



# Onondaga County Planning Board

April 29, 2020

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

## I. ATTENDANCE

### MEMBERS PRESENT

Daniel Cupoli - via teleconference  
James Corbett - via teleconference  
Michael LaFlair - via teleconference  
Marty Masterpole - via teleconference  
David Skeval - via teleconference  
Jim Stelter - via teleconference  
Marty Voss - via teleconference

### STAFF PRESENT

Dan Kwasnowski - via teleconference  
Megan Costa - via teleconference  
Allison Bodine - via teleconference  
Robin Coon - via teleconference

### GUESTS PRESENT

Frank Pavia - via teleconference  
Trista Kuna - via teleconference  
George Laigaie - via teleconference  
JoAnne Gagliano - via teleconference

## II. CALL TO ORDER

The meeting was called to order at 11:00 AM on April 29, 2020.

## III. MINUTES & OTHER BUSINESS

Minutes from April 8, 2020 were submitted for approval. Marty Voss made a motion to accept the minutes. Marty Masterpole seconded the motion. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; Michael LaFlair - yes; Marty Masterpole - yes; David Skeval - yes; Jim Stelter - abstain; Marty Voss - yes.

## IV. ACTIONS ON GML SECTION 239 REFERRALS

### Summary

Z-20-120	CSyrPB	<i>No Position</i>	Z-20-121	TClaPB	<i>No Position With Comment</i>
Z-20-122	CSyrPB	<i>No Position With Comment</i>	Z-20-123	TSkaPB	<i>No Position</i>
Z-20-124	TSkaPB	<i>Modification</i>	Z-20-125	TSkaPB	<i>Modification</i>
Z-20-126	TSkaZBA	<i>No Position With Comment</i>	Z-20-127	TCamTB	<i>No Position With Comment</i>
Z-20-128	TCicPB	<i>Modification</i>	Z-20-129	VSkaPB	<i>No Position With Comment</i>
Z-20-130	TDewPB	<i>No Position</i>	Z-20-131	TDewPB	<i>Modification</i>
Z-20-132	TSkaPB	<i>Modification</i>			



J. Ryan McMahon II  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: April 29, 2020

OCPB Case # Z-20-120

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a OTHER AUTHORIZATION from the City of Syracuse Planning Commission at the request of Greater Syracuse Property Development Corp. for the property located at 317 and 321-323 Garfield Avenue; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review authorizations which a referring body may issue under the provisions of any zoning ordinance or local law and the site is located within 500 feet of Route 81, a state highway; and
- WHEREAS, the applicant is proposing to combine two properties into one new lot, Lot 1A (0.266 acres), in a Residential, Class AA zoning district; and
- WHEREAS, the site is located in the City's Southside neighborhood just west of I-81 and Oakwood Cemetery, which is listed on the National and State Registers of Historic Places; surrounding land uses are residential; and
- WHEREAS, aerial imagery and the submitted resubdivision plan dated March 20, 2020 show the site has frontage on Garfield Avenue, a city street; each lot contains an existing two-story house and a curb cut onto Garfield Avenue; there is an existing concrete sidewalk along the front of the site; and
- WHEREAS, per the submitted Environmental Assessment Form (EAF) dated March 24, 2020, the proposed resubdivision is intended to create a new construction site; both existing houses will be demolished and Lot 1A will be sold to Housing Visions for construction of a new two-family dwelling as part of the Mayor's Resurgent Neighborhoods Initiative, a citywide housing and business growth plan that includes an infill housing strategy to develop vacant and abandoned properties; and
- WHEREAS, the City of Syracuse is currently undertaking a comprehensive project to revise and modernize zoning in the City; per the ReZone Syracuse Proposed Zoning Map dated December 2019, the proposed zoning for the lots is Two-Family Residential, Small-Lot (R-3), which would act to "provide for neighborhoods made up of single-family detached and two-family homes on smaller lots" where "complimentary uses such as parks, open space, schools, places of assembly, minor utilities, and accessory structures may also be allowed"; and
- WHEREAS, the site is currently served by public drinking water and sewers and is located in the Metropolitan Wastewater Treatment Plant service area; future connections to the public drinking water and sewer infrastructure are intended for the new two-family house;
- ADVISORY NOTE: per the Onondaga County Department of Water Environment Protection, any and all demolition of buildings requires a permit for sewer disconnects. The applicant must contact Plumbing Control to ensure appropriate permits are obtained; and

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

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: prior to future development of Lot 1A, the Onondaga County Department of Water Environment Protection asks that the applicant contact the Department's Flow Control office to determine sewer availability and capacity; the project may also be subject to the development of a 1 gallon to 1 gallon sanitary flow offset plan/project in coordination with the municipal engineer; and

WHEREAS, the site is located over, or immediately adjoining, a principal aquifer (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.

**The motion was made by James Corbett and seconded by Marty Masterpole. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; Michael LaFlair - abstain; Marty Masterpole - yes; David Skeval - yes; Jim Stelter - yes; Marty Voss - yes.**



J.Ryan McMahon II  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: April 29, 2020

OCPB Case # Z-20-121

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Clay Planning Board at the request of TC Syracuse Development Associates, LLC for the property located at 7169-7211 Morgan 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 Morgan Road (Route 47) and Liverpool Bypass (Route 88), both county highways, and the municipal boundary between the Town of Clay and the Town of Salina; and
- WHEREAS, the applicant is proposing modifications to a site plan to construct a 3,783,000 SF warehouse distribution facility with associated infrastructure on 5 parcels in Industrial (I-1) and Residential (R-10 and RA-100) zoning districts; and
- WHEREAS, in 2019, the Board recommended approval of a zone change referral (Z-19-270) from Recreation (REC-1) to Industrial (I-1), and offered no position with comment for concurrent site plan (Z-19-326) and area variance (Z-19-327) referrals as part of the proposed project; site plan approval was granted locally on November 13, 2019; since local approval, the applicant has acquired 4 residential lots, which occur at the front of the site and are zoned RA-100 or R-10; the site plan referral (Z-20-121) currently under review is for an amendment to the original site plan, showing the existing structures on the recently-acquired residential lots will be demolished; the submitted Project Description summarizes the site plan modifications as follows: 1) relocate the guard house and reorient the rear trailer parking lot closer to the northwest corner of the building, 2) improve vehicle circulation through parking lot and increase on-site queueing capacity at driveways with the acquisition of the 4 residential parcels, 3) realign the southernmost driveway with Morgan Place, a local road to the east, to allow for left and right turns onto Morgan Road, and 4) widen and realign several drive aisles to accommodate larger emergency vehicles; and
- WHEREAS, the 110-acre parcel, currently a golf course, is located in an urbanized area with a mix of land uses near the Village of Liverpool, the New York State Thruway and Woodard Industrial Park; the site lies along the boundary with the Town of Salina; a limited number of existing single-family houses are located along the Morgan Road frontage, most to remain within a residential zone; zoning surrounding the site reflects the mixed nature of development in the area, with Industrial, Neighborhood, Highway and Regional Commercial, Office, Apartment and Residential zoning districts; the Morgan Road frontage is also overlaid with the Town of Clay 500 Foot Industrial Perimeter, which indicates to neighboring uses that Industrial land uses are prevalent in the area; and

WHEREAS, per the application materials, the proposal is to build a 3,783,000 SF distribution facility with a footprint of 823,522 SF and 85 feet in height, with 66 loading docks, 202 trailer parking stalls, and 1,800 car parking spaces; 46.2 of the 110 acres would be comprised of impervious surface; exterior cladding would generally consist of smooth and corrugated metal panels (gray and blue) with the main entrance along Morgan Road; the project is described as a warehouse to consist of 4 upper levels of sorting fields with a perimeter of work stations and conveyor systems to deliver product to the ground level for sorting, packing, labeling and distribution; the facility would operate 24 hours per day, 7 days per week with approximately 2-3 shifts; and

WHEREAS, the Site Plan shows five new driveways, one on Liverpool Bypass, and four onto Morgan Road, each of which must meet commercial driveway standards of the Onondaga County Department of Transportation; the unsignalized northernmost driveway would serve as a main entry and exit point primarily for the truck traffic on site, leading to parking areas for 175 trailers and access to 44 of 66 loading docks at the rear of the building; the three additional driveways along Morgan Road serve the 1,800 car parking lot with signals proposed at the second and third driveways (from the north) and a fourth driveway (from the north), previously a right-in, right-out configuration in the 2019 site plan; a driveway onto the Liverpool Bypass serves the remaining loading docks and 27 trailer parking spaces on the southern side of the building, and connects to the employee parking lots; and

WHEREAS, the Site Plan shows a bus stop/dropoff location along the front of the building intended for pull-in Centro bus service to the site; the applicant is coordinating with Centro on service, circulation and logistics of the potential on-premises bus stop or addition of a bus stop along Morgan Road; local bus routes exist along Morgan Road and Route 57 (including service to Oswego); the traffic study submitted estimates 10% of employee trips would occur by means other than a single-occupant vehicle (eg. transit, carpool, walk, bicycle); there are no current or proposed sidewalks or pedestrian pathways along either road frontage, connecting to Route 57, nearby apartment complexes or the Village of Liverpool; there are no bicycle facilities other than road shoulders on nearby roadways and no bicycle racks or bicycle parking facilities are indicated on the submitted site plan; and

WHEREAS, a Traffic Impact Study was included in the EAF; utilizing 2,142 total employees (per Table III), the site would generate approximately 1,289 (1,268) new trips during the AM (PM) study peak hours, inclusive of both passenger vehicles and trucks; all truck traffic will travel directly to and from the NYS Thruway via Morgan Road and the Liverpool Bypass; traffic mitigation measures identified include widening of Morgan Rd between the northernmost driveway and Commerce Blvd, a new signalized intersection at the second and third northernmost driveways, turn lanes for 3 of the Morgan Rd driveways, and new turn lanes/intersection widening at nearby intersections; off-site mitigation includes widening, striping and signal modifications to the Oswego St (Route 57)/Tulip St intersection in the Village of Liverpool, signal phasing/timing modifications and/or turn lanes at Morgan Rd and Buckley Rd, Morgan Rd and the Bypass, and Commerce Blvd and Tulip St; while delays would occur at the intersection of Morgan and Sheridan Rd traffic levels are indicated as low and therefore no modifications were proposed in the traffic study; the Onondaga County Department of Transportation has reviewed the Traffic Impact Study dated October 17, 2019 and accepted the portions of the study that pertain to the roadways and signals identified

within the study as being owned or under the jurisdiction of Onondaga County; the New York State Department of Transportation is currently reviewing the study; and

WHEREAS, drinking water is to be supplied by the Town of Clay water system; two water tanks are shown at the rear corner of the building, connecting to the public water service lines; a fire loop and hydrants are also shown to surround the building; wastewater estimated at 30,000-40,000 gpd would flow north from the site via Town of Clay sewer lines, to the County-owned Longbranch Trunk Sewer, Sawmill Creek Pump Station and Wetzel Road Wastewater Treatment Plant; and

WHEREAS, the submitted Visual Impacts Assessment notes that two new landscape berms will be incorporated as part of the site modifications; one berm will be landscaped, occurring at the southeastern corner of the site and ranging from 5-15' in height; the other berm will occur between the trailer parking lot and adjacent property, and be landscaped and 30' in height; a landscape plan shows additional landscape screening of residential edges and the rear parking lot, tree pits within parking lots, and bioretention and front yard plantings; landscaping, grading and clearing is confined to the southern portion of the parcel; the submitted Threatened and Endangered Species Assessment considered the potential presence of Indiana Bat, Northern Long-Eared Bat and Eastern Massasauga habitats; trees will be cleared during prescribed months, and no other impacts are noted as expected; and

WHEREAS, an evaluation of site sound emissions was included, which shows all worst-case maximum site sound emissions are below 60 dB(A) at the site property line, and note worst-case sound emissions will result in no negative acoustical impact; strategies were included to minimize construction noise impacts; recommendations from the evaluation included ambient-sensing back-up alarms with 'shushing' sounds verses beeping sounds; the analyses show that distance, site geometry, and proposed sound fences and earthen landscape berms around the property will sufficiently attenuate on-site HVAC and vehicle noise to have no negative effect on the surroundings since increase will not be higher than 3 dB(A) over the existing ambient sound levels; the submitted Sound Emissions Assessment indicates the evaluation was updated in March 2020 to reflect the site plan modifications and concludes the revised layout will put the site in the best position to minimize acoustical impact of the site; an Overall Lighting Plan was also included in the EAF, with minimal spillover onto neighboring parcels; and

WHEREAS, a wetland/waters impact assessment indicates a wetland delineation was performed in July 2019 and a Jurisdictional Determination was issued by the NYSDEC on September 12, 2019 and by the USACE on October 7, 2019, with 1.1 acres of onsite federal wetlands consisting of small, fragmented areas of emergent wetlands in the golf course and mainly comprised of turf grass and poorly draining soils; Sawmill Creek, a Class B tributary to Onondaga Lake, and listed as a NYS water-quality impaired waterbody, runs 2,000 feet through the site at the rear of the proposed building; the report notes approved permits from the NYSDEC and USACE allow construction of two stream crossings, a culverted access drive to Liverpool Bypass, and two stormwater discharge points to Sawmill Creek; as part of the site plan modifications, one of the two stream crossings and one of the two discharge points have been relocated along the stream; a permit modification application was made to NYSDEC and USACE on March 20, 2020; and

WHEREAS, a Stormwater Pollution Prevention Assessment was included with the EAF, which indicates stormwater transmission lines leading from the building and parking areas to multiple bioretention basins and a dry detention basin to the sides and rear of the building; any project that cumulatively disturbs one acre or more of land, must be covered under the NYS Pollutant Discharge Elimination System (SPDES) II General Permit for Stormwater Discharges from Construction Activity; for projects within a designated municipal storm sewer system (MS4) municipality, the applicant must prepare a Stormwater Pollution Prevention Plan (SWPPP) and consult with the municipal engineer to ensure conformance with the municipality's Storm Water Management Plan (SWMP); projects located within the Onondaga Lake watershed must also include Enhanced Phosphorus Removal design criteria from the NYS Stormwater Management Design Manual in the SWPPP; and

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

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

While the Board offers no position with regards to the site plan amendments, the following comments are reiterated from the original site plan review:

1. The applicant is advised to continue coordination regarding stormwater and lighting plans with the Onondaga County Department of Transportation.
2. The applicant is advised to continue coordinating with the New York State Department of Transportation and other involved agencies to examine potential effects on the regional transportation system.
3. The applicant is advised to continue to coordinate with Centro to ensure successful provision of transit service to the proposed facility.
4. The Board encourages continued consideration for additional transit, pedestrian and bicycle transportation opportunities within and surrounding this significant employment center.
5. The Board encourages the applicant and Town to explore the use of green infrastructure (rainwater capture for reuse, green roof), minimization of impervious surfaces, and/or use of natural landscape buffering of the waterway to the extent practicable, to aid water quality and stormwater management.

**The motion was made by Marty Voss and seconded by Michael LaFlair. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; Michael LaFlair - yes; Marty Masterpole - yes; David Skeval - yes; Jim Stelter - yes; Marty Voss - yes.**



J.Ryan McMahon II  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: April 29, 2020

OCPB Case # Z-20-122

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a OTHER AUTHORIZATION from the City of Syracuse Planning Commission at the request of Greater Syracuse Property Development Corp. for the property located at 207-209 and 211-217 Garfield Avenue; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review authorizations which a referring body may issue under the provisions of any zoning ordinance or local law and the site is located within 500 feet of Interstate Route 81, a state highway; and
- WHEREAS, the applicant is proposing to realign two properties to create two new parcels, Lot 29A (7,688.20 sf) and Lot 29B (6,635.91 sf), in a Residential, Class AA zoning district; and
- WHEREAS, the site is located in the City's Southside neighborhood just west of I-81 and Oakwood Cemetery, which is listed on the National and State Registers of Historic Places; surrounding land uses are residential; and
- WHEREAS, aerial imagery and the submitted resubdivision plan dated March 20, 2020 show the site has frontage on Garfield Avenue, a city street; the northern lot contains an existing two-story house and the southern lot is vacant; both lots have an existing curb cut onto Garfield Avenue; there is an existing concrete sidewalk along the front of the site; and
- WHEREAS, per the submitted Environmental Assessment Form (EAF) dated March 24, 2020, the proposed resubdivision is intended to adjust the lot line between the two lots, decreasing the size of the southern lot, Lot 29A, to 7,688.20 sf and increasing the northern lot, Lot 29B, to 6,635.91 square feet; the existing house will be demolished and both lots will be sold to Housing Visions for construction of a new two-family dwelling on each lot as part of the Mayor's Resurgent Neighborhoods Initiative, a citywide housing and business growth plan that includes an infill housing strategy to develop vacant and abandoned properties; and
- WHEREAS, the City of Syracuse is currently undertaking a comprehensive project to revise and modernize zoning in the City; per the ReZone Syracuse Proposed Zoning Map dated December 2019, the proposed zoning for the northern lot is Two-Family Residential, Small-Lot (R-3), which would act to "provide for neighborhoods made up of single-family detached and two-family homes on smaller lots" where "complimentary uses such as parks, open space, schools, places of assembly, minor utilities, and accessory structures may also be allowed", and the southern lot is Two-Family Residential (R-2), which would act to "provide for neighborhoods made up of single-family detached and two-family homes" where "complimentary uses such as parks, open space, schools, places of assembly, minor utilities, and accessory structures may also be allowed"; and



WHEREAS, the site is currently served by public drinking water and sewers and is located in the Metropolitan Wastewater Treatment Plant service area; future connections to the public drinking water and sewer infrastructure are intended for the new houses;

ADVISORY NOTE: per the Onondaga County Department of Water Environment Protection, any and all demolition of buildings requires a permit for sewer disconnects; the applicant must contact Plumbing Control to ensure appropriate permits are obtained; 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: prior to future development of Lots 29A and 29B, the Onondaga County Department of Water Environment Protection asks that the applicant contact the Department's Flow Control office to determine sewer availability and capacity; the project may also be subject to the development of a 1 gallon to 1 gallon sanitary flow offset plan/project in coordination with the municipal engineer; 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 the ReZone Syracuse project is currently revising the City's zoning ordinance and zoning map, the Board encourages the City to consider alternative new zoning for this particular site, given the proposed resubdivision, which may create a parcel with more than one zoning district if approved.

**The motion was made by Marty Voss and seconded by Jim Stelter. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; Michael LaFlair - abstain; Marty Masterpole - yes; David Skeval - yes; Jim Stelter - yes; Marty Voss - yes.**



J. Ryan McMahon II  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: April 29, 2020

OCPB Case # Z-20-123

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Skaneateles Planning Board at the request of Sinclair, LLC for the property located at 4357 Jordan 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 Jordan Road (Route 22), a county highway; and
- WHEREAS, the applicant is proposing construction of a 189 sf gazebo at an existing event center on a 2.87-acre parcel in an Industrial/Research/Office (IRO) zoning district; and
- WHEREAS, in 2016, the Board recommended disapproval of concurrent site plan (Z-16-233) and special permit (Z-16-234) referrals to convert an existing warehouse building to an event center; the Board cited concerns with the viability of on-site wastewater accommodations and adequacy of parking on-site given the likely intensity of use associated with events and environmental constraints on the site; and
- WHEREAS, the site is located along Jordan Road, a county road, and Railroad Street, a local road, between Skaneateles Falls to the north and Mottville to the south; the former Skaneateles Short Line Railroad ROW, which is owned by the Town, parallels Railroad Street; Skaneateles Creek follows the western and southern boundaries of the site where Railroad Street meets Sheldon Road, a local road to the south; surrounding land uses include mainly single-family residences, with one low-intensity warehouse use on the east side of Jordan Road; and
- WHEREAS, the submitted narrative and Site Plan dated March 31, 2020 indicate the site contains three existing commercial buildings, a 2,376 sf two-story building used as a fitness center, a 16,020 sf two-story office building with a 1,800 sf garage/storage space, and a 5,436 sf two-story building with mezzanine and a 1,198 sf garage used as an event center, The Sinclair of Skaneateles; the site has 48 parking spaces with an additional 18 or more spaces available on a property across Jordan Road; and
- WHEREAS, per the Site Plan, the site has an existing ingress-only driveway on Jordan Road where it meets Railroad Street and two existing egress-only driveways on Railroad Street, with one-way traffic flow through the site;  
ADVISORY NOTE: per the Onondaga County Department of Transportation, all existing or proposed driveways on Jordan Road must meet Department requirements; no additional access to Jordan Road will be permitted, nor is any shown on the plans for the proposed project; and
- WHEREAS, the Site Plan shows the proposed 12' x 18' gazebo (189 sf) will be constructed on the southwest side of the event building; per the local application, the gazebo is intended for music during wedding ceremonies; the narrative notes

that wedding ceremonies are typically conducted during the late morning or afternoon and seldom after 6pm; ceremonies last 20 to 30 minutes; the gazebo will have three solid sides to direct music towards the wedding ceremony area; and

WHEREAS, the site is served by public drinking water and an individual septic system, which is shown to occur on the south side of the property; no changes to the existing infrastructure are proposed; and

WHEREAS, current FEMA Flood Insurance Rate Maps (FIRM) indicate that the western half of the site is located within the 100-year floodplain and more restrictive floodway associated with Skaneateles Creek, which may require elevation of structures and other mitigation; the local application notes that the proposed gazebo will occur 33' from the watercourse and within the floodplain; the Onondaga County Hazard Mitigation Plan has identified flooding as one of five primary natural hazards of local concern, with the potential to cause extensive threat to property and safety; buildings within the floodplain can negatively affect the free flow of nearby waterways and drainage, and building within a floodplain is therefore discouraged; and

WHEREAS, the site is located over, or immediately adjoining, a principal aquifer (per EAF Mapper); 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.

**The motion was made by James Corbett and seconded by Marty Masterpole. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; Michael LaFlair - yes; Marty Masterpole - yes; David Skeval - yes; Jim Stelter - yes; Marty Voss - yes.**



J.Ryan McMahon II  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: April 29, 2020

OCPB Case # Z-20-124

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SPECIAL PERMIT from the Town of Skaneateles Planning Board at the request of Diane Eggleston for the property located at 3441 Rickard Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review issuance of special permits and the site is located within 500 feet of Rickard Road (Route 259A), a county highway, Route 20, a state highway, and a farm operation located in a NYS Agricultural District; and
- WHEREAS, the applicant is requesting a special permit for a change of use from dog training to vehicle storage on a 13.04-acre parcel in a Rural and Farming (RF) zoning district; and
- WHEREAS, in 2005, the Board recommended modification of an area variance referral (Z-05-8) to construct a 6,656 sf addition to an existing 1,464 sf pole barn used for an existing dog training facility; the Board cited stormwater runoff requirements with the NYS Department of Transportation; and
- WHEREAS, the site is located in a rural area in the Town of Skaneateles, with surrounding residential and agricultural land uses; the site and surrounding lands are enrolled in NYS Agricultural District 2; there appears to be active farmland on parcels west and south of the site; and
- WHEREAS, the submitted survey map dated May 17, 2017 shows the site has frontage on Rickard Road, a county road, and contains an existing house with a fenced rear yard, two attached barn structures (60' x 99' and 48.4' x 30.3' in size), and a large fenced enclosure; there is an existing gravel parking area separating the barn structures from the fenced enclosure; aerial imagery shows an existing pond at the rear of the structures and forest covering the rear half of the site; and
- WHEREAS, per the survey map, there is an existing gravel driveway onto Rickard Road; no changes to the existing driveway are proposed;  
ADVISORY NOTE: per the Onondaga County Department of Transportation, all existing or proposed driveways on Rickard Road must meet Department requirements; and
- WHEREAS, per the local application, 5,940 sf of the existing barn space will be used for indoor auto storage of up to 18 cars, as part of the proposed storage use; a 20' x 120' area of the existing parking lot will be used for outdoor seasonal vehicle storage, available October 1 to April 30; the existing dog training use will be restricted to the fenced enclosure (120' x 120'), which will be maintained for seasonal use from May 1 to September 30; however, agility dog competitions will no longer be held at this location; and
- WHEREAS, the submitted Narrative dated April 1, 2020 notes that access to indoor storage will be by appointment only from 7am to 8pm; there will be no

cleaning or repairing of vehicles on site and limited storage of auto accessories within the assigned space; the outdoor storage area will be available for cars, trucks, small RVs, and small boats; vehicles must be prepared for storage off-site; and

WHEREAS, aerial imagery shows existing evergreen trees lining the northern and western sides of the fenced enclosure, screening the enclosure, parking lot, and barn from the adjacent residential property to the north; and

WHEREAS, per the submitted First Floor Plan dated April 1, 2020, the remainder of the barn structure contains existing residential storage (1,080 sf), an accessory apartment (803 sf), and a lobby area (324 sf), all to remain; and

WHEREAS, the site is served by an individual well and septic system, which are shown in the survey map to occur in front of the house and on the south side of the barn, respectively; no changes to the existing infrastructure are proposed; and

WHEREAS, the site is located just outside the Skaneateles Lake watershed; and

WHEREAS, GIS mapping shows the site may contain state wetlands, which coincide with the rear forested lands; all existing development appears to occur outside the wetland and 100-foot buffer area; 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:

The applicant must contact the Onondaga County Department of Transportation to coordinate requirements for the existing driveway on Rickard Road, in order to satisfy commercial driveway standards, which may require paving the portion of the driveway in the county right-of-way. The municipality must ensure any mitigation as may be determined by the Department is reflected on the project plans prior to, or as a condition of, municipal approval.

**The motion was made by Marty Masterpole and seconded by David Skeval. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; Michael LaFlair - yes; Marty Masterpole - yes; David Skeval - yes; Jim Stelter - yes; Marty Voss - yes.**



J.Ryan McMahon II  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: April 29, 2020

OCPB Case # Z-20-125

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Skaneateles Planning Board at the request of Jeremy Kimball for the property located at 1351 Cherry Valley Turnpike; 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 Cherry Valley Turnpike (Route 20 / East Genesee Street), a state highway, and the municipal boundary between the Town of Skaneateles and the Village of Skaneateles; and
- WHEREAS, the applicant is proposing construction of a two-story attached garage addition to an existing single-family home on a 13.4-acre parcel in Highway Commercial (HC) and Lake Watershed Overlay (LWOD) zoning districts; and
- WHEREAS, the Board is concurrently reviewing an area variance referral (Z-20-126) to allow a 2,751 sf expansion of the existing, non-conforming house, where 500 sf is permitted; in 2015, the Board recommended modification of concurrent site plan (Z-15-67) and special permit (Z-15-68) referrals to re-establish boat storage and U-Haul rental uses and convert an existing building to a health club, citing coordination requirements with the NYS Department of Transportation for the proposed access changes to Route 20; previously, the Board offered no position on three special permit referrals (Z-02-128, Z-04-198, and Z-07-214) for a modular office on the site, and recommended modification of concurrent site plan and special permit referrals (Z-09-329, Z-09-330) to establish boat storage and a U-Haul rental facility; and
- WHEREAS, the site is located along Cherry Valley Turnpike (US Route 20) just east of the Village of Skaneateles, with surrounding low-density commercial uses; aerial imagery and the submitted survey map dated January 30, 2016 show the site contains multiple uses, including a single-family house at the southwest corner of the site, a one-story office/dance studio/gym building at the front of the site with rear and side yard parking lots, and 4 one-story storage buildings and an outdoor vehicle and boat storage area towards the center of the site; the rear half of the site appears to be mostly undeveloped land, with some gravel areas and wooded land; and
- WHEREAS, the submitted Site Plan dated March 27, 2020 shows the proposed addition will be constructed at the rear of the house, which is a non-conforming use per the local application; the submitted floor plans show the addition will be two stories, with first floor garage and carport, an expanded kitchen, pantry and laundry room, and a second floor master suite with bedroom, bathroom, sitting area and exercise room; and
- WHEREAS, per the survey map, the site has two existing driveways on Route 20, one serving the house and one serving the commercial uses on the site; the Site Plan shows the residential driveway will be reconfigured to align with the new

garage and carport and reduced in width; and

WHEREAS, per the submitted Environmental Assessment Form (EAF) dated March 26, 2020, less than 0.4 acres of the site will be disturbed by the proposed project and stormwater discharges will be directed to the existing swales and stormwater ponds on-site; the survey map shows detention basins at the front, southeast corner of the site and at the rear of the outdoor storage area; and

WHEREAS, the house is served by Village water and an individual septic system, which is shown in the Site Plan to occur between the house and the residential driveway; the referral notice indicates the existing septic system will be evaluated and any improvements required will be implemented; and

WHEREAS, the site is located in the Skaneateles Lake watershed; Skaneateles Lake is the primary public water supply source for the City of Syracuse and is unfiltered, requiring strict adherence to water quality protections on land in the watershed; impermeable surface coverage is currently 29.7% and will be increased to 29.9% following the proposed project, where 30% is the maximum permitted; 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 applicant is required to coordinate with the NYS Department of Transportation Onondaga West Residency office regarding any proposed changes to the Route 20 residential driveway, which must meet the Department's residential driveway standards and will be subject to a work permit. The municipality must ensure any mitigation as may be determined by the Department is reflected on the project plans prior to, or as a condition of, municipal approval.
2. The municipality must ensure all conditions are met and approvals are obtained from the City of Syracuse Water Department prior to, or as a condition of, approving the proposed application.
3. 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 this property prior to municipal approval of the project.

The Board also offers the following comment:

The applicant is encouraged to consult with the Town to ensure the project plans are consistent with the goals and plans for the Eastern Gateway area, which may include the provision of sidewalks along the East Genesee Street frontage.

**The motion was made by Marty Masterpole and seconded by David Skeval. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; Michael LaFlair - yes; Marty Masterpole - yes; David Skeval - yes; Jim Stelter - yes; Marty Voss - yes.**





J.Ryan McMahon II  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: April 29, 2020

OCPB Case # Z-20-126

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a AREA VARIANCE from the Town of Skaneateles ZBA at the request of Jeremy Kimball for the property located at 1351 Cherry Valley Turnpike; 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 Cherry Valley Turnpike (Route 20 / East Genesee Street), a state highway, and the municipal boundary between the Town of Skaneateles and the Village of Skaneateles; and
- WHEREAS, the applicant is requesting an area variance to allow a 2,751 sf expansion of an existing, non-conforming house, where 500 sf is permitted, on a 13.4-acre parcel in Highway Commercial (HC) and Lake Watershed Overlay (LWOD) zoning districts; and
- WHEREAS, the Board is concurrently reviewing a site plan referral (Z-20-125) as part of the proposed project; in 2015, the Board recommended modification of concurrent site plan (Z-15-67) and special permit (Z-15-68) referrals to re-establish boat storage and U-Haul rental uses and convert an existing building to a health club, citing coordination requirements with the NYS Department of Transportation for the proposed access changes to Route 20; previously, the Board offered no position on three special permit referrals (Z-02-128, Z-04-198, and Z-07-214) for a modular office on the site, and recommended modification of concurrent site plan and special permit referrals (Z-09-329, Z-09-330) to establish boat storage and a U-Haul rental facility; and
- WHEREAS, the site is located along Cherry Valley Turnpike (US Route 20) just east of the Village of Skaneateles, with surrounding low-density commercial uses; aerial imagery and the submitted survey map dated January 30, 2016 show the site contains multiple uses, including a single-family house at the southwest corner of the site, a one-story office/dance studio/gym building at the front of the site with rear and side yard parking lots, and 4 one-story storage buildings and an outdoor vehicle and boat storage area towards the center of the site; the rear half of the site appears to be mostly undeveloped land, with some gravel areas and wooded land; and
- WHEREAS, the submitted Site Plan dated March 27, 2020 shows the proposed addition will be constructed at the rear of the house, which is a non-conforming use per the local application; the submitted floor plans show the addition will be two stories, with first floor garage and carport, an expanded kitchen, pantry and laundry room, and a second floor master suite with bedroom, bathroom, sitting area and exercise room; and
- WHEREAS, per the survey map, the site has two existing driveways on Route 20, one serving the house and one serving the commercial uses on the site; the Site Plan shows the residential driveway will be reconfigured to align with the new

garage and carport and reduced in width; and

WHEREAS, per the submitted Environmental Assessment Form (EAF) dated March 26, 2020, less than 0.4 acres of the site will be disturbed by the proposed project and stormwater discharges will be directed to the existing swales and stormwater ponds on-site; the survey map shows detention basins at the front, southeast corner of the site and at the rear of the outdoor storage area; and

WHEREAS, the house is served by Village water and an individual septic system, which is shown in the Site Plan to occur between the house and the residential driveway; the referral notice indicates the existing septic system will be evaluated and any improvements required will be implemented; 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 this property prior to municipal approval of the project; and

WHEREAS, the site is located in the Skaneateles Lake watershed; Skaneateles Lake is the primary public water supply source for the City of Syracuse and is unfiltered, requiring strict adherence to water quality protections on land in the watershed; impermeable surface coverage is currently 29.7% and will be increased to 29.9% following the proposed project, where 30% is the maximum permitted; 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. The Board has offered the following COMMENT(S) in regards to the above referral:

While the Board offers no position with regard to the requested area variance, the following comments are provided for the project as a whole:

1. The applicant is required to coordinate with the NYS Department of Transportation Onondaga West Residency office regarding any proposed changes to the Route 20 residential driveway, which must meet the Department's residential driveway standards and will be subject to a work permit. The municipality must ensure any mitigation as may be determined by the Department is reflected on the project plans prior to, or as a condition of, municipal approval.

2. The municipality must ensure all conditions are met and approvals are obtained from the City of Syracuse Water Department prior to, or as a condition of, approving the proposed application.

3. 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 this property prior to municipal approval of the project.

4. The applicant is encouraged to consult with the Town to ensure the project

plans are consistent with the goals and plans for the Eastern Gateway area, which may include the provision of sidewalks along the East Genesee Street frontage.

**The motion was made by Marty Voss and seconded by Jim Stelter. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; Michael LaFlair - yes; Marty Masterpole - yes; David Skeval - yes; Jim Stelter - yes; Marty Voss - yes.**



J.Ryan McMahon II  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: April 29, 2020

OCPB Case # Z-20-127

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a TEXT AMENDMENT from the Town of Camillus Town Board at the request of Town of Camillus for the property located at 6005 West Genesee Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the adoption or amendment of a zoning ordinance or local law and the site is located within 500 feet of West Genesee Street (Route 98) and Munro Road (Route 206), both county highways, and the municipal boundary between the Town of Camillus and the Village of Camillus; and
- WHEREAS, the applicant is proposing to supersede Chapter 30 Zoning of the Town Code with regard to the frontage of TM # 027.-03-05.2, a 5.82-acre Town-owned parcel; and
- WHEREAS, the vacant site is located just outside the Village of Camillus with surrounding residential and agricultural land uses; aerial imagery shows the Town-owned parcel to be a narrow, irregularly-shaped parcel with frontage on Munro Road and West Genesee Street, both county roads; the parcel is primarily forested; and
- WHEREAS, aerial imagery shows a large existing ground-mounted, off-premises advertising sign at the front of the site; there is also an existing gravel driveway onto West Genesee Street, which appears to serve a dog day care facility on the adjacent parcel to the east; and
- WHEREAS, per the Town of Camillus Town Board Meeting Minutes dated April 14, 2020, the Town intends to lease the frontage of the site to Park Outdoor Advertising of New York, Inc. to allow for a new commercial advertising sign by the company; the Town is proposing to supersede the zoning regulations for the front of the site, and grant itself site plan review of the new sign; future site plan review would be subject to referral to the Onondaga County Planning Board under General Municipal Law (GML) § 239-M; and
- WHEREAS, the site appears to contain a watercourse that runs north-south through the parcel; current FEMA Flood Insurance Rate Maps (FIRM) indicate that the site is located within the 100-year floodplain and more restrictive floodway associated with the watercourse, which may require elevation of structures and other mitigation; the Onondaga County Hazard Mitigation Plan has identified flooding as one of five primary natural hazards of local concern, with the potential to cause extensive threat to property and safety; buildings within the floodplain can negatively affect the free flow of nearby waterways and drainage, and building within a floodplain is therefore discouraged; and

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:

Park Outdoor Advertising of New York, Inc. is encouraged to coordinate with the Onondaga County Department of Transportation regarding plans for the new commercial advertising sign early in the site plan review process. The Department advises that any signage must be located outside of the county right-of-way and any new or existing driveways serving the sign must meet the Department's commercial driveway standards. Any proposed access to Munro Road or West Genesee Street will require highway access and work permits and will be subject to the availability of sight distance.

Additionally, the Onondaga County Department of Transportation advises that a lighting plan will be required for Department review to ensure there will be no glare or spillover from any sign lighting onto adjacent properties or the county right-of-way. If the proposed sign is a Commercial Electronic Variable Message Sign (CEVMS), it will be subject to the Department's regulation criteria regarding transition times, locations, and brightness levels.

**The motion was made by Marty Voss and seconded by Jim Stelter. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; Michael LaFlair - abstain; Marty Masterpole - yes; David Skeval - yes; Jim Stelter - yes; Marty Voss - yes.**



J. Ryan McMahon II  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: April 29, 2020

OCPB Case # Z-20-128

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Cicero Planning Board at the request of ENE Express, LLC for the property located at 7350 Schuyler 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 construction of a 3,600 sf metal-sided building and associated improvements on a 3.25-acre parcel in an Industrial zoning district; and
- WHEREAS, the site is located south of East Taft Road, a county road, with surrounding industrial and residential land uses; aerial imagery and the submitted survey map dated January 31, 2020 show the site has frontage on Schuyler Road, a local road, and contains an existing gravel/dirt fill lot surrounded by woods and phragmites; the lot currently appears to be used for trailer parking for ENE Express, a transportation service; there is an existing gravel driveway onto Schuyler Road; and
- WHEREAS, the submitted Site Plan dated March 13, 2020 shows the proposed 60' x 60' building will be constructed at the rear of the existing gravel lot and surrounded by new stone; the lot will be reduced in size and paved with asphalt; any unused gravel will be removed and replaced by lawn; per the plan, the driveway will also be paved with heavy duty asphalt; an 8' tall chain link fence will be installed along the front of the site, with gated access at the driveway; and
- WHEREAS, per the Site Plan, the parking lot will provide 20 vehicle parking spaces and 18 trailer parking spaces; per the local application, proposed hours of operation will be from 6am to 6pm, six days a week; the maximum number of employees on-site at one time will be 3; and
- WHEREAS, per the submitted Environmental Assessment Form (EAF) dated March 11, 2020, 1.58 acres of the site will be disturbed by the proposed project;  
ADVISORY NOTE: any project that cumulatively disturbs one acre or more of land must be covered under the NYS SPDES Permit, and 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 has access to public drinking water and sewers and is located in the Oak Orchard Wastewater Treatment Plant service area; new municipal connections to public drinking water and wastewater infrastructure are proposed as part of the project;  
ADVISORY NOTES: the Onondaga County Department of Water Environment Protection asks that the applicant contact the Department's Flow Control

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office to determine sewer availability and capacity; 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, GIS mapping shows potential federal and state wetland areas occurring on many of the surrounding parcels and at the rear of the site; the submitted Wetland Restoration Map dated July 2019 shows a NYSDEC delineated wetland boundary on the site, which generally coincides with the boundary of the surrounding woods and phragmites; the proposed building appears to be located within the 100' wetland buffer, though it is not shown in the map; it is unclear if the wetland boundary has been reviewed and confirmed by the NYS Department of Environmental Conservation (NYSDEC); the map also indicates four separate areas, totaling 2,766 sf of land that will be removed of millings, asphalt, or debris and restored; 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);  
ADVISORY NOTE: the applicant and/or municipality is advised to contact the NYS Historic Preservation Office to determine if the project should be submitted to the Office for review as part of the State Environmental Quality Review (SEQR) process; and

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

1. The 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. The Town is advised to ensure any necessary permits for development or placement of fill in a wetland, or drainage of any confirmed wetlands and buffers, are obtained prior to, or as a condition of, municipal approval.

2. The Onondaga County Department of Transportation has determined that the applicant is required to submit ITE Trip Generation traffic figures and a gap analysis at AM/PM peak hours at the East Taft Road intersection for full build out relating to the proposed action. To further meet Department requirements, the applicant must submit a copy of the Stormwater Pollution Prevention Plan (SWPPP) for Department review. The municipality must ensure any mitigation as may be determined by the Department is reflected on the project plans prior to, or as a condition of, municipal approval.

The Board offers the following comment:

The applicant is encouraged to provide landscaping along Schuyler Road to screen front yard parking areas.

**The motion was made by Marty Masterpole and seconded by David Skeval. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; Michael LaFlair - yes; Marty Masterpole - yes; David Skeval - yes; Jim Stelter - yes; Marty Voss - yes.**





J.Ryan McMahon II  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: April 29, 2020

OCPB Case # Z-20-129

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a OTHER AUTHORIZATION from the Village of Skaneateles Planning Board at the request of Helene Marie Gingras for the property located at 18 West Genesee Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review authorizations which a referring body may issue under the provisions of any zoning ordinance or local law and the site is located within 500 feet of West Genesee Street (Route 20), a state highway; and
- WHEREAS, the applicant is requesting a Critical Impact Permit to replace an existing tasting room with a new restaurant, "Good," in an existing building on a 13,787-square foot lot in a Downtown D zoning district; and
- WHEREAS, in 2015, the Board offered no position with comment for a site plan referral (Z-15-383) to construct a seasonal patio at the front of the building and reconfigure parking on the subject site, which was approved locally but does not appear to have been completed; and
- WHEREAS, the site is located in the Village's walkable, downtown commercial area; aerial imagery and the submitted survey map show the site has frontage and an existing sidewalk on West Genesee Street (US Route 20) and contains an existing one-story, multi-tenant building; there is a row of parking at the front of the building and a row along the side of the building with unrestricted access to Route 20; and
- WHEREAS, the local application indicates a 1,510 sf tenant space in the building will be renovated for the new restaurant use; per the submitted Narrative dated March 25, 2020, the existing restaurant/deli and liquor store that occupy the other two tenant spaces of the building will remain; and
- WHEREAS, per the Narrative, the subject tenant space was a restaurant until mid-2014 and has an existing commercial kitchen; the proposed restaurant will be open Tuesday through Sunday from 7am to 5pm with up to 4 employees working during peak hours; restaurant service will be mostly pickup and delivery, though seating capacity will be 42; minor interior renovations are proposed, including removing shelving, replacing a sink, and installing bench seating; no site improvements or exterior renovations are proposed, except to replace the signage on the front of the building; and
- WHEREAS, the site is served by Village drinking water and sewers; anticipated water and sewer usage for the new use were reviewed and compared with the average water usage of the subject tenant space over the last 7 years; the Narrative notes that the proposed restaurant would not exceed peak usage that was seen at the time of the prior restaurant use; 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, the site is located near the Skaneateles Historic District and the Shepard Family Houses, which are listed on, or have been nominated by the NYS Board of Historic Preservation for inclusion on, the State or National Register of Historic Places; and

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. The Board has offered the following COMMENT(S) in regards to the above referral:

The Board encourages the applicant, or property owner, and Village to consider restricting access to West Genesee Street to eliminate potential conflict points and ensure safe vehicle and pedestrian access.

**The motion was made by James Corbett and seconded by Jim Stelter. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; Michael LaFlair - yes; Marty Masterpole - yes; David Skeval - yes; Jim Stelter - yes; Marty Voss - yes.**



J.Ryan McMahon II  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: April 29, 2020

OCPB Case # Z-20-130

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of DeWitt Planning Board at the request of Lauren Sweeney for the property located at 3469 Erie Boulevard East; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Erie Boulevard East (Route 5), a state highway; and
- WHEREAS, the applicant is proposing installation of four electric vehicle charge stations and associated equipment storage on an 11.15-acre parcel in a Business zoning district; and
- WHEREAS, in 2019, the Board offered no position for a preliminary subdivision referral (S-19-85) to subdivide the subject parcel into two news lots; previously, the Board offered no position with comment for an area variance referral (Z-18-257) to reduce the number of required parking spaces, reduce the parking space dimensions, and reduce the drive-thru stacking requirements on the subject parcel as part of a proposed project to construct an endcap addition and outparcel building at the Erie Canal Centre (Z-18-130); the site plan referral (Z-18-130) was an amendment to a previously approved site plan which the Board reviewed in 2014 (Z-14-392); and
- WHEREAS, the site is located north of Shoppingtown Mall along the Erie Boulevard East (NYS Route 5) corridor of mixed roadside commercial and large retail establishments; the submitted drawing of the subject site shows that the site contains an existing one-story building and a large front parking lot for the Erie Canal Centre shopping plaza which currently includes Dick's Sporting Goods, Michael's and Burlington Coat Factory stores; the recently-constructed endcap addition (7,000 sf) is located on the north side of the building and the new outbuilding is located at the front of the site, neither of which appear in recent aerial imagery yet; and
- WHEREAS, per aerial imagery, there are existing concrete sidewalks and a planting strip along Erie Boulevard; the site also has two existing driveways onto Erie Boulevard East; turning movements at this section of Erie Boulevard are restricted to right-in and right-out by a concrete median; the site has two additional connections to Fietta Road, a local road at the rear of the site that serves the rear Marshalls shopping plaza; Fietta Road ultimately accesses Erie Boulevard East at a signalized intersection, as well as Widewaters Parkway, a local road east of the site;  
ADVISORY NOTE: per the NYS Department of Transportation, no additional access to Erie Boulevard will be permitted, nor is it currently proposed; and
- WHEREAS, the submitted Enlarged Site Plan dated December 18, 2019 shows the proposed vehicle charge stations will be constructed on the north side of the existing parking area along the endcap addition; 5 existing parking spaces will

be converted to 4 vehicle charging stations, with (4) 150 kW signet dispensers on concrete pavement, one for each space; pavement markings and signage will be added to each station to signify parking is for “EV Parking Only”; and

WHEREAS, the Enlarged Site Plan and Enlarged Equipment Layout plan show a proposed transformer pad (per National Grid standards) and a proposed equipment storage area on a concrete pad north of the charging stations; the equipment storage area includes 6 signet power units, space for 2 future power units, and a switchboard assembly, all enclosed by a fence with 2 single gate access points; and

WHEREAS, the submitted Utility Plan shows a “proposed underground primary conduit run via bore” connecting the proposed transformer pad to an existing utility transformer located on the adjacent National Grid parcel; and

WHEREAS, a Letter of Owner Authorization dated February 25, 2020, included with the referral materials, indicates that the project area will be leased by Electrify America; and

WHEREAS, per the submitted Environmental Assessment Form (EAF) dated March 30, 2020, 0.1 acres of the site will be disturbed by the proposed project; and

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

WHEREAS, the New York State Department of Environmental Conservation (NYS DEC) EAF Mapper indicates that the project is within 2,000 feet of a site in the NYS DEC Environmental Site Remediation database (C734108); and

WHEREAS, the site may contain the northern long-eared 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 the plans it appears that no trees will be removed as part of the proposed project; and

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

**The motion was made by James Corbett and seconded by Marty Masterpole. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; Michael LaFlair - yes; Marty Masterpole - yes; David Skeval - yes; Jim Stelter - yes; Marty Voss - yes.**



J. Ryan McMahon II  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: April 29, 2020

OCPB Case # Z-20-131

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of DeWitt Planning Board at the request of Napierala Consulting (Neal Zinsmeyer) for the property located at 6891 East Genesee Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of East Genesee Street (Route 5) and Highbridge Road (Route 92), both state highways; and
- WHEREAS, the applicant is proposing to renovate an existing commercial retail building and improve the parking lot on a 0.32-acre parcel in a Special Business Transitional zoning district; and
- WHEREAS, the site is located near the major regional intersection of East Genesee Street and Highbridge Road, NYS Routes 5 and 92, respectively; surrounding land uses are a mix of commercial and residential; and
- WHEREAS, per the local application, the proposed project is intended for a new retail use; the submitted survey map dated March 13, 2020 shows the site has frontage and an existing concrete sidewalk on East Genesee Street and contains an existing one-story building, parking in front of the building, a drive aisle along the east side, and additional parking on the northeast side; and
- WHEREAS, the submitted Layout Plan dated March 30, 2020 shows proposed site improvements to include a new concrete sidewalk, stairs, and switchback ramp system at the front building entry; a 10-foot portion of the front of the building will be removed, allowing front yard parking to be pushed farther back from the front of the site; the front yard parking will be repaved and lined with 5 parking spaces; per the Layout Plan, new plantings will be added between the sidewalk, stairs, and ramp and the western lot line; and
- WHEREAS, the submitted Front Elevation drawing shows a new storefront entry and windows on the front of the building; additional exterior renovations include façade and siding improvements; and
- WHEREAS, the site has two existing driveways onto East Genesee Street, to remain; per the NYS Department of Transportation (NYSDOT), the Town and applicant have both contacted the Department regarding the proposed project; NYSDOT advises that curb alterations or elimination of driveways will not be required given the constraints of the site and the proposed use; however, driveways must be changed to one-way accesses, with the east driveway for ingress-only and the west driveway for egress-only, to improve site circulation and alleviate potential conflicts between vehicles entering, exiting, and parking; and
- WHEREAS, per the submitted Environmental Assessment Form (EAF) dated March 29, 2020, 0.15 acres of the site will be disturbed by the proposed project; 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;  
ADVISORY NOTE: given the proposed change of use, the Onondaga County Department of Water Environment Protection asks that the applicant contact the Department's Flow Control office to determine sewer availability and capacity; 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 2 gallon to 1 gallon sanitary flow offset plan/project in coordination with the municipal engineer; and

WHEREAS, the site may contain the Indiana bat or the Northern long-eared bat, or their associated habitats, which have been listed by the state or federal government as threatened or endangered animal species (per EAF Mapper); impacts to bat species are often associated with tree clearing and from the plans it appears that no trees will be removed as part of the proposed 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

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

The applicant must continue to coordinate with the New York State Department of Transportation regarding access requirements for the existing driveways, which will include adding pavement markings and appropriate signage to limit each driveway to one-way access. A highway work permit will be required for any pavement markings and signage, and any paving in the state right-of-way. The Town is advised to ensure any mitigation as may be determined by the Department is reflected on the project plans prior to, or as a condition of, municipal approval.

**The motion was made by Marty Masterpole and seconded by David Skeval. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; Michael LaFlair - yes; Marty Masterpole - yes; David Skeval - yes; Jim Stelter - yes; Marty Voss - yes.**



J.Ryan McMahon II  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: April 29, 2020

OCPB Case # Z-20-132

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Skaneateles Planning Board at the request of 3406 West Lake Road, LLC for the property located at 3406 West Lake Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of the municipal boundary between the Town of Skaneateles and the Village of Skaneateles; and
- WHEREAS, the applicant is proposing to demolish an existing garage apartment, construct a barn with an accessory apartment, expand an existing porch, add an antique greenhouse, reduce the existing driveway, and add a secondary driveway on a 5.5-acre parcel in Rural and Farming and Lake Watershed Overlay zoning districts; and
- WHEREAS, the site is located on the western shore of Skaneateles Lake just south of the municipal boundary between the Town and Village of Skaneateles; surrounding land uses are residential; and
- WHEREAS, the submitted survey map dated April 16, 2020 shows the site has frontage on West Lake Street, a local road, and contains an existing three-story house set towards the center of the site with a two-story building, to be demolished, south of the house; shoreline structures include an existing boat house, dock, patio and fireplace; the survey map also shows a sewer line and 20' easement running north-south across the site between the house and shoreline; and
- WHEREAS, per the submitted Site Plan dated April 17, 2020, the proposed accessory barn will be constructed in the general location of the existing two-story building and contain garage space and an accessory dwelling; the new barn will be connected to the house via an underground tunnel; the Site Plan shows a proposed greenhouse accessory structure will be located in the front yard; the existing porch at the rear of the house will also be expanded as part of the proposed project; and
- WHEREAS, the Site Plan shows an existing driveway on West Lake Street, to be realigned in front of the house and reduced in overall area; the existing turnaround loop of the driveway, which occurs on the south side of the house, will be removed; a second access point on West Lake Street is proposed to create a u-shaped driveway serving the site; and
- WHEREAS, per the submitted Environmental Assessment Form (EAF) dated April 17, 2020, 1.7 acres of the site will be disturbed by the proposed project; per the EAF, "storm drainage will be directed to the municipal storm sewer in the right-of-way that currently accepts the site's drainage";
- ADVISORY NOTE: any project that cumulatively disturbs one acre or more of land must be covered under the NYS SPDES Permit, and 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 Village sewers; no changes to the existing infrastructure are proposed; and

WHEREAS, the site is located in the Skaneateles Lake watershed; Skaneateles Lake is the primary public water supply source for the City of Syracuse and is unfiltered, requiring strict adherence to water quality protections on land in the watershed; impermeable surface coverage is currently 7.8%, where 10% is allowed, and will increase to 8.3% following the proposed project; and

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

WHEREAS, the 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); per the EAF, a request for information regarding cultural resources is being submitted to the NYS Office of Parks, Recreation and Historic Preservation; 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 municipality must ensure all conditions are met and approvals are obtained from the City of Syracuse Water Department prior to, or as a condition of, approving the proposed application.

**The motion was made by Marty Voss and seconded by Michael LaFlair. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; Michael LaFlair - yes; Marty Masterpole - yes; David Skeval - yes; Jim Stelter - yes; Marty Voss - yes.**