



Onondaga County Planning Board

May 06, 2015

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

<u>I. ATTENDANCE</u>	<u>STAFF PRESENT</u>	<u>GUESTS PRESENT</u>
<u>MEMBERS</u>		
Douglas Morris	Megan Costa	Bill Fisher
Daniel Cupoli	Gilly Cantor	Martin Murphy
Robert Antonacci	Don Jordan	
Brian Donnelly	Robin Coon	
Chester Dudzinski, Jr.		

II. CALL TO ORDER

The meeting was called to order at 11:00 AM on May 06, 2015

III. MINUTES

Minutes from April 15, 2015 were submitted for approval. Daniel Cupoli made a motion to accept the minutes. Chester Dudzinski seconded the motion. The votes were recorded as follows: Douglas Morris - yes; Brian Donnelly - yes; Daniel Cupoli - yes; Robert Antonacci - yes; Chester Dudzinski - yes.

Bill Fisher announced that former Onondaga County Legislator, James Corbett, has been nominated by the County Executive to sit on the Onondaga County Planning Board. Confirmation by the Legislature is required.

IV. ACTIONS ON GML SECTION 239 REFERRALS

Summary

S-15-30	No Position With Comment	S-15-31	No Position With Comment	S-15-32	No Position With Comment
S-15-33	No Position With Comment	Z-15-128	No Position With Comment	Z-15-131	No Position With Comment
Z-15-132	Approval	Z-15-133	No Position	Z-15-134	No Position With Comment
Z-15-135	No Position With Comment	Z-15-136	No Position With Comment	Z-15-137	No Position
Z-15-138	No Position With Comment	Z-15-139	Modification	Z-15-140	No Position
Z-15-141	No Position With Comment	Z-15-142	No Position With Comment	Z-15-143	No Position With Comment
Z-15-144	No Position With Comment	Z-15-145	No Position	Z-15-146	No Position With Comment
Z-15-147	No Position With Comment				



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: May 06, 2015

OCPB Case # S-15-30

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a FINAL SUBDIVISION from the City of Syracuse Planning Commission at the request of Michael E. & Susan Speach for the property located at 2400 Lodi Street & 207 Court Street; and
- WHEREAS, General Municipal Law Section 239-n allows the County Planning Board to review the approval of subdivisions and the site is located within 500 feet of Interstate Route 81, a state highway; and
- WHEREAS, the applicant is proposing to combine two parcels containing an existing mixed use building (Speach Candy and a residence) into a new 0.116-acre lot in a Business Class A (BA) zoning district; and
- WHEREAS, the city application notes the subject lots are being combined because they contain a building which spans both lots, and that this proposal is not part of a larger project; and
- WHEREAS, the Resubdivision Plan date January 27, 2015 shows proposed New Lot 1A to contain an irregularly-shaped frame and masonry building; per the application, the building is a multi-story residential-type structure which contains a retail and service store/facility for the applicant's candy and confectionery establishment; and
- WHEREAS, the plan shows the site is located at the corner of Lodi Street and Court Street, both city streets, with a large asphalt area wrapping around the corner within the city right-of-way; per aerial photography, the asphalt area contains perpendicular parking spaces which require backing into the city right-of-way, there does not appear to be on-street parking on either street near the building, and the site does not have concrete sidewalks; and
- WHEREAS, the Environmental Assessment Form dated April 3, 2015 notes the site of the proposed action or an adjoining property has been the subject of ongoing or completed remediation for hazardous waste, and is located in an archeological sensitive area; and
- WHEREAS, the site is served by public water and sewer and is located in the Metropolitan Wastewater Treatment Plant service area; and
- WHEREAS, per the Onondaga County Department of Water Environment Protection, the project shall comply with Local Law #1 of 2011 - A Local Law Establishing a Program to Promote Capacity Management, Maintenance and Operation of the Public Sewers and Related Purposes, where applicable; information regarding this law is available at www.ongov.net/wep/uselaws.html; and

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 City and applicant are encouraged to better delineate driveway and parking areas, install concrete sidewalks which continue through any asphalt areas on site, and incorporate landscaping in the right-of-way wherever possible.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: May 06, 2015

OCPB Case # S-15-31

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SUBDIVISION from the City of Syracuse Planning Commission at the request of COR Inner Harbor Co., LLC for the property located at 701 Van Rensselaer Street; and
- WHEREAS, General Municipal Law Section 239-n allows the County Planning Board to review the approval of subdivisions and the site is located within 500 feet of the Inner Harbor Barge Canal Terminal, a part of the New York State Barge Canal System, and West Bear Street, a state highway; and
- WHEREAS, the applicant is proposing to subdivide an 9.8-acre parcel into three new lots in a Lakefront Urban Center (T-5) zoning district, in order to construct a surface parking lot as part of Phase 1 of the west shore Inner Harbor development; and
- WHEREAS, the Board recently recommended Modification of concurrent Site Plan and Special permit referrals (Z-15-77 and Z-15-78) for the two proposed mixed use retail/apartment buildings across the street and the surface parking lot on the subject parcel; at the subsequent meeting on April 15, 2015, the Board offered No Position With Comment on concurrent Site Plan and Special permit referrals (Z-15-129 and Z-15-130) for the same proposal with revised comments from the New York State Department of Transportation; the Board previously recommended Modification of a Site Plan referral (Z-14-222) for a prior version of Phase I which included one mixed use building with interior garage parking and approximately the same amount of retail and apartments, and Modification of concurrent Final Subdivision and establishment of streets referrals (S-14-15 and Z-14-76) for the overall west shore development; the Board cited coordination of infrastructure with the New York State Department of Transportation and the Onondaga County Department of Water Environment Protection; the Board has also reviewed referrals for the proposed hotel development on the south shore of the Inner Harbor (Z-14-180 and Z-14-181); and
- WHEREAS, the Final Subdivision Plan dated February 27, 2015 shows proposed Lot No. C-1 (7.823 acres), C-2 (1.4284 acres), and C-3 (0.609 acres); plans submitted with recent referrals indicate the proposed parking lot would be a subset of a larger parking lot serving the overall west shore development, and would be situated behind a temporary berm along Van Rensselaer Street which would eventually contain a mixed use retail/residential building fronting the street; it appears that the future mixed use building would be located on proposed Lot No. C-3, the subject parking lot would be located on proposed Lot No. C-2, and the remaining parking lot would be located on proposed Lot No. C-1 which also fronts North Geddes Street and West Kirkpatrick Street; and
- WHEREAS, plans from recent referrals show six proposed buildings within the proposed

new street grid across Van Rensselaer Street, two luxury apartment buildings along the harbor and four mixed-use retail/residential buildings between the harbor and Van Rensselaer Street; floor plans indicate the two Phase I buildings directly across from the proposed parking lot would each have 19,000 square feet of retail and amenity space on the first floor, and 54 apartments on the upper three floors; parking information submitted with prior referrals indicates Phase 1 would include 83 on-street parking spaces along Shoecraft Road, Salt Shed Drive, and Van Rensselaer Street, plus 146 spaces in the proposed parking lot; and

WHEREAS, prior plans show that the four mixed use buildings located between Shoecraft Road and Van Rensselaer Street would have an interior alley which would connect North Geddes Street, Iron Pier Drive, and Salt Shed Drive; the alley would contain 30 additional parking spaces and sidewalks; the subdivision plan shows proposed Lot No. C-2 (the parking lot parcel) with two 40' frontages on Van Rensselaer Street which align with Iron Pier Drive and Salt Shed Drive and correspond to two proposed driveways serving the parking lot, per prior plans; prior plans further show paver plaza areas across Shoecraft Road which connect to the Onondaga Creekwalk and rights-of-way which include sidewalks, cross walks, proposed plantings, and street trees; and

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

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

WHEREAS, the purpose and intent of the Lakefront zoning districts are to implement the principles of the Lakefront Master Plan and Onondaga County Settlement Plan, and the purpose of the T5 Urban Center zoning district "is to create a dense, fully mixed use neighborhood with a vibrant street life and a public realm with many design amenities" which includes small blocks and lots that prioritize pedestrians, particularly along designated "A" streets such as the streets located in this area; a Waiver Justification Letter submitted with the previous site plan referral (Z-14-222) with the referral details several requested waivers from zoning requirements, including encroachments,

architectural openings, loading and service areas on "A" Streets; and

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

1. The applicant and city are encouraged to design any driveways and internal circulation roads serving the proposed parking lots to meet public right-of-way standards to the extent possible, in order to create the appearance of smaller blocks that are inviting to pedestrians as required in Lakefront zoning districts.
2. The Board encourages the city to continue considering individual project phases in the context of the overall development plan in order to ensure long-term adherence to redevelopment goals regarding density, mixed uses, parking, and walkability.
3. The Onondaga County Department of Water Environment Protection requests that the City and applicant coordinate closely with the Department early in the planning process regarding the west shore project, and the entire COR development project, to ensure infrastructure coordination and to determine sewer availability and capacity.
4. The applicant is encouraged to reduce stormwater runoff and improve stormwater quality as much as practical by reducing impermeable surfaces and utilizing green infrastructure. For more information on stormwater management, visit the Onondaga County "Save the Rain Program" web site at <http://savetherain.us> or contact the Onondaga County Department of Water Environment Protection at 315-435-6820.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: May 06, 2015

OCPB Case # S-15-32

- 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 DeWitt Planning Board at the request of COR Collamer Crossing Subdivision for the property located at 50 Collamer Crossings; 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 Collamer Road (New York State Route 298), Interstate Route 481, and the New York State Thruway (Interstate Route 90), all state highways; and
- WHEREAS, the applicant is proposing to subdivide a 107.774-acre parcel into two new lots, one 14.041-acre lot for a proposed manufacturing/office building and 93.733-acres of remaining lands in a High-Tech (H-T) zoning district; and
- WHEREAS, the Board previously offered No Position With Comment on a Site Plan referral (Z-15-26) to construct the building on this site, noting wetlands, wastewater, gas storage, and pedestrian considerations; the Board also previously recommended Modification of a Site Plan referral (Z-05-292) to construct two buildings (52,800 square feet each) on 14 acres nearby, recommended Modification of a Subdivision referral (S-06-121) to create Lot 3 (27 acres), Lot 4 (7.642 acres) and Lot 5 (6.883 acres) in the Collamer Crossings subdivision, and offered No Position with Comment on a Site Plan referral (Z-14-101) to construct a 52,800 square foot building on Aspen Park Boulevard; and
- WHEREAS, the Preliminary Plat dated April 9, 2015 shows proposed Lot 6 (97.733 acres) and proposed Lot 7 (14.041 acres); the Site Plan revised March 23, 2015 shows proposed Lot 7 as a proposed 14-acre Lease Parcel within overall 107.774-acre Lot 6 of the Collamer Crossings Subdivision; the proposed Lease Parcel is shown to contain a proposed manufacturing building (54,250 square feet with 15,700 square foot mechanical mezzanine) with loading area, an attached office building (12,300 square feet), and a parking lot for 149 vehicles plus 74 reserve parking spaces in a 0.69-acre area across Collamer Crossings Parkway; the plan also shows fenced areas at the rear of the building that on prior site plans were labeled as bulk gas storage; and
- WHEREAS, the site plan indicates the building will be parallel to Collamer Crossings Parkway, a local road serving the larger industrial/business park; two driveways are shown on the plan, one serving the proposed main parking lot, and another gated driveway to the south leading to the waste management area, loading docks, and bulk gas storage areas at the rear of the building; and
- WHEREAS, the plat shows significant vacant land will remain, plus a future cul-de-sac and existing Onondaga County and Metropolitan Water Board rights-of-way extending south on the property from Collamer Crossings Parkway; plans show the overall property borders Interstate 481 to the west and the New York State Thruway lands to the south; no land disturbance is proposed within

approximately 500 feet of either property boundary; and

WHEREAS, the submitted plans do not show any proposed stormwater management facilities; a Stormwater Pollution Prevention Plan (SWPPP) for land clearing and site grading scheduled to be completed by spring 2015 was submitted with the prior referral (Z-15-26), with a note stating it will be amended to accommodate the future facility; the Environmental Assessment Form dated April 2015 notes a general stormwater permit is required from the New York State Department of Environmental Conservation; and

WHEREAS, per the submitted plans and the EAF, there are state wetlands in several areas of the subject parcel; the site plan further shows "100' DEC Setback" lines, which lie outside of the disturbed area; per a letter from a representative of the U.S. Army Corps of Engineers on March 14, 2013 submitted with the prior referral, a Preliminary Jurisdictional Determination that a wetland delineation map submitted by the applicant "accurately represents on-site conditions"; the EAF notes "a DEC wetland Buffer Disturbance Permit has been applied for"; and

WHEREAS, per the prior referral, a SEQRA review was conducted for the entire business park, a Full Environmental Impact Statement was prepared, and a Findings Statement issued by the Town of DeWitt Planning Board on March 22, 2001; and

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

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

WHEREAS, the site plan does not indicate any sidewalks or pathways are proposed on the site or along any nearby roadways; plans for an adjacent project within the subdivision indicated a stone dust pathway would be constructed to ultimately connect with adjacent lands; the prior referral indicated a proposed 20' buffer along the northern boundary of the disturbed area, and included a letter to the Town dated January 12, 2015 which noted "a full Landscape Plan for the entire site will be submitted with the upcoming site plan review package"; and

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

1. The Onondaga County Department of Water Environment Protection asks that the applicant contact the Department at (315) 435-6820 early in the planning process to determine sewer availability and capacity.
2. The applicant is encouraged to reduce stormwater runoff and improve stormwater quality as much as practical by reducing impermeable surfaces and utilizing green infrastructure. For more information on stormwater management, visit the Onondaga County "Save the Rain Program" web site at <http://savetherain.us> or contact the Onondaga County Department of Water Environment Protection at 315-435-6820.
3. The Town should ensure the New York State Department of Environmental Conservation has reviewed the proposed bulk gas storage and granted wetland and stormwater permits prior to approving plans for this site.
4. The applicant is encouraged to consider pedestrian pathways or sidewalks as part of the proposed project.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: May 06, 2015

OCPB Case # S-15-33

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a FINAL SUBDIVISION from the Town of Lysander Planning Board at the request of David Heath for the property located at 700 Kibby 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 the municipal boundary between the Town of Lysander and the Town of Granby, the county boundary between Oswego County and Onondaga County, and a farm operation in an agricultural district; and
- WHEREAS, the applicant is proposing to subdivide a 5-acre lot from a 24.978-acre parcel in order to construct a single family residence in Agricultural (A) zoning district; and
- WHEREAS, the Land Survey revised on April 13, 2015 shows a "Proposed Parcel" (5 acres) along the Kibby Road frontage, with the remaining land (19.978 acres) retaining frontage on Kibby Road and extending back to County Line Road; no site plan for the house was submitted at this time; and
- WHEREAS, no driveways are shown on the survey; per aerial photography, the site currently contains vacant wooded and cleared land with no existing access to either road; and
- WHEREAS, the plan shows the location of a creek which would bisect the proposed parcel which is a tributary of Ox Creek, per the New York State Department of Environmental Conservation Environmental Assessment Form Mapper; the EAF Mapper further indicates the site may contain federal wetlands; per the U.S. Army Corps of Engineers, National Wetland Inventory Maps may not be used to confirm the presence/absence of federal wetlands on a given parcel of land; the applicant must obtain appropriate permits from the U.S. Army Corps of Engineers for any proposed development or drainage in federal wetlands on site; and
- WHEREAS, the EAF Mapper also states that the site of the proposed action may contain a species of animal, or associated habitats, listed by the state or federal government as threatened or endangered; a permit may be required from the New York State Department of Environmental Conservation (NYS DEC) if the species is listed as endangered or threatened and the NYS DEC determines that the project may be harmful to the species or its habitat; and
- WHEREAS, the site is located outside the Onondaga County Sanitary District and will require private water and septic service; the Onondaga County Health Department must formally accept or approve, respectively, any existing or proposed septic system to service this property prior to Department endorsement of this subdivision plan; and
- WHEREAS, the Onondaga County Agricultural District map shows the site is located in

New York State Agricultural District 3; aerial photography shows the site is adjacent to farmed properties; and

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

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

1. The Town and applicant are advised that the Onondaga County Health Department must formally accept or approve, respectively, any existing or proposed septic system to service this property prior to Department endorsement of this subdivision plan.
2. The site plan should take into consideration the location of any potential streams, wetlands, endangered species, and/or associated habitats on site when selecting a location for the proposed residence. The applicant is also advised to contact the U.S. Army Corps of Engineers and/or the New York State Department of Environmental Conservation to obtain appreciate permits as necessary.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: May 06, 2015

OCPB Case # Z-15-128

- 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 Elbridge Planning Board at the request of Hourigan Farms of Elbridge, LLC for the property located at 441 New York State Route 5 West; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of New York State Route 5, a state highway, and a farm operation in an agricultural district; and
- WHEREAS, the applicant is proposing to construct a restaurant and specialty foods store (Field of Creams) on a 2.5-acre portion of an 89-acre lot containing farmland in a Business (B-1) zoning district; and
- WHEREAS, the Site Overview Plan revised on January 13, 2015 shows the project site is located on the southeastern corner of the parcel; per aerial photography, the site is located across the street from Tessy Plastics; and
- WHEREAS, the Site Layout Plan revised April 8, 2015 shows the project area to contain a proposed 3,712 square foot building with delivery area, drive-thru, and seasonal patio, along with one rear parking lot with 12 employee spaces and a larger front yard parking lot with 57 spaces; per the Site Demolition Plan, the site contained a house, barn, and shed which were removed from the site in the fall of 2014; and
- WHEREAS, the layout plan shows the site with frontage and one proposed driveway on New York State Route 5; the driveway is shown to lead to the larger parking lot, to a drive-thru loop on the side of the building, and to the rear parking lot; the demolition plan shows an existing driveway on Route 5 which served the house and farm buildings, with a note stating "coordinate new curb cut with DOT planning and permits"; any existing or proposed access to Route 5 must meet the requirements of the New York State Department of Transportation; and
- WHEREAS, the Environmental Assessment Form dated April 2015 notes there will be an onsite stormwater management facility, and the layout plan shows an I-2 Infiltration Basin at the front of the parcel; the demolition plan further shows an existing drainage channel along the existing driveway "to be diverted" and an existing culvert to be removed; and
- WHEREAS, the proposed project may disturb one acre or more of land and must be covered under the New York State SPDES II General Permit for Stormwater Discharges from Construction Activity (GP-0-10-001) and the applicant must submit a Stormwater Pollution Prevention Plan (SWPPP) to the municipality and a Notice of Intent (NOI) to the DEC Bureau of Water Permits; the proposed project is located within a designated Municipal Separate Storm Sewer System (MS4) municipality, and the applicant must consult with the municipal

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

E-mail Address: countyplanning@ongov.net

engineer to ensure conformance of construction plans with the municipality's Storm Water Management Plan (SWMP) and submit a MS4 SWPPP Acceptance Form signed by the municipality to the New York State Department of Environmental Conservation Bureau of Water Permits; the proposed project is located within the Onondaga Lake watershed and the SWPPP must include Enhanced Phosphorus Removal design criteria from the NYS Stormwater Management Design Manual as specified in the SPDES General Permit for Stormwater Discharges from Construction Activity (GP-0-10-001); and

WHEREAS, the EAF notes tributaries to Skaneateles Creek bisect the site through an existing culvert; the New York State Department of Environmental Conservation (DEC) EAF Mapper further indicates the site may contain federal wetlands; per the U.S. Army Corps of Engineers, National Wetland Inventory Maps may not be used to confirm the presence/absence of federal wetlands on a given parcel of land; the applicant must obtain appropriate permits from the U.S. Army Corps of Engineers for any proposed development or drainage in federal wetlands on site; and

WHEREAS, the EAF indicates the presence of an archaeological site on the NY State Historic Preservation Office (SHPO) archaeological site inventory in or in the vicinity of the project area, noting an "All Clear Letter" was obtained; the EAF notes permits will be required from DEC and SHPO; and

WHEREAS, the site is located outside the Onondaga County Sanitary District and will be served by private septic system (2,500 gallons per day anticipated waste generation); the EAF notes a permit will be required from the Onondaga County Health Department for the proposed septic system; and

WHEREAS, the EAF states the site is located in the Town of Elbridge West Elbridge Water District, and that the Village of Jordan has granted permission to drive a 1-1/2 copper water line from the water district to the proposed site under Route 5; per the EAF, the water supply for the district is Skaneateles Lake; and

WHEREAS, the Onondaga County Agricultural District map shows the site is located in New York State Agricultural District 3; aerial photography shows the site contains agricultural land and is adjacent to farmed properties; and

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

1. Per the New York State Department of Transportation, the applicant is advised to obtain a highway work permit for any work within the State right-of-way, including for the proposed driveway and any utility permits.
2. The Town and applicant are encouraged to provide landscape screening of the front yard parking lot from the road.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: May 06, 2015

OCPB Case # Z-15-131

- 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 ZONE CHANGE from the Town of LaFayette Town Board at the request of Town of Lafayette Town Board for the property located at the northeast corner of U.S. Route 20 and the Tully Farms Road Extension; 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 is located within 500 feet of U.S. Route 20, a state highway, Tully Farms Road, a county road, and a farm operation in an agricultural district; and
- WHEREAS, the applicant is requesting a zone change from Agricultural-Residential (AR) to Business District (B) on two parcels totaling 10.24 acres, in order to allow the establishment of a woodstove retail business; and
- WHEREAS, per a letter from the Town of LaFayette Planning Board to the Town Board, a large area across Route 20 to the south is currently zoned business and contains athletic fields across from the subject parcels and the Apple Festival property further to the east, and there are other business uses along the northern side of Route 20 including a retail antique operation and a funeral home; zoning maps and aerial photography show that the land to the north and to the west of Tully Farms Road is zoned AR and contains primarily active farmland and vacant wooded land along with a few residences; the Onondaga County Agricultural District map shows the site is located in New York State Agricultural District 1; and
- WHEREAS, per the letter, the Planning Board unanimously supported the proposed zone change and determined it appears to be consistent with the guidelines of the Comprehensive Plan and with the existing uses in this section of Route 20; and
- WHEREAS, an undated survey shows Lot 1 (1.38 acres) to contain an existing barn, and Lot 2 (8.86 acres) to contain a one-story block building and shed; per the letter, the applicant would like to improve the existing barn structure on Lot 1 and demolish the existing structure on Lot 2; and
- WHEREAS, aerial photography shows Lot 1 with an existing driveway on Tully Farms Road Extension, a local road, and the survey shows Lot 2 with two existing gravel drives on Route 20; any existing or proposed access to Route 20 must meet the requirements of the New York State Department of Transportation; and
- WHEREAS, the New York State Department of Environmental Conservation Environmental Assessment Form Mapper indicates that the site may contain federal wetlands; National Wetland Inventory Maps show a small wetland area near the eastern edge of Lot 2; per the U.S. Army Corps of Engineers, National Wetland Inventory Maps may not be used to confirm the presence/absence of federal wetlands on a given parcel of land; and
- WHEREAS, the EAF Mapper also indicates the project site or a portion of it is located in or

adjacent to an area designated as sensitive for archaeological sites on the New York State Historic Preservation Office archaeological site inventory; and
WHEREAS, the site is served by private water and septic and is located outside the Onondaga County Sanitary District; and

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

Should the Town approve the zone change, the plan for the next stage of development should include the following:

1. The Town and applicant are advised to contact the New York State Department of Transportation regarding commercial access to U.S. Route 20, and to obtain a highway work permit for any work within the State right-of-way.
2. The Town should ensure that the applicant has received acceptance or approval from the Onondaga County Health Department for any existing or proposed sewage disposal system to service this property.
3. The Town and applicant are encouraged to ensure that the proposed plans for the site retain a rural aesthetic to reflect the character of this area.
4. The Town may wish to consider a resubdivision to combine Lot 1 and Lot 2 if the proposed business activity may take place across existing lot boundaries.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: May 06, 2015

OCPB Case # Z-15-132

- 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 LOCAL LAW from the Town of Marcellus Town Board at the request of Town of Marcellus Town Board for the property located in R-1, R-2, R-4, and A-1 zoning districts; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the adoption or amendment of a zoning ordinance or local law; and
- WHEREAS, the applicant is proposing to amend the Town of Marcellus Zoning Code with respect to accessory buildings in residential and agricultural zoning districts; and
- WHEREAS, per the proposed Local Law No. A-2015, accessory buildings will be eliminated as a permitted principal use in Residential (R-1) districts, but shall continue to be allowed as accessory uses, with buildings exceeding 160 square feet requiring a special permit; and
- WHEREAS, per the local law, accessory buildings in Residential - Lake Shore (R-2) and Residential (R-4) districts may not exceed 120 square feet; per the existing code, no maximum is specified for R-2 districts and the maximum for R-4 districts is currently 100 square feet; and
- WHEREAS, per the local law, special use permits will no longer be required for accessory buildings used in connection with an operating agricultural farm in an Agricultural (A-1) district; and
- WHEREAS, per the Full Environmental Assessment Form dated April 13, 2015, the Town Board was assigned lead agency and has determined that the proposed action will result in no significant adverse impacts on the environment and thus a negative declaration has been issued; and

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

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: May 06, 2015

OCPB Case # Z-15-133

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a LOCAL LAW from the Town of Marcellus Town Board at the request of Town of Marcellus Town Board for the property located in R-1 and R-2 zoning districts; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the adoption or amendment of a zoning ordinance or local law; and
- WHEREAS, the applicant is proposing to amend the Town of Marcellus Zoning Code with respect to the minimum size of dwelling areas within Residential (R-1) and Residential - Lake Shore (R-2) zoning districts; and
- WHEREAS, per proposed Local Law No. B-2015, the minimum size of dwelling areas in R-1 districts will be increased from 600 square feet to 900 square feet; and
- WHEREAS, per the local law, the minimum size of dwelling areas in R-2 districts will be decreased from 900 square feet to 600 square feet; and
- WHEREAS, per the Town of Marcellus Zoning Map, R-1 zoning occupies the majority of parcels north of New Seneca Turnpike and West Seneca Turnpike with the exception of an Agricultural (A-1) area at the northwest corner of the Town and denser residential and business zoning just north and east of the Village; additional R-1 areas are located throughout the town, typically along major roadways; and
- WHEREAS, the map further shows that the parcels immediately surrounding Otisco Lake at the southern end of the Town are zoned R-2, with no other area in the Town zoned R-2; and
- WHEREAS, per the Environmental Assessment Form dated April 13, 2015, the Town Board was assigned lead agency and has determined that the proposed action will result in no significant adverse impacts on the environment; 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 Brian Donnelly and seconded by Chester Dudzinski. The votes were recorded as follows: Douglas Morris - yes; Brian Donnelly - yes; Daniel Cupoli - yes; Robert Antonacci - yes; Chester Dudzinski - yes.



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: May 06, 2015

OCPB Case # Z-15-134

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a ZONE CHANGE from the Town of Lysander Town Board at the request of David Hayes for the property located at 9386 Oswego Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the adoption or amendment of a zoning ordinance or local law and the site is located within 500 feet of Oswego Road (New York State Route 48), a state highway; and
- WHEREAS, the applicant is requesting a zone change from General Business (GB) to Agricultural (A) on a 19.88-acre lot in order to construct a single family residence; and
- WHEREAS, per aerial photography and zoning maps, the site is located in a cluster of parcels with General Business zoning surrounded by Agricultural zoning, though land uses along this section of Route 48 are primarily residential and agricultural, including a mushroom farm on the adjacent parcel to the north; there is a used car business across Route 48 to the south, and several businesses at the intersection with Lamson Road (Wrights Corner) which are located in a Neighborhood Residential Business District (NR-BD); and
- WHEREAS, the Boundary Survey dated April 29, 2009 shows the subject parcel contains an existing metal-sided storage building; an undated hand-drawn survey shows an additional existing 36' x 40' building behind the storage building; no site plan for a proposed residence was submitted with the referral; and
- WHEREAS, the boundary survey shows the site with frontage and a gravel driveway on N.Y.S. Route 48; aerial photography and the survey show an existing residence and garage on the adjacent parcel with an asphalt driveway which may partially encroach on the subject parcel; and
- WHEREAS, per aerial photography and the submitted surveys, the rear portion of the site contains wooded land, an easement for buried natural gas lines, and a possible stream; and
- WHEREAS, the New York State Department of Environmental Conservation Environmental Assessment Form Mapper indicates that the site may contain federal wetlands or other regulated waterbodies; per the U.S. Army Corps of Engineers, National Wetland Inventory Maps may not be used to confirm the presence/absence of federal wetlands on a given parcel of land; the applicant must obtain appropriate permits from the U.S. Army Corps of Engineers for any proposed development or drainage in federal wetlands on site; and
- WHEREAS, the EAF Mapper also states that the site of the proposed action may contain a species of animal, or associated habitats, listed by the state or federal government as threatened or endangered; a permit may be required from the New York State Department of Environmental Conservation (NYS DEC) if the

species is listed as endangered or threatened and the NYS DEC determines that the project may be harmful to the species or its habitat; and

WHEREAS, the site is located outside the Onondaga County Sanitary District; the Environmental Assessment Form dated April 6, 2015 notes the site is served by a private well and septic system; locations in northern Lysander have been known to have issues with ground water as a potable water supply; 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 may wish to explore the opportunity in its update of the Town zoning ordinance to restore agricultural zoning to other business zoned parcels in the area. Should the Town approve a zone change for the subject parcel, the plan for the next stage of development should include the following:

The site plan should take into consideration the location of any potential streams, wetlands, endangered species, and/or associated habitats on site when selecting a location for the proposed residence. The applicant is also advised to contact the U.S. Army Corps of Engineers and/or the New York State Department of Environmental Conservation to obtain appropriate permits as necessary.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: May 06, 2015

OCPB Case # Z-15-135

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a AREA VARIANCE from the Town of Clay Zoning Board of Appeals at the request of Jeffery T. Passino for the property located at 9087 Oneida River Park Drive; 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 Clay and the Town of Schroepel, and the county boundary between Onondaga County and Oswego County; and
- WHEREAS, the applicant is requesting an area variance to construct a 15' x 25' deck on an existing single-family residence on a 0.42-acre lot in a Residential Agricultural (RA-100) zoning district; and
- WHEREAS, the Board previously recommended Modification of an Area Variance referral (Z-14-403) for front and side yard setbacks to replace a portion of the house and garage due to poor construction, citing the need for septic approval and discouraging the expansion of non-conforming structures on undersized riverfront parcels; and
- WHEREAS, per the referral notice, an area variance is required for the side yard setback (7' proposed, 25' required); and
- WHEREAS, the Location Survey dated June 25, 2014 shows an existing two-story frame house, attached frame garage, and the proposed deck behind the house; and
- WHEREAS, the survey shows the lot is located along the Oneida River and has frontage and an existing gravel drive on Oneida River Park Drive, a local street; and
- WHEREAS, FEMA Flood Insurance Rate Maps (FIRM) indicate that the rear half of this parcel is in a Special Flood Hazard Area (SFHA); the Onondaga County Hazard Mitigation Plan has identified flooding as one of five primary natural hazards of local concern, with the potential to cause extensive threat to property and safety; buildings within the floodplain can negatively affect the free flow of nearby waterways and drainage, and building within a floodplain is therefore discouraged; and
- WHEREAS, the New York State Department of Environmental Conservation Environmental Assessment Form Mapper indicates that the site contains federal wetlands; per the U.S. Army Corps of Engineers, National Wetland Inventory Maps may not be used to confirm the presence/absence of federal wetlands on a given parcel of land; the applicant must obtain appropriate permits from the U.S. Army Corps of Engineers for any proposed development or drainage in federal wetlands on site; and
- WHEREAS, the EAF Mapper further indicates that the site of the proposed action contains a species of animal, or associated habitats, listed by the state or federal

government as threatened or endangered, that the site is located over, or immediately adjoining, a principal aquifer, and that the project site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the New York State Historic Preservation Office archaeological site inventory; and

WHEREAS, the site is located in the Oak Orchard Wastewater Treatment Plant service area in a location with no access to sewers; the referral notice states the site is served by private water and septic; per the Onondaga County Health Department, the proposed septic system and its location have been approved; and

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

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

1. The municipality is encouraged to minimize exposure to damage from natural hazards and uphold local flood ordinance requirements, as required for good standing in the National Flood Insurance Program, by ensuring that any proposed development would not negatively affect drainage patterns in or near the floodplain.
2. The applicant is advised to conduct a formal wetland delineation to determine the presence and location of any federal wetlands on site, and any delineated wetlands must be confirmed by the U.S. Army Corps of Engineers and shown on the plans for the site. The applicant is also advised to obtain appropriate permits from the Corps for any proposed development or drainage into wetlands on site.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: May 06, 2015

OCPB Case # Z-15-136

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Village of Marcellus Planning Board at the request of Reagan Companies for the property located at 8 East Main Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of East Main Street, a county road, and North Street (New York State Route 174), a state highway; and
- WHEREAS, the applicant is proposing to construct a second story addition to an existing office building (Reagan Companies) on a 0.12-acre lot in a Village Center (VC) zoning district; and
- WHEREAS, per current tax maps, the building is located on an L-shaped parcel with frontage on East Main Street and South Street; a letter to the Village dated April 10, 2015 notes the proposal submitted is for a 45' x 76' second level addition directly above the first floor footprint of the 2004 building addition facing South Street; and
- WHEREAS, the Layout and Landscape Plan & Site Details from July 29, 2004 shows the part of the subject parcel along South Street to contain the proposed addition from 2004 (now the existing building) and a parking lot with 25 spaces; the letter notes with the addition, the company will add 8-10 staff members in the future, which can be accommodated in the existing parking arrangement in the village; and
- WHEREAS, the plan shows the parking lot with one driveway on South Street; and
- WHEREAS, the Environmental Assessment Form dated 15, 2015 notes existing storm water is discharged to catch basins in the parking lot to the municipal system in the street; a Storm & Grading Plan from 2004 was submitted with the referral; and
- WHEREAS, the site is served by public water and village sewers; and
- WHEREAS, per the plan and aerial photography, the site contains concrete sidewalks on both frontages, on-street parking along East Main Street, and three street trees along South Street; the letter notes no additional signs, vegetation, topography or site features are proposed with this addition; 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 advises the Village to ensure the amount of existing parking on site is sufficient to meet the needs of the proposed expansion, and is encouraged

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

E-mail Address: countyplanning@ongov.net

to establish parking agreements with neighboring businesses should additional parking be necessary.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: May 06, 2015

OCPB Case # Z-15-137

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a THREE-MILE LIMIT from the City of Syracuse Planning Commission at the request of Morgan Management, LLC for the property located at 3546-3604 West Genesee Street (Town of Camillus); and
- WHEREAS, the site is located within three miles of the City of Syracuse and subject to the extra-territorial jurisdiction of the City of Syracuse under the three-mile limit rule and the site is located within 500 feet of West Genesee Street (Old Route 5) and Onondaga Road (Route 173), both county roads, and the state-owned portion of New York State Route 173; and
- WHEREAS, the applicant is requesting a Three-Mile Limit review of a proposal in the Town of Camillus to convert three parcels into four new lots in Commercial (C-2) and Residential (R-3) zoning districts, in order to redevelop an existing retail plaza with three buildings on a total of 3.048 acres; and
- WHEREAS, the Board previously recommended Modification of concurrent Subdivision and Site Plan referrals (S-14-56 and Z-14-250), citing coordination with the Onondaga County Department of Transportation regarding access to West Genesee Street, permits, stormwater, and signage, and offering comments on water, wastewater, access agreements, shared parking/parking in reserve, landscaping, and pedestrian accommodations; and
- WHEREAS, the city application states that the lot lines are being reconfigured to align with three proposed freestanding buildings (two restaurants and one dentist office); the prior referral noted that the existing Joy Carpet and Nail Salon buildings would be demolished and two new 3,000 square foot buildings would be constructed (one to have a drive-thru), the existing retail strip building would be partially demolished and reconstructed with a new drive-thru end cap on the western end, and the area behind the buildings would be used for parking; and
- WHEREAS, the Amended Final Plan for the subdivision dated June 16, 2014 shows New Lots A, B, and C with an existing and proposed building footprint on each lot and New Lot D as a vacant lot; New Lots B and C are labeled as C-2 zones, New Lot A is labeled as a C-2 zone at the front of the parcel and as an R-3 zone at the rear of the parcel, and New Lot D is labeled as an R-3 zone; and
- WHEREAS, the plan shows a 20-foot ingress and egress easement shared by New Lots A and D on Gifford Road, a local street, and a 20-foot ingress and egress easement shared by New Lots A and B on West Genesee Street; per the prior referral, a new driveway on West Genesee Street is proposed for New Lot C and the number of overall curb cuts on West Genesee Street would be reduced from four to two; any existing or proposed access to West Genesee Street must meet the requirements of the Onondaga County Department of Transportation; and

WHEREAS, the Environmental Assessment Form dated July 9, 2014 notes a stormwater management area will be used on the site for stormwater runoff, and that its size has not been determined yet; the proposed project may disturb one acre or more of land and must be covered under the New York State SPDES II General Permit for Stormwater Discharges from Construction Activity (GP-0-10-001) and the applicant must submit a Stormwater Pollution Prevention Plan (SWPPP) to the municipality and a Notice of Intent (NOI) to the DEC Bureau of Water Permits; the proposed project is located within a designated Municipal Separate Storm Sewer System (MS4) municipality, and the applicant must consult with the municipal engineer to ensure conformance of construction plans with the municipality's Storm Water Management Plan (SWMP) and submit a MS4 SWPPP Acceptance Form signed by the municipality to the New York State Department of Environmental Conservation Bureau of Water Permits; and the proposed project is located within the Onondaga Lake watershed and the SWPPP must include Enhanced Phosphorus Removal design criteria from the NYS Stormwater Management Design Manual as specified in the SPDES General Permit for Stormwater Discharges from Construction Activity (GP-0-10-001); and

WHEREAS, the Onondaga County Department of Transportation has required that the applicant submit a copy of the Stormwater Pollution Prevention Plan (SWPPP) to the Onondaga County Department of Transportation for review; and

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

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

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

WHEREAS, per aerial photography, the site is located across the street from the Fairmount Fair shopping plaza and has a wooded area along the rear and eastern boundaries (rear portion) of the site (steep grade per the plans), and a grassed area just south of the wooded area; and

WHEREAS, the prior referral indicated that two existing pole signs would be removed and three new signs would be installed along the West Genesee Street frontage; the referral also indicated that pedestrian accommodations would be added including proposed sidewalks along West Genesee Street, crosswalks through the driveways and across the internal circulation roads, and paths around the buildings and on landscaped curbs; 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 Brian Donnelly and seconded by Chester Dudzinski. The votes were recorded as follows: Douglas Morris - yes; Brian Donnelly - yes; Daniel Cupoli - yes; Robert Antonacci - yes; Chester Dudzinski - yes.



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: May 06, 2015

OCPB Case # Z-15-138

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a TEXT AMENDMENT from the Town of Camillus Town Board at the request of Camillus Town Board for the property located at 3756 Milton Avenue; 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 Milton Avenue and Hinsdale Road, both county roads, and New York State Route 5, a state highway; and
- WHEREAS, the applicant is proposing to amend the Camillus Zoning Code to exempt a 9.98-acre lot from off premises sign regulations, in order to allow businesses on adjacent parcels to advertise on the site; and
- WHEREAS, the Board previously recommended Modification of a Site Plan referral (Z-13-43) to construct a Tim Horton's and Cold Stone Creamery within the Home Depot parking lot on the subject parcel; and
- WHEREAS, the proposed new subsection C of § 1504 Amendments to the Zoning Code would state: "Tax map parcel 017.-04-48.2 is hereby exempt from the off premises prohibition contained in Section 802(K) of this Chapter to allow owners and occupants of parcels 017.-04-02.1 and 017.-04-48.3 to advertise on a sign to be erected at the Hinsdale Road driveway of parcel 017.-04-48.2, which sign shall otherwise comply with the provisions of Chapter 30, unless varied by the Zoning Board of Appeals."; and
- WHEREAS, per Section 802(K) of town code: "All signs, except for subdivision construction, special public or institutional events, and billboards as permitted or allowed herein shall be located on the same site as the use they identify"; and
- WHEREAS, the subject parcel is located in a Planned Commercial (P-C) zoning district between Route 5 to the north, Hinsdale Road to the west, and Milton Road to the south; the two adjacent parcels proposing to place signage on the subject parcel are located in a Commercial (C-3) zoning district along Milton Avenue to the east in an adjoining retail plaza (Staples, Dollar Tree, Dunn Tire, etc.); and
- WHEREAS, per aerial photography, the plazas are served by two existing driveways, one on Milton Avenue and one on Hinsdale Avenue, both of which must meet the requirements of the Onondaga County Department of Transportation; and
- WHEREAS, no further details about the signage proposed for the Hinsdale Avenue driveway were submitted with the referral; 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 explore alternate avenues to allow the proposed activity, such as through a variance, rather than exempting specific tax parcels from a prohibited activity within the body of the Town's Zoning Code.

Should the Town approve the proposed text amendment, the Onondaga County Department of Transportation advises that signage may not obstruct sight distance, and a permit is required for any work within a county road right-of-way.

After a County legal representative was consulted, the motion was made by Daniel Cupoli and seconded by Brian Donnelly. The votes were recorded as follows: Douglas Morris - yes; Brian Donnelly - yes; Daniel Cupoli - yes; Robert Antonacci - yes; Chester Dudzinski - yes.



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: May 06, 2015

OCPB Case # Z-15-139

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Marcellus Planning Board at the request of Half Dome Properties, LLC for the property located at 3722 Bishop Hill Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Lee Mulroy Road (Route 174) and Bishop Hill Road, both county roads, and a farm operation in an agricultural district; and
- WHEREAS, the applicant is proposing to install an outdoor sales display with 30 model sheds on a 68-acre lot containing agricultural land in a Light Industrial (L-1) zoning district; and
- WHEREAS, the Board previously offered No Position With Comment on a Zone Change referral (Z-12-232) to rezone 26 acres of the subject parcel from Agricultural (A-1) to L-1, with recommendations for the next stage of development to obtain access approval from the Onondaga County Department of Transportation and septic system approval from the Onondaga County Health Department, to include cross-connections with adjacent parcels, and to identify the location of streams, wetlands, and floodplains; and
- WHEREAS, the Final Plan dated April 12, 1999 shows an existing house, two garages, and two barns located at the corner of Lee Mulroy Road and Bishop Hill Road; hand drawn on the plan are 12 proposed sheds on a "runner crush parking" area near the corner which would also contain 13 parking spaces (behind the sheds); the remaining sheds are drawn on either side of the parking area amidst the existing structures; the town application notes all existing structures will remain and no new permanent structures will be required; and
- WHEREAS, the plan shows one proposed driveway location on Bishop Hill Road with a note stating "approved by County D.O.T." and an existing driveway on Bishop Hill Road to be closed; per a narrative dated March 30, 2015, ingress and egress will be located on Bishop Hill Road only; the plan further shows "60' reserved for future road approved by County D.O.T." on Lee Mulroy Road; any existing or proposed access to both roads must meet the requirements of the Onondaga County Department of Transportation; and
- WHEREAS, the narrative notes there will be one employee at the site, hours of operation will be 8:00am to 5:00pm daily, and no sheds will be delivered or picked up from the site (all delivered directly from the manufacturer, Backyard Outfitters, Inc.); and
- WHEREAS, the plan shows a number of gas and electric lines and easements crossing the parcel which appear to be outside the project area; and
- WHEREAS, the plan shows the approximate location of a brook running along the northeastern portion of the parcel, and labels two flood zones (A and B) and

the approximate location of a 100 year flood zone boundary, which corresponds to a Special Flood Hazard Area (SFHA) per FEMA Flood Insurance Rate Maps (FIRM); and

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

WHEREAS, the Environmental Assessment Form dated March 30, 2015 further notes the proposed action is located in an archeological sensitive area and the site contains wetlands and other regulated waterbodies; per the New York State Department of Environmental Conservation EAF Mapper, the site contains a tributary to Nine Mile Creek and state and federal wetlands in the brook/flood zone area; per the U.S. Army Corps of Engineers, National Wetland Inventory Maps may not be used to confirm the presence/absence of federal wetlands on a given parcel of land; and

WHEREAS, the Onondaga County Agricultural District map shows the site is located in New York State Agricultural District 2; aerial photography shows the site contains agricultural land and surrounding land uses include other farms and residences, with some commercial properties further east along Lee Mulroy Road; and

WHEREAS, the plan shows the approximate location of a proposed freestanding sign 15' from the Lee Mulroy Road property line, which the narrative notes will be 4' x 8'; and

WHEREAS, the site is served by public water and private septic system and is located outside the Onondaga County Sanitary District; the Onondaga County Health Department must formally accept or approve, respectively, any existing or proposed septic system to service this property prior to issuance of a building permit; 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 applicant must close the north access on Bishop Hill Road. The applicant also must contact the Department at (315) 435-3205 to determine the location of the proposed southern access on Bishop Hill Road and to obtain a commercial access permit.

The Board also offers the following comments:

1. Per the Onondaga County Department of Transportation, the Town and applicant are advised that no access will be permitted on Lee Mulroy Road and the proposed signage may not obstruct sight distance.

2. The Town and applicant are advised that the Onondaga County Health Department must formally accept or approve, respectively, any existing or proposed septic system to service this property prior to issuance of a building permit.

3. The applicant is advised to contact the U.S. Army Corps of Engineers

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

E-mail Address: countyplanning@ongov.net

and/or the New York State Department of Environmental Conservation to confirm the presence of federal and/or state wetlands, respectively, and/or the 100-foot state wetland buffer on this site, and obtain all necessary permits for any confirmed wetlands and buffers and show them on the plans for the site.

4. The Town and applicant are advised to retain the rural and residential character of this area to the extent possible, including limiting the size and scale of proposed signage and incorporating landscaping along the road frontages.

5. Unauthorized alteration or addition to a survey map bearing a licensed land surveyor's seal is a violation of Section 7209, Subdivision 2, of the New York State Education Law.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: May 06, 2015

OCPB Case # Z-15-140

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of DeWitt Planning Board at the request of Bridge Street Reno / Graziano Zazzara for the property located 5804-5808 Bridge 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 Bridge Street, a state highway; and
- WHEREAS, the applicant is proposing to renovate the façade and lighting at an existing two-tenant retail building (formerly West Side Physical & Aquatic Therapy and Matthews Salon & Spa) on a 0.44-acre lot in a Business (B) zoning district; and
- WHEREAS, the Exterior Elevations & Site Plan dated April 13, 2015 shows an existing single-story masonry building (5,800 square feet) and an existing parking lot with 15 spaces; the plan and referral materials indicate the proposed renovations will include brick veneer and EIFS facades, new tenant entry door awnings, and new awning tenant signs and dark-sky compliant lighting to replace existing signs and lighting; and
- WHEREAS, the plan shows the site with two existing driveways on Bridge Street which must meet the requirements of the New York State Department of Transportation; and
- WHEREAS, the plan states existing water runoff sheet drains to an existing catch basin, which the plan shows is located on a lawn area at the front of the parcel within the State right-of-way; and
- WHEREAS, the New York State Department of Environmental Conservation Environmental Assessment Form Mapper indicates that land adjoining the site contains wetlands or other regulated waterbodies; and
- WHEREAS, the EAF Mapper further indicates the project is within 2,000 feet of a site in the New York State Department of Environmental Conservation Environmental Site Remediation database (C734108); and
- WHEREAS, the site is served by public water and sewer and is located in the Metropolitan Wastewater Treatment Plant service area; and
- WHEREAS, per the plan, a new landscape bed is proposed along the north corner of the building to match the existing landscaping along the west corner of the building; and
- WHEREAS, the plan shows two proposed tenant awning signs, 19 square feet and 40 square feet, externally lit with recessed down lighting; 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 Brian Donnelly and seconded by Chester Dudzinski. The votes were recorded as follows: Douglas Morris - yes; Brian Donnelly - yes; Daniel Cupoli - yes; Robert Antonacci - yes; Chester Dudzinski - yes.



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: May 06, 2015

OCPB Case # Z-15-141

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a AREA VARIANCE from the Town of DeWitt Zoning Board of Appeals at the request of Empire Plaza/Sonic: Erie Boulevard East II, LLC for the property located at 3134-3170 Erie Boulevard East; 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 Erie Boulevard East, a state highway; and
- WHEREAS, the applicant is requesting an area variance for signage at a proposed fast food restaurant (Sonic Restaurant) and to amend an existing parking variance for the proposed Empire Plaza resubdivision on four parcels totaling 3.11 acres in Business (B) and Residential (R-3) zoning districts; and
- WHEREAS, the Board previously recommended Modification of concurrent Site Plan and Final Subdivision referrals (Z-15-82 and S-15-19) to demolish an existing car wash to construct the proposed Sonic, and to combine the Sonic parcel with three adjacent parcels containing Empire Plaza into one new lot; the Board noted requirements from the New York State Department of Transportation (NYSDOT) regarding permits, drainage, and the removal of parking, signage, bike racks, and cross-connections within the State right-of-way; the Board and NYSDOT further encouraged the installation of sidewalks set back from the road; and
- WHEREAS, the Overall Plaza Plan dated April 23, 2015 shows the proposed new "Assemblage Parcel" would be zoned business along the Erie Boulevard East frontage and residential along the rear half of the parcel, and contains a six existing one-story masonry commercial buildings, including the vacant car wash to be demolished, Nature-Tyme, Empire Plaza and an adjacent shopping plaza, Taj Indian Palace, and Goodyear; and
- WHEREAS, the Site Layout Plan issued April 10, 2015 shows the proposed Sonic restaurant building (2,972 square feet) with a two-lane drive-thru, approximately 30 parking spaces in a rear lot, a row of 13 canopied parking spaces plus 3 uncovered spaces along one side of the building, and a row of 13 spaces along the other side of the building; much of the proposed parking along the sides of the building would require backing into the drive-thru and internal circulation lanes; and
- WHEREAS, the overall plan shows existing asphalt parking areas serving each of the buildings with a total of 531 existing spaces under the existing parking variance, with a new proposed total of 554 spaces; a narrative submitted with the referral indicates the most recent parking variance was granted in 1988 for 712 spaces, though only 554 are visibly marked; the narrative notes the map will be revised to indicate all marked and unmarked parking spaces across the Plaza if the variance is granted, and the variance would allow the

Sonic restaurant to utilize existing Plaza parking to satisfy its parking requirements of 50 spaces; and

WHEREAS, the plan shows the site would maintain right-in/right-out access to Erie Boulevard East, as well as cross connections with the adjacent Empire Plaza and Nature-Tyme buildings, which has signalized access to Erie Boulevard East; the two proposed cross connections are toward the rear of the site, and no cross connections are proposed with the adjacent parcel to the east (Tokyo Seoul Restaurant), which will be separated by a perimeter strip of lawn; any existing or proposed access to Erie Boulevard East must meet the requirements of the New York State Department of Transportation; and

WHEREAS, the Environmental Assessment Form dated April 21, 2015 indicates 0.95 acres will be physically disturbed; the EAF submitted with the prior referrals noted that the existing storm water system would be utilized, overland drainage flows would be replicated, and two small drywell structures would be proposed for the site, which allow storm water to be temporarily detained and then slowly released into the underlying soils; and

WHEREAS, if the proposed project cumulatively disturbs one acre or more of land, it must be covered under the New York State SPDES II General Permit for Stormwater Discharges from Construction Activity, and the applicant must submit a Stormwater Pollution Prevention Plan (SWPPP) to the municipality and a Notice of Intent (NOI) to the Bureau of Water Permits; the proposed project is located within a designated Municipal Separate Storm Sewer System (MS4) municipality and the applicant must consult with the municipal engineer to ensure conformance with the municipality's Storm Water Management Plan (SWMP) and submit a MS4 SWPPP Acceptance Form signed by the municipality to the Bureau of Water Permits; if the proposed project is located within the Onondaga Lake watershed the SWPPP must include Enhanced Phosphorus Removal design criteria from the NYS Stormwater Management Design Manual; and

WHEREAS, the EAF further notes that one of the subject parcels (3170 Erie Boulevard East) is currently listed as unregulated/closed remediation site per the New York State Department of Environmental Conservation, with two tanks listed as having been removed; and

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

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

WHEREAS, the plan shows an outdoor patio in the front of the building, a bike rack, and lawn areas in the front and rear of the building; a portion of the front lawn partially encroaches in the State right-of-way; there are no existing sidewalks along Erie Boulevard East in this location (only a snow shelf); the plan shows proposed sidewalks set back from the street and a sidewalk which would lead from the sidewalk to the patio via painted crosswalk; and

WHEREAS, the Signage Site Plan revised April 23, 2015 outlines the proposed signage for the site and indicates some signage will require a variance; the signs include an 18.3 square foot monument sign, 69.1 square feet of wall signage split between the front and side facades, four poster signs (89.2 square feet total),

two drive-thru menu signs (23.9 square feet each), a drive-thru preview sign (23.9 square feet), 14 car-hop menus under the canopy (8.1 square feet each), an enter sign (4.5 square feet) on the front patio, an exit sign (4.5 square feet) at one of the rear cross connections, and an exit sign (4.5 square feet) which would be located just outside State right-of-way; signage details suggest all the signs would be internally-lit; and

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

1. Per the New York State Department of Transportation, the applicant is advised to obtain a highway work permit for any work within the State right-of-way.
2. Per the New York State Department of Transportation, the applicant is advised to complete a drainage study or Stormwater Pollution Prevention Plan (SWPPP) to meet Department requirements verifying that the proposed development would not create additional stormwater runoff into the State's drainage system and is required to first contact the Department to determine the scope of the study; the applicant must submit the drainage study to the Department for approval and complete any appropriate mitigation as may be determined by the Department.
3. The Onondaga County Department of Water Environment Protection asks that the applicant contact the Department at (315) 435-6820 early in the planning process to determine sewer availability and capacity.
4. The applicant is encouraged to reduce stormwater runoff and improve stormwater quality as much as practical by reducing impermeable surfaces and utilizing green infrastructure. For more information on stormwater management, visit the Onondaga County "Save the Rain Program" web site at <http://savetherain.us> or contact the Onondaga County Department of Water Environment Protection at 315-435-6820.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: May 06, 2015

OCPB Case # Z-15-142

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a TEXT AMENDMENT from the Town of Lysander Town Board at the request of Town of Lysander for the property located Townwide; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the adoption or amendment of a zoning ordinance or local law; and
- WHEREAS, the Town of Lysander proposes a number of changes to update its Subdivision Regulations in concert with the recently completed draft Comprehensive Land Use Plan (CLUP) update for the Town of Lysander; and
- WHEREAS, the Board is concurrently reviewing two referrals to amend the Town's Zoning Regulations and Zoning Map (Z-15-146 and Z-15-147); and
- WHEREAS, the Board recently offered No Position With Comment on a referral for the Town's Draft CLUP update (Z-15-25), which proposed new residential development and associated infrastructure expansion on the Cold Springs Peninsula, elimination of the Transfer of Development Rights program, increased attention to environmental constraints, and preservation of farmland west of the Village of Baldwinsville; the Draft CLUP is currently being considered for adoption by the Town Board; and
- WHEREAS, in its referral recommendations, the Board expressed concern over the long-term implications of a land use strategy for the Peninsula that is based on single-family housing and infrastructure expansion, noting potential costs and loss of farmland; the Board encouraged the town to continue to investigate and educate residents of the costs and impacts of the development strategy; and
- WHEREAS, the Board further encouraged continued work with the Onondaga County Department of Water Environment Protection (WEP), the Village of Baldwinsville, and the Town of Van Buren regarding wastewater system planning and potential future capacity constraints, and careful consideration of proposed drinking water system expansion; and
- WHEREAS, the edited Subdivision Regulations include a proposed definition and administrative review procedure for the Division of Land, which would include lot line adjustments or the elimination of lot lines without the creation of new streets, curb cuts, infrastructure, or building lots; and
- WHEREAS, as recommended within the draft CLUP, the Major Subdivision procedures shall include an onsite walk through of the property to assess the proposal relative to the comprehensive plan; and
- WHEREAS, the amended regulations note private streets must be approved by the Town Engineer and Attorney, and require approval of the required homeowners association by the New York State Attorney General; and

- WHEREAS, for projects requesting Town use of the proposed Incentive Zoning Overlay District, applicants shall be required to conduct a cost benefit analysis regarding the benefits proposed for the Town in return for the modified zoning requirements; and
- WHEREAS, within the design standards, the Town proposes several changes including waivers to exceed maximum cul-de-sac length, reduced road grade maximums, lessening right angle intersection requirements, increased corner radii, and the prohibition of “half streets”, reserve strips, and alleys; within the required improvements, the Town proposes removal of all requirements for sidewalks and lessening requirements for tree plantings; and
- WHEREAS, several other administrative and language adjustments were also proposed within the regulations, which do not directly or significantly affect site planning; 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 proposed sidewalk and roadway geometry standard changes in the context of walkability within the Town, especially in locations near activity centers, such as within the Village, higher density residential or business clusters, schools, and parks and recreation/trail locations. Locations such as these may be appropriate for the inclusion of sidewalk infrastructure, as well as for pedestrian scaled roadway intersection geometry, and walkable communities have been found to increase property values and livability.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: May 06, 2015

OCPB Case # Z-15-143

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Skaneateles Planning Board at the request of Paul Leone for the property located at 2579 East Lake Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of East Lake Road (New York State Route 41), a state highway; and
- WHEREAS, the applicant is proposing to remove an existing shoreline structure and construct a new shed, gazebo, fire pit, and retaining wall on a 1.94-acre lot in Rural and Farming and Lakefront Watershed Overlay (RF and LWOD) zoning districts; and
- WHEREAS, the Board is concurrently reviewing a Special Permit referral (Z-15-144) for disturbance and construction within 200' and 50' of the lake line, respectively; the Board previously recommended Modification of concurrent Special Permit referrals (Z-06-25) for a proposed shoreline stair, requiring an erosion control plan and permits from the New York State Department of Environmental Conservation and the Syracuse Department of Water; and
- WHEREAS, a narrative submitted with the referral states the proposal is to remove the existing shoreline bunkhouse, shed, deck, north stairs, and fireplace, and to build the new structures 10' back from their existing location as a means of providing a safer environment; the Lot Line relocation plan dated April 6, 2015 shows the subject lot (Lot 2) to contain an existing frame garage and two-story frame house toward the east side of the parcel, the existing shoreline structures to be removed, and the proposed new structures including a 24' x 24' building, 12.5' x 12.5' shed, steps, and fireplace; the narrative notes the applicants also own the adjacent property to the south, which is shown as Lot 1 on the plan and contains an existing frame house, garage, and other shoreline structures; and
- WHEREAS, the plan shows the site with access to a shared gravel drive on East Lake Road; the drive extends north of the subject parcel and terminates along the boundary between the two parcels owned by the applicant; any existing or proposed access to East Lake Road must meet the requirements of the New York State Department of Transportation; and
- WHEREAS, FEMA Flood Insurance Rate Maps (FIRM) data and National Wetland Inventory Maps indicate that the portion of this parcel along the lakeshore is located near a Special Flood Hazard Area (SFHA) and federal wetlands; the New York State Department of Environmental Conservation Environmental Assessment Form Mapper also indicates that the project site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the New York State Historic Preservation Office archaeological site inventory; and
- WHEREAS, the site is located outside the Onondaga County Sanitary District and is

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

E-mail Address: countyplanning@ongov.net

served by private water and septic; the plan shows a “Declaration of Septic Easement dated April 22, 2005” along the boundary between the applicant’s two parcels; a notice of review from the Onondaga County Health Department dated April 14, 2015 notes the Department has no objection to this proposal with respect to arrangements for water supply and sewage disposal, subject to maintenance and plumbing permits; and

WHEREAS, the referral included a document from the City of Syracuse Department of Water dated April 20, 2015 commenting that the site plan does not specify or provide a location for the proposed retaining wall; and

WHEREAS, the plan states that impermeable surface coverage will be increasing from 7.9% to 8.0% and open space coverage will be increasing from 91.2% to 91.8%; and

WHEREAS, the Onondaga County Agricultural District map shows the site is across from and near a number of properties in New York State Agricultural District 2 which appear to contain wooded land and residences; and

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

The Town is advised to ensure the necessary approvals are obtained from the City of Syracuse Department of Water prior to approving this project.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: May 06, 2015

OCPB Case # Z-15-144

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SPECIAL PERMIT from the Town of Skaneateles Planning Board at the request of Paul Leone for the property located at 2579 East Lake 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 East Lake Road, a state highway; and
- WHEREAS, the applicant is requesting a special permit for disturbance and construction within 200' and 50' of the lake line, respectively, as part of a project to remove several existing shoreline structures and construct a new shed, gazebo, fire pit, and retaining wall on a 1.94-acre lot in Rural and Farming and Lakefront Watershed Overlay (RF and LWOD) zoning districts; and
- WHEREAS, the Board is concurrently reviewing a Site Plan referral (Z-15-143) for this project; the Board previously recommended Modification of concurrent Special Permit referrals (Z-06-25) for a proposed shoreline stair, requiring an erosion control plan and permits from the New York State Department of Environmental Conservation and the Syracuse Department of Water; and
- WHEREAS, a narrative submitted with the referral states the proposal is to remove the existing shoreline bunkhouse, shed, deck, north stairs, and fireplace, and to build the new structures 10' back from their existing location as a means of providing a safer environment; the Lot Line relocation plan dated April 6, 2015 shows the subject lot (Lot 2) to contain an existing frame garage and two-story frame house toward the east side of the parcel, the existing shoreline structures to be removed, and the proposed new structures including a 24' x 24' building, 12.5' x 12.5' shed, steps, and fireplace; the narrative notes the applicants also own the adjacent property to the south, which is shown as Lot 1 on the plan and contains an existing frame house, garage, and other shoreline structures; and
- WHEREAS, the plan shows the site with access to a shared gravel drive on East Lake Road; the drive extends north of the subject parcel and terminates along the boundary between the two parcels owned by the applicant; any existing or proposed access to East Lake Road must meet the requirements of the New York State Department of Transportation; and
- WHEREAS, FEMA Flood Insurance Rate Maps (FIRM) data and National Wetland Inventory Maps indicate that the portion of this parcel along the lakeshore is located near a Special Flood Hazard Area (SFHA) and federal wetlands; the New York State Department of Environmental Conservation Environmental Assessment Form Mapper also indicates that the project site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the New York State Historic Preservation Office archaeological site inventory; and
- WHEREAS, the site is located outside the Onondaga County Sanitary District and is

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

E-mail Address: countyplanning@ongov.net

served by private water and septic; the plan shows a “Declaration of Septic Easement dated April 22, 2005” along the boundary between the applicant’s two parcels; a notice of review from the Onondaga County Health Department dated April 14, 2015 notes the Department has no objection to this proposal with respect to arrangements for water supply and sewage disposal, subject to maintenance and plumbing permits; and

WHEREAS, the referral included a document from the City of Syracuse Department of Water dated April 20, 2015 commenting that the site plan does not specify or provide a location for the proposed retaining wall; and

WHEREAS, the plan states that impermeable surface coverage will be increasing from 7.9% to 8.0% and open space coverage will be increasing from 91.2% to 91.8%; and

WHEREAS, the Onondaga County Agricultural District map shows the site is across from and near a number of properties in New York State Agricultural District 2 which appear to contain wooded land and residences; and

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

The Town is advised to ensure the necessary approvals are obtained from the City of Syracuse Department of Water prior to approving this project.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: May 06, 2015

OCPB Case # Z-15-145

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Lysander Planning Board at the request of Northwest YMCA for the property located at 8040 River 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 River Road, a county road; and
- WHEREAS, the applicant is proposing to construct an 81'9" x 30' pavilion with washrooms for child care outdoor activities at a proposed YMCA site on an 11.6-acre lot in a Planned Unit Development (PUD) zoning district; and
- WHEREAS, the Board previously offered No Position With Comment on a Final Subdivision referral (S-14-47) for a 40-lot residential subdivision within the Timber Banks PUD; recommended Modification of concurrent Final Subdivision, Preliminary Subdivision, and Site Plan referrals (S-13-38, S-13-36, and Z-13-175) to create the YMCA parcel and 162 residential lots within the Timber Banks PUD, and to construct the YMCA; recommended Modification of the original PUD Zone Change referral (Z-06-151); and has reviewed several subsequent site plan, subdivision, and plan amendment referrals for the PUD since that time, largely citing traffic concerns; and
- WHEREAS, a letter to the Town Planning Board dated April 8, 2015 notes this application is for a modification to the previously approved site plan for the Northwest YMCA within the Timber Banks PUD; and
- WHEREAS, the Overall Layout Plan revised April 8, 2015 shows the 75,261 square foot YMCA building (currently under construction), playground, two parking lots (43 and 330 spaces, per the original site plan), and concrete sidewalks connecting structures and parking lots; the proposed pavilion (2,452.5 square feet) is shown north of the playground; and
- WHEREAS, the plan shows three proposed driveways on a proposed local road which would lead to River Road; any existing or proposed access to River Road must meet the requirements of the Onondaga County Department of Transportation; the New York State Department of Transportation notes that the intersection of River Road and Route 31 has capacity constraints, and with limited mitigation options, the ability to accommodate future development on the peninsula may be impacted; and
- WHEREAS, the plan shows a proposed stormwater basin in the northeast corner of the site; the proposed project may disturb one acre or more of land and must be covered under the New York State SPDES II General Permit for Stormwater Discharges from Construction Activity (GP-0-10-001) and the applicant must submit a Stormwater Pollution Prevention Plan (SWPPP) to the municipality and a Notice of Intent (NOI) to the DEC Bureau of Water Permits; the proposed project is located within a designated Municipal Separate Storm Sewer System

(MS4) municipality, and the applicant must consult with the municipal engineer to ensure conformance of construction plans with the municipality's Storm Water Management Plan (SWMP) and submit a MS4 SWPPP Acceptance Form signed by the municipality to the New York State Department of Environmental Conservation Bureau of Water Permits; and

WHEREAS, the letter to the Town Planning Board states: "a Full Environmental Assessment Form was completed as required during the zone change process therefore will not be included in this submission" and the referral notice states it will not be required; and

WHEREAS, the New York State Department of Environmental Conservation Environmental Assessment Form Mapper indicates that land adjoining the site contains wetlands or other regulated waterbodies; prior referrals indicate wetlands and floodplains in the portion of the PUD near the Seneca River; and

WHEREAS, the EAF Mapper states that the site of the proposed action may contain a species of animal, or associated habitats, listed by the state or federal government as threatened or endangered; a previously submitted EAF stated that the U.S. Fish and Wildlife Service has identified the potential for the federally and state-listed Indiana bat to occur within the project area, and the project will avoid all potential habitat for this species; a permit may be required from the New York State Department of Environmental Conservation (NYS DEC) if the species is listed as endangered or threatened and the NYS DEC determines that the project may be harmful to the species or its habitat; and

WHEREAS, the EAF Mapper further indicates that the site is located over, or immediately adjoining, primary and principal aquifers, and is located in or adjacent to an area designated as sensitive for archaeological sites on the New York State Historic Preservation Office archaeological site inventory; and

WHEREAS, the site will be served by public water and existing sewer facilities within Timber Banks, and is located in the Baldwinsville Seneca-Knolls Wastewater Treatment Plant service area; the plan indicates the proposed pavilion will connect to water and sanitary sewer service; and

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

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 Brian Donnelly and seconded by Chester Dudzinski. The votes were recorded as follows: Douglas Morris - yes; Brian Donnelly - yes; Daniel Cupoli - yes; Robert Antonacci - yes; Chester Dudzinski - yes.



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: May 06, 2015

OCPB Case # Z-15-146

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a TEXT AMENDMENT from the Town of Lysander Planning Board at the request of Town of Lysander for the property located Townwide; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the adoption or amendment of a zoning ordinance or local law; and
- WHEREAS, the Town of Lysander proposes a number of changes to update its Zoning Ordinance in concert with the recently completed draft Comprehensive Land Use Plan (CLUP) update for the Town of Lysander; and
- WHEREAS, the Board is concurrently reviewing two referrals to amend the Town's Subdivision Regulations and Zoning Map (Z-15-142 and Z-15-147); the Board recently offered No Position With Comment on a referral for the Town's Draft CLUP update (Z-15-25), which proposed new residential development and associated infrastructure expansion on the Cold Springs Peninsula, elimination of the Transfer of Development Rights (TDR) program, increased attention to environmental constraints, and preservation of farmland west of the Village of Baldwinsville; the draft CLUP is currently being considered for adoption by the Town Board; and
- WHEREAS, in its referral recommendations, the Board expressed concern over the long-term implications of a land use strategy for the Peninsula that is based on single-family housing and infrastructure expansion, noting potential costs and loss of farmland; the Board encouraged the town to continue to investigate and educate residents of the costs and impacts of the development strategy; the Board further encouraged continued work with the Onondaga County Department of Water Environment Protection (WEP), the Village of Baldwinsville, and the Town of Van Buren regarding wastewater system planning and potential future capacity constraints, and careful consideration of proposed drinking water system expansion; and
- WHEREAS, the zoning ordinance proposes to eliminate the TDR program instituted as part of the 2007 comprehensive plan update and to add a new Incentive Zoning Overlay District which has similar land use goals to enable higher density development in certain locations on the Cold Springs Peninsula; and
- WHEREAS, objectives of the Overlay Zone include: preservation and enhancement of natural and cultural features; accommodation of land uses and site arrangements not contemplated under conventional zoning; creation of usable open space and recreational lands and trails; and preservation of farmland, scenic viewsheds, water and forest resources, habitats, and other sensitive areas; and
- WHEREAS, adjustments to certain zoning requirements shall be considered in exchange for a specific defined community benefit or amenity in excess of those required to mitigate proposed development impacts; amenities include parks, utilities,

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

E-mail Address: countyplanning@ongov.net

preservation of farmland or open space, and the preservation of cultural, historic, or other community facilities; incentives include changes to the permissible density, use, lot coverage, setbacks, height, floor area, or buffer areas; and

- WHEREAS, the CLUP Committee conducted open committee meetings, held public meetings, and created a resident survey, which generally found respondents are most interested in retaining agriculture and open space, increasing access to waterways, maintaining good schools, and improving traffic flow and found respondents are least interested in more residential development; and
- WHEREAS, the Town Planning Board and Zoning Board of Appeals will make recommendations to the Town Board regarding applications utilizing the overlay zone, including suitability of the site for proposed amenities, relationship to existing and future development, adequacy of infrastructure, and adequacy of the proposal in meeting local and area wide needs; General Municipal Law further requires the Town to give notice to all adjacent municipalities of any public hearings related to these proposals; and
- WHEREAS, the proposed overlay zone shall apply to locations indicated on the proposed new Town of Lysander Zoning Map and may be adjusted over time subject to the Town's map amendment processes; sites currently being proposed for inclusion in the Overlay Zoning district include approximately 1,050 acres within the Cold Springs Peninsula, as well as 250 acres of land west of the Village of Baldwinsville surrounding the Whispering Oaks subdivision; both locations are proposed to tie into existing or proposed public wastewater facilities; and
- WHEREAS, the draft CLUP anticipates new single-family residential subdivision development totaling approximately 2,000+/- units in these two general areas; specific parcels were selected for the overlay in order to: allow development previously considered by the Town, serve areas containing dry sewers, and provide new public wastewater service to shoreline and other properties on the Peninsula; the plan cites that "the CLUP uses "Incentive Zoning" to exchange development rights for needed trunk/siphon to Wetzel Road (Treatment Plant) or to Baldwinsville-Seneca Knolls even to the point of working with WEP to expand treatment capacity"; additionally, regulations specify that provision of public sewer and water service should be incorporated into every significant development project proposed within the County Sanitary District; and
- WHEREAS, the portion of the Town within the boundary of the Onondaga County Sanitary District is tributary to the Baldwinsville-Seneca Knolls Treatment Plant; the Onondaga County Department of Water Environment Protection met with the CLUP committee and town representatives during the process, and offered several items for consideration, including:
- 1.) Biochemical Oxygen Demand (BOD) loading and capacity constraints may be on the horizon for the Baldwinsville-Seneca Knolls Wastewater Treatment Plant service area, and are highly dependent on current and potential industrial users; capacity expansion at the Treatment Plant would likely run in the millions of dollars;
 - 2.) the Towns of Lysander, Van Buren and Village of Baldwinsville are encouraged to work cooperatively to identify toward an allocation strategy for the limited remaining capacity within the county system, to ensure capacity is used for the most beneficial land uses for the communities and the region, especially job creating entities;
 - 3.) the Department estimates the costs related to providing new Town service

to Peninsula shoreline properties, existing dry sewer areas, homes currently on septic systems, and new single-family development, would be significant and likely exceed the cost willing to be borne by the development community; therefore, the Town should think critically about the costs and benefits of such an expansion strategy prior to adoption of an Incentive Overlay zone; 4.) the operational and long-term repair/replacement costs of pump stations serving a limited residential tax base can be excessive, and WEP encourages cost-benefit analyses, construction standards, and assurances such as performance bonds/maintenance guarantees as part of the development review process; and 5.) limited transmission capacity exists along the newly constructed sewer line serving the Whispering Oaks area, and the Town is urged to prioritize allocation of remaining transmission capacity to eventually serve existing shoreline and older subdivisions to the west; and

WHEREAS, during the CLUP development process, both County and State Departments of Transportation stressed to the Town that capital funding for transportation projects is increasingly limited, and opportunities to expand the system of collectors or arterials are not likely to be prioritized over maintenance of the regional system; and

WHEREAS, other notable changes made to the zoning ordinance include: allowing flag lots; changing the name of a zoning district (Neighborhood Residential Business to Neighborhood Service); requiring public water and sewer provision and encouraging cluster development for the R-20, R-12.5, and R-10 districts; eliminating multi-family housing as an allowable use in the R-10 and NS districts; increasing minimum lot area and width standards for residences in the NS district; tying increases in the volume of living spaces in the Flowage Easement district to County Health Department permitting of onsite wastewater disposal systems; lessening of some minimum parking requirements by use; and limiting some non-residential parking in residential districts; 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 commends the Town of Lysander for the broad engagement process undertaken to update its comprehensive plan and related zoning and subdivision regulations, the Board wishes to state its significant concern about the costs of extending sewers and other publicly-funded infrastructure assets into the proposed Incentive Zoning Overlay District. Unless the Town of Lysander weighs the costs and benefits carefully, the costs of installing and maintaining these new infrastructure assets could easily result in higher property taxes for existing Town residents, without sufficient benefits to justify the expense. The Board also wishes to emphasize that this cost/benefit analysis should include the entire useful life of both local and regional infrastructure assets. The Board further recommends that when making decisions about development in the proposed Incentive Zoning Overlay District, the Town of Lysander carefully consider public opinion in light of the fact that public opinion surveys have consistently indicated that the preservation of farmland and open space is a higher priority than residential development for a majority of the public.

The Town should continue to work with WEP, the Village of Baldwinsville, and the Town of Van Buren in developing a mutually acceptable allocation plan which prioritizes allocation of limited treatment capacity within the Baldwinsville-Seneca Knolls Wastewater Treatment Plant to the highest quality and most cost-effective uses and locations within the service area.

With respect to other proposed amendments to the Town's zoning regulations, the Board advises the Town against eliminating multi-family housing as an allowable use in all residential districts. Confining all multi-family housing solely to the PUD process could result in potential impediments to the availability of affordable housing in the Town, which may not be consistent with federal fair housing laws.

The Board has requested that Syracuse-Onondaga County Planning Agency staff present the Board's comments regarding the proposed Incentive Zoning Overlay District to town officials and local residents at an upcoming public meeting, prior to the Town approving amendments to the Zoning Map and Zoning Ordinance.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: May 06, 2015

OCPB Case # Z-15-147

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a MAP ADOPTION from the Town of Lysander Planning Board at the request of Town of Lysander for the property located Townwide; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the adoption or amendment of a zoning ordinance or local law; and
- WHEREAS, the Town of Lysander proposes to amend its Zoning Map to incorporate formatting changes and add a proposed Incentive Zoning Overlay District to certain parcels in the Town; and
- WHEREAS, the Board is concurrently reviewing two referrals to amend the Town's Subdivision Regulations and Zoning Regulations (Z-15-142 and Z-15-146); the Board recently offered No Position With Comment on a referral for the Town's Draft CLUP update (Z-15-25), which proposed new residential development and associated infrastructure expansion on the Cold Springs Peninsula, elimination of the Transfer of Development Rights (TDR) program, increased attention to environmental constraints, and preservation of farmland west of the Village of Baldwinsville; the draft CLUP is currently being considered for adoption by the Town Board; and
- WHEREAS, in its referral recommendations, the Board expressed concern over the long-term implications of a land use strategy for the Peninsula that is based on single-family housing and infrastructure expansion, noting potential costs and loss of farmland; the Board encouraged the town to continue to investigate and educate residents of the costs and impacts of the development strategy; the Board further encouraged continued work with the Onondaga County Department of Water Environment Protection (WEP), the Village of Baldwinsville, and the Town of Van Buren regarding wastewater system planning and potential future capacity constraints, and careful consideration of proposed drinking water system expansion; and
- WHEREAS, the zoning ordinance proposes to eliminate the TDR program instituted as part of the 2007 comprehensive plan update and to add a new Incentive Zoning Overlay District which has similar land use goals to enable higher density development in certain locations on the Cold Springs Peninsula; and
- WHEREAS, objectives of the Overlay Zone include: preservation and enhancement of natural and cultural features; accommodation of land uses and site arrangements not contemplated under conventional zoning; creation of usable open space and recreational lands and trails; and preservation of farmland, scenic viewsheds, water and forest resources, habitats, and other sensitive areas; and
- WHEREAS, adjustments to certain zoning requirements shall be considered in exchange for a specific defined community benefit or amenity in excess of those required to mitigate proposed development impacts; amenities include parks, utilities,

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

E-mail Address: countyplanning@ongov.net

preservation of farmland or open space, and the preservation of cultural, historic, or other community facilities; incentives include changes to the permissible density, use, lot coverage, setbacks, height, floor area, or buffer areas; and

- WHEREAS, the CLUP Committee conducted open committee meetings, held public meetings, and created a resident survey, which generally found respondents are most interested in retaining agriculture and open space, increasing access to waterways, maintaining good schools, and improving traffic flow and found respondents are least interested in more residential development; and
- WHEREAS, the Town Planning Board and Zoning Board of Appeals will make recommendations to the Town Board regarding applications utilizing the overlay zone, including suitability of the site for proposed amenities, relationship to existing and future development, adequacy of infrastructure, and adequacy of the proposal in meeting local and area wide needs; General Municipal Law further requires the Town to give notice to all adjacent municipalities of any public hearings related to these proposals; and
- WHEREAS, the proposed overlay zone shall apply to locations indicated on the proposed new Town of Lysander Zoning Map and may be adjusted over time subject to the Town's map amendment processes; sites currently being proposed for inclusion in the Overlay Zoning district include approximately 1,050 acres within the Cold Springs Peninsula, as well as 250 acres of land west of the Village of Baldwinsville surrounding the Whispering Oaks subdivision; both locations are proposed to tie into existing or proposed public wastewater facilities; and
- WHEREAS, the draft CLUP anticipates new single-family residential subdivision development totaling approximately 2,000+/- units in these two general areas; specific parcels were selected for the overlay in order to: allow development previously considered by the Town, serve areas containing dry sewers, and provide new public wastewater service to shoreline and other properties on the Peninsula; the plan cites that "the CLUP uses "Incentive Zoning" to exchange development rights for needed trunk/siphon to Wetzel Road (Treatment Plant) or to Baldwinsville-Seneca Knolls even to the point of working with WEP to expand treatment capacity"; additionally, regulations specify that provision of public sewer and water service should be incorporated into every significant development project proposed within the County Sanitary District; and
- WHEREAS, the portion of the Town within the boundary of the Onondaga County Sanitary District is tributary to the Baldwinsville-Seneca Knolls Treatment Plant; the Onondaga County Department of Water Environment Protection met with the CLUP committee and town representatives during the process, and offered several items for consideration, including:
- 1.) Biochemical Oxygen Demand (BOD) loading and capacity constraints may be on the horizon for the Baldwinsville-Seneca Knolls Wastewater Treatment Plant service area, and are highly dependent on current and potential industrial users; capacity expansion at the Treatment Plant would likely run in the millions of dollars;
 - 2.) the Towns of Lysander, Van Buren and Village of Baldwinsville are encouraged to work cooperatively to identify toward an allocation strategy for the limited remaining capacity within the county system, to ensure capacity is used for the most beneficial land uses for the communities and the region, especially job creating entities;
 - 3.) the Department estimates the costs related to providing new Town service

to Peninsula shoreline properties, existing dry sewer areas, homes currently on septic systems, and new single-family development, would be significant and likely exceed the cost willing to be borne by the development community; therefore, the Town should think critically about the costs and benefits of such an expansion strategy prior to adoption of an Incentive Overlay zone; 4.) the operational and long-term repair/replacement costs of pump stations serving a limited residential tax base can be excessive, and WEP encourages cost-benefit analyses, construction standards, and assurances such as performance bonds/maintenance guarantees as part of the development review process; and 5.) limited transmission capacity exists along the newly constructed sewer line serving the Whispering Oaks area, and the Town is urged to prioritize allocation of remaining transmission capacity to eventually serve existing shoreline and older subdivisions to the west; and

WHEREAS, during the CLUP development process, both County and State Departments of Transportation stressed to the Town that capital funding for transportation projects is increasingly limited, and opportunities to expand the system of collectors or arterials are not likely to be prioritized over maintenance of the regional system; and

WHEREAS, other notable changes made to the zoning ordinance include: allowing flag lots; changing the name of a zoning district (Neighborhood Residential Business to Neighborhood Service); requiring public water and sewer provision and encouraging cluster development for the R-20, R-12.5, and R-10 districts; eliminating multi-family housing as an allowable use in the R-10 and NS districts; increasing minimum lot area and width standards for residences in the NS district; tying increases in the volume of living spaces in the Flowage Easement district to County Health Department permitting of onsite wastewater disposal systems; lessening of some minimum parking requirements by use; and limiting some non-residential parking in residential districts; 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 commends the Town of Lysander for the broad engagement process undertaken to update its comprehensive plan and related zoning and subdivision regulations, the Board wishes to state its significant concern about the costs of extending sewers and other publicly-funded infrastructure assets into the proposed Incentive Zoning Overlay District. Unless the Town of Lysander weighs the costs and benefits carefully, the costs of installing and maintaining these new infrastructure assets could easily result in higher property taxes for existing Town residents, without sufficient benefits to justify the expense. The Board also wishes to emphasize that this cost/benefit analysis should include the entire useful life of both local and regional infrastructure assets. The Board further recommends that when making decisions about development in the proposed Incentive Zoning Overlay District, the Town of Lysander carefully consider public opinion in light of the fact that public opinion surveys have consistently indicated that the preservation of farmland and open space is a higher priority than residential development for a majority of the public.

The Town should continue to work with WEP, the Village of Baldwinsville, and the Town of Van Buren in developing a mutually acceptable allocation plan which prioritizes allocation of limited treatment capacity within the Baldwinsville-Seneca Knolls Wastewater Treatment Plant to the highest quality and most cost-effective uses and locations within the service area.

The Board has requested that Syracuse-Onondaga County Planning Agency staff present the Board's comments regarding the proposed Incentive Zoning Overlay District to town officials and local residents at an upcoming public meeting, prior to the Town approving amendments to the Zoning Map and Zoning Ordinance.

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