



Onondaga County Planning Board

April 24, 2019

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

I. ATTENDANCE

MEMBERS PRESENT

Daniel Cupoli
James Corbett
Matt Beadnell
Lisa Dell
David Skeval
Marty Voss

STAFF PRESENT

Dan Kwasnowski
Megan Costa
Allison Bodine

GUESTS PRESENT

Keith Ewald

II. CALL TO ORDER

The meeting was called to order at 11:00 AM on April 24, 2019.

III. MINUTES & OTHER BUSINESS

Minutes from April 3, 2019 were submitted for approval. David Skeval made a motion to accept the minutes. Matt Beadnell seconded the motion. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; Matt Beadnell - yes; Lisa Dell - yes; David Skeval - yes; Marty Voss - yes.

Keith Ewald of Barton & Loguidice presented an overview of the Town of Geddes and Village of Solvay Comprehensive Plan (Case #Z-19-105) to the Planning Board. The Board had positive feedback on the collaborative approach of the Town and Village. Questions were asked to get a better understanding about several of the recommendations pertaining to waterfront development and redevelopment and establishment of a town-wide stormwater management district. The Board also discussed existing challenges within the focus areas identified in the plan and expressed support for the plan overall. The Geddes/Solvay Comprehensive Plan presentation is posted on the SOCPA website.

IV. ACTIONS ON GML SECTION 239 REFERRALS

Summary

| | | | | | |
|----------|---------|--------------------------|----------|---------|--------------------------|
| S-19-25 | TMarPB | No Position With Comment | S-19-26 | TCamPB | No Position With Comment |
| Z-19-100 | CSyrZBA | No Position | Z-19-101 | CSyrZBA | No Position |
| Z-19-102 | TClaPB | Modification | Z-19-103 | TCicZBA | No Position |
| Z-19-104 | TVanTB | No Position With Comment | Z-19-105 | TGedTB | Approval |
| Z-19-106 | TDewPB | Modification | Z-19-107 | TDewPB | Modification |
| Z-19-108 | TDewPB | Modification | Z-19-91 | VFayVB | No Position With Comment |
| Z-19-92 | VNsyPB | No Position With Comment | Z-19-93 | TManTB | No Position With Comment |
| Z-19-94 | TElbZBA | Modification | Z-19-95 | TLafZBA | No Position |
| Z-19-96 | TLafZBA | No Position With Comment | Z-19-97 | CSyrPB | Modification |
| Z-19-98 | TSkaPB | No Position | Z-19-99 | TCicPB | Modification |



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: April 24, 2019

OCPB Case # S-19-25

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a PRELIMINARY SUBDIVISION from the Town of Marcellus Planning Board at the request of Jon Annable for the property located at 3000 Smith 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 Amber Road (Route 44), a county highway, the municipal boundary between the Town of Marcellus and the Town of Onondaga, and a farm operation located in a NYS Agricultural District; and
- WHEREAS, the applicant is proposing to subdivide a 16.15-acre parcel into two new lots, Lot 1 (14.03 acres) and Lot 2 (2.12 acres), in an Agricultural zoning district; and
- WHEREAS, the site is located in a rural area in the Town of Marcellus; the site and surrounding lands are enrolled in NYS Agricultural Districts 1 and 2 and appear to contain active farmland; the submitted Agricultural Data Statement indicates that 13 acres of the site is currently being farmed; and
- WHEREAS, the submitted subdivision plan dated March 8, 2019 shows the site has frontage on Smith Road, a local road and contains an existing one-story house, a detached garage, and a barn/shed structure, all clustered at the northern side of the site; and
- WHEREAS, per the subdivision plan, the site has an existing u-shaped driveway with two access points onto Smith Road; and
- WHEREAS, the subdivision plan shows proposed Lot 1 (14.03 acres) to contain the remainder of the site which appears to include the farmland and proposed Lot 2 (2.12 acres) to contain the existing structures and driveway; per the local application, no development is proposed; and
- WHEREAS, the site is served by an individual well and septic system; no changes to the existing infrastructure are proposed; and
- WHEREAS, the site is located over, or immediately adjoining, a principal aquifer (per EAF Mapper); and
- WHEREAS, ADVISORY NOTE: per GML § 239-nn, the legislative body or other authorized body having jurisdiction in a municipality shall give notice to an adjacent municipality when a hearing is held by such body relating to a subdivision, site plan, special use permit, or a use variance on property that is within five hundred feet of an adjacent municipality; such notice shall be given by mail or electronic transmission to the clerk of the adjacent municipality at least ten days prior to any such hearing; and

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

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

The Board encourages the Town to consider the potential long-term effects of land fragmentation, large-lot, strip subdivisions along road frontages, and division of farmsteads and farmlands onto separate lots on the economic viability of agricultural lands, particularly within areas containing New York State Agricultural District properties and in farm/agricultural zoning districts. Potential conflicts with agricultural operations, changes to the rural character of the surrounding area, increases in public service demands and costs, reduction of open space and farmland, and impacts to road safety and mobility may cumulatively occur as a result of such subdivisions.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: April 24, 2019

OCPB Case # S-19-26

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a PRELIMINARY & FINAL SUBDIVISION from the Town of Camillus Planning Board at the request of Robert Vona for the property located at 5524 Bennetts Corners 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 Bennetts Corners Road (Route 66), a county highway, and a farm operation located in a NYS Agricultural District; and
- WHEREAS, the applicant is proposing to subdivide a 4.69-acre parcel into two new lots, Lot 4A-1 (2.03 acres) and Lot 4A-2 (2.66 acres), in a Residential (R-1) zoning district; and
- WHEREAS, the site is located in a rural area in the Town of Camillus; the site and surrounding lands are enrolled in NYS Agricultural District 3; lands in the surrounding area appear to contain active farmland; and
- WHEREAS, aerial imagery shows the site has frontage on Bennetts Corners Road, a county road, and contains an existing house and shed which, per the submitted subdivision plan dated March 27, 2019, will be located on proposed Lot 4A-2 (2.66 acres); aerial imagery shows proposed Lot 4A-1 (2.03 acres) to be vacant, open land; and
- WHEREAS, there is an existing driveway on Bennetts Corners Road serving Lot 4A-2; the subdivision plan show the "approved location of a proposed drive way" on Lot 4A-1;
ADVISORY NOTE: per the Onondaga County Department of Transportation, all existing or proposed driveways on Bennetts Corners Road must meet Department requirements; the proposed driveway will require highway access and work permits from the Onondaga County Department of Transportation; and
- WHEREAS, per the local application, proposed Lot 4A-1 is intended as a building lot; no additional information regarding development plans were included; and
- WHEREAS, the site is served by public drinking water and an individual septic system; a new connection to public drinking water is proposed for Lot 4A-1, as is a new septic system;
ADVISORY NOTE: the Onondaga County Health Department's Bureau of Public Health Engineering must formally accept or approve, respectively, any existing or proposed septic system to service Lot 4A-1 prior to Department endorsement of the subdivision; 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 land fragmentation and large-lot, strip subdivisions along road frontages on the economic viability of agricultural lands, particularly within areas containing New York State Agricultural District properties and in farm/agricultural zoning districts. Potential conflicts with agricultural operations, changes to the rural character, increased public service demands and costs, reduction of open space and farmland, and impacts to road safety and mobility may cumulatively occur as a result of such subdivisions.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: April 24, 2019

OCPB Case # Z-19-100

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a AREA VARIANCE from the City of Syracuse Board of Zoning Appeals at the request of Paul & Michelle Axford for the property located at 2560 South Avenue; 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 municipal boundary between the City of Syracuse and the Town of Onondaga; and
- WHEREAS, the applicant is requesting area variances to increase the width of their driveway from 12 feet (permitted) to 18 feet (proposed) and decrease the front yard setback from 30 feet to 6 feet on a 0.091-acre parcel in a Residential, Class A-1 (RA-1) zoning district; and
- WHEREAS, the Board is concurrently reviewing an area variance referral (Z-19-101) to widen the driveway on the adjacent parcel; and
- WHEREAS, the site is located on St. Agnes Hill in the City's Southside neighborhood; the submitted survey map dated August 16, 2016 shows the site has frontage on South Avenue, a City-owned portion of Route 175, and contains an existing single-family townhouse attached to the townhouse on an adjacent parcel, which is the subject site of referral Z-19-101; and
- WHEREAS, per the local application, the driveway expansion is intended to allow for two cars to park side-by-side, eliminating the need to back onto South Avenue; the survey map shows the attached townhouses have a shared driveway onto South Avenue, with the portion occurring on the site being 11' wide; the survey map shows the driveway will be expanded 4' at the road and 7' at the front of the house, to allow for the additional parking area; and
- WHEREAS, per the City zoning code, parking is not permitted in the front yard setback; the survey map shows the parking area to occur 6' from the street line where the RA-1 district requires a 30' front yard setback; additionally, residential driveways are restricted to 12 feet in width; the proposed driveway will be 15' wide at the road and the parking area will be 18' wide in front of the house; and
- WHEREAS, the site is served by public drinking water and sewers and is located in the metropolitan Wastewater Treatment Plant service area; no changes to the existing infrastructure are proposed; and
- WHEREAS, per the Onondaga County Department of Water Environment Protection, the submitted project is located in an area designated as flow constrained or impacted by excessive wet weather flow or is tributary to a Combined Sewer Overflow (CSO); and
- WHEREAS, the City of Syracuse is currently undertaking a comprehensive project to revise and modernize zoning in the City; per the ReZone Syracuse draft zoning

map dated March 2018, the proposed zoning for this lot is Residential (R-1), which would act to "provide for neighborhoods made up of primarily single-family detached homes" where "complimentary uses such as parks, open space, schools, assemblies, minor utilities, and accessory structures may also be allowed"; 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 Lisa Dell and seconded by Matt Beadnell. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; Matt Beadnell - yes; Lisa Dell - yes; David Skeval - yes; Marty Voss - yes.



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: April 24, 2019

OCPB Case # Z-19-101

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a AREA VARIANCE from the City of Syracuse Board of Zoning Appeals at the request of Queen E. Williams for the property located at 2562 South Avenue; 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 municipal boundary between the City of Syracuse and the Town of Onondaga; and
- WHEREAS, the applicant is requesting area variances to increase the width of their driveway from 12 feet (permitted) to 17.7 feet (proposed) and decrease the front yard setback from 30 feet to 6 feet on a 0.091-acre parcel in a Residential, Class A-1 (RA-1) zoning district; and
- WHEREAS, the Board is concurrently reviewing an area variance referral (Z-19-100) to widen the driveway on the adjacent parcel; and
- WHEREAS, the site is located on St. Agnes Hill in the City's Southside neighborhood; the submitted survey map dated October 12, 1992 shows the site has frontage on South Avenue, a City-owned portion of Route 175, and contains an existing single-family townhouse attached to the townhouse on an adjacent parcel, which is the subject site of referral Z-19-100; and
- WHEREAS, per the local application, the driveway expansion is intended to allow for two cars to park side-by-side, eliminating the need to back onto South Avenue; the survey map shows the attached townhouses have a shared driveway onto South Avenue, with the portion occurring on the site being 10.7' wide; the survey map shows the driveway will be expanded 2' at the road and 7' at the front of the house, to allow for the additional parking area; and
- WHEREAS, per the City zoning code, parking is not permitted in the front yard setback; the survey map shows the parking area to occur 6' from the street line where the RA-1 district requires a 30' front yard setback; additionally, residential driveways are restricted to 12 feet in width; the proposed driveway will be 12.7' wide at the road and the parking area will be 17.7' wide in front of the house; and
- WHEREAS, the site is served by public drinking water and sewers and is located in the metropolitan Wastewater Treatment Plant service area; no changes to the existing infrastructure are proposed; and
- WHEREAS, per the Onondaga County Department of Water Environment Protection, the submitted project is located in an area designated as flow constrained or impacted by excessive wet weather flow or is tributary to a Combined Sewer Overflow (CSO); and
- WHEREAS, the City of Syracuse is currently undertaking a comprehensive project to revise and modernize zoning in the City; per the ReZone Syracuse draft zoning

map dated March 2018, the proposed zoning for this lot is Residential (R-1), which would act to "provide for neighborhoods made up of primarily single-family detached homes" where "complimentary uses such as parks, open space, schools, assemblies, minor utilities, and accessory structures may also be allowed"; 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 Lisa Dell and seconded by Matt Beadnell. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; Matt Beadnell - yes; Lisa Dell - yes; David Skeval - yes; Marty Voss - yes.



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: April 24, 2019

OCPB Case # Z-19-102

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Clay Planning Board at the request of Nichols LD, LLC (Sharkey's), c/o James Nichols for the property located at 7240 Oswego Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Oswego Road (Route 91), a county road, and the municipal boundary between the Town of Clay and the Town of Salina; and
- WHEREAS, the applicant is proposing construction of an open-air pavilion on a 1.04-acre parcel in a Limited Use / Restaurant (LuC-2) zoning district; and
- WHEREAS, in 2016, the Board offered no position with comment for an area variance referral (Z-16-122) to construct an 84,000 square foot indoor sports center building on the subject parcel and four adjacent parcels; the project does not appear to have been approved; the Board previously recommended modification of a site plan referral for the project (Z-16-88) and offered no position with comment on a zone change to Recreation (Rec-1) on four of the parcels of the Sharkey's complex for this project (Z-15-297); the Board noted requirements for a traffic study, drainage report, and approved wastewater disposal plan, and commented on coordination with the Town of Salina, endangered species, water service, and green infrastructure; in 2012 the Board recommended modification of concurrent referrals from the Town of Clay and the Town of Salina (Z-12-132, 139, and 140) to establish outdoor volleyball courts and parking areas at the existing restaurant, with similar considerations; and
- WHEREAS, the site consists of a landlocked parcel set back over 400' from Oswego Road, a county road, and contains a portion of the Sharkey's complex; Sharkey's complex occupies additional parcels, some of which are located in the neighboring Town of Salina; surrounding land uses include a golf course (Liverpool Golf Club) and retail, office, and several residential buildings along Oswego Road; and
- WHEREAS, the submitted Amended Site Plan dated February 20, 2019 shows the site contains an existing one-story building (Sharkey's restaurant) and a rear outdoor bar and patio; there is existing parking at the front and west sides of the building and an existing outdoor stage structure at the southeast corner of the site; and
- WHEREAS, per the Amended Site Plan, the remainder of the Sharkey's complex, totaling 6.178 acres, falls on several adjacent parcels and includes contiguous parking areas and six sand volleyball courts; the adjacent parcel contains an existing full access driveway on Oswego Road which serves the entire complex; the driveway is shown to have a landscape median and ground sign and two 25'

wide ingress & egress easements; aerial imagery shows one of the gravel parking areas for Sharkey's has a gravel drive connecting to an adjacent commercial lot and ultimately providing additional access to Oswego Road; ADVISORY NOTE: per the Onondaga County Department of Transportation, all existing or proposed driveways on Oswego Road must meet Department requirements; and

WHEREAS, per the Amended Site Plan, the proposed pavilion (80' x 130') will replace the asphalt parking on the south side of the building and in front of the existing stage; the site plan indicates that an area variance will be required to reduce the site yard setback from 30' to 15' to allow for construction of the pavilion; an area variance referral has not been reviewed by the County Planning Board; and

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

WHEREAS, the site may contain the Indiana bat, or its associated habitat, which has been listed by the state or federal government as a threatened or endangered animal species (per EAF Mapper); impacts to bat species are often associated with tree clearing and from aerial imagery it appears that no wooded areas will be cleared as part of the project; and

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

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

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

1. The Onondaga County Department of Transportation has determined that the municipality and applicant must contact the Department to discuss any required traffic data for the proposed project. Any modifications required by the Department must be reflected on the project plans prior to or as a condition of municipal approval.
2. The applicant must submit a site plan to the Onondaga County Department of Transportation for review and approval. Any mitigation as may be determined by the Department must be reflected on the project plans prior to or as a condition of municipal approval.

The Board also offers the following comments:

1. Given the proximity to the adjacent Town of Salina, the Board encourages coordination between the applicant and the Towns to ensure all proposed plans meet the requirements of both municipalities and don't negatively

impact the existing commercial properties along Oswego Road in this location.

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

3. Per the Onondaga County Department of Transportation, the municipality is advised to ensure appropriate access agreements are in place for any shared driveways on Oswego Road.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: April 24, 2019

OCPB Case # Z-19-103

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a AREA VARIANCE from the Town of Cicero Zoning Board of Appeals at the request of Walter S. Anderson, III & Sara A. Anderson for the property located at 8929 Superior Avenue; 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 municipal boundary between the Town of Cicero and Oswego County; and
- WHEREAS, the applicant is requesting an area variance to reduce the front yard setback from the required 30 feet to 12 feet to allow for construction of a covered porch on an existing residential structure on a 0.34-acre parcel in a Residential (R-10) zoning district; and
- WHEREAS, the site is located in a residential neighborhood on Oneida Lake; other surrounding land uses include Borio's Restaurant and the Lake Shore Yacht and Country Club; and
- WHEREAS, the submitted survey map dated March 26, 2019 shows the site is a corner lot with frontage to the north and west on Superior Avenue, a local road, and contains an existing 1-3/4 story house and a detached garage; concrete sidewalks are shown to connect the house and garage; and
- WHEREAS, per the survey map, the site has an existing blacktop driveway onto Superior Avenue; and
- WHEREAS, per the Town zoning code, the required front yard setback in the R-10 district is 30'; the survey map shows the house does not currently conform to the front yard setback requirements; and
- WHEREAS, per the survey map, the proposed covered porch will wrap around three sides of the house, including the two sides facing Superior Avenue; the porch appears to exacerbate the nonconformance, reducing the front yard setback to a minimum of 12' on the west side of the site; and
- WHEREAS, the site is served by public drinking water and sewers and is located in the Brewerton Wastewater Treatment Plant service area; no changes to the existing infrastructure are proposed; and
- WHEREAS, the site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the NYS Historic Preservation Office archaeological site inventory (per EAF Mapper); and

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

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

E-mail Address: countyplanning@ongov.net

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: April 24, 2019

OCPB Case # Z-19-104

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a LOCAL LAW from the Town of Van Buren Town Board at the request of Town of Van Buren Town Board for the property located ; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the adoption or amendment of a zoning ordinance or local law; and
- WHEREAS, the applicant is proposing Local Law C-2019 imposing a six (6) month moratorium on Commercial Free-Standing Solar Photovoltaic (PV) Systems Within the Town of Van Buren; and
- WHEREAS, the Town of Van Buren has existing regulations in place, which regulate the placement, construction and modification of residential and commercial photovoltaic systems; per the Town of Van Buren code, Chapter 160 titled "Solar Photovoltaic (PV) Systems" currently outlines the permit requirements for solar PV systems on residentially zoned properties (i.e., solar system building permit) or commercial/industrial zoned properties (i.e., site plan approval and special use permit), as well as oversight, fee, inspection, and penalty procedures; and
- WHEREAS, per Chapter 160, ground-mounted solar panels are currently not allowed in the following residential districts: R-10, R-15, R-20, or residential portions of Planned Unit Development (PUD); and
- WHEREAS, the legislative purpose of the proposed local law states that "[c]ommercial free-standing PV systems are generally larger, more obtrusive and can pose a hazard and danger to residents by distraction, obstruction, and the power supply systems involved with such installations may pose a risk"; furthermore, "[t]he Town recognizes the potential benefits and desirability of solar power and renewable energy sources but determines that time and study is necessary in order to determine if and how to properly regulate such installations"; and
- WHEREAS, the proposed local law defines commercial free standing solar photovoltaic (PV) systems as follows: "A free standing solar photovoltaic (PV) system and area of land principally used to convert solar energy to electricity with the primary purpose of supplying electricity to a utility grid for wholesale or retail sales of electricity to the general public or utility provider"; and
- WHEREAS, the proposed moratorium shall prohibit the placement, construction or erection of a commercial free standing solar photovoltaic (PV) system anywhere within the Town for six months from the effective date of this local law, unless renewed or a resolution is enacted indicating the Town Board is satisfied that the moratorium is no longer needed; and
- WHEREAS, relief from the provisions of the local law indicate that the "Town Board reserves to itself the power to vary or adapt the strict application of the

requirements of this Local Law in the case of unusual hardship which would deprive the owner of all reasonable use of the lands involved”; and

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

The Town is encouraged to consult with the CNY RPDB Energy Management office (315-422-8276) regarding best practices for regulating solar energy systems, prior to enacting the proposed regulations.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: April 24, 2019

OCPB Case # Z-19-105

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a COMPREHENSIVE PLAN from the Town of Geddes Town Board at the request of Town of Geddes for the property located ; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the adoption or amendment of comprehensive plans; and
- WHEREAS, the applicant is proposing the adoption of the Town of Geddes and Village of Solvay Comprehensive Plan; and
- WHEREAS, this GML 239 referral for the proposed comprehensive plan was submitted to the County Planning Board by the Town of Geddes; adoption of the joint comprehensive plan is intended by both the Town and Village of Solvay; the Plan has been reviewed as a whole by the County Planning Board with this referral and will not require additional referral from the Village; and
- WHEREAS, the 2019 Town of Geddes and Village of Solvay Comprehensive Plan is the first comprehensive plan for both municipalities and is intended to “guide and enforce development with appropriate contemporary policy recommendations that would act as a guide to future investments”; in 2017, a Comprehensive Plan Committee (CPC) was established to guide the planning effort; the CPC used New York State’s Smart Growth toolbox as a guide for the plan’s draft vision statement, goals, objectives and recommendations; and
- WHEREAS, the Plan has an intended planning horizon of 10 years, or to the year 2028, and includes a recommendation “that the Town review the information contained in [the] document annually in order to ensure that it remains relevant and beneficial to the community”; the Plan identifies other existing planning tools that may assist the Town and Village with implementation of the Plan, including: Village of Solvay Zoning Codes (last updated in 2010), Town of Geddes Zoning Codes (last updated in 2017), State Fair Boulevard Corridor Study (2001), Geddes History Notebook (2018), Brownfield Characterization Report (2015), Bridge Street and Milton Avenue Design Plans (2017), Erie Canalway Trail, Syracuse Connector Route Project (2013 and 2016); and
- WHEREAS, the Town of Geddes and Village of Solvay are generally made up of three community nodes, Lakeland, Solvay, and Westvale, with Lakeland bound by the Seneca River to the north and Onondaga Lake to the east, Westvale bound by the Towns of Camillus and Onondaga and the City of Syracuse, and the Village of Solvay falling in between Lakeland and Westvale; Geddes and Solvay contain a portion of several key regional transportation corridors, including West Genesee Street (NYS Route 5), Interstate 690 (I-690), Interstate 90 (I-90), State Fair Boulevard, which includes county and state-owned segments, and Milton Avenue, a local road;
- ADVISORY NOTE: any work in a state or county right-of-way and/or access or

modifications to a state or county road must be coordinated with the NYS Department of Transportation or Onondaga County Department of Transportation early in the planning process, and may require highway access and work permits; and

WHEREAS, Geddes and Solvay also contain several major recreational resources, including the New York State Fairgrounds and St. Joseph's Health Amphitheater at Lakeview, portions of Onondaga Lake Park, a county park, and nine local parks/recreational facilities; per the Plan, the Lakeland area is a mix of commercially, industrially, and residentially-zoned properties, with commercial along State Fair Boulevard, industrial to the north, and residential east and west of State Fair Boulevard; the Westvale area is primarily residential, though there are commercially-zoned parcels along Grand Avenue, Onondaga Boulevard, and the western extent of West Genesee Street; in Solvay, the central portion of the Village is residential, with commercially-zoned properties occurring along Milton Avenue, Bridge Street, the eastern end of West Genesee Street, and Charles Avenue, and industrial on the north side of Milton Avenue; and

WHEREAS, Geddes and Solvay are served by public drinking water and sewers and are located in the Baldwinsville-Seneca Knolls and Metropolitan Wastewater Treatment Plant service areas; per the Onondaga County Department of Water Environment Protection, portions of the Metropolitan Wastewater Treatment Plant service area are designated as flow constrained or impacted by excessive wet weather flow or are tributary to a Combined Sewer Overflow (CSO), which would necessitate development of a 1 gallon to 1 gallon sanitary flow offset plan/project for increased sanitary flow in those areas; and

WHEREAS, the vision statement of the Plan states "[i]n planning for the future, our commitment to the Geddes and Solvay community will be to actively...build upon our sense of community; preserve and protect our environmental assets; support a vibrant economic climate; and ensure the public health, safety, and welfare for all"; the Plan outlines four policies supporting the vision and their subsequent objectives, or measurable actions to be accomplished in pursuit of the policy, and recommendations, or specific proposals that relate to accomplishing an objective; and

WHEREAS, the Environmental Policy Statement indicates that Geddes and Solvay contain a number of environmental resources that play an important role to the community, and their preservation and enhancement will remain a priority in all development efforts and decision-making; specific objectives in pursuit of this policy include preserving open space and sensitive environmental areas, supporting revitalization of Onondaga Lake, promote sustainable development practices, minimizing local sources of pollution, reducing waste generation, making reductions in greenhouse gas emissions and increasing climate resiliency, and promoting use of renewable energy sources; the Plan identifies 23 recommendations, such as developing a Community Climate Action Plan, requiring inclusion of trees in all new site plan applications, encouraging and facilitating the redevelopment and infill of underutilized commercial, office, and industrial areas as well as the mixing of uses, using cluster development where appropriate, and exploring the establishment of a town-wide stormwater management district, to help accomplish these objectives; and

WHEREAS, the Sense of Community Policy Statement states that Geddes and Solvay "will strive to continually provide a supportive and engaging environment that respects our history and accommodates a variety of lifestyles" in an effort to

preserve and enhance the community's existing sense of pride and identity; specific objectives in pursuit of this policy include developing and maintaining a common vision for the community nodes, fostering an atmosphere that celebrates diversity, providing a balance in type and affordability of housing with ready access to local goods, services, infrastructure, and public transportation, protecting established residential neighborhoods, and encouraging housing options with increased non-vehicular connectivity and universal design; the Plan identifies 13 recommendations, such as developing guidelines in support of affordable multi-generational, mixed-income neighborhoods, implementing form-based building bulk and dimensional regulations to reflect desired community character, encouraging waterfront development or redevelopment that takes advantage of proximity to the former Erie Canal and Onondaga Lake, revising local laws to protect historic buildings and provide flexibility to permit their rehabilitation or reuse, and drafting and adopting nonresidential design guidelines for areas along West Genesee Street and State Fair Boulevard, to help accomplish these objectives; and

WHEREAS, the Economic Vitality Policy Statement states “[i]t is important that we foster an economic climate suitable for businesses and industries of all sizes to expand our employment opportunities and tax base in a sustainable manner while providing goods and services that the community needs and desires in an environmentally responsible manner”; specific objectives in pursuit of this policy include attracting and promoting the sustainable development of a variety of uses, fostering a mix of residential and commercial investment, taking advantage of development opportunities near key event areas, improving access to parks, open space, and trails, providing support for local businesses, and promoting redevelopment of vacant, underutilized and obsolete commercial properties along State Fair Boulevard; the Plan identifies 19 recommendations, such as reviewing and revising the Town and Village’s zoning code to permit higher density, multi-story, mixed-use infill development, completing corridor studies and area plans, and producing a Circulation, Access and Parking (CAP) study for Milton Avenue and West Genesee Street, to help accomplish these objectives; and

WHEREAS, the Public Health and Safety Policy Statement indicates that Geddes and Solvay will support the physical, intellectual, and emotional health of residents and their environment to enhance the collective quality of life and ensure community services are available to adequately meet the demands of current and future populations; specific objectives in pursuit of this policy include providing a high standard of service, providing for active and passive recreational needs, providing safe pedestrian and bicycle linkages, enhancing the level of safety, comfort and effectiveness of transportation routes for non-motorists, encouraging sustainable, multi-modal transportation networks, and continuing to fund professional public safety agencies; the Plan identifies 15 recommendations, such as drafting and adopting a Parks and Open Space Master Plan, adopting a Complete Streets Guide to build off recent improvements along Milton Avenue and Bridge Street, incorporating Complete Street elements along West Genesee Street and State Fair Boulevard, developing the Erie Canalway Trail with possible connections to the Lakeland and Solvay areas, and developing an Asset Management Plan for maintenance and replacement of existing infrastructure, to help accomplish these objectives; and

WHEREAS, the Plan outlines land use recommendations, including a future land use

(FLU) summary and map, to serve as a land base decision-making tool to inform future public and private investments; the FLU focuses on State Fair Boulevard north of the fairgrounds, Milton Avenue, and West Genesee Street; per the Plan, the intent for the State Fair Boulevard and West Genesee Street corridors is to strengthen the neighborhood commercial opportunities, protect the surrounding residential areas, and increase pedestrian and bicycle connectivity between mixed use areas, recreational sites, and nearby natural areas; the Plan gives specific focus to the commercial anchor at Westvale Plaza, which has potential for redevelopment and outparcel development; the Plan characterizes the Milton Avenue corridor as a key commercial and mixed use corridor with Bridge Street at its center, village scale design, and pedestrian and bicycle connectivity, all of which create the potential for a community center that should be reinforced by any developments within the area; the Plan also includes an implementation matrix that lists 18 projects by priority, short-term (1-3 years), medium-term (3-5 years), or long-term (5-7 years), and their estimated cost range and funding source; and

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

The Board commends the collaborative efforts of the Town and Village on the completion of this comprehensive plan, including incorporation of land use recommendations for key corridors and target areas of local and regional significance and objectives that balance high-quality development with the preservation and enhancement of existing local assets.

The Town and Village are encouraged to consider incorporating land use recommendations for Onondaga Boulevard and the Western Lights shopping plaza, which may also benefit from incorporating Complete Street elements. The Western Lights Pedestrian Access Study, completed by the Syracuse Metropolitan Transportation Council in 2016, offers specific recommendations to improve pedestrian safety and access in this area.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: April 24, 2019

OCPB Case # Z-19-106

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of DeWitt Planning Board at the request of B&C Storage for the property located at 4032-4036 New Court Avenue; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of New Court Avenue (Route 598), a state highway; and
- WHEREAS, the applicant is proposing to divide the interior of a vacant warehouse into self storage spaces for B&C Self Storage and update and improve the exterior on two parcels totaling 1.16 acres in an Industrial zoning district; and
- WHEREAS, the site is located in an industrial area along New Court Avenue (NYS Route 598); the submitted survey map dated January 10, 2019 shows the site has rear frontage on Eastbourne Drive, a local road, and contains an existing one-story building surrounded on all sides by tarvia, with drives occurring on both sides of the building and parking at the front and rear; and
- WHEREAS, per the survey map, there is an existing concrete sidewalk along New Court Avenue with three existing curb cuts for site access; aerial imagery shows access via the westernmost curb cut to be restricted by delineated parking spaces and concrete wheel stops; access to Eastbourne Drive is unrestricted almost the entirety of the frontage;
ADVISORY NOTE: per the NYS Department of Transportation, all existing or proposed driveways on New Court Avenue must meet Department requirements; and
- WHEREAS, the submitted Renovation drawings dated March 6, 2019 show building improvements will be completed in two phases, each under a separate permit; Phase I is shown to include interior renovations to install storage units in the western half of the building; front façade renovations, to be completed in Phase I, will span the entire front of the building and include painting the existing brick façade, installing new manufactured stone, fibercement clapboard, and rainscreen panels, installing painted steel canopies, installing new windows and doors, and screening generators with a painted or galvanized steel screen; and
- WHEREAS, per the Renovation drawings, Phase II will include renovating the remainder of the building interior for additional storage units, an office, and a restroom; and
- WHEREAS, the submitted Site Plan dated April 1, 2019 shows site improvements to include converting the westernmost curb cut and parking along New Court Avenue, a portion of which appears to currently occur in the state right-of-way, to landscaped area, delineating 5 parking spaces at the front of the building and 6 at the rear, and adding landscape areas and sidewalks at the front and rear of the building;
ADVISORY NOTE: any work within the state right-of-way is subject to a work

permit from the NYS Department of Transportation; and

WHEREAS, the Site Plan shows additional site improvements to include converting a portion of the drive on the south side of the building to grass and delineating access onto Eastbourne Drive into two curb cuts by installing landscaping/grass areas; the conversion of tarvia to grass and/or landscaping is shown to reduce the lot coverage from 96.9% (existing) to 79.7% (proposed) where 80% is the maximum lot coverage allowed in the Industrial district; and

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

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

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

WHEREAS, the project is within 2,000 feet of a site (ID: C734087) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper); per the NYS DEC, the site is JIT Precision Machine and is a completed site in the Brownfield Cleanup Program; the proposed project does not appear to have any impact on the JIT Precision Machine site; and

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

The municipality and the applicant must continue to coordinate New Court Avenue access plans with the New York State Department of Transportation. Any mitigation as may be determined by the Department must be reflected on the project plans prior to or as a condition of municipal approval.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: April 24, 2019

OCPB Case # Z-19-107

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of DeWitt Planning Board at the request of LeMoyne College for the property located 1419 Salt Springs Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of the municipal boundary between the Town of DeWitt and the City of Syracuse; and
- WHEREAS, the applicant is proposing to modernize the waterline infrastructure by replacing the 12" main supply pipe along the academic quad and begin landscaping improvements on a 102.34-acre parcel in a Residential (R-2) zoning district; and
- WHEREAS, in 2011, the Board offered no position for a site plan referral (Z-11-319) to convert an existing grass playfield into a softball field on the LeMoyne College campus; and
- WHEREAS, the site is located south of Erie Boulevard East (NYS Route 5), a major commercial corridor in the region, with other land uses immediately surrounding the site including a mix of single-family residential and apartments; the site contains the LeMoyne College campus and has frontage on Salt Springs Road, Springfield Road, and Thompson Road, all local roads; and
- WHEREAS, aerial imagery shows the site contains various buildings, parking lots, sports fields, and greenspace, all interconnected by an internal road network and concrete sidewalks, for the campus; the project area occurs on the western half of the site; per the submitted Existing Conditions aerial dated February 28, 2019, the project area includes 3 two-story buildings (Panasci Family Chapel, Noreen Reale Falcone Library, and Campus Center), 2 three-story buildings (Science Complex and Loyola Jesuit Residence), 3 four-story buildings (Coyne Science Center, Grewen Hall, and Reilly Hall), 1 five-story building (Nelligan Hall) and 1 six-story building (Foery Hall); and
- WHEREAS, the Existing Conditions aerial shows the buildings to be clustered around the college's Academic Quad area, which includes greenspace, sidewalks, and an internal drive with a circle and on-street parking areas in front of Grewen Hall and Coyne Science Center; the internal drive connects to Salt Springs Road to the south; per the submitted Environmental Assessment Form (EAF) dated April 1, 2019, the existing 12" water line along the Academic Quad will be replaced as part of the proposed project; and
- WHEREAS, additional site improvements will be completed in two phases; per the Proposed Master Plan (Phase 1), the portion of the internal road and on-street parking in front of Coyne Science Center will be converted to sidewalks and additional green space; a new sidewalk will be installed along the remainder of the internal drive, connecting to an existing sidewalk to the south; new tress

will be planted in front of Coyne Science Center and along the new sidewalk;
and

WHEREAS, the Proposed Master Plan (Phase II) shows the second phase of site improvements will occur in front of Grewen Hall; there is an existing sidewalk that crosses a greenspace to the south and connects to Salt Springs Road, which will be removed; the existing internal drive circle will be replaced with new sidewalks and brick courtyard and entry areas; new trees and landscaping are shown to line the proposed sidewalk and the front of Grewen Hall; and

WHEREAS, the EAF states 1.71 acres of the site will be disturbed by the proposed project and stormwater discharges will be conveyed to the existing stormwater system; ADVISORY NOTE: any project that cumulatively disturbs one acre or more of land must be covered under the NYS SPDES Permit; the municipality is advised to ensure that the applicant has obtained the appropriate permits from the NYS Department of Environmental Conservation prior to municipal approval; and

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

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

WHEREAS, the site may contain the Northern long-eared bat which has been listed by the state or federal government as a threatened or endangered plant species (per EAF Mapper); Impacts to bat species are often associated with tree clearing and from the plans it appears that some significant trees on site will be removed;

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

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

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

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

Projects within an Onondaga County Drainage District that require a Stormwater Pollution Prevention Plan (SWPPP) must submit a copy of the SWPPP to the Onondaga County Department of Water Environment Protection for review. Any mitigation as may be determined by the Department must be reflected on project plans prior to or as a condition of municipal approval.

The Board also offers the following comment:

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

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: April 24, 2019

OCPB Case # Z-19-108

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of DeWitt Planning Board at the request of Carrier Corporation for the property located at 6304 Carrier Parkway; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Thompson Road (Route 635) and Route 298, both State highways, and Kinne Street (Route 86) and Franklin Park Drive (Route 181), both county highways; and
- WHEREAS, the applicant is proposing to build out six depressed docks on an existing building and make façade alterations to siding and doors on a 165-acre parcel in an Industrial zoning district; and
- WHEREAS, in 2014, the Board offered no position with comment for a site plan referral (Z-14-236) to regrade the Carrier site to improve stormwater runoff and management on the site; and
- WHEREAS, the site is off Carrier Circle and has frontage on Thompson Road and Carrier Parkway, both state roads, and Kinne Street, a county road; surrounding land uses include various commercial, hotels, office parks, and other manufacturing sites situated along this stretch on the south side of the New York State Thruway (I-90); and
- WHEREAS, the submitted Overall Site Plan dated March 20, 2019 shows the site contains various buildings and parking lots, a walking path, greenspace, three stormwater ponds, and an internal road network, for the Carrier Corporation campus; the site has four existing gated driveways, one on Thompson Road, one on Carrier Parkway, and two on Kinne Street;
ADVISORY NOTES: per the NYS Department of Transportation, all existing or proposed driveways on Thompson Road and Carrier Parkway must meet Department requirements; per the Onondaga County Department of Transportation, all existing or proposed driveways on Kinne Street must meet Department requirements; and
- WHEREAS, per the local application, "Carrier Corporation has entered into a longterm lease with a local wholesale packaging supplier, Buckeye Corrugated, Inc. Empire Division (BCI). Carrier will be building out six depressed docks on the south end of TR20. BCI will be making façade alterations to siding and door relocation"; and
- WHEREAS, the submitted Project Location aerial shows a large existing building labeled TR19 and TR20, occurring along the Kinne Street frontage; there is a large parking lot on the south side of the building served by one of the gated driveways onto Kinne Street; BCI is shown to occupy a portion of TR20; the submitted Elevation Renderings show façade improvements to include repairing or replacing the siding and relocating and replacing the existing

main door and overhead door; the submitted Loading Dock Exterior Elevation shows the depressed loading dock area on the south side of TR20 will be improved to include six 9' x 10' overhead doors, with rubber dock bumpers, over a reconstructed exposed concrete wall; each overhead door will have an LED wall pack light fixture mounted above the door and the doors will be aligned with the nearest seam of the existing transite panels; and

WHEREAS, the Overall Site Plan shows additional site improvements for Fall 2019 to include re-striping a portion of the parking area, with 74 parking spaces intended for BCI; Gate 7, the gated entrance on Kinne Street, will be updated with tree and shrub plantings, a new double swing gate with screen slats, new chain link fencing with screen slats, wayfinding signage, and repainted guard rails; the existing signs on the gate will be replaced; no changes are proposed for the existing gate booth;

ADVISORY NOTES: any work within the county right-of-way is subject to a work permit from the Onondaga County Department of Transportation; per the Onondaga County Department of Transportation, fencing, landscaping, and signage is not permitted in the county right-of-way and must not obstruct sight distance; and

WHEREAS, per the submitted Environmental Assessment Form (EAF) dated March 12, 2019, the “[d]ock area will have a trench drain system that will be routed to the nearest existing storm structure for outlet to existing gravity storm system” and there will be no increase in stormwater flow; and

WHEREAS, the Syracuse Metropolitan Transportation Council completed the Carrier Park Mobility Plan to identify improvements to make the residential and commercial area around Carrier Circle, and the Carrier Corporation campus, more bicycle and pedestrian-friendly; proposed improvements immediately surrounding the Carrier campus include adding a shared-use path along Carrier Parkway and Kinne Street, implementing a “complete streets” redesign for Thompson Road, adding a bike lane on Kinne Street from Winchester Road, a local road across from the Gate 7 entrance, south to Kirkville Road, and reducing Kinne Street, from Winchester Road north to Carrier Parkway, down from 4 lanes to 2 and installing bike lanes; and

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

WHEREAS, the site is located in an Onondaga County Drainage District for Bear Trap and Ley Creek, which are maintained by the Department of Water Environment Protection in this area; GIS mapping shows Sanders Creek runs east-west along the northern lot line of the site; and

WHEREAS, the Carrier site (ID: 734043) is in the State Superfund Program and listed in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper); per the NYS DEC site health assessment, “[t]here may be residual ground water contamination, however, all businesses and residences in the area are served by public water supplies. The tank has been removed and the site completely paved over, limiting exposures to site contaminants”; the project is within 2,000 feet of several other sites (IDs: 734064, 734068) in the Environmental Site Remediation

database (per EAF Mapper);

ADVISORY NOTE: the applicant is advised to contact the NYS Department of Environmental Conservation (DEC) regarding any requirements for development in a remediation site; and

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

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

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

The Board also offers the following comments:

1. The Board encourages the Town and applicant to consider the strategies outlined in the Carrier Park Mobility Plan and pursue opportunities to improve walkability and bicycling in this area.
2. The applicant is encouraged to reduce stormwater runoff and improve stormwater quality as much as practical by reducing impermeable surfaces and utilizing green infrastructure. For more information on stormwater management, visit the Onondaga County "Save the Rain Program" web site at <http://savetherain.us> or contact the Onondaga County Department of Water Environment Protection at 315-435-6820.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: April 24, 2019

OCPB Case # Z-19-91

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a LOCAL LAW from the Village of Fayetteville Village Board at the request of Village of Fayetteville Board of Trustees for the property located ; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the adoption or amendment of a zoning ordinance or local law; and
- WHEREAS, the applicant is proposing a local law to amend Chapter 187 Zoning of the Village Code and incorporate Article XI titled "Siting of 'Small Cell' Telecommunication Infrastructure"; and
- WHEREAS, in September 2018, the FCC issued an Order to facilitate installation of small cells for 4G and 5G wireless service by implementing rules and interpretations that limit the impact of local zoning regulations on such installations; the Board is concurrently reviewing a local law referral from the Town of Manlius (Z-19-93) for local regulations relating to small cell wireless installations; and
- WHEREAS, the proposed local law is intended "to ensure that the installation, augmentation and relocation of small cell installations are conducted in such a manner as to lawfully balance the legal rights of the applicants under the Federal Telecommunications Act and New York State with the rights, safety, privacy, property and security of residents of the Village [of Fayetteville]" and to ensure the Village can meet the legal timelines of the FCC Order; and
- WHEREAS, per proposed § 187-81: Findings, "[t]he Village currently regulates wireless telecommunications facilities through zoning and the special permit process (Article IX, Chapter 187 and Section 187-41). The existing standards have not been updated to reflect current telecommunications trends or necessary legal requirements. Further, the primary focus of zoning regulations has been on wireless telecommunications facilities located on private property, and the existing Code provisions were not specifically designed to address the unique legal and practical issues that arise in connection with multiple small cell installations deployed in the public rights-of-way"; and
- WHEREAS, proposed § 187-82: Definitions will provide definitions for the following terms: co-located small cell installation, exempted telecommunications facility, lessee, major telecommunications facility, public right of way, and small cell installation; public right of way is defined as follows: "the area on, below, or above property that has been designated for use as or is used for a public roadway, highway, street, sidewalk, alley or similar purpose, and for purposes of this Article shall include Public Utility Easements, but only to the extent the Village has the authority to permit use of the area for this purpose. The term does not include a federal interstate highway or other areas that are not within the legal jurisdiction, ownership or control of the Town"; and
- WHEREAS, per the Onondaga County and New York State Departments of Transportation, any work in the county or state right-of-way relating to the construction,

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

E-mail Address: countyplanning@ongov.net

installation or maintenance of wireless communications facilities will be subject to a work permit; approvals from other service providers or infrastructure owners in the right-of-way may be required as a condition of work permit approval; and

WHEREAS, per proposed § 187-83: Permitting and Leasing Process, “[n]o small cell installation shall be constructed, erected, modified, operated or maintained within the Village on any property including the public right-of-way, without the issuance of a special permit issued by the Village Planning Board and lease as required by this chapter”; and

WHEREAS, per the proposed local law, small cell installations must comply with the FCC standards for radio frequency emissions; the Lessee will be required to post a compliance bond of \$50,000 relating to FCC limits on RF radiation exposure and provide an indemnity agreement; as part of the permit application process, applicants must demonstrate a “good faith effort to locate the facility in the least intrusive location and screened to the greatest extent feasible”; and

WHEREAS, per the proposed local law, small cell installations must be re-certified annually; the Lessee must submit an affidavit to the Village each year, listing all active small cell wireless installations it owns and certifying that each is covered by liability insurance in the amount of \$2 million per installation; any small cell installation that is no longer in use must be removed within 60 days of the annual re-certification affidavit, at the Lessee’s expense; and

WHEREAS, proposed § 187-84: Location and Configuration Preferences provides siting guidelines for applicants and the reviewing authority; per the guidelines, the order of preference for the configuration of small cell installations, from most preferred to least preferred, is co-location with an existing facility, mounting on an existing utility pole, or mounting on a new telecommunication monopole or tower; the order of preference for the location of small cell installations, from most preferred to least preferred, is the Village’s Industrial zoning district, the Commercial zone, the Mixed commercial and residential zone, or the residential zone; and

WHEREAS, proposed § 187-85: Installation Specifications provides additional installation requirements for small cell installations, including providing an adequate fall zone and making every effort to provide a 1,500-foot buffer between small cell installations and a 250-foot buffer for permanent dwellings in a residential zone; “[w]here feasible, as new technology becomes available, the Lessee shall replace larger, more visually intrusive facilities with smaller, less visually intrusive facilities, after receiving all necessary permits and approval require by the Village”; 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:

As local regulations relating to small cell wireless installations are implemented throughout the state, municipalities may wish to work with neighboring communities to identify best practices for local standards.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: April 24, 2019

OCPB Case # Z-19-92

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Village of North Syracuse Planning Board at the request of Edwards-Wever VFW Post 7290 for the property located at 105 Maxwell Avenue; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Route 11 (North Main Street / North Plank Road), a state highway, and the municipal boundary between the Village of North Syracuse and the Town of Clay; and
- WHEREAS, the applicant is proposing to remove one existing sign and replace a second existing sign with new signage on a 0.69-acre parcel in a Commercial (C-1) zoning district; and
- WHEREAS, the site is located along US Route 11, south of the intersection with Bear Road, a county road; surrounding land uses are primarily commercial along the Route 11 corridor with residential neighborhoods occurring to the east and west; and
- WHEREAS, the submitted survey map dated February 7, 2019 shows the site has additional frontage on Maxwell Avenue, a local road, and contains an existing one-and-a-half story building for the VFW surrounded on three sides by parking; two existing metal sheds and an asphalt area are shown to occur at the rear of the building; and
- WHEREAS, per the survey map, there is an existing sidewalk in the Route 11 right-of-way; the site has unrestricted access across almost the entire Maxwell Avenue frontage; and
- WHEREAS, a letter from the applicant to the Village Planning Board indicates that the two parcels were recently merged in a simple subdivision; per the Village code, simple subdivisions are considered by the Codes Enforcement Officer and thus do not require referral to the Onondaga County Planning Board; and
- WHEREAS, per the letter, there is an existing freestanding sign along Maxwell Avenue that will be removed as part of the proposed project; there is also an existing freestanding sign along Route 11 that will be replaced with new signage, to be installed in the same location; the submitted sign plans show the proposed signage to include a two-sided, internally-illuminated aluminum box sign (90" x 48") to be mounted to two 4" x 4" aluminum posts at a height of 60" above the ground; the total height of the sign will be 108"; and
- WHEREAS, per the letter, the sign along Route 11 is located 15' from the sidewalk, as required by Village code; and
- WHEREAS, the site is served by public drinking water and sewers and is located in the Oak Orchard Wastewater Treatment Plant and Davis Road Pump Station service areas; no changes to the existing infrastructure are proposed; and

WHEREAS, the Village of North Syracuse Complete Streets and Re-Greening Plan outlines goals to plant trees and vegetation, improve pedestrian safety, maintain streets and sidewalks in good condition, improve connectivity between residential areas and local and regional destinations, establish opportunities for bicycling, and provide safe access to schools in the Village; general recommendations include improving road networks to promote pedestrian and bicycle usage, using permeable pavement and recycled materials where possible, improving crosswalks for pedestrian safety, reducing driveway widths and the number of access points on Route 11, maintaining a continuous sidewalk, encouraging shared parking, and implementing energy efficient and green infrastructure practices; and

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

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

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:

Every municipal review provides the opportunity to improve community appearance and function and the applicant and the municipality are encouraged to improve site design and reinforce walkability by incorporating elements from the Village of North Syracuse Complete Streets and Re-Greening Plan. Potential improvements may include installing a sidewalk along Maxwell Avenue, reducing the width of and/or delineating the existing driveway, providing landscaping along the road frontages and around the parking lots, and incorporating more vegetative buffering for adjacent residential properties.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: April 24, 2019

OCPB Case # Z-19-93

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a LOCAL LAW from the Town of Manlius Town Board at the request of Town of Manlius for the property located ; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the adoption or amendment of a zoning ordinance or local law; and
- WHEREAS, the applicant is proposing Local Law 2019-3, entitled "A Local Law Creating Chapter 129, "Small Cell Wireless Deployment Requirements" of the Code of the Town of Manlius"; and
- WHEREAS, in September 2018, the FCC issued an Order to facilitate installation of small cells for 4G and 5G wireless service by implementing rules and interpretations that limit the impact of local zoning regulations on such installations; the Board is concurrently reviewing a local law referral from the Village of Fayetteville (Z-19-91) for local regulations relating to small cell wireless installations; and
- WHEREAS, proposed Chapter 129 is intended to regulate the placement of wireless Communications Facilities in the Town of Manlius and “provide objective, technically feasible criteria applied in a non-discriminatory manner that reasonably match the aesthetics and character of the immediate area”; a Communications Facility is defined in the Chapter as the collective equipment, including radio transceivers, antennas, coaxial, fiber-optic or other cabling, power supply, and comparable equipment, that enables cable service, information service or broadband, or telecommunications service; and
- WHEREAS, per the local law, “[t]his Chapter applies to Public ROW but does not restrict the Town’s right to regulate Communication Facilities on non-Town owned property or outside the Public ROW under the same terms and conditions set forth herein”; in the Chapter’s definitions, it states that the term Public ROW “does not include a federal interstate highway or other areas that are not within the legal jurisdiction, ownership or control of the Town”; and
- WHEREAS, per the Onondaga County and New York State Departments of Transportation, any work in the county or state right-of-way relating to the construction, installation or maintenance of wireless communications facilities will be subject to a work permit; approvals from other service providers or infrastructure owners in the right-of-way may be required as a condition of work permit approval; and
- WHEREAS, per the local law, “[p]rior to installing any Communications Facility in a Public ROW, or any Pole built for the sole or primary purpose of supporting a Communications Facility, or any Tower, a Person shall enter into a Right of Way Agreement (“ROW Agreement”) with the Town expressly authorizing use of the Public Right of Way for the Communications Facility, Pole or Tower proposed to be installed”; terms will be annual and renew automatically

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

E-mail Address: countyplanning@ongov.net

unless terminated by the Town upon 90 days written notice; the service provider shall keep and maintain \$1 million in liability insurance for each incident and a \$5 million umbrella policy; and

WHEREAS, per the local law, a ROW permit will be required for any construction, maintenance or performance of any work in the Public ROW related to Communications Facilities; ROW permits will not be issued with a ROW agreement; the “permit does not authorize attachment to or use of existing Poles, Towers, Support Structures or other structures in the Public ROW; a Permittee or Provider must obtain all necessary approvals and pay all necessary fees from the owner of any Pole, Tower, Support Structure or other structure prior to any attachment or use”; and

WHEREAS, the proposed Chapter outlines the fees associated with installation of a Communications Facility; there is a \$500 Permit application fee for each application (up to 5) for a co-location of a Small Wireless Facility and \$100 for each additional facility; there is a \$1,000 permit application fee for a new pole; additional fees include, a ROW agreement fee (\$340), ROW use fee (\$270 per year) for a Small Wireless Facility, and an attachment fee (\$500) for Small Wireless Facilities attached to property owned by the Town; per the local law, applicants may simultaneously submit up to 5 permit applications, or may file a single, consolidated application covering a batch of up to 20 facilities of a similar nature; no applicant will be permitted to submit more than one consolidated application over a 6-month period; and

WHEREAS, per the local law, the following uses will be permitted in the Public ROW, subject to administrative review by the Town: (i) Collocation of a Small Wireless Facility, (ii) Modification of a Pole, Tower or Support Structure or Replacement of a Pole for Collocation of a Communications Facility, (iii) Construction of a new Decorative Pole or a monopole Tower to be used for a Small Wireless Facility, (iv) Construction of a Communications Facility, and (v) Collocation of a Small Wireless Facility on a Pole, Tower, Support Structure or building that is in the Federal, State or County Right of Way or on private property; administrative reviews will not be available for consolidated applications or simultaneous permit applications for more than 5 Communication Facilities; and

WHEREAS, per the local law, other users within the Public ROW or on private property that do not fall under the purview of administrative review will be subject to discretionary review and site plan approval by the Town Planning Board; as part of the site plan review process, the Planning Board shall consider: (i) the established design standards; (ii) the compatibility of further deployments and their potential impact on the surrounding neighborhood; (iii) the potential for Collocation of other Provider’s Communication Facilities; and (iv) the density fulfillment needs of the neighborhood; and

WHEREAS, the proposed local law will also establish Standards and General Guidelines relating to the placement of small cell wireless facilities in the Town; the proposed guidelines outline requirements to install service lines underground in areas where other utilities are also underground and to house all wiring and cables within the steel or other metal support structure pole, or to protect and cover wiring and cables in the case of non-steel or solid support structures; lighting and signage will be prohibited; and

WHEREAS, per the proposed guidelines, collocation of Communication Facilities is encouraged; where antennas are collocated at the top of an existing wireless support structure, the antenna may not increase the height by more than 5

feet or a total of 35 feet; location requirements for new Wireless Poles, Towers, or Support Structures include aligning the centerline of a new Pole, Tower or Support Structure with existing street trees or other poles along the right-of-way, locating new Poles, Towers or Support Structures at least 6 feet from any permanent object in the right-of-way, providing a minimum of 300 linear feet between Poles, Towers or Support Structures, and aligning new or replacement Poles, Towers or Support Structures with property lines and not in direct of site from the front of a house; maximum height restrictions for new Wireless Poles, Towers, or Support Structures limit structures in a Commercial A or B or Industrial zone to 40 feet and structures in a Residential zone to 35 feet; and

WHEREAS, the proposed guidelines also outline location, size, and design criteria for antenna installations, small wireless facilities installed on wireless support structures, and ground mounted small cell facilities; antenna installations may not exceed 6 cubic feet in volume, entirely contained, or 12 cubic feet for antennas with exposed elements, and must be cylindrical in shape and match the color of the Pole, Tower or Support Structure; small wireless facilities may not cumulatively exceed 28 cubic feet in volume, including all wireless equipment, extend more than 10 inches beyond the Pole, Tower or Support Structure, or be wider than the maximum diameter of the support structure; ground mounted small cell facilities must be located at least 6 feet from any permanent object, may not exceed 28 cubic feet in volume or 2.5 feet in height, and must be screened by evergreen plant material; 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:

As local regulations relating to small cell wireless installations are implemented throughout the state, municipalities may wish to work with neighboring communities to identify best practices for local standards.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: April 24, 2019

OCPB Case # Z-19-94

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a USE VARIANCE from the Town of Elbridge Zoning Board of Appeals at the request of Jay Meyers for the property located at 1161 Old Route 31; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the granting of use or area variances and the site is located within 500 feet of Old Route 31 (Route 84), Plainville Road (Route 32) and River Road (Route 158), all county highways, the municipal boundaries between the Town of Elbridge and the Towns of Van Buren and Lysander, and a farm operation located in a NYS Agricultural District; and
- WHEREAS, the applicant is requesting a use variance to allow live music performances outside of an existing restaurant located on a portion of a 2.4-acre parcel in Business (B-1) and Residential Rural (RR) zoning districts; and
- WHEREAS, in 2017 and 2018, the Board reviewed several referrals as part of a proposed restaurant renovation project for the subject parcel, including a zone change (Z-18-54) from Residential Rural (RR) to Business (B-1), an area variance (Z-18-24) to reduce front yard setback requirements, and a site plan referral (Z-17-256) to renovate the existing building, add a parking lot and driveway, and implement additional site improvements; a Coordinated Review Meeting was held on July 13, 2017 prior to the Board's review of the site plan to allow for the applicant, municipality, planning boards, and relevant agencies to discuss issues and requirements related to the proposed project; and
- WHEREAS, the site is located in the Jack's Reef hamlet on the eastern shore of the Seneca River in the Town of Elbridge; GIS mapping shows that the western shore of the river, in the neighboring Town of Lysander, consists of mostly residential lots; lands to the south and east of the site, primarily in the neighboring Town of Van Buren, are enrolled in NYS Agricultural District 3 and contain active farmland, including the neighboring Hourigan Farm; and
- WHEREAS, per a phone conversation with the Town of Elbridge Codes Department, a site plan was not included with the applicant's local application to the Town and will not be required for the use variance review by the Zoning Board of Appeals; per the Town, the Overall Site Plan dated November 9, 2017 (revised December 14, 2017), and submitted for the Z-18-24 review, is the approved site plan for The Reef restaurant; and
- WHEREAS, per the Overall Site Plan, the site consists of one tax parcel divided into three segments by the intersection of Plainville Road and Old Route 31, both county roads; the northern portion of the parcel has additional frontage on River Road, a county road, and contains an existing building which was recently renovated into The Reef restaurant; there is a deck at the western corner of the building and a front patio, each with a concrete sidewalk to the parking lot; the parking lot is shown to occur on the northern side of the building and

provide 56 parking spaces, including 4 handicap-accessible spaces; evergreen screening is shown along the northern lot line which abuts a single-family residential lot; and

WHEREAS, per the local application, the requested use variance would allow for music to be played outdoors on the deck or lawn; there is no additional information regarding the time, location, or frequency of the intended use; the site appears to have limited lawn space; and

WHEREAS, aerial imagery shows the southeastern portion of the parcel has frontage on Old Route 31 and contains an existing gravel area which is shown in the Overall Site Plan to be used for overflow parking, providing 34 additional parking spaces; aerial imagery shows the southwestern portion of the parcel has frontage on Plainville Road and Old Route 31 and contains an existing gravel area at the intersection of the two roads; no development is shown on this portion of the parcel; and

WHEREAS, the site has an existing 24' wide driveway on River Road serving the restaurant portion of the site and a u-shaped driveway with two access points on Old Route 31 serving the overflow parking lot;

ADVISORY NOTE: per the Onondaga County Department of Transportation, access for the overflow parking lot has not been reviewed or permitted by the Department; any driveway serving the overflow parking lot will be subject to highway access and work permits from the Onondaga County Department of Transportation and will be subject to the availability of sight distance; all existing or proposed driveways on River Road and Old Route 31 must meet Department requirements; and

WHEREAS, this portion of the Seneca River is a sovereign-owned body of water held in trust for the People of the State of New York under the jurisdiction of the New York State Office of General Services (NYS OGS); per the NYS OGS, the creation of the Erie Canal lowered the water level of the river and left dry land that is still state-owned and, as the Overall Site Plan shows, lands parallel to the shoreline and adjacent to the parcel fall in this category; the Overall Site Plan shows a boundary labeled "Top of Bank by Others Original Location is Unknown" bisecting the parcel and lands parallel to the shoreline; aerial imagery shows the state-owned land adjacent to the southwestern portion of the parcel contains an existing house and private drive onto Plainville Road and the state-owned land near the northern portion of the parcel contains a portion of the existing gravel area on the site, a dock, which was recently removed, and a boat launch area; per the NYS OGS, the state-owned lands along the Seneca River may be used "as is" or the applicant can pursue a Lands Under Water Grant pursuant to Section 75(7) of the Public Lands Law to gain title to the lands; and

WHEREAS, per the Overall Site Plan, there are two existing easements on the northern portion of the parcel, including a 20' water easement along River Road and a 15' water easement along Plainville Road; per the Onondaga County Water Authority (OCWA), there is an existing water line along the road frontage of the northern portion of the parcel that is located very close to the footprint of the existing building; and

WHEREAS, the building is served by public drinking water and an individual septic system, which was installed as part of the renovation project; the leach field location area is shown on the Overall Site Plan at the rear of the building; and

WHEREAS, GIS mapping shows rear portions of the site are within the FEMA 100-year

floodplain and more restrictive floodway; per the New York State Department of Environmental Conservation (NYS DEC), the Seneca River is a classification B protected stream; GIS mapping shows another regulated waterbody, a stream on the northerly, adjacent lot, that cuts through the northwestern corner of the site and flows into the Seneca River; GIS mapping shows the site contains federal wetlands, primarily in the areas along the Seneca River; the NYS DEC Environmental Assessment Form (EAF) Mapper indicates that the site is located over, or immediately adjoining, primary and principal aquifers; per the EAF Mapper, the project site or a portion of it is also located in or adjacent to an area designated as sensitive for archaeological sites on the New York State Historic Preservation Office archaeological site registry; and

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

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

As this project has an approved site plan, any changes to the site should start with site plan review with the Planning Board to document any planned changes to the site, including location and scale of proposed performance areas, circulation, lighting, parking and/or access, etc. The Planning Board may then refer any variances necessary to the Zoning Board of Appeals and table site plan review until the variances are considered and granted, or not.

In any case, the Onondaga County Health Department and Onondaga County Department of Transportation require a site plan for their review of changes to the site, or its use. The Town must ensure any agency requirements or changes are reflected on the final approved site plan. Alternatively, any requirements of these agencies can be stated as a condition of approval. Per the Health Department, the plan must ensure the site will not negatively impact the existing septic system area. The Department of Transportation requires information on frequency, hours and scale of the proposed event space, and notes that the applicant still requires OCDOT permits in order to use or modify the overflow parking area shown on the original site plan.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: April 24, 2019

OCPB Case # Z-19-95

- 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 LaFayette Zoning Board of Appeals at the request of Doreen Quinn for the property located at 3044 Route 11; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the granting of use or area variances and the site is located within 500 feet of Route 11, a state highway; and
- WHEREAS, the applicant is requesting an area variance to reduce the side yard setback from 25' to 6'-5" to allow for construction of a 16' x 24' detached garage in an Agricultural Residential (AR) zoning district; and
- WHEREAS, the site is located along US Route 11 in the Town of LaFayette with surrounding land uses being residential; the submitted survey map shows the site contains an existing house with a front porch, rear deck, and aboveground swimming pool; a shed and fire pit are shown to occur in the rear yard; and
- WHEREAS, per the survey map, there is an existing asphalt driveway onto Route 11; and
- WHEREAS, the submitted drawings shows the proposed one-car garage (16' x 24') to be constructed on the north side of the house, 6'-5" from the side property line; per the Town of LaFayette zoning code, the minimum required yard depth is 25' in the AR district; and
- WHEREAS, the site is served by an individual well and septic system which, per the local application, is located at the rear of the house; no changes to the existing infrastructure are proposed; and

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

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: April 24, 2019

OCPB Case # Z-19-96

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a AREA VARIANCE from the Town of LaFayette Zoning Board of Appeals at the request of McDonald's Corporation for the property located at 5961 Route 20; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the granting of use or area variances and the site is located within 500 feet of Route 20 and Interstate Route 81, both state highways, and a farm operation located in a NYS Agricultural District; and
- WHEREAS, the applicant is requesting area variances to allow 6 signs where only 2 are permitted, increase the maximum permitted height of a freestanding sign from 25' to 60', and reduce the setback of two signs from 50' to 10' in a Hamlet / Mixed Use (HMU) zoning district; and
- WHEREAS, in 2005, the Board offered no position for a special permit referral (Z-05-57) to replace an existing roof on the McDonald's restaurant; and
- WHEREAS, the site is located along US Route 20 in the Town of LaFayette and abuts I-81 to the east; surrounding land uses are a mix of commercial and civic in the LaFayette town center occurring on the east side of I-81; the site and surrounding lands west of I-81 are enrolled in NYS Agricultural District 1; an adjacent parcel appears to contain active farmland; and
- WHEREAS, the submitted Site Plan dated July 5, 2018 shows the site contains an existing one-story building (McDonald's) surrounded on all sides by asphalt with parking at the front and sides of the building and a drive-thru lane occurring along the rear and north side; aerial imagery shows a gravel parking area at the rear of the McDonald's building and parking lot; and
- WHEREAS, per the Site Plan, there is an existing driveway on Route 20 that serves the McDonald's and rear gravel parking lot, as well as a recently constructed Byrne Dairy convenience store and gas station on the adjacent parcel; ADVISORY NOTE: per the NYS Department of Transportation, all existing or proposed driveways on Route 20 must meet Department requirements; and
- WHEREAS, the Site Plan shows a proposed 25' tall free-standing sign at the front of the parking lot along the Route 20 frontage and an existing 34.6' tall free-standing highway sign along the I-81 right-of-way, to be raised to 60' in height; additional proposed signage includes two 28 sf wallarch signs to be mounted on the front and non-drive thru sides of the building and two 33 sf wordmark signs on the front and drive-thru sides of the building; and
- WHEREAS, per the Town of LaFayette zoning code, only 2 advertising signs are permitted for the identification of a business in the HMU district and all freestanding signs are restricted to a maximum height of 25' above grade; all signs must also adhere to the setback requirements of the zoning district in which it is located, unless the sign is attached to a building; both of the freestanding

signs are shown in the Site Plan to occur 10' from the lot line, where 50' is the required front yard setback; and

WHEREAS, per the variance application, "[t]he site is located near the interstate and relies on the interstate traffic for a large portion of the business. The higher highway sign and additional free standing sign will help interstate traffic recognize the McDonald's and exit the interstate safely."; and

WHEREAS, per the submitted Environmental Assessment Form (EAF) dated March 14, 2019, the proposed project also includes interior and exterior renovations to the building, ADA improvements, new building signage and drive-thru menu boards; the Site Plan shows site improvements to include parking lot striping to delineate handicap-accessible and 'mobile-to-go' parking spaces and reconfigure the row of parking at the side of the building; a proposed concrete sidewalk is shown along the non-drive thru side of the building and there will be new pavement markings and directional signs for site circulation; and

WHEREAS, the site is served by an individual well and septic system; no changes to the existing infrastructure are proposed; and

WHEREAS, per the EAF, the site is adjacent to an existing wetland/buffer that occurs on the east side of I-81; no alterations to this wetland or its buffer are proposed; GIS mapping shows the site to be located entirely outside of the wetland and buffer areas; and

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

The Town is encouraged to consider the compatibility of the scale and height of the freestanding signage with the rural character of the surrounding area.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: April 24, 2019

OCPB Case # Z-19-97

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SPECIAL PERMIT from the City of Syracuse Planning Commission at the request of Dean Panos for the property located at 4706-4730 Onondaga Boulevard, Rear; 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 Onondaga Boulevard (Route 240), a county highway, and the municipal boundaries between the City of Syracuse, the Town of Onondaga and the Town of Geddes; and
- WHEREAS, the applicant is requesting a special permit to establish a private fitness center (Blink Fitness) in a portion of an existing shopping plaza in a Business, Class A (BA) zoning district; and
- WHEREAS, in 2011, the Board offered no position with comment for an "other authorization" referral (Z-11-53) for a sign waiver; and
- WHEREAS, the site is located in a commercial node in the City's Southside neighborhood; additional surrounding land uses are residential occurring at the outskirts of the node; and
- WHEREAS, the submitted subdivision plan dated April 18, 2013 shows the site has frontage on Onondaga Boulevard, a county road, and contains the Onondaga Plaza with a large building at the rear of the site and a large parking lot at the front; the shopping plaza includes Wegmans grocery store and Goodwill; the third tenant space, formerly A Bright Furniture Company, is intended for a proposed fitness club, Blink Fitness; and
- WHEREAS, per the plan, the site has two existing full access driveways onto Onondaga Boulevard, with the westerly drive occurring at a signalized intersection; there are existing cross connections to the adjacent parcels, which provide additional access to Onondaga Boulevard;
ADVISORY NOTE: per the Onondaga County Department of Transportation, all existing or proposed driveways on Onondaga Boulevard must meet Department requirements; and
- WHEREAS, a letter to the City dated March 21, 2019 from a representative for the applicant indicates that 17,094 sf of the tenant space will be occupied by the fitness club and 4,921 sf will be used for storage; per the local application, proposed hours of operation are 5am to 11 pm, seven days a week; proposed signage includes a wall-mounted, internally-lit channel letter sign (234 sf) on the front canopy of the building; per the letter, additional exterior improvements include replacing the exterior door; and
- WHEREAS, the Syracuse Metropolitan Transportation Council completed a Western Lights Area Pedestrian Access Study in 2016, which included several

recommendations in this area, and on this subject parcel, to improve needed pedestrian safety and access; and

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

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

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

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

WHEREAS, the site is located in an Onondaga County Drainage District for Harbor Brook, which is maintained by the Department of Water Environment Protection in this area; and

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

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

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

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

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

The Board also offers the following comments:

1. As this area has an acute issue with pedestrian access, the City and applicant are encouraged to review the recommendations of the Western Lights Pedestrian Access Study and work with the adjacent Town of Geddes to incorporate proposed improvements as applicable into the proposed project, including sidewalks and improvements along the Onondaga Boulevard frontage.
2. Every municipal review provides the opportunity to improve community appearance and the applicant may wish to consider opportunities for infill development or to reduce stormwater runoff and improve stormwater quality by reducing the on-site parking area and installing additional landscape islands.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: April 24, 2019

OCPB Case # Z-19-98

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Skaneateles Planning Board at the request of Marc Albino / Rosalies Cucina for the property located at 841 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 Road (Route 20), a state highway, and the municipal boundary between the Town of Skaneateles and the Village of Skaneateles; and
- WHEREAS, the applicant is proposing to construct a pergola over an existing patio, remove two sheds, and construct a walk-in cooler on an existing concrete pad for an existing restaurant on a 2.0-acre parcel in a Highway Commercial (HC) zoning district; and
- WHEREAS, the site is located along West Genesee Street, a state road, just outside the Village boundary; surrounding land uses are primarily commercial, including the Mirbeau Inn and Spa just east of the site; and
- WHEREAS, the submitted Site Plan dated March 29, 2019 and aerial imagery show the site contains an existing building (Rosalie's Cucina) with a front patio that appears to be enclosed by stucco walls; there is a landscaped area and trellis, which is surrounded by a gravel parking lot, at the rear of the building; per the Site Plan, there are two shed structures located behind the building, both to be removed; and
- WHEREAS, aerial imagery shows the site has an existing sidewalk along West Genesee Street and an asphalt driveway;
ADVISORY NOTE: per the NYS Department of Transportation, all existing or proposed driveways on West Genesee Street must meet Department requirements; and
- WHEREAS, the Site Plan shows the proposed project to include construction of a pergola over the existing front patio and construction of an outdoor, self-contained walk-in cooler on an existing concrete pad at the rear of the building; the submitted Demolition Plan dated March 29, 2019 shows the walk-in cooler will replace a small entrance area and require several existing trees to be removed; the submitted elevation drawings show the patio pergola will include timber columns, corrugated roofing, and an exterior fireplace; and
- WHEREAS, the site is served by public drinking water and sewers; no changes to the existing infrastructure are proposed; and
- WHEREAS, the site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the NYS Historic Preservation Office archaeological site inventory (per EAF Mapper); and
- WHEREAS, ADVISORY NOTE: per GML § 239-nn, the legislative body or other authorized

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

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

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: April 24, 2019

OCPB Case # Z-19-99

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Cicero Planning Board at the request of Tarvia Seal Corp. for the property located at 6265 East Taft 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 Taft Road (Route 19), a county highway; and
- WHEREAS, the applicant is proposing to construct an 840 square foot cold storage building on a 1.1-acre parcel in a General Commercial Plus zoning district; and
- WHEREAS, the site is located along East Taft Road, a county road, with surrounding land uses being commercial and industrial; and
- WHEREAS, the submitted Site Plan – Existing dated March 20, 2019 shows the site contains an existing metal building (Tarvia Seal Corp), an asphalt access drive and row of parallel parking on the east side of the building, and an asphalt area with concrete pads with tanks for sealant and a fuel tank at the rear of the site; and
- WHEREAS, per the Site Plan – Existing, there is an existing driveway on East Taft Road; the site has additional diagonal front yard parking, which is shown to partially occur in the county right-of-way;
ADVISORY NOTE: per the Onondaga County Department of Transportation, all existing or proposed driveways on East Taft Road must meet Department requirements; 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; and
- WHEREAS, per the local application, the cold storage building is intended to house equipment normally stored outside; the submitted Site Plan – Proposed shows the proposed building (20' x 42') to be located at the rear of the existing building, in the asphalt area between the sealant tanks and fuel tank; and
- WHEREAS, per the Site Plan – Proposed, there are no proposed new utilities, signage or lighting or changes in water usage or grade; and
- WHEREAS, the site is served by public drinking water and sewers and is located in the Oak Orchard Wastewater Treatment Plant and Davis Road Pump Station service areas; no changes to the existing infrastructure are proposed; and
- WHEREAS, per the Onondaga County Department of Water Environment Protection, the submitted project is located in an area designated as flow constrained or impacted by excessive wet weather flow or is tributary to a Combined Sewer Overflow (CSO); and
- WHEREAS, aerial imagery shows a stream and wetland area on lands north of the site; GIS mapping shows the adjacent parcels may contain state and/or federally-

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

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

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

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

Per the Onondaga County Department of Transportation, the site plan must be modified to remove the parking spaces located in the county right-of-way, as well as the existing front yard parking, to ensure safe ingress/egress and vehicle circulation is available throughout the site.

The Board also offers the following comment:

Every municipal review provides the opportunity to improve community appearance and the applicant and municipality are encouraged to improve site design by incorporating landscaping along the road frontage and around the parking lots.

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