feet of Old Liverpool Road, a county highway, Onondaga Lake Parkway (Route 370), a state highway, and Onondaga Lake Park, a county-owned park; and
- WHEREAS, the applicant is proposing a zone change from Planned Commercial District (C-3) to Multiple-Family Residential District (R-4) on a 3.65-acre parcel to allow for demolition of the existing LeMoyne Manor and construction of a proposed apartment complex; and
- WHEREAS, in 2017, the Board offered No Position With Comment for a Zone Change referral (Z-17-432) proposing a change from Professional Office (O-1) to R-4 to allow for apartments on a vacant 2-acre parcel just southeast of the site, which was ultimately approved; the Board encouraged the Town to consider opportunities for mixed use development along this corridor rather than a single-use development; and
- WHEREAS, the site is located on the northeast side of Onondaga Lake situated between Old Liverpool Road, a county road, and Onondaga Lake Parkway, a state road; the submitted survey map dated February 14, 2018 shows the site contains two existing frame buildings (formerly LeMoyne Manor) and a large asphalt parking lot at the front of the site, all to be removed; site access consists of three existing driveways onto Old Liverpool Road; county-owned trunk sewer and force main, and OCWA water main and easement all cross the rear of the site; the site abuts two single-family residential lots, a parcel containing a CSX rail line, and a parcel owned by the Onondaga Historical Association which contains an existing stone structure (the "Jesuit Well"); other surrounding land uses are a mix of roadside commercial and residential; and
- WHEREAS, the proposed zone change is intended to allow for construction of a 45-unit apartment complex on the site; per a phone conversation with the Town attorney, the plan for the apartment complex has not been finalized; two possible layout options were included with the referral materials; and
- WHEREAS, per the Town of Salina zoning code, the intent of the current C-3 district is "to provide areas, on highways designed to handle large traffic volumes, for well-planned and -designed commercial uses which primarily serve the motoring public and which are generally compatible with each other" and the intent of the proposed R-4 district is "to provide areas where the living environment associated with multiple-dwelling-unit development is encouraged and preserved"; per the Town zoning code, the maximum number of dwelling units

permitted in R-4 is 10 per principal structure or 30 per court structure; and
WHEREAS, the submitted Sketch Plan dated March 9, 2018 shows one of the proposed apartment layouts to include four two-story apartment buildings (three 10-unit buildings, 6,875 sf each; one 5-unit building, 4,125 sf) set back 75' from and parallel to Old Liverpool Road and a fifth two-story apartment building (10 units, 6,875 sf) at the rear of the site occurring on the county trunk sewer; the proposed layout also includes two driveways onto Old Liverpool Road occurring where two of the existing driveways are located, a row of front yard parking (53 spaces), additional parking areas in both side yards and in front of the rear apartment building (13 spaces each, 39 total), and a proposed walking trail along the rear lot line; and

WHEREAS, a submitted plan (untitled and undated) shows an alternative apartment layout that includes three two-story apartment buildings (15 units, 13,622 sf each) set back 33.8' from and parallel to Old Liverpool Road and containing attached garages (16 garage spaces each); additional site plans include two driveways onto Old Liverpool Road occurring where two of the existing driveways are located, two parking areas (18 spaces each, 36 total) separating the buildings, and a side yard parking area (17 spaces); and

WHEREAS, the submitted apartment layouts included a comparison of coverage, setback, and parking requirements of the Town zoning code to those provided by the proposed development; both apartment layouts appear to meet zoning requirements of the proposed R-4 district; and

WHEREAS, per the Central New York Regional Transportation Authority (CENTRO), transit service runs along Old Liverpool Road and the nearest Centro stops are located just northwest of the site on Old Liverpool Road, one at the corner of the parcel and the other less than 500' across the road; site design that accommodates bikes and pedestrians fosters opportunities for transit services and facilitates safe access for transit users; and

WHEREAS, per the submitted Environmental Assessment Form (EAF) dated March 5, 2018, the proposed project will disturb 3.5 acres of the site and stormwater will be collected on site via catchbasins, treated and managed on site, and discharged to existing conveyance systems; any project that cumulatively disturbs one acre or more of land, must be covered under the New York State SPDES II General Permit for Stormwater Discharges from Construction Activity; for projects within a designated municipal storm sewer system (MS4) municipality, the applicant must prepare a Stormwater Pollution Prevention Plan (SWPPP) and consult with the municipal engineer to ensure conformance with the municipality's Storm Water Management Plan (SWMP); the applicant is advised that they must submit a Notice of Intent (NOI) and an MS4 SWPPP Acceptance Form (signed by the municipality) to the DEC Bureau of Water Permits and the municipality should ensure that a letter of acceptance is received from the DEC prior to issuance of a building permit; projects located within the Onondaga Lake watershed must include Enhanced Phosphorus Removal design criteria from the NYS Stormwater Management Design Manual in the SWPPP; and

WHEREAS, the site has access to public drinking water and sewers and is located in the Metropolitan Wastewater Treatment Plant and Ley Creek Pump Station service areas; the Onondaga County Department of Water Environment Protection has determined that the submitted project is located in an area designated as flow constrained or impacted by excessive wet weather flow or is tributary to a Combined Sewer Overflow (CSO); and

WHEREAS, per the EAF, the project is within 2,000 feet of a site in the NYS DEC Environmental Site Remediation database (734030); the remediation site, Onondaga Lake, experienced historical discharges of contaminants which is being addressed as part of lake cleanup and dredging efforts; and

WHEREAS, the EAF indicates that the project will have no impact on an adjacent Inland Salt Pond natural community; the EAF also indicates that the site of the proposed action may contain a species of animal (Indiana bat), or associated habitats, listed by the state or federal government as threatened or endangered; per the New York State Department of Environmental Conservation (NYS DEC) EAF Mapper, 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; per the EAF Mapper, the site is located over, or immediately adjoining, primary and principal aquifers; the applicant is advised to contact the NYS DEC and New York State Historic Preservation Office to determine if the project should be reviewed as part of the State Environmental Quality Review (SEQR) process; and

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

The Town is encouraged to consider zoning and options for a mixed-use development on this site, which would allow for a residential/apartment use to be incorporated with other office or commercial uses. Mixed-use developments can have various benefits over single-use developments, particularly along commercial corridors and in transitional areas between single-family neighborhoods and commercial zones, and can accommodate housing options at varying scales and maximize land use and value of land in strategic development areas such as this.

The Board also offers the following comments for the next phase of development:

1. Per the Onondaga County Department of Water Environment Protection, encroachment into the sanitary sewer easements or construction over the existing trunk sewer and force main on the site will not be permitted. The applicant and Town are advised to coordinate with the Department early in the site planning process to ensure that the County will have appropriate access to its sewer infrastructure.
2. The Onondaga County Department of Water Environment Protection asks that the applicant contact the Department at (315) 435-5402 early in the planning process to determine sewer availability and capacity. The Town and applicant are also advised that proposed project will require a new lateral connection to the County-owned trunk sewer. Any proposed project must comply with Local Law #1 of 2011 (www.ongov.net/wep/uselaws.html) which will require the applicant to develop a 1 gallon to 1 gallon offset plan/project in coordination with the municipal engineer.
3. Any proposed access to Old Liverpool Road must meet Onondaga County Department of Transportation standards and will be subject to the issuance of

a highway access permit. Additionally, the Department will likely require drainage (copy of SWPPP) and lighting data to fully assess the impact of any proposed development on the County road and right-of-way.

4. The Onondaga County Department of Transportation advises aligning any driveways for the apartment complex with the existing driveways for the Pacific Health Club parcel across the street.

5. The Onondaga County Department of Transportation has determined that the municipality and applicant must contact the Department at (315) 435-3205 to discuss any required traffic data for the proposed project. Any modifications required by the Department must be reflected on the plans for the project prior to municipal approval of the site plan.

6. The Town and applicant are advised to contact the New York State Department of Transportation early in the site planning process to coordinate design goals for Old Liverpool Road and to ensure the proposed plans for this project are not in conflict with any future or upcoming State highway projects for the area.

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

8. The Town and applicant are advised to coordinate with the Onondaga Historical Association regarding the Jesuit Well to ensure there will be no negative impact to the historic structure on the adjacent parcel.

9. The applicant is encouraged to consider a site design that emphasizes the character of the area as a mixed-use urban corridor, provides bike, pedestrian, and transit accommodations, and maintains minimal building setbacks on Old Liverpool Road.

10. The Town is encouraged to require a high-quality right-of-way along Old Liverpool Road with street trees and sidewalks.

11. The applicant is advised to design rear landscaping that enhances the viewshed of the lake as well as the view from Route 370, particularly as this is a critical area along the lake, adjacent to lands owned by the Onondaga Historical Association, and near County parklands.

12. The Town and applicant are encouraged to reach out to the Central New York Regional Transportation Authority (CENTRO) during the planning process and consider a site design that facilitates transit accommodations, particularly if this site is intended for residential use.

13. Given the site's proximity to Onondaga Lake, 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" website at <http://savetherain.us> or contact the Onondaga County Department of Water Environment Protection at 315-435-2260.

14. The applicant is advised to coordinate with the Onondaga County Water Authority (OCWA) early in the site planning process to ensure protection of their drinking water infrastructure and minimize encroachment in their easement. 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 Daniel Cupoli and seconded by James Corbett. The votes were recorded as follows: Douglas Morris - yes; Bill Fisher - yes; James Corbett - yes; Daniel Cupoli - yes; Robert Antonacci - yes; Marty Voss - yes.



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: April 11, 2018

OCPB Case # Z-18-102

- 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 Town of Clay Planning Board at the request of Terence Engles / ENV Insurance Expansion for the property located at 7787 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 highway, and the Wetzel Road Wastewater Treatment Plant, a county-owned facility; and
- WHEREAS, the applicant is proposing a 4,000 sf single-story addition to an existing office building, along with additional parking and sidewalks, on a 2.61-acre parcel in an RC-1 zoning district; and
- WHEREAS, the Board recently recommended Disapproval of an Area Variance referral (Z-18-56) as part of the proposed project and cited concerns regarding encroachment onto state wetlands and the 100-foot wetland buffer; the Town of Clay Zoning Board of Appeals granted the area variance with conditions imposed, including wetland considerations; per an email conversation with the Town, the applicant has been in contact and is coordinating with the New York State Department of Environmental Conservation regarding the wetlands on site; and
- WHEREAS, the site is located along the commercial corridor of Oswego Road, a county road, near the Bayberry neighborhood in the Town of Clay; lands to the west of the site are primarily forested, but include a county-owned parcel on the Seneca River containing the Wetzel Road Wastewater Treatment Plant; and
- WHEREAS, the submitted map dated January 31, 2018 shows the site to contain two existing one-story buildings with front and rear paved parking lots and a third parking lot situated between the two buildings; the site has access to Oswego Road via an existing paved driveway; aerial imagery indicates the front building (5,450 sf) contains restaurant/service/office tenants and the rear building (4,000 sf) provides offices for ENV Insurance Agency; per the Onondaga County Department of Transportation, no additional access to Oswego Road will be permitted; and
- WHEREAS, the submitted Site Plan dated March 19, 2018 shows the proposed building expansion (4,000 sf) at the rear of the ENV Insurance Agency building; other site improvements are shown to include additional parking, with the rear parking lot to be extended along the side of the proposed building expansion and provide 12 additional parking spaces, and a concrete sidewalk along the parking lot; an evergreen screen is proposed in the side yard between the building expansion and the lot line; and
- WHEREAS, the submitted Project Narrative dated March 19, 2018 indicates there will be no change in hours of operation, employment, volume of business, or traffic volume; normal business hours will continue to be 8am to 5pm and the office

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

E-mail Address: countyplanning@ongov.net

will employ 23 people with no new hires; and

WHEREAS, the submitted Environmental Assessment Form (EAF) dated March 19, 2018 indicates 0.6 acres of the site will be disturbed by the proposed project; the Site Plan states “Because site disturbance is less than an acre, a SPDES permit is not required. However, due to the proposed impacts within the 100’ NYSDEC wetland adjacent area, the NYSDEC has stated that they will require some post-construction stormwater management. Currently, the applicant is working with the DEC to identify the exact method of stormwater management to be applied.”; a proposed stormwater management facility (type to be decided) is shown along the rear corner of the parking lot; and

WHEREAS, the site is served by public drinking water and sewers and is located in the Wetzel Road Wastewater Treatment Plant service area; per the referral notice, no changes to the existing infrastructure are proposed; per the Onondaga County Department of Water Environment Protection, there is an existing County-owned trunk sewer line along the southern boundary of the site which would require coordination with the Department for any additional connections directly to this sewer infrastructure; and

WHEREAS, there is a wetland boundary “as marked by others” indicated on the Site Plan at the rear of the site that does not encroach on the proposed or existing development; half of the existing building and the entirety of the proposed addition fall in the depicted “NYSDEC 100’ wetland adjacent area” shown on the Site Plan; it is not clear if these boundaries have been confirmed by the New York State Department of Environmental Conservation (NYS DEC); and

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

WHEREAS, the NYS DEC Environmental Assessment Form (EAF) Mapper indicates that the site is located over, or immediately adjoining, primary and principal aquifers; and

WHEREAS, per the EAF Mapper, the site of the proposed action may contain a species of animal (Indiana bat, Northern long-eared bat), or associated habitats, listed by the state or federal government as threatened or endangered; and

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

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

1. The applicant is advised to continue coordinating with the New York State Department of Environmental Conservation (NYS DEC) regarding possible encroachment into state wetlands or the 100 foot buffer area. Any permits required by the NYS DEC should be obtained prior to Town approval of the site plan.

2. The Onondaga County Department of Transportation requests a copy of any drainage data or stormwater management plans that are required by the

NYS DEC or created in coordination with the agency.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: April 11, 2018

OCPB Case # Z-18-103

- 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 USE VARIANCE from the Town of Geddes Zoning Board of Appeals at the request of John Szczech for the property located at 3201 West Genesee Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the granting of use or area variances and the site is located within 500 feet of West Genesee Street (Route 5), a state highway, and the NYS Route 5 on-ramp; and
- WHEREAS, the applicant is requesting a use variance to demolish an existing service/gas station and construct a 3,210 sf bank branch office (Solvay Bank) with drive-thru service on a 1.15-acre parcel in a Residential (RA) zoning district; and
- WHEREAS, in 2017, the Board recommended Modification of concurrent Use Variance (Z-17-72) and Area Variance (Z-17-73) referrals proposing to demolish the existing service/gas station and construct a 5,800 sf convenience store and gas station (Fastrac), citing concerns with the scale of the proposed project, which was ultimately withdrawn, and compatibility with adjacent residential land uses; additional requirements/recommendations included submitting traffic, drainage, and lighting data to the New York State Department of Transportation and coordinating stormwater management and wastewater accommodations; and
- WHEREAS, the site is located at the corner of West Genesee Street, a state owned road, and South Terry Road, a local street, and is located one block from an interstate highway ramp; properties along West Genesee Street are primarily residential in this section, with the exception of this and another existing gas station/convenience store across the street, and a limited number of other scattered existing non-conforming commercial uses; the property abuts vacant and residential land; South Terry Road is predominantly single-family residential; and
- WHEREAS, the submitted survey map dated February 18, 2018 shows the 1.15-acre parcel contains an existing Carr's Automotive non-conforming vehicle service station, (approximately 1,400 square feet) with four gas pumps in front of the building, and undelineated parking to the front, sides and rear; an undeveloped portion of the site contains grassed area and trees, and a row of evergreen trees largely lines the rear of the parcel; site access includes two existing driveways onto South Terry Road and two existing driveways onto West Genesee Street, one occurring across from a median where West Genesee Street transitions to a divided highway; and
- WHEREAS, per the local application, the applicant cannot realize a reasonable return given the current use and zoning of the site because "the environmental issues and requirements of compliance along with the competition [of other gas stations] in the area make the present use an unattractive investment"

and there is “no way for an owner to recoup their costs by building a residence on a 4 lane highway as it is unlikely that anyone would want to locate their home in such a high traffic area”; and

WHEREAS, the submitted Preliminary Site Plan shows the proposed project to include removing the existing structures, parking, and access and constructing a proposed bank (3,210 sf) with front yard setbacks more than 60’ and a rear yard setback of roughly 44’; per the plan, the bank building will be surrounded on all sides by asphalt with front and side yard parking (27 spaces total) and a canopied, three-lane drive-thru at the rear of the building; a proposed right-in, right-out driveway on West Genesee Street and a proposed full access driveway onto South Terry Road are shown on the plans; site landscaping includes a row of trees/shrubs along the rear boundary shared with adjacent residential lots; and

WHEREAS, the submitted Floor Plan dated February 15, 2018 shows signage for the project to include two proposed monument signs with LED-illuminated lettering and logo, one at the corner of West Genesee Street and South Terry Road measuring 15’ tall and 3’-9” wide and the other adjacent to the proposed driveway on South Terry Road measuring 14’ tall and 3’ wide; per the submitted Environmental Assessment Form (EAF) dated March 16, 2018, proposed lighting includes building-mounted, dark sky compliant LED fixtures; and

WHEREAS, per the local application, the bank drive-thru will be open Monday through Wednesday from 8:30am to 4pm, Thursday 8:30am to 5pm, Friday 8:30am to 6pm, and Saturday 9am to noon, with lobby hours starting at 9am each day and ending at the same time as the drive-thru; the proposed hours of operation are intended to “allow for the quiet and peaceful use of the surrounding residential neighborhood with little to no interference from the intended use especially after normal business hours”; conversely, proposed signage for the site is shown in the Floor Plan and states “24 hour banking drive-thru ATM”; it is unclear what the intended drive-thru hours will be; and

WHEREAS, the site is served by public water and sewer and is located in the Metropolitan Wastewater Treatment Plant and Westside Pump Station service areas; the Onondaga County Department of Water Environment Protection has determined that the submitted project is located in an area designated as flow constrained or impacted by excessive wet weather flow or is tributary to a Combined Sewer Overflow (CSO); and

WHEREAS, per the EAF, the site contains 5 oil/fuel storage tanks and there have been reported spills at the proposed project site, which are listed in the New York State Department of Environmental Conservation (NYS DEC) Spills Incidents Database (DEC ID numbers 8905601, 9001241, 9803677, 0401554, 0509928) and have been satisfactorily closed by the DEC; per the EAF, the site is also located over, or immediately adjoining, primary and principal aquifers; and

WHEREAS, in 2013-14, the Town of Geddes created a citizen West Genesee Street Corridor Committee to advise the Town Board on zoning matters and to assess the potential impacts of allowing limited commercial uses on the corridor; at the request of the Town, the Syracuse-Onondaga County Planning Agency staff provided technical support, which included a memo containing research and recommendations, to the committee; in the end, the committee issued a Findings report which outlined two positions: 1) to maintain the RA zoning along with a road diet, speed limit reduction, reduced number of bus stops, and strict review of variance requests, or 2) to modify and apply the existing

RC zoning district to the corridor, with specific standards governing use, scale, paved areas, parking, etc.; both reports note that consensus was not achieved among committee members on a preferred position; and

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

The Board offers the following comment(s) for the next phase of development:

1. Given the proximity of the residential uses and limited size of the site, the applicant is advised to consider a revised site plan that eliminates the front yard parking and moves the building closer to West Genesee Street and removes one of the drive-thru lanes to allow for a greater buffer between the proposed use and adjacent residential lots.
2. The applicant and the municipality are encouraged to improve the compatibility of this site with the nearby traditional neighborhood through architectural design, materials and scale as much as possible. In particular, the scale of ground and building signage is suggested to be reduced significantly.
3. The Board encourages the Town to consider the addition of sidewalks (and possibly street trees) along West Genesee Street to further improve the compatibility of this site with the nearby traditional neighborhood and foster walkability between residential and nearby commercial land uses. The New York State Department of Transportation strongly recommends that when locating sidewalks along a state road, they occur within the public right-of-way. In this case, appropriation of land to the New York State Department of Transportation would be required and should be coordinated with the Department.
4. The New York State Department of Transportation has determined that the applicant must complete a Traffic Impact Study (TIS) for full build out to meet Department requirements and is required to contact the Department to determine the scope of the study. The applicant must submit the traffic study to the Department for approval and complete any appropriate mitigation as may be determined by the Department.
5. The New York State Department of Transportation has also determined that the applicant must complete a drainage study or Stormwater Pollution Prevention Plan (SWPPP) to meet Department requirements verifying that the proposed development would not create additional stormwater runoff into the State's drainage system and is required to first contact the Department to determine the scope of the study. The applicant must submit the drainage study to the Department for approval and complete any appropriate mitigation as may be determined by the Department.
6. The applicant must submit a lighting plan to be approved by the New York State Department of Transportation and the Town to ensure there is no glare or spillover onto adjacent properties or the State right-of-way.

7. The Board notes the existence of longstanding stormwater drainage issues on the site and encourages the Town to require drainage plans or careful review of plans for stormwater accommodation, especially if a formal Stormwater Pollution Prevention Plan is not required.

8. 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.

9. The applicant is encouraged to increase the amount of landscaping on site and 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.

10. The applicant and municipality are advised to coordinate with the New York State Department of Environmental Conservation regarding the removal of any storage tanks on the site and safe development of the former gas station parcel.

11. The applicant and municipality are advised to ensure the following county, state, and/or federal regulations are met for the proposed project:

a. State Highway Access and/or Work Permit – Any new or modified driveways and work within the state right-of-way require a highway access and/or work permit from the New York State Department of Transportation.

b. Permitting for Demolition - Per the Onondaga County Department of Water Environment Protection, any and all demolition of buildings requires a permit for sewer disconnects. The applicant must contact Plumbing Control to ensure appropriate permits are obtained.

c. Offset Plan - Per the Onondaga County Department of Water Environment Protection, the project shall comply with Local Law #1 of 2011 (www.ongov.net/wep/uselaws.html) where applicable. Unless it can be demonstrated that anticipated sanitary flows will not exceed previous flows in excess of one sewer unit over prior uses, the applicant must develop a 1 gallon to 1 gallon offset plan/project in coordination with the municipal engineer to offset new sanitary flow by the removal of extraneous flow and submit a letter confirming the acceptance of the offset plan to the Onondaga County Department of Water Environment Protection.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: April 11, 2018

OCPB Case # Z-18-104

- 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 SPECIAL PERMIT from the Village of Fayetteville Planning Board at the request of Victoria Bingham for the property located at 126 East Genesee Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review issuance of special permits and the site is located within 500 feet of East Genesee Street (Route 5), a state highway; and
- WHEREAS, the applicant is requesting a special permit to operate a Bed and Breakfast in an existing house on a 0.47-acre parcel in Residential (R-3) and Historic zoning districts; and
- WHEREAS, the Board is concurrently reviewing a Site Plan referral (Z-18-116) as part of the proposed project; and
- WHEREAS, the site is located along East Genesee Street, a state road, in the Village's Genesee Street Hill-Limestone Plaza Historic District, which is listed on the National Register of Historic Places; surrounding land uses are primarily residential; and
- WHEREAS, the local applications indicate that the applicant purchased the residence in 2016, which had operated as a bed and breakfast (Beard Morgan House Bed and Breakfast) for 25 years prior, and continued to run it as such; the intent of the special use permit is to reopen the bed and breakfast under the new owner; and
- WHEREAS, the submitted survey map dated December 2, 2016 shows the site contains an existing two-story residence and a detached, two-car garage; there is an existing driveway onto East Genesee Street and a concrete sidewalk along the road frontage; aerial imagery shows the remainder of the site to be covered by grass and trees; per the survey map, there is a Village sanitary easement crossing the rear of the parcel; and
- WHEREAS, the local applications list interior improvements to the residence as a new furnace and exhaust, renovated walls, new drywall, paint, and hard-wired carbon monoxide and fire alarms and exterior improvements to include new paint; the submitted Site Plan dated March 14, 2018 shows a proposed turnaround area with grass pavers at the front of the house; the submitted floor plans dated March 14, 2018 indicate there will be three, second floor bedrooms designated to the bed and breakfast, each with an egress window; and
- WHEREAS, per the local applications, proposed check-in and check-out time for guests will be 3pm and 11am, respectively; anticipated parking needs are 1-3 cars in addition to the owner's vehicles; and
- WHEREAS, the local applications indicate that the existing wall-mounted sign (16" x 20")

will continue to be used for the bed and breakfast; and

WHEREAS, the site is served by public drinking water and sewers and is located in the Meadowbrook-Limestone Wastewater Treatment Plant service area; 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 shall comply with Local Law #1 of 2011 (www.ongov.net/wep/uselaws.html) which requires a 1 gallon to 1 gallon offset plan unless it can be demonstrated that anticipated sanitary flows will not exceed previous flows in excess of one sewer unit over prior uses; and

WHEREAS, the New York State Department of Environmental Conservation (NYS DEC) Environmental Assessment Form (EAF) Mapper indicates that the project is within 2,000 feet of a site in the NYS DEC Environmental Site Remediation database (C734110); and

WHEREAS, per the EAF Mapper, the site of the proposed action may contain a species of animal (Northern long-eared bat, Indiana bat), or associated habitats, listed by the state or federal government as threatened or endangered; and

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

The applicant is advised to relocate the proposed turnaround area to the rear of the house to maintain the historic character of the neighborhood.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: April 11, 2018

OCPB Case # Z-18-105

- 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 SPECIAL PERMIT from the Town of Van Buren Zoning Board of Appeals at the request of Sean Bort for the property located at 7058 Kingdom 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 Kingdom Road (Route 120), a county highway, and a farm operation located in a NYS Agricultural District; and
- WHEREAS, the applicant is requesting a special permit for riding stables on a 10.0-acre parcel in an AR-80 zoning district; and
- WHEREAS, the site is located along Kingdom Road, a county road, in a rural area in the Town of Van Buren; the site and surrounding lands are enrolled in New York State Agricultural District 3; some of the surrounding lands appear to contain active farmland; and
- WHEREAS, aerial imagery shows an existing house, detached barn structure, and several sheds situated towards the front of the site; there appear to be two cleared, enclosed areas at the rear of the structures; the remainder of the parcel appears to be vacant and forested with a pond and creek occurring in the forested side yard area; and
- WHEREAS, per the submitted Agricultural Data Statement, the current use of the site includes a riding arena, presumably the enclosed areas seen in aerial imagery, and no changes to the site will be required to support the proposed riding stables, activities, or lessons; and
- WHEREAS, per the Onondaga County Department of Finance Office of Real Property Services, the site is served by an individual well and septic system; and
- WHEREAS, the New York State Department of Environmental Conservation (NYS DEC) Environmental Assessment Form (EAF) Mapper indicates that the site is located over, or immediately adjoining, primary and principal aquifers; and

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

1. The Onondaga County Department of Transportation requires additional information to verify that the existing driveway on Kingdom Road satisfies the Department's commercial driveway standards. The applicant is advised to contact the Department at (315) 435-3205 to coordinate and complete any appropriate mitigation as may be determined. Any work within the county right-of-way will require a work permit.

2. The Onondaga County Department of Transportation has determined that the municipality and applicant must contact the Department at (315) 435-3205 to discuss any required traffic data for the proposed project.

The Board also offers the following comment(s):

As this parcel is enrolled in a New York State Agricultural District, the municipality is encouraged to consult with the New York State Department of Agriculture and Markets prior to granting the special use permit, to ensure against conflicts with New York State Agricultural District law for certified properties.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: April 11, 2018

OCPB Case # Z-18-106

- 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 SPECIAL PERMIT from the City of Syracuse Planning Commission at the request of Jin Mingjin for the property located at 2042 Erie Boulevard East; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review issuance of special permits and the site is located within 500 feet of Erie Boulevard East (Route 5), a state highway; and
- WHEREAS, the applicant is requesting a special permit to operate a restaurant in an existing vacant former restaurant space on a 1.15-acre parcel in a Commercial, Class A (CA) zoning district; and
- WHEREAS, the site is located along Erie Boulevard East, a state road, in the City of Syracuse; Erie Boulevard East is a corridor of mixed roadside commercial and large retail establishments; south of the site is primarily residential neighborhoods and an apartment complex; and
- WHEREAS, the City of Syracuse is currently undertaking a comprehensive project to revise and modernize zoning in the City; according to the ReZone Syracuse draft zoning map dated March 2018, the proposed zoning for this lot is Commercial (CM), which would act to "provide appropriate areas on or near major roadways that would permit the development and continued use of land for compatible commercial and service uses where access requires good vehicular circulation"; and
- WHEREAS, per the City of Syracuse zoning ordinance, restaurants are permitted in the CA district, but require a special permit where the restaurant or its off-street parking spaces are within 500' of a district where restaurants are not permitted; the site abuts parcels zoned Residential, Class A-1 (RA-1) to the south; per the ReZone Syracuse Consolidated Draft dated March 2018, restaurants greater than 1,000 sf are a permitted use in the proposed CM district, and similar buffer restrictions requiring a special permit do not seem to be included; and
- WHEREAS, the submitted Site Plan dated February 19, 2018 shows the site has additional frontage on Bruce Street, a city street; the site is shown to contain an existing one-story masonry building (formerly a restaurant) to be renovated for a new restaurant (Yang Di Cun Korean BBQ); the building is surrounded on three sides by lawn and has a large side yard parking lot (64 parking spaces) that extends onto the adjacent parcel; the parking lot has an existing full access driveway onto Erie Boulevard East and additional access via an existing driveway on the adjacent parcel; another existing driveway is shown on the site to access Bruce Street at the rear of the building, providing a "service area" and extending to the side parking lot; and
- WHEREAS, the local application lists interior renovations to include new handicap

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accessible restrooms, kitchen equipment, lighting, flooring, interior finishes, booth seating, and standalone tables and chairs; exterior renovations include repairing the building finish and repainting; additional site improvements include sealing the existing parking lot and striping; and

WHEREAS, per the site plan, the restaurant will use the existing ground sign box (10' x 4') which is located along the Erie Boulevard East frontage; and

WHEREAS, per the local application, the restaurant will operate seven days a week from 10am to 11pm; the maximum numbers of employees on premises at one time will be 15; and

WHEREAS, the submitted Environmental Assessment Form (EAF) dated February 13, 2018 indicates that stormwater discharge will be directed to existing stormwater catch basins in the parking lot area; and

WHEREAS, the site is served by public drinking water and sewers and is located in the Metropolitan Wastewater Treatment Plant service area; 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 shall comply with Local Law #1 of 2011 (www.ongov.net/wep/uselaws.html) which requires a 1 gallon to 1 gallon offset plan unless it can be demonstrated that anticipated sanitary flows will not exceed previous flows in excess of one sewer unit over prior uses; and

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

WHEREAS, the New York State Department of Environmental Conservation (NYS DEC) EAF Mapper indicates that the project is within 2,000 feet of a site in the NYS DEC Environmental Site Remediation database (C734090, B00146, 734047, B00072); per the EAF Mapper, the site of the proposed action may contain a species of animal (Northern long-eared bat), or associated habitats, listed by the state or federal government as threatened or endangered; 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

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

The applicant must contact the New York State Department of Transportation to coordinate requirements for the existing driveway on Erie Boulevard East, in order to satisfy commercial driveway standards and coordinate right-of-way treatments for consistency with Empire State Trail plans.

The Board also offers the following comment(s):

1. Given plans for the Empire State Trail and the planning efforts by the Town of DeWitt and City of Syracuse to enhance the Erie Boulevard corridor, the

applicant is encouraged to reinforce walkability by incorporating elements such as street trees, sidewalks or additional landscaping along the road frontage and around the parking lot.

2. Per the New York State Department of Transportation, the municipality is advised to ensure appropriate access agreements or parking easements are in place for any shared driveways on Erie Boulevard East or shared parking lots.

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" website at <http://savetherain.us> or contact the Onondaga County Department of Water Environment Protection at 315-435-2260.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: April 11, 2018

OCPB Case # Z-18-107

- 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 AREA VARIANCE from the Town of Skaneateles ZBA at the request of James & Kimberly Tracy for the property located at 2833 Shamrock 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 Shamrock Road (Route 235), a county road, the municipal boundary between the Town of Skaneateles and the Town of Marcellus, and a farm operation located in a NYS Agricultural District; and
- WHEREAS, the applicant is requesting area variances for side and rear yard setbacks to construct a garage addition on an existing residence on a 12.82-acre parcel in Rural and Farming (RF) and Lake Watershed Overlay (LWOD) zoning districts; and
- WHEREAS, in 2010 the Board recommended Modification of concurrent Site Plan (Z-10-79) and Special Permit (Z-10-88) referrals proposing to establish a construction services business and install a pond on the site; Board recommendations included driveway and wetland requirements; and
- WHEREAS, the site is located in a rural area of the Town of Skaneateles and along Shamrock Road, a county road bordering the adjacent Town of Marcellus; the site and surrounding lands are enrolled in New York State Agricultural District 2 and appear to contain active farmland; and
- WHEREAS, the submitted survey map shows the site contains an existing nonconforming, two-story frame house with a 45.9' side yard setback and 94.8' rear yard setback; additional existing structures including a storage building, small barn, and pole barn occurring in the side yard, stone, topsoil, and mulch storage areas, and a concrete loading dock are shown to be surrounded by gravel and presumably contribute to the existing construction business on the site; the site has an existing gravel driveway onto Shamrock Road which must meet Onondaga County Department of Transportation commercial driveway standards; aerial imagery shows more than half of the site to be covered by forestland and an open field; and
- WHEREAS, per the Town zoning code, a minimum of 100 feet is required for side and rear yard setbacks in the RF district; per the submitted Site Layout Plan dated March 14, 2018, the proposed garage addition (799 sf) will be located on the side of the house and requires an area variance to further decrease the side yard setback from 45.9' to 14'; the local application does not indicate that the existing rear yard setback (94.8') will be exacerbated by the proposed addition, however, the addition appears to encroach further into the rear yard setback as it is currently shown in the Site Layout Plan; and
- WHEREAS, the site is partially located in the Skaneateles Lake watershed; Skaneateles Lake is the primary public water supply source for the City of Syracuse and is

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unfiltered, requiring strict adherence to water quality protections on land in the watershed; per the local application, impermeable surface coverage would increase from 9.21% (existing) to 9.23% (proposed) with the proposed addition where 10% is the maximum permitted in the LWOD; and

WHEREAS, the site is served by an individual well and septic system; no drinking water or wastewater requirements are indicated for the proposed addition; and

WHEREAS, GIS mapping shows the site may contain a federal wetland, which is situated at the front of the site and does not appear to encroach on the existing or proposed development; and

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

The Board offers the following comments for the next phase of development:

1. The Skaneateles Watershed Rules and Regulations require that the applicant consult with the City of Syracuse Water Department prior to commencing this project.
2. The applicant and municipality are advised to ensure the following county, state, and/or federal regulation is met for the proposed project:
 - a. Federal Wetlands Approval – The applicant is advised to conduct a formal wetland delineation to determine the presence and location of any federal wetlands on the site. Any delineated wetlands must be confirmed by the U.S. Army Corps of Engineers and shown on the plans for the site. The applicant is also advised to contact the Corps to determine whether permits are necessary for the proposed project and obtain any applicable permits.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: April 11, 2018

OCPB Case # Z-18-108

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SPECIAL PERMIT from the Town of Skaneateles Planning Board at the request of Andrew Newton for the property located at East Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review issuance of special permits and the site is located within 500 feet of the municipal boundary between the Town of Skaneateles and the Village of Skaneateles; and
- WHEREAS, the applicant is requesting a special permit to construct a 2,400 sf pole barn on a 12.7-acre vacant lot in a Rural Residential (RR) zoning district; and
- WHEREAS, the site is located along East Street, a local road, in the Town of Skaneateles; the site is across East Street from the Waterman Elementary School and abuts the shared municipal boundary with the Village of Skaneateles, several residential lots, and a large vacant lot; and
- WHEREAS, the submitted subdivision map dated August 31, 2017 shows the subject parcel, labeled Lot 2, was created in a recent subdivision and filed with the County Clerk's office on November 2, 2011; the Board did not receive a referral for the subdivision; and
- WHEREAS, the subdivision map shows Lot 2 with a 42.3' right-of-way onto East Street and a 40' ingress and egress easement; the right-of-way contains an existing driveway onto East Street that serves an adjacent residential lot within the Village boundaries; per the referral notice, the adjacent parcel is under common ownership and contains the applicant's primary residence; and
- WHEREAS, the local application indicates that the proposed pole barn is intended for personal storage; per the Town of Skaneateles zoning ordinance, a special permit is required to allow the pole barn to be constructed on a lot without a principal dwelling; and
- WHEREAS, per the subdivision map, the proposed barn (60' x 40') will be set back 40' from the side yard and 50' from the rear yard and served by the existing driveway (to be extended); and
- WHEREAS, the site does not currently have drinking water or wastewater services and no services are proposed for the pole barn; and
- WHEREAS, GIS mapping shows the rear of Lot 2 may contain state or federal wetlands; the proposed pole barn does not appear to encroach on the wetland areas, which primarily occur in a forested portion of the site; and
- WHEREAS, the New York State Department of Environmental Conservation (NYS DEC) Environmental Assessment Form (EAF) Mapper indicates that the project site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the New York State Historic Preservation Office

archaeological site inventory; and

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

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

The applicant and municipality are advised to ensure the following county, state, and/or federal regulation is met for the proposed project:

State and/or Federal Wetlands Approval – The applicant is advised to contact the U.S. Army Corps of Engineers (USACE) and/or the New York State Department of Environmental Conservation (NYS DEC) to confirm the presence of federal and/or state wetlands and/or the 100-foot state wetland buffer on the site. All confirmed wetlands should be shown on the plans for the site. The applicant is also advised to contact the USACE and NYS DEC to determine whether permits are necessary for the proposed project and obtain any applicable permits.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: April 11, 2018

OCPB Case # Z-18-109

- 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 SPECIAL PERMIT from the Town of Skaneateles Planning Board at the request of Daniel Murphy for the property located at Jewett 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 a farm operation located in a NYS Agricultural District; and
- WHEREAS, the applicant is requesting a special permit to construct two sheds on a vacant 2.02-acre lot in a Rural Residential (RR) zoning district; and
- WHEREAS, the site is located along Jewett Road, a local road, in a rural area in the Town of Skaneateles; surrounding lands are enrolled in New York State Agricultural District 2 and appear to contain some active farmland; and
- WHEREAS, the local application indicates the intent of the proposed sheds is to store lawn and garden equipment used to maintain the vacant parcel; per the Town of Skaneateles zoning ordinance, a special permit is required to allow the sheds to be constructed on a lot without a principal dwelling; and
- WHEREAS, the submitted survey map dated April 20, 2007 shows the proposed sheds (200 sf and 180 sf) to be located more than 300' from the road frontage; and
- WHEREAS, no access or parking plans are shown on the survey map; an assessment prepared by a community planning consultant, included with the referral materials, suggests that "the Board discuss these site services [drinking water, wastewater, access and parking] with the applicant to assess the potential current and future needs of the site"; and
- WHEREAS, the site does not currently have drinking water or wastewater services and no services are proposed for the sheds; and
- WHEREAS, the New York State Department of Environmental Conservation (NYS DEC) Environmental Assessment Form (EAF) Mapper indicates that the project site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the New York State Historic Preservation Office archaeological site inventory; and

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; Bill Fisher - yes; James Corbett - yes; Daniel Cupoli - yes; Robert Antonacci - yes; Marty Voss - yes.



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: April 11, 2018

OCPB Case # Z-18-110

- 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 Town of Cicero Planning Board at the request of ZG Realty, LLC for the property located at 7365 Church Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of East Taft Road (Route 19) and Church Street (Route 20), both county roads; and
- WHEREAS, the applicant is proposing site improvements for an existing auto sales and service business, Best Buy Auto Sales, on a 0.856-acre parcel in a General Commercial zoning district; and
- WHEREAS, in 2017, the Board recommended Modification of a Site Plan referral (Z-17-426) for an auto repair shop on an adjacent parcel, which was ultimately withdrawn by the applicant; and
- WHEREAS, the site is located in the Town of Cicero just north of East Taft Road, a county road, and the Syracuse Hancock International Airport; surrounding land uses are a mix of commercial and service businesses, including the Airport Business Park, and single-family residences; and
- WHEREAS, the submitted Existing Conditions plan dated March 20, 2018 shows the site has frontage on Kreisler Road, a local road, and Church Street, a county road, and contains an existing one-story building surrounded on all sides by asphalt; the plan also shows concrete pads on the sides and at the rear of the building where service doors are located; per the plan and local application, the current use of the site is auto sales, service and repair; no change in use is proposed; and
- WHEREAS, the submitted Proposed Site Plan dated March 20, 2018 shows parking on all sides of the building to include 65 spaces for auto sales display, 10 employee spaces, and 5 spaces, including one handicap accessible space, for customer parking; the local application and site plan indicate the existing signage will be replaced by 4 new wall signs (two 4' x 14' mounted at the gable ends of the building, two 3' x 6' mounted at opposite building corners); and
- WHEREAS, the Proposed Site Plan shows granite curbing along both road frontages which delineates two drop curbs (approximately 100' and 90' wide) on Kreisler Road and one drop curb (approximately 100' wide) on Church Street; on-site parking along both road frontages partially obstructs the existing drop curbs so that the site has a 23.3' drive aisle on Church Street and 12' and 22' drive aisles on Kreisler Road occurring between vehicle display areas; and
- WHEREAS, per the local application, hours of operation will be Monday through Friday from 8:30am to 7pm and Saturday 9am to 3pm; the maximum number of employees on site at one time will be 10; and
- WHEREAS, per the submitted Environmental Assessment Form (EAF) dated March 20,

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2018, stormwater discharges are currently directed to public drainage system; no changes are proposed; and

WHEREAS, the site is served by public drinking water and sewers and is located in the Oak Orchard Wastewater Treatment Plant and Davis Road Pump Station service areas; no changes to the existing infrastructure are proposed; and

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

WHEREAS, the New York State Department of Environmental Conservation (NYS DEC) EAF Mapper indicates that the site is located over, or immediately adjoining, a principal aquifer; 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 to coordinate requirements for the existing driveway on Church Street, in order to satisfy commercial driveway standards. Any modification to the Site Plan required by the Department must be reflected on a revised Site Plan prior to municipal approval.

The Board also offers the following comment(s):

1. Per the Onondaga County Department of Transportation, no parking, loading, or servicing of vehicles in the right-of-way, or backing of vehicles into the right of way, is permitted.
2. The applicant and municipality are advised to ensure the following county, state, and/or federal regulation is met for the proposed project:
 - a. County Work Permit – Any work within the county right-of-way requires a work permit from the Onondaga County Department of Transportation.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: April 11, 2018

OCPB Case # Z-18-111

- 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 Town of Cicero Planning Board at the request of JRoSal, LLC for the property located at 8202 Brewerton Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Brewerton Road (Route 11), a state highway; and
- WHEREAS, the applicant is proposing minor exterior updates to an existing vacant building (formerly an ice cream stand) and additional site improvements to open a new ice cream stand (Scoops Ice Cream Shoppe) on a 0.30-acre parcel in a General Commercial zoning district; and
- WHEREAS, the site is located at the intersection of Brewerton Road (US Route 11) and Gillette Road, a local road, in the Town of Cicero; surrounding land uses are primarily residential with a mix of religious and commercial along Route 11; and
- WHEREAS, aerial imagery shows the site contains an existing one-story building that is surrounded on all sides by asphalt; the existing asphalt area and an existing shed at the rear of the site appear to be partially located on an adjacent parcel under common ownership; per aerial imagery, the site also has unrestricted access onto Brewerton Road and Gillette Road (to be removed); and
- WHEREAS, the submitted Site Plan dated February 22, 2018 shows proposed site improvements to include grass areas along both road frontages, a sidewalk (4' wide) along Brewerton Road, a pole sign (10' x 4') at the corner of the parking lot (to use existing supports), and parking lot striping for 11 parking spaces; the Site Plan shows a new 24' wide curb cut for a proposed driveway onto Brewerton Road and an existing 24' wide curb cut for a proposed driveway onto Gillette Road; and
- WHEREAS, per the local application, additional work will include updating the exterior finishes of the building; the submitted elevations indicate all existing siding will be painted white and show two proposed wall-mounted signs (14' x 5' and 12' x 5') on the front of the building; and
- WHEREAS, the Site Plan shows the adjacent parcel includes a 20' drainage easement that extends through the corner of the site where the proposed sign will be located and a portion of the sidewalk and parking area occur; and
- WHEREAS, per the local application, the ice cream stand will operate 11am to 10pm every day of the week; there will be a maximum of 4 employees on site at one time; and
- WHEREAS, the site is served by public drinking water and sewers and is located in the Oak Orchard Wastewater Treatment Plant and Davis Road Pump Station service areas; per the Onondaga County Department of Water Environment

Protection, there is a county-owned trunk sewer along the boundary of the site and on the adjacent parcel; and

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

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

The New York State Department of Transportation has determined that the municipality and the applicant are required to coordinate Brewerton Road access plans with the Department. Any modifications that may be required by the Department must be shown on a modified site plan prior to municipal approval.

The Board also offers the following comment(s):

1. The Town is encouraged to require sidewalks along Route 11. New York State Department of Transportation strongly recommends that any sidewalks along a state road be located within the public right-of-way. In this case, appropriation of land to the New York State Department of Transportation would be required and should be coordinated with the Department. Sidewalks in the state right-of-way must be five feet wide and continue through the driveway.
2. The Board encourages the applicant to coordinate with the New York State Department of Transportation regarding the location of the proposed driveway on Route 11 to ensure it is an appropriate distance from the intersection and allows for safe pedestrian movements on the site.
3. The Board advises the applicant to remove the pavement from the existing drainage easement at the corner of the parcel and relocate the sign outside of the easement.
4. The applicant is encouraged to consider including landscaping, such as street trees or a low hedge, along both road frontages, to screen parking in the front yard as well as buffer the site from traffic and adjacent residential uses.
5. The Onondaga County Water Authority (OCWA) recommends that the municipality and/or applicant contact OCWA's Engineering Department early in the planning process to determine water availability and service options, obtain hydrant flow test information, evaluate backflow prevention requirements, and/or request that the Authority conduct hydrant flow testing to assess fire flow availability.
6. The Onondaga County Department of Water Environment Protection asks that the applicant contact the Department at (315) 435-5402 early in the planning process to determine sewer availability and capacity.

7. 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" website at <http://savetherain.us> or contact the Onondaga County Department of Water Environment Protection at 315-435-2260.

8. The applicant and municipality are advised to ensure the following county, state, and/or federal regulations are met for the proposed project:

a. State Highway Access and/or Work Permit – Any new or modified driveways and work within the state right-of-way require a highway access and/or work permit from the New York State Department of Transportation.

b. Offset Plan - Per the Onondaga County Department of Water Environment Protection, the project shall comply with Local Law #1 of 2011 (www.ongov.net/wep/uselaws.html) where applicable. Unless it can be demonstrated that anticipated sanitary flows will not exceed previous flows in excess of one sewer unit over prior uses, the applicant must develop a 1 gallon to 1 gallon offset plan/project in coordination with the municipal engineer to offset new sanitary flow by the removal of extraneous flow and submit a letter confirming the acceptance of the offset plan to the Onondaga County Department of Water Environment Protection.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: April 11, 2018

OCPB Case # Z-18-112

- 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 UCK Two, LLC (Sun Auto Dealership) for the property located at 8010 Brewerton Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Brewerton Road (Route 11), and Interstate Route 81, state and federal highways; and
- WHEREAS, the applicant is proposing to modify a previously approved site plan and construct a 58' x 160' detailing facility on a 42.79-acre auto dealership site in Regional Commercial (RC) and General Commercial (GC) zoning districts; and
- WHEREAS, in 2017, the Board recommended Modification of a Site Plan referral (Z-17-57) to demolish the existing building and construct a new 45,846 sf building (auto dealership and service department) for Sun Auto, and Modification of a Preliminary and Final Subdivision referral (S-17-20) to resubdivide the four parcels into two as part of the proposed project; for both referrals the Board cited traffic, drainage, lighting, and signage data requirements, prohibited use of the State right-of-way for vehicle display, and consideration for wetlands on site and opportunities for an interconnected road strategy, and the local board approved the proposed action as modified; the site plan referral currently under review includes revisions to the previously approved and constructed project; and
- WHEREAS, the site is located on a highly commercialized and high-traffic corridor, and surrounding land uses include medium and large scale retail and a small residential neighborhood directly to the north of the site; the rear of the parcel backs up to Interstate Route 81; vacant land also occurs toward the rear of this and neighboring properties; the site currently contains the Sun Auto dealership building and associated parking, largely within two parcels totaling approximately 5 acres at the front of the site; the rear acreage (approximately 43 acres) is largely wooded and contains a tributary to Mud Creek, a Class C stream; GIS mapping indicates the creek corridor contains federal wetlands; and
- WHEREAS, the submitted Approved Site Layout Plan dated March 20, 2018 shows the proposed dealership (43,450 sf) set back nearly 350' from Route 11 and surrounded on all sides by an asphalt parking lot providing 42 customer spaces, 50 employee spaces, 30 vehicle staging spaces, and 677 display spaces; the plan shows two driveways from Route 11, which must meet the requirements of the New York State Department of Transportation; the primary driveway occurs at the southwest corner of the site in an unsignalized location that aligns with a driveway serving a retail plaza across Route 11; a northern driveway, added in 2014 to provide access to rear parking areas, is

shown with several access points to the expansive parking lot; per the New York State Department of Transportation, permits were not obtained for these two driveways which have already been constructed; another driveway at the front of the parcel has been eliminated, although pavement is still shown to occur within the right-of-way; per the New York State Department of Transportation, vehicle display or parking within the right-of-way is prohibited; and

WHEREAS, per the Approved Site Layout Plan, the parking lot includes curbed islands (material within islands is unclear, and no landscaping plan was included) and asphalt markings at the aisle ends; lighting of parking lots is only shown within the front yard display area; the parking area extends back on the parcel generally to a point parallel with Gray Avenue to the north, approximately 1,150 feet from the right-of-way; the Approved Site Layout Plan shows two stormwater ponds, one at the northwest corner, near Route 11, and one behind the building and parking lot; and

WHEREAS, per the submitted Environmental Assessment Form (EAF) dated March 19, 2018, approximately 2 acres are to be disturbed for the project; the submitted Modified Site Layout Plan dated March 20, 2018 and floor plans show modifications to the previously approved site plan to include the addition of an accessory detailing facility (58' x 160' building) to contain a detail center, photo booth, storage area, kitchen/break room, offices, wash areas, and lean-to and be located in the rear parking area; the Modified Site Layout Plan shows this portion of the site to otherwise contain asphalt pavement and a dry swale (per prior approval); lighting for the rear parking area is shown within the curbed islands and between parking rows; and

WHEREAS, per the Modified Site Layout Plan, the site contains an access easement along the northern drive access; a proposed 30' access easement is shown to extend perpendicular from the existing easement and run along the rear of the parking lot, presumably to accommodate a future interconnected road network; and

WHEREAS, the referral materials included with the Site Plan referral (Z-17-57) previously indicated that the northern access road would continue past the parking area to the back of the parcel, ultimately to a 10-car parking area adjacent to Interstate Route 81; the proposed access drive extension would cross federal wetlands in two locations; the EAF noted the proposed roadway would cross wetlands with bridge/culvert type structures as to avoid any disturbance of wetlands, any proposed development or drainage in federal wetlands would require appropriate permits from the U.S. Army Corps of Engineers; the proposed road extension and parking area are not shown in the Approved Site Layout Plan and are presumably not included in the approved project; and

WHEREAS, the referral materials included with the Site Plan referral (Z-17-57) also showed a billboard location within the rear parking area, with no details provided; signs that are limited to business name(s), products available, and/or services originating on the property are considered on-premises signs, and may not be subject to State or Federal regulation; signs with any other content are considered off-premises signs, and on- or off-premises signs that are located within 660 feet of the edge of the State right-of-way or are otherwise intended to be visible from the highway must be registered with the New York State Department of Transportation, in compliance with the Federal 1965 Highway Beautification Act and Part 150 of the Official Compilation of Codes, Rules and Regulations of the State of New York; if the sign is to be a

Commercial Electronic Variable Message Sign (CEVMS) New York State Department of Transportation approval must be obtained; the proposed billboard is also not shown in the Approved Site Layout Plan and is presumably not included in the approved project; and

WHEREAS, the site is served by existing water and sewer and is located in the Oak Orchard Wastewater Treatment Plant and Davis Road pump station service area; the Onondaga County Department of Water Environment Protection has determined that the submitted project is located in an area designated as flow constrained or impacted by excessive wet weather flow or is tributary to a Combined Sewer Overflow (CSO); and

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

The applicant must contact the New York State Department of Transportation regarding the existing access to Route 11 to ensure all driveways meet Department commercial driveway standards and to discuss anticipated traffic generation by the additional use on the site.

The Board also offers the following comment(s):

1. The Town is advised to ensure the paved area or curbing within the right-of-way in the location of the former center driveway has been removed.
2. The Onondaga County Water Authority (OCWA) recommends that the municipality and/or applicant contact OCWA's Engineering Department early in the planning process to determine water availability and service options, obtain hydrant flow test information, evaluate backflow prevention requirements, and/or request that the Authority conduct hydrant flow testing to assess fire flow availability.
3. The Onondaga County Department of Water Environment Protection asks that the applicant contact the Department at (315) 435-5402 early in the planning process to determine sewer availability and capacity.
4. The applicant is encouraged to reduce stormwater runoff and improve stormwater quality as much as practical by reducing impermeable surfaces and utilizing green infrastructure, such as permeable pavement and landscape islands. For more information on stormwater management, visit the Onondaga County "Save the Rain Program" website at <http://savetherain.us> or contact the Onondaga County Department of Water Environment Protection at 315-435-2260.
5. The applicant and municipality are advised to ensure the following county, state, and/or federal regulations are met for the proposed project:
 - a. State Work Permit – Any work within the state right-of-way requires a work permit from the New York State Department of Transportation.
 - b. Offset Plan - Per the Onondaga County Department of Water Environment Protection, the project shall comply with Local Law #1 of 2011 (www.ongov.net/wep/uselaws.html) where applicable. Unless it can be

demonstrated that anticipated sanitary flows will not exceed previous flows in excess of one sewer unit over prior uses, the applicant must develop a 1 gallon to 1 gallon offset plan/project in coordination with the municipal engineer to offset new sanitary flow by the removal of extraneous flow and submit a letter confirming the acceptance of the offset plan to the Onondaga County Department of Water Environment Protection.

c. State Pollutant Discharge Elimination System (SPDES) Permit – Any project that cumulatively disturbs one acre or more of land, must be covered under the New York State SPDES II General Permit for Stormwater Discharges from Construction Activity. For projects within a designated municipal storm sewer system (MS4) municipality, the applicant must prepare a Stormwater Pollution Prevention Plan (SWPPP) and consult with the municipal engineer to ensure conformance with the municipality's Storm Water Management Plan (SWMP). The applicant is advised that they must submit a Notice of Intent (NOI) and an MS4 SWPPP Acceptance Form (signed by the municipality) to the DEC Bureau of Water Permits. The municipality should ensure that a letter of acceptance is received from the DEC prior to issuance of a building permit.

Projects located within the Onondaga Lake watershed must include Enhanced Phosphorus Removal design criteria from the NYS Stormwater Management Design Manual in the SWPPP.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: April 11, 2018

OCPB Case # Z-18-113

- 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 Toped Development, LLC for the property located at 7918 Brewerton Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Brewerton Road (Route 11), a state highway; and
- WHEREAS, the applicant is proposing to construct a 2,000 sf quick-serve restaurant with drive-thru (Starbucks), along with associated parking, utilities, lighting, landscaping and stormwater management on a 0.84-acre parcel in a General Commercial zoning district; and
- WHEREAS, in 2017, the Board reviewed Area Variance (Z-17-407), Site Plan (Z-17-107), and Subdivision (S-17-26) referrals as part of a proposed project to construct a 5,000 sf restaurant (Chick-fil-A); the subdivision created two outparcels in front of an existing Home Depot store, including the subject parcel and the parcel on which the Chick-fil-A was recently constructed; and
- WHEREAS, the site is located on a highly commercialized and high-traffic corridor, and surrounding land uses include medium and large scale retail and small residential neighborhoods to the south and east of the site; and
- WHEREAS, the submitted survey map dated October 29, 2016 shows the site has frontage on Brewerton Road (US Route 11) and is currently developed as a parking lot; the site is situated between an existing signalized driveway (ingress/egress to Home Depot) onto Route 11 and the Chick-fil-A outparcel; per the survey map, there is a 20' easement to the Onondaga County Water Authority at the front of the site, parallel to Route 11; and
- WHEREAS, the submitted Site Plan dated March 2, 2018 shows the proposed one-story building (2,000 sf) to be set back 82.2' from Route 11 with a front yard drive-thru lane (15' wide) and adjacent, one-way by-pass lane (15' wide); per the Site Plan, the proposed project also includes a side parking lot (20 spaces), a row of common parking (17 spaces) adjacent to and to be shared with Chick-fil-A, 4 front yard parking spaces, directional arrows in the drive aisle, a front patio and outdoor seating area, and a rear trash enclosure; a proposed crosswalk and concrete sidewalk are shown to connect the building to an existing sidewalk along Route 11; and
- WHEREAS, all site access will be via the existing private Home Depot driveway at the signalized intersection; no additional access is shown or shall be allowed directly onto Route 11; and
- WHEREAS, per the project narrative, proposed signage will be added to an existing freestanding sign at the front of the site that was installed as part of the Chick-fil-A project; the submitted elevations show additional signage to include wall-

mounted signs at the building entrances and the rear of the building; and
WHEREAS, per the local application, the proposed Starbucks will operate 24 hours a day, seven days a week; the maximum number of employees on site at one time will be 8; and

WHEREAS, per the Environmental Assessment Form (EAF) dated March 1, 2018, the existing stormwater drainage patterns are to remain, with stormwater discharging to existing storm drains after treatment from appropriate stormwater management facilities; and

WHEREAS, the site has access to public drinking water and wastewater and is located in the Oak Orchard Wastewater Treatment Plant and Davis Road Pump Station service areas; per the project narrative, a new sanitary sewer connection is proposed which will connect to a sewer extension that was installed as part of the Chick-fil-A project; new water services are proposed from the water main that runs along Route 11; and

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

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

1. The New York State Department of Transportation has determined that the applicant must complete a Traffic Impact Study (TIS) for full build out to meet Department requirements and is required to contact the Department to determine the scope of the study. The applicant must submit the traffic study to the Department for approval and complete any appropriate mitigation as may be determined by the Department.
2. The applicant must submit a lighting plan to be approved by the New York State Department of Transportation and the Town to ensure there is no glare or spillover onto adjacent properties or the State right-of-way.
3. The New York State Department of Transportation has determined that the applicant must complete a drainage study or Stormwater Pollution Prevention Plan (SWPPP) to meet Department requirements verifying that the proposed development would not create additional stormwater runoff into the State's drainage system and is required to first contact the Department to determine the scope of the study. The applicant must submit the drainage study to the Department for approval and complete any appropriate mitigation as may be determined by the Department.

The Board also offers the following comments:

1. Given the congested drive-thru for the adjacent restaurant and associated safety concerns, the Board discourages the front yard parking spaces. The applicant is encouraged to consider screening of parking along Route 11, which may include landscaping, such as street trees or a low hedge, along the road frontage between the existing sidewalk and front yard asphalt.

2. The Town and applicant are advised to ensure that appropriate access

easements are in place for shared use of the signalized driveway onto Route 11.

3. The Board encourages opportunities for Starbucks, Chick-fil-A, and Home Depot to improve traffic flow between the three parcels and consider shared parking strategies with Home Depot.

4. The Onondaga County Department of Water Environment Protection asks that the applicant contact the Department at (315) 435-5402 x225 early in the planning process to determine sewer availability and capacity.

5. The applicant is encouraged to reduce stormwater runoff and improve stormwater quality as much as practical by reducing impermeable surfaces and utilizing green infrastructure. For more information on stormwater management, visit the Onondaga County "Save the Rain Program" website at <http://savetherain.us> or contact the Onondaga County Department of Water Environment Protection at 315-435-2260.

6. 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 Daniel Cupoli and seconded by James Corbett. The votes were recorded as follows: Douglas Morris - yes; Bill Fisher - yes; James Corbett - yes; Daniel Cupoli - yes; Robert Antonacci - yes; Lisa Dell - yes.



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: April 11, 2018

OCPB Case # Z-18-114

- 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 Maurice Hamm for the property located at 5501 Bartel 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 Bartel Road (Route 166), a county highway, and Brewerton Road (Route 11), a state highway; and
- WHEREAS, the applicant is proposing to modify a tenant space in an existing shopping plaza for a new bar and night club on three parcels totaling 8.438 acres in a General Commercial zoning district; and
- WHEREAS, the site is located in Brewerton just southwest of Oneida Lake; the site abuts residential lots to the north and east; other surrounding land uses include medium density roadside commercial and the Brewerton Elementary School; and
- WHEREAS, the submitted Existing Conditions Site Plan shows the site has frontage on Bartell Road, a local road, and Brewerton Road (US Route 11) and contains an existing one-story building, the Brewerton Centre shopping plaza, with a large front parking lot; the site has an existing full access driveway onto Bartell Road and an existing access drive onto Route 11 that also serves an adjacent business to the north; per the plan, the site has additional rear yard parking areas and side yard parking that connects to a rear parking lot serving the adjacent northerly business; and
- WHEREAS, per the local application, the proposed project will modify an existing 3,000 sf tenant space in the shopping plaza to allow for a night club; the night club hours will be 7pm to 2am seven days a week; the maximum number of employees on site at one time will be 6-10; no changes to the building façade are proposed; per the plan, there will be no proposed paving, landscaping, or new lighting on the site; and
- WHEREAS, per the local application and sign details, signage for the night club will include a wall sign (96" x 18") with internally-illuminated (LED) channel letters mounted over the building entrance and signage to be added to the existing pylon sign along Bartell Road; and
- WHEREAS, the site is served by public drinking water and sewers and is located in the Brewerton Wastewater Treatment Plant service area; and
- WHEREAS, the New York State Department of Environmental Conservation (NYS DEC) Environmental Assessment Form (EAF) Mapper indicates that the project is within 2,000 feet of a site in the NYS DEC Environmental Site Remediation database (V00036, 734112); and
- WHEREAS, per the EAF Mapper, the site of the proposed action may contain a species of

animal (Indiana bat), or associated habitats, listed by the state or federal government as threatened or endangered; and

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

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; Bill Fisher - yes; James Corbett - yes; Daniel Cupoli - yes; Robert Antonacci - yes; Marty Voss - yes.



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: April 11, 2018

OCPB Case # Z-18-115

- 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 Baldwinsville Planning Board at the request of Upstate Premier Mortgage for the property located at 57 East Genesee Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of East Genesee Street (Route 31), and Genesee Street and Salina Street (both Route 370), all state highways; and
- WHEREAS, the applicant is proposing façade improvements on an existing commercial building on a 0.36-acre parcel in Business (B-2) and East Genesee Street Overlay zoning districts; and
- WHEREAS, the site is located along East Genesee Street, a state road, in the Village of Baldwinsville; surrounding land uses are a mix of commercial and office with residential uses occurring farther north and south of East Genesee Street; and
- WHEREAS, the submitted survey map dated September 22, 2015 and aerial imagery show the site contains an existing two-story office building (Upstate Premier Mortgage) and has an existing concrete sidewalk along the road frontage; per aerial imagery, there is a large rear parking area occurring on the site and several adjacent parcels that appears to serve and/or be accessible to the site and five surrounding parcels; access to the large parking area comes from two existing driveways onto East Genesee Street, one of which falls partially on the site, and two existing driveways onto Mechanic Street, a local street; and
- WHEREAS, the submitted elevation drawing shows the proposed façade improvements to include new stone and composite shakes façade, new window trim, a new door, painting some of the existing stucco façade, and decorative brackets and gable end boards; one of the existing doors at the front of the building will be removed and replaced by a new window; and
- WHEREAS, the site is served by public drinking water and sewers and is located in the Baldwinsville-Seneca Knolls Wastewater Treatment Plant service area; and
- WHEREAS, the New York State Department of Environmental Conservation (NYS DEC) Environmental Assessment Form (EAF) Mapper indicates that the project is within 2,000 feet of a site in the NYS DEC Environmental Site Remediation database (E734114, V00053); and
- WHEREAS, per the EAF Mapper, the site is located over, or immediately adjoining, primary and principal aquifers; and
- WHEREAS, the EAF Mapper indicates that the site of the proposed action may contain a species of animal (Bald eagle), or associated habitats, listed by the state or federal government as threatened or endangered; and

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

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

Given the prominent location of this building, the Board commends the applicant for the proposed façade alterations.

The Board also offers the following comment(s):

1. The applicant is encouraged to consider additional landscaping or street trees along the road frontage to further improve the Village streetscape and enforce walkability along this corridor.
2. The Board advises the Village to consider opportunities for formalizing long term shared parking among this and neighboring uses, including shared agreements, resubdivision, and driveway consolidation.
3. The New York State Department of Transportation recommends extending the sidewalk through the driveway to be consistent with Department sidewalk standards.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: April 11, 2018

OCPB Case # Z-18-116

- 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 Victoria Bingham for the property located at 126 East Genesee Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of East Genesee Street (Route 5), a state highway; and
- WHEREAS, the applicant is proposing minor improvements to an existing house on a 0.47-acre parcel in Residential (R-3) and Historic zoning districts in order to operate a Bed and Breakfast; and
- WHEREAS, the Board is concurrently reviewing a Special Permit referral (Z-18-104) as part of the proposed project; and
- WHEREAS, the site is located along East Genesee Street, a state road, in the Village's Genesee Street Hill-Limestone Plaza Historic District, which is listed on the National Register of Historic Places; surrounding land uses are primarily residential; and
- WHEREAS, the local applications indicate that the applicant purchased the residence in 2016, which had operated as a bed and breakfast (Beard Morgan House Bed and Breakfast) for 25 years prior, and continued to run it as such; the intent of the special use permit is to reopen the bed and breakfast under the new owner; and
- WHEREAS, the submitted survey map dated December 2, 2016 shows the site contains an existing two-story residence and a detached, two-car garage; there is an existing driveway onto East Genesee Street and a concrete sidewalk along the road frontage; aerial imagery shows the remainder of the site to be covered by grass and trees; per the survey map, there is a Village sanitary easement crossing the rear of the parcel; and
- WHEREAS, the local applications list interior improvements to the residence as a new furnace and exhaust, renovated walls, new drywall, paint, and hard-wired carbon monoxide and fire alarms and exterior improvements to include new paint; the submitted Site Plan dated March 14, 2018 shows a proposed turnaround area with grass pavers at the front of the house; the submitted floor plans dated March 14, 2018 indicate there will be three, second floor bedrooms designated to the bed and breakfast, each with an egress window; and
- WHEREAS, per the local applications, proposed check-in and check-out time for guests will be 3pm and 11am, respectively; anticipated parking needs are 1-3 cars in addition to the owner's vehicles; and
- WHEREAS, the local applications indicate that the existing wall-mounted sign (16" x 20") will continue to be used for the bed and breakfast; and

WHEREAS, the site is served by public drinking water and sewers and is located in the Meadowbrook-Limestone Wastewater Treatment Plant service area; 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 shall comply with Local Law #1 of 2011 (www.ongov.net/wep/uselaws.html) which requires a 1 gallon to 1 gallon offset plan unless it can be demonstrated that anticipated sanitary flows will not exceed previous flows in excess of one sewer unit over prior uses; and

WHEREAS, the New York State Department of Environmental Conservation (NYS DEC) Environmental Assessment Form (EAF) Mapper indicates that the project is within 2,000 feet of a site in the NYS DEC Environmental Site Remediation database (C734110); and

WHEREAS, per the EAF Mapper, the site of the proposed action may contain a species of animal (Northern long-eared bat, Indiana bat), or associated habitats, listed by the state or federal government as threatened or endangered; and

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

The applicant is advised to relocate the proposed turnaround area to the rear of the house to maintain the historic character of the neighborhood.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: April 11, 2018

OCPB Case # Z-18-117

- 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 DeWitt Zoning Board of Appeals at the request of Bridgestone dba Firestone Complete Auto Care for the property located at 3702 Erie Boulevard East; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review issuance of special permits and the site is located within 500 feet of Erie Boulevard East (Route 5) and East Genesee Street (Route 92), both state highways; and
- WHEREAS, the applicant is requesting to renew a special permit for an existing commercial garage operation on a 0.69-acre parcel in a Business Transitional (BT) zoning district; and
- WHEREAS, in 2004, the Board offered No Position for a Special Permit referral (Z-04-158) modifying an existing special permit to allow weekday hours to commence at 7am rather than 9am and permit Sunday hours of operation from 9am to 5pm; per the submitted resolution, the special use permit was granted with conditions of approval, including "The Specific Use Permit will be for a period of 5 years at which time the applicant will have to re-apply to the Zoning Board of Appeals for an additional three year period under the same terms and conditions. At the expiration of the three year period, the applicant shall re-apply for an additional three year period under the same terms and conditions."; and
- WHEREAS, per the local application, the Firestone Complete Auto Care commercial garage was originally approved by the Zoning Board of Appeals in 1965 and has been in continuous operation for 50 years; no changes to the existing structure or related improvements on the property are proposed or required; and
- WHEREAS, the site is located south of Shoppingtown Mall along Erie Boulevard East, a state road, in the Town of DeWitt; Erie Boulevard East is a corridor of mixed roadside commercial and large retail establishments intersecting with East Genesee Street, a state road, just south of the site; residential neighborhoods are predominant in the lands beyond the roadside commercial uses; and
- WHEREAS, the submitted survey map dated February 27, 2018 shows the site has additional frontage on Lansdowne Road, a local road to the north that dead ends before intersecting with Erie Boulevard East; the site is shown to contain an existing one-story building situated on the southern lot line; there are front and rear parking areas; site access comes from an existing driveway onto Erie Boulevard East that is limited to right-in and right-out only movements due to the existing median on Erie Boulevard East; and
- WHEREAS, aerial imagery shows the site also contains tall trees and fencing along the north and west lot lines which abut/face residential lots; and

WHEREAS, the submitted Environmental Assessment Form (EAF) dated March 16, 2018 indicates the site has existing catch basins and storm sewers for on-site stormwater management; and

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

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

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

WHEREAS, the New York State Department of Environmental Conservation (NYS DEC) EAF Mapper indicates that the site of the proposed action may contain a species of animal (Indiana bat, Northern long-eared bat), or associated habitats, listed by the state or federal government as threatened or endangered; impacts to bat species are often associated with tree clearing, and per the EAF, no trees will be cut as part of the proposed action; and

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

Given plans for the Empire State Trail, the applicant is advised to coordinate any right-of-way treatments with the New York State Department of Transportation to ensure consistency with any plans for the Erie Boulevard corridor.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: April 11, 2018

OCPB Case # Z-18-118

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the City of Syracuse Planning Commission at the request of Montreal Development LLC for the property located at 405 Spencer Street and 315 Maltbie 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 Route 690, a state highway, and the Maltbie Flow Control Facility, a county-owned facility; and
- WHEREAS, the applicant is proposing façade alterations and interior renovations to an existing vacant building on two parcels totaling 1.157 acres in a Lakefront (T5-2) zoning district; and
- WHEREAS, in 2016, the Board offered No Position With Comment for a Site Plan referral (Z-16-179), which was approved by the City, to partially demolish an existing vacant warehouse on the site and complete exterior alterations; and
- WHEREAS, the site is located at the intersection of Spencer Street and Maltbie Street, both city streets, in the City's Lakefront neighborhood; the site faces Onondaga Creek, a portion of the Onondaga Creekwalk, and an existing two-story office building across Maltbie Street; and
- WHEREAS, the City of Syracuse is currently undertaking a comprehensive project to revise and modernize zoning in the City; according to the ReZone Syracuse draft zoning map dated March 2018, the proposed zoning for lots is Mixed Used Office (MX-3), which would act to "provide for pedestrian friendly areas of medium- to higher-density residential development and compatible nonresidential uses, such as offices and supporting secondary commercial uses"; and
- WHEREAS, aerial imagery shows the site to contain an existing building, sidewalks along both road frontages, and gravel/asphalt covering much of the remainder of the site; there is an existing curb cut on Maltbie Street at the southeast corner of the site and an existing curb cut on Spencer Street; some of the previously approved site and building renovations appear to have been completed or are in progress; and
- WHEREAS, per the local application, interior and exterior renovations of the vacant warehouse are intended to allow for new restaurant (3,830 sf) and office furniture showroom (4,270 sf) uses in the existing building; the submitted floor plans show the front tenant space will be occupied by a restaurant and the rear space will be occupied by JWM Furniture; and
- WHEREAS, the submitted elevations show proposed exterior improvements to include new brick, hardie-plank, and veneer siding and new windows and doors; per the floor plans, there will be a seasonal outdoor seating area (734 sf) along the

side of the building facing Maltbie Street; and

WHEREAS, the Site Layout and Planting Plan revised April 18, 2016, which was also included in the 2016 referral materials, shows the restaurant building with a proposed covered brick patio facing Maltbie Street, a rear dumpster enclosure, 49 proposed parking spaces west and south of the building, a proposed bike rack, two proposed trees at the corner on a concrete and brick paver area, additional landscaping and groundcover plantings around the building and within the parking lot, and concrete walks around the building; plans indicate a steep grade around the developed area to remain undeveloped; and

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

WHEREAS, the New York State Department of Environmental Conservation (NYS DEC) Environmental Assessment Form (EAF) Mapper indicates that the project is within 2,000 feet of sites in the New York State Department of Environmental Conservation (NYS DEC) Environmental Site Remediation database (C734089, V00588, C734088, C734088A, C734143); and

WHEREAS, per the EAF Mapper, 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; per the submitted EAF dated April 26, 2017, the applicant is awaiting comments from SHPO regarding archaeological artifacts; remnants of a salt industry building are located 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 Site Plan appears to show parking lot installation in the location of historic salt industry artifacts, which is not endorsed by the Board. The City and applicant are encouraged to consider opportunities to accommodate and/or celebrate the historic elements on the site into the proposed project and revise its site plan to feature the remnants of the salt industry building.

The Board also offers the following comments:

1. In addition to consultation and review by the New York State Historic Preservation Office, the City and applicant are encouraged to consult with the Onondaga Historical Association, who may have research and resources to offer regarding preservation of the historic salt industry artifacts.
3. The Onondaga County Department of Water Environment Protection asks that the applicant contact the Department at (315) 435-5402 early in the planning process to determine sewer availability and capacity.
4. The applicant is encouraged to reduce stormwater runoff and improve stormwater quality as much as practical by reducing impermeable surfaces and utilizing green infrastructure. For more information on stormwater management, visit the Onondaga County "Save the Rain Program" website at <http://savetherain.us> or contact the Onondaga County Department of Water Environment Protection at 315-435-2260.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: April 11, 2018

OCPB Case # Z-18-119

WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a ZONE CHANGE from the Village of Manlius Planning Board at the request of RHS Holdings, LLC for the property located at Fayette Street and Eureka Drive; 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 the site is located within 500 feet of Highbridge Road (NYS Route 92 and part of the National Highway System) and Fayette Street (NYS Routes 257 and 92), and Fayetteville-Manlius Road (NYS Route 257); and

WHEREAS, the applicant is requesting a zone change for four parcels totaling 6.03 acres from Two-Family Residential (R-2) and Commercial (C) to Planned Unit Development (PUD) in order to proceed with a proposed mixed-use retail, restaurant and residential development project; and

WHEREAS, in 2017, the Board offered No Position With Comment for a Zone Change referral (Z-17-468) proposing to change the zoning of the site from C to PUD as part of the proposed project; a letter dated March 29, 2018, included with the current referral materials, indicates that the 2017 referral misrepresented the current zoning of the site, which is actually a mix of C and R-2, and the resubmission is intended "to ensure that the [County] Board's determination is factually accurate with respect to the current zoning of the premises"; per the letter, "the planned project and project site have not changed"; and

WHEREAS, the Board has reviewed a number of other proposals and zone changes in this area of the Village near the Y-intersection of Route 92 (Highbridge Road and Fayette Street) and Route 257 (Fayetteville-Manlius Road); referrals for projects on the same side of Fayette Street as this proposal include: a zone change from R-2 to Commercial in 2005 (Z-05-11), in order to demolish existing manufacturing facilities and a house and construct retail/office facilities; a zone change from R-2 and Commercial to Residential Multiple Use (R-M) and Commercial (Z-08-150) on parcels to the northeast for a proposed car dealership and Walgreens; concurrent zone change, subdivision, and site plan referrals in 2012 (Z-12-187, Z-12-188, S-12-48) to rezone the parcels to the northeast to Planned Unit Development (PUD) for the Manlius Square project, which would create five lots in order to build 2 two-family dwellings, retain an existing commercial building, build a proposed mixed-use building, and build a single-use retail building; and concurrent site plan, special permit, and final subdivision referrals in 2015 (Z-15-59, Z-15-60, S-15-30) to demolish three existing buildings and construct a drugstore with drive-thru (CVS Pharmacy) on five parcels; and

WHEREAS, referrals for projects on the opposite side of Fayette Street for the Madison Row development include: a zone change in 2010 from R-1 to PUD (Z-10-248) on 3.84 acres in order to remove existing residential rental properties to

construct a bank, a mixed-use commercial and residential building, and a village parking lot; subsequent concurrent subdivision and site plan referrals for the same project (S-11-10, Z-11-27); a zone change referral to amend the PUD district (Z-13-222); and a site plan referral for the mixed use building in the PUD (Z-13-258) to include a Kinney Drugs, other retail, office, and apartments; and

WHEREAS, the site is located at the edge of the traditional village on the historic and heavily traveled NYS Route 92/Route 257 corridor; surrounding land uses are commercial, single- and multi-family residential, and civic (fire house); the submitted Site Development Plan dated May 25, 1989 shows the site consists of four tax parcels totaling 6.03 acres and has rear frontage on Eureka Drive, a local road; the site abuts residential parcels to the north and east, and the lot containing CVS Pharmacy to the south; and

WHEREAS, aerial imagery shows the site to contain two single-family houses, an existing one-story building, another existing one-story block building (17,000 sf), and a large tarvia parking lot; the site appears to have 7 existing curb cuts, totaling over 200 feet of access to Fayette Street; the submitted Environmental Assessment Form (EAF) dated November 20, 2017 indicates that the four parcels will be combined into a single parcel as part of the proposed project; the Board has not received a subdivision referral yet; and

WHEREAS, the applicant is seeking a zone change from the current mixed C and R-2 zoning to PUD for the entire site; the proposed zone change is intended to allow for the demolition of the existing buildings on the site and construction of a new mixed-use development; and

WHEREAS, per the submitted architectural narrative, all existing structures will be demolished as part of the proposed project and the completed development is anticipated to include the following: a full-service bank with drive-thru, 2 restaurants to include a full service casual food restaurant with bar/lounge and a coffee shop with drive-thru, 18,926 sf of small ground floor retail stores (up to 7 total), 18,357 sf of second floor business offices (up to 7 units), 22 luxury residential apartments with an enclosed parking garage for 40 cars, on-site parking for 331 cars, and support for an enhanced nature trail to the nearby existing fish hatchery; the proposed development will provide a total building area of 105,795 sf; the submitted Proposed Site Plan dated October 17, 2017 shows a proposed full access driveway with dual exit lanes at the signalized intersection of Route 92 (Highbridge Road and Fayette Street) and Route 257 (Fayetteville-Manlius Road) and Stickley Drive (modified from the existing driveway at that location), a proposed exit-only driveway onto Route 257, and two proposed connections to the adjacent CVS parcel which has an existing right-in, right-out driveway onto Fayette Street and an existing full access driveway onto Elmbrook Drive at the rear of the lot; and

WHEREAS, the architectural narrative indicates that two traffic studies have been completed for the proposed project and presented to the New York State Department of Transportation; past project reviews for this intersection have discussed heavy traffic and capacity limitations along the Route 92 corridor; per the narrative, the studies indicate that any traffic increase resulting from the development can be supported by the existing highway system and traffic controls without any change to the intersection; and

WHEREAS, the Proposed Site Plan shows an existing creek (Willowbrook Creek) at the rear of the site with a pedestrian bridge crossing the creek and a 10' clearance area (as required by the DEC) with existing shrubbery buffering the creek

from the proposed development area; a nature trail pavilion and a trail with “access to future nature trail & fish hatchery” extending northward from the site are shown on the site plan; per the architectural narrative the proposed project also includes retaining the natural buffer of brush and trees located between the creek and the adjacent residential parcels; and

WHEREAS, the EAF states that 5.39 acres of the site will be disturbed by the proposed project; stormwater runoff will initially be directed to on-site stormwater management structures and filtration areas, and then ultimately to Willowbrook Creek; the Proposed Site Plan shows two stormwater management areas, one to be located at the front of the proposed apartment building and parking garage and the other to be situated between the creek and proposed parking lot; and

WHEREAS, per the referral notice, the site is served by public drinking water and sewers and is located in the Meadowbrook-Limestone Wastewater Treatment Plant service area; anticipated drinking water demand for the proposed development is 12,000 gallons per day and anticipated liquid waste generation is 12,000 gallons per day; the Onondaga County Department of Water Environment Protection has determined that the submitted project is located in an area designated as flow constrained or impacted by excessive wet weather flow or is tributary to a Combined Sewer Overflow (CSO); and

WHEREAS, per the New York State Department of Environmental Conservation (NYS DEC) EAF Mapper, a portion of the site is listed in the NYS DEC Environmental Site Remediation database (C734122); the site (C734122) is classified as “No Further Action at this Time” in the Brownfield Cleanup Program; the EAF Mapper indicates that the site of the proposed action may contain a species of animal (Northern Long-eared Bat), or associated habitats, listed by the state or federal government as threatened or endangered; and

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

The Board offers No Position with regard to the proposed zone change, and commends the applicant and Village on incorporating mixed-use development in a traditional village area.

The Board reiterates the following comments from its 2017 review, which are intended for the next phase of development:

1. The applicant must continue to coordinate with the New York State Department of Transportation on all proposed access to Route 92 and Route 257 and traffic data requirements, particularly if there are any changes to the proposed development as project planning continues and as tenants are identified. Any mitigation required by the Department must be shown on a modified site plan prior to municipal approval.

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

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

E-mail Address: countyplanning@ongov.net

Department for approval and complete any appropriate mitigation as may be determined by the Department.

3. Given the site's location within a village setting, the applicant is encouraged to consider a revised site design that orients all buildings, and specifically the coffee shop, perpendicular to the road frontage, and promotes the walkable nature of the proposed mixed-use development and local area by excluding drive-thru lanes.

4. The Onondaga County Department of Water Environment Protection asks that the applicant contact the Department at (315) 435-5402 early in the planning process to determine sewer availability and capacity.

5. The applicant is encouraged to reduce stormwater runoff and improve stormwater quality as much as practical by installing landscaping/stormwater islands through the parking lots, reducing impermeable surfaces, and utilizing green infrastructure, such as permeable pavement. For more information on stormwater management, visit the Onondaga County "Save the Rain Program" website at <http://savetherain.us> or contact the Onondaga County Department of Water Environment Protection at 315-435-2260.

6. 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.

7. The applicant and municipality are advised to ensure the following county, state, and/or federal regulations have been met prior to project approval:

a. Offset Plan - Per the Onondaga County Department of Water Environment Protection, the project shall comply with Local Law #1 of 2011 (www.ongov.net/wep/uselaws.html) where applicable. The applicant must develop a 1 gallon to 1 gallon offset plan/project in coordination with the municipal engineer to offset new sanitary flow by the removal of extraneous flow and submit a letter confirming the acceptance of the offset plan to the Onondaga County Department of Water Environment Protection.

b. State Highway Access and/or Work Permit – Any new or modified driveways and work within the state right-of-way require a highway access and/or work permit from the New York State Department of Transportation.

c. State Pollutant Discharge Elimination System (SPDES) Permit – Any project that cumulatively disturbs one acre or more of land, must be covered under the New York State SPDES II General Permit for Stormwater Discharges from Construction Activity. For projects within a designated municipal storm sewer system (MS4) municipality, the applicant must prepare a Stormwater Pollution Prevention Plan (SWPPP) and consult with the municipal engineer to ensure conformance with the municipality's Storm Water Management Plan (SWMP). The applicant is advised that they must submit a Notice of Intent (NOI) and an MS4 SWPPP Acceptance Form (signed by the municipality) to the DEC Bureau of Water Permits. The municipality should ensure that a letter of

acceptance is received from the DEC prior to issuance of a building permit.

d. Permitting for Demolition - Per the Onondaga County Department of Water Environment Protection, any and all demolition of buildings requires a permit for sewer disconnects. The applicant must contact Plumbing Control to ensure appropriate permits are obtained.

e. Threatened or Endangered Species – 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 Daniel Cupoli and seconded by James Corbett. The votes were recorded as follows: Douglas Morris - yes; Bill Fisher - yes; James Corbett - yes; Daniel Cupoli - yes; Robert Antonacci - yes; Marty Voss - yes.



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: April 11, 2018

OCPB Case # Z-18-120

- 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 Onondaga Town Board at the request of Apple Acres, LLC for the property located at 4633 US Route 20; 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 Hitchings Road, a county highway, US Route 20, and a farm operation in a NYS Agricultural District; and
- WHEREAS, the applicant is proposing to construct a two-story apple cold storage and packing facility building and additional site improvements on a 23.62-acre parcel in a Residential and County (R-C) zoning district; and
- WHEREAS, the site, containing a portion of Apple Acres orchard, is located in a rural area in the Town of Onondaga; the site and surrounding lands are enrolled in New York State Agricultural District 1 and appear to contain active farmland; an Agricultural Data Statement was not included with the referral; 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
- WHEREAS, the submitted Existing Site Conditions plan dated March 2018 shows the site has frontage on US Route 20, Hitchings Road, a county road, and McClusky Road, a local road, and abuts the Orchard Vali Golf Club to the east; the site is shown to contain a large metal and block building with front concrete loading area and rear concrete loading dock, and an existing metal building; the buildings are surrounded by gravel, all of which occurs along the McClusky Road/Route 20 frontage and at the intersection with Hitchings Road; aerial imagery shows the remainder of the parcel, consisting of roughly 17 acres, is open land and contains an existing barn structure and gravel driveway onto Hitchings Road; and
- WHEREAS, the front of the site has three existing gravel driveways onto McClusky Road and an existing driveway onto Hitchings Road, which must meet Onondaga County Department of Transportation standards; and
- WHEREAS, the submitted proposed site plans dated March 2018 show the proposed two-story building (39,140 sf footprint) for cold storage and apple packing to be located at the rear of and attached to the larger metal building at the front of the site; additional proposed site improvements are shown to include connected gravel and asphalt parking areas with 25 gravel spaces and 18 asphalt spaces on one side of the proposed building and a concrete loading and asphalt parking area on the other side; and

WHEREAS, a new driveway onto Hitchings Road is proposed and shown to occur on the northern side of proposed building and provide access to the proposed loading area; and

WHEREAS, per the submitted Environmental Assessment Form (EAF) dated March 28, 2018, 7.10 acres of the site will be disturbed by the proposed project; a new stormwater infiltration basin (19,700 sf) will be constructed as part of the proposed project; the submitted Proposed Grading, Drainage, and Erosion Control Plan dated March 2018 shows the proposed infiltration basin at the northeast corner of the proposed loading area; the infiltration basin includes a 5' wide emergency spillway which would appear to direct flow to the adjacent golf club property; a stormwater pollution prevention plan (SWPPP) was included with the referral materials and indicates that pre and post developed conditions were modeled; the SWPPP analysis included results for the 1 year-24 hour storm, 10 year-24 hour storm, and 100 year-24 hour storm; and

WHEREAS, the site is served by an individual well and septic system; per the EAF, a new septic system is proposed as part of the project; the Existing Site Conditions plan shows the location of the septic tank, vent, and field of the existing system and the existing well, all to be abandoned; the site plans show the proposed septic system to include a 1,500 gallon septic tank, two 5-outlet distribution boxes, and a 1,000 gallon pump tank, and to occur the minimum 200' from the proposed well; and

WHEREAS, per the New York State Department of Environmental Conservation (NYS DEC) EAF Mapper, the site is located over, or immediately adjoining, a principal aquifer; and

WHEREAS, the EAF Mapper indicates that the site of the proposed action may contain a species of animal (Indiana bat), or associated habitats, listed by the state or federal government as threatened or endangered; impacts to bat species are often associated with tree clearing, and per the EAF, no trees will be cut as part of the proposed action; and

WHEREAS, per the EAF Mapper, 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

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

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

1. The Onondaga County Department of Transportation has determined that the municipality and applicant are required to coordinate all existing and proposed access to Hitchings Road with the Department, in order to satisfy commercial driveway standards. Access will be determined by the availability of sight distance. Any modifications required by the Department must be reflected on a revised site plan prior to municipal approval.
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 New York State Department of Transportation has determined that the

applicant must provide the Department with ITE Trip Generation traffic figures.

The Board also offers the following comment(s):

1. The Town is advised to review stormwater management plans for the site to ensure that the proposed infiltration basin will not have a negative impact on the adjacent golf club property as currently shown.
2. As this parcel is enrolled in a New York State Agricultural District, the municipality is encouraged to consult with the New York State Department of Agriculture and Markets prior to site plan approval, to ensure against conflicts with New York State Agricultural District law for certified properties.
3. The applicant and municipality are advised to ensure the following county, state, and/or federal regulations are met for the proposed project:
 - a. Septic System Approval – 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.
 - b. County Highway Access and/or Work Permit – Any new or modified driveways and work within the county right-of-way require a highway access and/or work permit from the Onondaga County Department of Transportation.
 - c. State Pollutant Discharge Elimination System (SPDES) Permit – Any project that cumulatively disturbs one acre or more of land, must be covered under the New York State SPDES II General Permit for Stormwater Discharges from Construction Activity. For projects within a designated municipal storm sewer system (MS4) municipality, the applicant must prepare a Stormwater Pollution Prevention Plan (SWPPP) and consult with the municipal engineer to ensure conformance with the municipality's Storm Water Management Plan (SWMP). The applicant is advised that they must submit a Notice of Intent (NOI) and an MS4 SWPPP Acceptance Form (signed by the municipality) to the DEC Bureau of Water Permits. The municipality should ensure that a letter of acceptance is received from the DEC prior to issuance of a building permit.

Projects located within the Onondaga Lake watershed must include Enhanced Phosphorus Removal design criteria from the NYS Stormwater Management Design Manual in the SWPPP.

The motion was made by Daniel Cupoli and seconded by James Corbett. The votes were recorded as follows: Douglas Morris - yes; Bill Fisher - yes; James Corbett - yes; Daniel Cupoli - yes; Robert Antonacci - yes; Lisa Dell - yes; Marty Voss - yes.



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: April 11, 2018

OCPB Case # Z-18-121

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a TEXT AMENDMENT from the Village of Jordan Village Board at the request of Village of Jordan for the property located ; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the adoption or amendment of a zoning ordinance or local law; and
- WHEREAS, the applicant is proposing to amend the Village of Jordan Zoning Laws, Article V titled Special Permit/Site Plan Review; and
- WHEREAS, the proposed text amendment is intended to amend specific criteria and findings applicable to Motor Vehicle Service and Repair (§5.2(B)(2)) and Motor Vehicle Sales (§5.2(B)(3)) uses for Special Permit or Site Plan review; and
- WHEREAS, for Motor Vehicle Service and Repair uses, the Village currently requires all fuel, oil, gasoline or similar substances to be stored in accordance with the standards of the National Board of Fire Underwriters and the NYS Uniform Fire Prevention and Building Code, and located at least 35 feet (for fuel, oil, gasoline or similar substances storage) or 25 feet (for vents) from any lot line; per the proposed text amendment, storage requirements are no longer specific to underground storage and shall also be approved by the New York State Department of Transportation; and
- WHEREAS, for Motor Vehicle Service and Repair uses, the Village currently prohibits storage of vehicles (awaiting repair) in the required yard areas or front yard and on-site storage of vehicles (awaiting repair or recently repaired) for more than 48 hours; the proposed text amendment would remove current location restrictions, increase on-site storage duration to one week, and require vehicles stored on site to be “neatly and orderly parked in required parking areas”; and
- WHEREAS, for Motor Vehicle Service and Repair uses, the Village currently includes landscape buffer width (8’), planting (double row of evergreen trees), height (installed at 4’ and maintained at 6’), and installation (on 6’ centers) requirements for lot lines abutting a residential use, and allows ZBA-approved substitutions for opaque fencing; the proposed text amendment removes the specific buffer requirements, requiring a ZBA-approved buffer of appropriate vegetation or fencing maintained at a height of 6’; and
- WHEREAS, for Motor Vehicle Sales uses, the Village requires all sales activities and vehicle storage or display to be maintained within an enclosed structure, which would be amended to exclude businesses with road frontage on Route 31 within the Highway Commercial zoning 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. The Board has offered the following COMMENT(S) in regards to the above referral:

1. The New York State and Onondaga County Departments of Transportation advise the Village that storage of fuel, oil, gasoline, or other similar substances, vehicle parking, storage, or display, and landscape buffers will not be permitted within any state or county right-of-way.
2. The Board encourages the Village to consult with the New York State Department of Environmental Conservation regarding state bulk storage regulations.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: April 11, 2018

OCPB Case # Z-18-122

- 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 Jordan Village Board at the request of Village of Jordan for the property located ; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the adoption or amendment of a zoning ordinance or local law; and
- WHEREAS, the applicant is proposing a local law regulating Bed and Breakfast uses in the Village of Jordan zoning laws; and
- WHEREAS, the submitted Environmental Assessment Form (EAF) dated March 26, 2018 indicates the purpose of the proposed local law is to “authorize and regulate the establishment and the operation of bed-and-breakfasts in the Village and to ensure the preservation of the character, integrity and property values of surrounding neighborhoods within which such facilities are located”; and
- WHEREAS, the proposed local law will add definitions for “Bed-and-Breakfast”, “Owner”, and “Guest(s)” to the Village zoning law; and
- WHEREAS, per the local law, bed-and-breakfast uses will be permitted in the Residential (RA-1) and Village Center (VC) zoning districts upon issuance of a special permit from the Village Zoning Board of Appeals (ZBA); special permits will not be transferrable and a new permit will be required for a new owner if a bed-and-breakfast is sold; and
- WHEREAS, per the local law, no duplex, multi-unit or multifamily dwelling or single-family, attached dwelling may be established and operated as a bed-and-breakfast; the bed-and-breakfast operator must be a full-time resident of the dwelling; and
- WHEREAS, per the local law, no exterior alterations, other than those mandated by codes or governmental regulations to assure safety and sanitation, entrances serving only guests, or exterior lighting or illumination which conflicts with the use of neighboring properties will be permitted; and
- WHEREAS, per the local law, the number of paying guests accommodated per night will be determined by the ZBA on a case-by-case basis; no guest shall stay for a period exceeding 30 consecutive days; the owner-occupant operator will be required to maintain a guest register documenting the name, address, and date of occupancy of all guests; and
- WHEREAS, per the local law, the number of guest rooms may not exceed the number of off-street parking spaces on the premises; parking will not be permitted in the front yard and must be located or screened from view to minimally impact the residential character of the neighborhood; and
- WHEREAS, per the local law, no driveway entrance or exit shall exceed 15 feet in width and shall have appropriate visibility and offer safe access to and from the

premises; 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 Village is encouraged to remove limitations on exterior alterations and consider providing more detailed guidelines that allow for exterior improvements, particularly for existing dwellings that are converted to a bed and breakfast, and ensure that site planning and building design preserves the character of the residential and/or Village setting in which it is located.
2. Per the New York State and Onondaga County Departments of Transportation, any existing or proposed driveway on a state or county road must meet Department driveway standards. The Village is advised to add language indicating driveways will be subject to New York State or Onondaga County Department of Transportation approval.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: April 11, 2018

OCPB Case # Z-18-123

- 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 Pompey Planning Board at the request of Fabius DNYP, LLC c/o Bohler Engineering MA, LLC for the property located at 2606 Route 91; 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 Route 20 and Route 91, both state highways, Cherry Street (Route 109) and Cemetery Road (Route 170), both county highways, and a farm operation located in a NYS Agricultural District; and
- WHEREAS, the applicant is proposing to construct a 9,300 square foot retail store (Dollar General) and additional site improvements on a 5.98-acre parcel in a Commercial (C) zoning district; and
- WHEREAS, the Board recently offered No Position With Comment for a Zone Change referral (Z-18-39) to change the zoning of the site from Residential (R) to Commercial (C) as part of the proposed project, and provided comments to be considered prior to development of the site regarding coordination with the New York State Department of Transportation on site access and required drainage and lighting data and encouraged design features that complement the traditional hamlet character of the area; the Board reviewed other referrals for the same proposed zone change, including a Zone Change referral (Z-17-303) in 2017 for which the Board offered No Position With Comment and a Zone Change referral (Z-05-415) in 2005 intended to allow for an existing garage to be used for a two-bay auto repair shop on the subject parcel and for which the Board recommended Disapproval; and
- WHEREAS, the site is located at the intersection of Route 20 and Route 91, both state roads, in the Town of Pompey at the center of the hamlet of Pompey Hill; surrounding land uses consist of residential lots and commercial properties; and
- WHEREAS, the submitted aerial image shows the site contains an existing three-family house with an existing detached garage and two existing driveways, one onto Route 91 and one onto Route 20; the remainder of the site is undeveloped and forested; and
- WHEREAS, the submitted Concept Render plan dated December 11, 2017 shows the front portion of the site to be zoned Commercial, while the remainder, including primarily the forested portions of the site, are in the Residential zoning district; the proposed project would include removing the existing structures and driveways to construct a new building (9,300 sf) for Dollar General; and
- WHEREAS, the Concept Render Plan shows additional proposed site improvements to include a new parking lot on the front and side of the building (33 spaces), four light poles with shields for driveway and parking lot lighting, a concrete

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E-mail Address: countyplanning@ongov.net

sidewalk along the front and side of the building, and a dumpster enclosure on the side of the building; proposed signage is shown to include a freestanding sign to be located near the Route 20/Route 91 intersection; an “alternative entrance” is shown on the plan that would provide driveway access onto Route 91; and

WHEREAS, the referral materials include two elevations drawings; one set of elevations shows the building’s front façade to include brick wainscot and prefinished metal wall panel in light stone and medium bronze with prefinished metal wall panel in light stone on the remaining faces; the other set of elevations indicates each building face would be clad in pre-finished metal wall panels in the same color (varies by vendor); each elevation drawing shows a wall-mounted sign over the building entrance; and

WHEREAS, the submitted Environmental Assessment Form (EAF) dated February 28, 2018 states 2.5 acres will be disturbed by the proposed action; stormwater discharge will be mitigated in onsite stormwater management areas and the Concept Render plan shows a stormwater management area in front of the proposed building along the Route 20 frontage; and

WHEREAS, the site is served by individual well and septic system; a proposed septic field is shown on the Concept Render plan to the side of the proposed building, and a proposed well is shown towards the rear of the site in a forested area; and

WHEREAS, the Town of Pompey Comprehensive Master Plan (2013) included goals and recommendations for preserving the historic and aesthetic resources within their hamlets; and

WHEREAS, the New York State Department of Environmental Conservation (NYS DEC) EAF Mapper indicates that the site is located over, or immediately adjoining, a sole source aquifer (Cortland-Homer Preble SSA); and

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

1. Per the New York State Department of Transportation, the applicant must continue to coordinate regarding the proposed access to U.S. Route 20 which will be subject to the permits described below. The existing driveway onto Route 91 will not be permitted and must be closed, and the applicant must modify the plan to remove the alternative access onto Route 91.
2. The applicant must submit a copy of the Storm Water Pollution Prevention Plan (SWPPP) and/or any drainage reports or studies to the New York State Department of Transportation early in the planning process for approval and complete any appropriate mitigation as may be determined by the Department.
3. The applicant must submit a lighting plan to be approved by the New York State Department of Transportation to ensure there is no glare or spillover onto adjacent properties or the State right-of-way.

The Board also offers the following comment(s):

1. As this site and proposed use may be a particularly prominent feature in the hamlet, the Town and applicant are encouraged to work together to incorporate high-quality site planning and architectural features that

complement the traditional, hamlet character of the area, as proposed in the Town of Pompey Comprehensive Master Plan. The Board encourages reducing the front yard setback to allow the building to be situated closer to the road frontage and relocating parking from the front yard to the side or rear of the building.

2. The applicant is encouraged to preserve as much existing tree cover as possible.

3. The applicant and municipality are advised to ensure the following county, state, and/or federal regulations have been met prior to issuance of a building permit:

a. State Highway Access and/or Work Permit – Any new or modified driveways and work within the state right-of-way require a highway access and/or work permit from the New York State Department of Transportation.

b. Septic System Approval - 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 motion was made by Daniel Cupoli and seconded by James Corbett. The votes were recorded as follows: Douglas Morris - yes; Bill Fisher - yes; James Corbett - yes; Daniel Cupoli - yes; Robert Antonacci - yes; Lisa Dell - yes; Marty Voss - yes.



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: April 11, 2018

OCPB Case # Z-18-124

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SPECIAL PERMIT from the City of Syracuse Planning Commission at the request of Mousa Al Zokari for the property located at 834 Burnet Avenue; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review issuance of special permits and the site is located within 500 feet of Route 690, a state highway; and
- WHEREAS, the applicant is requesting a special permit to establish hot food service in an existing deli/grocery store in an Industrial, Class A (IA) zoning district; and
- WHEREAS, in 2005, the Board offered No Position for a Special Permit referral (Z-05-6) to allow cooking within the existing convenience store; and
- WHEREAS, the site is located just north of I-690 in the City's Northside neighborhood at the intersection of North Beech Street and Burnet Avenue, both city streets; land uses in the immediate area are light manufacturing and industrial with residential neighborhoods occurring north of Burnet Avenue; and
- WHEREAS, the City of Syracuse is currently undertaking a comprehensive project to revise and modernize zoning in the City; according to the ReZone Syracuse draft zoning map dated March 2018, the proposed zoning for this lot is Industrial (IN), which is intended to "provide areas appropriate for low-intensity industrial uses including general manufacturing, warehousing and distribution, research and development, and commercial services, and to protect these areas, to the extent feasible, from the disruption and competition for space from unrelated retail uses, primary offices, and general industrial uses"; and
- WHEREAS, per the City of Syracuse zoning ordinance, restaurants are permitted in the IA district, but require a special permit where the restaurant or its off-street parking spaces are within 500' of a district where restaurants are not permitted; the site is south of parcels zoned Residential, Class A (RA); per the ReZone Syracuse Consolidated Draft dated March 2018, restaurants less than 1,000 sf are a permitted use in the proposed IN district, and similar buffer restrictions requiring a special permit do not seem to be included; and
- WHEREAS, the submitted survey map dated December 17, 2007 shows the site contains an existing two-story building that occupies almost the entirety of the site and partially occurs in the North Beech Street right-of-way; the site also contains a small blacktop area at the rear of the building; per aerial imagery, the blacktop parking area has an existing curb cut onto North Beech Street and appears to be a part of a larger parking area occurring on the adjacent parcel; and
- WHEREAS, per the local application, the first floor of the building is occupied by an existing grocery store and the second floor contains apartments; grocery store

hours of operation are 7 days a week 9am to 11pm; the maximum number of employees on site at one time is 2; and

WHEREAS, the submitted Environmental Assessment Form (EAF) dated February 20, 2018 indicates that the hot food service will require interior renovations; the submitted floor plans dated March 6, 2018 show a small kitchen area in the first floor grocery store which would include deep fat fryers, gas griddle, and a pizza oven for preparing hot food for take-out; and

WHEREAS, the submitted building elevations dated March 20, 2018 show 36.8 sf of existing signage will be removed from the first floor windows and additional signage around the front entrance will be removed; proposed signage for the grocery store will include an 18.88 sf wall-mounted sign over the front door and 121.64 sf of signage in the two windows on either side of the front door; and

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

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

WHEREAS, the New York State Department of Environmental Conservation (NYS DEC) EAF Mapper indicates that the project is within 2,000 feet of sites in the NYS DEC Environmental Site Remediation database (B00075, 734047); 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; Bill Fisher - yes; James Corbett - yes; Daniel Cupoli - yes; Robert Antonacci - yes; Marty Voss - yes.



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: April 11, 2018

OCPB Case # Z-18-94

- 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 AREA VARIANCE from the Village of Minoa Zoning Board of Appeals at the request of Village of Minoa / Edward Regan for the property located at 207 Main Street North; 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 Main Street North (Route 55, Costello Parkway, Minoa Road), a county highway, and the municipal boundary between the Village of Minoa and the Town of Manlius; and
- WHEREAS, the applicant is requesting front and side yard area variances to expand the porch on an existing building on a 0.19-acre parcel in a Commercial zoning district; and
- WHEREAS, the site is located at the intersection of Willard Street, a local road, and North Main Street, a county road, in the Village of Minoa; the site is across North Main Street from the Minoa municipal building and fire station; other surrounding land uses are primarily residential with several commercial uses; and
- WHEREAS, the submitted survey map dated January 16, 2012 shows the site contains an existing two-story frame house and a detached two-car garage; there are two existing, blacktop driveways on Willard Street, one of which serves the garage; there is also an existing, blacktop driveway onto North Main Street that runs along the side of the house and appears to partially occur on the adjacent residential lot; aerial imagery shows concrete sidewalks along both road fronts and on-street parking along North Main Street; and
- WHEREAS, the proposed front porch expansion is intended to provide outdoor space to an existing coffee shop, presumably occupying the first floor of the house, and will include stairs and an accessible ramp; per a submitted drawing, the porch will encroach 6.25 feet into the side driveway (9.24 feet wide); and
- WHEREAS, area variances are sought to reduce the front yard setback from 20 feet to 10 feet and the side yard setback from 10 feet to 3.75 feet to allow for the porch expansion; per the local application, an addition that complies with the setback requirements would be roughly 25' x 8' and would not provide enough space for its intended use and make it difficult to meet ADA guidelines, which the current porch does not; and
- WHEREAS, per the Village of Minoa zoning ordinance, restaurants must have one parking spot per four seats and all parking spaces shall be on the same lot with the principal building, except that such parking spaces may be otherwise located upon approval of the Board of Appeals; the local application indicates that relief from parking requirements is also sought and it would be impractical to provide parking on the site; and

WHEREAS, a letter from the Onondaga County Department of Transportation dated October 30, 2017, included in the referral materials, indicates the Department “was not able to locate the residential access permit(s), whether applied for, granted, or denied, for” the site; and

WHEREAS, the Environmental Assessment Form (EAF) indicates that stormwater will be conveyed to “storm drains located near property”; and

WHEREAS, the site is served by public drinking water and Village sewers; no changes to the existing infrastructure are indicated in the referral materials; and

WHEREAS, the New York State Department of Environmental Conservation (NYS DEC) EAF Mapper indicates that the site is located over, or immediately adjoining, a principal aquifer; and

WHEREAS, per the EAF Mapper, the site of the proposed action may contain a species of animal (Indiana bat), or associated habitats, listed by the state or federal government as threatened or endangered; and

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

1. The applicant is advised to close and remove the existing driveway onto North Main Street as it does not meet Onondaga County Department of Transportation commercial driveway standards as currently shown and will be significantly restricted by the proposed porch expansion. Any work within the County right-of-way will be subject to the permitting requirements described below.
2. The applicant is encouraged to consider landscape screening for the benefit of the adjacent residential lot and coffee shop patrons.
3. The applicant and municipality are advised to ensure the following county, state, and/or federal regulation is met for the proposed project:
 - a. County Highway Access and/or Work Permit – Any new or modified driveways and work within the county right-of-way require a highway access and/or work permit from the Onondaga County Department of Transportation.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: April 11, 2018

OCPB Case # Z-18-96

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a THREE-MILE LIMIT from the City of Syracuse Planning Commission at the request of Nickolaos Zampetopoulos for the property located at 6780 Manlius Center Road; and
- WHEREAS, the site is located within three miles of the City of Syracuse and subject to the extra-territorial jurisdiction of the City of Syracuse under the three-mile limit rule and the site is located within 500 feet of Manlius Center Road (Route 290) and Interstate Route 481, both state highways, and the municipal boundary between the Town of DeWitt and the Village of East Syracuse; and
- WHEREAS, the applicant is proposing to combine two lots into one 1.33-acre parcel in an Industrial zoning district; and
- WHEREAS, in 2017, the Board offered No Position for the Preliminary Subdivision (S-17-92) associated with this three mile limit review; the Board also offered No Position with Comment for a Site Plan referral (Z-17-380) in 2017 that proposed to operate a dog day care center in a former restaurant on one of the subject parcels; and
- WHEREAS, the site is located along Manlius Center Road, a state road, just west of I-481 in the Town of DeWitt; surrounding land uses include several auto sales and service businesses and various commercial lots along Manlius Center Road; and
- WHEREAS, the submitted "Annexation Survey" dated November 28, 2017 shows the site consists of two parcels with an existing one-story frame building, formerly a restaurant, on the parcel at the northeastern corner of the site; aerial imagery shows the building is situated along the eastern lot line and there is a vegetative buffer separating the parcels and I-481; and
- WHEREAS, the site has a full access driveway onto Manlius Center Road and an asphalt parking area, both of which are situated on both parcels; per the survey, the "gravel roadway leading to the property south of the subject parcel is not approved for ingress or egress as part of this survey"; and
- WHEREAS, a gravel pavement area is shown to extend westward from the asphalt parking lot; the survey shows a gravel drive from the parking area to the rear adjacent lot that may be providing additional access to that parcel; and
- WHEREAS, the survey indicates that the proposed subdivision will combine parcels 014.02-10.1 and 014.-02-09.1 into one lot (1.336 acres); and
- WHEREAS, the site is served by public drinking water and sewer and is located in the Meadowbrook-Limestone Wastewater Treatment Plant service area; and
- WHEREAS, the current FEMA Flood Insurance Rate Maps (FIRM) indicate that entirety of the site is located within the 100-year floodplain, which may require elevation

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

WHEREAS, per the New York State Department of Environmental Conservation (NYS DEC) Environmental Assessment Form (EAF) Mapper, the site of the proposed action may contain a species of animal (Northern long-eared bat, Indiana bat), or associated habitats, listed by the state or federal government as threatened or endangered; and

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

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

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: April 11, 2018

OCPB Case # Z-18-97

- 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 City of Syracuse Planning Commission at the request of T-Mobile c/o Katherine Blackwood/ Catholic Charities for the property located at 1654 West Onondaga 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 Harbor Brook, an existing county-owned stream; and
- WHEREAS, the applicant is proposing to relocate six existing antennas and install one new antenna on an existing structure on a 3.75-acre parcel in a Residential Class B (RB) zoning district; and
- WHEREAS, in 2017, the Board offered No Position for an Other Authorization referral (Z-17-94) proposing to replace the existing wireless telecommunications antennas installed on the subject building; the Board previously offered No Position for a Site Plan referral (Z-13-9) in 2013 to replace the existing cellular antennas; and
- WHEREAS, the site is located along West Onondaga Street and has additional frontage on Loehr Avenue, both local streets, in the City's Westside neighborhood; the site is bordered by residential lots to the east and south and is just west/southwest of the Velasko Road Detention Basin, a county-owned facility, and O'Connor Park; and
- WHEREAS, the City of Syracuse is currently undertaking a comprehensive project to revise and modernize zoning in the City; according to the ReZone Syracuse draft zoning map dated March 2018, the proposed zoning for this lot is Mixed Used Urban Neighborhood (MX-1), which would act to "provide for a pedestrian-friendly mix of low- to medium-density residential and small-scale, low-impact nonresidential uses"; and
- WHEREAS, aerial imagery shows the site contains an existing five-story building owned and operated by Catholic Charities, an attached three-story building, a detached one-story garage, and a large rear parking area; there are existing sidewalks along the West Onondaga Street frontage; site access consists of an existing full access driveway onto West Onondaga Street; and
- WHEREAS, the submitted Environmental Assessment Form (EAF) dated March 16, 2018 indicates that T-Mobile will relocate six of its existing antennas from the interior of the building to the exterior and install one new antenna; the submitted Rooftop Plan dated January 22, 2018 shows four of the antennas to be located on the rear face of the five-story building, two on the front, and one on the east side; and
- WHEREAS, the submitted Equipment Specifications plan dated January 22, 2018 and

aerial images show the antennas will be attached to the face of the building using a pipe mounting system and will not extend above the roofline of the building; and

WHEREAS, there are existing building-mounted antennas on the five-story building that presumably belong to Verizon, per the Other Authorization referral (Z-17-94); the proposed antenna installation does not appear to affect the existing antennas; and

WHEREAS, a Structural Analysis Report dated November 18, 2017 was included with the referral materials that concludes the steeple and mounts are “deemed adequate to support the existing and proposed loading”; and

WHEREAS, the site is served by public drinking water and sewers and is located in the Metropolitan Wastewater Treatment Plant service area; no changes to the existing infrastructure are proposed; the Onondaga County Department of Water Environment Protection has determined that the submitted project is located in an area designated as flow constrained or impacted by excessive wet weather flow or is tributary to a Combined Sewer Overflow (CSO); and

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; Bill Fisher - yes; James Corbett - yes; Daniel Cupoli - yes; Robert Antonacci - yes; Marty Voss - yes.



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: April 11, 2018

OCPB Case # Z-18-98

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 TEXT AMENDMENT from the Town of Fabius Town Board at the request of Town of Fabius Town Board for the property located ; and

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

WHEREAS, the applicant is proposing to amend the Town of Fabius Zoning Laws, Article X, Section 23, Violations and Penalties; and

WHEREAS, per the Town of Fabius Zoning Laws, Article X, Section 23, titled Violations and Penalties, any person who commits, takes part or assists in a violation of the Town's zoning law or who maintains any building or premises in which a violation exists "shall be guilty of a misdemeanor"; and

WHEREAS, the proposed text amendment will change a violation of the zoning law from a "misdemeanor" to a "violation"; and

WHEREAS, per the Town of Fabius Zoning Laws, Article X, Section 23, titled Violations and Penalties, violations of the Town's zoning law are currently punishable by a fine of up to \$300 or up to 6 months imprisonment for a first offense, a fine of \$300 to \$700 or up to 6 months imprisonment for a second offense if both occur within a 5-year period, or a fine of \$700 to \$1,000 or up to 6 months imprisonment for a third or subsequent offense if they all occur within a 5-year period; and

WHEREAS, the proposed text amendment will remove the terms of imprisonment from Section 23 and lower the maximum fine for a third offense from \$1,000 to \$800; and

WHEREAS, the proposed text amendment will also allow written notice of the violation to be served by regular mail with an affidavit, in addition to the methods (in person or by registered or certified mail) currently allowed by the zoning law; 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; Bill Fisher - yes; James Corbett - yes; Daniel Cupoli - yes; Robert Antonacci - yes; Marty Voss - yes.



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: April 11, 2018

OCPB Case # Z-18-99

- 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 PROJECT SITE REVIEW from the City of Syracuse Planning Commission at the request of Rescue Mission for the property located at Gifford Street, Dickerson Street & Granger 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 West Street, a state-owned arterial, and a county-owned WEP facility; and
- WHEREAS, the applicant is proposing to demolish an existing 1,050-square foot building and construct an 8,700-square foot addition to an existing building along with other site improvements on a 2.78-acre site in an Industrial, Class A (IA) zoning district; and
- WHEREAS, the Board is concurrently reviewing a Subdivision referral (S-18-25) as part of the proposed project; in 2016, the Board offered No Position With Comment for concurrent Project Site Review (Z-16-74) and Final Subdivision (S-16-17) referrals proposing to combine two lots into one to allow for a 14,000 sf addition to the Rescue Mission's existing residential building which was approved but does not appear to have been constructed yet; the Board cited wastewater and stormwater coordination, floodplain coordination, and consistency with plans for the adjacent Onondaga Creekwalk; later in 2016, the Board offered No Position With Comment for a Final Subdivision referral (S-16-63) proposing to reconfigure two Rescue Mission parcels which was withdrawn; and
- WHEREAS, the site is located along Onondaga Creek between Dickerson Street and Gifford Street, both city streets; the site is in the Near Westside neighborhood, with a number of parcels surrounding the project site containing buildings and parking affiliated with the Rescue Mission complex; and
- WHEREAS, the City of Syracuse is currently undertaking a comprehensive project to revise and modernize zoning in the City; according to the ReZone Syracuse draft zoning map dated March 2018, the proposed zoning for the lots is Mixed Used Office (MX-3), which would act to "provide for pedestrian friendly areas of medium- to higher-density residential development and compatible nonresidential uses, such as offices and supporting secondary commercial uses"; and
- WHEREAS, the submitted subdivision map dated January 18, 2016 shows the site consists of five parcels with additional frontage on Granger Street and McCormick Avenue, both city streets; the site is shown to contain an existing, two-story residential building, an existing one-story building (food services center), and an existing annex building (to be demolished) for the Rescue Mission; there is a green space and small parking area at the rear of the residential building along Onondaga Creek, occurring on a 30' sanitary sewer

easement on the site; the remainder of the site is covered by a large parking area (to be removed) with existing curb cuts on Gifford Street and McCormick Avenue and two existing curb cuts on Dickerson Street; and

WHEREAS, the proposed subdivision will combine the five lots into one, shown as Lot 1A-1 (2.78 acres) on the subdivision map; and

WHEREAS, the submitted Layout Plan shows the proposed addition to the food services building and a courtyard-type area with planters, concrete pavement, and seeded lawn to replace a portion of the large parking area; a proposed parking lot is shown at the corner of the site with access onto Granger Street and Dickerson Street; per the local application, other site improvements will include benches, bike racks, site walls, fencing, and lighting; site lighting is shown in the submitted Drainage and Utilities Plan dated March 14, 2018 to include light poles situated around the outside of the building addition and the proposed parking lot; and

WHEREAS, the submitted parking plan dated March 14, 2018 shows the proposed parking on the site to provide 31 spaces; additional parking (109 off-street and 56 on-street spaces) for the Rescue Mission campus is available in existing lots on surrounding parcels and along Gifford Street, providing 196 total spaces for the campus; the plan also shows an expansion lot on a nearby parcel that would provide an additional 65 parking spaces; per the plan, a parking waiver was issued by the City in June 2016 for a 26% reduction from the required 259 spaces to a requirement of 192 spaces for the entire campus; per a conversation with the City, a parking review will be conducted as part of the proposed project and a parking waiver may be required; and

WHEREAS, the submitted Environmental Assessment Form (EAF) dated March 5, 2018 states 1.18 acres of the site will be physically disturbed by the proposed project and stormwater discharges will be directed to drainage structures and treated on-site before exiting to the municipal storm system; and

WHEREAS, the site is served by public drinking water and sewers and is located in the Metropolitan Wastewater Treatment Plant service area; the Onondaga County Department of Water Environment Protection has determined that the submitted project is located in an area designated as flow constrained or impacted by excessive wet weather flow or is tributary to a Combined Sewer Overflow (CSO); and

WHEREAS, the current FEMA Flood Insurance Rate Maps (FIRM) indicate that the eastern portion of the site, including part of the existing residential building, is located within the 100-year floodplain; the proposed addition appears to be entirely outside of the floodplain; the Onondaga County Hazard Mitigation Plan has identified flooding as one of five primary natural hazards of local concern, with the potential to cause extensive threat to property and safety; buildings within the floodplain can negatively affect the free flow of nearby waterways and drainage, and building within a floodplain is therefore discouraged; and

WHEREAS, the eastern portion of the site also contains a small area in the floodway associated with Onondaga Creek; the proposed addition and site improvements do not appear to encroach into the floodway; and

WHEREAS, the New York State Department of Environmental Conservation (NYS DEC) EAF Mapper indicates that the site of the proposed action may contain a species of animal (Peregrine falcon), or associated habitats, listed by the state or federal government as threatened or endangered; 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; the site is substantially contiguous to the South Salina Street Historic District (Boundary Expansion) which is listed on, or has been nominated by the NYS Board of Historic Preservation for inclusion on, the State or National Register of Historic Places; and

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

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

1. The Onondaga County Department of Water Environment Protection asks that the applicant contact the Department at (315) 435-5402 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" website at <http://savetherain.us> or contact the Onondaga County Department of Water Environment Protection at 315-435-2260.
3. The applicant and municipality are advised to ensure the following county, state, and/or federal regulation is met for the proposed project:
 - a. Offset Plan - Per the Onondaga County Department of Water Environment Protection, the project shall comply with Local Law #1 of 2011 (www.ongov.net/wep/uselaws.html) where applicable. Unless it can be demonstrated that anticipated sanitary flows will not exceed previous flows in excess of one sewer unit over prior uses, the applicant must develop a 1 gallon to 1 gallon offset plan/project in coordination with the municipal engineer to offset new sanitary flow by the removal of extraneous flow and submit a letter confirming the acceptance of the offset plan to the Onondaga County Department of Water Environment Protection.

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