



Onondaga County Planning Board

April 15, 2015

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

<u>I. ATTENDANCE</u>	<u>STAFF PRESENT</u>	<u>GUESTS PRESENT</u>
<u>MEMBERS</u>		
Douglas Morris	Megan Costa	Bill Fisher
Robert Jokl	Gilly Cantor	
Daniel Cupoli	Andrew Maxwell	
Robert Antonacci	Robin Coon	
Chester Dudzinski, Jr.		

II. CALL TO ORDER

The meeting was called to order at 11:00 AM on April 15, 2015

III. MINUTES

Minutes from March 25, 2015 were submitted for approval. Daniel Cupoli made a motion to accept the minutes. Robert Jokl seconded the motion. The votes were recorded as follows: Douglas Morris - yes; Robert Jokl - yes; Daniel Cupoli - yes; Robert Antonacci - yes; Chester Dudzinski - yes.

Bill Fisher discussed the recent resignation of Andrew Maxwell as SOCPA Director and distributed the job posting for Planning Director. Don Jordan will act as interim director until the position is filled.

Robert Antonacci addressed the Board members regarding a prior OCPB case which had recently been in the newspaper. A proposed Byrne Dairy on Route 20 in the Town of LaFayette has been awaiting permits and approvals from the New York State Department of Transportation for several months. Mr. Antonacci noted the delay and impacts on job creation and economic development efforts, and urged the Board to withhold support for NYSDOT requested modifications in County Planning Board resolutions. Megan Costa informed the Board that local NYSDOT contacts indicate that all local permits have been issued. The only remaining approval is needed from NYSDOT's Real Estate Division in Albany, as it pertains to the property's access via an adjacent parcel since the dairy parcel had no legal access at the time of application. Mr. Antonacci maintained the period of time is unreasonable and negatively effects the local economy.

IV. ACTIONS ON GML SECTION 239 REFERRALS

Summary

S-15-26	No Position	S-15-27	No Position With Comment	S-15-28	Disapproval
S-15-29	No Position	Z-15-100	No Position With Comment	Z-15-101	No Position With Comment
Z-15-102	No Position With Comment	Z-15-103	No Position With Comment	Z-15-104	No Position
Z-15-105	Modification	Z-15-106	Disapproval	Z-15-107	Modification
Z-15-108	No Position With Comment	Z-15-109	Approval	Z-15-110	Approval
Z-15-111	No Position	Z-15-112	No Position With Comment	Z-15-113	No Position With Comment
Z-15-114	No Position With Comment	Z-15-115	Approval	Z-15-116	No Position With Comment
Z-15-117	No Position	Z-15-118	Modification	Z-15-119	No Position With Comment
Z-15-120	No Position	Z-15-121	No Position	Z-15-122	No Position
Z-15-123	No Position With Comment	Z-15-126	No Position	Z-15-127	No Position
Z-15-129	No Position With Comment	Z-15-130	No Position With Comment	Z-15-98	Modification
Z-15-99	No Position				



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: April 15, 2015

OCPB Case # S-15-26

- 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 Granger Realty Associates, LLC for the property located at 203 & 207-233 East Water Street; and
- WHEREAS, General Municipal Law Section 239-n allows the County Planning Board to review the approval of subdivisions and the site is located within 500 feet of Interstate Route 81 and Interstate Route 690, both state highways; and
- WHEREAS, the applicant is proposing to combine two parcels into a new 0.226-acre lot in a Central Business District-Office and Service (CBD-OS) zoning district, as part of a project to convert an existing commercial building for mixed-use and to share utilities and egress between both buildings on site; and
- WHEREAS, the Resubdivision Plan dated November 25, 2014 shows proposed New Lot 1A to contain an existing four-story brick building, two-story brick and metal building, and asphalt parking lot with 17 spaces; the city application notes the two-story business building will be converted to a four-story commercial/residential building and united with the existing four-story residential/commercial building; and
- WHEREAS, the plan shows the buildings are located between South Warren Street, Erie Boulevard East, and East Water Street, all city streets, and shows the parking lot has one curb cut each on Erie Boulevard East and East Water Street; and
- WHEREAS, the New York State Department of Environmental Conservation Environmental Assessment Form Mapper indicates that the project is within 2,000 feet of a site in the New York State Department of Environmental Conservation Environmental Site Remediation database (734060); and
- WHEREAS, the EAF Mapper notes the site is located within a New York State Heritage Area; per the New York State Office of Parks, Recreation & Historic Preservation, the Heritage Area System (formerly known as the Urban Cultural Park System) is a state-local partnership established to preserve and develop areas that have special significance to New York State; and
- WHEREAS, the EAF Mapper and aerial photography further note the existing four-story building at the corner is located within the Hanover Square Historic District, and the overall site is located near a number of other buildings and districts listed or nominated for the State or National Register of Historic Places; and
- WHEREAS, the site is served by public water and sewer and is located in the Metropolitan Wastewater Treatment Plant service area; and
- WHEREAS, per the Onondaga County Department of Water Environment Protection, the project shall comply with Local Law #1 of 2011 - A Local Law Establishing a Program to Promote Capacity Management, Maintenance and Operation of the Public Sewers and Related Purposes, where applicable; information regarding

this law is available at www.ongov.net/wep/uselaws.html; and

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

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

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: April 15, 2015

OCPB Case # S-15-27

- 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 SUBDIVISION from the City of Syracuse Planning Commission at the request of Thomas Fabboli for the property located at 2121-2125 Burnet Avenue; and
- WHEREAS, General Municipal Law Section 239-n allows the County Planning Board to review the approval of subdivisions and the site is located within 500 feet of Interstate Route 690, a state highway; and
- WHEREAS, the applicant is proposing to combine two parcels containing an existing business and residence into one new 0.3-acre lot in a Residential Class A (RA) zoning district, in order to construct a new storefront; and
- WHEREAS, the Resubdivision Plan dated November 7, 2014 shows proposed Lot #11A to contain an existing 1 1/2-story frame and masonry building, one-story masonry and frame building, and tarvia area; aerial photography and the city application indicate the 1 1/2 story building contains a one-story 3,500 square foot commercial space attached to a two-story 2,400 square foot residence, and the one-story building is a rear detached garage; and
- WHEREAS, the plan shows the site is located at the corner of Burnet Avenue and South Edwards Avenue, both city streets; per aerial photography, the site has open access to Burnet Avenue and a residential driveway on South Edwards Avenue; and
- WHEREAS, the New York State Department of Environmental Conservation Environmental Assessment Form Mapper indicates that the project is within 2,000 feet of a site in the New York State Department of Environmental Conservation Environmental Site Remediation database (C734103); and
- WHEREAS, the site is served by public water and sewer and is located in the Metropolitan Wastewater Treatment Plant service area; and
- WHEREAS, per the Onondaga County Department of Water Environment Protection, the project shall comply with Local Law #1 of 2011 - A Local Law Establishing a Program to Promote Capacity Management, Maintenance and Operation of the Public Sewers and Related Purposes, where applicable; information regarding this law is available at www.ongov.net/wep/uselaws.html; and
- WHEREAS, per aerial photography, the sidewalks on site appear to be a mix of asphalt and broken concrete, and there is one street tree at the corner and minimal landscaping along the South Edwards Avenue frontage; and
- WHEREAS, the referral materials indicate that applications for a project site review and an area variance are also expected for this project; 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 encourages that any proposed plans for the site include the installation and/or improvement of sidewalks and additional landscaping on site.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: April 15, 2015

OCPB Case # S-15-28

- 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 Town of Clay Planning Board at the request of JGB Factoring GMBH, LLC for the property located at 4855 & 4875 Executive Drive; and
- WHEREAS, General Municipal Law Section 239-n allows the County Planning Board to review the approval of subdivisions and the site is located within 500 feet of the municipal boundary between the Town of Clay and the Town of Salina; and
- WHEREAS, the applicant is proposing to subdivide a 12-acre parcel into two new lots in an Industrial (I-1) zoning district, in order to separate existing buildings into individual parcels and construct a turn-around; and
- WHEREAS, the Board previously recommended Modification of a Site Plan referral (Z-08-4) to construct an addition to one of the existing buildings on site, citing requirements for stormwater runoff management and encouraging connections to the adjacent parcel to the south within the Town of Salina to provide access to Metropolitan Park and its signalized intersection with Henry Clay Boulevard; and
- WHEREAS, the Preliminary/Final Plan dated March 17, 2015 shows proposed Lot 2 (4.944 acres) to contain an existing building, and proposed Lot 4 (6.745 acres) to contain an existing building and existing foundation; aerial photography shows each building is surrounded by asphalt and parking, with some grassed areas; and
- WHEREAS, the plan shows proposed Lot 2 with frontage and access to Executive Drive, a local street, and proposed Lot 4 with no direct street frontage and access to Executive Drive through a driveway on proposed Lot 2; and
- WHEREAS, the plan shows a proposed turnaround at the end of Executive Drive which includes 0.358 acres of land to be conveyed to the Town of Clay; and
- WHEREAS, the plan shows drainage easements along the southern and eastern boundaries of proposed Lot 4; the Environmental Assessment Form dated March 19, 2015 states runoff will be directed to the existing swale, conveyance pipe, and stormwater basin located on the property; and
- WHEREAS, the EAF indicates the site or land adjoining the site contains wetlands or other regulated waterbodies, is located in an archeological sensitive area, and has been the subject of remediation, specifically noting "Spill #1206676" which was reported closed on October 15, 2012; and
- WHEREAS, the site is served by public water and sewer and is located in the Metropolitan Wastewater Treatment Plant service area; the plan shows 10' and 20' Onondaga County Water Authority easements, 25' and 30' sanitary sewer easements, a 100' Niagara Mohawk easement, and a 20' New York Transit Company right-of-way; and

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

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

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

The Board does not support the creation of a landlocked parcel. The Town and applicant must establish a permanent legal means of access for proposed Lot 4.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: April 15, 2015

OCPB Case # S-15-29

- 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 FINAL SUBDIVISION from the City of Syracuse Planning Commission at the request of Rocklyn 7, LLC for the property located at 3060-3062 Erie Boulevard East; and
- WHEREAS, General Municipal Law Section 239-n allows the County Planning Board to review the approval of subdivisions and the site is located within 500 feet of Erie Boulevard East, a state highway within the Town of DeWitt, and the municipal boundaries between the City of Syracuse and the Town of DeWitt and the Village of East Syracuse; and
- WHEREAS, the applicant is proposing to combine two parcels into a new 0.7348-acre lot containing two vacant buildings (formerly Sherwin-Williams and Sign-A-Rama) in Commercial Class A (CA) and Commercial Class B (CB) zoning districts, in order to demolish the buildings and create one development site for future lease; and
- WHEREAS, the Board previously offered No Position on a Project Site Review referral (Z-14-124) for demolition of a vacant gas station on the adjacent parcel, No Position With Comment on a Preliminary Subdivision referral (S-14-41) to adjust the lot lines between the gas station parcel and the Sherwin-Williams parcel, and No Position With Comment on a Project Site Review referral (Z-14-216) to construct a new AutoZone retail store on the gas station parcel; and
- WHEREAS, the Resubdivision Plan dated February 25, 2015 shows proposed New Lot 2C to contain an existing one-story masonry building (Sherwin-Williams), one and two-story building (Sign-A-Rama), and parking around the front, side, and rear, some of which encroaches on adjacent parcels and city rights-of-way; and
- WHEREAS, the plan shows the site with frontage on Headson Drive and Erie Boulevard East, both city streets in this location, and an Ingress & Egress Easement on Erie Boulevard East which is partially on the subject lot and partially on the adjacent lot; per aerial photography, it appears the Sherwin-Williams parcel has a driveway on Erie Boulevard and open access to the adjacent parcel which the AutoZone site plan indicated would have one right-in/right-out driveway on Erie Boulevard East and one driveway on Headson Drive; the Thompson Road/Erie Boulevard intersection is owned by the New York State Department of Transportation, and the municipal boundary between the City of Syracuse and the Town of DeWitt appears to align with the Thompson Road centerline; and
- WHEREAS, the New York State Department of Environmental Conservation Environmental Assessment Form Mapper indicates that land adjoining the site contains wetlands or other regulated waterbodies and is located in or adjacent to an area designated as sensitive for archaeological sites on the New York State Historic Preservation Office archaeological site inventory; and

WHEREAS, the Environmental Assessment Form dated March 22, 2015 indicates the site or an adjoining property has been the subject of remediation for hazardous waste; prior referrals noted the vacant gas station site contained underground storage tanks that needed to be removed along with any contaminated soil, that the previous owner (Mobil) performed remediation when the station was closed, that additional work would be required per the New York State Department of Environmental Conservation approved action plan, and that remediation work on petroleum-contaminated soils was proposed by the applicant; and

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

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

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

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

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: April 15, 2015

OCPB Case # Z-15-100

- 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 TEXT AMENDMENT from the Town of Onondaga Town Board at the request of Town of Onondaga for the property located on New York State Route 175 from the City Border Line West to Nixon Park Drive; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the adoption or amendment of comprehensive plans; and
- WHEREAS, the applicant is proposing an amendment to the Town of Onondaga 2007 Master Plan which updates the current conditions on New York State Route 175 from the City of Syracuse border line west to Nixon Park Drive and offers recommendations for re-evaluating land use policies for this corridor; and
- WHEREAS, the Board is concurrently reviewing a six-month extension of a Moratorium referral (Z-15-99) on the construction, installation, erection, location, placement or establishment of any non-single family residential uses or applications for this corridor; the Board previously offered No Position on the original Moratorium referral (Z-14-379); and
- WHEREAS, per a letter dated March 20, 2015, the supplement to the 2007 Master Plan is the result of work done by a Town Board-appointed committee which included the chairs of the Planning Board and Zoning Board, the Town Supervisor, and the Director of Planning and Development; and
- WHEREAS, per the proposed supplement to the Master Plan, the impacted portion of Route 175 (referred to in the plan as the "175 Corridor") is approximately 2.1 miles long, includes land on the island created by Grolier Road at the Route 173/175 intersection, and has parcels with seven different zoning classifications: Residential (R-1), Professional and Commercial Office (PCO), Neighborhood Shopping (NS), Planned Residential (PR), Planned Residential Community (P-RC), Commercial (CD), and Planned Economic (P-E); it is noted that the longstanding PCO zoning district allows for a higher intensity of use but has not resulted in higher and better uses, citing "New York State regulatory limitation and restrictions on highway access"; and
- WHEREAS, per the supplement, Route 175 is classified as a minor arterial under the jurisdiction of the New York State Department of Transportation, and generally consists of 3-4 lane sections with turning lanes at signalized intersections and a reduction to 2 lanes west of Linda Drive; it is also noted that traffic on the corridor has been consistent and that improvements made by the State have improved traffic flow but altered the nature of the area such that it is no longer perceived as the hamlet of Onondaga Hill; and
- WHEREAS, the supplement notes that the Arterial and Collector Street Overlay requirements were put in place to ensure enough potential right-of-way was available for future road widening, drainage and shoulder improvements, and residential buffering; however, given the lot sizes along the corridor, variances

are frequent and setback goals and requirements should be re-examined for this corridor and in other R-1 districts in the Town subject to the overlay; the supplement recommends that the setbacks be modified to a uniform standard of an additional fifteen feet of setback above any lesser setback requirement that would otherwise apply in any specific zoning district; and

WHEREAS, the supplement identifies a number of factors which have impacted the corridor, including: increased enrollment and residential focus at Onondaga Community College (OCC) which has in turn increased the strain on road infrastructure, the usage of Town fire and justice systems, and the demand for additional housing and services; Upstate Medical University's new ownership of the former Community General Hospital which will likely lead to future development; an increase in the number of use variance and zone change requests to permit commercial development; a lack of commercial uses to serve the changing demographics of Onondaga Hill; and the approval of the Peregrine Landing development (139 single-family homes, 46,000 square feet of low density office buildings, and a 35,676 square foot residential memory care facility); and

WHEREAS, it is specifically noted that the Peregrine Landing development buildout may take 10 years and will cover 1/3 of the cost of water system infrastructure improvements and a new signalized intersection to be added on the corridor, and future mitigation will occur with subsequent buildout of the adjacent NS district; it is further noted that the traffic study was conducted while OCC was in session and took into account additional retail and service development which is slated for land zoned NS immediately west of Peregrine Landing (171,000 square feet of retail and service development, including a grocery store and restaurants); and

WHEREAS, the proposed supplement concludes that, while single-family uses should still be allowed, this area will likely continue to transition to include multi-family and PCO uses, and land use policies should be re-evaluated to accommodate these uses; the amendment notes that the corridor is located within areas already served by existing water and sanitary districts, and, with the exception of Peregrine Landing whose impacts have already been identified, there are no growth-inducing aspects which suggest any need or request to expand those services; this portion of the Route 175 corridor is located in the Metropolitan Wastewater Treatment Plant service area in an area tributary to active combined sewer overflows; the Onondaga County Department of Water Environment Protection has determined that the submitted project is located in an area designated as flow constrained or impacted by excessive wet weather flow or is tributary to a Combined Sewer Overflow (CSO); the project applicant is required to offset any additional sanitary flow in excess of the most recent land use; the applicant must develop a 1 gallon to 1 gallon offset plan/project in coordination with the municipal engineer; a letter confirming the acceptance of the offset plan must be submitted to the Department of Water Environment Protection documenting the offset plan; and

WHEREAS, the supplement recommends maintaining the Master Plan's existing designation of Onondaga Hill as the focal point for town-wide activities, and creating a new zoning classification, the Onondaga Hill Business District (OHBD), which would apply to frontage parcels along the corridor (including the Grolier Road parcels) and would expand and broaden the permitted uses and preserve the character of the area by limiting maximum building size to 10,000 square feet and the intensity of certain uses through site plan or

special permit review, which "will allow this corridor to serve as a transitional zone and will permit the Town to influence and maintain the scale of future development within this area consistent with the size and depth of frontage lots in this area"; uses would include: single-family dwellings, family day care, office buildings, banks without drive-thrus, religious uses, funeral homes, restaurants without drive-thrus, medical service facilities, retail businesses with no gas pumps or drive-thrus, day-cares, and libraries; additional uses by special permit include drive-thru banks, multi-unit dwellings (up to 7 units per acre), and facilities other than towers and storage for various utilities; the recommendations also note that the existing NS district area will accommodate larger scale retail and services; and

WHEREAS, the supplement also recommends establishing an Institutional District to encompass OCC which has historically been zoned R-1, noting that the town has limited jurisdictional control over the lands but "a distinct zoning designation may provide a framework for identifying the land uses that comprise the campus area and establish limits for uses that are not directly related to the educational purpose of the institution"; permitted uses would include: post secondary educational institutions and other facilities of higher learning; teaching facilities, research facilities and technology transfer facilities; administrative offices; libraries; institution-owned and operated dormitories and apartments for on campus living; bookstores and student unions; recreation facilities, cafeterias and food services; and

WHEREAS, the supplement further notes that while the West Seneca Turnpike Corridor Design Overlay has seldom been used since its implementation in 2001, it should be upheld to benefit existing stock of residences and other buildings that are redeveloped in order to maintain the aesthetic qualities of the Onondaga Hill area; and

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

1. The Board encourages the Town to consider opportunities within its ordinances and site plan review to incorporate access management techniques such as shared access and parking for developments along the corridor, in order to help minimize conflict points, maximize traffic flow, and increase the efficiency of land uses in this sensitive location.
2. Given the increasing presence of and interest in accommodating student populations, hospital employees and visitors, new retail and office locations, and multi-family housing, the town is urged to provide safe and appealing pedestrian and transit accommodations on the corridor. The Town should seek to balance setback requirements with pedestrian and transit accessibility and goals, and to avoid excessive setbacks where possible which may limit efficient use of the land. The Town may also wish to consider establishing a build line in order to support the goal of maintaining a consistent aesthetic character in the Onondaga Hill area.
3. The Board appreciates the stated focus on concentrating development east of the OCC campus in the future, where development can take advantage of existing infrastructure and services.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: April 15, 2015

OCPB Case # Z-15-101

- 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 LOCAL LAW from the Town of Pompey Town Board at the request of Town of Pompey Town Board for the property located townwide; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the adoption or amendment of a zoning ordinance or local law; and
- WHEREAS, the applicant is proposing to create a Farm Business Overlay Zone District which would allow farms to participate in various agritourism initiatives; and
- WHEREAS, per the proposed new section 165-9.1 of the Town Zoning Code, the purposes of the Farm Business Overlay Zone District (FB-O) are: "(1) To implement the Town's Comprehensive Plan, which contains the goals of protecting rural and farm lands, discouraging incompatible nearby land uses, and promoting agriculture as a component of the local economy now and in the future; (2) To conserve a critical mass of productive farm lands in order to facilitate active and economically viable farm use of the lands now and in the future; (3) To enhance farm businesses that contribute to the general economic conditions of the Town; (4) To maintain a variable farm base to support agricultural processing and service industries; (5) To separate farm land uses and activities from incompatible residential, commercial, industrial, and public facility development; (6) To prevent fragmentation of the Town's existing farm lands by nonfarm development; and (7) To ensure the availability of a safe, locally grown food supply"; and
- WHEREAS, per the proposed code, the new district will apply to all lands within the Town's Farm (F) zoning district, provided they meet the definition of a farm per town code, are enrolled in a New York State Agricultural District, and are owned and operated by a "Qualified Farmer" as defined by the IRS; and
- WHEREAS, the proposed FB-O district would allow all the permitted uses and special permitted uses for the Farm district, as well as the following accessory uses subject to site plan review: on-farm retail shops for the sale of farm products (excluding "farm stands" which are regulated elsewhere in the code); wineries, breweries, distilleries and cider mills which sell products derived from crops of which 25% are grown within the Town; and other accessory farm or agritourism uses and activities "so long as the general agricultural character of the farm is maintained and such uses occur through the reuse of farm buildings only"; and
- WHEREAS, the proposed code states these other uses may include but not limited to: educational experiences; value-added processing facilities (50% grown in the Town); bakeries (25% grown in the Town); petting zoos, animal displays, and pony rides; wagon, sleigh, and hayrides; crop mazes; family-oriented animated barns; meeting space for use by weddings, birthday parties, and corporate picnics; nature trails, historical farm exhibits; picnic area with restrooms;

harvest festivals and barn dances; companion animal or livestock shows; and
WHEREAS, per the proposed code, on-farm retail shops must not exceed 4,000 square feet in gross floor area and new construction for beverage production must not exceed 10,000 square feet in gross floor area; the code notes that parking, signage, and on-site water and sanitary sewer facilities are subject to existing requirements; and

WHEREAS, New York State Agricultural Districts law is aimed to preserve, protect and encourage the development and improvement of agricultural land for the production of food and other agricultural products; Agricultural Districts require that local governments enact and administer plans and laws in a manner that realizes the intent of the Agricultural Districts Law and does not unreasonably restrict or regulate farm operations; and

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

1. The Town is encouraged to consult with the New York State Department of Agriculture and Markets prior to enactment any local laws affecting farmland, to ensure against conflicts with New York State Agricultural District law for certified properties in the Town.
2. The Town is advised to work with the Onondaga County and New York State Departments of Transportation to ensure any future agritourism sites along county and state roads meet the commercial access requirements of those departments, respectively.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: April 15, 2015

OCPB Case # Z-15-102

- 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 CONTROLLED SITE APPROVAL from the Town of LaFayette Planning Board at the request of Raymond Lowe for the property located at 6066 U.S. 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 U.S. Route 20, a state highway, and Lafayette Road, a county road; and
- WHEREAS, the applicant is proposing to operate a honey and beekeeping equipment supply business in an existing residence on two parcels totaling 0.64 acres in a Hamlet / Mixed Use (H) zoning district; and
- WHEREAS, per the referral materials, a controlled site approval is required for an accessory professional use in this district; and
- WHEREAS, two versions of a Location Survey last revised on April 5, 1991 were submitted which show an existing one-story frame house, a frame shed which has been removed, and a new 36' x 12' building behind the house; per the referral materials, no additional structures or changes to existing structures are proposed; and
- WHEREAS, the survey shows the site with frontage on Route 20, and two hand drawn driveways are shown which form a loop around the rear of the house and appear to be unpaved, per aerial photography; any existing or proposed access to Route 20 must meet the requirements of the New York State Department of Transportation; and
- WHEREAS, the New York State Department of Environmental Conservation Environmental Assessment Form Mapper indicates that the project site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the New York State Historic Preservation Office archaeological site inventory; and
- WHEREAS, the site is served by private water and septic and is located outside the Onondaga County Sanitary District; the Environmental Assessment Form dated January 29, 2015 notes that the home has existing service and will not require new connections; and
- WHEREAS, the referral materials indicate a new roadside sign is proposed; no further signage details were submitted; 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 contact the New York State Department of Transportation to bring the existing driveways on U.S. Route 11 to Department standards and to obtain a highway work permit for any work within the State right-of-way. The Town and applicant are also advised that no signage will be permitted in the State right-of-way.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: April 15, 2015

OCPB Case # Z-15-103

- 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 SPECIAL PERMIT from the Town of Salina Planning Board at the request of Robert Smart for the property located at 203 Cambridge 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 the New York State Thruway (Interstate Route 90), a state highway, and Lemoyne Avenue and Factory Avenue, both county roads; and
- WHEREAS, the applicant is requesting a special permit to operate an auto repair shop in an existing vacant warehouse (formerly a woodworking shop) on a 0.75-acre lot in an Industrial (I-1) zoning district; and
- WHEREAS, per the referral notice, a special permit is required for an auto repair use in this district; per a conversation with the Town on April 8, 2015, the shop specializes in custom repairs for classic cars; and
- WHEREAS, the Location Survey dated November 7, 1988 shows an existing one-story frame building (50' x 96'), attached one-story frame addition (50' x 84'), attached pipe shed (12' x 23'), and stone parking area at the corner of Raphael Avenue and Cambridge Avenue, both local streets; and
- WHEREAS, aerial photography and current tax maps indicate the submitted survey may be outdated, as there is a break in Cambridge Avenue due to the location of Ley Creek, which forms the southeastern border of the subject parcel; Cambridge Avenue resumes on the other side of the adjacent parcel to the east; and
- WHEREAS, aerial photography shows the site has open access to Raphael Avenue, which dead ends at the Thruway to the north, and access to the dead end of Cambridge Avenue; aerial photography further shows the site is located across from and adjacent to residences along Raphael Avenue; and
- WHEREAS, the current FEMA Flood Insurance Rate Maps (FIRM) indicate that a this parcel is in a Special Flood Hazard Area (SFHA); the Onondaga County Hazard Mitigation Plan has identified flooding as one of five primary natural hazards of local concern, with the potential to cause extensive threat to property and safety; buildings within the floodplain can negatively affect the free flow of nearby waterways and drainage, and building within a floodplain is therefore discouraged; and
- WHEREAS, the Environmental Assessment Form dated March 22, 2015 notes a portion of the site or land adjoining the site contains wetlands or other regulated waterbodies, which the New York State Department of Environmental Conservation Environmental Assessment Form Mapper indicates includes federal wetlands and water quality-impaired Ley Creek, per the
- WHEREAS, the EAF Mapper further indicates the project is within 2,000 feet of sites in the

New York State Department of Environmental Conservation Environmental Site Remediation database (734123, 734074, 734067, 734036, and V00264), and is located in or adjacent to an area designated as sensitive for archaeological sites on the New York State Historic Preservation Office archaeological site inventory; and

- WHEREAS, the site is served by public water and sewer and is located in the Metropolitan Wastewater Treatment Plant and Ley Creek Pump Station service areas; and
- WHEREAS, per the Onondaga County Department of Water Environment Protection, the project shall comply with Local Law #1 of 2011 - A Local Law Establishing a Program to Promote Capacity Management, Maintenance and Operation of the Public Sewers and Related Purposes, where applicable; information regarding this law is available at www.ongov.net/wep/uselaws.html; and
- WHEREAS, the Onondaga County Department of Water Environment Protection has determined that the submitted project is located in an area designated as flow constrained or impacted by excessive wet weather flow or is tributary to a Combined Sewer Overflow (CSO); the project applicant is required to offset any additional sanitary flow in excess of the most recent land use; the applicant must develop a 1 gallon to 1 gallon offset plan/project in coordination with the municipal engineer; a letter confirming the acceptance of the offset plan must be submitted to the Department of Water Environment Protection documenting the offset plan; and

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

1. The Town and applicant are strongly advised to incorporate vertical screening as a buffer to neighboring residential properties along and across Raphael Avenue.
2. The municipality is encouraged to minimize exposure to damage from natural hazards and uphold local flood ordinance requirements, as required for good standing in the National Flood Insurance Program, by ensuring that any proposed development would not negatively affect drainage patterns in or near the floodplain.
3. The Onondaga County Water Authority (OCWA) recommends that the municipality and/or applicant contact OCWA's Engineering Department early in the planning process to determine water availability and service options, obtain hydrant flow test information, evaluate backflow prevention requirements, and/or request that the Authority conduct hydrant flow testing to assess fire flow availability.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: April 15, 2015

OCPB Case # Z-15-104

- 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 THREE-MILE LIMIT from the City of Syracuse Planning Commission at the request of 3112 Erie Blvd LLC for the property located at 3112 Erie Boulevard East; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review authorizations which a referring body may issue under the provisions of any zoning ordinance or local law and the site is located within 500 feet of Erie Boulevard East, a state highway, the state-owned portion of Thompson Road, and the municipal boundary between the City of Syracuse and the Town of Dewitt; and
- WHEREAS, the applicant is proposing to combine two parcels containing an existing restaurant (The Distillery) into a new 1.70-acre lot in a Business zoning district; and
- WHEREAS, the Board previously recommended Modification of a Site Plan referral (Z-14-316) from the Town of DeWitt, requiring five foot sidewalks on Erie Boulevard which continue through the driveway, commenting on wastewater, green infrastructure, and sidewalks on Thompson Road, and encouraging a subdivision to combine the two parcels; a simple subdivision was approved by the Town of DeWitt on August 28, 2014; and
- WHEREAS, the Final Plan revised August 29, 2014 shows proposed New Lot 1A to contain an existing one-story masonry building with surrounding parking lot; the site plan submitted with the prior referral (Z-14-316) indicated proposed improvements to include an outdoor dining area, drop-off area by the entrance, landscaping, a bike rack, granite curbing, handicap accessible access, and pedestrian connections to proposed sidewalks along Erie Boulevard East; and
- WHEREAS, the final plan shows the site with frontage and one existing driveway on Erie Boulevard East, which must meet the requirements of the New York State Department of Transportation; the plan also shows the site includes a narrow strip of land with frontage and exit-only access on Thompson Road, a local road in that location; and
- WHEREAS, the Environmental Assessment Form dated March 23, 2015 notes no changes will be made to existing storm water management systems; and
- WHEREAS, the New York State Department of Environmental Conservation Environmental Assessment Form Mapper indicates that the project site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the New York State Historic Preservation Office archaeological site inventory; and
- WHEREAS, the site is served by public water and sewer and is located in the Metropolitan Wastewater Treatment Plant service area; and

- WHEREAS, per the Onondaga County Department of Water Environment Protection, the project shall comply with Local Law #1 of 2011 - A Local Law Establishing a Program to Promote Capacity Management, Maintenance and Operation of the Public Sewers and Related Purposes, where applicable; information regarding this law is available at www.ongov.net/wep/uselaws.html; and
- WHEREAS, the prior site plan referral included signage details which indicated a proposed new backlit two-sided sign (7'9 1/2" x 2' 3 1/2") to be placed within the existing sign frame (8'1" high) in its existing location where the driveway on Erie Boulevard meets the parking area, as well as three proposed signs with four lights each, one on the north elevation, one on the west elevation, and one over the entrance located in the northwest corner; and
- WHEREAS, per GML § 239-nn, the legislative body or other authorized body having jurisdiction in a municipality shall give notice to an adjacent municipality when a hearing is held by such body relating to a subdivision, site plan, special use permit, or a use variance on property that is within five hundred feet of an adjacent municipality; such notice shall be given by mail or electronic transmission to the clerk of the adjacent municipality at least ten days prior to any such hearing; and

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

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: April 15, 2015

OCPB Case # Z-15-105

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Village of North Syracuse Planning Board at the request of CJS Enterprises Group, Inc. for the property located at 411 North Main Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of U.S. Route 11, a state highway, and the municipal boundary between the Village of North Syracuse and the Town of Clay; and
- WHEREAS, the applicant is proposing to operate an auto repair business in an existing vacant building (formerly a gas station) on a 0.3-acre lot in a Commercial (C-2) zoning district; and
- WHEREAS, the Land Title Survey dated February 11, 2015 shows an existing block building, three monitor wells, a side gravel area with 3 parking spaces, and an asphalt area in front with 11 parking spaces; the plan states there will be no outdoor uses, loading, or equipment, nor any modifications to the existing building or parking; and
- WHEREAS, the survey shows the site is located at the corner of North Main Street (U.S. Route 11) and Elm Street, a local street, and has one existing driveway on Elm Street and two existing driveways on North Main Street (U.S. Route 11); the plan shows three proposed bollards in the northernmost driveway on Route 11 which are located within the State right-of-way; any existing or proposed access to Route 11 must meet the requirements of the New York State Department of Transportation; and
- WHEREAS, the Environmental Assessment Form dated March 4, 2015 notes the site may contain a species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered; and
- WHEREAS, the site is served by public water and sewer and is located in the Oak Orchard Wastewater Treatment Plant and Davis Road Pump Station service areas; and
- WHEREAS, per the Onondaga County Department of Water Environment Protection, the project shall comply with Local Law #1 of 2011 - A Local Law Establishing a Program to Promote Capacity Management, Maintenance and Operation of the Public Sewers and Related Purposes, where applicable; information regarding this law is available at www.ongov.net/wep/uselaws.html; and
- WHEREAS, the Onondaga County Department of Water Environment Protection has determined that the submitted project is located in an area designated as flow constrained or impacted by excessive wet weather flow or is tributary to a Combined Sewer Overflow (CSO); the project applicant is required to offset any additional sanitary flow in excess of the most recent land use; the applicant must develop a 1 gallon to 1 gallon offset plan/project in coordination with the municipal engineer; a letter confirming the acceptance of the offset plan must

be submitted to the Department of Water Environment Protection documenting the offset plan; and

WHEREAS, the plan states there is no proposed new landscaping, signage, utilities, or lighting; per the plan and aerial photography, the site has an existing gas price sign on an existing lightpost that appears to be located on the State right-of-way line; and

WHEREAS, aerial photography shows sidewalks along Route 11 and Elm Street on adjacent lots and no sidewalks on the subject lot; and

WHEREAS, the Syracuse Metropolitan Transportation Council (SMTC) is in the process of finalizing a sustainable streets guide, which includes the identification of priority sidewalk zones where the installation of sidewalks would be most beneficial; this site is located within a priority zone; and

WHEREAS, aerial photography further shows the site is located across and adjacent to residential properties on Elm Street, with minimal buffering; and

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

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

1. Per the New York State Department of Transportation, no signs, bollards, or other structures will be permitted in the State right-of-way.
2. The applicant is required to contact the New York State Department of Transportation regarding sidewalks, bringing the driveways to Department standards, and obtaining a highway work permit for any work within the State right-of-way.

The Board also offers the following comments:

1. Given the location of this site within a sidewalk priority zone as identified by SMTC, and in order to promote walkability and pedestrian safety, the Board encourages the Town and applicant to consider the installation of sidewalks along the U.S. Route 11 frontage.
2. Every municipal review provides the opportunity to improve community appearance, and the Board encourages the Village and applicant to minimize the width of the driveways, minimize unsightly gravel surfaces, incorporate additional screening for the residences along Elm Street, and add landscaping and right-of-way treatments along the road frontages that are consistent with the desired village character, such as a planting strip with street trees to match nearby properties along U.S. Route 11.
3. The Onondaga County Department of Water Environment Protection asks that the applicant contact the Department at (315) 435-6820 early in the planning process to determine sewer availability and capacity.

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

5. Per the Onondaga County Department of Water Environment Protection, to ensure continued economic growth in Clay, Cicero, and the village of North Syracuse, restrictions at the Oak Orchard Treatment Plant shall be avoided through the creation and coordination of a sanitary discharge allocation plan by these municipalities.

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 Robert Antonacci. The votes were recorded as follows: Douglas Morris - yes; Robert Jokl - yes; Daniel Cupoli - yes; Robert Antonacci - yes; Chester Dudzinski - yes.



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: April 15, 2015

OCPB Case # Z-15-106

- 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 SITE PLAN from the Town of Clay Planning Board at the request of Joseph A. Mastroianni, PE for the property located at 7910 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, a county road; and
- WHEREAS, the applicant is proposing to convert an existing house into an engineering consultant office (Mastroianni Engineering), including widening the existing driveway to meet commercial standards, on an 0.915-acre lot in a Neighborhood Office (O-1) zoning district; and
- WHEREAS, per aerial photography, the site is located along a commercial section of Oswego Road which contains a mix of business types and buildings, including other residential offices; the site is buffered from neighboring residential subdivisions to the east by a town-owned parcel which appears to be parkland (Aurora Park); and
- WHEREAS, the Site Plan dated March 17, 2015 shows an existing one-story wood frame house, two parking spaces (one handicapped accessible) in front of the building, an asphalt walkway and ADA access ramp leading to an ADA entrance behind the building, a small shed (8.3' x 8.3'), and an additional reserved parking area behind the building in a portion of the lot which is undeveloped lawn, brush, and trees; the plan states that 10 spaces are required; no further information was provided about the number of employees or potential clients; and
- WHEREAS, the plan shows an existing driveway on Oswego Road (gravel per an existing conditions survey) to be paved and widened to 20', along with a proposed 12' turnaround for the two front parking spaces; the plan does not show any driveway access to the parking in reserve; per the Onondaga County Department of Transportation, the proposed access to Oswego Road may not meet Department requirements, and the proposed turnaround is not large enough to ensure no backing into the county right-of-way; and
- WHEREAS, the Onondaga County Department of Transportation has determined that the applicant must provide the Department with ITE Trip Generation traffic figures and complete any appropriate mitigation as may be determined by the Department; and
- WHEREAS, the New York State Department of Environmental Conservation Environmental Assessment Form Mapper indicates that land adjoining the site contains wetlands or other regulated waterbodies; and
- WHEREAS, the EAF Mapper further indicates that the site is located over, or immediately adjoining, primary and principal aquifers, and contains a species of animal, or

associated habitats, listed by the state or federal government as threatened or endangered; and

WHEREAS, the site has access to public water and sewers and is located in the Wetzel Road Wastewater Treatment Plant service area; the plan shows an existing well to be filled in; and

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

WHEREAS, the plan shows a proposed 7' x 3' sign located next to the driveway on 7' posts, which would be externally lit with ground lighting on both sides; per the Onondaga County Department of Transportation, the proposed sign may not obstruct sight distance; and

WHEREAS, the referral included a landscaping plan which shows plantings to be added around the sign and along the front and sides of the building; and

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

The access and turnaround shown on the submitted site plan do not meet the requirements of the Onondaga County Transportation, and the amount of parking shown does not allow for clients, visitors, or more than one employee on site. The Town and applicant must submit a site plan which shows more than one non-handicapped parking space and a proposed means of accessing any additional parking in reserve.

As an alternative access and parking plan is developed, the Town and applicant are advised that the site will only be permitted one access to Oswego Road. The Board further encourages the Town and applicant to consider relocating all of the proposed parking behind the building in order to ensure a sufficient number of spaces are built and/or reserved, and to avoid removing existing trees and brush to the extent possible when selecting a location for the parking area.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: April 15, 2015

OCPB Case # Z-15-107

- 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 SITE PLAN from the Town of Marcellus Planning Board at the request of Ryan Novak / Chocolate Pizza for the property located on Lee Mulroy 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 Lee Mulroy Road (Route 174), a county road, and a farm operation in an agricultural district; and
- WHEREAS, the applicant is proposing to construct an 8,300 square foot chocolate manufacturing and retail space (Chocolate Pizza Company) on a vacant 6.57-acre lot which formerly contained athletic fields in a Light Industrial (L-1) zoning district; and
- WHEREAS, the Board previously offered No Position and No Position With Comment on concurrent Subdivision referrals (S-13-33 and S-13-34) which created the subject parcel and added remaining lands to an adjacent parcel; and
- WHEREAS, the Site Layout/Landscaping & Planting Plan dated February 17, 2015 shows the portion of the parcel closest to the road which would contain a proposed building, a proposed parking lot with 22 spaces in the front of the building, and a stone pavement area with 14' x 24' dumpster enclosure on the side of the building; aerial photography shows the southern portion of the site to be undeveloped cleared and wooded land; and
- WHEREAS, the plan shows the proposed parking lot would have two connections to an existing tarvia driveway (approximate edges shown per snow cover) on Lee Mulroy Road, which serves the subject parcel as well as the adjacent parcels on either side (Ultimate Goal Family Sports Center to the northeast and a multi-tenant building to the southwest which contains Napa Auto Parts and Wag Pet Center); any existing or proposed access to Lee Mulroy Road must meet the requirements of the Onondaga County Department of Transportation; and
- WHEREAS, if the proposed project cumulatively disturbs one acre or more of land, it must be covered under the New York State SPDES II General Permit for Stormwater Discharges from Construction Activity, and the applicant must submit a Stormwater Pollution Prevention Plan (SWPPP) to the municipality and a Notice of Intent (NOI) to the Bureau of Water Permits; the proposed project is located within a designated Municipal Separate Storm Sewer System (MS4) municipality and the applicant must consult with the municipal engineer to ensure conformance with the municipality's Storm Water Management Plan (SWMP) and submit a MS4 SWPPP Acceptance Form signed by the municipality to the Bureau of Water Permits; if the proposed project is located within the Onondaga Lake watershed the SWPPP must include Enhanced Phosphorus Removal design criteria from the NYS Stormwater Management

Design Manual; and

WHEREAS, per aerial photography, the eastern/southern boundary of the site follows a tributary of Nine Mile Creek; the Environmental Assessment Form dated March 6, 2015 notes a 100 year floodplain exists on the southern edge of the parcel which is confirmed by current FEMA Flood Insurance Rate Maps (FIRM); the EAF notes the proposed project will be located over 250' to the north of the flood plain; and

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

WHEREAS, the New York State Department of Environmental Conservation Environmental Assessment Form Mapper indicates that the site contains federal and state wetlands (including New York State Wetland MAR-11) and wetland maps show wetlands in roughly the same area as the flood plain; the applicant must obtain appropriate permits from the New York State Department of Environmental Conservation and/or the U.S. Army Corps of Engineers for any proposed development or drainage in state and/or federal wetlands, respectively, and/or state wetland buffers on site; and

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

WHEREAS, the site is served by private water and septic and is located outside the Onondaga County Sanitary District; the plan shows the location of a septic tank and well behind the building; and

WHEREAS, the Onondaga County Agricultural District map shows the site is located in New York State Agricultural District 2; aerial photography shows the site is adjacent to farmed properties; and

WHEREAS, the plan shows a future pylon sign; no further signage details were submitted with the referral; the plan also shows a number of proposed planting locations; and

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

1. The applicant must contact the Onondaga County Department of Transportation at (315) 435-3205 regarding drainage and additional traffic information that may be required.

2. Per the Onondaga County Health Department, there is not enough distance between the proposed septic system and well. The applicant must contact the Department to determine an appropriate location for the proposed well.

The Board also offers the following comment:

The applicant is encouraged to consider the use of permeable pavement and other green infrastructure in order to minimize stormwater runoff to nearby wetlands and floodplains, and to obtain any required permits for potential drainage into state and/or federal wetlands on site.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: April 15, 2015

OCPB Case # Z-15-108

- 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 SITE PLAN from the Village of Baldwinsville Planning Board at the request of Baldwinsville Diner, LLC for the property located at 16 East Genesee Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of East Genesee Street (New York State Route 31) and Oswego Street (New York State Route 48), both state highways; and
- WHEREAS, the applicant is proposing to complete exterior modifications including enclosing a delivery ramp within the dumpster enclosure and improving sidewalks and landscaping at an existing restaurant (Baldwinsville Diner) on a 0.17-acre lot in a Business (B-2) zoning district; and
- WHEREAS, the Board previously recommended Modification of a Site Plan (Z-14-454) to renovate the existing building on the adjacent parcel for a new Dollar Tree and two other tenants, requiring that the driveways be narrowed to meet New York State Department of Transportation standards and encouraging the Village and applicant to increase landscaping, provide buffering of the parking lot from the street and Seneca River trail path, install sidewalks along the road frontage, and add pedestrian pathways to adjacent buildings and the trail; the village application notes the proposed plan for the diner includes revisions to match the approved plan for the Dollar Tree; and
- WHEREAS, the Schematic Site Plan dated March 10, 2015 shows the existing diner building (3,078 square feet), a narrow proposed building addition along part of the western and southern sides of the building, an existing screened service yard and gates, and rear parking; the plan shows 12 parking spaces are located on the subject parcel with 3 additional spaces located on the adjacent parcel to the west (Key Bank), and aerial photography shows open access to the Dollar Tree parking lot; and
- WHEREAS, the plan shows no direct access from the subject parcel to East Genesee Street; per the plan and aerial photography, the rear parking area is accessed only through the Dollar Tree parking lot which has existing access to East Genesee Street; any existing or proposed access to East Genesee Street must meet the requirements of the New York State Department of Transportation; and
- WHEREAS, the New York State Department of Environmental Conservation Environmental Assessment Form Mapper indicates that land adjoining the site contains wetlands or other regulated waterbodies; the site is located near the Seneca River; and
- WHEREAS, the EAF Mapper further indicates the project is within 2,000 feet of sites in the New York State Department of Environmental Conservation Environmental

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Site Remediation database (B00105, V00053, E734114), is located over or immediately adjoining primary and principal aquifers, and is located in or adjacent to an area designated as sensitive for archaeological sites on the New York State Historic Preservation Office archaeological site inventory; and

WHEREAS, the site is served by public water and village sewers which ultimately flow to the Baldwinsville-Seneca Knolls Wastewater Treatment Plant; and

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

WHEREAS, the plan shows existing and proposed plantings around the sides and front of the site, existing sidewalk along Genesee Street, sidewalk along the enclosed area/parking on the western side of the building which is located on the Key Bank parcel, and a sidewalk along the eastern side and rear of the building which would connect to a handicap ramp to the parking lot and encroach on the Dollar Tree parcel; and

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

1. Per the New York State Department of Transportation, the Village and applicant are advised to ensure appropriate access agreements are in place for any shared driveways on East Genesee Street, and to obtain permits for any work within the State right-of-way.
2. The Board further advises the Village and applicant to ensure any agreements and/or easements are in place for shared parking and other existing and proposed encroachments on adjacent parcels.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: April 15, 2015

OCPB Case # Z-15-109

- 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 SITE PLAN from the Village of Baldwinsville Planning Board at the request of Daniel Manning, Architect for the property located at 36 Oswego Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of East Genesee Street (New York State Route 31/370) and Oswego Road (New York State Route 48), both state highways; and
- WHEREAS, the applicant is proposing to renovate an existing four-story building for office and restaurant uses on the upper floors on a 0.134-acre lot in a Business (B-2) zoning district; and
- WHEREAS, the Board previously recommended Approval of a Site Plan referral (Z-14-257) to renovate the building for residential use on the upper floors; and
- WHEREAS, the village application notes the first floor of the building will continue to be used for commercial space (Tymeless Tattoo - 2,757 square feet, future office space - 1,791 square feet), with the second floor to contain general business/office space (4,842 square feet), the third floor to contain one restaurant space, and the fourth floor to remain unchanged as attic/partial closed mezzanine space; and
- WHEREAS, the Proposed Site Plan dated March 16, 2015 shows an existing four-story masonry building with a proposed new one-story addition (formerly to be a three-story addition) for a new rear entrance door with associated concrete sidewalk, landing area, and granite curbing steps, along with an existing metal guard rail at the rear of the parcel to be removed and replaced with new ornamental black iron bollards with chains; and
- WHEREAS, the plan shows the site is located at the corner of Oswego Street and East Genesee Street; the application notes the the site contains no means for vehicular access or parking, and a municipal parkign lot within 500 feet of the building will be utilized by occupants; the rear of the building faces a one-way access off East Genesee Street for the adjacent bank; and
- WHEREAS, the Environmental Assessment Form dated March 16, 2015 notes the project requires a permit from the New York State Historic Preservation Office and contains a structure listed on the State or National Register of Historic Places; the National Register of Historic Places database utilized by SOCPA does not include the subject building, however the parcel is located near the Oswego-Oneida Streets Historic District and several other historic buildings within the Village; and
- WHEREAS, the site is served by public water and village sewers which ultimately flow to the Baldwinsville-Seneca Knolls Wastewater Treatment Plant; and
- WHEREAS, per the Onondaga County Department of Water Environment Protection, the

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

WHEREAS, the application notes there will be no dumpster on the property and no additional landscaping on the site other than the existing street trees along East Genesee Street; the plan shows sidewalks on both street frontages; and

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

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: April 15, 2015

OCPB Case # Z-15-110

- 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 PROJECT SITE REVIEW from the City of Syracuse Zoning Administration at the request of The Near West Side Initiative for the property located at 101-119 Wyoming 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 South West Street, a state-owned arterial; and
- WHEREAS, the applicant is proposing to renovate the vacant warehouse third floor space of an existing office building complex (WCNY and ProLiteracy) to create twelve apartments and common space on a 2.46-acre lot in an Industrial Class A (IA) zoning district; and
- WHEREAS, the Board previously recommended Approval of a Project Site Review referral (Z-11-99) to redevelop the entire warehouse facility (Case Supply), commending the applicant for its reinvestment in an obsolete site and recommending traditional neighborhood development guidelines including transparent buildings with multiple entrances, mixed uses, residential diversity, and an active and attractive public realm; and
- WHEREAS, the site is located in the Near West Side, a traditional urban neighborhood, with a mix of surrounding land uses including commercial/warehouse space, art gallery and workspaces, railroad tracks, single and multi-family residences, and vacant parcels; and
- WHEREAS, the city application notes the proposed renovation includes the construction of twelve apartments with 16,460 square feet of space including a tenant storage area and shared laundry facility, construction of 6,485 square feet of shell commercial space, and exterior alterations to add windows for apartments and an exterior exit into the courtyard for a new stair/elevator; the application further notes no changes will be made to the first and second floors of the building except for what is required to meet the exit, fire safety, and utility requirements of the project; and
- WHEREAS, the Site Plan dated February 19, 2015 shows the u-shaped building to be renovated (Building C1 and C2) located along Marcellus Street, a city street, and South West Street, with a new entry and walkway in the courtyard area; the overall site is shown to have two additional buildings, a courtyard, rain garden, and parking lot; and
- WHEREAS, the plan shows the parking lot along West Fayette Street, a city street, with one driveway on South West Street and two driveways on Wyoming Street, also a city street; any existing or proposed access to South West Street must meet the requirements of the New York State Department of Transportation; and
- WHEREAS, the New York State Department of Environmental Conservation Environmental

Assessment Form Mapper indicates that land adjoining the site contains wetlands or other regulated waterbodies and the project is within 2,000 feet of sites in the New York State Department of Environmental Conservation Environmental Site Remediation database (734042, 734022, 734060); and

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

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

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

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

The Board supports the continued investment in the redevelopment of this important site in the Near Westside neighborhood. The New York State Department of Transportation advises the City and applicant that the parking lot driveway on South West Street shall remain limited egress-only access as agreed upon in the original development plans.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: April 15, 2015

OCPB Case # Z-15-111

- 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 THREE-MILE LIMIT from the City of Syracuse Planning Commission at the request of Technology Place, LLC for the property located at 2 Technology Place; 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 Fly Road, a county road; and
- WHEREAS, the applicant is proposing to subdivide a 4.585-acre parcel into two new lots, Lot 1 (3.216 acres) and Lot 2 (1.349 acres), in a High-Tech (H-T) zoning district; and
- WHEREAS, the Board previously offered No Position With Comment on a Subdivision referral (S-14-96) from the Town of DeWitt, noting no access would be permitted to Fly Road from proposed Lot 1; the Board also previously reviewed several projects on the south side of Technology Place, offering No Position on a Final Subdivision referral (S-14-52) to combine two parcels, and recommending Modification of two Site Plan referrals (Z-14-97 and Z-14-131) and an Area Variance referral (Z-14-132) for an Inficon building expansion, citing traffic study requirements and wastewater infrastructure coordination; and
- WHEREAS, the Final Plan dated February 12, 2015 shows an existing masonry building (18,984 square feet) and 79 parking spaces on proposed Lot 1, and proposed Lot 2 as vacant cleared land, with the exception of the rear of the entire site which contains trees and brush; no further information for the development of proposed Lot 2 was submitted at this time; and
- WHEREAS, the plan shows proposed Lot 1 with frontage on Fly Road and frontage and two existing driveways on Technology Place, a local street; proposed Lot 2 has frontage on Technology Place and no existing or proposed driveways are shown; and
- WHEREAS, an Environmental Assessment Form dated October 23, 2014 was submitted with the referral; the New York State Department of Environmental Conservation Environmental Assessment Form Mapper indicates that the site is located over or immediately adjoining a principal aquifer, and the site of the proposed action contains a species of animal, or associated habitats, listed by the state or federal government as threatened or endangered; and
- WHEREAS, the site is served by public water and sewer and is located in the Metropolitan Wastewater Treatment Plant and Ley Creek Pump Station service areas; Inficon is an existing permitted industrial user; the plan states "separate utilities serving Lot 2 must tie directly into the publicly owned portion of the water main and sanitary sewer"; the plan shows a proposed sanitary sewer easement leading from sewers on Technology Place across proposed Lot 2 to the existing building on proposed Lot 1; and

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

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

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

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: April 15, 2015

OCPB Case # Z-15-112

- 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 SPECIAL PERMIT from the Town of DeWitt Zoning Board of Appeals at the request of Ethan Allen for the property located at 100 Dewey 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 East Genesee Street and Interstate Route 481, both state highways; and
- WHEREAS, the applicant is requesting to modify an existing specific use permit as part of a project to convert an existing furniture store (Ethan Allen) and three residential parcels into a retail shopping strip and warehouse, including a parking lot expansion, on four parcels totaling 2.6 in Special Business Transitional (SBT) and Residential (R-2) zoning districts; and
- WHEREAS, the Board recently offered No Position With Comment on a Site Plan referral (Z-15-64) for this project, cautioning against potential impacts to the difficult intersection between Dewey Avenue, Maple Road, and New York State Route 5/92, and encouraging a parking solution which would minimize impacts to Butternut Creek; and
- WHEREAS, per town code, a specific use permit is required in an SBT district for any allowed use in which the gross floor area is in excess of 5,000 square feet; per the Town, a specific use permit allows the town to place additional use restrictions on the project; and
- WHEREAS, an Existing Conditions Plan from the prior referral dated August 18, 2014 shows split zoning on the Ethan Allen parcel and the parcel behind it located along Butternut Creek, with the northeastern side along East Genesee Street plus two of the residential parcels along Dewey Avenue zoned SBT, and the southwestern side and remaining residential parcel along Dewey Avenue zoned R-2; aerial photography shows the two residential parcels in the SBT zone contain existing houses which will be demolished, per the referral materials; and
- WHEREAS, the Layout and Planting Plan dated March 30, 2015 shows the existing Ethan Allen building is proposed to be divided into three retail spaces (5,000 to 6,000 square feet each) and one warehouse space (8,000 square feet), with one space reserved for Ethan Allen one reserved for Reed Jewelers; the plan further shows an existing parking lot (25 spaces) within the R-2 zone and an expansion of the parking area in front of the building up to the Dewey Avenue frontage (69 spaces); the parking in reserve area along Butternut Creek shown in the prior referral has been removed; according to the Town, the applicant is expected to apply for a parking variance for approximately 25 spaces; and
- WHEREAS, the plan shows the site has an existing driveway on Dewey Avenue, a town road which connects with Maple Drive, also a town road, right at its point of intersection with East Genesee Street; the plan further shows an "Ingress &

Egress Easement to and from Miles Avenue" which connects to the parking on site; the Town intends to discuss the potential for closing off Dewey Avenue to through-traffic in order to limit access to Ethan Allen traffic and prevent worsening conditions at the Maple Road/New York State Route 5/92 intersections; and

WHEREAS, the Environmental Assessment Form dated March 27, 2015 notes 2.2 acres will be physically disturbed and the prior referral noted that stormwater will be discharged to established conveyance systems; the proposed project may disturb one acre or more of land and must be covered under the New York State SPDES II General Permit for Stormwater Discharges from Construction Activity (GP-0-10-001) and the applicant must submit a Stormwater Pollution Prevention Plan (SWPPP) to the municipality and a Notice of Intent (NOI) to the DEC Bureau of Water Permits; the proposed project is located within a designated Municipal Separate Storm Sewer System (MS4) municipality, and the applicant must consult with the municipal engineer to ensure conformance of construction plans with the municipality's Storm Water Management Plan (SWMP) and submit a MS4 SWPPP Acceptance Form signed by the municipality to the New York State Department of Environmental Conservation Bureau of Water Permits; and

WHEREAS, the EAF further indicates a portion of the site or land adjoining the site contains wetlands or other regulated waterbodies and the project site is located in an archeological sensitive area; and

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

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

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

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

WHEREAS, the plan shows existing wooded area along the side and rear of the site, several proposed trees around the front parking lot, and proposed landscaping along Dewey Avenue, including 8' spruce arborvitae along a berm which would buffer the adjacent residential property; the plan also shows an existing monument sign along the East Genesee Street frontage with proposed ornamental grasses on one side; a concrete pathway from Dewey Avenue

leading into the parking lot has also been added to the plan since the prior referral, and the Town will be exploring the installation of sidewalks along Dewey Avenue; and

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

1. The Board encourages the Town to continue working with the applicant and nearby residents on parking and access plans which will minimize impacts to the surrounding neighborhood, Butternut Creek, and to the Dewey Avenue/Maple Avenue and Maple Avenue/Route 5/92 intersections.
2. The New York State Department of Transportation supports any proposed plan which would reduce the amount of through-traffic at the Maple Drive and New York State Route 92/Route 5 intersection.
3. The Onondaga County Department of Water Environment Protection asks that the applicant contact the Department at (315) 435-6820 early in the planning process to determine sewer availability and capacity.
4. The applicant is encouraged to reduce stormwater runoff and improve stormwater quality as much as practical by reducing impermeable surfaces and utilizing green infrastructure. For more information on stormwater management, visit the Onondaga County "Save the Rain Program" web site at <http://savetherain.us> or contact the Onondaga County Department of Water Environment Protection at 315-435-6820.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: April 15, 2015

OCPB Case # Z-15-113

- 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 SPECIAL PERMIT from the Town of DeWitt Zoning Board of Appeals at the request of Jack's Septic Service (John Coleman) for the property located at 4079 New Court Avenue; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review issuance of special permits and the site is located within 500 feet of New Court Avenue, a state highway; and
- WHEREAS, the applicant is requesting a specific use permit to construct a 2,304 square foot cold storage building for vehicles and equipment at an existing septic service business on a 0.66-acre lot in an Industrial zoning district; and
- WHEREAS, the Board previously offered No Position With Comment on concurrent Site Plan and Area Variance referrals (Z-15-94 and Z-15-95), noting driveway standards, minimizing pavement, and water service; and
- WHEREAS, per the town application, a specific use permit is required for the storage of septic waste; and
- WHEREAS, the Land Survey dated January 15, 2015 shows an existing brick/masonry building, proposed new storage building at the rear of the parcel on an existing gravel parking lot, and front and rear asphalt parking lots; 6 parking spaces are shown within the gravel lot and 7 spaces are shown within the asphalt lot along the front of the building; the plan shows two small lawn areas and no other landscaping on site; and
- WHEREAS, the survey shows the rear of the site is located along CSXT railroad tracks, and the site has frontage and two existing driveways on New Court Avenue, one labeled exit which is approximately 70' and one labeled enter which is approximately 30'; any existing or proposed access to New Court Avenue must meet the requirements of the New York State Department of Transportation; and
- WHEREAS, the Environmental Assessment Form dated February 9, 2015 notes 0.189 acres will be physically disturbed; and
- WHEREAS, the site is served by public water and sewer and is located in the Metropolitan Wastewater Treatment Plant service area; the EAF notes the project will not connect to existing water and wastewater utilities; and

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

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

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

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

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

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: April 15, 2015

OCPB Case # Z-15-114

- 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 SPECIAL PERMIT from the Town of DeWitt Zoning Board of Appeals at the request of Galaxy Portable Restrooms / Jeff Moravec for the property located at 5889 Butternut Drive; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review issuance of special permits and the site is located within 500 feet of Interstate Route 481, a state highway; and
- WHEREAS, the applicant is requesting a specific use permit to convert the former Town of DeWitt Parks Department building and site for the storage and maintenance of portable restroom facilities on a 4.1-acre lot in an Industrial zoning district; and
- WHEREAS, per the town application, a specific use permit is required for waste product handling; the town also noted the project will require a permit from the New York State Department of Environmental Conservation; and
- WHEREAS, the Site Plan dated March 30, 2015 shows an existing building with surrounding concrete pads to remain, an asphalt area at the front of the parcel which encroaches on the adjacent parcel to the north, a proposed restroom storage area for up to 1,000 units on a proposed crushed stone area behind the building, and seven proposed parking spaces; a site survey submitted with the referral shows the subject parcel also includes additional land north of the proposed restroom storage area which contains a gravel area including a chain-link fenced in area; and
- WHEREAS, the plan shows the site with frontage and one existing driveway on Butternut Drive to remain, which will lead to a proposed gravel circulation loop behind the building for trucks; the plan also shows a right-of-way for ingress and egress running west/east along the parcel which does not align with the driveway; and
- WHEREAS, per the town application and aerial photography, the site is surrounded by other industrial uses to the north and south, wooded land and Butternut Creek to the east, and Interstate Route 481 to the west; and
- WHEREAS, the Environmental Assessment Form dated March 27, 2015 indicates the site is located in the 100 year flood plain; the Onondaga County Hazard Mitigation Plan has identified flooding as one of five primary natural hazards of local concern, with the potential to cause extensive threat to property and safety; buildings within the floodplain can negatively affect the free flow of nearby waterways and drainage, and building within a floodplain is therefore discouraged; and
- WHEREAS, the EAF notes the site may also contain wetlands or other regulated waterbodies (federal wetlands, per the New York State Department of

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

WHEREAS, the EAF further indicates that the site of the proposed action may contain a species of animal, or associated habitats, listed by the state or federal government as threatened or endangered; and

WHEREAS, the plan shows the location of a proposed cleaning area in the rear of the building and a proposed holding tank on the side of the building with a proposed "sanitary discharge line to existing sanitary lateral"; as per section 3.05 "Holding Tank Waste" of the Onondaga County Rules and Regulations Relating to the Use of the Public Sewer System: "No person shall discharge any holding tank waste into a manhole or other opening in a sanitary sewer. All holding tank waste shall be discharged at a County facility at locations designated by the Commissioner."; and

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

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

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

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

1. Based on the Onondaga County Rules and Regulations Relating to the Use of the Public Sewer System which state that holding tank waste may not be discharged to a sanitary sewer, the Onondaga County Department of Water Environment Protection advises the Town to ensure the applicant has an approved waste disposal plan in place which meets the requirements of the Department prior to approving this permit.

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

3. The applicant is encouraged to reduce stormwater runoff and improve

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E-mail Address: countyplanning@ongov.net

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

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: April 15, 2015

OCPB Case # Z-15-115

- 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 OTHER AUTHORIZATION from the Village of East Syracuse Village Board at the request of Village of East Syracuse for the property located village wide; and
- WHEREAS, General Municipal Law Section 239-1-3 allows municipalities to refer applications to the County Planning Board for informal review or technical assistance; and
- WHEREAS, the Village of East Syracuse requests the Board review its New York State Brownfield Opportunity Area (BOA) Step 2 Nomination Report, which was prepared by the Village to assess the status and long term potential for known and suspected brownfields, as well as relevant vacant and underutilized properties within the Village, and to establish a long term vision and strategies for positive change; and
- WHEREAS, the Village was awarded a grant through the New York State Department of State (NYS DOS) to initiate and prepare the Brownfield Opportunity Area (BOA) report; the BOA program is an initiative of the NYSDOS and NYSDEC which delivers financial assistance and expertise to enable revitalization and urban economic development initiatives, especially in distressed communities; and
- WHEREAS, the study area encompasses the entire village and for study purposes was segmented into five study areas: the Manlius Street Business District, Primary Residential Neighborhoods north of Manlius Street, Railroad Industrial Neighborhood District (southwest corner of village), the Bristol-Myers Squibb Facility, and the Rail Yard Retail District (east portion of village); and
- WHEREAS, the study determined that the majority of the identified brownfield, vacant and underutilized sites fell within and near the Manlius Street Business District, and identified that corridor as the preferred location to focus future investment and revitalization efforts, including new commercial development and mixed use development; and
- WHEREAS, the study identified 32 suspected brownfields, 22 underutilized and 52 vacant sites accounting for a total of 354 acres, and of those, 10 priority and strategic sites were evaluated; and
- WHEREAS, the Vision Statement and associated goals envision that reinvestment has led to the creation of jobs, community support has led to new business, and new business has been sensitive to the character of the village, and is a thriving, walkable, mixed-use shopping and business center with well-maintained streets and buildings; and
- WHEREAS, recommendations include: establishing a Village Economic Development Commission, recruit specialty retail and dining, establish a revolving loan fund for start-ups and expansions, establish a downtown incubator, establish a façade improvement program; hire a downtown manager, grow partnerships

with major local employers, and recognize property owners for investments;
and

WHEREAS, priority project recommendations include conversion of the Village Lanes Bowling alley into a family entertainment center; convert the Thrifty Shopper location to a Cultural Arts and Learning facility (potentially to include consolidated library facilities for East Syracuse and Dewitt); a new mixed use location at East Manlius and North Center Streets; and

WHEREAS, strategic site recommendations include a downtown pocket park, building enhancements, gateway enhancements, office and light industrial redevelopment at selected locations including 5-Ply and Bowl Mor properties, and open space enhancements at the Bristol campus; and

WHEREAS, streetscape, green infrastructure, lighting and pedestrian/bicycle improvements are deemed a major focusing revitalizing and improving the village; and

WHEREAS, land use recommendations include rezoning the Manlius Street Business corridor to establish a Downtown Neighborhood and Downtown Core Districts, a new zoning district or overlay for commercial/light industrial area to facilitate efficient growth and protection of residential areas, design standards, and evaluation of parking standards; and

WHEREAS, housing recommendations include establishing a housing committee, use of homeownership programs, addressing absentee landlord concerns, resources for rehab/remodeling, and enhancing property maintenance laws; and

WHEREAS, the referral form notes the action is Type 1 under SEQRA, and the plan notes the vast majority of sites identified in the plan have water, sewer, gas, electric and other utilities with sufficient capacity for desired development; and

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

The Board commends the Village of East Syracuse for completion of this report and engagement with the Brownfield Opportunity Area program. The Board supports a focus on targeted and sensitive revitalization of existing built centers, incorporation of context sensitive infill development, attention to bicycle and pedestrian needs, and updating land use regulations to help meet desired goals for the community.

The Syracuse-Onondaga County Planning Agency offers its planning services and encourages continued cooperation in implementing the goals outlined in the report, and encourages the Village to coordinate with county and state agencies early in the planning process regarding water, sewer, and road infrastructure in order to maximize the potential of future investments.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: April 15, 2015

OCPB Case # Z-15-116

- 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 OTHER AUTHORIZATION from the City of Syracuse Planning Commission at the request of Lane Media Properties, Inc. for the property located at 300 Burnet Avenue; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review authorizations which a referring body may issue under the provisions of any zoning ordinance or local law the site is located within 500 feet of Interstate Route 690 and Interstate Route 81, both state highways; and
- WHEREAS, the applicant is requesting an off-premises advertising sign review to install a double-sided 52' high digital billboard (11' x 40' per side) on a 0.19-acre lot in an Industrial Class A (IA) zoning district; and
- WHEREAS, the Location Survey dated May 18, 2007 shows the site contains an existing two-story masonry and frame building and rear tarvia parking area, which is where the proposed billboard would be located; and
- WHEREAS, the survey and aerial photography show the site is located at the corner of Burnet Avenue and North McBride Street, both city streets, with access to the parking lot off North McBride Street; the proposed billboard would face traffic on Interstate Route 690; and
- WHEREAS, the Environmental Assessment Form dated March 27, 2015 notes the proposed action requires an Outdoor Advertising Permit from the New York State Department of Transportation; the city application notes that digital ads would rotate every 6-8 seconds, and a static billboard will be constructed if a digital billboard is not approved; and
- WHEREAS, the proposed billboard appears to meet the New York State Department of Transportation definition of a Commercial Electronic Variable Message Sign (CEVMS); CEVMS are subject to specific requirements for illumination, message duration and transition, and space between signs along the highway; and
- WHEREAS, the New York State Department of Environmental Conservation Environmental Assessment Form Mapper indicates that the site is located near the Hawley-Green Historic District and the New York Central Railroad Passenger & Freight Station, both of which are listed on the 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:

The applicant and city are advised to ensure the appropriate approvals are

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obtained from the New York State Department of Transportation for the proposed billboard.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: April 15, 2015

OCPB Case # Z-15-117

- 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 AREA VARIANCE from the Town of Pompey Zoning Board of Appeals at the request of Syracuse SMSA dba Verizon Wireless for the property located near 8144 Indian Hill 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 a farm operation in an agricultural district; and
- WHEREAS, the applicant is requesting an area variance to construct and operate a wireless telecommunications tower on a 0.23-acre lease parcel within a vacant 35.96-acre lot in a Farm (F) zoning district; and
- WHEREAS, the Board previously offered No Position With Comment on concurrent Site Plan and Area Variance referrals (Z-14-337 and Z-14-338) to construct this tower on an adjacent parcel (same owner), advising wetland delineation; the referral materials indicate that the town requested the applicant to explore alternate sites for the project; and
- WHEREAS, the Environmental Assessment Form dated February 27, 2015 notes the project is to install a 125' monopole (129' with lightning rod), a 12' x 30' equipment shelter within a 66' x 44' fenced compound, and associated improvements; per the referral notice, the maximum height allowed is 75'; and
- WHEREAS, the Schematic Total Holdings Map dated March 3, 2015 shows the proposed lease parcel in the northeastern portion of a lot with frontage on Indian Hill Road, a local road; and
- WHEREAS, the plan shows a proposed 30' ingress/egress and utilities easement that extends from the lease parcel onto Indian Hill Road via the adjacent parcel to the east, which is owned by the same landowner as the subject parcel; the plan notes the owner of the subject parcel "shall grant to Syracuse SMSA Limited Partnership the necessary lease parcel, ingress/egress, utility and cabling easements for the installation and operation of the proposed wireless telecommunications facility"; and
- WHEREAS, the EAF notes the site may contain federal wetlands, and the referral materials note a wetland report was completed for the site (not submitted with the referral); National Wetland Inventory Maps indicate the potential presence of federal wetlands in the southeastern portion of the property; per the U.S. Army Corps of Engineers, National Wetland Inventory Maps may not be used to confirm the presence/absence of federal wetlands on a given parcel of land; the applicant must obtain appropriate permits from the U.S. Army Corps of Engineers for any proposed development or drainage in federal wetlands on site; and
- WHEREAS, the EAF also indicates the project site or a portion of it is located in or

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

WHEREAS, the site is located near Indian Hill Memorial Park, a monument maintained by Onondaga County Parks; and

WHEREAS, the Onondaga County Agricultural District map shows the site is located in New York State Agricultural District 2; aerial photography shows the site is adjacent to farmed properties; and

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

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: April 15, 2015

OCPB Case # Z-15-118

- 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 Town of Cicero Planning Board at the request of Roland & Luann Burke for the property located at 9200 Brewerton Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Brewerton Road (U.S. Route 11) and Interstate Route 81, both state highways; and
- WHEREAS, the applicant is proposing to construct two additional storage buildings at an existing business (ValueMailers, retail space, and car sales business) on a 6.28-acre lot in General Commercial Plus zoning district; and
- WHEREAS, the Board previously recommended Modification of a Site Plan referral (Z-12-127) for a prior expansion of the site for retail space and car sales, requiring a traffic study, drainage study, and septic approval; the Board previously offered No Position With Comment on a Zone Change referral (Z-11-254) from General Commercial to General Commercial Plus for the subject parcel and an adjacent parcel, commenting on highway access, local road networks, sewage disposal, and endangered species; and
- WHEREAS, the Proposed Features Plan revised March 30, 2015 shows an existing building (10,682 square feet) and two metal frame buildings (5,020 and 1,511 square feet), two proposed new warehouse buildings (1,800 and 2,800 square feet), 42 parking spaces along the sides of the buildings, and an existing dumpster proposed to be enclosed with a stockade fence or similar materials as the building; and
- WHEREAS, the plan shows the subject parcel also includes vacant land (labeled "This Area Not to Be Disturbed") separated from the developed portion of the site by a National Grid parcel which runs north/south along Interstate Route 81; and
- WHEREAS, the plan shows the site with frontage and an existing driveway on Brewerton Road, which is proposed to be narrowed to 40' ; a "stop sign" and "stop bar" are also proposed just outside the State right-of-way; any existing or proposed access to Brewerton Road must meet the requirements of the New York State Department of Transportation; and
- WHEREAS, the Environmental Assessment Form dated March 10, 2015 indicates 0.5 acres are to be physically disturbed, and a grading plan was submitted with the referral; and
- WHEREAS, the EAF also notes the site of the proposed action may contain a species of animal, or associated habitats, listed by the state or federal government as threatened or endangered; a permit may be required from the New York State Department of Environmental Conservation (NYS DEC) if the species is listed as endangered or threatened and the NYS DEC determines that the project

may be harmful to the species or its habitat; and

WHEREAS, the site is served by public water and private septic, and is located in the Brewerton Wastewater Treatment Plant service area in a location with no access to sewers; the plan shows the approximate location of existing sewage disposal system on the northern side of the existing buildings; and

WHEREAS, the plan shows an existing ground sign to be relocated slightly north; per the plan and images submitted with the referral, the sign is 4' x 10' on two posts at a height of 12.2' and has sections for different signs; currently only one section (for ValueMailers) is occupied; and

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

The Town and the applicant must continue to coordinate Brewerton Road access requirements with the New York State Department of Transportation, and obtain a highway work permit for any work within the State right-of-way.

The Board also offers the following comments:

1. 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.

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

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: April 15, 2015

OCPB Case # Z-15-119

- 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 SITE PLAN from the Town of Clay Planning Board at the request of MLB Rental Property of Syracuse, LLC (Rudy DiRubbo) for the property located at 3920 Brewerton Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Brewerton Road (U.S. Route 11), a state highway, South Bay Road and Taft Road, both county roads, the New York State Department of Transportation garage, a state-owned facility, and the municipal boundary between the Town of Clay and the Village of North Syracuse; and
- WHEREAS, the applicant is proposing to add a patio with 2,110 square feet of outdoor seating to an existing restaurant (Basil Leaf Ristorante) on two parcels totaling 1.050 acres in a Limited Use for Restaurants (LuC-2) zoning district; and
- WHEREAS, the Board previously recommended Modification of an Area Variance referral (Z-14-235) for reducing the perimeter landscape strip, side yard setback, parking, and highway overlay; the Board noted requirements for highway work permits from the state and encouraged shared parking, increased landscaping, sidewalks, and pedestrian connections to nearby businesses; and
- WHEREAS, the Site Plan dated August 27, 2014 shows the subject property as one parcel with land in the Town of Clay and the Village of North Syracuse; tax maps indicate that the Village of North Syracuse portion of the site is separate tax parcel number 008.-06-01.1; and
- WHEREAS, the plan shows the site contains an existing brick building and parking lot behind the building with 70 spaces, plus the proposed patio addition which would wrap around the southern half of the building and include a wall enclosure and a pergola with a retractable awning; and
- WHEREAS, the plan shows the site with frontage on Route 11, East Taft Road, and South Bay Road, and one existing driveway each on East Taft Road and South Bay Road, both of which must meet the requirements of the Onondaga County Department of Transportation; the plan shows a proposed curb which would close off the existing driveway on Route 11; the plan also shows the site has access through the parking lot to the adjacent parcel to the south (Clam Bar), however aerial photography shows existing parking spaces in that location; and
- WHEREAS, the Environmental Assessment Form dated March 13, 2015 notes the site or land adjoining the site contains wetlands or other regulated waterbodies; and
- WHEREAS, the site is served by public water and sewer and is located in the Metropolitan Wastewater Treatment Plant service area; and
- WHEREAS, per the Onondaga County Department of Water Environment Protection, the project shall comply with Local Law #1 of 2011 - A Local Law Establishing a

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

WHEREAS, the plan shows concrete curbs along Route 11, a concrete walk along the front and northern side of the building that leads to the parking lot, and curbs around most of the parking lot; sidewalks are present along Taft Road north of Route 11 and along the north side of Route 11 within the Village of North Syracuse; and

WHEREAS, the Syracuse Metropolitan Transportation Council (SMTC) is in the process of finalizing a sustainable streets guide, which includes the identification of priority sidewalk zones where the installation of sidewalks would be most beneficial; this site is located at an intersection which is in the priority zone for the Village of North Syracuse and just outside the Taft/Buckley priority zone area; and

WHEREAS, aerial photography shows lawn and some landscaping around the building and on the curbs and around the parking lot; the adjacent parcel to the east is a one-family residential home which is somewhat buffered by trees and landscaping; and

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

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

1. The Town and applicant are advised to obtain a highway work permit from the New York State Department of Transportation for any work in the State right-of-way.
2. Given the location of this site within a sidewalk priority zone as identified by SMTC, and in order to promote walkability and pedestrian safety, the Board encourages the Town and applicant to coordinate with the Village of North Syracuse, New York State Department of Transportation, and the Onondaga County Department of Transportation regarding the installation of sidewalks along the Route 11 and Taft Road frontages.
3. Every municipal review provides the opportunity to improve community appearance, and the applicant and the municipality are encouraged to improve site aesthetics and reinforce walkability and safety by incorporating elements such as shared parking with neighboring businesses, increased landscaping along the southern boundary of the property, and providing pedestrian access to this and adjacent sites and businesses along this corridor.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: April 15, 2015

OCPB Case # Z-15-120

- 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 Skaneateles Planning Board at the request of Steve Burdick for the property located at 1105 Hencoop 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 a farm operation in an agricultural district; and
- WHEREAS, the applicant is proposing to construct a wind turbine on a self-supporting lattice tower at an existing home/farm on a 55-acre lot in Rural and Farming and Lakefront Watershed Overlay (RF and LWOD) zoning districts; and
- WHEREAS, the Board is concurrently reviewing a Special Permit referral (Z-15-121) and an Area Variance referral (Z-15-122) for this project; a special permit is required for a wind energy conversion system for residential use, and an area variance is required for the height of the highest elevation of the blade (153'8" proposed, 150' allowed); and
- WHEREAS, the Site Plan dated February 16, 2015 shows the southern portion of the subject parcel along Hencoop Road, a local road, which contains two existing houses, two other buildings, and three existing driveways; the proposed wind turbine is shown 369' from the road with no structures located within a 230.5' radius (1.5 times the turbine blade height); the plan states the lattice tower will be 140'; and
- WHEREAS, the plan shows the parcel across the street (059.-01-07.1), also owned by the applicant, with an additional proposed turbine; the referral materials included a letter dated January 7, 2015 requesting two wind turbines, however the referral otherwise appears to only be for one turbine; and
- WHEREAS, the Environmental Assessment Form dated February 18, 2015 notes a portion of the site or land adjoining the site contains wetlands or other regulated waterbodies; National Wetland Inventory Maps indicate the potential presence of federal wetlands on the adjacent parcel to the west; per the U.S. Army Corps of Engineers, National Wetland Inventory Maps may not be used to confirm the presence/absence of federal wetlands on a given parcel of land; and
- WHEREAS, the EAF also notes the site is located in an archeological sensitive area; and
- WHEREAS, the referral materials indicate a copy of the permit application was submitted to the City of Syracuse Water Department; the town application notes the proposed turbine is not within 200 feet of the lake and will not have an impact on the lake or watershed; and
- WHEREAS, the site is served by private water and septic and is located outside the Onondaga County Sanitary District; and
- WHEREAS, the Onondaga County Agricultural District map shows the site is located in New York State Agricultural District 2; per aerial photography, the remainder

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of the subject parcel is agricultural land and there are other houses, farm buildings, and farmland on adjacent properties along both sides of Hencoop Road; and

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

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: April 15, 2015

OCPB Case # Z-15-121

- 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 SPECIAL PERMIT from the Town of Skaneateles Planning Board at the request of Steve Burdick for the property located at 1105 Hencoop 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 in an agricultural district; and
- WHEREAS, the applicant is requesting a special permit to construct a wind turbine on a self-supporting lattice tower at an existing home/farm on a 55-acre lot in Rural and Farming and Lakefront Watershed Overlay (RF and LWOD) zoning districts; and
- WHEREAS, the Board is concurrently reviewing a Site Plan referral (Z-15-120) and an Area Variance referral (Z-15-122) for this project; a special permit is required for a wind energy conversion system for residential use, and an area variance is required for the height of the highest elevation of the blade (153'8" proposed, 150' allowed); and
- WHEREAS, the Site Plan dated February 16, 2015 shows the southern portion of the subject parcel along Hencoop Road, a local road, which contains two existing houses, two other buildings, and three existing driveways; the proposed wind turbine is shown 369' from the road with no structures located within a 230.5' radius (1.5 times the turbine blade height); the plan states the lattice tower will be 140'; and
- WHEREAS, the plan shows the parcel across the street (059.-01-07.1), also owned by the applicant, with an additional proposed turbine; the referral materials included a letter dated January 7, 2015 requesting two wind turbines, however the referral otherwise appears to only be for one turbine; and
- WHEREAS, the Environmental Assessment Form dated February 18, 2015 notes a portion of the site or land adjoining the site contains wetlands or other regulated waterbodies; National Wetland Inventory Maps indicate the potential presence of federal wetlands on the adjacent parcel to the west; per the U.S. Army Corps of Engineers, National Wetland Inventory Maps may not be used to confirm the presence/absence of federal wetlands on a given parcel of land; and
- WHEREAS, the EAF also notes the site is located in an archeological sensitive area; and
- WHEREAS, the referral materials indicate a copy of the permit application was submitted to the City of Syracuse Water Department; the town application notes the proposed turbine is not within 200 feet of the lake and will not have an impact on the lake or watershed; and
- WHEREAS, the site is served by private water and septic and is located outside the Onondaga County Sanitary District; and

WHEREAS, the Onondaga County Agricultural District map shows the site is located in New York State Agricultural District 2; per aerial photography, the remainder of the subject parcel is agricultural land and there are other houses, farm buildings, and farmland on adjacent properties along both sides of Hencoop Road; and

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

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: April 15, 2015

OCPB Case # Z-15-122

- 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 AREA VARIANCE from the Town of Skaneateles ZBA at the request of Steve Burdick for the property located at 1105 Hencoop 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 a farm operation in an agricultural district; and
- WHEREAS, the applicant is requesting an area variance to construct a wind turbine on a self-supporting lattice tower at an existing home/farm on a 55-acre lot in Rural and Farming and Lakefront Watershed Overlay (RF and LWOD) zoning districts; and
- WHEREAS, the Board is concurrently reviewing a Site Plan referral (Z-15-120) and a Special Permit referral (Z-15-121) for this project; a special permit is required for a wind energy conversion system for residential use, and an area variance is required for the height of the highest elevation of the blade (153'8" proposed, 150' allowed); and
- WHEREAS, the Site Plan dated February 16, 2015 shows the southern portion of the subject parcel along Hencoop Road, a local road, which contains two existing houses, two other buildings, and three existing driveways; the proposed wind turbine is shown 369' from the road with no structures located within a 230.5' radius (1.5 times the turbine blade height); the plan states the lattice tower will be 140'; and
- WHEREAS, the plan shows the parcel across the street (059.-01-07.1), also owned by the applicant, with an additional proposed turbine; the referral materials included a letter dated January 7, 2015 requesting two wind turbines, however the referral otherwise appears to only be for one turbine; and
- WHEREAS, the Environmental Assessment Form dated February 18, 2015 notes a portion of the site or land adjoining the site contains wetlands or other regulated waterbodies; National Wetland Inventory Maps indicate the potential presence of federal wetlands on the adjacent parcel to the west; per the U.S. Army Corps of Engineers, National Wetland Inventory Maps may not be used to confirm the presence/absence of federal wetlands on a given parcel of land; and
- WHEREAS, the EAF also notes the site is located in an archeological sensitive area; and
- WHEREAS, the referral materials indicate a copy of the permit application was submitted to the City of Syracuse Water Department; the town application notes the proposed turbine is not within 200 feet of the lake and will not have an impact on the lake or watershed; and
- WHEREAS, the site is served by private water and septic and is located outside the Onondaga County Sanitary District; and

WHEREAS, the Onondaga County Agricultural District map shows the site is located in New York State Agricultural District 2; per aerial photography, the remainder of the subject parcel is agricultural land and there are other houses, farm buildings, and farmland on adjacent properties along both sides of Hencoop Road; and

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

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: April 15, 2015

OCPB Case # Z-15-123

- 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 Salina Planning Board at the request of Sam D'Amico for the property located at 721 Old Liverpool 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 Old Liverpool Road, a county road, and Onondaga Lake Park, a county-owned facility; and
- WHEREAS, the applicant is proposing to convert an existing residence into an office on a 0.1122-acre lot in a Highway Commercial (C-2) zoning district; and
- WHEREAS, the site is located at the corner of Woerner Avenue, a dead end local residential street, and a commercial area with a mix of building types along Old Liverpool Road; and
- WHEREAS, the Site Plan dated March 18, 2015 shows an existing two-story wood frame dwelling which encroaches on the County right-of-way ("per County Highway Plans of Record"); the plan also shows a proposed walkway with accessible ramp in the side yard; an area variance for the ramp was approved by the Town on April 6, 2015; and
- WHEREAS, submitted floor plans indicate the building will be used for offices and storage; per a conversation with the Town on April 8, 2015, the applicant will be renting to one tenant only; and
- WHEREAS, the plan shows a proposed new asphalt parking area (1,403 square feet of new asphalt) in the location of existing hedges, lawn, and fence behind the house; the new asphalt would widen the existing residential driveway access to Woerner Avenue to over 50'; the proposed parking area would have five spaces including one handicapped space, and would require backing up in the Woerner Avenue right-of-way; and
- WHEREAS, the Environmental Assessment Form dated March 23, 2015 notes 0.0321 acres will be physically disturbed; and
- WHEREAS, the New York State Department of Environmental Conservation Environmental Assessment Form Mapper indicates that the project is within 2,000 feet of sites in the New York State Department of Environmental Conservation Environmental Site Remediation database (V00501 and 734030), is located over or immediately adjoining primary and principal aquifers, may contain a species of animal, or associated habitats, listed by the state or federal government as threatened or endangered, and is located in or adjacent to an area designated as sensitive for archaeological sites on the New York State Historic Preservation Office archaeological site inventory; and
- WHEREAS, the site is served by public water and sewer and is located in the Metropolitan Wastewater Treatment Plant service area; and

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

WHEREAS, the plan shows a proposed unlit 3' x 4' wooden sign on wood posts with a maximum height of 5' located in the county right-of-way; the plan states an Onondaga County Department of Transportation permit will be applied for in order to complete work within the highway bounds, specifically for the construction of the sign; and

WHEREAS, per the plan and aerial photography, there are existing hedges, saplings, and trees along the southern side of the site, a row of hedges along the northern side of the house, and a path leading from the front of the house to the road; and

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

1. Per the Onondaga County Department of Transportation, the Town and applicant are advised that proposed signage may not obstruct sight distance and the applicant must obtain a permit from the Department for any work within the County right-of-way.
2. The Board encourages the Town and applicant to explore opportunities to share parking and access with neighboring commercial parcels, and to consider potential impacts on the remaining residential properties located on smaller side streets along this transitioning corridor.
3. The Onondaga County Department of Water Environment Protection asks that the applicant contact the Department at (315) 435-6820 early in the planning process to determine sewer availability and capacity.
4. The applicant is encouraged to reduce stormwater runoff and improve stormwater quality as much as practical by reducing impermeable surfaces and utilizing green infrastructure. For more information on stormwater management, visit the Onondaga County "Save the Rain Program" web site at <http://savetherain.us> or contact the Onondaga County Department of Water Environment Protection at 315-435-6820.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: April 15, 2015

OCPB Case # Z-15-126

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SPECIAL PERMIT from the Town of Salina Planning Board at the request of Eastwood Neighborhood Association for the property located at 2801 Court 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 Court Street (New York State Route 298), a state highway; and
- WHEREAS, the applicant is requesting a special permit to hold a temporary carnival in a parking lot within the Lyndale Commercial Park (formerly Syracuse China) on a 54.3-acre lot in an Industrial (I-1) zoning district; and
- WHEREAS, the town application dated April 1, 2015 notes the carnival will include 15-18 rides, 12 games, and 4-6 food vendors as a fundraiser for the Eastwood Neighborhood Association; per the town, a special permit is required in the I-1 district for uses which are prohibited everywhere else within the town; and
- WHEREAS, an aerial image submitted with the referral shows the site is located along Pottery Road, a local street, between Court Street and railroad tracks; the image indicates the carnival will utilize a parking lot behind one of the existing buildings for rides, games, and food, and additional parking lots which access Pottery Road will be used for carnival parking; and
- WHEREAS, per a conversation with the Town on April 8, 2015, the proposed carnival will take place over four days and be operated by a professional vendor who utilizes off-duty sheriffs for security and traffic control, and the Town has already met with the Lyncourt Fire Department; and
- WHEREAS, the site is served by public water and sewer and is located in the Metropolitan Wastewater Treatment Plant service area; the Environmental Assessment Form dated April 1, 2015 indicates the project will not connect to existing wastewater utilities but will connect to an existing water supply; and
- WHEREAS, per the Onondaga County Water Authority (OCWA), the applicant will need a permit to either use water from a hydrant or to take water from the existing building, and must have backflow prevention measures in place; 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 Daniel Cupoli and seconded by Chester Dudzinski. The votes were recorded as follows: Douglas Morris - yes; Robert Jokl - yes; Daniel Cupoli - yes; Chester Dudzinski - yes.



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: April 15, 2015

OCPB Case # Z-15-127

- 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 Syracuse University for the property located on Skytop 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 Interstate Route 481, a state highway, and the municipal boundary between the Town of Onondaga and the City of Syracuse; and
- WHEREAS, the applicant is proposing to construct a pre-fabricated 4,000 square foot Construction Engineering Lab (CEL) on a 0.8-acre portion of a 160-acre lot in a Light Industrial (LI) zoning district; and
- WHEREAS, the Site & Utility Plan revised March 12, 2015 shows the proposed CEL facility, 10 parking spaces on a blacktop area along the front of the building, and a gravel area behind the building; the referral materials indicate the building will be used by Department of Civil & Engineering students to facilitate hands-on learning experience; and
- WHEREAS, per aerial photography, the site is located on South Campus near existing tennis courts and an administrative building; the plans show the parking area would connect to an existing asphalt drive, and the gravel area behind the building would connect to an existing gravel drive; aerial photography shows these drives ultimately lead to the Skytop Road loop which connects with Jamesville Avenue and Colvin Avenue in the City of Syracuse; and
- WHEREAS, the Environmental Assessment Form dated March 31, 2015 states 0.8 acres will be physically disturbed by the project; the applicant submitted a stormwater management memorandum dated March 30, 2015 which states: "Since the land disturbance is less than one acre, a New York State Department of Environmental Conservation (NYSDEC) State Pollution Discharge Elimination System (SPDES) General Permit for Stormwater Discharges from Construction Activities (Permit) is not required for the project. Stormwater management measures are required, however, to mitigate the impacts on water quality and quantity of stormwater discharges from the site, during construction activities and following construction. This document presents the methodology, design requirements and the proposed stormwater management design for SU CEL facility development."; and
- WHEREAS, the New York State Department of Environmental Conservation Environmental Assessment Form Mapper indicates that land adjoining the site contains wetlands or other regulated waterbodies; wetland maps do not show any wetlands in the vicinity of the proposed building site; and
- WHEREAS, the EAF Mapper also indicates that the site of the proposed action may contain a species of animal, or associated habitats, listed by the state or federal government as threatened or endangered; and

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- WHEREAS, the EAF states that “Terrestrial Environmental Specialists, Inc. conducted a study in September 2014 for a different project on this same tax parcel, which concluded that no threatened or endangered species were found, nor were suitable habitats for such species found”; and
- WHEREAS, the site is served by public water and sewer and is located in the Metropolitan Wastewater Treatment Plant service area; and
- WHEREAS, per the Onondaga County Department of Water Environment Protection, the project shall comply with Local Law #1 of 2011 - A Local Law Establishing a Program to Promote Capacity Management, Maintenance and Operation of the Public Sewers and Related Purposes, where applicable; information regarding this law is available at www.ongov.net/wep/uselaws.html; and
- WHEREAS, per GML § 239-nn, the legislative body or other authorized body having jurisdiction in a municipality shall give notice to an adjacent municipality when a hearing is held by such body relating to a subdivision, site plan, special use permit, or a use variance on property that is within five hundred feet of an adjacent municipality; such notice shall be given by mail or electronic transmission to the clerk of the adjacent municipality at least ten days prior to any such hearing; and

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

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: April 15, 2015

OCPB Case # Z-15-129

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the City of Syracuse Planning Commission at the request of COR Inner Harbor Co., LLC for the property located at 700-720 Van Rensselaer Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of the Inner Harbor Barge Canal Terminal, a part of the New York State Barge Canal System, and Bear Street, a state highway; and
- WHEREAS, the applicant is proposing to modify a previously approved site plan in order to construct two mixed use retail/apartment buildings with 34,000 square feet of retail, 108 residential units, and 4,000 square feet of amenity space as part of the west shore Inner Harbor development in a Lakefront Urban Center (T-5) zoning district; and
- WHEREAS, the Board is concurrently reviewing a Special Permit referral (Z-15-130) to construct a surface level parking lot across the street to serve the proposed mixed use buildings; the Board recommended Modification of the same version of these referrals at the March 25, 2015 meeting (Z-15-77 and Z-15-78); the referrals have been resubmitted to include revised comments from the New York State Department of Transportation; and
- WHEREAS, the Board previously recommended Modification of a Site Plan referral (Z-14-222) for a prior version of Phase I which included one mixed use building with interior garage parking and approximately the same amount of retail and apartments, and Modification of concurrent Final Subdivision (S-14-15) and establishment of streets referral (Z-14-76) for the overall west shore development; the Board cited coordination of infrastructure with the New York State Department of Transportation and the Onondaga County Department of Water Environment Protection; the Board has also reviewed referrals for the proposed hotel development on the south shore of the Inner Harbor (Z-14-180 and Z-14-181); and
- WHEREAS, the General Plan, General Notes and Legend revised March 2, 2015 shows seven building locations, and notes, "Work to performed in Phase 1 to include the southerly interior apartment building and improvements shown up to an including the curbing along easterly side of Shoecraft Road, northerly side of Iron Pier Drive, and southerly side of Salt Shed Drive"; and
- WHEREAS, the Site Plan revised March 11, 2015 shows six proposed buildings within the proposed new street grid and one building to be located along the southeastern end of the western shore development; master plans indicate the two buildings along the harbor would be luxury apartments and the interior buildings would be mixed-use retail/residential, and floor plans indicate the Phase I buildings would each have first floor retail and amenities, and 54

apartments on the upper three floors; and

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

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

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

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

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

WHEREAS, the purpose and intent of the Lakefront zoning districts are to implement the principles of the Lakefront Master Plan and Onondaga County Settlement Plan, and the purpose of the T5 Urban Center zoning district "is to create a dense, fully mixed use neighborhood with a vibrant street life and a public

realm with many design amenities” which includes small blocks and lots that prioritize pedestrians, particularly along designated “A” streets such as the streets located in this area; a Waiver Justification Letter submitted with the previous site plan referral (Z-14-222) with the referral details several requested waivers from zoning requirements, including encroachments, architectural openings, loading and service areas on “A” Streets; and

NOW THEREFORE BE IT RESOLVED, that the Onondaga County Planning Board 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 obtain a New York State Department of Transportation highway work permit for any work within the State right-of-way, and advises that no parking or streets may encroach into the Bear Street right-of-way.
2. The State also requests the City and applicant to continue discussion and coordination with the NYSDOT regarding the overall planning of the Inner Harbor development, including location of the North Geddes Street extension and configuration of the intersections in this area, and including relocation farther from the Bear Street intersection or consideration of alternative configurations. The Board further recommends that a permanent solution to remedy the undesirable intersection conditions at Bear, North Geddes and Van Rensselaer Streets should be identified now and constructed as part of this project.
3. The Onondaga County Department of Water Environment Protection requests that the City and applicant coordinate closely with the Department early in the planning process regarding the west shore project, and the entire COR development project, to ensure infrastructure coordination and to determine sewer availability and capacity.
4. The applicant is encouraged to reduce stormwater runoff and improve stormwater quality as much as practical by reducing impermeable surfaces and utilizing green infrastructure. For more information on stormwater management, visit the Onondaga County "Save the Rain Program" web site at <http://savetherain.us> or contact the Onondaga County Department of Water Environment Protection at 315-435-6820.
5. The applicant and city are encouraged to design any driveways and internal circulation roads serving the proposed parking lots to meet public right-of-way standards to the extent possible, in order to create the appearance of smaller blocks that are inviting to pedestrians as required in Lakefront zoning districts.
6. The Board encourages the city to continue considering individual project phases in the context of the overall development plan in order to ensure long-term adherence to redevelopment goals regarding density, mixed uses, parking, and walkability.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: April 15, 2015

OCPB Case # Z-15-130

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SPECIAL PERMIT from the City of Syracuse Planning Commission at the request of COR Inner Harbor Co., LLC for the property located at 701 Van Rensselaer Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review issuance of special permits and the site is located within 500 feet of the Inner Harbor Barge Canal Terminal, a part of the New York State Barge Canal System, and Bear Street, a state highway; and
- WHEREAS, the applicant is requesting a special permit to establish a surface parking lot to serve two proposed mixed use retail/apartment buildings with 34,000 square feet of retail, 108 residential units, and 4,000 square feet of amenity space as part of the west shore Inner Harbor development in a Lakefront Urban Center (T-5) zoning district; and
- WHEREAS, the Board is concurrently reviewing a Site Plan referral (Z-15-77) to construct the two proposed mixed use retail/apartment buildings across the street; the Board recommended Modification of the same version of these referrals at the March 25, 2015 meeting (Z-15-77 and Z-15-78); the referrals have been resubmitted to include revised comments from the New York State Department of Transportation; and
- WHEREAS, the Board previously recommended Modification of a Site Plan referral (Z-14-222) for a prior version of Phase I which included one mixed use building with interior garage parking and approximately the same amount of retail and apartments, and Modification of concurrent Final Subdivision (S-14-15) and establishment of streets referral (Z-14-76) for the overall west shore development; the Board cited coordination of infrastructure with the New York State Department of Transportation and the Onondaga County Department of Water Environment Protection; the Board has also reviewed referrals for the proposed hotel development on the south shore of the Inner Harbor (Z-14-180 and Z-14-181); and
- WHEREAS, the General Plan, General Notes and Legend revised March 2, 2015 shows seven building locations, and notes, "Work to performed in Phase 1 to include the southerly interior apartment building and improvements shown up to an including the curbing along easterly side of Shoecraft Road, northerly side of Iron Pier Drive, and southerly side of Salt Shed Drive"; and
- WHEREAS, the Site Plan revised March 11, 2015 shows six proposed buildings within the proposed new street grid and one building to be located along the southeastern end of the western shore development; master plans indicate the two buildings along the harbor would be luxury apartments and the interior buildings would be mixed-use retail/residential, and floor plans indicate the Phase I buildings would each have first floor retail and amenities, and 54

apartments on the upper three floors; and

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

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

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

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

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

WHEREAS, the purpose and intent of the Lakefront zoning districts are to implement the principles of the Lakefront Master Plan and Onondaga County Settlement Plan, and the purpose of the T5 Urban Center zoning district "is to create a dense, fully mixed use neighborhood with a vibrant street life and a public

realm with many design amenities” which includes small blocks and lots that prioritize pedestrians, particularly along designated “A” streets such as the streets located in this area; a Waiver Justification Letter submitted with the previous site plan referral (Z-14-222) with the referral details several requested waivers from zoning requirements, including encroachments, architectural openings, loading and service areas on “A” Streets; and

NOW THEREFORE BE IT RESOLVED, that the Onondaga County Planning Board 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 obtain a New York State Department of Transportation highway work permit for any work within the State right-of-way, and advises that no parking or streets may encroach into the Bear Street right-of-way.
2. The State also requests the City and applicant to continue discussion and coordination with the NYSDOT regarding the overall planning of the Inner Harbor development, including location of the North Geddes Street extension and configuration of the intersections in this area, and including relocation farther from the Bear Street intersection or consideration of alternative configurations. The Board further recommends that a permanent solution to remedy the undesirable intersection conditions at Bear, North Geddes and Van Rensselaer Streets should be identified now and constructed as part of this project.
3. The Onondaga County Department of Water Environment Protection requests that the City and applicant coordinate closely with the Department early in the planning process regarding the west shore project, and the entire COR development project, to ensure infrastructure coordination and to determine sewer availability and capacity.
4. The applicant is encouraged to reduce stormwater runoff and improve stormwater quality as much as practical by reducing impermeable surfaces and utilizing green infrastructure. For more information on stormwater management, visit the Onondaga County "Save the Rain Program" web site at <http://savetherain.us> or contact the Onondaga County Department of Water Environment Protection at 315-435-6820.
5. The applicant and city are encouraged to design any driveways and internal circulation roads serving the proposed parking lots to meet public right-of-way standards to the extent possible, in order to create the appearance of smaller blocks that are inviting to pedestrians as required in Lakefront zoning districts.
6. The Board encourages the city to continue considering individual project phases in the context of the overall development plan in order to ensure long-term adherence to redevelopment goals regarding density, mixed uses, parking, and walkability.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: April 15, 2015

OCPB Case # Z-15-98

- 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 SPECIAL PERMIT from the Town of Elbridge Zoning Board of Appeals at the request of Calvary Baptist Church for the property located at 585 West Main Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review issuance of special permits and the site is located within 500 feet of West Main Street (New York State Route 5), a state highway, Hamilton Road, a county road, and a farm operation in an agricultural district; and
- WHEREAS, the applicant is requesting a special permit to construct a residential apartment inside an existing church building for the family of an employee on a 2.34-acre lot in a Business (B-1) zoning district; and
- WHEREAS, per a conversation with the Town on April 6, 2015, the church currently owns and is seeking to sell the house being used by the employee which is located on the adjacent parcel to the east; and
- WHEREAS, no site plan was submitted with the referral; per a message from the Town on April 7, 2015, the Zoning Board of Appeals will not be requiring a plan to review this application; aerial photography shows an existing church building and small parking lot; and
- WHEREAS, per aerial photography, the site has one existing driveway on West Main Street, which must meet the requirements of the New York State Department of Transportation; and
- WHEREAS, the New York State Department of Environmental Conservation Environmental Assessment Form Mapper indicates that the project site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the New York State Historic Preservation Office archaeological site inventory; and
- WHEREAS, the site is served by public water and private septic and is located outside the Onondaga County Sanitary District; the Onondaga County Health Department must formally accept or approve, respectively, any existing or proposed septic system to service this property; and
- WHEREAS, the Onondaga County Agricultural District map shows the site is adjacent to a farmed property in New York State Agricultural District 3; 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 Health Department to review any existing or proposed septic system to service this property prior the

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E-mail Address: countyplanning@ongov.net

Town approving this special permit request.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: April 15, 2015

OCPB Case # Z-15-99

- 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 MORATORIUM from the Town of Onondaga Town Board at the request of Town Board, Town of Onondaga for the property located on New York State Route 175 from the City Border Line West to Nixon Park 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
- WHEREAS, the applicant is proposing an extension to an existing moratorium on the construction, installation, erection, location, placement or establishment of any non-single family residential uses or applications on New York State Route 175 from the City of Syracuse border line west to Nixon Park Drive in the Town of Onondaga; and
- WHEREAS, the Board is concurrently reviewing an amendment to the Town of Onondaga 2007 Master Plan which describes the current conditions and offers recommendations for re-evaluating land use policies for this corridor; and
- WHEREAS, the Board previously offered No Position on the original Moratorium referral (Z-14-379); and
- WHEREAS, per the original Local Law No. D-2014 Legislative Findings and Intent: "The Town of Onondaga has experienced increasing pressure in recent years to develop portions of NYS Route 175 for various commercial uses. The purpose of this moratorium is to provide a period of time for the Town to study and evaluate the Onondaga Hill, Route 175 corridor, from the Syracuse City line west to Nixon Park Drive in order to determine what changes, if any, might be in order with respect to permitted uses in this area of the Town. It is also the intent of the Town Board to preserve the status quo during this period of review and study and to preclude the establishment of any new non-single family residential uses in this area of the Town before appropriate legislation is enacted or it is determined that no further legislation is needed."; and
- WHEREAS, per the new Proposed Local Law No. A-2015, the moratorium "is hereby extended for an additional six (6) months or until the Town of Onondaga enacts comprehensive legislation regulating such uses, whichever shall first occur"; and
- WHEREAS, per the law, "Any persons violating any provisions of this Local Law shall be guilty of an offense and, upon conviction thereof, be punished by a fine not exceeding \$500.00 or imprisonment not to exceed six (6) months, or both."; and
- WHEREAS, per the law, "The Town Board reserves to itself the power to vary or adapt the strict application of the requirements of this Local Law in the case of unusual hardship which would deprive the owner of all reasonable use of the lands involved" and that "such an application shall be treated as a use variance" and

subject to use variance criteria; 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 Daniel Cupoli and seconded by Chester Dudzinski. The votes were recorded as follows: Douglas Morris - yes; Robert Jokl - yes; Daniel Cupoli - yes; Chester Dudzinski - yes.