



Onondaga County Planning Board

April 19, 2017

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

I. ATTENDANCE

MEMBERS PRESENT

Douglas Morris
Bill Fisher
James Corbett
Daniel Cupoli
Robert Antonacci
Lisa Dell
Marty Voss

STAFF PRESENT

Megan Costa
Allison Bodine
Robin Coon

GUESTS PRESENT

Corbin Cox

II. CALL TO ORDER

The meeting was called to order at 11:00 AM on April 19, 2017.

III. MINUTES & OTHER BUSINESS

Minutes from March 29, 2017 were submitted for approval. Daniel Cupoli made a motion to accept the minutes. Marty Voss seconded the motion. The votes were recorded as follows: Douglas Morris - yes; Bill Fisher - yes; James Corbett - yes; Daniel Cupoli - yes; Robert Antonacci - yes; Lisa Dell - yes; Marty Voss - yes.

Megan Costa gave an update on the status of the GML requirement for four hours of annual training for Board members. Members discussed various opportunities for training, including possible presentations to the Board regarding the proposed wetland bank in Onondaga County, and from the ReZone Syracuse team. Staff will coordinate both as supplements to upcoming OCPB meetings. It was also agreed that Marty Voss' role as a Board member of both the Central New York Regional Planning & Development Board and Syracuse Metropolitan Transportation Council, could satisfy training requirements, upon submission of documentation. Staff will also forward notice of additional training opportunities to the Board as they arise.

Related to the discussion on presentations for Board members, Megan Costa also gave a briefing on a referral received for an upcoming meeting regarding an inland port and wetland bank project located within the Village of East Syracuse, Town of DeWitt and Town of Manlius. Staff is researching SEQR and other related matters in preparation of a staff report for an upcoming meeting.

IV. ACTIONS ON GML SECTION 239 REFERRALS

Summary

S-17-28	TVanPB	Modification	S-17-29	VSkaPB	Modification
Z-17-118	TVanTB	Modification	Z-17-119	TVanPB	Modification
Z-17-120	TVanPB	Modification	Z-17-121	TGedZBA	Modification
Z-17-122	VSkaPB	Modification	Z-17-123	VSkaPB	Modification
Z-17-124	VSkaPB	Modification	Z-17-125	VSkaPB	Modification
Z-17-126	VSkaPB	Modification	Z-17-127	TVanTB	Modification
Z-17-128	TCamTB	No Position	Z-17-129	CSyrZBA	No Position With Comment
Z-17-130	CSyrZBA	No Position	Z-17-131	TClaPB	No Position With Comment
Z-17-132	VLivZBA	No Position	Z-17-133	CSyrZA	No Position With Comment
Z-17-134	CSyrZA	No Position	Z-17-135	TDewTB	Approval
Z-17-136	TDewZBA	No Position	Z-17-137	TDewPB	Modification



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Z-17-138	TLafZBA	<i>No Position</i>	Z-17-139	VSkaPB	<i>No Position With Comment</i>
Z-17-140	VSkaPB	<i>No Position With Comment</i>	Z-17-141	VSkaPB	<i>No Position With Comment</i>
Z-17-142	VSkaPB	<i>No Position With Comment</i>	Z-17-143	TElbTB	<i>No Position With Comment</i>
Z-17-144	TOnoTB	<i>Modification</i>	Z-17-145	TOnoZBA	<i>Modification</i>
Z-17-146	TOnoZBA	<i>Modification</i>	Z-17-147	TTulTB	<i>No Position</i>
Z-17-148	TClaPB	<i>No Position</i>	Z-17-149	TPomPB	<i>Modification</i>
Z-17-150	TSkaPB	<i>Modification</i>	Z-17-151	TSkaPB	<i>Modification</i>
Z-17-152	TSkaPB	<i>Modification</i>	Z-17-153	CSyrPB	<i>Modification</i>



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: April 19, 2017

OCPB Case # S-17-28

- 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 PRELIMINARY SUBDIVISION from the Town of Van Buren Planning Board at the request of Turner Farm for the property located at 7653 East Sorrell Hill Road; and
- WHEREAS, General Municipal Law Section 239-n allows the County Planning Board to review the approval of subdivisions and the site is located within 500 feet of East Sorrell Hill Road, a county highway, Route 690, a state highway, the municipal boundary between the Town of Van Buren and the Village of Baldwinsville, and a farm operation located in an Agricultural District; and
- WHEREAS, the applicant is proposing to subdivide two lots totaling 10.62 acres into 4 new residential lots, Lot 1 (2.03 acres), Lot 2 (2.03 acres), Lot 3 (2.61 acres) and Lot 4 with an existing house (3.95 acres) in an Agriculture/Residence District (AR-80) zoning district; and
- WHEREAS, the site is located in the Town of Van Buren near Interstate 690, has frontage on East Sorrell Hill Road, a county road, and is surrounded by agricultural parcels; and
- WHEREAS, per the Town of Van Buren zoning ordinance, the AR-80 zoning district allows for agricultural uses and "low-density residential and related nonresidential development that is compatible with agriculture and the long-term preservation of lands and important open spaces"; and
- WHEREAS, per the submitted Turner Farm Sketch Plan dated March 1, 2017, the site contains two driveways with access to East Sorrell Hill Road, with one driveway located on proposed Lot 3 and the other on Lot 4, and an existing two-story wood frame house and wood frame barn located on proposed Lot 4; and
- WHEREAS, the existing house is currently served by individual drinking water and septic system; and
- WHEREAS, the New York State Department of Environmental Conservation Environmental Assessment Form Mapper indicates that the site contains federal wetlands or other regulated waterbodies; GIS mapping shows that the federal wetlands include a small area along the southern boundary of proposed Lot 4 which do not appear to encroach on the already built area; and
- WHEREAS, the EAF mapper indicates that the site is located over, or immediately adjoining, primary or principal aquifers; and
- WHEREAS, per the EAF mapper, the project site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the New York State Historic Preservation Office archeological site registry; the municipality is advised to contact the New York State Historic Preservation Office to determine if the project should be submitted to the Office for review as part of

the SEQR process; and

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

The Onondaga County Health Department must formally accept or approve, respectively, any existing or proposed septic system to service this property prior to Department endorsement of this subdivision plan.

The Board also offers the following comments for any future development of the proposed lots:

1. The Board encourages the Town to consider the potential long-term effects of large-lot, strip subdivisions along road frontages, particularly within areas containing New York State Agricultural District properties and in farm/agricultural zoning districts, as potential conflicts with agricultural operations, changes to the rural character, increased public service demands and costs, reduction of open space and farmland, and impacts to road safety and mobility may cumulatively occur.
2. The Town and applicant are advised that a permit will be required from the Onondaga County Department of Transportation for any proposed driveways and prior to any proposed work within a county road right-of-way.
3. Per the Onondaga County Department of Transportation, driveway locations will be determined by the availability of sight distance.
4. The Onondaga County Water Authority (OCWA) recommends that the municipality and/or applicant contact OCWA's Engineering Department early in the planning process to determine water availability and service options, obtain hydrant flow test information, evaluate backflow prevention requirements, and/or request that the Authority conduct hydrant flow testing to assess fire flow availability.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: April 19, 2017

OCPB Case # S-17-29

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a PRELIMINARY SUBDIVISION from the Village of Skaneateles Planning Board at the request of Eleroin/Niorelle LLC's (Mirbeau) for the property located at 893 West Genesee Street; and
- WHEREAS, General Municipal Law Section 239-n allows the County Planning Board to review the approval of subdivisions and the site is located within 500 feet of West Genesee Street (Route 20), a state highway, and the municipal boundary between the Village of Skaneateles and the Town of Skaneateles; and
- WHEREAS, the applicant is proposing to subdivide five existing parcels and adjust the lot line on an adjacent parcel to facilitate a project to expand Mirbeau Inn and Spa lodging and add new housing on 12.1 total acres in a split zoning district; and
- WHEREAS, the Board is concurrently reviewing Zone Change (Z-17-122), Site Plan (Z-17-123), Special Permit (Z-17-124), Area Variance (Z-17-125), and Other Authorization (Z-17-126) referrals for the project; and in 2004, the Board recommended Modification on a Special Permit (Z-04-216) referral proposing multiple additions to the existing Mirbeau Inn and Spa complex; and
- WHEREAS, the site (12.1 acres) is located at the corner of Franklin Street/Fuller Street, a local road, and West Genesee Street (Route 20), a state road, and is on the western edge of the Village of Skaneateles where it shares a municipal boundary with the Town of Skaneateles; per the Village ordinance (Local Law No. 1-2016), 2.32 acres at West Genesee Street and Franklin Street, formerly located in the Town, were annexed to the Village in 2016; the site consists of six existing parcels, including lands annexed to the Village and the current property of the Mirbeau Inn and Spa; and
- WHEREAS, per the submitted Proposed Subdivision/Zoning plan dated March 9, 2017, the proposed subdivision will create six new lots from the five adjacent parcels east of the Mirbeau property; proposed Lot 1 (0.31 acres), Lot 2 (0.18 acres), Lot 3 (0.18 acres), and Lot 4 (0.18) acres will have frontage on Franklin Street/Fuller Street, proposed Lot 5 (0.25 acres) will be located at the corner of Franklin Street/Fuller Street and West Genesee Street and have frontage on both roads, and 37,251 square feet of land from the existing Mirbeau property will be conveyed to the remaining land to create proposed Lot 6 (2.04 acres), located behind Lots 1, 2, 3, and 4 with frontage on both Franklin Street/Fuller Street and West Genesee Street; and per the submitted Existing Subdivision/Zoning plan dated March 9, 2017, the proposed zone change would affect proposed Lot 6, with a portion of the lot changing from A3 to A2 and an additional portion (1.68 acres) changing from A2 to A3; the existing zoning district will remain the same for the remainder of Lot 6 and Lots 1, 2, 3, 4, and 5, and the Mirbeau Property; and

WHEREAS, per the submitted Project Summary and Site Plan (both dated March 9, 2017), the proposed project would include removing an existing 1,800 square foot vacant building, formerly a BP gas station, and its existing commercial driveway entrance on West Genesee Street; constructing three extended stay lodging buildings (9 units, 21 bedrooms) along the western boundary of proposed Lot 6, which will be accessible from the existing Mirbeau driveway and service road on West Genesee Street, adding 21 parking spaces in front of the buildings along Mirbeau's existing private drive, and adding sidewalks to connect the buildings to the existing sidewalks of the Mirbeau complex and the public sidewalks of the Village; constructing five single family detached dwellings (1,800 square feet each) with rear attached garages on proposed Lots 1, 2, 3, 4, and 5 and providing access to Franklin Street/Fuller Street via a shared driveway located on Lot 1 that aligns with the existing Highland Street intersection and provides access to parking and garages located at the rear of the houses; adding a sidewalk in front of the detached houses, running parallel to Franklin Street/Fuller Street; adjusting the pavement along Franklin Street/Fuller Street to allow for on-street parking in front of proposed Lots 1, 2, 3, 4, and 5; and redesigning the detention basin and stormwater management system on proposed Lot 6; and

WHEREAS, per the Village of Skaneateles zoning ordinances, a conditional use that is also a critical impact use will only be permitted upon the issuance of a special use permit and a critical impact permit; lodging is a conditional use in A3 districts and the proposed lodging will exceed 20,000 square feet of floor area, provide direct access to West Genesee Street, require more than 10 off-street parking spaces, and cause more than 400 gallons per day of estimated sewer flow, classifying it as a critical impact use per §225-52A, F, G and L; special use and critical impact permits are requested for the proposed extended stay lodging buildings on proposed Lot 6; and

WHEREAS, per the Village of Skaneateles zoning ordinance, variations to the density control schedule in A2 districts require the granting of variances; area variances are requested for the five proposed single family detached dwellings on proposed Lots 1, 2, 3, 4, and 5 for the adjustment of minimum lot area (30,000sf to 7,500sf), lot width (100ft to 50ft), open area (85% to 75%), front yard setback (30ft to 15ft), one side yard setback (15ft to 5ft), and total side yard setback (35ft to 15ft) requirements; no variances are required for the extended stay lodging buildings; as indicated in the referral materials, the Village Planning Board "prefers to support granting variations to the density control schedule during the subdivision approval rather than to change the density control schedule for the entire district"; and

WHEREAS, the submitted plans indicate that an existing sewer easement runs southwest from Franklin Street/Fuller Street on the Mirbeau property to an existing parking lot and then runs west, an existing drainage easement runs parallel to Franklin Street/Fuller Street along the northeastern boundary of the Mirbeau property, and an existing Town water easement runs north-south from Franklin Street/Fuller Street to West Genesee Street through existing tax parcels 006-02-26 and 006-02-27; a proposed drainage easement will be located inside of the existing drainage easement and run parallel to it; and the existing Town water easement will be relocated to the rights-of-way along Franklin Street/Fuller Street and West Genesee Street; and

WHEREAS, the Environmental Assessment Form states that 2.56 acres will be disturbed by the proposed project and 0.85 acres of impervious area will be created;

runoff from the site will use the existing point source discharge, a pipe outlet from the existing stormwater management basin; proposed stormwater management improvements on the site will include expanding the existing detention basin, located on proposed Lot 6, to adequately detain and treat the anticipated stormwater; the proposed detention basin will be 180 feet long with an elevation change from top to bottom of 13 feet and constructed using earth fill; 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; and

WHEREAS, per the EAF, the site will be served by Village sewer; the former use of the site included 12 trailers, two gas stations, and a two-bedroom apartment for which the sewer design was 4,000 gallons a day and went to the Village wastewater treatment plant; estimated waste generation for the proposed uses is 3,410 gallons a day; drinking water will also be provided by the Village; and

WHEREAS, the EAF indicates that proposed light fixtures, with an approximate height of 15 feet, will be included in the new parking areas and along roadways and pedestrian walkways and will be directed towards the ground to aid in navigation; style and height of proposed light fixtures will be consistent with the current Mirbeau complex; proposed vegetation and landscaping will be included to provide screening and buffering from noise and light pollution; and

WHEREAS, the EAF 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 archeological site registry and the municipality is advised to contact the New York State Historic Preservation Office to determine if the project should be submitted to the Office for review as part of the SEQR process; the site is substantially contiguous to the James and Lydia Canning Fuller House which is listed on, or has been nominated by the NYS Board of Historic Preservation for inclusion on, the State or National Register of Historic Places; and the project is within 2,000 feet of sites in the New York State Department of Environmental Conservation Spills Incident database (9003467 and 8912345) that have been closed; and

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

The municipality must submit a copy of the Storm Water Pollution Prevention Plan (SWPPP) and/or any drainage reports or studies to the New York State Department of Transportation early in the planning process for approval and complete any appropriate mitigation as may be determined by the Department.

The Board also offers the following comments:

1. The municipality is encouraged to give notice of the public hearing on the proposed action to all adjacent municipalities and/or any municipalities that may be impacted by the proposed project.

2. Per the New York State Department of Transportation, the applicant is advised that a highway work permit is required for any work within the State

right-of-way.

3. The Board commends the applicant and the Village for their site design. The overall design, inclusion of sidewalks and landscaping, and use of land for stormwater management are in keeping with the character of the community and the 2015 Joint Town and Village of Skaneateles Comprehensive Plan by encouraging mixed land use and density, neighborhood walkability, and open area preservation.

4. The Village is encouraged to ensure coordination with the New York State Department of Environmental Conservation related to any applicable environmental remediation of contaminated properties.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: April 19, 2017

OCPB Case # Z-17-118

- 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 ZONE CHANGE from the Town of Van Buren Town Board at the request of Town of Van Buren Town Board for the property located at 7029 Van Buren Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the adoption or amendment of a zoning ordinance or local law and the site is located within 500 feet of Van Buren Road, a county highway, and
- WHEREAS, the applicant is proposing to amend the 1999 Property Rezoning Plan-Ragonese Commercial Park PUD Zoning Plan to re-zone 0.58 acres of the parcel, formerly zoned Area-C, as a new Area-D to facilitate a project to construct three new storage buildings; and
- WHEREAS, the Board is concurrently reviewing a Local Law (Z-17-127) referral for the project; and in 2009, the Board recommended No Position on Zone Change (Z-09-207) and Site Plan (Z-09-309) referrals in which the applicant was requesting an amendment to the existing PUD Zoning District and proposing the addition of outdoor storage, respectively, for a parcel adjacent to the site; and
- WHEREAS, the site (11.31 acres) is located in the Town of Van Buren near the New York State Thruway (Interstate 90) and Interstate 690 interchange and the Seneca Knolls community, has frontage on Van Buren Road (Route 194), a county road, and is surrounded by various industrial parcels, additional outdoor storage facilities, and forested lands; and
- WHEREAS, per the Town of Van Buren zoning ordinance, Planned Unit Development (PUD) "is a floating zone intended for establishment in areas in which diverse uses may be brought together in a compatible and unified plan of development which shall be in the interest of the general welfare of the public" and "is intended to promote site design and land use flexibility not feasible in other zoning districts"; and
- WHEREAS, per the referral application, proposed Local Law No. B-2017 will confirm the enactment of Local Law No. 3 of 1999, which designated certain lands as a PUD zoning district, and adopt a revised zoning plan in which certain PUD lands previously zoned Area-C will now be a new Area-D classification; the submitted Re-Zoning Plan dated January 1, 2017 shows that the site is currently within the existing PUD boundary and is classified as Area-A and Area-C "per 1999 Rezoning Map of Ragonese Commercial Park"; the proposed zone change, shown in the submitted plans, will change 0.58 acres of the 11.31-acre parcel from an Area-C classification to an Area-D classification, allowing for use for enclosed storage and outdoor storage, sales storage, and display; and
- WHEREAS, the site, containing a Store More Pay Less self-storage facility, has a single, full access driveway to Van Buren Road that is shared with the two adjacent

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properties and seven existing storage buildings with a combined area of 30,324 square feet; three new storage buildings totaling 15,600 square feet are proposed, of which proposed Buildings 1 and 2 would be partially located on the portion of the site (0.58 acres) seeking re-zoning; per the narrative, the proposed expansion will require four building permits, one for each of the smaller buildings and two for the larger, and with each permit a 25% reduction in total outdoor storage is requested; there are currently 100 vehicles on site that will be decreased to 75, 50, 25, and 0 as each permit is pulled; and

WHEREAS, the submitted plan shows the approximate location of a 20-foot sanitary sewer easement, a 20-foot waterline easement, a 10-foot Niagara Mohawk Power Corporation gas easement, and access right-of-way and utility easement, all located within the strip of land containing the access drive and connecting the majority of the site to Van Buren Road; and

WHEREAS, per the Environmental Assessment Form, 0.89 acres of land will be disturbed by the proposed buildings; no increase in impervious area will occur as the proposed buildings will be constructed on an existing gravel parking area; and

WHEREAS, per the referral, the site is currently served by public water and public sewer; GIS mapping indicates that only half of the 11.31-acre parcel is in the Onondaga County Sanitary District and Baldwinsville-Seneca Knolls Wastewater Treatment Plant service area; the proposed expansion appears to occur inside district boundaries; and

WHEREAS, the New York State Department of Environmental Conservation Environmental Assessment Form Mapper indicates that the site contains federal and state wetlands or other regulated waterbodies; GIS mapping shows that the state wetlands cover more than half of the 11.31-acre parcel, extending from the south and east into the existing and proposed developed areas of the site; the site plan notes “wetland boundary as flagged by Environmental Specialists, Inc. and located by survey on June 19, 2003” and one hundred foot wetlands buffer line are shown on the submitted Re-Zoning Plan where they do not overlap with the existing or proposed buildings; and

WHEREAS, the EAF mapper indicates that the site is located over, or immediately adjoining, primary and principal aquifers; and

WHEREAS, per the EAF mapper, the project site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the New York State Historic Preservation Office archeological site registry; the municipality is advised to contact the New York State Historic Preservation Office to determine if the project should be submitted to the Office for review as part of the SEQR process; and

WHEREAS, the EAF mapper indicates that the site of the proposed action may contain a species of animal, or associated habitats, listed by the state or federal government as threatened or endangered; a permit may be required from the 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

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

The Onondaga County Department of Transportation has determined that the

applicant is required to submit ITE Trip Generation Figures and a gap analysis at AM/PM peak hours for full build-out relating to the proposed action to meet Department requirements and to submit it to the Department for approval.

Should the Town approve the zone change, the Board also offers the following comments for the next stage of development:

1. The New York State Department of Environmental Conservation recommends that wetland delineations be reassessed after 5 years, and delineated wetland boundaries must be confirmed by the Department and the U.S. Army Corps of Engineers.
2. The applicant is advised that any existing driveways that access Van Buren Road must meet the requirements of the Onondaga County Department of Transportation. The applicant is required to obtain an Onondaga County Department of Transportation permit prior to any proposed work within a county road right-of-way. No additional access to Van Buren Road will be permitted.
3. Per the Onondaga County Department of Transportation, the Town is advised to ensure appropriate access agreements are in place for any shared driveways on Van Buren Road. Per the Onondaga County Department of Transportation, any existing or proposed shared driveways must have maintenance responsibilities added to the deeds.
4. The applicant and Town are advised that a portion of the site is located outside of the Onondaga County Sanitary District boundary and as such, any development requiring wastewater accommodation on site must be located within the service area. Any proposed development on public wastewater outside of the service area must go through a formal expansion process through the Town and Onondaga County Department of Water Environment

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: April 19, 2017

OCPB Case # Z-17-119

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 Van Buren Planning Board at the request of Jeff Hanlon - Slate Hill Construction Modification for the property located at 6573 Herman 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 Herman Road, a county road, and the municipal boundary between the Town of Van Buren and the Town of Camillus; and

WHEREAS, the applicant is proposing construction of a 20' X 40' office addition and other site improvements on a 9.73-acre parcel in an Industrial A (InA) zoning district; and

WHEREAS, the site is located in the Town of Van Buren less than half a mile south of the New York State Thruway (Interstate 90) and north of Warners Road (Route 173), near the municipal boundary between the Town of Van Buren and the Town of Camillus; has frontage on Herman Road, a county road; and is surrounded by various industrial parcels and forested land; and

WHEREAS, in 2006, the Board recommended No Position on a Site Plan (Z-06-368) referral in which the applicant was proposing to construct an 8,000 square foot storage building on the parcel; and

WHEREAS, per the submitted Existing Site Plan dated May 27, 2016, the 9.73-acre parcel includes an existing office building (2,160 square feet) with a paved area for parking at the southeast corner of the building and a sidewalk along the front of the office building; the contractor yard, located to the rear of the existing office building and separated by an existing fence, includes an existing 8,000 square foot shop with a 3,600 square foot metal building attachment, an existing metal building, and additional parking spaces; the site accesses Herman Road via an existing driveway, along which additional parking spaces are located; and

WHEREAS, the submitted plans indicate that the proposed addition (size of which varies throughout application ranging from 800 to 2,400 square feet) will be located on the southern side of the existing office building; the addition will replace some lawn area and existing paving, currently used for parking space; new pavement will be added to extend the remaining parking area and the existing sidewalk will be extended along the front of the proposed addition; and landscaping will include adding new or moving existing shrubs to the southern side of the proposed addition; and

WHEREAS, the site is currently used as contractor office space and a contractor yard, which will continue; the proposed additional office space will be used to accommodate growth and allow for four or five new employees; and

WHEREAS, the Town Site Plan Application dated February 27, 2017 states that impervious surface coverage would increase from 3.12 to 3.64 percent and indicates that lighting and stormwater management will not change on the site; and

WHEREAS, the site is currently served by individual drinking water via a storage tank and individual wastewater via a raised bed septic system; per the Onondaga County Health Department, a sewage disposal plan must be approved by the Department for any proposed construction that requires indoor plumbing; and

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

WHEREAS, per the EAF mapper, the project site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the New York State Historic Preservation Office archeological site registry; the municipality is advised to contact the New York State Historic Preservation Office to determine if the project should be submitted to the Office for review as part of the SEQR process; and

WHEREAS, the EAF mapper indicates that the site of the proposed action may contain a species of animal, or associated habitats, listed by the state or federal government as threatened or endangered; a permit may be required from the 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

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

The Onondaga County Health Department must formally accept or approve, respectively, any existing or proposed septic system to service this property prior to Town approval of this site plan.

The Board also offers the following comments:

1. The municipality is encouraged to give notice of the public hearing on the proposed action to all adjacent municipalities and/or any municipalities that may be impacted by the proposed project.
2. Per the Onondaga County Department of Transportation, no additional access to Herman Road will be permitted.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: April 19, 2017

OCPB Case # Z-17-120

- 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 Van Buren Planning Board at the request of The Alberici Group / Fox Creek Apartments for the property located at the Southeast Corner of Brassie Drive and Village Boulevard South; 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 O'Brien Road (Route 216), a county highway, and State Fair Boulevard (NYS Route 48), a state highway; and
- WHEREAS, the applicant is proposing to construct 13 twelve-unit apartment buildings with associated garages, roads, parking areas, utilities, grading, lawn and landscaping on an 11.17-acre parcel in a Planned Unit Development (PUD) zoning district; and
- WHEREAS, the site (11.17 acres), located in the Town of Van Buren in the Village Green community, is in close proximity to numerous residential parcels, Foxfire Golf Course, and Tessy Plastics, Fulton Savings Bank, and the Baldwinsville Volunteer Fire Department, which are located just north of the site on State Fair Boulevard (Route 48), a state road; the site has frontage on Village Boulevard South and O'Brien Road, is adjacent to existing residential properties on Crandon Terrace and Niblick Circle, with the rear property lines of the residential lots butting up against the southern boundary of the site, and shares a northern boundary with an existing apartment complex, Village Green Apartments; and
- WHEREAS, the submitted materials show that the site, which is currently vacant land with tree and brush cover, minimal elevation changes, an existing drainage swale that bisects the property and conveys runoff from the site and adjacent lands upstream to a piped Town drainage system at the southwest corner of the site, and a large proportion of poorly drained soils (82% of the site); and
- WHEREAS, per the submitted Preliminary Site Plan dated February 2, 2017, the proposed project includes (13) 12-unit, three-story apartment buildings (156 apartment units total), with a mix of one- and two-bedroom apartments, two driveways accessing Village Boulevard South, with the northerly drive providing full access and aligning with the existing Softwind Circle intersection and the southerly drive providing right-in, right-out access only, one full driveway accessing O'Brien Road, (7) garage structures providing space for 76 vehicles and an additional 246 parking spaces throughout the site (322 parking spaces total), two stormwater management ponds, and one clubhouse; and
- WHEREAS, the Environmental Assessment Form indicates that the project will be completed in two phases; Phase I will include the portion of the plan occurring along Village Boulevard South and west of the drainage swale; Phase II will include the portion of the plan occurring along O'Brien Road and east of the

drainage swale; the estimated completion date is November 2021; 9.5 acres of land will be disturbed by the project; and

WHEREAS, per the Central New York Regional Transportation Authority (CENTRO), the nearest transit stop is at the Village Green Apartments on Delwood Drive, approximately 0.7 miles walking distance to the northwest of the site; there are no sidewalks on Village Boulevard South; and

WHEREAS, per the EAF, lighting on the site will consist of “pole mounted and building mounted L.E.D. fixtures installed so as to avoid spill and glare onto adjacent properties”; and

WHEREAS, per the EAF, the site will connect to existing drinking water infrastructure from the Onondaga County Water Authority by extending the 8-inch diameter water main an additional 1,500 feet and adding fire hydrants; wastewater will be conveyed by private sewers to the Village Green Pump Station in the Baldwinsville-Seneca Knolls Wastewater Treatment Plant service area; and stormwater runoff will be directed to on-site stormwater management facilities, including two stormwater management ponds, and be conveyed to the existing Town drainage system on the site; 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, 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; and

WHEREAS, the New York State Department of Environmental Conservation Environmental Assessment Form Mapper indicates that a portion of the site or land adjoining the site contains wetlands or other regulated waterbodies; GIS mapping shows that the federal wetlands are located on several parcels southeast of the site; and the EAF mapper indicates that the site is located over, or immediately adjoining, primary and principal aquifers; and

WHEREAS, per the EAF mapper, the project site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the New York State Historic Preservation Office archeological site registry; the municipality is advised to contact the New York State Historic Preservation Office to determine if the project should be submitted to the Office for review as part of the SEQR process; and

WHEREAS, the EAF mapper indicates that the site of the proposed action may contain a species of animal, or associated habitats, listed by the state or federal government as threatened or endangered; a permit may be required from the 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 per the

submitted EAF, the site is a potential habitat for the Indiana bat; and
NOW THEREFORE BE IT RESOLVED, that the Onondaga County Planning Board
recommends the following MODIFICATION(S) to the proposed action prior to local board
approval of the proposed action:

1. The applicant must contact the Onondaga County Department of Transportation at (315) 435-3205 to coordinate any required traffic data and permit requirements for the proposed driveway onto O'Brien Road. The applicant is required to obtain a permit from the Onondaga County Department of Transportation for any proposed driveways and prior to any proposed work within a county road right-of-way.
2. The Onondaga County Department of Transportation has determined that the applicant must complete a drainage study or Stormwater Pollution Prevention Plan (SWPPP) to meet Department requirements verifying that the proposed development would not create additional stormwater runoff into the County's drainage system and is required to first contact the Department to determine the scope of the study; the applicant must submit the drainage study to the Department for approval and complete any appropriate mitigation as may be determined by the Department.
3. The municipality must submit a copy of the Storm Water Pollution Prevention Plan (SWPPP) and/or any drainage reports or studies and any traffic data to the New York State Department of Transportation early in the planning process for approval and complete any appropriate mitigation as may be determined by the Department.

The Board also offers the following comments:

1. The Board encourages the applicant to consider minimizing the removal of existing, established trees, particularly in areas on the site where the existing forest cover could serve to buffer adjacent residential properties. The Onondaga County Soil and Water Conservation District (SWCD) is available to the Town for walk-thru guidance regarding resource conservation.
2. The municipality and the applicant are encouraged to consider opportunities to incorporate site design recommendations from the Onondaga County Settlement Plan, Traditional Neighborhood Development (TND) Guidelines that foster walkability, highway mobility, transit, and an authentic sense of place including generating small blocks of interconnected streets, allowing buildings to front and abut a wide sidewalk and define and enclose the public realm, shielding pedestrians from traffic with deciduous trees and on-street parking, reducing expansive parking areas and driveways, encouraging shared parking arrangements, providing more landscaped elements within parking areas, and providing crosswalks and pedestrian signalization at nearby intersections.
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.

4. The Onondaga County Department of Water Environment Protection asks that the applicant contact the Department at (315) 435-5402 x225 early in the planning process to determine sewer availability and capacity.
5. The applicant is encouraged to reduce stormwater runoff and improve stormwater quality as much as practical by reducing impermeable surfaces and utilizing green infrastructure, including green roofs, rainwater capture, permeable pavements, bioswales, and increased landscaping. 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 315-435-2260.
6. The municipality and developer shall not assume that the Onondaga County Department of Water Environment Protection will provide any operation, emergency repair or response, or maintenance services associated with private infrastructure. It is further recommended that the municipality require performance bonds and maintenance guarantees (similar to condominium property management maintenance trust) be adequate to fully enable long-term maintenance and even fully fund asset replacement by the municipality should the need arise to transfer said infrastructure to public ownership. This will protect the municipality and its residents from future repair and replacement costs. The municipality should also require that the developer construct the wastewater pump station and/or conveyances to all standards listed in Recommended Standards for Wastewater Facilities (2004), including the performance and leak testing of the system.
7. The Board recommends that the applicant consider the inclusion of low flow fixtures in accordance with federal EPA Water Sense criteria.
8. Per the New York State Department of Environmental Conservation (NYS DEC), if a proposed project is in an area containing threatened or endangered species and/or associated habitats, and the project requires review under the State Environmental Quality Review Act (SEQRA), a request for a project screening should be submitted to the New York Natural Heritage Program or to the regional NYS DEC Division of Environmental Permits office.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: April 19, 2017

OCPB Case # Z-17-121

- 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 USE VARIANCE from the Town of Geddes Zoning Board of Appeals at the request of Cynthia Austin for the property located at 100 Stinson Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the granting of use or area variances and the site is located within 500 feet of Long Branch Road, a county highway, the New York State Thruway, a state highway, and Long Branch Park, a county park; and
- WHEREAS, the applicant is proposing to operate a stained glass business (Heavenly Glass, Inc.) in an existing vacant structure on a 0.34-acre parcel in a Residential A zoning district; and
- WHEREAS, the site is located at the corner of Stinson Street, a local road, and Long Branch Road, a county road, in the Town of Geddes and is at the northwestern end of Onondaga Lake, north of the New York State Thruway (Interstate 90), and near Long Branch and Onondaga Lake Parks, both county parks; surrounding uses are primarily residential and industrial with some roadside commercial parcels; and
- WHEREAS, per the Town of Geddes zoning ordinance, permitted uses for the site, zoned Residential A, include single-family dwelling, religious use, accessory building or structures related to single-family dwelling or religious use, and family day-care; and
- WHEREAS, the Application for Use Variance, included in the referral materials, indicates that the property was previously used as a commercial building, listed for sale as such, and purchased with that intended use; during the time that the property was listed for sale, the previous owner did not continue operating as a commercial business; and per the Town of Geddes, the building has been vacant for over two years and by code the pre-existing non-conforming status is thus abandoned; and
- WHEREAS, the proposed use for the site is as a small, family owned and operated stained glass business; per the submitted Site Plan dated March 16, 2017, the existing single-story frame, masonry and metal building will be divided into business and storage areas; the business area will include a retail store/studio open 7am - 9pm, Monday through Friday, with some retail hours on Saturday; the business will also offer 4 to 8-person classes on the manufacturing of stained glass products; no additional employees will be added for the time being; and
- WHEREAS, the submitted plan indicates that the site has frontage on both Stinson Street and Long Branch Road, undelineated access to Stinson Street, driveway access to Long Branch Road, and 9 parking spaces (four on the southern side of the building, five on the western side); new landscaping will be added along the western side of the building; and an existing chicken wire fence along the

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E-mail Address: countyplanning@ongov.net

northern boundary will be removed and replaced with a new 6-foot wood fence; and

WHEREAS, per the submitted plan, lighting on the site will consist of two new dark sky rated LED floodlights, one existing wall-mounted LED lantern, and one existing light pole; and

WHEREAS, the site is served by existing municipal water and wastewater services and is located in the Baldwinsville-Seneca Knolls Treatment Plant and Farrell 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 EAF mapper indicates that the site is located over, or immediately adjoining, primary and principal aquifers; and

WHEREAS, per the EAF mapper, the project site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the New York State Historic Preservation Office archeological site registry; the municipality is advised to contact the New York State Historic Preservation Office to determine if the project should be submitted to the Office for review as part of the SEQR process; and

WHEREAS, the EAF mapper indicates that the site of the proposed action may contain a species of animal, or associated habitats, listed by the state or federal government as threatened or endangered; a permit may be required from the 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

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

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

The Board also offers the following comment:

Per the Onondaga County Department of Transportation, no parking, loading, or servicing of vehicles in the right-of-way, or backing of vehicles into the right of way, is permitted.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: April 19, 2017

OCPB Case # Z-17-122

- 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 ZONE CHANGE from the Village of Skaneateles Planning Board at the request of Eleroin/Niorelle LLC's (Mirbeau) for the property located at 893 West Genesee Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the adoption or amendment of a zoning ordinance or local law; and
- WHEREAS, the applicant is proposing a zone change on a portion of newly proposed subdivided lots to facilitate a project to expand Mirbeau Inn and Spa lodging and add new housing on 12.1 total acres in a split zoning district; and
- WHEREAS, the Board is concurrently reviewing Preliminary Subdivision (S-17-29), Site Plan (Z-17-123), Special Permit (Z-17-124), Area Variance (Z-17-125), and Other Authorization (Z-17-126) referrals for the project; and in 2004, the Board recommended Modification on a Special Permit (Z-04-216) referral proposing multiple additions to the existing Mirbeau Inn and Spa complex;
- WHEREAS, the site (12.1 acres) is located at the corner of Franklin Street/Fuller Street, a local road, and West Genesee Street (Route 20), a state road, and is on the western edge of the Village of Skaneateles where it shares a municipal boundary with the Town of Skaneateles; per the Village ordinance (Local Law No. 1-2016), 2.32 acres at West Genesee Street and Franklin Street, formerly located in the Town, were annexed to the Village in 2016; the site consists of six existing parcels, including lands annexed to the Village and the current property of the Mirbeau Inn and Spa; and
- WHEREAS, per the submitted Proposed Subdivision/Zoning plan dated March 9, 2017, the proposed subdivision will create six new lots from the five adjacent parcels east of the Mirbeau property; proposed Lot 1 (0.31 acres), Lot 2 (0.18 acres), Lot 3 (0.18 acres), and Lot 4 (0.18) acres will have frontage on Franklin Street/Fuller Street, proposed Lot 5 (0.25 acres) will be located at the corner of Franklin Street/Fuller Street and West Genesee Street and have frontage on both roads, and 37,251 square feet of land from the existing Mirbeau property will be conveyed to the remaining land to create proposed Lot 6 (2.04 acres), located behind Lots 1, 2, 3, and 4 with frontage on both Franklin Street/Fuller Street and West Genesee Street; and per the submitted Existing Subdivision/Zoning plan dated March 9, 2017, the proposed zone change would affect proposed Lot 6, with a portion of the lot changing from A3 to A2 and an additional portion (1.68 acres) changing from A2 to A3; the existing zoning district will remain the same for the remainder of Lot 6 and Lots 1, 2, 3, 4, and 5, and the Mirbeau Property; and
- WHEREAS, per the submitted Project Summary and Site Plan (both dated March 9, 2017), the proposed project would include removing an existing 1,800 square foot vacant building, formerly a BP gas station, and its existing commercial

driveway entrance on West Genesee Street; constructing three extended stay lodging buildings (9 units, 21 bedrooms) along the western boundary of proposed Lot 6, which will be accessible from the existing Mirbeau driveway and service road on West Genesee Street, adding 21 parking spaces in front of the buildings along Mirbeau's existing private drive, and adding sidewalks to connect the buildings to the existing sidewalks of the Mirbeau complex and the public sidewalks of the Village; constructing five single family detached dwellings (1,800 square feet each) with rear attached garages on proposed Lots 1, 2, 3, 4, and 5 and providing access to Franklin Street/Fuller Street via a shared driveway located on Lot 1 that aligns with the existing Highland Street intersection and provides access to parking and garages located at the rear of the houses; adding a sidewalk in front of the detached houses, running parallel to Franklin Street/Fuller Street; adjusting the pavement along Franklin Street/Fuller Street to allow for on-street parking in front of proposed Lots 1, 2, 3, 4, and 5; and redesigning the detention basin and stormwater management system on proposed Lot 6; and

WHEREAS, per the Village of Skaneateles zoning ordinances, a conditional use that is also a critical impact use will only be permitted upon the issuance of a special use permit and a critical impact permit; lodging is a conditional use in A3 districts and the proposed lodging will exceed 20,000 square feet of floor area, provide direct access to West Genesee Street, require more than 10 off-street parking spaces, and cause more than 400 gallons per day of estimated sewer flow, classifying it as a critical impact use per §225-52A, F, G and L; special use and critical impact permits are requested for the proposed extended stay lodging buildings on proposed Lot 6; and

WHEREAS, per the Village of Skaneateles zoning ordinance, variations to the density control schedule in A2 districts require the granting of variances; area variances are requested for the five proposed single family detached dwellings on proposed Lots 1, 2, 3, 4, and 5 for the adjustment of minimum lot area (30,000sf to 7,500sf), lot width (100ft to 50ft), open area (85% to 75%), front yard setback (30ft to 15ft), one side yard setback (15ft to 5ft), and total side yard setback (35ft to 15ft) requirements; no variances are required for the extended stay lodging buildings; as indicated in the referral materials, the Village Planning Board "prefers to support granting variations to the density control schedule during the subdivision approval rather than to change the density control schedule for the entire district"; and

WHEREAS, the submitted plans indicate that an existing sewer easement runs southwest from Franklin Street/Fuller Street on the Mirbeau property to an existing parking lot and then runs west, an existing drainage easement runs parallel to Franklin Street/Fuller Street along the northeastern boundary of the Mirbeau property, and an existing Town water easement runs north-south from Franklin Street/Fuller Street to West Genesee Street through existing tax parcels 006-02-26 and 006-02-27; a proposed drainage easement will be located inside of the existing drainage easement and run parallel to it; and the existing Town water easement will be relocated to the rights-of-way along Franklin Street/Fuller Street and West Genesee Street; and

WHEREAS, the Environmental Assessment Form states that 2.56 acres will be disturbed by the proposed project and 0.85 acres of impervious area will be created; runoff from the site will use the existing point source discharge, a pipe outlet from the existing stormwater management basin; proposed stormwater

management improvements on the site will include expanding the existing detention basin, located on proposed Lot 6, to adequately detain and treat the anticipated stormwater; the proposed detention basin will be 180 feet long with an elevation change from top to bottom of 13 feet and constructed using earth fill; 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; and

WHEREAS, per the EAF, the site will be served by Village sewer; the former use of the site included 12 trailers, two gas stations, and a two-bedroom apartment for which the sewer design was 4,000 gallons a day and went to the Village wastewater treatment plant; estimated waste generation for the proposed uses is 3,410 gallons a day; drinking water will also be provided by the Village; and

WHEREAS, the EAF indicates that proposed light fixtures, with an approximate height of 15 feet, will be included in the new parking areas and along roadways and pedestrian walkways and will be directed towards the ground to aid in navigation; style and height of proposed light fixtures will be consistent with the current Mirbeau complex; proposed vegetation and landscaping will be included to provide screening and buffering from noise and light pollution; and

WHEREAS, the EAF 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 archeological site registry and the municipality is advised to contact the New York State Historic Preservation Office to determine if the project should be submitted to the Office for review as part of the SEQR process; the site is substantially contiguous to the James and Lydia Canning Fuller House which is listed on, or has been nominated by the NYS Board of Historic Preservation for inclusion on, the State or National Register of Historic Places; and the project is within 2,000 feet of sites in the New York State Department of Environmental Conservation Spills Incident database (9003467 and 8912345) that have been closed; and

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

The municipality must submit a copy of the Storm Water Pollution Prevention Plan (SWPPP) and/or any drainage reports or studies to the New York State Department of Transportation early in the planning process for approval and complete any appropriate mitigation as may be determined by the Department.

The Board also offers the following comments:

1. The municipality is encouraged to give notice of the public hearing on the proposed action to all adjacent municipalities and/or any municipalities that may be impacted by the proposed project.

2. Per the New York State Department of Transportation, the applicant is advised that a highway work permit is required for any work within the State right-of-way.

3. The Board commends the applicant and the Village for their site design. The overall design, inclusion of sidewalks and landscaping, and use of land for stormwater management are in keeping with the character of the community and the 2015 Joint Town and Village of Skaneateles Comprehensive Plan by encouraging mixed land use and density, neighborhood walkability, and open area preservation.

4. The Village is encouraged to ensure remediation of the former gas station building and site as applicable by working with the New York State Department of Environmental Conservation.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: April 19, 2017

OCPB Case # Z-17-123

- 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 Village of Skaneateles Planning Board at the request of Eleroin/Niorelle LLC's (Mirbeau) for the property located at 893 West Genesee Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of West Genesee Street (Route 20), a state highway, and the municipal boundary between the Village of Skaneateles and the Town of Skaneateles; and
- WHEREAS, the applicant is proposing to construct 5 single family homes and 3 lodging buildings and expand an existing stormwater detention basin on 12.1 total acres as part of a project to expand Mirbeau Inn and Spa in a split zoning district; and
- WHEREAS, the Board is concurrently reviewing Preliminary Subdivision (S-17-29), Zone Change (Z-17-122), Special Permit (Z-17-124), Area Variance (Z-17-125), and Other Authorization (Z-17-126) referrals for the project; and in 2004, the Board recommended Modification on a Special Permit (Z-04-216) referral proposing multiple additions to the existing Mirbeau Inn and Spa complex;
- WHEREAS, the site (12.1 acres) is located at the corner of Franklin Street/Fuller Street, a local road, and West Genesee Street (Route 20), a state road, and is on the western edge of the Village of Skaneateles where it shares a municipal boundary with the Town of Skaneateles; per the Village ordinance (Local Law No. 1-2016), 2.32 acres at West Genesee Street and Franklin Street, formerly located in the Town, were annexed to the Village in 2016; the site consists of six existing parcels, including lands annexed to the Village and the current property of the Mirbeau Inn and Spa; and
- WHEREAS, per the submitted Proposed Subdivision/Zoning plan dated March 9, 2017, the proposed subdivision will create six new lots from the five adjacent parcels east of the Mirbeau property; proposed Lot 1 (0.31 acres), Lot 2 (0.18 acres), Lot 3 (0.18 acres), and Lot 4 (0.18) acres will have frontage on Franklin Street/Fuller Street, proposed Lot 5 (0.25 acres) will be located at the corner of Franklin Street/Fuller Street and West Genesee Street and have frontage on both roads, and 37,251 square feet of land from the existing Mirbeau property will be conveyed to the remaining land to create proposed Lot 6 (2.04 acres), located behind Lots 1, 2, 3, and 4 with frontage on both Franklin Street/Fuller Street and West Genesee Street; and per the submitted Existing Subdivision/Zoning plan dated March 9, 2017, the proposed zone change would affect proposed Lot 6, with a portion of the lot changing from A3 to A2 and an additional portion (1.68 acres) changing from A2 to A3; the existing zoning district will remain the same for the remainder of Lot 6 and Lots 1, 2, 3, 4, and 5, and the Mirbeau Property; and

WHEREAS, per the submitted Project Summary and Site Plan (both dated March 9, 2017), the proposed project would include removing an existing 1,800 square foot vacant building, formerly a BP gas station, and its existing commercial driveway entrance on West Genesee Street; constructing three extended stay lodging buildings (9 units, 21 bedrooms) along the western boundary of proposed Lot 6, which will be accessible from the existing Mirbeau driveway and service road on West Genesee Street, adding 21 parking spaces in front of the buildings along Mirbeau's existing private drive, and adding sidewalks to connect the buildings to the existing sidewalks of the Mirbeau complex and the public sidewalks of the Village; constructing five single family detached dwellings (1,800 square feet each) with rear attached garages on proposed Lots 1, 2, 3, 4, and 5 and providing access to Franklin Street/Fuller Street via a shared driveway located on Lot 1 that aligns with the existing Highland Street intersection and provides access to parking and garages located at the rear of the houses; adding a sidewalk in front of the detached houses, running parallel to Franklin Street/Fuller Street; adjusting the pavement along Franklin Street/Fuller Street to allow for on-street parking in front of proposed Lots 1, 2, 3, 4, and 5; and redesigning the detention basin and stormwater management system on proposed Lot 6; and

WHEREAS, per the Village of Skaneateles zoning ordinances, a conditional use that is also a critical impact use will only be permitted upon the issuance of a special use permit and a critical impact permit; lodging is a conditional use in A3 districts and the proposed lodging will exceed 20,000 square feet of floor area, provide direct access to West Genesee Street, require more than 10 off-street parking spaces, and cause more than 400 gallons per day of estimated sewer flow, classifying it as a critical impact use per §225-52A, F, G and L; special use and critical impact permits are requested for the proposed extended stay lodging buildings on proposed Lot 6; and

WHEREAS, per the Village of Skaneateles zoning ordinance, variations to the density control schedule in A2 districts require the granting of variances; area variances are requested for the five proposed single family detached dwellings on proposed Lots 1, 2, 3, 4, and 5 for the adjustment of minimum lot area (30,000sf to 7,500sf), lot width (100ft to 50ft), open area (85% to 75%), front yard setback (30ft to 15ft), one side yard setback (15ft to 5ft), and total side yard setback (35ft to 15ft) requirements; no variances are required for the extended stay lodging buildings; as indicated in the referral materials, the Village Planning Board "prefers to support granting variations to the density control schedule during the subdivision approval rather than to change the density control schedule for the entire district"; and

WHEREAS, the submitted plans indicate that an existing sewer easement runs southwest from Franklin Street/Fuller Street on the Mirbeau property to an existing parking lot and then runs west, an existing drainage easement runs parallel to Franklin Street/Fuller Street along the northeastern boundary of the Mirbeau property, and an existing Town water easement runs north-south from Franklin Street/Fuller Street to West Genesee Street through existing tax parcels 006-02-26 and 006-02-27; a proposed drainage easement will be located inside of the existing drainage easement and run parallel to it; and the existing Town water easement will be relocated to the rights-of-way along Franklin Street/Fuller Street and West Genesee Street; and

WHEREAS, the Environmental Assessment Form states that 2.56 acres will be disturbed

by the proposed project and 0.85 acres of impervious area will be created; runoff from the site will use the existing point source discharge, a pipe outlet from the existing stormwater management basin; proposed stormwater management improvements on the site will include expanding the existing detention basin, located on proposed Lot 6, to adequately detain and treat the anticipated stormwater; the proposed detention basin will be 180 feet long with an elevation change from top to bottom of 13 feet and constructed using earth fill; 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; and
- WHEREAS, per the EAF, the site will be served by Village sewer; the former use of the site included 12 trailers, two gas stations, and a two-bedroom apartment for which the sewer design was 4,000 gallons a day and went to the Village wastewater treatment plant; estimated waste generation for the proposed uses is 3,410 gallons a day; drinking water will also be provided by the Village; and
- WHEREAS, the EAF indicates that proposed light fixtures, with an approximate height of 15 feet, will be included in the new parking areas and along roadways and pedestrian walkways and will be directed towards the ground to aid in navigation; style and height of proposed light fixtures will be consistent with the current Mirbeau complex; proposed vegetation and landscaping will be included to provide screening and buffering from noise and light pollution; and
- WHEREAS, the EAF 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 archeological site registry and the municipality is advised to contact the New York State Historic Preservation Office to determine if the project should be submitted to the Office for review as part of the SEQR process; the site is substantially contiguous to the James and Lydia Canning Fuller House which is listed on, or has been nominated by the NYS Board of Historic Preservation for inclusion on, the State or National Register of Historic Places; and the project is within 2,000 feet of sites in the New York State Department of Environmental Conservation Spills Incident database (9003467 and 8912345) that have been closed; and

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

The municipality must submit a copy of the Storm Water Pollution Prevention Plan (SWPPP) and/or any drainage reports or studies to the New York State Department of Transportation early in the planning process for approval and complete any appropriate mitigation as may be determined by the Department.

The Board also offers the following comments:

1. The municipality is encouraged to give notice of the public hearing on the proposed action to all adjacent municipalities and/or any municipalities that may be impacted by the proposed project.

2. Per the New York State Department of Transportation, the applicant is advised that a highway work permit is required for any work within the State right-of-way.
3. The Board commends the applicant and the Village for their site design. The overall design, inclusion of sidewalks and landscaping, and use of land for stormwater management are in keeping with the character of the community and the 2015 Joint Town and Village of Skaneateles Comprehensive Plan by encouraging mixed land use and density, neighborhood walkability, and open area preservation.
4. The Village is encouraged to ensure remediation of the former gas station building and site as applicable by working with the New York State Department of Environmental Conservation.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: April 19, 2017

OCPB Case # Z-17-124

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SPECIAL PERMIT from the Village of Skaneateles Planning Board at the request of Eleroin/Niorelle LLC's (Mirbeau) for the property located at 893 West Genesee Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review issuance of special permits and the site is located within 500 feet of West Genesee Street (Route 20), a state highway, and the municipal boundary between the Village of Skaneateles and the Town of Skaneateles; and
- WHEREAS, the applicant is requesting a special permit to facilitate a project to expand Mirbeau Inn and Spa lodging and add new housing on 12.1 total acres in a split zoning district; and
- WHEREAS, the Board is concurrently reviewing Preliminary Subdivision (S-17-29), Zone Change (Z-17-122), Site Plan (Z-17-123), Area Variance (Z-17-125), and Other Authorization (Z-17-126) referrals for the project; and in 2004, the Board recommended Modification on a Special Permit (Z-04-216) referral proposing multiple additions to the existing Mirbeau Inn and Spa complex; and
- WHEREAS, the site (12.1 acres) is located at the corner of Franklin Street/Fuller Street, a local road, and West Genesee Street (Route 20), a state road, and is on the western edge of the Village of Skaneateles where it shares a municipal boundary with the Town of Skaneateles; per the Village ordinance (Local Law No. 1-2016), 2.32 acres at West Genesee Street and Franklin Street, formerly located in the Town, were annexed to the Village in 2016; the site consists of six existing parcels, including lands annexed to the Village and the current property of the Mirbeau Inn and Spa; and
- WHEREAS, per the submitted Proposed Subdivision/Zoning plan dated March 9, 2017, the proposed subdivision will create six new lots from the five adjacent parcels east of the Mirbeau property; proposed Lot 1 (0.31 acres), Lot 2 (0.18 acres), Lot 3 (0.18 acres), and Lot 4 (0.18) acres will have frontage on Franklin Street/Fuller Street, proposed Lot 5 (0.25 acres) will be located at the corner of Franklin Street/Fuller Street and West Genesee Street and have frontage on both roads, and 37,251 square feet of land from the existing Mirbeau property will be conveyed to the remaining land to create proposed Lot 6 (2.04 acres), located behind Lots 1, 2, 3, and 4 with frontage on both Franklin Street/Fuller Street and West Genesee Street; and per the submitted Existing Subdivision/Zoning plan dated March 9, 2017, the proposed zone change would affect proposed Lot 6, with a portion of the lot changing from A3 to A2 and an additional portion (1.68 acres) changing from A2 to A3; the existing zoning district will remain the same for the remainder of Lot 6 and Lots 1, 2, 3, 4, and 5, and the Mirbeau Property; and
- WHEREAS, per the submitted Project Summary and Site Plan (both dated March 9, 2017),

the proposed project would include removing an existing 1,800 square foot vacant building, formerly a BP gas station, and its existing commercial driveway entrance on West Genesee Street; constructing three extended stay lodging buildings (9 units, 21 bedrooms) along the western boundary of proposed Lot 6, which will be accessible from the existing Mirbeau driveway and service road on West Genesee Street, adding 21 parking spaces in front of the buildings along Mirbeau's existing private drive, and adding sidewalks to connect the buildings to the existing sidewalks of the Mirbeau complex and the public sidewalks of the Village; constructing five single family detached dwellings (1,800 square feet each) with rear attached garages on proposed Lots 1, 2, 3, 4, and 5 and providing access to Franklin Street/Fuller Street via a shared driveway located on Lot 1 that aligns with the existing Highland Street intersection and provides access to parking and garages located at the rear of the houses; adding a sidewalk in front of the detached houses, running parallel to Franklin Street/Fuller Street; adjusting the pavement along Franklin Street/Fuller Street to allow for on-street parking in front of proposed Lots 1, 2, 3, 4, and 5; and redesigning the detention basin and stormwater management system on proposed Lot 6; and

WHEREAS, per the Village of Skaneateles zoning ordinances, a conditional use that is also a critical impact use will only be permitted upon the issuance of a special use permit and a critical impact permit; lodging is a conditional use in A3 districts and the proposed lodging will exceed 20,000 square feet of floor area, provide direct access to West Genesee Street, require more than 10 off-street parking spaces, and cause more than 400 gallons per day of estimated sewer flow, classifying it as a critical impact use per §225-52A, F, G and L; special use and critical impact permits are requested for the proposed extended stay lodging buildings on proposed Lot 6; and

WHEREAS, per the Village of Skaneateles zoning ordinance, variations to the density control schedule in A2 districts require the granting of variances; area variances are requested for the five proposed single family detached dwellings on proposed Lots 1, 2, 3, 4, and 5 for the adjustment of minimum lot area (30,000sf to 7,500sf), lot width (100ft to 50ft), open area (85% to 75%), front yard setback (30ft to 15ft), one side yard setback (15ft to 5ft), and total side yard setback (35ft to 15ft) requirements; no variances are required for the extended stay lodging buildings; as indicated in the referral materials, the Village Planning Board "prefers to support granting variations to the density control schedule during the subdivision approval rather than to change the density control schedule for the entire district"; and

WHEREAS, the submitted plans indicate that an existing sewer easement runs southwest from Franklin Street/Fuller Street on the Mirbeau property to an existing parking lot and then runs west, an existing drainage easement runs parallel to Franklin Street/Fuller Street along the northeastern boundary of the Mirbeau property, and an existing Town water easement runs north-south from Franklin Street/Fuller Street to West Genesee Street through existing tax parcels 006-02-26 and 006-02-27; a proposed drainage easement will be located inside of the existing drainage easement and run parallel to it; and the existing Town water easement will be relocated to the rights-of-way along Franklin Street/Fuller Street and West Genesee Street; and

WHEREAS, the Environmental Assessment Form states that 2.56 acres will be disturbed by the proposed project and 0.85 acres of impervious area will be created; runoff from the site will use the existing point source discharge, a pipe outlet

from the existing stormwater management basin; proposed stormwater management improvements on the site will include expanding the existing detention basin, located on proposed Lot 6, to adequately detain and treat the anticipated stormwater; the proposed detention basin will be 180 feet long with an elevation change from top to bottom of 13 feet and constructed using earth fill; 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; and

WHEREAS, per the EAF, the site will be served by Village sewer; the former use of the site included 12 trailers, two gas stations, and a two-bedroom apartment for which the sewer design was 4,000 gallons a day and went to the Village wastewater treatment plant; estimated waste generation for the proposed uses is 3,410 gallons a day; drinking water will also be provided by the Village; and

WHEREAS, the EAF indicates that proposed light fixtures, with an approximate height of 15 feet, will be included in the new parking areas and along roadways and pedestrian walkways and will be directed towards the ground to aid in navigation; style and height of proposed light fixtures will be consistent with the current Mirbeau complex; proposed vegetation and landscaping will be included to provide screening and buffering from noise and light pollution; and

WHEREAS, the EAF 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 archeological site registry and the municipality is advised to contact the New York State Historic Preservation Office to determine if the project should be submitted to the Office for review as part of the SEQR process; the site is substantially contiguous to the James and Lydia Canning Fuller House which is listed on, or has been nominated by the NYS Board of Historic Preservation for inclusion on, the State or National Register of Historic Places; and the project is within 2,000 feet of sites in the New York State Department of Environmental Conservation Spills Incident database (9003467 and 8912345) that have been closed; and

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

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

The municipality must submit a copy of the Storm Water Pollution Prevention Plan (SWPPP) and/or any drainage reports or studies to the New York State Department of Transportation early in the planning process for approval and complete any appropriate mitigation as may be determined by the Department.

The Board also offers the following comments:

1. The municipality is encouraged to give notice of the public hearing on the proposed action to all adjacent municipalities and/or any municipalities that may be impacted by the proposed project.

2. Per the New York State Department of Transportation, the applicant is advised that a highway work permit is required for any work within the State right-of-way.

3. The Board commends the applicant and the Village for their site design. The overall design, inclusion of sidewalks and landscaping, and use of land for stormwater management are in keeping with the character of the community and the 2015 Joint Town and Village of Skaneateles Comprehensive Plan by encouraging mixed land use and density, neighborhood walkability, and open area preservation.

4. The Village is encouraged to ensure remediation of the former gas station building and site as applicable by working with the New York State Department of Environmental Conservation.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: April 19, 2017

OCPB Case # Z-17-125

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a AREA VARIANCE from the Village of Skaneateles Planning Board at the request of Eleroin/Niorelle LLC's (Mirbeau) for the property located at 893 West Genesee Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the granting of use or area variances and the site is located within 500 feet of West Genesee Street (Route 20), a state highway, and the municipal boundary between the Village of Skaneateles and the Town of Skaneateles; and
- WHEREAS, the applicant is requesting an area variance to facilitate a project to expand Mirbeau Inn and Spa lodging and add new housing on 12.1 total acres in a split zoning district; and
- WHEREAS, the Board is concurrently reviewing Preliminary Subdivision (S-17-29), Zone Change (Z-17-122), Site Plan (Z-17-123), Special Permit (Z-17-124), and Other Authorization (Z-17-126) referrals for the project; and in 2004, the Board recommended Modification on a Special Permit (Z-04-216) referral proposing multiple additions to the existing Mirbeau Inn and Spa complex; and
- WHEREAS, the site (12.1 acres) is located at the corner of Franklin Street/Fuller Street, a local road, and West Genesee Street (Route 20), a state road, and is on the western edge of the Village of Skaneateles where it shares a municipal boundary with the Town of Skaneateles; per the Village ordinance (Local Law No. 1-2016), 2.32 acres at West Genesee Street and Franklin Street, formerly located in the Town, were annexed to the Village in 2016; the site consists of six existing parcels, including lands annexed to the Village and the current property of the Mirbeau Inn and Spa; and
- WHEREAS, per the submitted Proposed Subdivision/Zoning plan dated March 9, 2017, the proposed subdivision will create six new lots from the five adjacent parcels east of the Mirbeau property; proposed Lot 1 (0.31 acres), Lot 2 (0.18 acres), Lot 3 (0.18 acres), and Lot 4 (0.18) acres will have frontage on Franklin Street/Fuller Street, proposed Lot 5 (0.25 acres) will be located at the corner of Franklin Street/Fuller Street and West Genesee Street and have frontage on both roads, and 37,251 square feet of land from the existing Mirbeau property will be conveyed to the remaining land to create proposed Lot 6 (2.04 acres), located behind Lots 1, 2, 3, and 4 with frontage on both Franklin Street/Fuller Street and West Genesee Street; and per the submitted Existing Subdivision/Zoning plan dated March 9, 2017, the proposed zone change would affect proposed Lot 6, with a portion of the lot changing from A3 to A2 and an additional portion (1.68 acres) changing from A2 to A3; the existing zoning district will remain the same for the remainder of Lot 6 and Lots 1, 2, 3, 4, and 5, and the Mirbeau Property; and
- WHEREAS, per the submitted Project Summary and Site Plan (both dated March 9, 2017),

the proposed project would include removing an existing 1,800 square foot vacant building, formerly a BP gas station, and its existing commercial driveway entrance on West Genesee Street; constructing three extended stay lodging buildings (9 units, 21 bedrooms) along the western boundary of proposed Lot 6, which will be accessible from the existing Mirbeau driveway and service road on West Genesee Street, adding 21 parking spaces in front of the buildings along Mirbeau's existing private drive, and adding sidewalks to connect the buildings to the existing sidewalks of the Mirbeau complex and the public sidewalks of the Village; constructing five single family detached dwellings (1,800 square feet each) with rear attached garages on proposed Lots 1, 2, 3, 4, and 5 and providing access to Franklin Street/Fuller Street via a shared driveway located on Lot 1 that aligns with the existing Highland Street intersection and provides access to parking and garages located at the rear of the houses; adding a sidewalk in front of the detached houses, running parallel to Franklin Street/Fuller Street; adjusting the pavement along Franklin Street/Fuller Street to allow for on-street parking in front of proposed Lots 1, 2, 3, 4, and 5; and redesigning the detention basin and stormwater management system on proposed Lot 6; and

WHEREAS, per the Village of Skaneateles zoning ordinances, a conditional use that is also a critical impact use will only be permitted upon the issuance of a special use permit and a critical impact permit; lodging is a conditional use in A3 districts and the proposed lodging will exceed 20,000 square feet of floor area, provide direct access to West Genesee Street, require more than 10 off-street parking spaces, and cause more than 400 gallons per day of estimated sewer flow, classifying it as a critical impact use per §225-52A, F, G and L; special use and critical impact permits are requested for the proposed extended stay lodging buildings on proposed Lot 6; and

WHEREAS, per the Village of Skaneateles zoning ordinance, variations to the density control schedule in A2 districts require the granting of variances; area variances are requested for the five proposed single family detached dwellings on proposed Lots 1, 2, 3, 4, and 5 for the adjustment of minimum lot area (30,000sf to 7,500sf), lot width (100ft to 50ft), open area (85% to 75%), front yard setback (30ft to 15ft), one side yard setback (15ft to 5ft), and total side yard setback (35ft to 15ft) requirements; no variances are required for the extended stay lodging buildings; as indicated in the referral materials, the Village Planning Board "prefers to support granting variations to the density control schedule during the subdivision approval rather than to change the density control schedule for the entire district"; and

WHEREAS, the submitted plans indicate that an existing sewer easement runs southwest from Franklin Street/Fuller Street on the Mirbeau property to an existing parking lot and then runs west, an existing drainage easement runs parallel to Franklin Street/Fuller Street along the northeastern boundary of the Mirbeau property, and an existing Town water easement runs north-south from Franklin Street/Fuller Street to West Genesee Street through existing tax parcels 006-02-26 and 006-02-27; a proposed drainage easement will be located inside of the existing drainage easement and run parallel to it; and the existing Town water easement will be relocated to the rights-of-way along Franklin Street/Fuller Street and West Genesee Street; and

WHEREAS, the Environmental Assessment Form states that 2.56 acres will be disturbed by the proposed project and 0.85 acres of impervious area will be created; runoff from the site will use the existing point source discharge, a pipe outlet

from the existing stormwater management basin; proposed stormwater management improvements on the site will include expanding the existing detention basin, located on proposed Lot 6, to adequately detain and treat the anticipated stormwater; the proposed detention basin will be 180 feet long with an elevation change from top to bottom of 13 feet and constructed using earth fill; 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; and

WHEREAS, per the EAF, the site will be served by Village sewer; the former use of the site included 12 trailers, two gas stations, and a two-bedroom apartment for which the sewer design was 4,000 gallons a day and went to the Village wastewater treatment plant; estimated waste generation for the proposed uses is 3,410 gallons a day; drinking water will also be provided by the Village; and

WHEREAS, the EAF indicates that proposed light fixtures, with an approximate height of 15 feet, will be included in the new parking areas and along roadways and pedestrian walkways and will be directed towards the ground to aid in navigation; style and height of proposed light fixtures will be consistent with the current Mirbeau complex; proposed vegetation and landscaping will be included to provide screening and buffering from noise and light pollution; and

WHEREAS, the EAF 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 archeological site registry and the municipality is advised to contact the New York State Historic Preservation Office to determine if the project should be submitted to the Office for review as part of the SEQR process; the site is substantially contiguous to the James and Lydia Canning Fuller House which is listed on, or has been nominated by the NYS Board of Historic Preservation for inclusion on, the State or National Register of Historic Places; and the project is within 2,000 feet of sites in the New York State Department of Environmental Conservation Spills Incident database (9003467 and 8912345) that have been closed; and

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

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

The municipality must submit a copy of the Storm Water Pollution Prevention Plan (SWPPP) and/or any drainage reports or studies to the New York State Department of Transportation early in the planning process for approval and complete any appropriate mitigation as may be determined by the Department.

The Board also offers the following comments:

1. The municipality is encouraged to give notice of the public hearing on the proposed action to all adjacent municipalities and/or any municipalities that may be impacted by the proposed project.

2. Per the New York State Department of Transportation, the applicant is advised that a highway work permit is required for any work within the State right-of-way.

3. The Board commends the applicant and the Village for their site design. The overall design, inclusion of sidewalks and landscaping, and use of land for stormwater management are in keeping with the character of the community and the 2015 Joint Town and Village of Skaneateles Comprehensive Plan by encouraging mixed land use and density, neighborhood walkability, and open area preservation.

4. The Village is encouraged to ensure remediation of the former gas station building and site as applicable by working with the New York State Department of Environmental Conservation.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: April 19, 2017

OCPB Case # Z-17-126

- 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 OTHER AUTHORIZATION from the Village of Skaneateles Planning Board at the request of Eleroin/Niorelle LLC's (Mirbeau) for the property located at 893 West Genesee Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review authorizations which a referring body may issue under the provisions of any zoning ordinance or local law the site is located within 500 feet of West Genesee Street (Route 20), a state highway, and the municipal boundary between the Village of Skaneateles and the Town of Skaneateles; and
- WHEREAS, the applicant is requesting a critical impact permit to facilitate a project to expand Mirbeau Inn and Spa lodging and add new housing on 12.1 total acres in a split zoning district; and
- WHEREAS, the Board is concurrently reviewing Preliminary Subdivision (S-17-29), Zone Change (Z-17-122), Site Plan (Z-17-123), Special Permit (Z-17-124), and Area Variance (Z-17-125) referrals for the project; and in 2004, the Board recommended Modification on a Special Permit (Z-04-216) referral proposing multiple additions to the existing Mirbeau Inn and Spa complex; and
- WHEREAS, the site (12.1 acres) is located at the corner of Franklin Street/Fuller Street, a local road, and West Genesee Street (Route 20), a state road, and is on the western edge of the Village of Skaneateles where it shares a municipal boundary with the Town of Skaneateles; per the Village ordinance (Local Law No. 1-2016), 2.32 acres at West Genesee Street and Franklin Street, formerly located in the Town, were annexed to the Village in 2016; the site consists of six existing parcels, including lands annexed to the Village and the current property of the Mirbeau Inn and Spa; and
- WHEREAS, per the submitted Proposed Subdivision/Zoning plan dated March 9, 2017, the proposed subdivision will create six new lots from the five adjacent parcels east of the Mirbeau property; proposed Lot 1 (0.31 acres), Lot 2 (0.18 acres), Lot 3 (0.18 acres), and Lot 4 (0.18) acres will have frontage on Franklin Street/Fuller Street, proposed Lot 5 (0.25 acres) will be located at the corner of Franklin Street/Fuller Street and West Genesee Street and have frontage on both roads, and 37,251 square feet of land from the existing Mirbeau property will be conveyed to the remaining land to create proposed Lot 6 (2.04 acres), located behind Lots 1, 2, 3, and 4 with frontage on both Franklin Street/Fuller Street and West Genesee Street; and per the submitted Existing Subdivision/Zoning plan dated March 9, 2017, the proposed zone change would affect proposed Lot 6, with a portion of the lot changing from A3 to A2 and an additional portion (1.68 acres) changing from A2 to A3; the existing zoning district will remain the same for the remainder of Lot 6 and Lots 1, 2, 3, 4, and 5, and the Mirbeau Property; and

WHEREAS, per the submitted Project Summary and Site Plan (both dated March 9, 2017), the proposed project would include removing an existing 1,800 square foot vacant building, formerly a BP gas station, and its existing commercial driveway entrance on West Genesee Street; constructing three extended stay lodging buildings (9 units, 21 bedrooms) along the western boundary of proposed Lot 6, which will be accessible from the existing Mirbeau driveway and service road on West Genesee Street, adding 21 parking spaces in front of the buildings along Mirbeau's existing private drive, and adding sidewalks to connect the buildings to the existing sidewalks of the Mirbeau complex and the public sidewalks of the Village; constructing five single family detached dwellings (1,800 square feet each) with rear attached garages on proposed Lots 1, 2, 3, 4, and 5 and providing access to Franklin Street/Fuller Street via a shared driveway located on Lot 1 that aligns with the existing Highland Street intersection and provides access to parking and garages located at the rear of the houses; adding a sidewalk in front of the detached houses, running parallel to Franklin Street/Fuller Street; adjusting the pavement along Franklin Street/Fuller Street to allow for on-street parking in front of proposed Lots 1, 2, 3, 4, and 5; and redesigning the detention basin and stormwater management system on proposed Lot 6; and

WHEREAS, per the Village of Skaneateles zoning ordinances, a conditional use that is also a critical impact use will only be permitted upon the issuance of a special use permit and a critical impact permit; lodging is a conditional use in A3 districts and the proposed lodging will exceed 20,000 square feet of floor area, provide direct access to West Genesee Street, require more than 10 off-street parking spaces, and cause more than 400 gallons per day of estimated sewer flow, classifying it as a critical impact use per §225-52A, F, G and L; special use and critical impact permits are requested for the proposed extended stay lodging buildings on proposed Lot 6; and

WHEREAS, per the Village of Skaneateles zoning ordinance, variations to the density control schedule in A2 districts require the granting of variances; area variances are requested for the five proposed single family detached dwellings on proposed Lots 1, 2, 3, 4, and 5 for the adjustment of minimum lot area (30,000sf to 7,500sf), lot width (100ft to 50ft), open area (85% to 75%), front yard setback (30ft to 15ft), one side yard setback (15ft to 5ft), and total side yard setback (35ft to 15ft) requirements; no variances are required for the extended stay lodging buildings; as indicated in the referral materials, the Village Planning Board "prefers to support granting variations to the density control schedule during the subdivision approval rather than to change the density control schedule for the entire district"; and

WHEREAS, the submitted plans indicate that an existing sewer easement runs southwest from Franklin Street/Fuller Street on the Mirbeau property to an existing parking lot and then runs west, an existing drainage easement runs parallel to Franklin Street/Fuller Street along the northeastern boundary of the Mirbeau property, and an existing Town water easement runs north-south from Franklin Street/Fuller Street to West Genesee Street through existing tax parcels 006-02-26 and 006-02-27; a proposed drainage easement will be located inside of the existing drainage easement and run parallel to it; and the existing Town water easement will be relocated to the rights-of-way along Franklin Street/Fuller Street and West Genesee Street; and

WHEREAS, the Environmental Assessment Form states that 2.56 acres will be disturbed by the proposed project and 0.85 acres of impervious area will be created;

runoff from the site will use the existing point source discharge, a pipe outlet from the existing stormwater management basin; proposed stormwater management improvements on the site will include expanding the existing detention basin, located on proposed Lot 6, to adequately detain and treat the anticipated stormwater; the proposed detention basin will be 180 feet long with an elevation change from top to bottom of 13 feet and constructed using earth fill; 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; and

WHEREAS, per the EAF, the site will be served by Village sewer; the former use of the site included 12 trailers, two gas stations, and a two-bedroom apartment for which the sewer design was 4,000 gallons a day and went to the Village wastewater treatment plant; estimated waste generation for the proposed uses is 3,410 gallons a day; drinking water will also be provided by the Village; and

WHEREAS, the EAF indicates that proposed light fixtures, with an approximate height of 15 feet, will be included in the new parking areas and along roadways and pedestrian walkways and will be directed towards the ground to aid in navigation; style and height of proposed light fixtures will be consistent with the current Mirbeau complex; proposed vegetation and landscaping will be included to provide screening and buffering from noise and light pollution; and

WHEREAS, the EAF 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 archeological site registry and the municipality is advised to contact the New York State Historic Preservation Office to determine if the project should be submitted to the Office for review as part of the SEQR process; the site is substantially contiguous to the James and Lydia Canning Fuller House which is listed on, or has been nominated by the NYS Board of Historic Preservation for inclusion on, the State or National Register of Historic Places; and the project is within 2,000 feet of sites in the New York State Department of Environmental Conservation Spills Incident database (9003467 and 8912345) that have been closed; and

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

The municipality must submit a copy of the Storm Water Pollution Prevention Plan (SWPPP) and/or any drainage reports or studies to the New York State Department of Transportation early in the planning process for approval and complete any appropriate mitigation as may be determined by the Department.

The Board also offers the following comments:

1. The municipality is encouraged to give notice of the public hearing on the proposed action to all adjacent municipalities and/or any municipalities that may be impacted by the proposed project.

2. Per the New York State Department of Transportation, the applicant is advised that a highway work permit is required for any work within the State

right-of-way.

3. The Board commends the applicant and the Village for their site design. The overall design, inclusion of sidewalks and landscaping, and use of land for stormwater management are in keeping with the character of the community and the 2015 Joint Town and Village of Skaneateles Comprehensive Plan by encouraging mixed land use and density, neighborhood walkability, and open area preservation.

4. The Village is encouraged to ensure remediation of the former gas station building and site as applicable by working with the New York State Department of Environmental Conservation.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: April 19, 2017

OCPB Case # Z-17-127

- 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 LOCAL LAW from the Town of Van Buren Town Board at the request of Town of Van Buren Town Board for the property located at 7029 Van Buren Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the adoption or amendment of a zoning ordinance or local law and the site is located within 500 feet of Van Buren Road, a county highway, and
- WHEREAS, the applicant is proposing Local Law No. B-2017 to confirm the zoning designation of an 11.31-acre parcel as Planned Unit Development (PUD) to facilitate a project to construct three new storage buildings; and
- WHEREAS, the Board is concurrently reviewing a Zone Change (Z-17-118) referral for the project; and in 2009, the Board recommended No Position on Zone Change (Z-09-207) and Site Plan (Z-09-309) referrals in which the applicant was requesting an amendment to the existing PUD Zoning District and proposing the addition of outdoor storage, respectively, for a parcel adjacent to the site; and
- WHEREAS, the site (11.31 acres) is located in the Town of Van Buren near the New York State Thruway (Interstate 90) and Interstate 690 interchange and the Seneca Knolls community, has frontage on Van Buren Road (Route 194), a county road, and is surrounded by various industrial parcels, additional outdoor storage facilities, and forested lands; and
- WHEREAS, per the Town of Van Buren zoning ordinance, Planned Unit Development (PUD) “is a floating zone intended for establishment in areas in which diverse uses may be brought together in a compatible and unified plan of development which shall be in the interest of the general welfare of the public” and “is intended to promote site design and land use flexibility not feasible in other zoning districts”; and
- WHEREAS, per the referral application, proposed Local Law No. B-2017 will confirm the enactment of Local Law No. 3 of 1999, which designated certain lands as a PUD zoning district, and adopt a revised zoning plan in which certain PUD lands previously zoned Area-C will now be a new Area-D classification; the submitted Re-Zoning Plan dated January 1, 2017 shows that the site is currently within the existing PUD boundary and is classified as Area-A and Area-C “per 1999 Rezoning Map of Ragonese Commercial Park”; the proposed zone change, shown in the submitted plans, will change 0.58 acres of the 11.31-acre parcel from an Area-C classification to an Area-D classification, allowing for use for enclosed storage and outdoor storage, sales storage, and display; and
- WHEREAS, the site, containing a Store More Pay Less self-storage facility, has a single, full access driveway to Van Buren Road that is shared with the two adjacent properties and seven existing storage buildings with a combined area of

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30,324 square feet; three new storage buildings totaling 15,600 square feet are proposed, of which proposed Buildings 1 and 2 would be partially located on the portion of the site (0.58 acres) seeking re-zoning; per the narrative, the proposed expansion will require four building permits, one for each of the smaller buildings and two for the larger, and with each permit a 25% reduction in total outdoor storage is requested; there are currently 100 vehicles on site that will be decreased to 75, 50, 25, and 0 as each permit is pulled; and

WHEREAS, the submitted plan shows the approximate location of a 20-foot sanitary sewer easement, a 20-foot waterline easement, a 10-foot Niagara Mohawk Power Corporation gas easement, and access right-of-way and utility easement, all located within the strip of land containing the access drive and connecting the majority of the site to Van Buren Road; and

WHEREAS, per the Environmental Assessment Form, 0.89 acres of land will be disturbed by the proposed buildings; no increase in impervious area will occur as the proposed buildings will be constructed on an existing gravel parking area; and

WHEREAS, per the referral, the site is currently served by public water and public sewer; GIS mapping indicates that only half of the 11.31-acre parcel is in the Onondaga County Sanitary District and Baldwinsville-Seneca Knolls Wastewater Treatment Plant service area; the proposed expansion appears to occur inside district boundaries; and

WHEREAS, the New York State Department of Environmental Conservation Environmental Assessment Form Mapper indicates that the site contains federal and state wetlands or other regulated waterbodies; GIS mapping shows that the state wetlands cover more than half of the 11.31-acre parcel, extending from the south and east into the existing and proposed developed areas of the site; the site plan notes "wetland boundary as flagged by Environmental Specialists, Inc. and located by survey on June 19, 2003" and one hundred foot wetlands buffer line are shown on the submitted Re-Zoning Plan where they do not overlap with the existing or proposed buildings; and

WHEREAS, the EAF mapper indicates that the site is located over, or immediately adjoining, primary and principal aquifers; and

WHEREAS, per the EAF mapper, the project site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the New York State Historic Preservation Office archeological site registry; the municipality is advised to contact the New York State Historic Preservation Office to determine if the project should be submitted to the Office for review as part of the SEQR process; and

WHEREAS, the EAF mapper indicates that the site of the proposed action may contain a species of animal, or associated habitats, listed by the state or federal government as threatened or endangered; a permit may be required from the 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

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

The Onondaga County Department of Transportation has determined that the applicant is required to submit ITE Trip Generation Figures and a gap

analysis at AM/PM peak hours for full build-out relating to the proposed action to meet Department requirements and to submit it to the Department for approval.

Should the Town approve the zone change / law, the Board also offers the following comments for the next stage of development:

1. The New York State Department of Environmental Conservation recommends that wetland delineations be reassessed after 5 years, and delineated wetland boundaries must be confirmed by the Department and the U.S. Army Corps of Engineers.
2. The applicant is advised that any existing driveways that access Van Buren Road must meet the requirements of the Onondaga County Department of Transportation. The applicant is required to obtain an Onondaga County Department of Transportation permit prior to any proposed work within a county road right-of-way. No additional access to Van Buren Road will be permitted.
3. Per the Onondaga County Department of Transportation, the Town is advised to ensure appropriate access agreements are in place for any shared driveways on Van Buren Road. Per the Onondaga County Department of Transportation, any existing or proposed shared driveways must have maintenance responsibilities added to the deeds.
4. The applicant and Town are advised that a portion of the site is located outside of the Onondaga County Sanitary District boundary and as such, any development requiring wastewater accommodation on site must be located within the service area. Any proposed development on public wastewater outside of the service area must go through a formal expansion process through the Town and Onondaga County Department of Water Environment Protection and be certified by county legislature.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: April 19, 2017

OCPB Case # Z-17-128

- 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 Camillus Town Board at the request of Town of Camillus for the property located at 317 Myron Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the adoption or amendment of a zoning ordinance or local law; and
- WHEREAS, the applicant is amending a local law to correct the tract information, including number (046.-06-07 to 046.-06-07.2) and name ("Sunnyside Tract" to "Spring Gardens Tract"), of a 0.14-acre parcel in a Residential (R3) zone; and
- WHEREAS, tax parcel 046.-06.07.2 is located on Myron Road, a local road, in the Town of Camillus, 1,000 feet south of Milton Avenue near the Route 5/Route 695 interchange; and
- WHEREAS, the Environmental Assessment Form indicates that tax parcel 046.-06.07.2 was created in December 2007 when tax parcel 046.-06.07.0 was subdivided; and
- WHEREAS, per the referral application, the existing law exempts the parcel from "the lot area and lot width regulations of the R-3 Zoning District" allowing for the construction of a single-family dwelling on the parcel; and
- WHEREAS, the Town of Camillus modified its zoning ordinance decades ago which affected lot conformity throughout the subject R-3 zoned neighborhood; in addition, code provisions required the merger of contiguous substandard lots; in order for this particular lot to be subdivided and developed, the Town adopted the 2007 exemption; details within the exemption regarding the tract name and parcel number are the only current changes; and
- WHEREAS, the site is currently served by municipal water and sanitary sewer and is located in the Metropolitan Treatment Plant and West Side 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 New York State Department of Environmental Conservation Environmental Assessment Form Mapper indicates that a portion of the site or land adjoining the site contains wetlands or other regulated waterbodies; and

WHEREAS, the EAF mapper indicates that the site is located over, or immediately adjoining, primary and principal aquifers; and

WHEREAS, per GIS mapping, the majority of the site and adjacent parcels are located within the 100-year floodplain, which may require elevation of structures and other mitigation; the Onondaga County Hazard Mitigation Plan has identified flooding as one of five primary natural hazards of local concern, with the potential to cause extensive threat to property and safety; buildings within the floodplain can negatively affect the free flow of nearby waterways and drainage, and building within a floodplain is therefore discouraged; the EAF mapper indicates the site is also located within the 500-year floodplain; and

WHEREAS, in the Town of Camillus, code provisions required the merger of contiguous substandard lots; in order for this particular lot to be subdivided and developed, the Town adopted the 2007 exemption; details within the exemption regarding the tract name and parcel number are the only current changes; and

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

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: April 19, 2017

OCPB Case # Z-17-129

- 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 AREA VARIANCE from the City of Syracuse Board of Zoning Appeals at the request of Yu Fan & Liming Bi for the property located at 2827 East Genesee Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the granting of use or area variances and the site is located within 500 feet of Central New York Developmental Services Office, a state-run facility; and
- WHEREAS, the applicant is requesting area variances for a driveway expansion with a width of 20 feet, where 12 feet is the maximum allowed, and a 10 foot front yard setback where 45 feet is the minimum required in a Residential (RA-1) zoning district; and
- WHEREAS, the site is located in the City of Syracuse on East Genesee Street, a state road, in the Meadowbrook neighborhood east of Thornden Park and the Syracuse University campus; the site is within the Scottholm Tract Historic District; surrounding land uses are primarily residential with some roadside commercial lots; and
- WHEREAS, the submitted survey map dated May 5, 2016 shows that the parcel has frontage on East Genesee Street and contains an existing two-and-a-half-story frame house with a porch, a concrete sidewalk, and flowerbeds at the front entrance; there is an existing driveway accessing East Genesee Street and a city sidewalk running parallel to East Genesee Street at the front of the parcel; and
- WHEREAS, an area variance is requested for the existing driveway; the survey map shows that the driveway runs along the eastern property line of the parcel, extends midway across the front of the existing house to provide additional parking space, and ends at the rear of the house; per the referral materials, the portion of the driveway providing additional parking in front of the house was added in the spring of 2017 when additional repairs were made to the driveway; the applicant indicates that a permit was sought after the repair work and driveway addition were completed; the Denial of Permit included in the referral materials states that the application was denied because the width of the driveway exceeds 12 feet; and
- WHEREAS, the submitted survey shows that the width of the driveway at the sidewalk is 15 feet wide, exceeding the 12 foot maximum; and
- WHEREAS, per aerial imagery, there is a possible detached garage structure towards the back of the property and the land behind the house could accommodate a rear parking area; and
- WHEREAS, the referral materials include photographs provided by the applicant of

additional residential lots showing the driveways of other nearby properties which have been expanded with the front yard; and

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

WHEREAS, the EAF Mapper notes that the site is located in the Scottholm Tract Historic District, which is listed on, or has been nominated by the NYS Board of Historic Preservation for inclusion on, the State or National Register of Historic Places; and

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

1. Given the location of the site in the Scottholm Tract Historic District, the Board encourages the municipality to uphold its zoning ordinance to preserve the historic character of the neighborhood.
2. Unauthorized alteration or addition to a survey map bearing a licensed land surveyor's seal is a violation of Section 7209, Subdivision 2, of the New York State Education Law.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: April 19, 2017

OCPB Case # Z-17-130

- 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 AREA VARIANCE from the City of Syracuse Board of Zoning Appeals at the request of Empire Syracuse, LLC for the property located at 462-474 South Salina Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the granting of use or area variances and the site is located within 500 feet of the Clinton Wastewater Storage Facility and the Onondaga County Central Library, both county-owned facilities; and
- WHEREAS, the applicant is requesting an area variance to convert part of the ground floor space of an existing seven-story building (Empire Building) to include two residential apartments as part of a renovation project on a 0.68-acre lot in a Central Business-Retail (CBD-R) zoning district; and
- WHEREAS, per the City of Syracuse zoning ordinance, additional uses shall be permitted in a CBD-R zoning district, "but shall not exceed a floor area of fifteen hundred (1500) square feet"; the applicant is requesting an area variance for two proposed lower level residential apartments exceeding 1,500 square feet total; and
- WHEREAS, the Board recently recommended No Position with Comment on a Project Site Review (Z-16-243) referral regarding the renovation project to convert the existing office/retail space of the Empire Building to residential apartments on floors 2 through 8 and retail on the ground floor; and
- WHEREAS, per the city application, the renovation will create business space for two tenants (H&R Block and Access CNY) and 2 two-bedroom residential apartments on the first floor, 48 one- and two-bedroom apartments on floors two through seven, and penthouse apartments on the eighth floor; the first floor apartments will also have a lower level in the basement that includes the second bedroom and a game room; and the renovation will further include reconstruction of the deteriorated rear entry steps and ramp, new fencing, landscaping, and lighting, re-sealing of the parking lot, and façade improvements, especially to the first and second floors facing Salina Street; and
- WHEREAS, the submitted drawings show an existing building fronting the sidewalk along South Salina Street and a rear parking lot with 54 spaces fronting the sidewalk along South Clinton Street, with two existing curb cuts to remain; and
- WHEREAS, the survey map shows the first and second floor façade will be replaced with a new masonry facade; and
- WHEREAS, the plan shows the parking lot will be enclosed by a proposed 6' high wrought iron style ornamental security fence with sliding gates; and

WHEREAS, the building is located in the South Salina Street Historic District just south of several recent and upcoming renovation projects, including the Sibley building, the Clinton Tower apartments, and the Galleries building containing the Onondaga County Central Library; the project will be reviewed by the Syracuse Landmark Preservation Board; and

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

WHEREAS, per the Onondaga County Department of Water Environment Protection, the project shall comply with Local Law #1 of 2011 - A Local Law Establishing a Program to Promote Capacity Management, Maintenance and Operation of the Public Sewers and Related Purposes, where applicable; information regarding this law is available at www.ongov.net/wep/uselaws.html; 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 New York State Department of Environmental Conservation Environmental Assessment Form Mapper indicates that the site of the proposed action may contain a species of animal, or associated habitats, listed by the state or federal government as threatened or endangered; a permit may be required from the New York State Department of Environmental Conservation (NYS DEC) if the species is listed as endangered or threatened and the NYS DEC determines that the project may be harmful to the species or its habitat; and

WHEREAS, the EAF Mapper shows that the building is located in the Syracuse New York State Heritage Area; as the New York State Office of Parks, Recreation & Historic Preservation states, the Heritage Area System is a state-local partnership established to preserve and develop areas that have special significance to New York State; and

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

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: April 19, 2017

OCPB Case # Z-17-131

- 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 John Mezzalingua Associates, LLC for the property located 7645 & 7641 Henry Clay Boulevard; 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 Henry Clay Boulevard, a county highway; and
- WHEREAS, the applicant is proposing construction of an expansion of an existing manufacturing building to be used as an employee cafeteria, in addition to parking lot upgrades and post-construction stormwater management improvements on two parcels totaling 17.97 acres in an Industrial (I-1) zoning district; and
- WHEREAS, the site is located on Henry Clay Boulevard in the Town of Clay; surrounding land uses include industrial parcels and residential neighborhoods; the site consists of two parcels that accommodate the manufacturing and executive facilities of JMA Wireless; and
- WHEREAS, the Board recently recommended Modification of Area Variance (Z-17-88) and Site Plan (Z-16-459) referrals for the same site, stating that the applicant must contact the Onondaga County Department of Transportation regarding plans for full buildout of the two related properties and coordinate with the Department on the scope of required traffic and stormwater data; the Board also took No Position With Comment on recent Area Variance (Z-16-423 and Z-16-424) and Site Plan (Z-16-348) referrals relating to the same project; and
- WHEREAS, the submitted Boundary and Topographic Survey dated June 2016 shows that the 7645 property (11.62 acres) has frontage on Henry Clay Boulevard and Edgecomb Drive, a local road, and contains an existing one-story masonry building (176,006 square feet), existing asphalt lots for loading and parking located on the west, east, and north sides of the building, an existing asphalt drive accessing Edgecomb Drive at the rear of the property, and an existing asphalt drive accessing Henry Clay Boulevard; the 7641 property (6.35 acres) is located south of the 7645 property, has frontage on Henry Clay Boulevard, and contains an existing one-story stucco building (20,836 square feet), existing asphalt lots for parking located on the east and south sides of the building, and an existing asphalt drive accessing Henry Clay Boulevard; and existing easements on the site include a 20-foot wide sewer easement to the Town of Clay located along Edgecomb Drive on the western boundary of the 7645 property, a 20-foot wide sewer easement to the Woodard Sewer District of the Town of Clay located along Henry Clay Boulevard on the eastern boundaries of the 7641 property, and a 20-foot wide sewer easement to the Syracuse Woodard Industrial Park Sewer District No.1 of the Town of Clay; and

- WHEREAS, the proposed project is Phase II of multiple projects planned for the site; per the application, this phase includes the construction of a cafeteria addition (11,650 square foot) at the northeastern corner of the existing building on the 7645 property and a corridor (10 feet wide, 107 linear feet), engineered by Sprung with an aluminum substructure and outer architectural membrane, to connect the existing buildings; Phase II also includes parking improvements to the site, post-construction stormwater management improvements, including a bioretention area and underground and surface detention storage, landscaping and grading improvements, and utilities installation; temporary erosion and sediment control measures will be utilized during construction and removed when the site reaches final stabilization; and
- WHEREAS, the proposed cafeteria will operate 24 hours a day Monday through Friday and will bring in an additional 2 to 4 employees to work in the cafeteria; there is no expected increase in traffic to the site because the cafeteria will be used by facility personnel only; and
- WHEREAS, per the submitted Demolition and Layout Plans dated March 27, 2017, the proposed parking improvements for Phase II include removing some of the existing asphalt pavement and replacing it with new light or heavy duty pavement and striping the new and existing pavement areas to provide a total of 595 parking spaces on site (394 spaces on the 7645 property and 201 on the 7641 property); the lighting on the site will remain mostly the same with several light poles being relocated in the parking areas and one additional light pole added; and
- WHEREAS, the Environmental Assessment Form states that 10.5 acres would be physically disturbed for the proposed project; per the submitted plans, the proposed stormwater management improvements for the site include a 4,590 square foot bioretention area with bioretention plantings along the southern boundary of the 7641 property; and
- WHEREAS, the Demolition Plan shows that, per the United States Army Corp of Engineers jurisdictional determination dated March 10, 2017, there are two wetland areas identified on the site; Stream A (0.026 acres) runs parallel to Edgecomb Road on the 7645 property and Wetland B (0.072 acres) is located southwest of the existing building on the 7641 property; the plan indicates that “a joint permit application for the New York State Department of Environmental Conservation 401 Water Quality Certification and Usage, Section 404 Clean Water Act, NWP-18, was submitted to obtain permission to fill/disturb the wetlands shown on the site plan drawings”; the proposed parking area additions do not appear to encroach on the location of Stream A, however, they do encroach on Wetland B; and
- WHEREAS, the site is served by public water and sewers and is located in the Wetzel Road Treatment Plant and Saw Mill 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, 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; and

WHEREAS, the New York State Department of Environmental Conservation Environmental Assessment Form Mapper indicates that a portion of the site is listed in the New York State Department of Environmental Conservation Environmental Site Remediation database (734127); and the project is within 2,000 feet of two sites in the New York State Department of Environmental Conservation Environmental Site Remediation database (734125 and V00339); and

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

1. Given the presence of wetlands on site, the Board strongly encourages the Town and applicant to work to minimize the addition of pavement and to incorporate green infrastructure where possible, in order to minimize stormwater runoff in a wetland.

The applicant is encouraged to reduce stormwater runoff and improve stormwater quality as much as practical by reducing impermeable surfaces and utilizing green infrastructure, including green roofs, rainwater capture, permeable pavements, bioswales, and increased landscaping. 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 315-435-2260.

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

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: April 19, 2017

OCPB Case # Z-17-132

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a USE VARIANCE from the Village of Liverpool Zoning Board of Appeals at the request of Advocates, Inc. for the property located at 609 Vine Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the granting of use or area variances and the site is located within 500 feet of Vine Street (Route 51) and Tulip Street (Route 47), both county highways; and
- WHEREAS, the applicant is requesting a use variance to allow office use of the first floor of an existing building on a 0.45-acre parcel located in a Residential (R-1) zoning district; and
- WHEREAS, the site is located at the corner of Vine Street and Aspen Street, a local road, in the Village of Liverpool; surrounding land uses are residential and office; and
- WHEREAS, in 2011, the Board recommended No Position on a Special Permit (Z-11-139) referral proposing to establish an office in the same existing house; and
- WHEREAS, per a conversation with the Village of Liverpool, the previous special permit allowing for office use in the existing residential building is no longer applicable due to a change in the Village zoning ordinance; a use variance is now sought to allow for the office use to continue in the existing residential building; and
- WHEREAS, the submitted drawing dated May 11, 2011 shows that the property includes a two-story stone house with wood frame addition, a frame garage at the southwestern corner of the lot, concrete walkways to the front, rear, and side entrances of the existing house, and a blacktop parking area at the rear of the house along Aspen Street; and
- WHEREAS, the submitted Proposed First Floor Plan dated August 9, 2011 shows space for 8 offices and a reception area, conference room, meeting room, kitchen area, and bathrooms on the first floor of the house and residential apartments on the second floor; and
- WHEREAS, aerial imagery shows that there is an existing driveway to the parking area at the rear of the house with access to Aspen Street; per the Onondaga County Department of Transportation, no access to Vine Street shall be permitted; and
- WHEREAS, the site is served by public water and sewers and is located in the Metropolitan Treatment Plant and Liverpool 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 New York State Department of Environmental Conservation Environmental Assessment Form Mapper indicates that the site of the proposed action may contain a species of animal, or associated habitats, listed by the state or federal government as threatened or endangered; a permit may be required from the 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, per the EAF mapper, the project site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the New York State Historic Preservation Office archeological site registry; the municipality is advised to contact the New York State Historic Preservation Office to determine if the project should be submitted to the Office for review as part of the SEQR process; and

WHEREAS, the EAF 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 (V00501); and

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

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: April 19, 2017

OCPB Case # Z-17-133

- 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 DDBM Management Group for the property located at 1632 Erie Boulevard East; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Erie Boulevard East (Route 5), a state highway; and
- WHEREAS, the applicant is proposing façade alterations as part of a building renovation project for a proposed salon and spa on a 0.404-acre parcel in an Industrial (IA) zoning district; and
- WHEREAS, the site is located near the intersection of Erie Boulevard East and Teall Avenue/Columbus Avenue, a local road, in the City of Syracuse; Erie Boulevard East is a corridor of mixed roadside commercial and large retail establishments; south of the site is primarily residential neighborhoods; and
- WHEREAS, per the ReZone Syracuse Zoning Map Draft #1 dated February 2017, the future zoning for this lot will be Commercial District (CM) with the completion of the City's ReZone Syracuse project; the ReZone Syracuse project seeks to "comprehensively revise and update the City's zoning ordinance and map to facilitate the implementation of the Syracuse Land Use & Development Plan (2040)"; and
- WHEREAS, per the referral materials, the site contains an existing concrete block building with frontage on Erie Boulevard East; the rear of the building fronts Lombard Avenue, a local road, and there is an existing parking area along the eastern side of the rear half of the building; additional parking is available on the two lots adjacent to the site; and
- WHEREAS, the project includes interior and exterior renovations of the front half of the existing building for a proposed salon and spa; the proposed exterior renovations will update the façade of the storefront on Erie Boulevard East and include removing the existing aluminum paneling, sheet metal finish, and corrugated metal from the building front, replacing the existing storefront windows and door, and installing a new wood frame canopy with shingled roof, new stone veneer below the storefront windows, and new Exterior Insulation and Finish Systems; the proposed interior renovations include restroom renovations, new flooring and ceiling in the retail area, removal of an interior concrete ramp and replacement with an ADA accessible lift, addition of new walls to create storage rooms, and new light fixtures; and
- WHEREAS, proposed signage for the storefront includes a new face-lit illuminated sign (19'2" x 3'4") on a charcoal gray metal backer with powdercoated finish to be wall-mounted above the proposed canopy and an additional backlit sign (28.5 square feet) for the lower right-hand corner of the storefront windows; and

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

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WHEREAS, the submitted Site Plan dated March 28, 2017 indicates that entry to the site consists of entry access on Lombard Street, a one-way road; additional access to site is available on the two adjacent lots where there is an exit onto Lombard Street, a right-in, right-out only curb cut on Erie Boulevard East, and a full access driveway at Columbus Avenue; the New York State Department of Transportation has jurisdiction over any access on a County or local road located within 100 feet of the State right-of-way; and

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

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

WHEREAS, the New York State Department of Environmental Conservation Environmental Assessment Form Mapper indicates that the site of the proposed action may contain a species of animal, or associated habitats, listed by the state or federal government as threatened or endangered; a permit may be required from the 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, per the EAF mapper, the project site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the New York State Historic Preservation Office archeological site registry; the municipality is advised to contact the New York State Historic Preservation Office to determine if the project should be submitted to the Office for review as part of the SEQR process; and

WHEREAS, the EAF Mapper indicates that the project is within 2,000 feet of four sites in the New York State Department of Environmental Conservation Environmental Site Remediation database (B00075, 734047, C734090, B00146); 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 is pleased to see the proposed building façade improvements as recent multi-agency land use and transportation planning efforts, capital projects, and development reviews by the City of Syracuse, Town of DeWitt, and the New York State Department of Transportation have increasingly focused on improving the safety, multi-modalism, density, aesthetics, and community character of the Erie Boulevard corridor.

2. Given the planning goals for the Erie Boulevard corridor, the Board further encourages the installation of sidewalks which are set back from the curb and a planting strip with street trees.

3. To prevent encroachment concerns, the City and applicant are advised to ensure that appropriate access agreements are in place for any existing or

proposed shared parking with the adjacent properties.

4. The New York State Department of Transportation and City of Syracuse note that any proposed site plans need to be submitted to the Department for review and that a highway access permit may be required.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: April 19, 2017

OCPB Case # Z-17-134

- 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 Verizon for the property located at 201 South State 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 New York State Office Building, a state-owned facility, and the Onondaga County Sheriff's Office, a county-owned facility; and
- WHEREAS, the applicant is proposing a partial demolition of an existing building tower and façade alterations as part of a renovation project on a 1.1-acre parcel in a Central Business District - Office and Service (CBD-OS) zoning district; and
- WHEREAS, the site is located downtown in the City of Syracuse and bounded by East Washington Street, a local road, to the north, South State Street to the west, and East Fayette Street, a local road, to the south; the site contains an existing building that is owned and operated by Verizon; surrounding parcels include the Firefighter's Memorial Park, the Central New York Philanthropy Center, the Senator John H. Hughes State Office Building, and the former Nynex building (currently vacant); and
- WHEREAS, in 2014, the Board recommended No Position on a Project Site Review (Z-14-84) referral proposing to cover damaged stone coping with new aluminum coping on the same existing building (Verizon); and
- WHEREAS, the submitted materials show that the existing brick and masonry building is made up of five components; the original building, Building 'A', is six stories and located at the corner of South State Street and East Fayette Street; Building 'B', a three-story addition to the roof of Building 'A', is on the southern side of the original structure along East Fayette Street; Building 'C' is a six-story extension on the east side of the original structure; and Building 'D' is a seven-story extension on the north side of the original structure and contains a 238-foot tower; and
- WHEREAS, the proposed project includes demolishing a portion of the existing tower on Building 'D', including two floors, the lower and upper platforms on top of the tower, and the tower roof, to decrease the total height of the tower from 238 feet to 174 feet; Phase I of the proposed building renovations pertains to the tower removal and specifically, removing the Verizon signage from the existing tower, removing the microwave antennas, supporting devices, and wave guide tubes from the tower deck, demolishing the existing concrete and masonry tower to the proposed 174-foot elevation, and then rebuilding the face brick, reinstalling the Verizon signage, and installing the roof drain body to the existing drain piping; additional façade improvements are part of the proposed future building renovations and include replacing the aluminum windows on the north face of the building with energy efficient models, cleaning the

existing stone masonry, windows, and ornamental metal work, and repairing or replacing cracked or spalled bricks, stone, concrete, and granite; and

WHEREAS, the site is served by public water and sewers and is located in the Metropolitan 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 New York State Department of Environmental Conservation Environmental Assessment Form Mapper indicates that the site of the proposed action may contain a species of animal, or associated habitats, listed by the state or federal government as threatened or endangered; a permit may be required from the 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, per the EAF mapper, the project site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the New York State Historic Preservation Office archeological site registry; the municipality is advised to contact the New York State Historic Preservation Office to determine if the project should be submitted to the Office for review as part of the SEQR process; and

WHEREAS, the EAF Mapper indicates that the project is within 2,000 feet of three sites in the New York State Department of Environmental Conservation Environmental Site Remediation database (C734111, B00003, and V00502); and

WHEREAS, the EAF Mapper shows that the building is located in the Syracuse New York State Heritage Area; as the New York State Office of Parks, Recreation & Historic Preservation states, the Heritage Area System is a state-local partnership established to preserve and develop areas that have special significance to New York State; and the EAF notes the site is substantially contiguous to the Montgomery Street-Columbus Circle and Hanover Square Historic Districts and the Central New York Telephone and Telegraph Building, Syracuse City Hall, and Hamilton White House which are all listed on, or have been nominated by the NYS Board of Historic Preservation for inclusion on, the State or National Register of Historic Places; and

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

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: April 19, 2017

OCPB Case # Z-17-135

- 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 COMPREHENSIVE PLAN from the Town of DeWitt Town Board at the request of Town of DeWitt 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 comprehensive plans; and
- WHEREAS, the Town of DeWitt is proposing to update the Comprehensive Plan for the Town of DeWitt that was originally adopted in 2002; and
- WHEREAS, the Referral Notice states that in 2014 the DeWitt Town Board established a sub-committee, including a representative from the Syracuse-Onondaga County Planning Agency, to review and recommend updates to the comprehensive plan, and the committee made updates to demographic and census information, revised information about development patterns that have occurred in the Town since 2002, made updates to the proposed land use plan, and made updates/revisions to the implementation profiles at the end of the document; and
- WHEREAS, the proposed plan provides updated demographic and US Census information and discusses changes in population, income, and housing; the plan states that since 2002 an additional 418 units of new single-family dwellings have been constructed; and
- WHEREAS, the plan recommends identifying areas or portions of the existing sewer and water system that are deteriorating or obsolete (including areas that are not currently served by public sewers) and need replacement within the next five years and incorporating necessary infrastructure renewal into the capital improvement program; and
- WHEREAS, recommendations include completion of a housing market study to identify the impact of key trends such as changes in household configuration, rates of owner occupancy, aging of the population, and income trends on housing supply and demand with particular emphasis on aging in place; and
- WHEREAS, other new actions include establishing a town-wide wayfinding system, improving transit and bicycle amenities along major thoroughfares, identifying and designating Critical Environmental Areas within the Town, identifying areas where there are existing or potential drainage concerns/issues and encouraging adoption of green infrastructure practices, reviewing and updating the Parks and Recreation Master Plan every five years and incorporating parks improvement and maintenance activities into the capital improvement program, reviewing current recreation programs and resources available to Town residents to identify gaps; and
- WHEREAS, new transportation actions include reviewing parking requirements and design standards to look for opportunities to incorporate green infrastructure

and a commercial road specification document that provides guidance for sidewalk placement and on-street parking, identifying mitigation strategies for major arterials to reduce their impact on the connectivity within the Town and to protect adjacent neighborhoods, developing a pedestrian and bicycle master plan for the Town, and implementing complete streets projects and improving alternative mobility options including walking, cycling and transit; and

WHEREAS, the plan discusses the I-81 viaduct project and acknowledges that the decision about the future of the Interstate 81 corridor will have a significant impact on the Town; and

WHEREAS, the plan states that development of the Jamesville hamlet area could be further supported through a concentrated effort to provide shared parking areas, as well as better pedestrian and bicycle accommodations to reinforce the mixed-use walkable nature of this traditional neighborhood area; and

WHEREAS, the plan states that the Town put in place additional protections for stormwater management that apply to new development projects within the Ley Creek watershed, and due to multiple flooding events over the past decade this area of the Town may require development of a comprehensive flood management strategy; and

WHEREAS, the plan acknowledges that local planning efforts should properly be related to the broader context of the surrounding region, and identifies several goals and recommendations of the County's 2010 Development Guide and draft Sustainable Development Plan which have special relevance to planning policy in the Town of DeWitt, including reinvestment in existing sites and neighborhoods, accommodation growth within existing urbanized areas, make full use of existing infrastructure as a priority over expansion to non-urban areas, provide for interconnected transportation systems, and discourage construction of houses in locations which are not served by public water and sewer; and

WHEREAS, Implementation Profiles list policies from the plan with goals, actions, timeframes, first steps, funding sources, and responsibilities for implementation; and

WHEREAS, much of the Town of DeWitt occurs within the Onondaga County Sanitary District, and Meadowbrook-Limestone Wastewater Treatment Plant service area, with exceptions; the Meadowbrook-Limestone Wastewater Treatment Plant service area is currently designated as flow constrained, and projects therein are required to sanitary flow offset requirements; the Onondaga County Department of Water Environment Protection also advises that to ensure continued economic growth in Towns of DeWitt and Manlius, and Villages of Fayetteville and Manlius, restrictions at the Treatment Plant shall be avoided through the creation and coordination of a sanitary discharge allocation plan by these municipalities to prioritize land uses and investments in the service area; and

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

The Board commends the Town for updating its Comprehensive Plan, for including various elements of smart growth, and for incorporating regional context and consistent goals into Town policies and projects.

The Board also notes the following:

Certain lands prescribed within the Land Use Character Areas map, while characterized and zoned for High Tech or other development, lie outside the Onondaga County Sanitary District boundary. The Board and Onondaga County Department of Water Environment Protection advise that any proposed development outside that service area boundary seeking access to county wastewater infrastructure and treatment facilities would be subject to a formal justification and review process, and ultimately presented by the Town to the County Legislature for addition of lands to the Sanitary District.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: April 19, 2017

OCPB Case # Z-17-136

- 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 Bell Atlantic Mobile dba Verizon for the property located 333 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 the Butternut Feeder Canal, part of the New York State Canal System; and
- WHEREAS, the applicant is requesting a special permit to upgrade the existing rooftop-mounted wireless telecommunications facility on an 8.23-acre parcel in a Business zoning district; and
- WHEREAS, the site is located at the corner of Butternut Drive and Agway Drive, both local roads, and adjacent to Shoppingtown Mall in the Town of Dewitt; adjacent to the site there is a residential neighborhood and vacant lands buffering Interstate 481; nearby Erie Boulevard East is a corridor of mixed roadside commercial and large retail establishments; south of the site is primarily residential neighborhoods; and
- WHEREAS, in 2005, the Board recommended Modification for a Site Plan (Z-05-213) referral for the same site that proposed revising the occupancy of the existing building (the Agway Building at the time) to include condominium units, offices, a revised entrance, a new conference center, and a new parking enclosure; and
- WHEREAS, per the Town of Dewitt zoning ordinance, towers and communications facilities are permitted uses in Business districts upon the issuance of a special permit; a special permit is required to allow for the modifications to the existing wireless telecommunications facilities on the site; and
- WHEREAS, per the submitted letter dated March 10, 2017, the proposed project will consist of the replacement of (3) PCS antennas, (3) AWS antennas, (3) 700 LTE antennas, and (3) remote radio heads ("RRH"); relocation of (1) existing 850 antenna, (2) proposed LTE antennas, (1) proposed PCS antenna, and (1) six circuit OVP box; and addition of (1) PCS antenna, (1) AWS antenna, (1) 700 LTE RRH, (1) AWS RRH, (1) 700 LTE RRH, (1) six circuit OVP box, and (1) two circuit OVP box; the total number of antennas on the building will increase from the current (12) antennas to the proposed (15) antennas; no ground-based improvements are proposed; and
- WHEREAS, the site, which fronts Agway Drive and Butternut Drive, contains a seven-story existing office building (formerly the Agway Building) with rooftop telecommunications facility and a large amount of existing parking area; aerial imagery shows that there are three existing driveways from the parking area to Agway Drive; and

WHEREAS, the submitted Building Elevations dated February 2017 show that the height of the existing building is 100 feet, including the existing penthouse, and the existing and proposed wireless antenna are wall-mounted on the penthouse resulting in a total building height of 105 feet from the ground to the centerline of the antenna; and

WHEREAS, the referral application indicates that the site is served by municipal water and sewer provided by the Town of Dewitt; and

WHEREAS, GIS mapping shows that the site is adjacent to federal and state wetlands and the 100-year floodplain; Meadow Brook runs parallel to Butternut Drive opposite the site; and

WHEREAS, the New York State Department of Environmental Conservation Environmental Assessment Form Mapper indicates that the site of the proposed action may contain a species of animal, or associated habitats, listed by the state or federal government as threatened or endangered; a permit may be required from the 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

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

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: April 19, 2017

OCPB Case # Z-17-137

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of DeWitt Planning Board at the request of Cardinal Health for the property located at 6012 East Molloy 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 East Molloy Road (Route 71), a county highway; and
- WHEREAS, the applicant is proposing a 43-space parking lot expansion to serve the Cardinal Health office/warehouse building on an 11.11-acre parcel in a High Tech zoning district; and
- WHEREAS, the site is located north of the New York State Thruway (I-90) and northwest of Carrier Circle in the Town of Dewitt; surrounding land uses include the Hancock Field Air National Guard Base and various industrial parcels; and
- WHEREAS, in 2011, the Board recommended No Position on Three-Mile Limit (Z-11-94 and Z-11-95) referrals for subdivisions involving the subject parcel; and
- WHEREAS, the submitted plans show that the site has frontage on East Molloy Road and has an existing one-story concrete building (200,000 square feet) containing the office and warehouse space of Cardinal Health; there is an existing asphalt parking area (63 parking spaces) for visitors located at the northeastern corner of the building; there is additional employee parking (101 parking spaces) in a lot along the eastern side of the building where there is also an existing loading area; and
- WHEREAS, per the submitted plans, there is existing driveway access at East Molloy Road that provides an entrance and exit point to the existing parking and loading areas and a second, westerly driveway at East Molloy Road that provides limited access to the western side of the building; no changes are proposed to the existing driveways which must meet the requirements of the Onondaga County Department of Transportation; and
- WHEREAS, the site includes two existing easements, a 50-foot utility easement to the Town of DeWitt and a 25-foot utility easement to the Town of DeWitt, and an abandoned 10-inch sanitary sewer line which are all located along the northern boundaries of the property and run parallel to East Molloy Road; and
- WHEREAS, the proposed project includes adding a new parking area along the northern side of the existing building to provide 43 additional parking spaces; the proposed parking area will replace an existing cinder walking path and be accessed via the existing easterly driveway at East Molloy Road; with the proposed parking lot adjustments, the number of spaces provided in the northeastern lot will decrease to 60 and no changes will occur to the existing eastern lot; and
- WHEREAS, the Environmental Assessment Form states that 0.65 acres will be disturbed

for the project; per the submitted Drainage Study dated April 3, 2017, the proposed grading and drainage for the site is designed to maintain the existing site drainage; a wet swale detention area (7,000 cubic feet) is proposed to accommodate stormwater runoff from the proposed parking area; the proposed drainage includes an outlet structure and spillway to detain storms in the 1-100 year events to comply with Ley Creek watershed requirements; the wet swale will discharge to an existing 18-inch culvert similar to existing site conditions; and

WHEREAS, per the submitted lighting plan dated March 1, 2017, three pole-mounted light fixtures are included in the project to provide additional lighting for the proposed parking lot; the plan shows that the new lighting will not reach the adjacent properties or East Molloy Road; and

WHEREAS, proposed landscaping for the project includes planting Japanese tree lilacs, eastern redbuds, and red maples and planting the proposed drainage swale with various sedges, grasses, and wildflowers; and

WHEREAS, the referral application indicates that the site is served by municipal water and sewer provided by the Town of DeWitt and the site is located in the Onondaga County Sanitary District; and

WHEREAS, the New York State Department of Environmental Conservation Environmental Assessment Form Mapper indicates that a portion of the site or land adjoining the site contains wetlands or other regulated waterbodies; the site is located over, or immediately adjoining, a principal aquifer; and the project is within 2,000 feet of a site in the New York State Department of Environmental Conservation Environmental Site Remediation database (734061, 734054); and

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

1. The Onondaga County Department of Transportation has determined that the applicant is required to submit ITE Trip Generation Figures and a gap analysis at AM/PM peak hours for full build-out relating to the proposed action to meet Department requirements and to submit it to the Department for approval. This approval, and any modifications to the Site Plan required by the Department must be received and be reflected on a revised Site Plan prior to municipal approval, and the applicant must subsequently complete any appropriate mitigation as may be determined by the Onondaga County Department of Transportation.
2. The municipality must submit a copy of the drainage report to the Onondaga County Department of Transportation early in the planning process for approval and complete any appropriate mitigation as may be determined by the Department.

The Board also offers the following comment:

No additional access to East Molloy Road will be permitted.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: April 19, 2017

OCPB Case # Z-17-138

- 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 LaFayette Zoning Board of Appeals at the request of Thomas O'Connell for the property located at 1911 Tully Farms 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 Tully Farms Road (Route 234), a county highway, and a farm operation located in an Agricultural district; and
- WHEREAS, the applicant is requesting a special permit to construct a 260 square foot addition to an existing residence on a 1.2-acre parcel in an Agricultural Residential zoning district; and
- WHEREAS, the site is located in a rural area in the Town of Lafayette and surrounded by agricultural fields, forested lots, and several residential properties; and
- WHEREAS, the proposed addition (260 square feet) will be constructed at the rear of the existing house and accommodate an in-law apartment; the submitted floor plans indicate that the current layout of the existing house will also be adjusted to allow for two bedrooms, a bathroom, and an open kitchen/living space in the proposed apartment; and
- WHEREAS, the house currently uses individual well and septic; a submitted letter from Northrup Septic Service dated April 5, 2017 indicates that the existing septic system on the property consists of a 1,250-gallon concrete tank and a leach field which appear to be functioning properly and were designed to accommodate a four bedroom house; as indicated by the submitted floor plans, the number of bedrooms will continue to be three following the construction of the proposed apartment; the Onondaga County Department of Health has approved the existing or proposed septic system; and
- WHEREAS, aerial imagery indicates that the property has frontage on Tully Farms Road and there is an existing driveway accessing this county road which must meet the requirements of the Onondaga County Department of Transportation; and

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

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: April 19, 2017

OCPB Case # Z-17-139

- 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 Skaneateles Planning Board at the request of RJK Properties for the property located at 42 East Genesee Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of East Genesee Street (Route 20) and State Street Road (Route 321), both state highways; and
- WHEREAS, the applicant is proposing a change of use from Retail to Physical Fitness on the street level and lower level of existing building in a Downtown (D) zoning district; and
- WHEREAS, the site is a lakefront property downtown in the Village of Skaneateles on East Genesee Street, a state road, at the intersection with State Street Road, a state road; the site is within the Skaneateles Historic District; surrounding land uses are primarily roadside commercial and mixed-use; and
- WHEREAS, the Board is concurrently reviewing a Critical Impact Permit (Z-17-140) referral proposing a fitness and yoga studio and boutique for the street and lower levels of an existing building; and
- WHEREAS, the submitted Site Plan dated December 15, 2010 shows that the rear of the site has frontage on Skaneateles Lake where there is an existing concrete retaining wall, parking space for two vehicles, and an existing 3-4 story attached row building with first and second floor balconies; there is an existing 10-foot wide utility easement that runs along the rear boundary of the property parallel to the Skaneateles Lake shoreline; and
- WHEREAS, per aerial imagery, the site has frontage on East Genesee Street and is accessible via front sidewalks; there is an existing shared driveway east of the existing building that provides access to the limited parking space at the rear of the property and to the parking behind the buildings of the adjacent properties; and
- WHEREAS, the Environmental Assessment Form indicates that the proposed project will change the use of the street and lower levels of the existing building to allow for a fitness and yoga studio in the lower level and lakeside space of the street level; per the proposal, the front foyer of the street level will serve as a small boutique selling yoga/fitness apparel, health and wellness accessories, and prepared grab and go food fare; no food will be prepared on site; and
- WHEREAS, per the Village of Skaneateles zoning ordinances, Physical Fitness is a use requiring site plan review and approval by the Village Planning Board in a D zoning district; additionally, the proposed fitness and yoga studio will be in an existing building in the Skaneateles Lake watershed and in the Skaneateles Historic District, classifying it as a critical impact use per §225-52 F; and

WHEREAS, the site is currently served by public water and wastewater infrastructure provided by the Village of Skaneateles; the site lies outside the Onondaga County Sanitary District; and

WHEREAS, Skaneateles Lake is the primary unfiltered public water supply source for the City of Syracuse; and

WHEREAS, GIS mapping shows that the rear portion of the site, which fronts Skaneateles Lake, is in the 100-year floodplain; the Onondaga County Hazard Mitigation Plan has identified flooding as one of five primary natural hazards of local concern, with the potential to cause extensive threat to property and safety; buildings within the floodplain can negatively affect the free flow of nearby waterways and drainage, and building within a floodplain is therefore discouraged; and

WHEREAS, the New York State Department of Environmental Conservation Environmental Assessment Form Mapper indicates that land adjoining the site contains federal wetlands or other regulated waterbodies; the site is located over, or immediately adjoining, a principal aquifer; and

WHEREAS, the EAF mapper indicates that the site is located in the Skaneateles Historic District, which is listed on, or has been nominated by the NYS Board of Historic Preservation for inclusion on, the State or National Register of Historic Places; and

WHEREAS, per the EAF mapper, the project site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the New York State Historic Preservation Office archeological site registry; the municipality is advised to contact the New York State Historic Preservation Office to determine if the project should be submitted to the Office for review as part of the SEQR process; and

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

1. The Town is advised to ensure all conditions are met and any applicable approvals are obtained from the City of Syracuse Department of Water, the New York State Department of Environmental Conservation, and the U.S. Army Corps of Engineers prior to approving the proposed application, to ensure no negative effects on Skaneateles Lake water quality.
2. The Village is advised to ensure appropriate access agreements are in place for any shared driveways or parking.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: April 19, 2017

OCPB Case # Z-17-140

- 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 Skaneateles Planning Board at the request of RJK Properties for the property located at 42 East Genesee Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review authorizations which a referring body may issue under the provisions of any zoning ordinance or local law the site is located within 500 feet of East Genesee Street (Route 20) and State Street (Route 321), both state highways; and
- WHEREAS, the applicant is requesting a Critical Impact permit for a change of use from Retail to Physical Fitness on the street level and lower level of existing building in a Downtown (D) zoning district; and
- WHEREAS, the site is a lakefront property downtown in the Village of Skaneateles on East Genesee Street, a state road, at the intersection with State Street Road, a state road; the site is within the Skaneateles Historic District; surrounding land uses are primarily roadside commercial and mixed-use; and
- WHEREAS, the Board is concurrently reviewing a Site Plan (Z-17-139) referral proposing a fitness and yoga studio and boutique for the street and lower levels of an existing building; and
- WHEREAS, the submitted Site Plan dated December 15, 2010 shows that the rear of the site has frontage on Skaneateles Lake where there is an existing concrete retaining wall, parking space for two vehicles, and an existing 3-4 story attached row building with first and second floor balconies; there is an existing 10-foot wide utility easement that runs along the rear boundary of the property parallel to the Skaneateles Lake shoreline; and
- WHEREAS, per aerial imagery, the site has frontage on East Genesee Street and is accessible via front sidewalks; there is an existing shared driveway east of the existing building that provides access to the limited parking space at the rear of the property and to the parking behind the buildings of the adjacent properties; and
- WHEREAS, the Environmental Assessment Form indicates that the proposed project will change the use of the street and lower levels of the existing building to allow for a fitness and yoga studio in the lower level and lakeside space of the street level; per the proposal, the front foyer of the street level will serve as a small boutique selling yoga/fitness apparel, health and wellness accessories, and prepared grab and go food fare; no food will be prepared on site; and
- WHEREAS, per the Village of Skaneateles zoning ordinances, Physical Fitness is a use requiring site plan review and approval by the Village Planning Board in a D zoning district; additionally, the proposed fitness and yoga studio will be in an

existing building in the Skaneateles Lake watershed and in the Skaneateles Historic District, classifying it as a critical impact use per §225-52 F; and

WHEREAS, the site is currently served by public water and wastewater infrastructure provided by the Village of Skaneateles; the site lies outside the Onondaga County Sanitary District; and

WHEREAS, Skaneateles Lake is a primary unfiltered public water supply source for the City of Syracuse; and

WHEREAS, GIS mapping shows that the rear portion of the site, which fronts Skaneateles Lake, is in the 100-year floodplain; the Onondaga County Hazard Mitigation Plan has identified flooding as one of five primary natural hazards of local concern, with the potential to cause extensive threat to property and safety; buildings within the floodplain can negatively affect the free flow of nearby waterways and drainage, and building within a floodplain is therefore discouraged; and

WHEREAS, the New York State Department of Environmental Conservation Environmental Assessment Form Mapper indicates that land adjoining the site contains federal wetlands or other regulated waterbodies; the site is located over, or immediately adjoining, a principal aquifer; and

WHEREAS, the EAF mapper indicates that the site is located in the Skaneateles Historic District, which is listed on, or has been nominated by the NYS Board of Historic Preservation for inclusion on, the State or National Register of Historic Places; and

WHEREAS, per the EAF mapper, the project site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the New York State Historic Preservation Office archeological site registry; the municipality is advised to contact the New York State Historic Preservation Office to determine if the project should be submitted to the Office for review as part of the SEQR process; and

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

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

1. The Town is advised to ensure all conditions are met and any applicable approvals are obtained from the City of Syracuse Department of Water, the New York State Department of Environmental Conservation, and the U.S. Army Corps of Engineers prior to approving the proposed application, to ensure no negative effects on Skaneateles Lake water quality.
2. The Village is advised to ensure appropriate access agreements are in place for any shared driveways or parking.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: April 19, 2017

OCPB Case # Z-17-141

- 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 Skaneateles Planning Board at the request of Ahrens / St. James' Church for the property located at 96 East Genesee Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of East Genesee Street (Route 20), a state highway; and
- WHEREAS, the applicant is proposing an addition to the parish hall of St. James Episcopal Church to provide an accessible entry with a ramp walkway, canopy and elevator, and make minor related changes to the parking lot and stormwater accommodations on site, on a 0.3 acre parcel in a Residential (A-1) zoning district; and
- WHEREAS, the site is a lakefront property in the Village of Skaneateles on East Genesee Street, a state road; the site is within the Skaneateles Historic District and lies just east of Thayer Park and the commercial strip of downtown; surrounding land uses are residential and roadside commercial; and
- WHEREAS, the Board is concurrently reviewing an Area Variance (Z-17-142) referral for an entry addition and covered walkway for the St. James Episcopal Church; and
- WHEREAS, per the submitted plans dated March 17, 2017, the site contains St. James Episcopal Church, including the existing church, parish hall, and rectory; there is existing driveway access at East Genesee Street which must meet the requirements of the New York State Department of Transportation; and
- WHEREAS, the proposed project will include a 360 square foot addition to the parish hall and covered entry walk; the addition will provide accessible entry to the church and include a limited use/limited access elevator, a vestibule and a restroom on the first floor, and machine room and storage room on the ground floor; additional alterations to the existing building include improvements to the ground floor restrooms and hallway and to a first floor restroom, vesting room, and hallway; and
- WHEREAS, the proposed addition will be located on the front of the parish hall next to the existing entrance; parking lot improvements are proposed to provide four parking spaces in front of the hall; and
- WHEREAS, the site is served by public water and wastewater infrastructure provided by the Village of Skaneateles, and the site is located outside the Onondaga County Sanitary District; and
- WHEREAS, the front, side, and rear yard setbacks on the site are pre-existing nonconforming setbacks, which are not proposed to change by the current project; per the Village of Skaneateles zoning ordinances, extension of a nonconforming building requires an area variance; the proposed extension of

the nonconforming building also affects the parking space on the site, creating a need for an additional area variance; and

WHEREAS, per the submitted plans, there is an existing storm sewer along the rear property line of the site, parallel to the Skaneateles Lake shoreline; as part of the demolition and construction for the proposed project, the existing storm system drains in the parking area will be removed and the piping into building will be capped; the drawings indicate an optional gravel area along the parish hall building line that will would have a perforated pipe to tie into the new storm line; no additional stormwater management plans were submitted; and

WHEREAS, Skaneateles Lake is a primary, unfiltered public water supply source for the City of Syracuse; and

WHEREAS, the New York State Department of Environmental Conservation Environmental Assessment Form Mapper indicates that land adjoining the site contains federal wetlands or other regulated waterbodies; the site is located over, or immediately adjoining, a principal aquifer; and

WHEREAS, the EAF mapper indicates that the site is located in the Skaneateles Historic District, which is listed on, or has been nominated by the NYS Board of Historic Preservation for inclusion on, the State or National Register of Historic Places; and

WHEREAS, per the EAF mapper, the project site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the New York State Historic Preservation Office archeological site registry; the municipality is advised to contact the New York State Historic Preservation Office to determine if the project should be submitted to the Office for review as part of the SEQR process; and

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

The Town is advised to ensure all conditions are met and any applicable approvals are obtained from the City of Syracuse Department of Water, the New York State Department of Environmental Conservation, and the U.S. Army Corps of Engineers prior to approving the proposed application, to ensure no negative effects on Skaneateles Lake water quaility.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: April 19, 2017

OCPB Case # Z-17-142

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a AREA VARIANCE from the Village of Skaneateles Planning Board at the request of Ahrens / St. James' Church for the property located at 96 East Genesee Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the granting of use or area variances and the site is located within 500 feet of East Genesee Street (Route 20), a state highway; and
- WHEREAS, the applicant is seeking area variances to expand an existing nonconforming structure for a project to construct an addition to the parish hall of St. James Episcopal Church to provide an accessible entry with a ramp walkway, canopy and elevator, and make minor related changes to the parking lot and stormwater accommodations on site, on a 0.3 acre parcel in a Residential (A-1) zoning district; and
- WHEREAS, the site is a lakefront property in the Village of Skaneateles on East Genesee Street, a state road; the site is within the Skaneateles Historic District and lies just east of Thayer Park and the commercial strip of downtown; surrounding land uses are residential and roadside commercial; and
- WHEREAS, the Board is concurrently reviewing a Site Plan (Z-17-141) referral for an entry addition and covered walkway for the St. James Episcopal Church; and
- WHEREAS, per the submitted plans dated March 17, 2017, the site contains St. James Episcopal Church, including the existing church, Parish Hall, and rectory; the site has frontage on East Genesee Street; there is existing driveway access at East Genesee Street which must meet the requirements of the New York State Department of Transportation; and
- WHEREAS, the proposed project will include a 360 square foot addition to Parish Hall and covered entry walk; the addition will provide accessible entry to the church and include a limited use/limited access elevator, a vestibule and a restroom on the first floor, and machine room and storage room on the ground floor; additional alterations to the existing building include improvements to the ground floor restrooms and hallway and to a first floor restroom, vesting room, and hallway; and
- WHEREAS, the proposed addition will be located on the front of the parish hall next to the existing entrance; parking lot improvements are proposed to provide four parking spaces in front of the hall; and
- WHEREAS, the site is served by public water and wastewater infrastructure provided by the Village of Skaneateles, and the site is located outside the Onondaga County Sanitary District; and
- WHEREAS, the front, side, and rear yard setbacks on the site are pre-existing nonconforming; per the Village of Skaneateles zoning ordinances, extension of

a nonconforming building requires an area variance; the proposed extension of the nonconforming building also affects the parking space on the site, creating a need for an additional area variance; and

WHEREAS, per the submitted plans, there is an existing storm sewer along the rear property line of the site, parallel to the Skaneateles Lake shoreline; as part of the demolition and construction for the proposed project, the existing storm system drains in the parking area will be removed and the piping into building will be capped; the drawings indicate an optional gravel area along the parish hall building line that will would have a perforated pipe to tie into the new storm line; no additional stormwater management plans were submitted; and

WHEREAS, Skaneateles Lake is the primary, unfiltered public water supply source for the City of Syracuse; and

WHEREAS, the New York State Department of Environmental Conservation Environmental Assessment Form Mapper indicates that land adjoining the site contains federal wetlands or other regulated waterbodies; the site is located over, or immediately adjoining, a principal aquifer; and

WHEREAS, the EAF mapper indicates that the site is located in the Skaneateles Historic District, which is listed on, or has been nominated by the NYS Board of Historic Preservation for inclusion on, the State or National Register of Historic Places; and

WHEREAS, per the EAF mapper, the project site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the New York State Historic Preservation Office archeological site registry; the municipality is advised to contact the New York State Historic Preservation Office to determine if the project should be submitted to the Office for review as part of the SEQR process; and

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

The Town is advised to ensure all conditions are met and any applicable approvals are obtained from the City of Syracuse Department of Water, the New York State Department of Environmental Conservation, and the U.S. Army Corps of Engineers prior to approving the proposed application, to ensure no negative effects on Skaneateles Lake water quality.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: April 19, 2017

OCPB Case # Z-17-143

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a ZONE CHANGE from the Town of Elbridge Town Board at the request of Grayfield Properties, LLC for the property located at Old Route 31 & Laird Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the adoption or amendment of a zoning ordinance or local law and the site is located within 500 feet of Old Route 31 (Route 84) and Laird Road (Route 135), both county highways, the municipal boundary between the Town of Elbridge and the Town of Van Buren, and a farm operation located in an Agricultural District; and
- WHEREAS, the applicant is requesting a zone change for 5.733 acres of a vacant 22.36-acre parcel from Rural Residential (RR) to Residential (R-3); and
- WHEREAS, the site, located in a rural area in the Town of Elbridge, consists of a single tax parcel 024.-02-10.1 (22.36 acres) which is divided by Old Route 31, a county road; the parcel has frontage on Old Route 31, North McDonald Road, a local road, Laird Road, a county road, and Jacks Reef Path, a local road; and
- WHEREAS, the Board recently reviewed a Text Amendment (Z-17-91) referral from the Town of Elbridge proposing the creation of a new zoning district, Residential R-3; and
- WHEREAS, the proposed zone change is for the southern portion of the parcel (5.733 acres); on this portion of the lot there is an existing house with driveway access to McDonald Road along the southern boundary of the property and an existing structure near the corner of Old Route 31 and Laird Road; aerial imagery shows that there is no driveway access to the larger, existing structure; and
- WHEREAS, the proposed zone change would change the portion of the parcel south of Old Route 31 from RR to R-3 to allow for future subdivision; per the Town of Elbridge zoning ordinance, the RR zoning district is intended for low density, single family uses and the new R-3 zoning district is intended for rural, medium density residential use where public water service is available; and
- WHEREAS, the proposed future subdivision would create Lot A (1.119 acres), Lot B (1.305 acres), Lot C (1.713 acres), and Lot D (1.596 acres), where Lot A would contain the existing house and Lot D would contain the larger, existing structure; and
- WHEREAS, the existing house is currently served by public drinking water and an individual septic system, and the site is located outside the Onondaga County Sanitary District; and
- WHEREAS, the New York State Department of Environmental Conservation Environmental Assessment Form Mapper indicates that the site is located over, or immediately adjoining, primary and principal aquifers; and

WHEREAS, per the EAF mapper, the project site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the New York State Historic Preservation Office archeological site registry; the municipality is advised to contact the New York State Historic Preservation Office to determine if the project should be submitted to the Office for review as part of the SEQR process; and

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

The Board encourages the Town to consider the potential long-term effects of large-lot, strip subdivisions along road frontages, particularly within areas containing New York State Agricultural District properties and in farm/agricultural zoning districts, as potential conflicts with agricultural operations, changes to the rural character, increased public service demands and costs, reduction of open space and farmland, and impacts to road safety and mobility may cumulatively occur.

Should the Town approve the zone change, the Board offers the following comments for the next stage of development:

1. The applicant is advised to obtain an Onondaga County Department of Transportation permit prior to any proposed work within a county road right-of-way. Per the Onondaga County Department of Transportation, any proposed access to Lot C must occur from North McDonald Road, and any future access for Lot D must occur from Laird Road, and is subject to the availability of sight distance.
2. The Onondaga County Health Department must formally accept or approve, respectively, any existing or proposed septic system to service the proposed lots prior to Department endorsement of any subdivision plan.
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.
4. The municipality is encouraged to give notice of the public hearing on the proposed action to all adjacent municipalities and/or any municipalities that may be impacted by the proposed project.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: April 19, 2017

OCPB Case # Z-17-144

- 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 Niagara Mohawk dba National Grid for the property located at 6309 & 6301 South Salina 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 Salina Street (Route 11), a state highway; and
- WHEREAS, the applicant is requesting site plan review of a National Grid project to include new equipment and modifications to a gas regulator station on two parcels totaling one acre in a Neighborhood Shopping - Nedrow (NS-N) zoning district; and
- WHEREAS, the Board is concurrently reviewing Area Variance and Special Permit referrals (Z-17-145 and 146) for the project; and
- WHEREAS, the site is located in the hamlet of Nedrow, in a largely residential area, with scattered retail along South Salina Street; neighboring uses include a restaurant, retail, and an existing home close to the rear parcel boundary; the site currently contains a National Grid building and equipment on one parcel, and the recently acquired parcel at the corner of South Salina Street and Laursen Drive is vacant with some trees and vegetation; and
- WHEREAS, per the Environmental Assessment Form, National Grid is proposing to replace Pipeline 31 valves, which will include a new line valve and approximately 100 feet of 14-inch steel pipeline; the existing Gas Regulating Station (GRS #43) will also be overhauled, including demolition of Building A and renovation of Building B on tax parcel 041.-03-01.0; and
- WHEREAS, in addition, on the recently acquired adjacent corner parcel, the applicant plans to construct a natural gas heater and two above ground cabinets containing regulator equipment with adjoining piping; filter fabric and runner-crush stone is proposed over the project area, covering approximately 22,475 square feet; and
- WHEREAS, the Site Plan dated January 10, 2017 shows the front portion of the existing building and surrounding fencing to be removed, leaving a single-story square building toward the rear of the site, 28' from the side of the parcel; an existing asphalt drive from South Salina Street to the building is also to remain, which must meet the requirements of the New York State Department of Transportation; and
- WHEREAS, various above and below round piping is indicated on the plan in various locations, and a new heater pad, monitor cabinet, control cabinet, and two fiberglass vaults are shown as above ground additions to the site; a new 16' stone driveway is shown from Laursen Drive, a local road; and

- WHEREAS, the entirety of the site is shown to be surrounded by a proposed 8-foot tall chain link fence with swing gates, including along road frontages, set back approximately 35 feet from the curb line of South Salina Street; three existing trees between the road and fence are the only front yard landscaping shown on the plan; a row of 8' tall conifers is shown along the side yard, adjacent to the existing residential parcel; and the remainder of the site is shown to be covered with runner-crush stone; and
- WHEREAS, an existing 30' deep Sanitary Sewer easement is shown parallel to South Salina Street along the frontage of the parcel; underground piping is shown to cross the easement; it is unknown whether the piping is existing or proposed as new; and
- WHEREAS, the EAF notes that National Grid may have to de-water the pipeline ditch if groundwater and/or stormwater infiltrates into the ditch creating unsafe working conditions; if necessary, de-watering will include use of filtration bags on a vegetated area on the property; and
- WHEREAS, per the EAF, no drinking water or wastewater accommodations are required for the facility; the site is located within the Metropolitan Wastewater Treatment Plant service area; and
- WHEREAS, a letter dated January 9, 2017 from the New York State Department of Parks, Recreation and Historic Preservation was included in the referral materials, which offers the project will have no impact on archeological and/or historic resources; and
- WHEREAS, per the referral materials, area variances are needed in order to place facilities with spacing that complies with federal regulations regarding mandated distances between piping equipment; setback variances would include side yard (28' where 50' is required), rear yard (piping 7' and building 26' where 35' is required), and front yard (piping and fencing where 35' is required) setbacks; and

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

1. Per the New York State Department of Transportation, the applicant must either bring the existing driveway onto South Salina Street to commercial driveway standards, or close the existing driveway onto South Salina Street and all access shall occur from the proposed driveway onto Laursen Drive.
2. The applicant must submit a drainage report or Stormwater Pollution Prevention Plan to the New York State Department of Transportation for review, and advises that additional stormwater runoff into the State's right-of-way is permitted.

The Board also offers the following comments:

1. The New York State Department of Transportation advises the applicant it must obtain both a highway work permit and utility permit for any proposed work within the state right-of-way.
2. The municipality is encouraged to require a lighting plan to be reviewed by the Town and New York State Department of Transportation to ensure there is no glare or spillover onto adjacent properties or the State right-of-way.

3. The Town and applicant are encouraged to consider opportunities to improve the aesthetics along the frontages of the parcel, including landscaping such as street trees and/or hedgerow screening, and installation of sidewalks along South Salina Street.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: April 19, 2017

OCPB Case # Z-17-145

- 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 Onondaga Zoning Board of Appeals at the request of Niagara Mohawk dba National Grid for the property located at 6309 & 6301 South Salina Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review issuance of special permits and the site is located within 500 feet of South Salina Street (Route 11), a state highway; and
- WHEREAS, the applicant is requesting a special permit for a National Grid project to include new equipment and modifications to a gas regulator station on two parcels totaling one acre in a Neighborhood Shopping - Nedrow (NS-N) zoning district; and
- WHEREAS, the Board is concurrently reviewing Area Variance and Site Plan referrals (Z-17-144 and 146) for the project; and
- WHEREAS, the site is located in the hamlet of Nedrow, in a largely residential area, with scattered retail along South Salina Street; neighboring uses include a restaurant, retail, and an existing home close to the rear parcel boundary; the site currently contains a National Grid building and equipment on one parcel, and the recently acquired parcel at the corner of South Salina Street and Laursen Drive is vacant with some trees and vegetation; and
- WHEREAS, per the Environmental Assessment Form, National Grid is proposing to replace Pipeline 31 valves, which will include a new line valve and approximately 100 feet of 14-inch steel pipeline; the existing Gas Regulating Station (GRS #43) will also be overhauled, including demolition of Building A and renovation of Building B on tax parcel 041.-03-01.0; and
- WHEREAS, in addition, on the recently acquired adjacent corner parcel, the applicant plans to construct a natural gas heater and two above ground cabinets containing regulator equipment with adjoining piping; filter fabric and runner-crush stone is proposed over the project area, covering approximately 22, 475 square feet; and
- WHEREAS, the Site Plan dated January 10, 2017 shows the front portion of the existing building and surrounding fencing to be removed, leaving a single-story square building toward the rear of the site, 28' from the side of the parcel; an existing asphalt drive from South Salina Street to the building is also to remain, which must meet the requirements of the New York State Department of Transportation; and
- WHEREAS, various above and below round piping is indicated on the plan in various locations, and a new heater pad, monitor cabinet, control cabinet, and two fiberglass vaults are shown as above ground additions to the site; a new 16' stone driveway is shown from Laursen Drive, a local road; and

- WHEREAS, the entirety of the site is shown to be surrounded by a proposed 8-foot tall chain link fence with swing gates, including along road frontages, set back approximately 35 feet from the curb line of South Salina Street; three existing trees between the road and fence are the only front yard landscaping shown on the plan; a row of 8' tall conifers is shown along the side yard, adjacent to the existing residential parcel; and the remainder of the site is shown to be covered with runner-crush stone; and
- WHEREAS, per the referral materials, area variances are needed in order to place facilities with spacing that complies with federal regulations regarding mandated distances between piping equipment; setback variances would include side yard (28' where 50' is required), rear yard (piping 7' and building 26' where 35' is required), and front yard (piping and fencing where 35' is required) setbacks; and
- WHEREAS, an existing 30' deep Sanitary Sewer easement is shown parallel to South Salina Street along the frontage of the parcel; underground piping is shown to cross the easement; it is unknown whether the piping is existing or proposed as new; and
- WHEREAS, the EAF notes that National Grid may have to de-water the pipeline ditch of groundwater and/or stormwater infiltrates into the ditch creating unsafe working conditions; if necessary, de-watering will include use of filtration bags on a vegetated area on the property; and
- WHEREAS, per the EAF, no drinking water or wastewater accommodations are required for the facility; the site is located within the Metropolitan Wastewater Treatment Plant service area; and
- WHEREAS, a letter dated January 9, 2017 from the New York State Department of Parks, Recreation and Historic Preservation was included in the referral materials, which offers the project will have no impact on archeological and/or historic resources; and

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

1. Per the New York State Department of Transportation, the applicant must either bring the existing driveway onto South Salina Street to commercial driveway standards, or close the existing driveway onto South Salina Street and all access shall occur from the proposed driveway onto Laursen Drive.
2. The applicant must submit a drainage report or Stormwater Pollution Prevention Plan to the New York State Department of Transportation for review, and advises that additional stormwater runoff into the State's right-of-way is permitted.

The Board also offers the following comments:

1. The New York State Department of Transportation advises the applicant it must obtain both a highway work permit and utility permit for any proposed work within the state right-of-way.
2. The municipality is encouraged to require a lighting plan to be reviewed by the Town and New York State Department of Transportation to ensure there is no glare or spillover onto adjacent properties or the State right-of-way.

3. The Town and applicant are encouraged to consider opportunities to improve the aesthetics along the frontages of the parcel, including landscaping such as street trees and/or hedgerow screening, and installation of sidewalks along South Salina Street.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: April 19, 2017

OCPB Case # Z-17-146

- 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 Onondaga Zoning Board of Appeals at the request of Niagara Mohawk dba National Grid for the property located at 6309 & 6301 South Salina Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the granting of use or area variances and the site is located within 500 feet of South Salina Street (Route 11), a state highway; and
- WHEREAS, the applicant is requesting area variances of front, side and rear yard setbacks as part of a National Grid project to include new equipment and modifications to a gas regulator station on two parcels totaling one acre in a Neighborhood Shopping - Nedrow (NS-N) zoning district; and
- WHEREAS, the Board is concurrently reviewing Site Plan and Special Permit referrals (Z-17-144 and 145) for the project; and
- WHEREAS, the site is located in the hamlet of Nedrow, in a largely residential area, with scattered retail along South Salina Street; neighboring uses include a restaurant, retail, and an existing home close to the rear parcel boundary; the site currently contains a National Grid building and equipment on one parcel, and the recently acquired parcel at the corner of South Salina Street and Laursen Drive is vacant with some trees and vegetation; and
- WHEREAS, per the Environmental Assessment Form, National Grid is proposing to replace Pipeline 31 valves, which will include a new line valve and approximately 100 feet of 14-inch steel pipeline; the existing Gas Regulating Station (GRS #43) will also be overhauled, including demolition of Building A and renovation of Building B on tax parcel 041.-03-01.0; and
- WHEREAS, in addition, on the recently acquired adjacent corner parcel, the applicant plans to construct a natural gas heater and two above ground cabinets containing regulator equipment with adjoining piping; filter fabric and runner-crush stone is proposed over the project area, covering approximately 22, 475 square feet; and
- WHEREAS, the Site Plan dated January 10, 2017 shows the front portion of the existing building and surrounding fencing to be removed, leaving a single-story square building toward the rear of the site, 28' from the side of the parcel; an existing asphalt drive from South Salina Street to the building is also to remain, which must meet the requirements of the New York State Department of Transportation; and
- WHEREAS, various above and below round piping is indicated on the plan in various locations, and a new heater pad, monitor cabinet, control cabinet, and two fiberglass vaults are shown as above ground additions to the site; a new 16' stone driveway is shown from Laursen Drive, a local road; and

- WHEREAS, the entirety of the site is shown to be surrounded by a proposed 8-foot tall chain link fence with swing gates, including along road frontages, set back approximately 35 feet from the curb line of South Salina Street; three existing trees between the road and fence are the only front yard landscaping shown on the plan; a row of 8' tall conifers is shown along the side yard, adjacent to the existing residential parcel; and the remainder of the site is shown to be covered with runner-crush stone; and
- WHEREAS, per the referral materials, area variances are needed in order to place facilities with spacing that complies with federal regulations regarding mandated distances between piping equipment; setback variances would include side yard (28' where 50' is required), rear yard (piping 7' and building 26' where 35' is required), and front yard (piping and fencing where 35' is required) setbacks; and
- WHEREAS, an existing 30' deep Sanitary Sewer easement is shown parallel to South Salina Street along the frontage of the parcel; underground piping is shown to cross the easement; it is unknown whether the piping is existing or proposed as new; and
- WHEREAS, the EAF notes that National Grid may have to de-water the pipeline ditch of groundwater and/or stormwater infiltrates into the ditch creating unsafe working conditions; if necessary, de-watering will include use of filtration bags on a vegetated area on the property; and
- WHEREAS, per the EAF, no drinking water or wastewater accommodations are required for the facility; the site is located within the Metropolitan Wastewater Treatment Plant service area; and
- WHEREAS, a letter dated January 9, 2017 from the New York State Department of Parks, Recreation and Historic Preservation was included in the referral materials, which offers the project will have no impact on archeological and/or historic resources; and

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

1. Per the New York State Department of Transportation, the applicant must either bring the existing driveway onto South Salina Street to commercial driveway standards, or close the existing driveway onto South Salina Street and all access shall occur from the proposed driveway onto Laursen Drive.
2. The applicant must submit a drainage report or Stormwater Pollution Prevention Plan to the New York State Department of Transportation for review, and advises that additional stormwater runoff into the State's right-of-way is permitted.

The Board also offers the following comments:

1. The New York State Department of Transportation advises the applicant it must obtain both a highway work permit and utility permit for any proposed work within the state right-of-way.
2. The municipality is encouraged to require a lighting plan to be reviewed by the Town and New York State Department of Transportation to ensure there is no glare or spillover onto adjacent properties or the State right-of-way.

3. The Town and applicant are encouraged to consider opportunities to improve the aesthetics along the frontages of the parcel, including landscaping such as street trees and/or hedgerow screening, and installation of sidewalks along South Salina Street.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: April 19, 2017

OCPB Case # Z-17-147

- 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 Tully Town Board at the request of Town of Tully for the property located at Meetinghouse 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 Route 281 and Route 11, both state highways, Meetinghouse Road (Route 134), a county highway, the municipal boundary between the Town of Tully and the Village of Tully, and a farming operation located in an Agricultural District; and
- WHEREAS, the applicant is requesting a special permit to construct a baseball field with associated amenities on a 3.50-acre portion of a 37.5-acre parcel in a presumed R-5 General Business zoning district; and
- WHEREAS, the site is located east of Interstate 81 (I-81), a state highway, near the on and off ramps for Exit 14; surrounding land uses include Tully High School, Junior Senior High School, and Elementary School, and various agricultural and institutional parcels; and
- WHEREAS, the submitted tax map dated April 4, 2017 shows that the site (37.5 acres) has frontage on New York State Route 281, a state road, and Meetinghouse Road, a local road; the portion of the site (3.5 acres) where the baseball field is proposed is the southeastern corner of the property with frontage on Meetinghouse Road; the portion of the site for the proposed project, as indicated on the submitted plans, appears to overlap with an existing building and parking area visible in aerial imagery; no indication that this building or parking area will be demolished is given; the context of the site shown in additional drawings indicates that the baseball field will be just west of this existing use; and
- WHEREAS, as the Town of Tully General Application indicates, the proposed project includes constructing a new baseball field on open land west of the existing Village/Town of Tully Municipal Building; components of the proposed field will include outfield fence, skinned infield, raised pitcher's mound, backstop fence, two dugouts, batting cage, and maintenance shed; the proposed dugouts will be split-face CMU on a concrete slab and will match the existing dugouts of the adjacent softball field; the field will be oriented with a home plate to second base direction pointed southwest; and
- WHEREAS, the submitted Preliminary Site Plan dated February 22, 2017, indicates that the existing Crusher Fines Walking Trail that runs along the east and south of the proposed baseball field will remain following construction, banner signage from sponsors and advertisers will be posted on the outfield fence during the baseball season, an underdrain is anticipated for the proposed swales and in the field to facilitate drainage, and the area of the site to be disturbed will be

approximately 3.49 acres; and

WHEREAS, the site is served by municipal drinking water and sewer provided by the Village of Tully; the site is located outside the Onondaga County Sanitary District; and

WHEREAS, a letter from the Town Attorney to the Onondaga County Planning Agency dated April 5, 2017 notes items of interest to the review; there is disagreement regarding applicable zoning, as the site is town-owned but located just within Village territorial limits (approximately 50 feet); the Town has elected to assert sovereign jurisdiction with agreement from the Village, however accommodations are established for Village participation in review of the project; and

WHEREAS, the letter also outlined issues directed to be addressed from SEQR review and public hearing input, including a village water supply wellhead is located approximately 200 yards from the field; concerns are over use of pesticides and herbicides, to which the town will adhere to school district requirements, comply with SPDES permit requirements, and flow away from the wellhead area; and

WHEREAS, a second topic of concern relates to the recreational trail (to remain), wetlands (documented, but there is no visible evidence of unusually wet conditions nor wetland species in the project area), and endangered species; regarding endangered species and archeological resources, the town notes in the letter that open lands occur near the project limits and any potential archeological resources will not be disturbed by the proposed minor clearing involved in the project; and

WHEREAS, a third topic notes there will be minimal change in parking demand, as the project will replace another field, which may remain but not be used for formal games; there was no incidental parking for the current field and parking is proposed to continue to occur on school property, on nearby streets and within municipal building parking lots; the Onondaga County Department of Transportation notes that no additional access from Meetinghouse Road shall be permitted; and

WHEREAS, the EAF mapper indicates that the site is located over, or immediately adjoining, principal and primary aquifers (Cortland-Homer Preble SSA); and

WHEREAS, the New York State Department of Environmental Conservation Environmental Assessment Form Mapper indicates that a portion of the site or land adjoining the site contains wetlands or other regulated waterbodies; GIS mapping indicates that the southwestern corner of the parcel contains federal wetlands; and

WHEREAS, per the EAF mapper, the project site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the New York State Historic Preservation Office archeological site registry; the municipality is advised to contact the New York State Historic Preservation Office to determine if the project should be submitted to the Office for review as part of the SEQR process; and

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

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: April 19, 2017

OCPB Case # Z-17-148

- 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 Walmart Stores, Inc. for the property located at 8770 Dell Center Drive; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of New York State Route 31, a state highway; and
- WHEREAS, the applicant is proposing an amended site plan to create eight parking stalls for online grocery shopping pick-up along the side of the existing Walmart Supercenter on 16.7 acres in a Regional Commercial (RC-1) zoning district; and
- WHEREAS, the site is located in the Town of Clay in a strip of big box commercial retail along Route 31 near the intersection with New York State Route 481, a state road; the site contains an existing Walmart Supercenter and parking lot; the site is bound by Dell Center Drive, a local road, to the west and Rivers Point Way, a local road, to the north; an auto dealership, Fuccillo Nissan, is located south of the site and separated by a local road that provides access to the Walmart parking area; and
- WHEREAS, in 2011, the Board recommended Modification on a Site Plan (Z-11-251) referral proposing the demolition of an existing retail building (Sam's Club) and construction of a new retail building (Super Walmart) on the subject parcel; the Board noted that a traffic study was required by the New York State Department of Transportation and additional improvements to the transportation network and stormwater management on the site were required; and
- WHEREAS, the existing parking area can be accessed from two existing driveways on the local road that separates Walmart and the auto dealership and from an existing driveway at the southwestern corner of the building on Dell Center Drive; additional driveway access is available farther north on Dell Center Drive where the store's existing loading area is located at the rear of the building; there are 23 existing spaces in the parking along the western side of the existing building between the two Dell Center Drive driveways; and
- WHEREAS, Walmart is incorporating online grocery shopping as one of their services to this location; to accommodate those shoppers, Walmart is proposing adding eight parking stalls designated for picking up online grocery shopping orders to be located along the western side of the existing building between the two Dell Center Drive driveways; and
- WHEREAS, the submitted plans show that the project will include adding asphalt pavement for the parking stalls, a concrete curb, and a crosswalk leading to the pickup door which will replace an existing landscaped area; the proposed parking stalls will be protected by a single post, cantilever canopy structure

with LED light fixtures mounted to the structure; the frame of the canopy will consist of steel columns, purlins, and radial top chords and be topped with a high performance fabric; and

WHEREAS, additional interior improvements are proposed including adding a half-glass door for the pickup entrance and creating a designated space for pickup check-in and waiting area, pickup storage, and an office; and

WHEREAS, per the submitted plans, the proposed signage for the project will include a wall-mounted white plastic sign (4'-4 1/4" x 15'-4") added to the front of the building to indicate the location of grocery pickup parking, parking stall designation signs (18" x 18"), parking stall pavement markings (7' x 2'), small logo and call-in signs (18" x 8"), large logo signs (36" x 18"), and directional signs (18" x 24"); and

WHEREAS, the site is served by public drinking water and sewer and is located in the Oak Orchard 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 New York State Department of Environmental Conservation Environmental Assessment Form Mapper indicates that a portion of the site or land adjoining the site contains wetlands or other regulated waterbodies; and

WHEREAS, the EAF mapper indicates that the site of the proposed action may contain a species of animal, or associated habitats, listed by the state or federal government as threatened or endangered; a permit may be required from the 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, per the EAF mapper, the project site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the New York State Historic Preservation Office archaeological site registry; the municipality is advised to contact the New York State Historic Preservation Office to determine if the project should be submitted to the Office for review as part of the SEQR process; and

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

has determined that said referral will have no significant adverse inter-community or county-wide implications and may consequently be acted on solely by the referring board.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: April 19, 2017

OCPB Case # Z-17-149

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Pompey Planning Board at the request of Patricia & Andrew Brooks for the property located at 8951 US Route 20; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Route 20, a state highway, Pompey Hollow Road (Route 146), a county highway, the municipal boundary between the Town of Pompey and the Town of Cazenovia, and a farm operation located in an Agricultural District; and
- WHEREAS, the applicant is proposing construction and operation of a farm brewery and tasting room (Pompey Hollow Brewing Company) on a vacant 4.69-acre parcel in a Farm zoning district; and
- WHEREAS, the triangular-shaped vacant and partially wooded site is located in a rural area in the Town of Pompey near the intersection of Route 20 and Pompey Hollow Road and the municipal boundary with the Town of Cazenovia; surrounding land uses are primarily agricultural and forested lots; Limestone Creek runs through a portion of the parcel; and
- WHEREAS, the proposed building will accommodate a farm brewery and tasting room; hours of operation will be 7am to 4pm Monday thru Friday, with tasting room hours from 11am to 9pm Monday thru Saturday and 11am thru 6pm on Sundays; the tasting room will provide seating for approximately 60 people; retail sales of additional products, accommodation of food trucks on site, and potential future on-site food preparation are also indicated; and
- WHEREAS, the Sketch Plan dated March 30, 2017 shows the proposed project will be located on the eastern portion of the nearly 5-acre lot, to the east of an existing brush line, and include a building (30' x 48') with a deck (750 square feet) wrapping around the northwestern corner of the building; elevations show the structure will be designed with the appearance of a barn; proposed signage includes a 6' by 5' exterior-lit sign (only lit during business hours) and a wall-mounted sign on the building; signage locations were not indicated on proposed plans; proposed lighting includes building-mounted downward facing security lights with appropriate shielding; and
- WHEREAS, a single driveway access is shown from Route 20, which must meet the requirements of the New York State Department of Transportation; the driveway leads to a front gravel parking area with approximately 15 spaces, and a proposed gravel access road circling the building; a narrative submitted by the applicant indicates there is "room for 16-20 overflow temporary parking", which was not indicated on the plans, and aerial photography does not show any nearby parking on neighboring parcels; no parking is allowed along Route 20 and limited unencumbered land remains on site for additional parking; and

- WHEREAS, the Sketch Plan indicates that all development is proposed east of an existing brush line which covers the western portion of the property and includes a portion of Limestone Creek; the EAF Mapper and GIS mapping show that significant portions of the site from the brush line to the west contain 100-year floodplains (outside the proposed development area); and
- WHEREAS, the Sketch Plan shows the location of wetland flags generally following the brush line and a 100' wetlands buffer, presumably surrounding a delineated New York State wetland area; GIS mapping indicates the potential presence of federal wetlands on site as well, to the west of the brush line; portions of the proposed gravel access road, deck and the proposed well are shown within the 100' wetland buffer; the applicant must obtain appropriate permits from the New York State Department of Environmental Conservation and/or the U.S. Army Corps of Engineers for any proposed development or drainage in state and/or federal wetlands, respectively, and/or state wetland buffers on site; the NYS DEC recommends wetland delineations be reassessed if done more than five years prior; and
- WHEREAS, the Sewage Disposal Plan dated February 2, 2017 indicates that an individual septic system, including a 1,500-gallon septic tank, a 1,000-gallon pump tank, a 2,000-gallon holding tank, a leach field, and an adjacent expansion area has been proposed for the project and per the Plan, a 550 GPD sanitary waste flow was approved by the Onondaga County Department of Health on February 6, 2017; the Sewage Disposal Plan also notes if the structure is used for food preparation/food services, installation of a grease trap is required; and
- WHEREAS, the Sketch Plan indicates a proposed well location just east of the brush line to the west of the building and within the 100' wetland buffer; the EAF notes that the well location is subject to NYSDEC approval due to its location; and
- WHEREAS, the Onondaga County Agricultural Districts map shows the site is adjacent to a farmed property in New York State Agricultural District 4; plans and narrative notes that the applicant will grow hops for the brewing production and source and sell local ingredients and products; the neighboring beef farm desires the spent grain to feed cattle, and wort waste to fertilize crops; and
- WHEREAS, the Environmental Assessment Form indicates that 1.0 acre of land will be disturbed by the proposed project; 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; and
- WHEREAS, the EAF mapper indicates that the site of the proposed action may contain a species of animal, or associated habitats, listed by the state or federal government as threatened or endangered; a 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, and 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, per the EAF mapper, the project site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the New York State Historic Preservation Office archeological site registry; the municipality is advised to contact the New York State Historic Preservation Office to determine if the project should be submitted to the Office for review as part of the SEQR process; and

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

The municipality and the applicant must continue to coordinate Route 20 access and work permit requirements with the New York State Department of Transportation and the portion of the driveway located in the State right-of-way must be paved per Department requirements.

The Board also offers the following comments:

1. The applicant is advised to ensure all necessary permits and approvals are obtained from federal, state, or other municipal agencies for any alterations, encroachment or drainage affecting existing waterbodies and wetlands on site.
2. Proposed signage may not be placed in the state right-of-way, nor can it obstruct sight distance.
3. The Town is encouraged to require additional information regarding any proposed overflow parking accommodations for safety and site constraints, and the New York State Department of Transportation advises that no parking of vehicles is allowed on Route 20.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: April 19, 2017

OCPB Case # Z-17-150

- 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 Paul Garrett for the property located at 2167 West Lake 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 West Lake Road (New York State Route 41A), a state highway and a farm operation located in an Agricultural district; and
- WHEREAS, the applicant is proposing various improvements to a single-family home on a 2.20-acre parcel in Rural and Farming and Lakefront Watershed Overlay (RF and LWOD) zoning districts; and
- WHEREAS, the site is located along West Lake Road, and is approximately 750 feet from the Skaneateles Lake shoreline; surrounding land uses are large lot and lakeside residential and agricultural lands; and
- WHEREAS, per a submitted narrative, the existing 2,428 square foot single-family house has 5 bedrooms, 2 kitchens and was formerly a two-family house; the owner proposes to construct a 1,400 square foot detached garage with storage above, extend the height of the second story, convert a 48 square foot back porch into a 60 square foot mudroom, add a 10'x20' permeable patio to the west side of the house; and
- WHEREAS, the owner also proposes to extend the existing driveway to the proposed garage with a large paved area in front of the garage, and to widen the driveway to 20 feet wide near the road; the site plan dated March 30, 2017 also shows a 40' culvert to be added below the widened driveway; any proposed driveway changes must meet the requirements of the New York State Department of Transportation; and
- WHEREAS, the site slopes approximately 100 feet down toward Skaneateles Lake, and a proposed swale is shown to be cut into the upper lawn area to divert stormwater around the building and existing septic area toward the front of the parcel; per the local application, impermeable surface coverage within the Lake Watershed Overlay District would increase from 3.9% to 7.3% and open space would be 92.5% upon completion; and
- WHEREAS, per the local application materials, the existing dwelling is nonconforming with a front yard setback of 65.4 feet where 75 feet is required; the proposed work will not affect the setback; and
- WHEREAS, the site is served by a private well and septic system; the existing septic leach field area is indicated on the site plan to the north of the existing house; the site is located outside the Onondaga County Sanitary District; and

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

1. The applicant must submit a site plan to the New York State Department of Transportation (Onondaga West Residency, contact 315-672-8151) to coordinate driveway requirements.
2. The Onondaga County Health Department must accept or approve, respectively, any existing or proposed septic system to service this property prior to Town approval of this site plan.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: April 19, 2017

OCPB Case # Z-17-151

- 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 Allyn Paul for the property located at 4457 Vinegar Hill 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 Vinegar Hill Road (Route 142), a county highway; and
- WHEREAS, the applicant is requesting a special permit to construct an accessory apartment on a 2.89-acre parcel in a Rural Residential (RR) zoning district;
- WHEREAS, the site is located in a rural area in the Town of Skaneateles; surrounding land uses are primarily agricultural and forested lots with some residential housing; and
- WHEREAS, the submitted survey map dated March 13, 2017 shows that the site has frontage on Vinegar Hill Road and contains an existing two-story wood frame house with attached patio, porch, and deck space, an existing asphalt driveway accessing Vinegar Hill Road, an existing wood frame garage, and an existing one-story wood frame shop/storage building; and
- WHEREAS, any existing or proposed access onto Vinegar Hill Road must meet the requirements of the Onondaga County Department of Transportation; and
- WHEREAS, the proposed addition (944 square feet) will be constructed on the existing shop/storage building; the submitted floor plans show that 200 square feet will be added to the first floor of the southeastern side of the building and a 744 square foot second floor will be added; the proposed addition will accommodate an accessory apartment with entry area and utility/laundry/storage space on the first floor and living space on the second floor; the current workshop use in the existing portion of the building will continue after the proposed addition; and
- WHEREAS, per the Town of Skaneateles zoning ordinance, the intent of the Rural Residential (RR) zoning district is "to allow low-density residential and nonresidential uses in rural areas where agriculture is not the predominant use"; the application indicates that a special permit is required for accessory apartments where a non-conforming lot size exists; and
- WHEREAS, the site is currently served by public drinking water and an individual septic system; 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 archeological site registry; the municipality is advised to contact the New York State Historic Preservation Office to determine if the project should be

submitted to the Office for review as part of the SEQR process; and

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

The Onondaga County Health Department must formally accept or approve, respectively, any existing or proposed septic system to service this property prior to issuance of a building permit.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: April 19, 2017

OCPB Case # Z-17-152

- 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 David Bean for the property located at 4560 Vinegar Hill 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 Vinegar Hill Road (Route 142), a county highway and a farm operation located in an Agricultural district; and
- WHEREAS, the applicant is proposing to construct a 4,100 square foot pole barn and driveway on a vacant 3.89-acre parcel in a Residential Rural (RR) zoning district; and
- WHEREAS, the site is located in a largely agricultural area in the northern portion of the Town of Skaneateles; the site is vacant and largely wooded land; large lot single-family homes sit adjacent to the site; and
- WHEREAS, in 2005, the Board recommended Disapproval of a Preliminary and Final Subdivision (S-05-144) referral proposing to acquire 0.45 acres at the rear of this existing parcel or a nearby parcel, noting that the subdivision "could be construed as subverting an established school district boundary, which is an inappropriate use of land planning tools"; it appears that subdivision was ultimately approved; and
- WHEREAS, per a letter from the applicant, the owner plans to construct a pole barn for a shop and cold storage for his RV and utility trailer, and plans to have a well drilled on site and electricity to the building; and
- WHEREAS, per the referral and EAF, no wastewater facilities are existing or proposed, and the site sits outside the Onondaga County Sanitary District and local sewer district boundaries; and
- WHEREAS, the submitted plan dated March 17, 2017 shows the proposed 4,100 square foot metal building to be built approximately 178 feet from the frontage, with a 12' wide proposed gravel/stone drive, extending from Vinegar Hill Road to the building, then wrapping around both sides of the building to a large parking area (approximately 6,000 sf) to the rear of the building, noted as a turn-around/pull-out area; and
- WHEREAS, any existing or proposed access onto Vinegar Hill Road must meet the requirements of the Onondaga County Department of Transportation; and
- WHEREAS, a 60' wide City of Syracuse water line right-of-way is shown crossing a significant portion of the parcel; and the proposed driveway is shown to cross the right-of-way near the road; and
- WHEREAS, per the applicant, the pole barn is planned to be 42'x64' with 14' walls, a black metal roof with forest green metal siding and white trim; 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 obtain approval from the City of Syracuse Water Department for the proposed driveway over the City right-of-way, prior to Town site plan approval.

The Board also offers the following comment:

The applicant is required to obtain a permit from the Onondaga County Department of Transportation for any proposed driveways and prior to any proposed work within a county road right-of-way.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: April 19, 2017

OCPB Case # Z-17-153

- 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 McDonald's Corporation for the property located at 2442 Erie Boulevard East; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review issuance of special permits and the site is located within 500 feet of Erie Boulevard East (Route 5), a state highway; and
- WHEREAS, the applicant is requesting a special permit to renovate an existing 4,400 square foot restaurant (McDonald's) in a Commercial Class B (CB) zoning district; and
- WHEREAS, the site is located at the intersection of Erie Boulevard East and Seeley Road/South Midler Avenue in the City of Syracuse; Erie Boulevard East is a corridor of mixed roadside commercial and large retail establishments; south of the site is primarily residential neighborhoods; the City of Syracuse is currently undertaking a comprehensive project to revise and modernize zoning in the City; according to the ReZone Syracuse draft zoning map dated February 2017, the proposed zoning for this lot is proposed to be Commercial District (CM), which is would act to "provide appropriate areas on or near major roadways that would permit the development and continued use of land for compatible commercial and service uses where access requires good vehicular circulation. Land uses are characterized by frequent visits of both customers and clients."; and
- WHEREAS, the site (1.091 acres) has frontage on Erie Boulevard East and Seeley Road and contains an existing one-story building (McDonald's) with an associated parking area that has 49 spaces; there is existing access to the site from a right in/right out only driveway on Erie Boulevard East and an additional driveway on Seeley Road; and
- WHEREAS, per the City of Syracuse zoning ordinance, restaurants are a permitted use in Commercial Class B districts except in cases where they are located within 500 feet of a district that does not permit restaurants as a principle use; the existing site is adjacent to a Residential Class A district which does not permit restaurants requiring a special permit for the proposed restaurant improvements; and
- WHEREAS, the submitted plans show that the proposed exterior renovations will include removing the existing mansard roofing and replacing or painting the existing siding on the building; the proposed project will also consist of parking, signage, and landscape improvements; and
- WHEREAS, as part of the proposed project, the existing two-lane ordering area of the drive-thru will be moved from the southwestern corner of the existing building to the northwestern corner of the existing building so the drive-thru lane

entrance will begin on the northern side of the building; the proposed layout change may make accessing the drive-thru lane difficult for vehicles entering from Erie Boulevard East; additional proposed drive-thru improvements include adding a clearance bar, concrete curb, canopy with built-in customer order display, and outdoor menu boards to the drive-thru and extending the cash booth area; and

WHEREAS, per the submitted plans, the proposed parking lot improvements include adding stop signs and stop bars to the existing exits, installing mountable curbs at the existing driveways, providing a pedestrian crosswalk, and regrading the accessible parking area; the number of proposed parking spaces is 44; the proposed signage for the site includes three wall arches (42" x 48"), four directional signs (18" x 36"), and two wordmark signs (24" x 16'5"); as indicated in the application, the proposed signage will be internally lit and will not flash or move; the proposed landscape improvements will entail removing the existing vegetation on the site and planting new trees, shrubs, and ground cover; and

WHEREAS, the proposed lighting shown in the submitted elevation drawings includes wall-mounted sconces and accent lighting; and

WHEREAS, the site is served by public water and sewers and is located in the Metropolitan 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 New York State Department of Environmental Conservation Environmental Assessment Form Mapper indicates that the project is within 2,000 feet of two sites in the New York State Department of Environmental Conservation Environmental Site Remediation database (B00072, C734103); and

WHEREAS, the EAF mapper indicates that the site of the proposed action may contain a species of animal, or associated habitats, listed by the state or federal government as threatened or endangered; a permit may be required from the 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, per the EAF mapper, the project site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the New York State Historic Preservation Office archeological site registry; the municipality is advised to contact the New York State Historic Preservation Office to determine if the project should be submitted to the Office for review as part of the SEQR process; and

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

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

1. The New York State Department of Transportation has determined that the applicant must submit a site plan and lighting plan to the Department for review and complete any appropriate mitigation as may be determined by the Department. Given the location of the proposed drive-thru lane with respect to

the driveway access on Erie Boulevard East, the Board encourages the applicant to consider the safety of the proposed circulation in their site plan.

2. Per the New York State Department of Transportation, installation of sidewalks which are set back from the curb and a planting strip with street trees are required; sidewalks in the State right-of-way must be five feet wide and continue through the driveway, and the applicant must contact the Department to obtain permits for any work in the State right-of-way. The Board recommends consideration of street trees within the planting strips.

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