



Onondaga County Planning Board

May 10, 2017

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

I. ATTENDANCE

MEMBERS PRESENT

Douglas Morris
Daniel Cupoli
Robert Antonacci
Lisa Dell
Marty Voss

STAFF PRESENT

Megan Costa
Allison Bodine
Robin Coon

GUESTS PRESENT

Terry Morgan

II. CALL TO ORDER

The meeting was called to order at 11:00 AM on May 10, 2017.

III. MINUTES & OTHER BUSINESS

Minutes from April 19, 2017 were submitted for approval. Daniel Cupoli made a motion to accept the minutes. Lisa Dell seconded the motion. The votes were recorded as follows: Douglas Morris - yes; Daniel Cupoli - yes; Robert Antonacci - yes; Lisa Dell - yes; Marty Voss - yes.

Megan Costa provided an update on future presentations to the Board, as discussed at the prior April 19, 2017 meeting. At the May 31, 2017 OCPB meeting, David Bottar of the Central New York Regional Planning & Development Board and Dan Spethmann, a project consultant to the Board will present background information on wetland banking programs in New York State and a related possible pilot project in the Town of DeWitt. At the June 21, 2017 meeting, Heather Lamendola and Owen Kerney, representing the City of Syracuse planning and zoning offices of the Syracuse-Onondaga County Planning Agency, will present a project update on the ReZone Syracuse project to revise the City of Syracuse zoning ordinance. Each presentation will tentatively occur at the beginning of the Onondaga County Planning Board meeting at 11:00am and last one hour. Staff also alerted Board members to an upcoming transportation planning conference being held in June in Syracuse, to which the Syracuse Metropolitan Transportation Council is offering free registration. Participation in the presentations or conference attendance were deemed to qualify as hours toward board member training requirements for the year.

IV. ACTIONS ON GML SECTION 239 REFERRALS

Summary

S-17-30	CSyrPB	<i>No Position</i>	S-17-31	TCamPB	<i>Modification</i>
S-17-32	CSyrPB	<i>No Position</i>	Z-17-154	TSkaPB	<i>Modification</i>
Z-17-155	TSkaPB	<i>Modification</i>	Z-17-156	CSyrZA	<i>No Position With Comment</i>
Z-17-157	CSyrZA	<i>Approval</i>	Z-17-158	VLivVB	<i>Approval</i>
Z-17-159	TOnoTB	<i>Modification</i>	Z-17-160	VNsyPB	<i>Modification</i>
Z-17-161	VNsyPB	<i>Modification</i>	Z-17-162	TVanPB	<i>Modification</i>
Z-17-163	TVanPB	<i>Modification</i>	Z-17-164	TVanPB	<i>Modification</i>
Z-17-165	CSyrPB	<i>No Position</i>	Z-17-166	TGedZBA	<i>No Position With Comment</i>
Z-17-167	TManTB	<i>Modification</i>	Z-17-168	TManPB	<i>Modification</i>
Z-17-169	CSyrPB	<i>No Position</i>	Z-17-170	TClaTB	<i>No Position With Comment</i>
Z-17-171	TEIbPB	<i>No Position With Comment</i>	Z-17-172	TCamTB	<i>No Position With Comment</i>
Z-17-173	TCamTB	<i>No Position With Comment</i>	Z-17-174	TManPB	<i>Modification</i>
Z-17-175	TDewPB	<i>Modification</i>	Z-17-176	TDewPB	<i>Modification</i>
Z-17-177	TDewPB	<i>Modification</i>	Z-17-178	TCicPB	<i>No Position With Comment</i>



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Z-17-179	TCicZBA	<i>No Position With Comment</i>	Z-17-180	TSalPB	<i>No Position</i>
Z-17-181	CSyrPB	<i>Approval</i>	Z-17-182	TDewZBA	<i>Modification</i>
Z-17-183	TDewZBA	<i>Modification</i>	Z-17-184	VEsyPB	<i>Incomplete Referral</i>
Z-17-185	TCicTB	<i>Modification</i>	Z-17-186	TCicTB	<i>No Position With Comment</i>
Z-17-187	TCicTB	<i>No Position With Comment</i>			



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: May 10, 2017

OCPB Case # S-17-30

- 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 Symphony Tower for the property located at 111-113 East Onondaga Street & 457 South Salina 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 Clinton Wastewater Storage Facility and the Onondaga County Central Library, both county-owned facilities; and
- WHEREAS, the applicant is proposing to combine two properties into one new 0.733-acre lot in a Central Business-Retail (CBD-R) zoning district; and
- WHEREAS, the building is located in the South Salina Street Historic District at the corner of South Salina Street and East Onondaga Street near several recent and upcoming renovation projects, including the Sibley building, the Clinton Tower apartments, the Hotel Syracuse, and the Galleries building containing the Onondaga County Central Library; the project will be reviewed by the Syracuse Landmark Preservation Board; and
- WHEREAS, the City of Syracuse is currently undertaking a comprehensive project to revise and modernize zoning in the City; according to the ReZone Syracuse draft zoning map dated February 2017, the proposed zoning for this lot is Mixed Used Central Business District (MX-5), which would act to “provide for areas of highest-density residential development, maximum building height, minimal parking, and the greatest range and mix of uses”; and
- WHEREAS, the proposed subdivision will combine existing Lot 17A and Lot 17B to create proposed Lot 17C (0.733 acres); and
- WHEREAS, the submitted Final Plan dated January 25, 2017 shows that Lot 17A has an existing fifteen-story brick building (Symphony Tower) for which an extended stay hotel has been proposed; Lot 17B also has an existing 2-3 story attached row building affiliated with the Symphony Tower building; and
- WHEREAS, the Final Plan shows a 10-foot ingress and egress easement perpendicular to South Salina Street and located along the southern boundary of Lot 17B; no additional parking information or access to the site is indicated in the referral materials; and
- WHEREAS, the site is served by public water and sewers and is located in the Metropolitan Wastewater Treatment Plant service area; and
- WHEREAS, per the Onondaga County Department of Water Environment Protection, the project shall comply with Local Law #1 of 2011 - A Local Law Establishing a Program to Promote Capacity Management, Maintenance and Operation of the Public Sewers and Related Purposes, where applicable; information regarding this law is available at www.ongov.net/wep/uselaws.html; and

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

WHEREAS, the New York State Department of Environmental Conservation Environmental Assessment Form Mapper shows that the building is located in the Syracuse New York State Heritage Area; as the New York State Office of Parks, Recreation & Historic Preservation states, the Heritage Area System is a state-local partnership established to preserve and develop areas that have special significance to New York State; and the EAF notes that the site is substantially contiguous to the Montgomery Street-Columbus Circle and South Salina Street Downtown Historic Districts and the Plymouth Congregational Church and Hotel Syracuse which are all listed on, or have been nominated by the NYS Board of Historic Preservation for inclusion on, the State or National Register of Historic Places; and

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

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

NOW THEREFORE BE IT RESOLVED, that the Onondaga County Planning Board 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 Robert Antonacci and seconded by Marty Voss. The votes were recorded as follows: Douglas Morris - yes; Daniel Cupoli - yes; Robert Antonacci - yes; Lisa Dell - yes; Marty Voss - yes.



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: May 10, 2017

OCPB Case # S-17-31

- 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 PRELIMINARY SUBDIVISION from the Town of Camillus Planning Board at the request of John Szczech for the property located at North Side of Scenic Drive between Raspberry Lane and Greencastle 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 Route 5, a state highway, and a farm operation located in an Agricultural District; and
- WHEREAS, the applicant is proposing to subdivide two parcels totaling 92 acres into 102 residential lots in a Residential (R3) zoning district; and
- WHEREAS, the site is located near the Route 5 ramps west of the Village of Camillus and adjacent to the Annesgrove development; surrounding land uses include additional residential neighborhoods, Camillus Middle School, and the West Hill Golf Course; and
- WHEREAS, the site consists of tax parcels 020.1-01-01.0 (47.52 acres) and 023.-01-09.1 (44.47 acres), which are currently vacant with some wooded areas; the site has approximately 875 feet of frontage on Scenic Drive, a town road; there is a long narrow parcel, owned by the Niagara Mohawk Power Corporation, that shares the northern boundary of the site; the elevation of the site ranges from 870 feet, at the peak of the hill in the northeastern corner of the site, to 684 feet, at the eastern corner of the site along Scenic Drive; and
- WHEREAS, the Board recently recommended Disapproval of two Zone Change referrals (Z-17-77 and Z-17-78) citing a need for coordination with the necessary stakeholders before fully assessing the proposed action and a combined review under State Environmental Quality Review Act for the two neighboring sites; the Town of Camillus Town Board approved the proposed zone changes effectively rezoning tax parcels 020.1-01-01.0 and 021.-03-08.1 to Residential (R3), a district which allows for "single-family residential development at densities comparable to the majority of residential subdivisions in the predominantly built-up areas of the Town" per the Town of Camillus zoning ordinance; and
- WHEREAS, the submitted Preliminary Plan dated April 3, 2017 shows that the proposed project will subdivide the two parcels into 102 residential lots; the plan also shows a proposed road at Scenic Drive that will run through the subdivision and connect to three additional roads, including two cul-de-sacs, on the site; one of the proposed interior roads terminates at the northern boundary of the site where the plan shows a future road right-of-way that crosses the parcel of land owned by the Niagara Mohawk Power Corporation; two proposed conservation areas, which are primarily the wooded portions of the site, are shown in the plan; and

- WHEREAS, the existing Annesgrove development, shown in the Preliminary Plan, is located at the front of the site and includes two existing roads that end at the boundary between Annesgrove and the proposed development; no proposed road connection to these existing roads is shown on the Preliminary Plan; and
- WHEREAS, per the Preliminary Plan, various sanitary sewer, drainage, and utility easements run along the proposed property lines; the plan also shows a future Onondaga County Water Authority tank and Onondaga County Water Authority Easement along the northern boundary of the site; in the Town of Camillus Town Board meeting on March 28, 2017, it was noted that the new water tank will be added (to occur later in Phase 2) at the expense of the new development's property owners and it will connect to the existing tank west of the site and into adjacent development to help with water pressure issues; and
- WHEREAS, both parcels, while currently vacant, indicate that existing municipal water and sewer serve the site and new connections are proposed; while wastewater infrastructure exists nearby, neither parcel is served by water or sewer; and
- WHEREAS, the site lies just inside the Onondaga County Sanitary District boundary, within a transitional suburban/rural area served by sewers and septic systems; the site is located in the Metropolitan Wastewater Treatment Plant and West Side Pump Station service areas which is subject to wet weather 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 Environmental Assessment Form states that 48 acres of the site is to be disturbed and stormwater runoff will be directed to on-site stormwater management facilities; if the proposed project cumulatively disturbs one acre or more of land, it must be covered under the New York State SPDES II General Permit for Stormwater Discharges from Construction Activity, and the applicant must submit a Stormwater Pollution Prevention Plan (SWPPP) to the municipality and a Notice of Intent (NOI) to the Bureau of Water Permits; the proposed project is located within a designated Municipal Separate Storm Sewer System (MS4) municipality and the applicant must consult with the municipal engineer to ensure conformance with the municipality's Storm Water Management Plan (SWMP) and submit a MS4 SWPPP Acceptance Form signed by the municipality to the Bureau of Water Permits; and
- WHEREAS, the New York State Department of Environmental Conservation Environmental Assessment Form Mapper indicates that the project site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the New York State Historic Preservation Office archaeological site registry; the municipality is advised to contact the New

York State Historic Preservation Office to determine if the project should be submitted to the Office for review as part of the SEQR process; and

WHEREAS, the Town of Camillus Comprehensive Plan, recently updated and adopted in January 2017 (not referred to the County Planning Board), supports continued residential development to the west of the Village of Camillus and a desire for development which preserves the rural character of the area with greenspace preservation; the plan advocates for interconnections between contiguous developments, while also discouraging local streets to be laid out for through traffic; plan policies call for extending water service and sewer service “as warranted by demand”; and

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

1. The Subdivision Plan must be modified to provide for previously planned and accommodated roadway extensions from the adjacent development to the south at both Donnelly and Linenhall Streets, for safety of access as well as orderly growth of neighborhoods.
2. The Town and applicant must coordinate with the West Genesee School District, as well as emergency service providers, infrastructure providers and other public service providers prior to Town approval to ensure that long-term service demands and capital expenses related to low-density single-use residential expansion into rural and transitional areas does not negatively impact local and regional taxpayers.
3. Responsibility and financing mechanisms for ownership and maintenance of the stormwater management facility areas and conservation areas should be clearly established prior to Town approval.
4. Given the potential layout of 100+ lots with a single vehicular access point, the Plan must be reviewed for safe emergency vehicle access. Additionally, emergency service providers must assess the availability of reliable water for fire protection to the site prior to Town approval, particularly for conditions prior to construction of an additional water tank in later project phases.
5. The New York State Department of Transportation requires a copy of any traffic impact studies being prepared for the project, regarding the intersection with NYS Route 5. Any studies should include potential development to the north as part of a full-build analysis. The Subdivision Plan must be modified to reflect any requirements of the Department prior to Town approval.

The Board also offers the following comments:

1. The Board generally discourages large lot single-family residential subdivisions served by public infrastructure on the suburban fringe, as these subdivisions consume more open space and viable agricultural lands, and are less efficient in terms of infrastructure, access to services, energy use and vehicle miles traveled than mixed-use communities in existing developed areas that provide more public amenities such as nearby schools and services, transit and walkable destinations.

2. Should the Town and applicant continue to consider the proposed subdivision, the Town and the applicant are strongly encouraged to consider a cluster and/or conservation subdivision that can better preserve hilltops and vistas, open space, agricultural land, and scenic resources, as well as reduce infrastructure costs.

3. The Town is further encouraged to consider coordinated roadway, stormwater, sewer and other infrastructure planning for the entirety of planned areas in the project vicinity anticipated for future buildout, to ensure safety, accessibility and cost-effectiveness.

4. Per the New York State Department of Environmental Conservation, the municipality is strongly advised to conduct an environmental review for full buildout of this site in order to avoid potential segmentation issues under SEQRA. The NYSDEC advises that if later phases are uncertain as to design or timing, their likely environmental significance can still be examined as part of the whole action by considering the potential impacts of total build-out (for example, based on sketch plans or existing zoning).

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

6. The applicant is encouraged to reduce stormwater runoff and improve stormwater quality as much as practical by reducing impermeable surfaces and utilizing green infrastructure, such as rain barrels, bio-swales, or tree planting and retention. For more information on stormwater management, visit <http://savetherain.us> or contact the Onondaga County Department of Water Environment Protection at 315-435-2260.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: May 10, 2017

OCPB Case # S-17-32

- 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 FINAL SUBDIVISION from the City of Syracuse Planning Commission at the request of Kasim Muhovic for the property located at 1217 Burnet Avenue; and
- WHEREAS, General Municipal Law Section 239-n allows the County Planning Board to review the approval of subdivisions and the site is located within 500 feet of Interstate Route 690, a state highway; and
- WHEREAS, the applicant is proposing to combine two properties into one new lot of 0.234 acres in a Local Business Class A (BA) zoning district; and
- WHEREAS, the site is located near the intersection of Teall Avenue and Burnet Avenue, both local roads, just north of I-690 and Erie Boulevard East in the City of Syracuse; surrounding land uses are various commercial properties between the I-690 and the Erie Boulevard East corridor and residential neighborhoods north and south of that area; and
- WHEREAS, in 2015, the Board recommended No Position with Comment on a Project Site Review (Z-15-294) referral proposing to replace a second floor porch and install a concrete patio at an existing building on the subject parcel; and
- WHEREAS, the City of Syracuse is currently undertaking a comprehensive project to revise and modernize zoning in the City; according to the ReZone Syracuse draft zoning map dated February 2017, the proposed zoning for this lot is Mixed Used Central Business District (MX-2), which would act to “provide for a pedestrian-focused mix of low-density residential and nonresidential uses that offer limited goods and services to surrounding neighborhoods”; and
- WHEREAS, the submitted survey map dated April 25, 2017 shows that the site consists of Lot #21 and Lot #22 which have already been combined into one tax parcel; the proposed subdivision will also combine these two properties into one lot; per the survey map, the site has frontage on Burnet Avenue and contains an existing two and a half-story block and frame building with ramp, porch, and concrete pad at the front of the building, asphalt parking area on the western portion of the site, and sidewalk parallel to Burnet Avenue; per the survey map, there is a dumpster enclosure, gravel parking area, concrete, and concrete block building at the rear of the site; aerial imagery shows that there is an existing curb cut at Burnet Avenue and the existing asphalt parking area; and
- WHEREAS, the Environmental Assessment Form indicates the proposed project includes constructing a one-story wood frame patio enclosure over the existing concrete slab at the rear of the existing building on Lot #22; and
- WHEREAS, the site is currently served by municipal water and sanitary 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, the New York State Department of Environmental Conservation Environmental Assessment Form Mapper indicates that the project is within 2,000 feet of four sites in the New York State Department of Environmental Conservation Environmental Site Remediation database (B00075, C734090, B00146, 734047); and

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

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

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: May 10, 2017

OCPB Case # Z-17-154

- 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 Graham Smith for the property located at 1120 Jewett 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 State Street Road (Route 321), a state highway, and a farm operation located in an Agricultural District; and
- WHEREAS, the applicant is proposing construction of an accessory apartment and garage on a 1.9-acre parcel containing an existing single-family house in a Residential Rural (RR) zoning district; and
- WHEREAS, the site is located near the intersection of Jewett Road, a local road, and New York State Route 321, a state road, in a rural area of the Town of Skaneateles; the lot (1.92 acres) has frontage on Jewett Road and contains an existing three bedroom, single-family dwelling with deck and above ground swimming pool; and
- WHEREAS, the Board is concurrently reviewing a Special Permit (Z-17-155) referral seeking a special permit to allow for the proposed construction; and
- WHEREAS, per the submitted Site Plan dated February 27, 2017 and elevations dated September 20, 2016, the proposed project includes constructing a one-story, detached 1,704 square foot building (30' x 54'), expanding the existing driveway, and relocating an existing shed; the proposed detached building will comprise a two car garage and one bedroom accessory apartment; a porch for the front entrance and a patio (6' x 14') for the side entrance of the proposed building are also shown in the submitted plans; and
- WHEREAS, per the Town of Skaneateles zoning ordinance, the intent of the Rural Residential (RR) zoning district is "to allow low-density residential and nonresidential uses in rural areas where agriculture is not the predominant use"; the application indicates that a special permit is required to allow for two dwelling units and accessory apartments where a non-conforming lot size (i.e., less than 4 acres) exists; and
- WHEREAS, the existing house is currently served by an individual well and septic system; the proposed accessory apartment will utilize a grinder pump to tie the wastewater of the apartment to the existing septic system; the existing septic system was designed for 450 gallons per day to accommodate a 4-bedroom dwelling; and
- WHEREAS, the proposed project will disturb 0.2 acres of the site; prior to construction, an existing swale will be moved from the west of the driveway to the west of the proposed work area and protected with a straw/jute fabric, the existing septic field will be marked to prevent traffic and construction staging over it, and a

silt fence will be installed to control potential erosion; and

WHEREAS, there is a 100-foot water course setback along the western boundary of the site; the submitted Site Plan shows that the proposed work does not fall within the water course setback; and

WHEREAS, GIS mapping indicates that the site contains state and federal wetlands; based on the location shown in the submitted Site Plan, the proposed work falls within the boundary of the state wetlands which is also subject to a 100-foot buffer requirement; the Site Plan and Environmental Assessment Form do not indicate any wetlands are present; and

WHEREAS, 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; the applicant and/or municipality is advised to contact the New York State Historic Preservation Office to determine if the project should be submitted to the Office for review as part of the SEQR process; and

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

The applicant must contact the U.S. Army Corps of Engineers 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, prior to Town of approval of the site plan.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: May 10, 2017

OCPB Case # Z-17-155

- 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 Graham Smith for the property located at 1120 Jewett 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 State Street Road (Route 321), a state highway, and a farm operation located in an Agricultural District; and
- WHEREAS, the applicant is requesting a special permit for the construction of an accessory apartment and garage on a 1.9-acre parcel containing an existing single-family house in a Residential Rural (RR) zoning district; and
- WHEREAS, the site is located near the intersection of Jewett Road, a local road, and New York State Route 321, a state road, in a rural area of the Town of Skaneateles; the lot (1.92 acres) has frontage on Jewett Road and contains an existing three bedroom, single-family dwelling with deck and above ground swimming pool; and
- WHEREAS, the Board is concurrently reviewing a Site Plan (Z-17-154) referral proposing construction of a detached structure; and
- WHEREAS, per the submitted Site Plan dated February 27, 2017 and elevations dated September 20, 2016, the proposed project includes constructing a one-story, detached 1,704 square foot building (30' x 54'), expanding the existing driveway, and relocating an existing shed; the proposed detached building will comprise a two car garage and one bedroom accessory apartment; a porch for the front entrance and a patio (6' x 14') for the side entrance of the proposed building are also shown in the submitted plans; and
- WHEREAS, per the Town of Skaneateles zoning ordinance, the intent of the Rural Residential (RR) zoning district is "to allow low-density residential and nonresidential uses in rural areas where agriculture is not the predominant use"; the application indicates that a special permit is required to allow for two dwelling units and accessory apartments where a non-conforming lot size (i.e., less than 4 acres) exists; and
- WHEREAS, the existing house is currently served by an individual well and septic system; the proposed accessory apartment will utilize a grinder pump to tie the wastewater of the apartment to the existing septic system; the existing septic system was designed for 450 gallons per day to accommodate a 4-bedroom dwelling; and
- WHEREAS, the proposed project will disturb 0.2 acres of the site; prior to construction, an existing swale will be moved from the west of the driveway to the west of the proposed work area and protected with a straw/jute fabric, the existing septic field will be marked to prevent traffic and construction staging over it, and a

silt fence will be installed to control potential erosion; and

WHEREAS, there is a 100-foot water course setback along the western boundary of the site; the submitted Site Plan shows that the proposed work does not fall within the water course setback; and

WHEREAS, GIS mapping indicates that the site contains state and federal wetlands; based on the location shown in the submitted Site Plan, the proposed work falls within the boundary of the state wetlands which is also subject to a 100-foot buffer requirement; the Site Plan and Environmental Assessment Form do not indicate any wetlands are present; and

WHEREAS, 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; the applicant and/or municipality is advised to contact the New York State Historic Preservation Office to determine if the project should be submitted to the Office for review as part of the SEQR process; and

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

The applicant must contact the U.S. Army Corps of Engineers 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, prior to Town of approval of the site plan.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: May 10, 2017

OCPB Case # Z-17-156

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a PROJECT SITE REVIEW from the City of Syracuse Zoning Administration at the request of OIP Holdings, LLC for the property located at 123-129 East Willow 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 Route 690 and Route 81, both state highways; and
- WHEREAS, the applicant is proposing building renovations to include façade improvements and an outdoor seating area on a proposed mixed-use building in a Central Business District-General Service (CBD-GS) zoning district; and
- WHEREAS, the site is located near the intersection of North Salina Street and East Willow Street, both city roads, in Downtown Syracuse and contains an existing three-story brick and concrete building; the site has frontage on East Willow Street; the I-690 overpass runs along the northeast boundary of the property; the site is surrounded by several parking areas, including parking under the I-690 overpass and a small parking area on the eastern portion of the site itself; the City of Syracuse is currently undertaking a comprehensive project to revise and modernize zoning in the City; according to the ReZone Syracuse draft zoning map dated February 2017, the proposed zoning for this lot is Mixed Used Central Business District (MX-5), which would act to “provide for areas of highest-density residential development, maximum building height, minimal parking, and the greatest range and mix of uses”; and
- WHEREAS, the New York State Department of Transportation is contemplating major changes to the Interstate 81 and Interstate 690 configuration in the Downtown area; the usability of the site and existing structure will depend upon the selected configuration of the highways in this location; and
- WHEREAS, the proposed project will renovate the façade of the existing building and update the interior to allow for apartment space on the second and third floors of the building and a restaurant in the first floor of the building with an additional outdoor seating area; and
- WHEREAS, the submitted plans show that the exterior renovations include cleaning and repairing the existing brick and stone façade and window trim, painting the existing wood and metal trim, repairing the existing roof and parging, installing new windows and a doorway, adding an exit door and fire escape to the north side of the building, and constructing an outdoor seating area; the proposed outdoor seating area will be located on the eastern side of the building adjacent to the sidewalk along East Willow Street, be comprised of a stained timber frame pergola, brick and stone piers, and fireplace, be enclosed by a painted steel fence, and be accessible from the first floor via two overhead doors with a bronze metal panel kneewall; and

WHEREAS, per the submitted plans, the interior renovations will provide basement food and beverage storage areas, a first floor restaurant, including dish room, kitchen, pizza bar, men's and women's restrooms, dining room, server station, liquor bar, and lounge/waiting area, two two-bedroom apartments (1,218 and 1,258 square feet) on the second floor, one two-bedroom apartment (1,240 square feet) on the third floor, and a roof terrace (1,192 square feet) on the third floor; and

WHEREAS, the submitted Site Plan dated April 6, 2017 shows parking space for four vehicles across from the proposed outdoor seating area in the existing paved portion of the site; the existing access to East Willow Street will be used to access the parking area; and

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

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

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

WHEREAS, the New York State Department of Environmental Conservation Environmental Assessment Form Mapper shows that the site is substantially contiguous to Third National Bank and Syracuse Savings Bank which are both listed on, or have been nominated by the NYS Board of Historic Preservation for inclusion on, the State or National Register of Historic Places; per the EAF mapper, the project site or a portion of it is also located in or adjacent to an area designated as sensitive for archaeological sites on the New York State Historic Preservation Office archaeological site registry; the municipality is advised to contact the New York State Historic Preservation Office to determine if the project should be submitted to the Office for review as part of the SEQR process; and

WHEREAS, the project is within 2,000 feet of three sites in the New York State Department of Environmental Conservation Environmental Site Remediation database (734060, V00588, C734089); and

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

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

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 advised to consider the potential property impacts to this site and neighboring sites that any major changes to the Interstate 81 and Interstate 690 configuration may have prior to City approval and applicant investment.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: May 10, 2017

OCPB Case # Z-17-157

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the City of Syracuse Planning Commission at the request of John Freightenburgh for the property located at 600 North Franklin 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 Interstate 81, a state highway; and
- WHEREAS, the applicant is proposing partial renovation and an addition to an existing structure for the creation of a new restaurant/bar facility on a 3.3-acre parcel in a Lakefront T5-2 zoning district; and
- WHEREAS, the site is located in the Lakefront Franklin Square district; per the Lakefront Development Plan, the Franklin Square district is characterized by a high-quality aesthetic and pedestrian environment generated by urban density and consistency in architectural scale, texture, and pattern of new and rehabilitated former industrial buildings; the City of Syracuse is currently undertaking a comprehensive project to revise and modernize zoning in the City; according to the ReZone Syracuse draft zoning map dated February 2017, the proposed zoning for this lot is Mixed Used Office (MX-3), which would act to “provide for pedestrian friendly areas of medium- to higher-density residential development and compatible nonresidential uses, such as offices and supporting secondary commercial uses”; and
- WHEREAS, the Board is concurrently reviewing a Special Permit (Z-17-181) referral proposing to establish a rock climbing gym and fitness center (Central Rock Gym) in the southwestern corner of the same building; and
- WHEREAS, the submitted Boundary Map dated March 23, 1998 and Existing Site Plan dated April 11, 2017 show that the site has frontage on Solar Street to the west, North Clinton Street to the east, and Dupli Park Drive (formerly Gail Borden Drive) to the south and borders Franklin Square Park, a city park; the western portion of the site contains an existing brick building, the Dupli Building, that ranges from two to five stories; the eastern portion of the site, to the rear of the existing building, contains an existing blacktop parking area; the site has an existing drive on Solar Street that runs the length of the northern side of the existing building and provides access to parking spaces along the building as well as the rear parking lot; there is an existing driveway to the large parking area on North Clinton Street and two gated driveways on Dupli Park Drive that provide access to loading areas; and
- WHEREAS, the proposed project consists of converting the boiler room of the existing building to a restaurant (Franklinstein) and providing 1,814 square feet of new outdoor seating area; the total amount of interior space to be renovated is 5,493 square feet; the proposed project is only for the northwestern corner of the existing building; and

- WHEREAS, the submitted plans show that the proposed exterior improvements include repairing and painting the existing cementitious paving of the building, adding an outdoor beer garden to the existing raised terrace area, and adding a painted steel gateway and canopy; the outdoor beer garden will be enclosed by a painted steel fence; the canopy will cover an additional outdoor seating area and the restaurant entryway; the ground floor of the existing building is partially below grade so the proposed outdoor seating area and entryway will be accessible via a staircase and ramp at the sidewalk along Solar Street; and
- WHEREAS, per the submitted Proposed Floor Plans dated April 11, 2017, interior renovations will include a vestibule, bar area, men's and women's restrooms, food and beverage storage areas, kitchen, boiler, employee break room and restroom, and office on the ground floor and mezzanine dining that overlooks the ground floor bar area and an outdoor terrace (562 square feet) on the mezzanine floor; the submitted plans show space for a future large group/party room; and
- WHEREAS, the proposed project will accommodate 24 parking spaces, including three handicapped accessible spots, located along the northern side of the building off the Solar Street drive; on-street parking is also available within Franklin Square; and
- WHEREAS, the application indicates that proposed signage will consist of one internally lit sign, less than 50 square feet in size, surface mounted to the face of the proposed gateway, and located above the restaurant entry on Solar Street; and
- WHEREAS, the site is served by public water and sewers 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 Onondaga County Department of Water Environment Protection has determined that the submitted project is located in an area designated as flow constrained or impacted by excessive wet weather flow or is tributary to a Combined Sewer Overflow (CSO); the project applicant is required to offset any additional sanitary flow in excess of the most recent land use; the applicant must develop a 1 gallon to 1 gallon offset plan/project in coordination with the municipal engineer; a letter confirming the acceptance of the offset plan must be submitted to the Department of Water Environment Protection documenting the offset plan; and
- WHEREAS, the New York State Department of Environmental Conservation Environmental Assessment Form Mapper shows that the site is near the O.M. Edwards Building (across Solar Street) which is listed on, or has been nominated by the NYS Board of Historic Preservation for inclusion on, the State or National Register of Historic Places; and
- WHEREAS, per the EAF mapper, the project site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the New York State Historic Preservation Office archaeological site registry and the municipality is advised to contact the New York State Historic Preservation Office to determine if the project should be submitted to the Office for review as part of the SEQR process; the EAF mapper also indicates that the project is within 2,000 feet of seven sites in the New York State Department of

Environmental Conservation Environmental Site Remediation database (734060, V00588, C734089, C734088, C734088A, E734109, C734143); a portion of the site or land adjoining the site contains wetlands or other regulated waterbodies and GIS mapping shows that a small area of federal wetlands overlaps with the existing parking area at the rear of the building; and

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

The Board commends the applicant for their adaptive reuse of an existing building and proposed site design which maintains the character of the Franklin Square neighborhood.

The Board also offers the following comment:

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

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: May 10, 2017

OCPB Case # Z-17-158

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a LOCAL LAW from the Village of Liverpool Village Board at the request of Village of Liverpool for the property located ; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the adoption or amendment of a zoning ordinance or local law; and
- WHEREAS, the applicant is proposing a local law to amend Chapter 380 (Zoning) of the Code of the Village of Liverpool to include trade schools in the definition of "School"; and
- WHEREAS, the proposed Local Law No. B of 2017 would amend Chapter 380 (Zoning) to delete the current definition of "School" and add a new definition to read, in its entirety, as "Any public or private kindergarten, elementary, secondary, college level or equivalent teaching unit organized by a government authority or private teaching entity having a curriculum equal or similar to public elementary, secondary or college level schools and trade schools offering skilled trade training, apprentice education and practical experience with commensurate accreditation or written program acceptance from traditional secondary or college level institutions. Main and ancillary uses with a direct nexus to the educational purpose may be permitted for trade schools in residential zones subject to the issuance of a Special Use Permit pursuant to Article XIV of the Code"; and
- WHEREAS, per the Village of Liverpool zoning ordinance, "Schools" are a use permitted by special permit in Single-Family Residential (R-1), Two-Family Residential (R-2), and Multiple-Family Residential (R-3) districts; the village consists of numerous residential properties, most of which contain existing buildings; and
- WHEREAS, during the Village Board meeting on March 20, 2017, it was noted that the proposed "School" definition change is needed to facilitate a proposed film school in the Village; and
- WHEREAS, the proposed "Liverpool School of Cinema," which is still in an early planning stage, will include the renovation and utilization of the former A.V. Zogg Middle School at the intersection of Hickory Street and Fourth Street in the Village of Liverpool; the property containing the Zogg school is currently zoned R-1; the purchase of the property for the proposed film school is contingent upon the proposed definition revision; and

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

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: May 10, 2017

OCPB Case # Z-17-159

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Onondaga Town Board at the request of Robert & Kathleen Vinciquerra for the property located at 4827 Broad 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 New York State Route 173, a state highway, and Broad Road, a county road; and
- WHEREAS, the applicant is proposing to demolish a single-family dwelling and construct a 2,800 square foot dental office with a 19-car parking lot on a 0.73-acre parcel in an Onondaga Hill Business District (OHB) zoning district; and
- WHEREAS, the site is located at the intersection of Broad Road and West Seneca Turnpike in the Town of Onondaga and contains an existing house, driveway access to Broad Road, and a large gravel area at the southeastern corner of the site; the site is near the Upstate University Hospital Community Campus and surrounded by roadside commercial and residential lots; and
- WHEREAS, in 2016, the Board recommended Modification of Use Variance and Area Variance (Z-16-377, Z-16-378) referrals to allow for a dental office at the subject site in an R-1 district; the recommended modification for those referrals included providing the Onondaga County Department of Transportation with ITE Trip Generation Figures and a gap analysis at AM/PM peak hours; and recently the Board recommended No Position with Comment on a Local Law (Z-17-68) referral to amend the Town of Onondaga Zoning Code and create a new Onondaga Hill Business District (OHB); the Town has since rezoned the site to an OHB district; and
- WHEREAS, per the referral material and Site Layout Plan dated September 20, 2016, the applicant proposes that the existing house on the parcel be demolished and driveway and gravel areas be removed, and a new 2,800 square foot office building be constructed with parking for 19 cars and a driveway onto Broad Road, to house a single practitioner dental office; the proposed driveway onto Broad Road is set back approximately 160 feet from the intersection with West Seneca Turnpike, and must meet the requirements of the Onondaga County Department of Transportation; and
- WHEREAS, the plan shows the building will be set back 78 feet from West Seneca Turnpike, with the entirety of the building within the 140 foot arterial setback; adjacent houses to the west are set back over 100 feet from the right-of-way, but less than the required 140 feet, as is the existing house on the site; and
- WHEREAS, the plan shows employee and patient parking areas to the side and rear of the building totaling 19 spaces, which satisfies the parking requirement for office uses per the Town zoning code; for medical office uses the parking requirement is 28 spaces; the plan shows a layout for an additional 9 reserve spaces, providing a potential for a total 28 spaces, to be constructed if

required by code enforcement; and

WHEREAS, the plan shows that the proposed lighting for the site includes six pole-mounted light fixtures (15 feet tall) for the parking area and two additional light fixtures at the front entrance to the building; as noted in the referral, “all lighting shall be controlled by automatic switching devices, such as timers, motion detectors, heat sensors, or photocells, to extinguish lighting between 10 pm (or 30 minutes after closing if later) and dawn”; the plan shows that the proposed lighting will not reach the adjacent properties and minimally reach Broad Road; and

WHEREAS, according to GIS mapping, the properties south of the site across West Seneca Turnpike contain federal wetlands and are in the 100-year floodplain; the proposed project will disturb 0.7 acres of the site; two infiltration basins are proposed for the southwestern and southeastern corners of the site; the Environmental Assessment Form indicates that stormwater will be directed to two proposed basins which will spill into the New York State Department of Transportation right-of-way and on to catch basins when at capacity; a NYSDOT Drainage Report dated October 10, 2016 was submitted with the referral materials; and

WHEREAS, per the submitted plan, a proposed 6-foot vinyl fence along the western property line will separate the site and the adjacent residential property and additional landscape buffering will be provided at the rear and side of the site and along the road fronts; the Site Concept Plan shows screening of parking from West Seneca Turnpike; the existing trees at the southeastern corner of the lot will be removed and transplanted; the existing boulders at the northwestern corner of the lot will be removed; 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 Onondaga County Department of Water Environment Protection has determined that the submitted project is located in an area designated as flow constrained or impacted by excessive wet weather flow or is tributary to a Combined Sewer Overflow (CSO); unless it can be demonstrated that anticipated flows will not exceed previous flows, the project applicant is required to offset any additional sanitary flow in excess of the most recent land use; the applicant must develop a 1 gallon to 1 gallon offset plan/project in coordination with the municipal engineer; a letter confirming the acceptance of the offset plan must be submitted to the Department of Water Environment Protection documenting the offset plan; and

WHEREAS, the New York State Department of Environmental Conservation Environmental Assessment Form Mapper shows 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 registry; the municipality is advised to contact the New York State Historic Preservation Office to determine if the project should be submitted to the Office for review as part of the SEQR process; and

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

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

1. The municipality must submit a copy of the drainage report and lighting plan to the New York State and Onondaga County Departments of Transportation early in the planning process for approval and complete any appropriate mitigation as may be determined by the Departments.
2. The municipality and the applicant must continue to coordinate Broad Road access and work permit requirements with the Onondaga County Department of Transportation. The proposed driveway at Broad Road must be modified to meet Department commercial driveway standards.

The Board also offers the following comments:

1. No access will be allowed to Route 173 per the New York State Department of Transportation.
2. The Town and applicant are encouraged to be more stringent with the timing of lighting control as the proposed dental office is primarily a day use and consider the scale of the proposed lighting to ensure that no lighting issues occur, particularly with adjacent residential properties.
3. Per the Onondaga County Department of Transportation, no parking, loading, or servicing of vehicles in the right-of-way, or backing of vehicles into the right of way, is permitted. The Town and applicant are also advised that a permit will be required from the Onondaga County Department of Transportation prior to any proposed work within a county road right-of-way.
4. The Onondaga County Department of Water Environment Protection asks that the applicant contact the Department at (315) 435-5402 x225 to determine sewer availability and capacity, and coordinate with Town engineers regarding any applicable offset requirements.
5. The applicant and Town are encouraged to reduce stormwater runoff and improve stormwater quality as much as practical by reducing impermeable surfaces and utilizing green infrastructure. (For information, go to <http://savetherain.us>)
6. The Board encourages careful consideration for scale, character and compatibility of proposed developments, as commercial uses are encroaching into previously residential frontages along the corridor, as such encroachment can have potential negative effects on residential stability.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: May 10, 2017

OCPB Case # Z-17-160

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Village of North Syracuse Planning Board at the request of Insre, LLC / Ozzie Crisalli for the property located at 117 South 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 South Main Street (Route 11), a state highway, and the municipal boundaries between the Town of Clay and the Town of Cicero; and
- WHEREAS, the applicant is proposing to renovate and convert an existing vacant building to (8) residential apartments and (1) business lease space (laundry) in a Village Center C-3 zoning district; and
- WHEREAS, the site is located at the intersection of Route 11, a state road, and Fergerson Avenue, a local road, in the Village of North Syracuse and contains an existing concrete block building (formerly Dollar Depot), which has been vacant for over 8 years, and an asphalt parking lot in front of the building; the site has frontage on Route 11; the rear property line is along the municipal boundary between the Town of Cicero and Town of Clay; surrounding land uses are primarily retail, a newly renovated mixed use building, Main Street School Early Education, and a church; and
- WHEREAS, the Board is concurrently reviewing a Special Permit (Z-17-161) referral for the project; in 2005, the Board recommended Disapproval of a Special Permit (Z-05-410) referral proposing to open a bar/restaurant in the subject building; the Board cited inadequate parking and no dedicated driveway access to the parcel among their reasons for recommending Disapproval; in 2007, the Board recommended Modification of a Site Plan (Z-07-10) referral proposing a change of use to allow for a church to occupy the subject building; the recommended Modifications included obtaining a written agreement for shared driveway access to Route 11; and
- WHEREAS, per the Village of North Syracuse zoning ordinance, residential units in combination with nonresidential units are permitted in C-3 districts upon issuance of a special permit; and
- WHEREAS, the Site Plan and Elevations dated March 7, 2017 show that the existing building will be gutted and renovated to allow for apartment and business space; the proposed exterior renovations include removing the existing canopy, storefront windows, and fence and constructing a new concrete walk along the front of the building, adding a refuse/recycling center at the rear of the building, and installing a new flat roof system; the front of the building will have new stone veneer, vertical panel siding, and split face CMU; and
- WHEREAS, per the Construction Floor Plan, the proposed interior renovations consist of removing all of the existing walls, doors and door frames, ceiling tiles, floor

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finish, and fixtures and creating a leasable business space (750 square feet) in the northwestern corner of the building, 2 two-bedroom apartments, 6 one-bedroom apartments, and a utility room; the business space will be accessed through an entrance at the front of the building; a corridor will run down the middle of the building which will provide access to the proposed apartments; tenants will be able to access the corridor from front and rear entrances; the utility room will be located at the rear of the building and have its own entrance; and

WHEREAS, the Site Plan indicates that the existing asphalt parking area between the front of the building and the sidewalk and road will be replaced and parking space for 13 vehicles will be provided; the plans show an existing asphalt driveway on the adjacent property that runs along the southern boundary of the site and an existing asphalt parking lot along the northern boundary; no proposed or existing direct driveway access to Route 11 is shown for the site; aerial imagery shows that there is an asphalt area behind the existing building which may provide space for rear parking and be accessible from the adjacent properties and driveways; and

WHEREAS, the plans indicate that proposed lighting will include 5 angle reflector emblem light fixtures to be mounted on the wall over the front entrances and additional wall-mounted light fixtures to be spaced around the rest of the building; and

WHEREAS, the Site Improvement Plan shows that the existing sign will be removed and a new sign will be installed at the same location within one of the proposed parking spaces; no details for the new signage were included in the referral materials; and

WHEREAS, asbestos testing was conducted for the existing building; laboratory results from International Asbestos Testing Laboratories were included in the referral materials and indicate that asbestos is present in the existing building; appropriate abatement will be a necessary part of any future development; and

WHEREAS, aerial imagery shows that there are existing trees at the rear of the property that serve as a buffer between the existing building and the adjacent playground and residential properties; the imagery also shows that there is an existing sidewalk, street trees, and pavers along Route 11; and

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

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

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

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

1. Per the New York State Department of Transportation, the Village must ensure appropriate access agreements are in place for any shared driveways on Route 11.

The Board also offers the following comments:

1. The Board commends the applicant for their proposed adaptive reuse of a vacant building.
2. As this site is within the Village Center Revitalization Area identified by the Village of North Syracuse Comprehensive Plan 2025, the applicant and the municipality are encouraged to improve site design and reinforce walkability by incorporating elements outlined in the Village Comprehensive Plan, such as shared parking with neighboring businesses, and landscaping along the road frontage and around the parking lot. Specifically, the Board encourages the applicant to consider screening the front parking with landscaping or a low wall and adding landscaping between the sidewalks and building.
3. The Onondaga County Department of Water Environment Protection asks that the applicant contact the Department at (315) 435-5402 x225 early in the planning process to determine sewer availability and capacity.
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 315-435-2260.
5. The Village is encouraged to work with the applicant on appropriate location and scale of signage, which should be behind the State right-of-way and not within a parking space.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: May 10, 2017

OCPB Case # Z-17-161

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SPECIAL PERMIT from the Village of North Syracuse Planning Board at the request of Insre, LLC / Ozzie Crisalli for the property located at 117 South Main Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review issuance of special permits and the site is located within 500 feet of South Main Street (Route 11), a state highway, and the municipal boundaries between the Village of North Syracuse and the Town of Clay and the Town of Cicero; and
- WHEREAS, the applicant is requesting a special permit to renovate and convert an existing vacant building to (8) residential apartments and (1) business lease space (laundry) in a Village Center C-3 zoning district; and
- WHEREAS, the site is located at the intersection of Route 11, a state road, and Fergerson Avenue, a local road, in the Village of North Syracuse and contains an existing concrete block building (formerly Dollar Depot), which has been vacant for over 8 years, and an asphalt parking lot in front of the building; the site has frontage on Route 11; the rear property line is along the municipal boundary between the Town of Cicero and Town of Clay; surrounding land uses are primarily retail, a newly renovated mixed use building, Main Street School Early Education, and a church; and
- WHEREAS, the Board is concurrently reviewing a Special Permit (Z-17-161) referral for the project; in 2005, the Board recommended Disapproval of a Special Permit (Z-05-410) referral proposing to open a bar/restaurant in the subject building; the Board cited inadequate parking and no dedicated driveway access to the parcel among their reasons for recommending Disapproval; in 2007, the Board recommended Modification of a Site Plan (Z-07-10) referral proposing a change of use to allow for a church to occupy the subject building; the recommended Modifications included obtaining a written agreement for shared driveway access to Route 11; and
- WHEREAS, per the Village of North Syracuse zoning ordinance, residential units in combination with nonresidential units are permitted in C-3 districts upon issuance of a special permit; and
- WHEREAS, the Site Plan and Elevations dated March 7, 2017 show that the existing building will be gutted and renovated to allow for apartment and business space; the proposed exterior renovations include removing the existing canopy, storefront windows, and fence and constructing a new concrete walk along the front of the building, adding a refuse/recycling center at the rear of the building, and installing a new flat roof system; the front of the building will have new stone veneer, vertical panel siding, and split face CMU; and
- WHEREAS, per the Construction Floor Plan, the proposed interior renovations consist of

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removing all of the existing walls, doors and door frames, ceiling tiles, floor finish, and fixtures and creating a leasable business space (750 square feet) in the northwestern corner of the building, 2 two-bedroom apartments, 6 one-bedroom apartments, and a utility room; the business space will be accessed through an entrance at the front of the building; a corridor will run down the middle of the building which will provide access to the proposed apartments; tenants will be able to access the corridor from front and rear entrances; the utility room will be located at the rear of the building and have its own entrance; and

WHEREAS, the Site Plan indicates that the existing asphalt parking area between the front of the building and the sidewalk and road will be replaced and parking space for 13 vehicles will be provided; the plans show an existing asphalt driveway on the adjacent property that runs along the southern boundary of the site and an existing asphalt parking lot along the northern boundary; no proposed or existing direct driveway access to Route 11 is shown for the site; aerial imagery shows that there is an asphalt area behind the existing building which may provide space for rear parking and be accessible from the adjacent properties and driveways; and

WHEREAS, the plans indicate that proposed lighting will include 5 angle reflector emblem light fixtures to be mounted on the wall over the front entrances and additional wall-mounted light fixtures to be spaced around the rest of the building; and

WHEREAS, the Site Improvement Plan shows that the existing sign will be removed and a new sign will be installed at the same location within one of the proposed parking spaces; no details for the new signage were included in the referral materials; and

WHEREAS, asbestos testing was conducted for the existing building; laboratory results from International Asbestos Testing Laboratories were included in the referral materials and indicate that asbestos is present in the existing building; appropriate abatement will be a necessary part of any future development; and

WHEREAS, aerial imagery shows that there are existing trees at the rear of the property that serve as a buffer between the existing building and the adjacent playground and residential properties; the imagery also shows that there is an existing sidewalk, street trees, and pavers along Route 11; and

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

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

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

1. Per the New York State Department of Transportation, the Village must ensure appropriate access agreements are in place for any shared driveways on Route 11.

The Board also offers the following comments:

1. The Board commends the applicant for their proposed adaptive reuse of a vacant building.
2. As this site is within the Village Center Revitalization Area identified by the Village of North Syracuse Comprehensive Plan 2025, the applicant and the municipality are encouraged to improve site design and reinforce walkability by incorporating elements outlined in the Village Comprehensive Plan, such as shared parking with neighboring businesses, and landscaping along the road frontage and around the parking lot. Specifically, the Board encourages the applicant to consider screening the front parking with landscaping or a low wall and adding landscaping between the sidewalks and building.
3. The Onondaga County Department of Water Environment Protection asks that the applicant contact the Department at (315) 435-5402 x225 early in the planning process to determine sewer availability and capacity.
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 315-435-2260.
5. The Village is encouraged to work with the applicant on appropriate location and scale of signage, which should be behind the State right-of-way and not within a parking space.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: May 10, 2017

OCPB Case # Z-17-162

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a PROJECT SITE REVIEW from the Town of Van Buren Planning Board at the request of Derek E. Tarolli for the property located at 6602 Herman Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Herman Road, a county highway, and a farm operation located in an Agricultural District; and
- WHEREAS, the applicant is proposing to fill 0.59 acres and construct a storage building on an 8.917-acre parcel in an Industrial-A (IN-A) zoning district; and
- WHEREAS, the site (8.917 acres), which is currently used as a contractors yard, is located south of the New York State Thruway (I-90) on Herman Road in a rural area of the Town of Van Buren; the submitted Final Fill Permit Plan dated March 29, 2017 shows that the site contains a one-story block building (7,200 square feet) within a large gravel area at the southwestern corner of the property; and
- WHEREAS, per the submitted plan, there is existing access from Herman Road to the site from a driveway on an adjacent property; the plan shows ingress-egress easements for the shared driveway; no proposed changes to driveway access are included in the referral materials; additionally, there is a 30-foot permanent right-of-way for the Mobile Pipeline Company parallel to Herman Road; and
- WHEREAS, the proposed project includes constructing a canvas storage building (3,200 square feet) in the existing gravel area and filling 0.59 acres of the site; the submitted plan shows two existing fill areas, Fill Area 1 (0.41 acres) and Fill Area 2 (0.50 acres), adjacent to the proposed fill area; and
- WHEREAS, the submitted plan shows flags for the “location of wetlands delineated by the NYS DEC on October 2011 and located by CNY Land Surveying” on the eastern portion of the property and depicts the boundary of the 100-foot buffer area adjacent to the state wetlands; the New York State Department of Environmental Conservation Environmental Assessment Form Mapper shows that this small state wetland area (ID: CAM-21) is a portion of a much larger wetland (333.5 acres); per GIS mapping, federal wetlands are also present on the site along the northern boundary of the site where a creek is located; and
- WHEREAS, per the submitted plan, an existing swale runs along the northern side of the existing gravel area and an interim swale runs between Fill Area 1 and Fill Area 2; a relocated swale is also shown on the plan and runs along the front of the proposed fill area and then parallel to the wetland buffer at the north and rear of the property; the proposed swale and wetland buffer and flags do not overlap with the proposed fill or construction areas; and
- WHEREAS, the site is currently served by individual well and an existing septic system;

and

WHEREAS, the Environmental Assessment Form indicates that stormwater discharge will be directed to existing forebay and detention pond systems; these conveyance systems are not indicated on the submitted plans, however, aerial imagery shows an existing detention pond on an adjacent property to the rear of the site; and

WHEREAS, the EAF mapper indicates that the site is located over, or immediately adjoining, primary and principal aquifers and contains waterbodies listed as water-quality impaired (Ninemile Creek lower and minor tributaries); and

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

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

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

1. Per the Onondaga County Department of Transportation, any proposed or existing driveways must meet Department commercial driveway standards.
2. The municipality must submit a copy of the Storm Water Pollution Prevention Plan (SWPPP) and/or any drainage reports or studies to the Onondaga County Department of Transportation early in the planning process for approval and complete any appropriate mitigation as may be determined by the Department.
3. Per the Onondaga County Department of Transportation, any existing or proposed shared driveways must have maintenance responsibilities added to the deeds.

The Board also offers the following comments:

1. The New York State Department of Environmental Conservation recommends that wetland delineations be reassessed after 5 years, and delineated federal wetland boundaries be confirmed by the Department and the U.S. Army Corps of Engineers.
2. Per the Onondaga County Department of Transportation, the Town is advised to ensure appropriate access agreements are in place for any shared driveways on Herman Road.
3. The Town is encouraged to ensure that the ownership and maintenance of the adjacent detention pond be clearly defined should it be used by the site for

shared stormwater management with adjacent properties.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: May 10, 2017

OCPB Case # Z-17-163

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Van Buren Planning Board at the request of Forefront Power, LLC for the property located at 1299 Kingdom 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 Kingdom Road (Route 120) and Gunbarrel Road (Route 231), both county highways, the municipal boundary between the Town of Lysander and the Town of Van Buren, and a farm operation located in an Agricultural District; and
- WHEREAS, the applicant is proposing to install a 2,000 kilowatt ground-mounted photovoltaic solar energy facility on 11.83 acres of a 74-acre parcel in an Agriculture/Residence (AR-80) zoning district; and
- WHEREAS, the site, located in the Town of Van Buren, consists of a 74-acre, partially wooded lot with frontage on Kingdom Road and Gunbarrel Road and a portion of the rear property line abutting the Seneca River; surrounding land uses are primarily agricultural and residential with active farms nearby enrolled in the New York State Agricultural District and several houses at the front of the site; and
- WHEREAS, the Board is concurrently reviewing Site Plan (Z-17-164) and Special Permit (Z-17-167) referrals from the same applicant proposing to install solar energy facilities on Pottery Road, a county road, in the Town of Van Buren and Green Lakes Road, a state road, in the Town of Manlius, respectively; and
- WHEREAS, the submitted Site Plan dated February 14, 2017 shows that the proposed photovoltaic solar energy facility will include 40 rows of solar arrays on 11.83 acres at the southwestern corner of the property which is a former field, outside the forested portion of the site; the proposed project area will be enclosed by a 7-foot high chain-linked security fence; a gravel access driveway at Kingdom Road is proposed to replace the existing access road; the new driveway will run along the front corner of the proposed project area and the 30 linear feet of driveway at the road will be paved with asphalt; the submitted drawings also indicate that silt fence sediment barriers and a grass-lined drainage swale with riprap apron are proposed to provide temporary and permanent erosion and sediment control; and
- WHEREAS, the proposed solar arrays, similar to those typically used for residential roof top installations, will be directly connected to National Grid's local electrical distribution grid via either underground or overhead electrical service; solar arrays will be placed on a racking system either pile driven into or screw-mounted onto the ground surface and will be more than 7 feet tall at their highest point after installation; the proposed project will be capable of delivering about 2,000 kilowatts of alternating electrical current into the electrical power grid, which is sufficient to provide renewable energy to

approximately 300 households; and

WHEREAS, per the Site Plan, a neutral ground reactor, inverter/XFMR skid on a concrete equipment pad, and utility poles are shown in the proposed project area near the western property line to convert the direct current (DC) energy generated by the photovoltaic panels to alternating current (AC) energy and connect to National Grid's electrical power supply; and

WHEREAS, the site is not served by public or private water as the site is currently vacant; no proposed drinking water or septic systems are specified in the referral application; per GIS mapping, the site is outside the Onondaga County Sanitary District; and

WHEREAS, the referral application states that 11.83 acres of the site is to be disturbed; if the proposed project cumulatively disturbs one acre or more of land, it must be covered under the New York State SPDES II General Permit for Stormwater Discharges from Construction Activity, and the applicant must submit a Stormwater Pollution Prevention Plan (SWPPP) to the municipality and a Notice of Intent (NOI) to the Bureau of Water Permits; the proposed project is located within a designated Municipal Separate Storm Sewer System (MS4) municipality and the applicant must consult with the municipal engineer to ensure conformance with the municipality's Storm Water Management Plan (SWMP) and submit a MS4 SWPPP Acceptance Form signed by the municipality to the Bureau of Water Permits; and

WHEREAS, the Onondaga County Agricultural Districts map shows that the site is within the New York State Agricultural District 3; per the Environmental Assessment Form, 7 acres of the site is classified as Farmland of Statewide Importance and 5 acres is considered Prime Farmland; the project area appears to be a former field per aerial imagery; an Agricultural Data Statement was included in the referral materials; and

WHEREAS, the New York State Department of Environmental Conservation Environmental Assessment Form Mapper indicates that a portion of the site or land adjoining the site contains federal wetlands or other regulated waterbodies and the site is located in the 100-year floodplain; GIS mapping shows the extent of the wetlands and floodplain does not encroach on the proposed project area; the EAF mapper indicates that the site is located over, or immediately adjoining, primary and principal aquifers; and

WHEREAS, the EAF mapper indicates that the project is adjacent to a site in the New York State Department of Environmental Conservation Environmental Site Remediation database (734031); the remediation site, located south of Kingdom Road, is the former Town of Van Buren Landfill which is closed, but in the operation and monitoring phase wherein periodic groundwater monitoring and site inspections are conducted; and

WHEREAS, the EAF notes that the site is substantially contiguous to the Enlarged Erie Barge Canal (Seneca River) which is listed on, or has been nominated by the NYS Board of Historic Preservation for inclusion on, the State or National Register of Historic Places; per the EAF mapper, the project site or a portion of it is also located in or adjacent to an area designated as sensitive for archaeological sites on the New York State Historic Preservation Office archaeological site registry; the municipality is advised to contact the New York State Historic Preservation Office to determine if the project should be submitted to the Office for review as part of the SEQR process; and

WHEREAS, the EAF Mapper indicates that the site of the proposed action may contain a

species of animal, or associated habitats, listed by the state or federal government as threatened or endangered; a permit may be required from the New York State Department of Environmental Conservation (NYS DEC) if the species is listed as endangered or threatened and the NYS DEC determines that the project may be harmful to the species or its habitat; and the EAF states that SunEdison is in consultation with the New York State Natural Heritage Program in regard to this; and

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

1. Per the Onondaga County Department of Transportation, any proposed or existing driveways must meet Department commercial driveway standards.
2. The municipality must submit a copy of the Storm Water Pollution Prevention Plan (SWPPP) and/or any drainage reports or studies to the Onondaga County Department of Transportation early in the planning process for approval and complete any appropriate mitigation as may be determined by the Department.

The Board also offers the following comments:

1. The Town and applicant are encouraged to consider the siting of large scale solar arrays so as to avoid actively farmed land with prime agricultural soils, and locations which may impact agricultural operations.
2. The Town and applicant are advised that a permit will be required from the Onondaga County Department of Transportation for any proposed driveways and prior to any proposed work within a county road right-of-way.
3. The Town and applicant are encouraged to consider opportunities to improve aesthetics along the front of the parcel, including landscaping such as hedgerow screening along Kingdom Road.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: May 10, 2017

OCPB Case # Z-17-164

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Van Buren Planning Board at the request of Forefront Power, LLC for the property located at 6719 Pottery Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Herman Road (Route 216) and Pottery Road (Route 164), both county highways, the New York State Thruway, a state highway, and a farm operation located in an Agricultural District; and
- WHEREAS, the applicant is proposing to install a 2,000 kilowatt ground-mounted photovoltaic solar energy facility on 10 acres of a 28.35-acre parcel in an Industrial-A (IN-A) zoning district; and
- WHEREAS, the site, located in the Town of Van Buren, consists of a 28.35-acre, partially wooded lot with frontage on Herman Road and Pottery Road; surrounding land uses are primarily agricultural, residential, and commercial with active farms nearby enrolled in the New York State Agricultural District; aerial imagery shows that the site is largely covered by an agricultural field and there is an existing office on the site; and
- WHEREAS, the Board is concurrently reviewing Site Plan (Z-17-163) and Special Permit (Z-17-167) referrals from the same applicant proposing to install solar energy facilities on Kingdom Road, a county road, in the Town of Van Buren and Green Lakes Road, a state road, in the Town of Manlius, respectively; and
- WHEREAS, per the submitted Site Plan dated January 27, 2017, the site contains an existing one-story office building, garage, and asphalt parking lot at the southeastern corner of the lot; there is an existing asphalt driveway connecting the parking lot to Pottery Road and an existing gravel drive providing access to Pottery Road farther north on the lot; and
- WHEREAS, the Site Plan shows that the proposed photovoltaic solar energy facility will include 43 rows of solar arrays on approximately 10 acres at the northeastern corner of the property which is currently an agricultural field per aerial imagery; the proposed location of the project area shows that all work will be on the existing agricultural field and no existing wooded areas will be disturbed; the proposed project area will be enclosed by a 7-foot high chain-linked security fence; a gravel access driveway at Pottery Road is proposed just south of the existing gravel access road; the new driveway will be paved with asphalt at the road; the submitted drawings also indicate that silt fence sediment barriers are proposed to provide temporary and permanent erosion and sediment control; and
- WHEREAS, the proposed solar arrays, similar to those typically used for residential roof top installations, will be directly connected to National Grid's local electrical distribution grid via either underground or overhead electrical service; solar

arrays will be placed on a racking system either pile driven into or screw-mounted onto the ground surface and will be more than 7 feet tall at their highest point after installation; the proposed project will be capable of delivering about 2,000 kilowatts of alternating electrical current into the electrical power grid, which is sufficient to provide renewable energy to approximately 300 households; and

WHEREAS, per the Site Plan, a neutral ground reactor, inverter/XFMR skid on a concrete equipment pad, and utility poles are shown in the proposed project area near the eastern property line along Pottery Road to convert the direct current (DC) energy generated by the photovoltaic panels to alternating current (AC) energy and connect to National Grid's electrical power supply; and

WHEREAS, the referral materials state that the site is not served by public water and that it is located outside the Onondaga County Sanitary District; per the Onondaga County Department of Finance Office of Real Property Services, the existing office building is served by private drinking water and private sewer; no proposed drinking water or septic systems for the project area are specified in the referral materials; and

WHEREAS, the referral application states that 10 acres of the site is to be disturbed; if the proposed project cumulatively disturbs one acre or more of land, it must be covered under the New York State SPDES II General Permit for Stormwater Discharges from Construction Activity, and the applicant must submit a Stormwater Pollution Prevention Plan (SWPPP) to the municipality and a Notice of Intent (NOI) to the Bureau of Water Permits; the proposed project is located within a designated Municipal Separate Storm Sewer System (MS4) municipality and the applicant must consult with the municipal engineer to ensure conformance with the municipality's Storm Water Management Plan (SWMP) and submit a MS4 SWPPP Acceptance Form signed by the municipality to the Bureau of Water Permits; and

WHEREAS, the Onondaga County Agricultural Districts map shows that the site is within the New York State Agricultural District 3; per the Environmental Assessment Form, 10 acres of the site is classified as Farmland of Statewide Importance and Prime Farmland and a portion of the site appears to be active farmland per aerial imagery; an Agricultural Data Statement was included in the referral materials; and

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

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

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

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

1. Per the Onondaga County Department of Transportation, any proposed or existing driveways must meet Department commercial driveway standards.
2. The municipality must submit a copy of the Storm Water Pollution Prevention Plan (SWPPP) and/or any drainage reports or studies to the Onondaga County Department of Transportation early in the planning process for approval and complete any appropriate mitigation as may be determined by the Department.

The Board also offers the following comments:

1. The Town and applicant are encouraged to consider the siting of large scale solar arrays so as to avoid actively farmed land with prime agricultural soils, and locations which may impact agricultural operations.
2. The Town and applicant are advised that a permit will be required from the Onondaga County Department of Transportation for any proposed driveways and prior to any proposed work within a county road right-of-way.
3. The Town and applicant are encouraged to consider opportunities to improve aesthetics along the front of the parcel, including landscaping such as hedgerow screening along Pottery Road and Herman Road.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: May 10, 2017

OCPB Case # Z-17-165

- 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 John A. Yennock for the property located at Velasko Road; 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 Velasko Road, a county road, and the municipal boundary between the Town of Onondaga and the City of Syracuse; and
- WHEREAS, the applicant is proposing to subdivide an 11.06-acre parcel into three new lots (Lot 45 to be 1.37 acres, Lot 46 to be 1.72 acres and Lot 47 to be 7.77 acres) for single-family homes in a Planned Residential (PRD) zoning district; and
- WHEREAS, the site is located on Velasko Road, a county road, across the street from the Bellevue Country Club just west of the municipal boundary between the Town of Onondaga and the City of Syracuse; surrounding land uses include residential neighborhoods and Community-General Hospital, Stack Veterinary Hospital, and various commercial at the intersection of McDonald Road, a local road, and Velasko Road; and
- WHEREAS, the site (11.06 acres) consists of a mostly wooded lot, with frontage on Velasko Road; there are two residential lots with existing houses at the front of the site and the northern boundary abuts several additional residential lots with existing houses; and
- WHEREAS, the Board recently reviewed a Preliminary Subdivision (Z-16-97) referral for the subject parcel and recommended No Position with Comment citing concerns about the topography and stormwater management of the site and advising coordination with Onondaga County Department of Transportation regarding proposed driveway locations; the Board previously recommended Disapproval of Subdivision and Zone Change (S-04-82 and Z-04-145) referrals for the Velasko Village project to build 74 residential lots on 31.4 acres, citing issues regarding sight distance for road access, lack of cross connections, sewer capacity issues, and stormwater drainage issues; and
- WHEREAS, the Final Plan Velasko Village Section No. 3 dated September 19, 2016 shows Velasko Village Section 1 on lands directly north of the subject parcel, with two short local roads (Boca Raton Way and Juniper Inlet Way, both with temporary turn-around easements at their ends) accessing Velasko Road in a single location, with 23 building lots which appear to be largely built out per aerial photography; and
- WHEREAS, tax parcels 06.-02-30.1 (10 acres) and the subject parcel 06.-02-23.1 (11 acres) are both under common ownership and abut the existing Velasko Village roads; easements for future local infrastructure occur on portions of

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both tax parcels; and

WHEREAS, the Final Plan for Section 3 is shown to create Lot 45 (1.37 acres), which is noted to contain soil piles, gravel/fill areas, and a trailer, Lot 46 (1.72 acres) which contains a trailer, playscape area (from adjacent parcel), and gravel drive accessing Velasko Road and ending at the trailer, and Lot 47 (7.77 acres); lands slope down to the northeast, with a grade change on Lot 46 of approximately 60 feet; in the Board's previous review of the Preliminary Subdivision (Z-16-97), the Board mentioned concerns with the sloping topography of the site and stormwater management relative to the Velasko Village project and encouraged the Town to ensure that stormwater drainage will not negatively impact the adjacent parcels; and

WHEREAS, the referral form indicates the lot will be subdivided into three new lots for single-family homes; adjacent 20' wide areas labeled "Approved Driveway Locations" are shown on the plan; any existing or proposed access onto Velasko Road must meet the requirements of the Onondaga County Department of Transportation, and the Onondaga County Department of Transportation has approved the shown driveway locations; and

WHEREAS, the Environmental Assessment Form states the project will connect to public water and wastewater utilities and the site is located in the Metropolitan Wastewater Treatment Plant service area, in an area tributary to infrastructure subject to combined sewer overflows; and

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

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

WHEREAS, the Environmental Assessment Form notes that the action will not create stormwater discharge; the site is located within 500 feet of the municipal boundary of the Town of Onondaga and City of Syracuse, and stormwater drainage from this area generally flows toward the City; and

WHEREAS, the New York State Department of Environmental Conservation Environmental Assessment Form Mapper indicates that site is near the Bellevue Country Club which is listed on, or has been nominated by the NYS Board of Historic Preservation for inclusion on, the State or National Register of Historic Places; and

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 Robert Antonacci and seconded by Marty Voss. The votes were recorded as follows: Douglas Morris - yes; Daniel Cupoli - yes; Robert Antonacci - yes; Lisa Dell - yes; Marty Voss - yes.



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: May 10, 2017

OCPB Case # Z-17-166

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a USE VARIANCE from the Town of Geddes Zoning Board of Appeals at the request of NAV Real Estate, LLC for the property located at 352 Long Branch Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the granting of use or area variances and the site is located within 500 feet of Long Branch Road, a county highway, the New York State Thruway, a state highway, and Long Branch Park, a county park; and
- WHEREAS, the applicant is requesting a use variance to construct a second living unit in a one-family dwelling in a Residential A zoning district; and
- WHEREAS, the site is located in a residential neighborhood on Long Branch Road, a county road, in the Town of Geddes; Long Branch Park, a county park, is located across the street and north of the site and Onondaga Lake Park, a county park, is east of the site; the site contains an existing one-story wood frame building (4,752 square feet), an asphalt area at the front of the building, and a wood frame shed at the rear property line; the site backs up to the New York State Thruway and there is an existing access drive to Long Branch Road, which must meet the standards of the Onondaga County Department of Transportation; the building includes an existing two-bedroom apartment that occupies 1,301 square feet of the total floor area; and
- WHEREAS, the Application for Use Variance, included in the referral materials, indicates that the property was previously used for a business, listed for sale as a mixed-use property, and purchased by the current owner with that intended use; the submitted letter dated June 18, 2012 indicates that the previous property owner was notified by the Town of Geddes that the non-conforming business use was deemed abandoned following a consecutive period of six months wherein the business use ceased; and
- WHEREAS, a use variance is sought to allow for a multi-family dwelling in a Residential A zoning district; the submitted Floor Plan dated March 8, 2017 shows that the proposed project will include converting a portion of the existing building into a three-bedroom apartment with a one hour fire separation wall between the new and existing apartment; the remainder of the existing building will continue to be used for the existing apartment and garage and storage space; and
- WHEREAS, the Application for Use Variance indicates that the request will not alter the character of the neighborhood as there are additional properties nearby on Long Branch Road that are used for a multi-family dwelling and a commercial building; and
- WHEREAS, the Environmental Assessment Form states that the proposed action will not connect to existing public or private drinking water, however, neighboring properties are served by and tax data indicates that the site is currently

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served by public drinking water; per the EAF, the proposed action will connect to existing wastewater utilities; the site is located in the Baldwinsville-Seneca Knolls Treatment Plant service area; and

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

WHEREAS, the New York State Department of Environmental Conservation Environmental Assessment Form Mapper indicates that the project is in close proximity to a site (Onondaga Lake) in the New York State Department of Environmental Conservation Environmental Site Remediation database (ID: 734030); and

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

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

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

NOW THEREFORE BE IT RESOLVED, that the Onondaga County Planning Board 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 and applicant are advised that a permit will be required from the Onondaga County Department of Transportation prior to any proposed work within a county road right-of-way.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: May 10, 2017

OCPB Case # Z-17-167

- 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 Manlius Town Board at the request of Forefront Power for the property located at 8507 Green Lakes 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 Green Lakes Road (Route 290), a state highway, and a farm operation located in an Agricultural District; and
- WHEREAS, the applicant is requesting a special permit to install a 2,000 kilowatt ground-mounted photovoltaic solar energy facility on 13.58 acres of a 147.82-acre parcel in a Restricted Agricultural (R-A) zoning district; and
- WHEREAS, the site, located in the Town of Manlius, consists of a 147.82-acre lot with frontage on Green Lakes Road; surrounding land uses are primarily agricultural and residential with active farms nearby enrolled in the New York State Agricultural District; aerial imagery shows that the site contains farmland and wooded areas, as well as two existing buildings (used as agricultural warehouse space) with three gravel access drives at Green Lakes Road near the southwestern corner of the property; there are two additional access drives at Green Lakes Road, one north and one south of the existing buildings, that provide access to the fields on the site via gravel farm roads; and
- WHEREAS, the Board is concurrently reviewing Site Plan (Z-17-164 and Z-17-165) referrals from the same applicant proposing to install solar energy facilities on Kingdom Road, a county road, and Pottery Road, a county road, respectively, in the Town of Van Buren; the Board is also concurrently reviewing Site Plan (Z-17-168) and Special Permit (Z-17-174) referrals proposing to install a ground-mounted solar system on Collamer Road, a state road, in the Town of Manlius; in 2016, the Board recommended No Position with Comment on a Local Law (Z-16-1) referral proposing legislation to regulate the installation of solar farms; the proposed legislation was disapproved by the Town of Manlius Town Board and a revised version was later approved; and
- WHEREAS, Local Law 2016-8, adopted on October 26, 2016, amended Article IV Special Regulations of the Town of Manlius zoning ordinance to regulate the installation of solar photovoltaic energy systems; per the legislation, solar photovoltaic energy systems with a rated capacity larger than 200kW are considered large systems which are permitted as a Principle Use upon issuance of a special permit in Restricted Agricultural (R-A) zoning districts; and
- WHEREAS, the Site Plan shows that the proposed project area (13.58 acres of the site) will be near the northern boundary of the property and set back from Green Lakes Road 488 feet in an area that was formerly used as a cornfield; the proposed

photovoltaic solar energy facility will include 30 rows of solar arrays on the western half of the project area and 21 rows on the eastern half; the proposed project area will be enclosed by a 7-foot high chain-linked security fence; a gravel access driveway at Green Lakes Road is proposed where the northernmost existing gravel access road exists; an existing gravel drive and culvert that bisects the project area will be removed; the Site Plan also indicates that silt fence sediment barriers and a drainage swale with riprap apron are proposed to provide temporary and permanent erosion and sediment control; and

WHEREAS, the proposed solar arrays, similar to those typically used for residential roof top installations, will be directly connected to National Grid's local electrical distribution grid via either underground or overhead electrical service; solar arrays will be placed on a racking system either pile driven into or screw-mounted onto the ground surface and will be 7 to 10 feet tall at their highest point after installation; the proposed project will be capable of delivering about 2,000 kilowatts of alternating electrical current into the electrical power grid, which is sufficient to provide renewable energy to approximately 300 households; and

WHEREAS, per the Site Plan, a neutral ground reactor, inverter/XFMR skid on a concrete equipment pad, and utility poles are shown in the proposed project area near the northern property line to convert the direct current (DC) energy generated by the photovoltaic panels to alternating current (AC) energy and connect to National Grid's electrical power supply; and

WHEREAS, the referral materials state that the site is not served by public or private water or wastewater utilities; per the Onondaga County Department of Finance Office of Real Property Services, the existing buildings are served by private sewer and public drinking water; no proposed drinking water or septic systems for the project area are specified in the referral application; per GIS mapping, the site is outside the Onondaga County Sanitary District; and

WHEREAS, per the submitted Special Permit Application dated February 3, 2017, the proposed project will not require continuous supervision, maintenance, or support following the completion of construction; as such, parking will be prohibited except for temporary parking for maintenance personnel, lighting is not required on site, and traffic impacts will be limited to the construction period lasting approximately three months; the proposed signage for the project area will include a sign (no larger than 24 inches in diameter) located on the security fence; and

WHEREAS, the referral application states that 13.85 acres of the site is to be disturbed; 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; a Stormwater Pollution Prevention Plan (SWPPP) was included in the referral materials; the proposed project is located within a designated Municipal Separate Storm Sewer System (MS4) municipality and the applicant must consult with the municipal engineer to ensure conformance with the municipality's Storm Water Management Plan (SWMP) and submit a MS4 SWPPP Acceptance Form signed by the municipality to the Bureau of Water Permits; and

WHEREAS, the Onondaga County Agricultural Districts map shows that the site is within the New York State Agricultural District 3; per the Environmental Assessment

Form, approximately 8 acres of the site is classified as Prime Farmland and a majority of the site appears to be active farmland per aerial imagery; an Agricultural Data Statement was included in the referral materials; and

WHEREAS, the New York State Department of Environmental Conservation Environmental Assessment Form Mapper indicates that a portion of the site or land adjoining the site contains federal and state wetlands and other regulated waterbodies and the site is located within the 100-year floodplain; GIS mapping shows the extent of the federal wetlands is along the northern boundary of the lot and following Pools Brook, a New York State Department of Environmental Conservation regulated stream, which runs north-south through the eastern half of the site; the 100-year floodplain is also present along the northern boundary of the site and on much of the eastern half; per GIS mapping, the state wetland area (ID: MAN-8), which is part of a larger wetland (228.8 acres), is shown to cover a portion of the northern half of the site; and

WHEREAS, a submitted letter dated January 27, 2017 states that a federal wetland delineation was completed on November 23 and 24, 2016 and based on the field survey, the mapped wetland does not encroach on the proposed project area; additionally, the extent of the project area, as shown in submitted Civil Title Sheet dated January 18, 2017, does not appear to encroach on the state wetlands, 100-year floodplain, or Pools Brook; and

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

1. Per the New York State Department of Transportation, the portion of the driveway located in the State right-of-way must be paved per Department requirements, and the applicant must obtain a highway work permit for work in the State right-of-way. The applicant must contact the New York State Department of Transportation at (315) 428-4382 to coordinate requirements for the proposed driveway on NYS Route 290, in order to satisfy commercial driveway standards.
2. The municipality must submit a copy of the Storm Water Pollution Prevention Plan (SWPPP) and/or any drainage reports or studies to the New York State Department of Transportation early in the planning process for approval and complete any appropriate mitigation as may be determined by the Department.

The Board also offers the following comments:

1. The Town and applicant are encouraged to consider the siting of large scale solar arrays so as to avoid actively farmed land with prime agricultural soils, and locations which may impact agricultural operations.
2. The applicant is encouraged to consider opportunities to maintain the viewshed by including landscaping such as hedgerow screening along the project area.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: May 10, 2017

OCPB Case # Z-17-168

- 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 Manlius Planning Board at the request of Zavaglia - Ground Mounted Solar PV System for the property located at 7100 Collamer 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 Collamer Road (Route 298), a state highway; and
- WHEREAS, the applicant is proposing to install a ground mounted solar system covering approximately 10 acres of a 159.71-acre parcel in a Restricted Agricultural (RA) zoning district; and
- WHEREAS, the site, located in the Town of Manlius, consists of a 160-acre lot with frontage on Collamer Road; surrounding land uses are primarily agricultural and residential with active farms nearby; aerial imagery shows that there is a residential property at the front of the site with an existing house; and
- WHEREAS, the Board is concurrently reviewing a Special Permit (Z-17-174) referral for the project and a Special Permit (Z-17-167) referral proposing to install a ground-mounted solar system on Green Lakes Road, a state road, in the Town of Manlius; in 2016, the Board recommended No Position with Comment on a Local Law (Z-16-1) referral proposing legislation to regulate the installation of solar farms; the proposed legislation was disapproved by the Town of Manlius Town Board and a revised version was later approved; and
- WHEREAS, Local Law 2016-8, adopted on October 26, 2016, amended Article IV Special Regulations of the Town of Manlius zoning ordinance to regulate the installation of solar photovoltaic energy systems; per the legislation, solar photovoltaic energy systems with a rated capacity larger than 200kW are considered large systems which are permitted as a Principle Use upon issuance of a special permit in Restricted Agricultural (R-A) zoning districts; and
- WHEREAS, the Preliminary Site Plan dated April 5, 2017 shows that the proposed project area (approximately 10 acres of the site) will be located at the western boundary of the property and set back from Collamer Road 900 feet in an area that was formerly an agricultural field, per aerial imagery; the proposed photovoltaic solar energy facility will include two rows, each 360 feet wide, consisting of 20 and 21 rows of solar arrays; the proposed project area will be enclosed by a 4-foot high wire mesh livestock perimeter fence; a gravel access driveway at Collamer Road is proposed to run along the western property line; the Site Plan also indicates that a majority of the existing trees on the site will remain, providing a buffer to the west, north, and east of the proposed project area; silt fences will be installed along the western and southern perimeter of the project area to provide erosion control; and

- WHEREAS, per the referral materials, the solar arrays will be placed on a galvanized steel ground-mount racking system mounted on driven steel pikes with less than 1,200 square feet of foundation area and minimal ground disturbance and will be 9 feet tall at their highest point after installation; the proposed project will have a maximum capacity of 1.98 megawatts of alternating current (AC) power generation; and
- WHEREAS, the referral materials state that a main switch, transformer, and six electrical disconnects will be located on a small concrete pad at the northwestern corner of the proposed project area and enclosed by a 6-foot high chain link fence; this equipment will connect via an underground power line to the six alternating current (AC) panels and then to the 33 direct current (DC) disconnects and inverters spread out among the solar array; the equipment will also connect to the existing National Grid infrastructure at the road front via overhead power lines; and
- WHEREAS, the referral application states that approximately 10 acres of the site is to be disturbed; 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; a Stormwater Pollution Prevention Plan (SWPPP) was included in the referral materials; the proposed project is located within a designated Municipal Separate Storm Sewer System (MS4) municipality and the applicant must consult with the municipal engineer to ensure conformance with the municipality's Storm Water Management Plan (SWMP) and submit a MS4 SWPPP Acceptance Form signed by the municipality to the Bureau of Water Permits; and
- WHEREAS, the site is not served by public or private water or wastewater utilities; there are no proposed drinking water or septic systems specified in the referral materials; per GIS mapping, the site is outside the Onondaga County Sanitary District; and
- WHEREAS, the New York State Department of Environmental Conservation Environmental Assessment Form Mapper indicates that a portion of the site or land adjoining the site contains federal and state wetlands and other regulated waterbodies and the site is within the 100-year floodplain; GIS mapping shows that the federal wetlands on the site are located at the northeastern corner of the lot and following North Branch Ley Creek, a New York State Department of Environmental Conservation regulated stream, which runs east-west through the southern half of the site; the 100-year floodplain is also minimally present along the western boundary of the site; per GIS mapping, state wetlands are only present on sites nearby; and
- WHEREAS, the extent of the project area, as shown in submitted Preliminary Site Plan, does not appear to encroach on the federal wetlands, 100-year floodplain, or North Branch Ley Creek; and
- WHEREAS, the EAF Mapper indicates that the site contains waterbodies listed as water-quality impaired (Ley Creek tributaries); and
- WHEREAS, the EAF Mapper indicates that the site of the proposed action may contain a species of animal, or associated habitats, listed by the state or federal government as threatened or endangered; a permit may be required from the New York State Department of Environmental Conservation (NYS DEC) if the species is listed as endangered or threatened and the NYS DEC determines

that the project may be harmful to the species or its habitat; and
NOW THEREFORE BE IT RESOLVED, that the Onondaga County Planning Board
recommends the following MODIFICATION(S) to the proposed action prior to local board
approval of the proposed action:

1. Per the New York State Department of Transportation, the portion of the driveway located in the State right-of-way must be paved per Department requirements, and the applicant must obtain a highway work permit for work in the State right-of-way. The applicant must contact the New York State Department of Transportation at (315) 428-4382 to coordinate requirements for the proposed driveway on NYS Route 298, in order to satisfy commercial driveway standards.
2. The municipality must submit a copy of the Storm Water Pollution Prevention Plan (SWPPP) and/or any drainage reports or studies to the New York State Department of Transportation early in the planning process for approval and complete any appropriate mitigation as may be determined by the Department.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: May 10, 2017

OCPB Case # Z-17-169

- 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 Kasey Smith / Kwik Fill for the property located at 7078 Manlius Center Road; 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 Manlius Center Road (Route 290), a state highway; and
- WHEREAS, the applicant is proposing to combine two parcels totaling 1.175 acres into one new lot to allow for a new convenience store / gas station (Kwik Fill); and
- WHEREAS, the site is located at the intersection of Manlius Center Road and Bowman Road, a local road, in the Town of Manlius near the municipal boundary with the Town of DeWitt; surrounding land uses are various roadside commercial, residential neighborhoods, and the CSX rail line about half a mile north of the site; and
- WHEREAS, the Board recently reviewed a Site Plan (Z-16-425) referral for the proposed project and recommended Modification citing a need to coordinate with the New York State Department of Transportation on traffic figures, driveway access, and stormwater management; and
- WHEREAS, two Environmental Assessment Forms were included in the referral materials signed and dated November 3, 2016 and April 7, 2017; the answers provided in both EAFs were the same except for Question 13 regarding the presence of wetlands or other regulated waterbodies; and
- WHEREAS, the submitted Subdivision Map Consolidation dated February 2, 2017 shows that the site consist of two parcels, 062.-04-09.1 and 062.-04-10.0, totaling 1.175 acres; per the map, tax parcel 062.-04-09.1 has frontage on Manlius Center Road and Bowman Road and contains two gas pumps on raised concrete islands with a canopy and an existing one-story gas station building at the front of the parcel, an asphalt parking lot along Bowman Road, a concrete pad with fuel tank lids along the western boundary, and a gravel parking lot, shed, and chain-link fence to the rear of the existing gas station; aerial imagery shows that tax parcel 062.-04-10.0, which borders the other parcel to the south, has frontage on Bowman Road and is primarily a wooded lot; and
- WHEREAS, per aerial imagery, there is existing driveway access on Manlius Center Road and Bowman Road; any proposed or existing driveway access to the site must be approved by the New York State Department of Transportation; the applicant must also submit ITE Trip Generation traffic figures to the New York State Department of Transportation; and

- WHEREAS, the proposed project includes combining the two parcels to create a new lot; per the EAFs, the subdivision would allow for the proposed “demolition of the existing gas station facilities, removal of all underground tanks, the construction of a new convenience store, pump islands and canopy, the installation of new underground fuel storage tanks, installation of new stormwater collection, treatment and detention facilities, grading and repaving of the parking lot”; and
- WHEREAS, the Referral Notice states that the site is served by public water and sewer; the site is located in the Meadowbrook-Limestone 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 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 EAFs state that approximately 1.175 acres of the site is to be disturbed; 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; a Stormwater Pollution Prevention Plan (SWPPP) was included in the referral materials; 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; a copy of the SWPPP must also be submitted to the New York State Department of Transportation; and
- WHEREAS, the EAFs state that storm pipes from the site will be connected to the existing stormwater system along Route 290, and a detention system will be in place to control peak flow rates to existing conditions; and
- WHEREAS, the New York State Department of Environmental Conservation Environmental Assessment Form Mapper indicates that a portion of the site or land adjoining the site contains wetlands or other regulated waterbodies; the EAF dated November 3, 2016 states that the proposed project is located in a checkzone for a state regulated wetland located off-site from the project property; the EAF dated April 7, 2017 states that the proposed project is not located within a state wetland regulated adjacent boundary according to a project location map that was provided by the NYSDEC Region 7 office; and
- WHEREAS, the EAF Mapper indicates that the site of the proposed action may contain a species of animal, or associated habitats, listed by the state or federal government as threatened or endangered; a permit may be required from the New York State Department of Environmental Conservation (NYS DEC) if the

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

NOW THEREFORE BE IT RESOLVED, that the Onondaga County Planning Board 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 Robert Antonacci and seconded by Marty Voss. The votes were recorded as follows: Douglas Morris - yes; Daniel Cupoli - yes; Robert Antonacci - yes; Lisa Dell - yes; Marty Voss - yes.



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: May 10, 2017

OCPB Case # Z-17-170

- 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 Clay Town Board at the request of Farone & Son, Inc. for the property located at 4887, 4889 & 4899 West Taft 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 West Taft Road, a county highway; and
- WHEREAS, the applicant is requesting a zone change on 3 lots totaling 6.049 acres from Residential (R-10) to Neighborhood Commercial (NC-1) to allow for future construction of a new funeral home; and
- WHEREAS, the site is located at the intersection of West Taft Road and Diamond Road, a local road, and across West Taft Road from the Syracuse Orthopedic Specialists and Orthodontics offices in the Town of Clay; surrounding land uses are primarily residential neighborhoods with some small business offices and Wegmans, North Medical Center, and the Elderwood assisted living facility; and
- WHEREAS, the submitted Proposed Zone Change to NC-1 Neighborhood Commercial District dated April 19, 2017 shows that the site consists of three tax parcels, 107.-21-49.0, 107.-21-50.0, and 107.-21-51.0, totaling 6.049 acres; aerial imagery shows that the three parcels have frontage on West Taft Road and each contains an existing drive at West Taft Road; the rear property lines of the parcels abut existing residential properties and the western boundary of the site backs up to additional residential properties; and
- WHEREAS, the proposed zone change would rezone the three parcels to Neighborhood Commercial (NC-1); per the Town of Clay zoning ordinance, the intent of NC-1 Districts is to maintain “the quality of environment that is usually found in areas of commercial use often located near residential neighborhoods. The intensity and scale of the uses, lot and structures are intended to be compatible to nearby residential areas”; and
- WHEREAS, per the Proposed Zone Change to NC-1 Neighborhood Commercial District, the proposed project includes constructing a new funeral home (10,150 square feet) on the site; a single, full access driveway is proposed at West Taft Road and located on parcel 107.-21-51.0; proposed parking will consist of 78 parking spaces primarily on the eastern side of the funeral home and to the rear and an additional 12 parking spaces on the western side of the building; the Environmental Assessment Form states that the proposed funeral home will be open all week from 9am to 5pm; and
- WHEREAS, the proposed funeral home will be served by public drinking water and wastewater utilities; the site is located in the Onondaga County Sanitary District in the Oak Orchard Treatment Plant and Davis Road Pump Station service areas; and

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

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

WHEREAS, the EAF states that approximately 3.0 acres of the site is to be disturbed; 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; a Stormwater Pollution Prevention Plan (SWPPP) was included in the referral materials; the proposed project is located within a designated Municipal Separate Storm Sewer System (MS4) municipality and the applicant must consult with the municipal engineer to ensure conformance with the municipality's Storm Water Management Plan (SWMP) and submit a MS4 SWPPP Acceptance Form signed by the municipality to the Bureau of Water Permits; and

WHEREAS, the New York State Department of Environmental Conservation Environmental Assessment Form Mapper indicates that the project is in close proximity to a site in the New York State Department of Environmental Conservation Environmental Site Remediation database (ID: 734051); the EAF states that the remediation site has been posted and fenced and residual soil contamination has been remediated; and

WHEREAS, the EAF Mapper indicates that a portion of the site or land adjoining the site contains wetlands or other regulated waterbodies; GIS mapping shows that a small portion of the site along the northern boundaries contains federal wetlands which is part of a larger wetland area (13.38 acres); and

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

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

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

1. Per the Onondaga County Department of Transportation, only one Department-approved access on West Taft Road will be permitted. The applicant must contact the Onondaga County Department of Transportation at (315) 435-3205 to coordinate any required traffic data and permit requirements for the proposed commercial driveway onto West Taft Road and any required drainage study. The applicant must reflect all required modifications prior to Town approval and obtain a highway work permit for any proposed driveways and prior to any work in the county right-of-way.
2. The Onondaga County Department of Water Environment Protection asks that the applicant contact the Department at (315) 435-5402 x225 early in the planning process to determine sewer availability and capacity.
3. 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 315-435-2260.
4. The Onondaga County Water Authority (OCWA) recommends that the municipality and/or applicant contact OCWA's Engineering Department early in the planning process to determine water availability and service options, obtain hydrant flow test information, evaluate backflow prevention requirements, and/or request that the Authority conduct hydrant flow testing to assess fire flow availability.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: May 10, 2017

OCPB Case # Z-17-171

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a PROJECT SITE REVIEW from the Town of Elbridge Planning Board at the request of JB Allred & Associates for the property located at 321 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 Route 5, a state highway, and a farm operation located in an Agricultural District; and
- WHEREAS, the applicant is proposing a 48' x 14' storage area addition to the rear of the existing warehouse building, removal of an existing shed, installation of a 10' x 14' underground utility building and installation of an additional 50' of retaining wall on a 5.0-acre parcel in a Business 1 zoning district; and
- WHEREAS, the site is located near the intersection of Route 5 and Wheeler Road, a local road, in the Town of Elbridge; surrounding land uses are low density residential and the Millstone Golf Course and Tessa Plastics; and
- WHEREAS, in 2009, the Board recommended Modification of a Site Plan (Z-09-396) referral proposing to construct a 5,400-square foot warehouse citing that the applicant must provide stormwater management and wastewater treatment plans to the New York State Department of Transportation and Onondaga County Health Department, respectively; additionally, the Board recommended Modification of a 2-lot Subdivision (S-06-125) referral in 2006, Modification of a Site Plan (Z-06-379) referral for an 11,555-square foot office and manufacturing facility in 2006, Modification of a 0.01-acre minor lot Subdivision (S-07-35) referral in 2007, and Modification of a Site Plan (Z-07-101) referral for a 4,000-square foot addition in 2007; and
- WHEREAS, the submitted Site Plan dated March 16, 2017 shows that the site has frontage on Route 5 and contains an existing 21,067 square foot industrial building (AllRed), an existing access drive to Route 5, existing parking and loading area in front of and along the eastern side of the building, and an existing light pack and shed (10' x 12') at the rear of the building; per the Site Plan, the existing parking area on the site accommodates 50 vehicles; and
- WHEREAS, per the Site Plan, the proposed project will include removing the existing shed, relocating the existing light pack, constructing a proposed underground utility building (10' x 14') at the northwestern corner of the existing building, constructing a proposed post frame addition (48' x 14') for storage/freezer at the rear of the building in the location of the existing shed, and extending the retaining wall behind the proposed addition an additional 50 feet; and
- WHEREAS, the Site Plan states that no changes to the existing parking area, landscaping or planting, or exterior lighting on the front and sides of the building are proposed; and

WHEREAS, the site is currently served by public drinking water and individual septic system; no changes are proposed to the existing drinking water and wastewater utilities; and

WHEREAS, the site is located near active farms that are enrolled in the New York State Agricultural District; an Agricultural Data Statement was included in the referral materials; and

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

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

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

The Town and applicant are advised to consult with the New York State Department of Transportation regarding the existing, old Route 5 at the front of the property.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: May 10, 2017

OCPB Case # Z-17-172

- 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 Camillus Town Board at the request of Town of Camillus for the property located multiple; 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 change zoning classifications "inconsistent with present use or inappropriate for site conditions in view of the Town Comprehensive Plan"; and
- WHEREAS, the Board is concurrently reviewing a Text Amendment (Z-17-173) referral as part of the proposal to change the zoning classification of seven parcels and amend the Town of Camillus zoning ordinance; a letter from the Town Attorney dated April 20, 2017 was included in the referral materials and states that the comprehensive review of the entire Town's zoning, which stemmed from an upsurge in recently approved and pending apartment development projects, found that the Limited Business Office (LBO) was not always being applied as intended and identified several sites where the existing zoning classification was inconsistent with present use or inappropriate for sites conditions in view of the Town Comprehensive Plan; the comprehensive plan update was adopted by the Town in January 2017 (not referred to the County Planning Board); and
- WHEREAS, the proposed zone change would rezone seven parcels, totaling 44.32 acres, in the Town of Camillus; the proposed text amendment would amend Chapter 30 (Zoning Regulations) of the Town of Camillus ordinance to remove multi-family buildings from the allowable uses in Limited Business Office (LBO) districts as described in "Section 301: Descriptions of Fixed Zoning Districts" and listed in the "Table of Land Uses by Zoning District"; per the Town of Camillus zoning ordinance, multi-family buildings are considered any "building containing two or more dwelling units" and are additionally permitted in Residential (R-4), Municipal (MUN), and Industrial (I) zoning districts "upon approval of the Planning Board"; and
- WHEREAS, per the Town of Camillus zoning ordinance, the subject zoning districts of the proposed zone change are defined as follows: R-1 is "designed to accommodate the least intensive category of single-family residential use," R-3 is "designed primarily to accommodate single-family residential development at densities comparable to the majority of residential subdivisions in the predominantly built-up areas of the Town," R-4 is "designed to accommodate single-family detached dwellings as well as higher density multiple-family buildings," LBO, which is subject to the proposed text amendment, is "designed to accommodate a mixture of residential uses and relatively low-intensity office and professional or service uses," GBO is "designed to accommodate a mixture

of administrative office uses and personal or professional services which uses are not of a general retail shopping nature,” and C-2 is “designed to accommodate a variety of shopping and commercial activities and are distinguished by generally perceived activity and aesthetic impacts”; and

WHEREAS, tax parcel 035.-04-12.0 (0.74 acres), with a proposed zone change from LBO to R-4, has frontage on Knowell Road, a local road, and West Genesee Street, a county road, and contains an existing two-story, two-family house; the adjacent property east of the parcel contains St. Luke’s Episcopal Church and there are primarily residential neighborhoods north of the parcel and various commercial properties south of the parcel across West Genesee Street; and

WHEREAS, tax parcel 033.-11-02.1 (0.53 acres), with a proposed zone change from LBO to R-4, has frontage on Knowell Road, a local road, and North Way, a local road, and contains an existing single-story apartment building; the parcel is located just south of the Route 5 state highway and in close proximity to the Pine Grove Country Club, West Rock packing supply company, Township 5, and Hinsdale Plaza; there are primarily residential neighborhoods south of the parcel and a railroad line runs along the northern boundary of the parcel; and

WHEREAS, tax parcel 018.-01-16.0 (0.58 acres), with a proposed zone change from LBO to R-4, has frontage on Warners Road, a county road, and Willow Wood Lane, a local road, and contains an existing two-story apartment building; the parcel is in a residential neighborhood with Reed Webster Park, a town park, located east of the parcel across Warners Road; the parcel is also in close proximity to a number of vacant and forested parcels, tax parcel 015.-01-13.0 (also subject to the proposed zoning change), the Camillus Unique Forest Area, Township 5, and various Honeywell wastebed and remediation sites, including a recently proposed topsoil mine; in 2004, the Board recommended Modification of a Zone Change (Z-04-331) referral proposing to rezone the subject parcel from R-3 to LBO citing a need for stormwater mitigation planning; in 2004, the Board also recommended No Position of a Site Plan (Z-04-382) referral proposing to convert an existing building on the subject parcel to an 8-unit apartment house for seniors; and

WHEREAS, tax parcel 015.-01-13.0 (35.09 acres), with a proposed zone change from R-4 to R-1, has frontage on Warners Road, a county road, and is currently vacant; the parcel abuts a number of single-family residential properties to the south and the site of a proposed topsoil mine and remediation sites for Honeywell International, Inc. to the northeast; the parcel is also in close proximity to a number of vacant and forested parcels, tax parcel 018.-01-16.0 (also subject to the proposed zoning change), Township 5, and Reed Webster Park, a town park; in 2016, the Board recommended Disapproval of a Site Plan (Z-16-416) referral proposing construction of 262 townhouse apartments on the subject parcel citing outstanding questions regarding wastewater, traffic, and stormwater infrastructure for the proposed project; and

WHEREAS, tax parcel 057.-01-05.1 (3.57 acres), with a proposed zone change from R-4 to GBO, has frontage on West Genesee Street, a county road, and is currently vacant; the parcel is directly adjacent to the Fairmount Gardens Senior Apartments and Fairmount Community Church and abuts several residential properties to the south; surrounding land uses are various commercial properties along West Genesee Street, apartments to the east and west and single-family residential neighborhoods to the north and south; and

WHEREAS, tax parcel 029.-01-18.1 (1.75 acres), with a proposed zone change from C-2 to LBO, has frontage on West Genesee Street, a county road, and contains an

existing single-story office building (Druger Eye Care); surrounding land uses include various commercial properties along West Genesee Street and residential neighborhoods farther north and south of West Genesee Street, including the Steeplechase Apartments, Chicopee Mews Apartments, and Applewood Manor Apartments; in 2015, the Board recommended Modification of a Site Plan (Z-15-2) referral proposing to convert a vacant commercial building on the subject parcel to an eye care facility citing coordination with the Onondaga County Department of Transportation on traffic figures and required permits; and

WHEREAS, tax parcel 056.-04-09.1 (2.06 acres), with a proposed zone change from R-4 to R-3, has frontage on Onondaga Road, a state road, Hillbrook Road/Inwood Drive, a local road, and Chapel Drive, a local road, and contains an existing miniature golf course (Fairmount Glen Miniature Golf); south of the parcel is primarily single-family residential neighborhoods and additional surrounding land uses include various commercial properties along West Genesee Street and the big box retail stores in the Fairmount Fair plaza; and

WHEREAS, per the Town of Camillus Zoning Map dated March 2011, many of the existing R-4 parcels currently have existing apartment buildings or houses; with the proposed zone change, there will be roughly 12 vacant parcels in three locations zoned R-4 with varying degrees of suitability for development, with one area south of the Village of Camillus on steeply sloped land and another in close proximity to Honeywell remediation lands; encumbrances or suitability may also be an issue for any new apartment siting in remaining Municipal (Mun) and Industrial (Ind) zoning districts as well; and

WHEREAS, all of the parcels subject to the proposed zone change have access to public drinking water infrastructure and are within the Onondaga County Sanitary District in the Metropolitan Treatment Plant service area; tax parcel 015.-01-13.0 is the only exception as only the southern half of the site is within the Sanitary District; 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:

While the Town has a significant number of existing apartment units, limited developable land with appropriate zoning remains for multi-family housing or mixed-use development upon adoption of the proposed changes. The Board encourages the Town to consider incorporation of zoning which would allow for small-scale residential to be incorporated into mixed-use developments, particularly along commercial corridors and in transitional areas between single-family neighborhoods and commercial zones near transit corridors. Mixed-use developments can have various benefits over single-use developments, particularly in accommodating housing options.

The Board also cautions against zoning actions which preclude the availability of affordable housing, which may not be consistent with federal fair housing laws.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: May 10, 2017

OCPB Case # Z-17-173

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a TEXT AMENDMENT from the Town of Camillus Town Board at the request of Town of Camillus for the property located ; 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 Chapter 30-Zoning, 301 - Descriptions of Fixed Zoning Districts, subdivision H-Limited Business Office (LBO) and amend Chapter 30-Zoning, Table of Land Uses to remove multi-family buildings from the allowed uses in LBO districts; and
- WHEREAS, the Board is concurrently reviewing a Zone Change (Z-17-172) referral as part of the proposal to change the zoning classification of seven parcels and amend the Town of Camillus zoning ordinance; a letter from the Town Attorney dated April 20, 2017 was included in the referral materials and states that the comprehensive review of the entire Town's zoning, which stemmed from an upsurge in recently approved and pending apartment development projects, found that the Limited Business Office (LBO) was not always being applied as intended and identified several sites where the existing zoning classification was inconsistent with present use or inappropriate for sites conditions in view of the Town Comprehensive Plan; the comprehensive plan update was adopted by the Town in January 2017 (not referred to the County Planning Board); and
- WHEREAS, the proposed zone change would rezone seven parcels, totaling 44.32 acres, in the Town of Camillus; the proposed text amendment would amend Chapter 30 (Zoning Regulations) of the Town of Camillus ordinance to remove multi-family buildings from the allowable uses in Limited Business Office (LBO) districts as described in "Section 301: Descriptions of Fixed Zoning Districts" and listed in the "Table of Land Uses by Zoning District"; per the Town of Camillus zoning ordinance, multi-family buildings are considered any "building containing two or more dwelling units" and are additionally permitted in Residential (R-4), Municipal (MUN), and Industrial (I) zoning districts "upon approval of the Planning Board"; and
- WHEREAS, per the Town of Camillus zoning ordinance, the subject zoning districts of the proposed zone change are defined as follows: R-1 is "designed to accommodate the least intensive category of single-family residential use," R-3 is "designed primarily to accommodate single-family residential development at densities comparable to the majority of residential subdivisions in the predominantly built-up areas of the Town," R-4 is "designed to accommodate single-family detached dwellings as well as higher density multiple-family buildings," LBO, which is subject to the proposed text amendment, is "designed to accommodate a mixture of residential uses and relatively low-intensity office

and professional or service uses,” GBO is “designed to accommodate a mixture of administrative office uses and personal or professional services which uses are not of a general retail shopping nature,” and C-2 is “designed to accommodate a variety of shopping and commercial activities and are distinguished by generally perceived activity and aesthetic impacts”; and

WHEREAS, tax parcel 035.-04-12.0 (0.74 acres), with a proposed zone change from LBO to R-4, has frontage on Knowell Road, a local road, and West Genesee Street, a county road, and contains an existing two-story, two-family house; the adjacent property east of the parcel contains St. Luke’s Episcopal Church and there are primarily residential neighborhoods north of the parcel and various commercial properties south of the parcel across West Genesee Street; and

WHEREAS, tax parcel 033.-11-02.1 (0.53 acres), with a proposed zone change from LBO to R-4, has frontage on Knowell Road, a local road, and North Way, a local road, and contains an existing single-story apartment building; the parcel is located just south of the Route 5 state highway and in close proximity to the Pine Grove Country Club, West Rock packing supply company, Township 5, and Hinsdale Plaza; there are primarily residential neighborhoods south of the parcel and a railroad line runs along the northern boundary of the parcel; and

WHEREAS, tax parcel 018.-01-16.0 (0.58 acres), with a proposed zone change from LBO to R-4, has frontage on Warners Road, a county road, and Willow Wood Lane, a local road, and contains an existing two-story apartment building; the parcel is in a residential neighborhood with Reed Webster Park, a town park, located east of the parcel across Warners Road; the parcel is also in close proximity to a number of vacant and forested parcels, tax parcel 015.-01-13.0 (also subject to the proposed zoning change), the Camillus Unique Forest Area, Township 5, and various Honeywell wastebed and remediation sites, including a recently proposed topsoil mine; in 2004, the Board recommended Modification of a Zone Change (Z-04-331) referral proposing to rezone the subject parcel from R-3 to LBO citing a need for stormwater mitigation planning; in 2004, the Board also recommended No Position of a Site Plan (Z-04-382) referral proposing to convert an existing building on the subject parcel to an 8-unit apartment house for seniors; and

WHEREAS, tax parcel 015.-01-13.0 (35.09 acres), with a proposed zone change from R-4 to R-1, has frontage on Warners Road, a county road, and is currently vacant; the parcel abuts a number of single-family residential properties to the south and the site of a proposed topsoil mine and remediation sites for Honeywell International, Inc. to the northeast; the parcel is also in close proximity to a number of vacant and forested parcels, tax parcel 018.-01-16.0 (also subject to the proposed zoning change), Township 5, and Reed Webster Park, a town park; in 2016, the Board recommended Disapproval of a Site Plan (Z-16-416) referral proposing construction of 262 townhouse apartments on the subject parcel citing outstanding questions regarding wastewater, traffic, and stormwater infrastructure for the proposed project; and

WHEREAS, tax parcel 057.-01-05.1 (3.57 acres), with a proposed zone change from R-4 to GBO, has frontage on West Genesee Street, a county road, and is currently vacant; the parcel is directly adjacent to the Fairmount Gardens Senior Apartments and Fairmount Community Church and abuts several residential properties to the south; surrounding land uses are various commercial properties along West Genesee Street, apartments to the east and west and single-family residential neighborhoods to the north and south; and

WHEREAS, tax parcel 029.-01-18.1 (1.75 acres), with a proposed zone change from C-2 to

LBO, has frontage on West Genesee Street, a county road, and contains an existing single-story office building (Druger Eye Care); surrounding land uses include various commercial properties along West Genesee Street and residential neighborhoods farther north and south of West Genesee Street, including the Steeplechase Apartments, Chicopee Mews Apartments, and Applewood Manor Apartments; in 2015, the Board recommended Modification of a Site Plan (Z-15-2) referral proposing to convert a vacant commercial building on the subject parcel to an eye care facility citing coordination with the Onondaga County Department of Transportation on traffic figures and required permits; and

WHEREAS, tax parcel 056.-04-09.1 (2.06 acres), with a proposed zone change from R-4 to R-3, has frontage on Onondaga Road, a state road, Hillbrook Road/Inwood Drive, a local road, and Chapel Drive, a local road, and contains an existing miniature golf course (Fairmount Glen Miniature Golf); south of the parcel is primarily single-family residential neighborhoods and additional surrounding land uses include various commercial properties along West Genesee Street and the big box retail stores in the Fairmount Fair plaza; and

WHEREAS, per the Town of Camillus Zoning Map dated March 2011, many of the existing R-4 parcels currently have existing apartment buildings or houses; with the proposed zone change, there will be roughly 12 vacant parcels in three locations zoned R-4 with varying degrees of suitability for development, with one area south of the Village of Camillus on steeply sloped land and another in close proximity to Honeywell remediation lands; encumbrances or suitability may also be an issue for any new apartment siting in remaining Municipal (Mun) and Industrial (Ind) zoning districts as well; and

WHEREAS, all of the parcels subject to the proposed zone change have access to public drinking water infrastructure and are within the Onondaga County Sanitary District in the Metropolitan Treatment Plant service area; tax parcel 015.-01-13.0 is the only exception as only the southern half of the site is within the Sanitary District; 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:

While the Town has a significant number of existing apartment units, limited developable land with appropriate zoning remains for multi-family housing or mixed-use development upon adoption of the proposed changes. The Board encourages the Town to consider incorporation of zoning which would allow for small-scale residential to be incorporated into mixed-use developments, particularly along commercial corridors and in transitional areas between single-family neighborhoods and commercial zones near transit corridors. Mixed-use developments can have various benefits over single-use developments, particularly in accommodating housing options.

The Board also cautions against zoning actions which preclude the availability of affordable housing, which may not be consistent with federal fair housing

laws.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: May 10, 2017

OCPB Case # Z-17-174

- 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 Manlius Planning Board at the request of Zavaglia - Ground Mounted Solar PV System for the property located at 7100 Collamer 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 Collamer Road (Route 298), a state highway; and
- WHEREAS, the applicant is requesting a special permit to install a ground mounted solar system covering approximately 3.3 acres of a 159.71-acre parcel in a RA zoning district; and
- WHEREAS, the site, located in the Town of Manlius, consists of a 160-acre lot with frontage on Collamer Road; surrounding land uses are primarily agricultural and residential with active farms nearby; aerial imagery shows that there is a residential property at the front of the site with an existing house; and
- WHEREAS, the Board is concurrently reviewing a Site Plan (Z-17-168) referral for the project and a Special Permit (Z-17-167) referral proposing to install a ground-mounted solar system on Green Lakes Road, a state road, in the Town of Manlius; in 2016, the Board recommended No Position with Comment on a Local Law (Z-16-1) referral proposing legislation to regulate the installation of solar farms; the proposed legislation was disapproved by the Town of Manlius Town Board and a revised version was later approved; and
- WHEREAS, Local Law 2016-8, adopted on October 26, 2016, amended Article IV Special Regulations of the Town of Manlius zoning ordinance to regulate the installation of solar photovoltaic energy systems; per the legislation, solar photovoltaic energy systems with a rated capacity larger than 200kW are considered large systems which are permitted as a Principle Use upon issuance of a special permit in Restricted Agricultural (R-A) zoning districts; and
- WHEREAS, the Preliminary Site Plan dated April 5, 2017 shows that the proposed project area (approximately 10 acres of the site) will be located at the western boundary of the property and set back from Collamer Road 900 feet in an area that was formerly an agricultural field, per aerial imagery; the proposed photovoltaic solar energy facility will include two rows, each 360 feet wide, consisting of 20 and 21 rows of solar arrays; the proposed project area will be enclosed by a 4-foot high wire mesh livestock perimeter fence; a gravel access driveway at Collamer Road is proposed to run along the western property line; the Site Plan also indicates that a majority of the existing trees on the site will remain, providing a buffer to the west, north, and east of the proposed project area; silt fences will be installed along the western and southern perimeter of the project area to provide erosion control; and

- WHEREAS, per the referral materials, the solar arrays will be placed on a galvanized steel ground-mount racking system mounted on driven steel pikes with less than 1,200 square feet of foundation area and minimal ground disturbance and will be 9 feet tall at their highest point after installation; the proposed project will have a maximum capacity of 1.98 megawatts of alternating current (AC) power generation; and
- WHEREAS, the referral materials state that a main switch, transformer, and six electrical disconnects will be located on a small concrete pad at the northwestern corner of the proposed project area and enclosed by a 6-foot high chain link fence; this equipment will connect via an underground power line to the six alternating current (AC) panels and then to the 33 direct current (DC) disconnects and inverters spread out among the solar array; the equipment will also connect to the existing National Grid infrastructure at the road front via overhead power lines; and
- WHEREAS, the referral application states that approximately 10 acres of the site is to be disturbed; 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; a Stormwater Pollution Prevention Plan (SWPPP) was included in the referral materials; the proposed project is located within a designated Municipal Separate Storm Sewer System (MS4) municipality and the applicant must consult with the municipal engineer to ensure conformance with the municipality's Storm Water Management Plan (SWMP) and submit a MS4 SWPPP Acceptance Form signed by the municipality to the Bureau of Water Permits; and
- WHEREAS, the site is not served by public or private water or wastewater utilities; there are no proposed drinking water or septic systems specified in the referral materials; per GIS mapping, the site is outside the Onondaga County Sanitary District; and
- WHEREAS, the New York State Department of Environmental Conservation Environmental Assessment Form Mapper indicates that a portion of the site or land adjoining the site contains federal and state wetlands and other regulated waterbodies and the site is within the 100-year floodplain; GIS mapping shows that the federal wetlands on the site are located at the northeastern corner of the lot and following North Branch Ley Creek, a New York State Department of Environmental Conservation regulated stream, which runs east-west through the southern half of the site; the 100-year floodplain is also minimally present along the western boundary of the site; per GIS mapping, state wetlands are only present on sites nearby; and
- WHEREAS, the extent of the project area, as shown in submitted Preliminary Site Plan, does not appear to encroach on the federal wetlands, 100-year floodplain, or North Branch Ley Creek; and
- WHEREAS, the EAF Mapper indicates that the site contains waterbodies listed as water-quality impaired (Ley Creek tributaries); and
- WHEREAS, the EAF Mapper indicates that the site of the proposed action may contain a species of animal, or associated habitats, listed by the state or federal government as threatened or endangered; a permit may be required from the New York State Department of Environmental Conservation (NYS DEC) if the species is listed as endangered or threatened and the NYS DEC determines

that the project may be harmful to the species or its habitat; and
NOW THEREFORE BE IT RESOLVED, that the Onondaga County Planning Board
recommends the following MODIFICATION(S) to the proposed action prior to local board
approval of the proposed action:

1. Per the New York State Department of Transportation, the portion of the driveway located in the State right-of-way must be paved per Department requirements, and the applicant must obtain a highway work permit for work in the State right-of-way. The applicant must contact the New York State Department of Transportation at (315) 428-4382 to coordinate requirements for the proposed driveway on NYS Route 298, in order to satisfy commercial driveway standards.
2. The municipality must submit a copy of the Storm Water Pollution Prevention Plan (SWPPP) and/or any drainage reports or studies to the New York State Department of Transportation early in the planning process for approval and complete any appropriate mitigation as may be determined by the Department.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: May 10, 2017

OCPB Case # Z-17-175

- 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 Stone's Steakhouse for the property located at 3220 Erie Boulevard East; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Erie Boulevard East, a state highway; and
- WHEREAS, the applicant is proposing a rear addition and façade alterations to an existing restaurant and a new outdoor seating area and parking lot improvements on a 1.25-acre parcel in a Business zoning district; and
- WHEREAS, the site is located near the intersection of Erie Boulevard East and Bridge Street, a state road, in the Town of DeWitt; Erie Boulevard East is a corridor of mixed roadside commercial and large retail establishments; east of the site is primarily residential neighborhoods and LeMoyne College, a private college; and
- WHEREAS, in 2016, the Board recommended Modification of a Preliminary Subdivision (Z-16-49) referral proposing to subdivide a 2.85-acre parcel into two new lots, one being the subject parcel; the Board cited a need for coordination with the New York State Department of Transportation on shared driveway access agreements and parking requirements; and
- WHEREAS, the submitted Ruby Tuesday's Subdivision – Final Plan dated August 11, 2016 shows that the site has frontage on Erie Boulevard East and contains an existing 6,663 square foot single-story stucco and frame building (formerly Ruby Tuesdays); there is an existing driveway providing access to Erie Boulevard East at the eastern corner of the site and 77 parking spaces in the paved area surrounding the building; there is a 4.5 foot sidewalk parallel to Erie Boulevard East at the front of the property and a fence near the rear property line; there are two northerly driveways, one of which is on the adjacent, northern lot and the other appears to be partially located on the site and partially located on the adjacent lot; and
- WHEREAS, aerial imagery shows that the rear of the site abuts several residential properties and there are existing established trees providing buffering between the lots; and
- WHEREAS, the submitted Site Improvement Plan dated April 17, 2017 shows that proposed renovations for the restaurant (Stone's Steakhouse) will include constructing an addition at the rear corner of the existing building, replacing the existing curb surrounding the building with new pervious brick pavers, constructing an extended area with pervious brick pavers on the southern side of the building for an outdoor seating, creating a new customer pickup/drop off area at the front of the building, adding a canopy to the front entrance, and removing existing parking spaces and adding new spaces to the

parking lot to provide a total 76 parking spaces; and

WHEREAS, the submitted Proposed Floor Plan dated April 17, 2017 shows that the proposed outdoor seating area will be enclosed by a 32-inch high wall with stone cap and 3-foot high ornamental fence and include a grill area, two gas fire pits, a feature wall with outdoor gas fireplace, and a landscaped buffer between the outdoor seating area and the parking lot; the proposed rear addition will include a rear entrance, service corridor, handicapped-accessible restroom, office, and employee area; the submitted Elevation Details dated April 17, 2017 shows that the proposed project will also incorporate façade alterations including new architectural stone veneer and a new custom front entry; and

WHEREAS, per the Site Improvement Plan, an additional 75 parking spaces are available to the proposed restaurant via a parking agreement; per the New York State Department of Transportation, appropriate access agreements for shared driveways and parking are advised to prevent encroachment concerns with adjacent properties; and

WHEREAS, the Environmental Assessment Form states that stormwater discharge from the site will utilize existing catch basins; and

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

WHEREAS, the New York State Department of Environmental Conservation Environmental Assessment Form Mapper indicates that the project is within 2,000 feet of an active site in the Brownfield Remediation Program and listed in New York State Department of Environmental Conservation Environmental Site Remediation database (ID: C734108); and

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

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

1. Per the New York State Department of Transportation, sidewalks in the

State right-of-way must be ADA compliant, and the applicant must contact the Department to obtain permits for any work in the State right-of-way.

2. The applicant must submit a lighting plan to be approved by the New York State Department of Transportation to ensure there is no glare or spillover onto adjacent properties or the State right-of-way.

The Board also offers the following comments:

1. The Board is pleased to see the proposed building façade improvements and outdoor seating area as recent multi-agency land use and transportation planning efforts, capital projects, and development reviews by the City of Syracuse, Town of DeWitt, and the New York State Department of Transportation have increasingly focused on improving the safety, multi-modalism, density, aesthetics, and community character of the Erie Boulevard corridor.

2. Given the planning goals for the Erie Boulevard corridor, the Board further encourages the applicant to reinforce walkability by incorporating elements such as additional landscaping along the road frontage and around the parking lot.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: May 10, 2017

OCPB Case # Z-17-176

- 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 Liberty Mutual for the property located at 5062 Brittonfield Parkway; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Collamer Road (Route 298) and Route 481, both state highways; and
- WHEREAS, the applicant is proposing construction of a 20,300 square foot asphalt parking expansion (approximately 60 new spaces), to include lighting, landscaping and stormwater improvements on a 4.8-acre parcel in a Hi-Tech zoning district; and
- WHEREAS, the site is located near the intersection of Brittonfield Parkway, a local road, and Collamer Road northeast of the I-90/I-481 interchange in the Town of DeWitt; surrounding land uses include various professional and service offices; aerial imagery shows that the site abuts I-481 to the east; and
- WHEREAS, the submitted Schematic Site Plan dated April 17, 2017 shows that the site has frontage on Brittonfield Parkway and contains an existing single-story brick office building (Liberty Mutual Insurance) with parking areas primarily on the southern and eastern sides of the building and a small parking area in front of the building; there is existing parking space for 223 vehicles; the plan also shows an existing asphalt access drive onto Brittonfield Parkway; and
- WHEREAS, the proposed project will add 20,300 square feet of asphalt area to the existing parking lot and provide spaces for approximately 60 additional vehicles; the submitted Schematic Site Plan shows that the asphalt parking at the front of the building and south of the building will be expanded; the plan also shows new planting islands in the proposed expanded parking areas and new landscape screening between the parking areas and Brittonfield Parkway; and
- WHEREAS, the Environmental Assessment Form states that 0.8 acres of the site will be physically disturbed and stormwater discharge from the site will be conveyed to on-site stormwater facilities; and
- WHEREAS, the submitted Survey Drawing dated June 17, 2015 shows existing utility, drainage, and underground line easements around the perimeter of the site; and
- WHEREAS, per the Referral Notice, the proposed project includes lighting and stormwater improvements, the details of which are not specified in the referral materials; and
- WHEREAS, the site is served by municipal drinking water and sanitary 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 Onondaga County Department of Water Environment Protection has determined that the submitted project is located in an area designated as flow constrained or impacted by excessive wet weather flow or is tributary to a Combined Sewer Overflow (CSO); the project applicant is required to offset any additional sanitary flow in excess of the most recent land use; the applicant must develop a 1 gallon to 1 gallon offset plan/project in coordination with the municipal engineer; a letter confirming the acceptance of the offset plan must be submitted to the Department of Water Environment Protection documenting the offset plan; and

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

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

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

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

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

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: May 10, 2017

OCPB Case # Z-17-177

- 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 Empower Federal Credit Union for the property located at 900 Kinne 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 Kinne Street (Route 86), Kirkville Road (Route 53) and Exeter Street (Route 181), all county highways; and
- WHEREAS, the applicant is proposing to renovate an existing bank facility with a drive-thru and add 657 square feet of office space, along with landscaping and parking lot improvements on a 1.35-acre parcel in an Office & Professional zoning district; and
- WHEREAS, the site is located at the intersection of Kinne Road and Kirkville Road/Exeter Street in the Town of DeWitt; surrounding land uses are primarily residential with some commercial properties in close proximity; and
- WHEREAS, the Board is concurrently reviewing a Special Permit (Z-17-182) referral for the same project as a special permit is required for drive-thru facilities; and
- WHEREAS, the submitted Instrument and Topographic Survey dated April 11, 2017 shows that the site has frontage on Kinne Street, Kirkville Road, and Greentree Drive, a local road, and contains an existing 3,293 square foot single-story brick building (First Niagara Bank), an existing four-lane drive-thru with roof canopy, two existing asphalt driveways at Kinne Street near the northern boundary of the property, an existing asphalt driveway at Kirkville Road along the eastern boundary of the property, and existing asphalt parking areas (37 parking spaces total) along the northern boundary of the property and on the eastern side of the existing building; and
- WHEREAS, the referral materials indicate that the existing bank facility will be renovated for a proposed Empower Federal Credit Union; the submitted Layout Plan dated April 17, 2017 shows that the proposed project includes constructing an addition (657 square feet) at the southeastern corner of the existing building, adding sidewalks along Kinne Street and Kirkville Road, adding a new asphalt surface coat to the paved areas of the site, planting street trees along Kinne Street and along the western portion of Kirkville Road, and restriping the parking area on the eastern side of the building; the proposed addition will provide space for six offices and a new vestibule, per the submitted First Floor Schematic dated April 10, 2017; and
- WHEREAS, the Layout Plan shows that the existing drive-thru canopy and concrete islands and landscaping will remain; the existing northerly drive at Kinne Street will be a full access drive, while the southerly drive will be exit only and the existing drive at Kirkville Road will be a full access drive; per the Onondaga County Department of Transportation, any existing or proposed

driveways must meet Department commercial driveway standards; and

WHEREAS, per the Layout Plan, there is an existing drainage channel and gravel swale along the southwestern corner of the property; the Environmental Assessment Form states that stormwater from the site will flow in a similar fashion to what currently exists, being collected by an open ditch along both Kirkville Road and Greentree Drive; and

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

WHEREAS, the New York State Department of Environmental Conservation Environmental Assessment Form Mapper indicates that the project is within 2,000 feet of a site listed in New York State Department of Environmental Conservation Environmental Site Remediation database (ID: 734043); and

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

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

1. The Onondaga County Department of Transportation has determined that the municipality and applicant must contact the Department at (315) 435-3205 to discuss any required traffic data for the proposed project. Any modifications to the Site Plan required by the Department must be reflected on a revised Site Plan prior to municipal approval.
2. The Onondaga County Department of Transportation has determined that the applicant must complete a drainage study or Stormwater Pollution Prevention Plan (SWPPP) to meet Department requirements verifying that the proposed development would not create additional stormwater runoff into the County's drainage system and is required to first contact the Department to determine the scope of the study; the applicant must submit the drainage study to the Department for approval and complete any appropriate mitigation as may be determined by the Department.

3. The proposed southerly exit driveway onto Kinne Street must be limited to only 12 feet wide to prohibit dual exit and meet the requirements of the Onondaga County Department of Transportation.

4. Per the Onondaga County Department of Transportation, the Town must agree to take ownership of the proposed sidewalks.

The Board also offers the following comment:

1. Per the Onondaga County Department of Transportation, no landscaping shall be permitted in the County right-of-way.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: May 10, 2017

OCPB Case # Z-17-178

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Cicero Planning Board at the request of Richard Congel (Congel Boats) for the property located at 8810 Brewerton Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Brewerton Road (Route 11) and Route 81, both state highways, and Pardee Road (Route 253), a county highway, and a farming operation located in an Agricultural District; and
- WHEREAS, the applicant is proposing construction of a 13,880 square foot commercial boat sales and service building, with required parking and display area on a vacant 3.29-acre parcel in a General Commercial zoning district; and
- WHEREAS, the site is located in the Town of Cicero west of I-81 with surrounding land uses that include mostly vacant parcels and commercial sales operations; another RC Congel boat sales and storage facility currently operates on approximately 15 acres less than a mile south of the site; the submitted Site Plan – Existing Features dated April 12, 2017 shows that the vacant, partially-wooded site has frontage on Brewerton Road and contains an existing gravel drive and gravel area at the western boundary of the site; and
- WHEREAS, the proposed project includes the construction of a new metal building (13,880 square feet) to accommodate a commercial boat dealership (Congel Boats); the proposed operation would staff a maximum of 4 employees and be open Monday through Saturday 9am to 5pm; and
- WHEREAS, the submitted Grading Plan dated April 4, 2017 shows a proposed asphalt driveway at Brewerton Road that will replace the existing gravel drive, a parking area with 15 parking spaces on the western side of the proposed building, and an additional paved area to run along the northern and eastern sides of the proposed building; the Grading Plan also indicates that a proposed catch basin will be located along the southern boundary of the property for stormwater management and some of the existing wooded area along the eastern property line will remain to provide a buffer between the site and I-81; and
- WHEREAS, per the submitted Erosion and Sediment Control Plan dated April 10, 2017, erosion control measures, including a perimeter silt fence, rock check dam, concrete washout area, stabilized construction area, and turf reinforcement mats, will be installed around construction areas to provide erosion and sediment control; and
- WHEREAS, per the submitted Site Plan – Proposed Features dated April 12, 2017, the proposed lighting for the site includes five wall-mounted light fixtures to be located (one each) at the front entrance on the western side of the building and over the four overhead doors located on the northern side of the building;

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and

WHEREAS, the site does not have existing drinking water or wastewater utilities; proposed drinking water service will be provided by public infrastructure and proposed wastewater service will be provided by an individual septic system; and

WHEREAS, the Environmental Assessment Form states that 1.8 acres of the site is to be disturbed and stormwater runoff will be directed to on-site stormwater management facilities; if the proposed project cumulatively disturbs one acre or more of land, it must be covered under the New York State SPDES II General Permit for Stormwater Discharges from Construction Activity, and the applicant must submit a Stormwater Pollution Prevention Plan (SWPPP) to the municipality and a Notice of Intent (NOI) to the Bureau of Water Permits; the proposed project is located within a designated Municipal Separate Storm Sewer System (MS4) municipality and the applicant must consult with the municipal engineer to ensure conformance with the municipality's Storm Water Management Plan (SWMP) and submit a MS4 SWPPP Acceptance Form signed by the municipality to the Bureau of Water Permits; and

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

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

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

2. The municipality and applicant must continue to coordinate with the New York State Department of Transportation on access and drainage requirements.

The following requirements are mandated by county, state, or federal law and the Town is advised to ensure that these regulations have been met prior to approval of the site plan:

1. The Onondaga County Health Department must formally accept or approve, respectively, any existing or proposed septic system to service this property.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: May 10, 2017

OCPB Case # Z-17-179

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a AREA VARIANCE from the Town of Cicero Zoning Board of Appeals at the request of Teresa M. MacDonald for the property located at 9008 Beach Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the granting of use or area variances and the site is located within 500 feet of the municipal boundary between Onondaga County and Oswego County; and
- WHEREAS, the applicant is requesting an area variance to decrease the existing non-conforming setback (currently 1.9 feet where a minimum 6 feet is required) for a proposed addition to an existing seasonal cottage on a 0.13-acre parcel in a Residential (R-10) zoning district; and
- WHEREAS, the site is located on Oneida Lake in the Town of Cicero; aerial imagery shows that the tax parcel, 101.-01-20.0, is bisected by Beach Road, a local road, and abuts a large forested area to the west and the lake to the east; and
- WHEREAS, the submitted survey map dated August 11, 2016 shows that the portion of the lot west of Beach Road contains a small existing shed at the rear property line and the portion of the lot east of Beach Road contains an existing two-story frame house (seasonal cottage) with a rear porch and concrete walk leading to an existing dock on Oneida Lake; aerial imagery shows a gravel area on the western portion of the lot that appears to provide a small space for parking; and
- WHEREAS, per the submitted Referral Notice, the proposed project would include removing the existing rear (lakeside) porch (10ft x 12ft) and rebuilding it as a habitable space and adding an enclosed porch (8ft x 12ft) with an open deck (6ft x 11ft) and stairs at the rear of the existing house; and
- WHEREAS, the site is currently served by public drinking water and wastewater service and is located in the Brewerton 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, GIS mapping indicates that the site is located in the 100-year floodplain and federal wetlands are present on the eastern portion of the lot along Oneida Lake and encroach on the proposed cottage addition; federal and state wetlands are also shown to cover much of the forested area adjacent to the lot; and
- WHEREAS, the New York State Department of Environmental Conservation Environmental Assessment Form Mapper indicates that the project site or a

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

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

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

The Board strongly discourages the granting of area variances on a site in the 100-year flood plain and which may contain federal wetlands. The Board encourages the Town to strictly adhere to the Floodplain Zone overlay restrictions and offers the following additional comments on this constrained site:

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 Robert Antonacci and seconded by Daniel Cupoli. The votes were recorded as follows: Douglas Morris - yes; Daniel Cupoli - yes; Robert Antonacci - yes; Lisa Dell - yes; Marty Voss - yes.



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: May 10, 2017

OCPB Case # Z-17-180

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Salina Planning Board at the request of M.V. Weiss & Associates for the property located at 250 Commerce Boulevard; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of the municipal boundary between the Town of Salina and the Village of Liverpool; and
- WHEREAS, the applicant is proposing construction of a 2,467 square foot addition to existing office building on a 0.77-acre parcel in an Office and Light Industrial (O-2) zoning district; and
- WHEREAS, the site is located north of the New York State Thruway (I-90) and the Village of Liverpool in the Town of Salina; surrounding land uses include various commercial and industrial properties, including one of the Onondaga-Cortland-Madison BOCES campuses and Lockheed Martin; and
- WHEREAS, the submitted Layout Plan dated May 1, 2017 shows that the site has frontage on Commerce Boulevard and a closed Office Park Drive, both local roads, and contains an existing single-story masonry building (3,535 square feet), wood frame garage (819 square feet), and parking area with full access drive to Commerce Boulevard along the eastern side of the building; there is an existing New York Telephone Company easement along the front of the property, parallel to Commerce Boulevard, which the existing driveway crosses; the plan also shows an overgrown treed area on the site along Monarch Drive and at the rear of the property; and
- WHEREAS, per the Layout Plan, the proposed project includes constructing a 2,467 square foot addition at the rear of the existing office building (Quality Lighting Systems), extending the existing parking area along the proposed addition to provide 22 parking spaces, adding a sidewalk behind the proposed addition, moving the dumpsters to a new space at the rear of the parking lot, and cutting back the overgrown treed area at the rear of the property; the plan shows that the proposed dumpster enclosure will include a concrete pad and be enclosed by a fence with front gates; per the submitted First Floor Plan dated May 1, 2017, the proposed office addition will provide additional storage space, a conference room, a break room, and men's and women's restrooms; and
- WHEREAS, per the Referral Notice, the site is served by public drinking water provided by the Onondaga County Water Authority and sanitary sewer services provided by the Town of Salina; and
- WHEREAS, the New York State Department of Environmental Conservation Environmental Assessment Form Mapper indicates that the project is within 2,000 feet of a site listed in New York State Department of Environmental

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Conservation Environmental Site Remediation database (ID: 734065); and

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

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

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

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

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: May 10, 2017

OCPB Case # Z-17-181

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SPECIAL PERMIT from the City of Syracuse Planning Commission at the request of Matt Kemper, Jr. for the property located at 600 North Franklin Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review issuance of special permits and the site is located within 500 feet of Interstate 81, a state highway; and
- WHEREAS, the applicant is proposing to establish a rock climbing gym and fitness center in a converted 15,000 square foot warehouse space on a 3.3-acre parcel in a Lakefront T5-2 zoning district; and
- WHEREAS, the site is located in the Lakefront Franklin Square district; per the Lakefront Development Plan, the Franklin Square district is characterized by a high-quality aesthetic and pedestrian environment generated by urban density and consistency in architectural scale, texture, and pattern of new and rehabilitated former industrial buildings; the City of Syracuse is currently undertaking a comprehensive project to revise and modernize zoning in the City; according to the ReZone Syracuse draft zoning map dated February 2017, the proposed zoning for this lot is Mixed Used Office (MX-3), which would act to “provide for pedestrian friendly areas of medium- to higher-density residential development and compatible nonresidential uses, such as offices and supporting secondary commercial uses”; and
- WHEREAS, the Board is concurrently reviewing a Site Plan (Z-17-157) referral proposing to create a new restaurant/bar (Franklinstein) in the northwestern corner of the same building; and
- WHEREAS, the submitted Boundary Map dated March 24, 2017 shows that the site has frontage on Solar Street to the west, North Clinton Street to the east, and Dupli Park Drive (formerly Gail Borden Drive) to the south and borders Franklin Square Park, a city park; the western portion of the site contains an existing brick building, the Dupli building, that ranges from two to five stories; the eastern portion of the site, to the rear of the existing building, contains an existing blacktop parking area; the site has an existing drive on Solar Street that runs the length of the northern side of the existing building and provides access to parking spaces along the building as well as the rear parking lot; there is an existing driveway to the large parking area on North Clinton Street and two gated driveways on Dupli Park Drive that provide access to loading areas; and
- WHEREAS, the Application for Special Permit included in the referral materials indicates that the proposed project consists of converting 15,000 square feet of warehouse space in the existing building to a gym (Central Rock Gym) that will host rock walls ranging from 14 feet in height to 45 feet, a yoga room, and

a fitness center; per the application, the gym will operate Monday through Friday 11am to 11pm and Saturday and Sunday 9am to 9pm and have a maximum number of 10 employees on site at one time; and

WHEREAS, the submitted Proposed Exterior Elevations dated April 13, 2017 show that the proposed exterior improvements to the western and southern sides of the existing building include installing a new aluminum and glass storefront system, a new aluminum and glass entrance door, and several new aluminum windows to match the existing windows; and

WHEREAS, per the submitted Level 1 Floor Plan and Level 2 Floor Plan dated April 13, 2017, interior renovations will include a lobby, vestibule, front desk area, men's and women's locker rooms, storage area, yoga room, fitness room, and rock climb area on the ground floor and mezzanine rock climb area that overlooks the ground floor rock climb area; the submitted plans also show a large unoccupied space on the second floor marked for a tenant; per the submitted Site Plan dated April 13, 2017, the existing building includes space for the proposed Franklins restaurant, an area with existing office tenants, and two unoccupied areas, one of which is marked for a possible next phase; and

WHEREAS, the referral materials include a letter from the Central Rock Gym owner stating that the 137 existing parking spaces provided on the site will be adequate to accommodate the parking requirements of the proposed facility; the letter indicates that peak usage of the facility will be after 6pm which is complementary to the parking needs of other business located in the building; and

WHEREAS, the application indicates that proposed signage will consist of one wall-mounted sign (4'-8" x 8'-4") located on the southern wall of the building facing Franklin Square Park; and

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

WHEREAS, the New York State Department of Environmental Conservation Environmental Assessment Form Mapper shows that the site is near the O.M. Edwards Building (across Solar Street) which is listed on, or has been nominated by the NYS Board of Historic Preservation for inclusion on, the State or National Register of Historic Places; and

WHEREAS, per the EAF mapper, the project site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the New York

State Historic Preservation Office archaeological site registry and the municipality is advised to contact the New York State Historic Preservation Office to determine if the project should be submitted to the Office for review as part of the SEQR process; the EAF mapper also indicates that the project is within 2,000 feet of seven sites in the New York State Department of Environmental Conservation Environmental Site Remediation database (734060, V00588, C734089, C734088, C734088A, E734109, C734143); a portion of the site or land adjoining the site contains wetlands or other regulated waterbodies and GIS mapping shows that a small area of federal wetlands overlaps with the existing parking area at the rear of the building; and

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

The Board commends the applicant for their adaptive reuse of an existing building and proposed site design which maintains the character of the Franklin Square neighborhood.

The Board also offers the following comment:

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

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: May 10, 2017

OCPB Case # Z-17-182

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SPECIAL PERMIT from the Town of DeWitt Zoning Board of Appeals at the request of Empower Federal Credit Union for the property located at 900 Kinne Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review issuance of special permits and the site is located within 500 feet of Kinne Street (Route 86), Kirkville Road (Route 53) and Exeter Street (Route 181), all county highways; and
- WHEREAS, the applicant is requesting a special permit to renovate an existing bank facility with a drive-thru and add 657 square feet of office space, along with landscaping and parking lot improvements on a 1.35-acre parcel in an Office & Professional zoning district; and
- WHEREAS, the site is located at the intersection of Kinne Road and Kirkville Road/Exeter Street in the Town of DeWitt; surrounding land uses are primarily residential with some commercial properties in close proximity; and
- WHEREAS, the Board is concurrently reviewing a Site Plan (Z-17-177) referral for the same project; and
- WHEREAS, the submitted Instrument and Topographic Survey dated April 11, 2017 shows that the site has frontage on Kinne Street, Kirkville Road, and Greentree Drive, a local road, and contains an existing 3,293 square foot single-story brick building (First Niagara Bank), an existing four-lane drive-thru with roof canopy, two existing asphalt driveways at Kinne Street near the northern boundary of the property, an existing asphalt driveway at Kirkville Road along the eastern boundary of the property, and existing asphalt parking areas (37 parking spaces total) along the northern boundary of the property and on the eastern side of the existing building; and
- WHEREAS, the referral materials indicate that the existing bank facility will be renovated for a proposed Empower Federal Credit Union; the submitted Layout Plan dated April 17, 2017 shows that the proposed project includes constructing an addition (657 square feet) at the southeastern corner of the existing building, adding sidewalks along Kinne Street and Kirkville Road, adding a new asphalt surface coat to the paved areas of the site, planting street trees along Kinne Street and along the western portion of Kirkville Road, and restriping the parking area on the eastern side of the building; the proposed addition will provide space for six offices and a new vestibule, per the submitted First Floor Schematic dated April 10, 2017; and
- WHEREAS, the Layout Plan shows that the existing drive-thru canopy and concrete islands and landscaping will remain; the existing northerly drive at Kinne Street will be a full access drive, while the southerly drive will be exit only and the existing drive at Kirkville Road will be a full access drive; per the

Onondaga County Department of Transportation, any existing or proposed driveways must meet Department commercial driveway standards; and

WHEREAS, per the Layout Plan, there is an existing drainage channel and gravel swale along the southwestern corner of the property; the Environmental Assessment Form states that stormwater from the site will flow in a similar fashion to what currently exists, being collected by an open ditch along both Kirkville Road and Greentree Drive; and

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

WHEREAS, the New York State Department of Environmental Conservation Environmental Assessment Form Mapper indicates that the project is within 2,000 feet of a site listed in New York State Department of Environmental Conservation Environmental Site Remediation database (ID: 734043); and

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

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

1. The Onondaga County Department of Transportation has determined that the municipality and applicant must contact the Department at (315) 435-3205 to discuss any required traffic data for the proposed project. Any modifications to the Site Plan required by the Department must be reflected on a revised Site Plan prior to municipal approval.
2. The Onondaga County Department of Transportation has determined that the applicant must complete a drainage study or Stormwater Pollution Prevention Plan (SWPPP) to meet Department requirements verifying that the proposed development would not create additional stormwater runoff into the County's drainage system and is required to first contact the Department to determine the scope of the study; the applicant must submit the drainage study to the Department for approval and complete any appropriate mitigation

as may be determined by the Department.

3. The proposed southerly exit driveway onto Kinne Street must be limited to only 12 feet wide to prohibit dual exit and meet the requirements of the Onondaga County Department of Transportation.

4. Per the Onondaga County Department of Transportation, the Town must agree to take ownership of the proposed sidewalks.

The Board also offers the following comment:

1. Per the Onondaga County Department of Transportation, no landscaping shall be permitted in the County right-of-way.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: May 10, 2017

OCPB Case # Z-17-183

- 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 The Raymond Corporation for the property located at 6650 Kirkville Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the granting of use or area variances and the site is located within 500 feet of Kirkville Road and Fly Road, both county roads; and
- WHEREAS, the applicant is requesting an area variance for the number of parking spaces (requesting 149 spaces where 219 is required), side yard setback (requesting 1 foot where 15 feet is required), and height allowance (requesting 60 feet where 27 feet is the maximum) related to an expansion of existing facilities, site parking and stormwater management on an 11.00-acre parcel in a High-Tech (H-T) zoning district; and
- WHEREAS, the site is located near the I-481 ramps in the Town of DeWitt; surrounding land uses include Bishop Grimes Junior/Senior High School, various industrial and professional service businesses, and some vacant, wooded lots; the site is bordered on the west by a rail spur from the nearby CSX railroad line; and
- WHEREAS, in 2015, the Board recommended No Position with Comment on a Site Plan (Z-15-244) referral proposing to add 13 parking spaces to the existing facility; the Board also recently reviewed a Preliminary Subdivision (S-17-16) referral proposing to subdivide a 14.01-acre parcel into two new lots, Lot A (4.06 acres) and Lot B (9.70 acres) and recommended No Position with Comment; and
- WHEREAS, the submitted Proposed Subdivision dated October 10, 2016 shows that the site (11.0 acres) consists of two tax parcels, 041.-02-03.1 (5.96 acres) and 041.-02-05.1 (0.24 acres), that are owned by the Raymond Corporation and additional lands that shall be conveyed to the Raymond Corporation; per the Proposed Subdivision, lands for proposed conveyance include tax parcel 041.-02-02.1 (0.72 acres) and Lot A (4.06 acres), which was created in the aforementioned subdivision; in the submitted Preliminary Plan – 2 Lot Subdivision dated October 10, 2016, the description of Lot A includes a note “Proposed conveyance to The Raymond Corporation”; and
- WHEREAS, the site has frontage on Kirkville Road and contains an existing 60,497 square foot building (Raymond Corporation), located on tax parcel 041.-02-03.1; aerial imagery shows that there are two existing driveways at Kirkville Road that are connected by a drive in front of the existing building; the westerly driveway provides access to an existing loading and parking area on the western side of the existing building and the easterly driveway leads to a large parking area on the eastern side of the building; aerial imagery also shows that there is an existing house with driveway access to Kirkville Road on tax

parcel 041.-02-05.1 which is located at the northeastern corner of the site and that Lot A is primarily wooded; per the Proposed Subdivision, there is an existing 60-foot right-of-way easement to Fly Road where Swanka Boulevard is located on Lot A and a 15-foot permanent drainage easement reserved to Stanley Home Products runs north-south near the western property line of Lot A; and

WHEREAS, the proposed project includes expanding the existing Raymond Corporation facility to provide additional office and warehouse space; the submitted Proposed Site Plan dated April 10, 2017 shows two proposed additions (6,526 and 9,047 square feet) at the front of the existing facility and two proposed additions (13,889 and 11,900 square feet) to be constructed at the rear of the existing facility; per the Proposed Site Plan, the existing easterly drive on tax parcel 041.-02-03.1 and an existing house and driveway on tax parcel 041.-02-05.1 are not shown and will presumably be removed; and

WHEREAS, the proposed project also includes various parking lot and circulation improvements; the Proposed Site Plan shows a proposed driveway at Kirkville Road at the western side of the building where an existing driveway is located; the proposed driveway leads to a one-way road along the western side of the building where expanded parking and loading space is proposed and then continues to the rear of the building where it connects to a proposed one-way drive with plow turn around area deeded to the Town of DeWitt that connects to the existing Swanka Boulevard; per the Proposed Site Plan, the drive access to Swanka Road is extended to accommodate tractor trailer traffic; a new parking area is proposed at the front of the building that will connect to the relined, existing parking area along the eastern side of the building; an additional proposed one-way drive will extend from the eastern parking area to the proposed one-way drive to Swanka Boulevard; and

WHEREAS, the Environmental Assessment Form states that 2.48 acres of the site is to be disturbed and stormwater runoff will be routed to existing catch basins on Kirkville Road directly in front of the site; the Proposed Site Plan shows two proposed stormwater retention ponds, one at the rear of the facility and one along the western side of the building, and one proposed stormwater wetland between the front parking area and Kirkville Road; if the proposed project cumulatively disturbs one acre or more of land, it must be covered under the New York State SPDES II General Permit for Stormwater Discharges from Construction Activity, and the applicant must submit a Stormwater Pollution Prevention Plan (SWPPP) to the municipality and a Notice of Intent (NOI) to the Bureau of Water Permits; the proposed project is located within a designated Municipal Separate Storm Sewer System (MS4) municipality and the applicant must consult with the municipal engineer to ensure conformance with the municipality's Storm Water Management Plan (SWMP) and submit a MS4 SWPPP Acceptance Form signed by the municipality to the Bureau of Water Permits; and

WHEREAS, the site is served by municipal drinking water provided by the Town of DeWitt and municipal sanitary 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 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, an existing delineated wetland and a 100-foot wetland buffer are shown in the Proposed Site Plan and the proposed site changes appear to encroach on the wetland and buffer areas; the EAF states that the proposed access to Swanka Boulevard is within the delineated state and federal wetlands; per the EAF, the New York State Department of Environmental Conservation and U.S. Army Corps of Engineers are involved in the design process; and

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

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

1. The Onondaga County Department of Transportation has determined that the municipality and applicant must contact the Department at (315) 435-3205 to discuss any required traffic data for the proposed project and the applicant must subsequently complete any appropriate mitigation as may be determined by the Onondaga County Department of Transportation.
2. Per the Onondaga County Department of Transportation, a dual exit lane will not be permitted in the proposed driveway onto Kirkville Road and must meet Department commercial driveway standards.
3. The municipality must submit a copy of the Storm Water Pollution Prevention Plan (SWPPP) and/or any drainage reports or studies to the Onondaga County Department of Transportation early in the planning process for approval and complete any appropriate mitigation as may be determined by the Department.
4. The applicant must submit a lighting plan to be approved by the Onondaga County Department of Transportation to ensure there is no glare or spillover onto adjacent properties or the county right-of-way.

The Board also offers the following comments:

1. The Onondaga County Department of Water Environment Protection asks that the applicant contact the Department at (315) 435-5402 x225 early in the planning process to determine sewer availability and capacity.
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 315-435-2260.

3. The applicant is advised to continue to coordinate with the New York State Department of Environmental Conservation and U.S. Army Corps of Engineers to ensure all necessary permits and approvals are obtained from federal, state, or other municipal agencies for any confirmed wetlands and buffers.

4. Per the Onondaga County Department of Transportation, no additional access to Kirkville Road will be permitted. The Town and applicant are advised that a permit will be required from the Onondaga County Department of Transportation for any proposed driveways and prior to any proposed work within a county road right-of-way.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: May 10, 2017

OCPB Case # Z-17-184

- 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 East Syracuse Planning Board at the request of 3Gi Container Pooling Operation Facility for the property located at 380 Carr 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 Route 290, a state highway, the municipal boundary between the Village of East Syracuse and the Town of DeWitt, and Ley Creek, a county drainage channel; and
- WHEREAS, the applicant is seeking Site Plan review to repurpose a 6-acre CSX recycling yard into a rail container loading yard, as part of a larger Central New York Inland Port and Wetland Mitigation Bank Pilot project in three municipalities on approximately 188 acres in various zoning districts; and
- WHEREAS, the original referral included a Long Environmental Assessment Form (undated, unsigned) for the 3Gi Central New York Inland Port, for parcels in East Syracuse, DeWitt and the Town of Manlius, and the referring municipality later supplied a Draft Environmental Impact Statement (EIS) for the Central New York Inland Port and Wetland Mitigation Bank Pilot dated December 19, 2016, with lead agency designation removed from the cover, and unsigned; per each of the three involved municipalities, continued discussions are still necessary regarding designation of lead agency and coordinated review under SEQRA; and

NOW THEREFORE BE IT RESOLVED, that the Onondaga County Planning Board has determined that this referral is INCOMPLETE for the reasons listed below.

The Board does not have adequate information to assess the inter-municipal impacts of the entire proposed inland port project at this time. In particular, per General Municipal Law Section 239-m the referral must include all SEQR materials ultimately required by the lead agency to make a determination of significance.

The referral did not include adequate plans and documentation of the proposed facilities on other sites, including the port facilities and wetland bank, which were referred to and included in the Environmental Assessment Form as integral components of the overall port project. Additional coordination is also required regarding the status of SEQR lead agency designation, and full scoping and coordinated review involving the three involved municipalities is needed, particularly for a project of this scale and

complexity and in order to avoid issues with segmentation.

The applicant is encouraged to work with the three involved municipalities to establish lead agency under SEQRA and furnish the municipalities with all information needed to review the full project prior to re-submission to the Onondaga County Planning Board for review. The Board further encourages the applicant to consider filing municipal zoning applications concurrently to facilitate and coordinate the municipal and county review processes.



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: May 10, 2017

OCPB Case # Z-17-185

- 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 Cicero Town Board at the request of Town of Cicero, NY for the property located 18 parcels on Carmenica Drive & Pasubio Terrace and at 5997 Lakeshore Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the adoption or amendment of a zoning ordinance or local law; and
- WHEREAS, the Town is proposing to change zoning on 18 parcels covering approximately 106 acres and considered part of the Carmel Runne commercial subdivision to General Commercial Plus (GC+) zoning; and
- WHEREAS, the proposed changes are part of a 15-referral package of zone changes from the Town of Cicero affecting 118 parcels totaling approximately 970 acres; the 15 referrals are being consolidated into 3 staff reports/resolutions from the County Planning Board; the Board is reviewing 18 zone changes to General Commercial Plus in the current staff report Z-17-185, 6 parcels being changed to General Commercial (GC) and Neighborhood Commercial (NC) in the staff report Z-17-187, and approximately 94 parcels changing to various Residential zoning districts (R-10, R-12, R-15, R-20) or Agriculture (AG) zoning districts on several corridors in the Town in the staff report Z-17-186; and
- WHEREAS, per the referrals and Full Environmental Assessment Form, the description of the proposed action on all 15 of the proposed zone change referrals and EAFs is "to eliminate existing split zoning on some properties and to provide new zoning classifications for properties that are considered non-conforming to current Town zoning code"; no split zoning or nonconformities are noted for any of the 18 parcels within this proposed rezoning, with the exception of three parcels which were recently referred to the OCPB to eliminate split zoning in favor of General Commercial zoning on the full parcel; it is unclear whether those proposed zone changes were approved since the March 8, 2017 OCPB meeting; and
- WHEREAS, the Board previously recommended Disapproval of a series of commercial zone changes in 2016 (Z-16-300), partially due to lack of an updated comprehensive plan and coordination with residents and stakeholders to fully analyze potential impacts of the proposed changes; in March 2017, the Board recommended Modification of a series of zone changes on 103 parcels covering 575+ acres in the Town, continuing its recommendations for planning, stakeholder coordination, and public outreach; it has been expressed by Town representatives in presenting the prior changes that the Town does not have the resources or time for a comprehensive plan update or for a full zoning ordinance review; as such, planning staff is segmenting its review of the entire town's zoning into phases over the course of approximately two years; and

WHEREAS, in 2014, the Board previously considered a similar zone change referral (Z-14-55) from the Mufale Family Limited Partnership to change the zoning to General Commercial Plus on the same 18 parcels as in the current referral; a Coordinated Review meeting was also held involving the applicant, town representatives and various local and state agencies; at that time, the Board noted wastewater and transportation constraints and projections for the area, and requirements for additional information on anticipated sanitary flow, baseline traffic conditions, and anticipated traffic conditions under the new zoning, and recommended the Town undertake a comprehensive plan update to ensure cumulative impacts and compatibility of land uses is considered in zoning decisions; and

WHEREAS, the currently proposed General Commercial Plus (GC+) rezoning action includes 9 parcels on Carmenica Drive and 8 parcels fronting on Pasubio Terrace, which generally makes up the undeveloped lands within the Carmel Runne commercial subdivision created in the early 2000s with new road and sewer infrastructure, as well as one parcel fronting on 5997 Lakeshore Road which backs up to the Carmel Runne lands (see attachment Map 5); the Lakeshore Road parcel (3.7 acres) also has frontage on Persian Terrace, a residential subdivision entryway; several residential parcels on both Persian Terrace and Lakeshore Road back up to the subject parcels to be rezoned; other surrounding land uses include retail, apartments, and hotel properties within and adjacent to the Carmel Runne development; and

WHEREAS, per the Cicero zoning ordinance, the General Commercial Plus (GC+) zoning district would allow the permitted uses for all other commercial districts, as well as auto repair/garage uses, parking lots, manufacturing and assembly, warehouse and distribution, and other uses; and

WHEREAS, the existing Carmenica Drive has existing access to Pardee Road, a county road, and part of the New York State interstate ramp system, and Lakeshore Road, a county road; Pasubio Terrace is an internal local road connecting to Carmenica Drive only; these roads are to provide access to all parcels within the Carmel Runne subdivision; no direct access from any of the subdivision lots are approved for additional driveway or road access onto state or county roads; certain turning movements from Pardee Road onto NYS Route 31 have been eliminated in recent years due to existing traffic and safety issues on the Route 31 corridor; the Route 31 corridor and Route 31/Interstate Route 81 interchange in this area has had longstanding congestion issues, with limited solutions; and

WHEREAS, in earlier reviews of the site in 2004 and 2008 (S-04-78, S-08-21 and S-08-22), the New York State and Onondaga County Departments of Transportation noted that any future site development plans for any proposed lots will require an update of the original traffic study or a new traffic study base on full buildout of the development in its entirety; and

WHEREAS, in 2010, the Syracuse Metropolitan Transportation Council completed the Clay-Cicero Route 31 Transportation Study, to examine existing transportation-land use conflicts and emerging capacity issues along the corridor; recommendations related to the corridor included: 1) revising town planning documents to include lower levels of future development, 2) focusing on increasing density and mixing uses, 3) enhancing transit, with supportive land use practices, 4) reconfiguring the I-81 interchange, 5) not building additional interchanges unless regionally significant development necessitates it, 6) requiring new development to include pedestrian, bicycle and transit

accommodations, practicing good access management in commercial areas, and 7) requiring roadway connections between residential areas (discouraging cul-de-sacs); and

WHEREAS, this property and neighboring properties have access to public water and sewers which currently flow to the Oak Orchard and Brewerton Wastewater Treatment Plants; land in the Oak Orchard Wastewater Treatment Plant service area are tributary to the Davis Road Pump Station, which requires offsets for new or increased sanitary flow in consultation with the Town Engineer; and

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

1. The New York State and Onondaga County Departments of Transportation maintain the requirement that the applicant must provide an updated Traffic Impact Study to the New York State and Onondaga County Departments of Transportation to reflect updated baseline conditions in the area, to incorporate traffic expectations for buildout of the Carmel Runne commercial subdivision, and to update traffic projections and characteristics to reflect any new zoning. The traffic study should be reviewed by the respective Departments, as well as the Town of Cicero, and any developer or publicly-funded mitigation should be understood prior to Town approval.

The Town and applicant are particularly cautioned against putting in place zoning which would encourage large truck traffic in the vicinity of the Route 31/Interstate Route 81 interchange due to the existing congested traffic conditions present in the area.

2. The Board recommends that the lands fronting on Lakeshore Road and Persian Terrace be zoned to a less intensive zoning district than General Commercial Plus, given its location at the periphery of the Carmel Runne Development and its proximity to neighborhood land uses, including adjacent houses and residential zoning on three sides, recreational fields, and an elementary school. This transitional area may be appropriate for multi-family or mixed-use zoning as an alternative to heavy commercial.

The Board also continues to offer the following comments as stated in prior related referrals:

1. The Board continues to encourage the Town to revise its approach to updating zoning within the Town, by first undertaking a thoughtful and thorough public process to update its comprehensive plan prior to consideration of zoning changes at this scale. Planning should include community consensus on land use objectives for all uses, interagency coordination and analysis of anticipated infrastructure capacities and needed investments (and financing thereof) to accommodate more intensive zoning, and consideration of a more nuanced land-use zoning strategy that balances economic activity with quality of life considerations.

2. The Board also strongly encourages the Town to consider the introduction of more nuanced zoning in certain locations and for certain desired land use typologies. In particular, waterfront uses such as marinas, recreational

venues and waterfront restaurants and lodging could be better served by a zoning district that acknowledges the unique characteristics and opportunities of waterside development. In addition, the Board continues to advocate for a zoning district intended for public parks, buffer properties, environmentally sensitive land, lands significantly encumbered with wetlands and floodplains, and other such parcels on which development should be carefully scrutinized. Mixed-use zoning in certain locations may also be desirable and could foster creative use of premium parcels within the Town.

3. The Town is advised to consult with the New York State and Onondaga County Departments of Transportation and Onondaga County Department of Water Environment Protection and Health Department as applicable, in early stages of district rezoning efforts, in order to ensure adequate infrastructure is either in place or feasible for any anticipated or potential increase in intensity of use from any proposed zone changes.

4. As an additional comment, the Board notes that while zone change actions are legislative rather than physical projects, changes of this scale are automatically determined to be Type 1 actions under SEQRA, and preparers are advised to consider a reasonably expected range of potential development resulting from proposed zone changes when considering potential and cumulative environmental impacts. As such, the Town may wish to revisit its environmental review to ensure adequate consideration of potential impacts related to the proposed rezoning, particularly any long-term cumulative impacts which may arise as a result of incremental future actions allowed under the proposed zoning. Coordination with various agencies, potentially in the context of a coordinated review under SEQRA, is also appropriate at this stage.

5. The Onondaga County Department of Transportation advises that no new driveway access shall be permitted onto Lakeshore Road.

6. Per the New York State and Onondaga County Departments of Transportation, more detailed traffic generation data for any ultimate proposed uses will also be required for any proposed development within the Carmel Runne subdivision. Applicants are advised to contact the Departments as early as possible to determine the scope of information to be requested.

7. The Town is encouraged to revisit the analysis and recommendations contained within the SMTC Route 31 Corridor Study for applicable guidance relative to land use and transportation planning in the area.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: May 10, 2017

OCPB Case # Z-17-186

- 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 Cicero Town Board at the request of Town of Cicero, NY for the property located various parcels (see case file); 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 Cicero is proposing to change zoning on 94 parcels covering approximately 835 acres on Lakeshore Road, Weaver Road, McKinley Road, Mud Mill Road, Beach Road, Sneller Road, Cicero Center Road, and New York State Route 31, to various Residential zoning districts (R-10, R-12, R-15, R-20) or Agriculture (AG) zoning districts; and
- WHEREAS, the proposed changes are part of a 15-referral package of zone changes from the Town of Cicero affecting 118 parcels totaling approximately 970 acres; the 15 referrals are being consolidated into 3 staff reports/resolutions from the County Planning Board; the Board is reviewing 18 zone changes to General Commercial Plus in the staff report Z-17-185, 6 parcels being changed to General Commercial (GC) and Neighborhood Commercial (NC) in the staff report Z-17-187, and approximately 94 parcels changing to various Residential zoning districts (R-10, R-12, R-15, R-20) or Agriculture (AG) zoning districts on several corridors in the Town in the current staff report Z-17-186; and
- WHEREAS, per the referrals and Full Environmental Assessment Form, the description of the proposed action on all 15 of the proposed zone change referrals and EAFs is “to eliminate existing split zoning on some properties and to provide new zoning classifications for properties that are considered non-conforming to current Town zoning code”; and
- WHEREAS, the Board previously recommended Disapproval of a series of commercial zone changes in 2016 (Z-16-300), partially due to lack of an updated comprehensive plan and coordination with residents and stakeholders to fully analyze potential impacts of the proposed changes; in March 2017, the Board recommended Modification of a series of zone changes on 103 parcels covering 575+ acres in the Town, continuing its recommendations for planning, stakeholder coordination, and public outreach; it has been expressed by Town representatives in presenting the prior changes that the Town does not have the resources or time for a comprehensive plan update or for a full zoning ordinance review; as such, planning staff is segmenting its review of the entire town’s zoning into phases over the course of approximately two years; and
- WHEREAS, two properties, at 5815 Sneller Road and Mud Mill Road (108.-01-20.1) between Sneller and Ladd Roads, currently have split zoning, with a majority of the lands zoned Agricultural (AG) and portions of the site also having Industrial (IND) zoning; both are proposed to become entirely Agricultural

zoning; both sites are large parcels predominantly used as farm fields (see attachment Map 1); and

WHEREAS, four parcels on McKinley Road near Mud Mill Road and 24 parcels on Weaver Road, all containing existing houses on lots ranging from 0.3-1.0 acre each, are proposed to be rezoned from AG to R-15 zoning (see Map 2); and

WHEREAS, on Mud Mill Road, between Weaver and Lakeshore Road, approximately 11 parcels containing houses on the south side of the road would be changed to R-12 and R-15 zoning in two clusters; on the north side of Mud Mill, approximately 10 parcels with houses are proposed to become R-20, and 22 parcels with existing single-family homes are proposed to become R-12 zoning; proposed zoning districts appear to be intended to align with the existing parcel sizes (see Map 2); and

WHEREAS, in the same vicinity four parcels which are split-zoned with AG and R-10 zoning are shown to be proposed as entirely AG zoning; lot sizes range from 1.2 to 12 acres, and three of four contain houses; rear lands on larger parcels are encumbered by flood plains and wetlands (see Map 2); and

WHEREAS, along Lakeshore Road between Cicero Center Road and Lakeshore Road (east), 6 large parcels with split zoning, with residential zoning at the frontage and AG to the rear, are proposed to be zoned entirely AG; parcels include Lakeshore Elementary School (17 acres), a 66-acre vacant wooded lot at Cicero Center Road and Lakeshore Road, two large wooded lots totaling 120 acres to the east of the school, each with limited road frontage, and a 57-acre lot with a house, electric transmission lines, and woods; a 3.5 acre parcel with a house and transmission lines is also proposed for AG zoning; all lots are somewhat encumbered by wetlands and flood plains (see Map 3 & 4); and

WHEREAS, between West Murray and Route 31 along Lakeshore Road, 12 parcels are proposed for residential zoning, all with existing houses or other garage/storage structures; proposed zoning districts include R-10, R-12, and R-20, based on parcel size (see Map 4); 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 continues to offer the following comments as stated in prior related referrals:

1. The Board continues to encourage the Town to revise its approach to updating zoning within the Town, by first undertaking a thoughtful and thorough public process to update its comprehensive plan prior to consideration of zoning changes at this scale. Planning should include community consensus on land use objectives for all uses, interagency coordination and analysis of anticipated infrastructure capacities and needed investments (and financing thereof) to accommodate more intensive zoning, and consideration of a more nuanced land-use zoning strategy that balances economic activity with quality of life considerations.

2. The Board also strongly encourages the Town to consider the introduction of more nuanced zoning in certain locations and for certain desired land use typologies. In particular, waterfront uses such as marinas, recreational

venues and waterfront restaurants and lodging could be better served by a zoning district that acknowledges the unique characteristics and opportunities of waterside development. In addition, the Board continues to advocate for a zoning district intended for public parks, buffer properties, environmentally sensitive land, lands significantly encumbered with wetlands and floodplains, and other such parcels on which development should be carefully scrutinized. Mixed-use zoning in certain locations may also be desirable and could foster creative use of premium parcels within the Town.

3. The Town is advised to consult with the New York State and Onondaga County Departments of Transportation and Onondaga County Department of Water Environment Protection and Health Department as applicable, in early stages of district rezoning efforts, in order to ensure adequate infrastructure is either in place or feasible for any anticipated or potential increase in intensity of use from any proposed zone changes.

4. As an additional comment, the Board notes that while zone change actions are legislative rather than physical projects, changes of this scale are automatically determined to be Type 1 actions under SEQRA, and preparers are advised to consider a reasonably expected range of potential development resulting from proposed zone changes when considering potential and cumulative environmental impacts. As such, the Town may wish to revisit its environmental review to ensure adequate consideration of potential impacts related to the proposed rezoning, particularly any long-term cumulative impacts which may arise as a result of incremental future actions allowed under the proposed zoning. Coordination with various agencies, potentially in the context of a coordinated review under SEQRA, is also appropriate at this stage.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: May 10, 2017

OCPB Case # Z-17-187

- 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 Cicero Town Board at the request of Town of Cicero, NY for the property located various parcels (see case file); 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 Cicero is proposing to change zoning on six parcels covering approximately 28 acres in multiple locations from Residential (R-15 and R-10) and Residential Multiple (RM) to General Commercial (GC) and Neighborhood Commercial (NC) zoning districts; and
- WHEREAS, the proposed changes are part of a 15-referral package of zone changes from the Town of Cicero affecting 118 parcels totaling approximately 970 acres; the 15 referrals are being consolidated into 3 staff reports/resolutions from the County Planning Board; the Board is reviewing 18 zone changes to General Commercial Plus in the staff report Z-17-185, 6 parcels being changed to General Commercial (GC) and Neighborhood Commercial (NC) in the current staff report Z-17-187, and approximately 94 parcels changing to various Residential zoning districts (R-10, R-12, R-15, R-20) or Agriculture (AG) zoning districts on several corridors in the Town in the staff report Z-17-186; and
- WHEREAS, per the referrals and Full Environmental Assessment Form, the description of the proposed action on all 15 of the proposed zone change referrals and EAFs is “to eliminate existing split zoning on some properties and to provide new zoning classifications for properties that are considered non-conforming to current Town zoning code”; four of the parcels are nonconforming commercial uses within the R-10 district; one parcel is a residential use being changed to commercial, and another large parcel is vacant land being changed from residential to commercial zoning; and
- WHEREAS, the Board previously recommended Disapproval of a series of commercial zone changes in 2016 (Z-16-300), partially due to lack of an updated comprehensive plan and coordination with residents and stakeholders to fully analyze potential impacts of the proposed changes; in March 2017, the Board recommended Modification of a series of zone changes on 103 parcels covering 575+ acres in the Town, continuing its recommendations for planning, stakeholder coordination, and public outreach; it has been expressed by Town representatives in presenting the prior changes that the Town does not have the resources or time for a comprehensive plan update or for a full zoning ordinance review; as such, planning staff is segmenting its review of the entire town’s zoning into phases over the course of approximately two years; and
- WHEREAS, two parcels, located at the corner of Lakeshore Road and Cicero Center Road are proposed to change from R-10 zoning to Neighborhood Commercial (NC)

zoning; one contains a former Lakeshore Bait & Tackle and the other contains Lakeshore Pizza; both are located within existing converted houses on approximately 1-acre parcels (see attachment Map 3); the Town of Cicero is planning to relocate its highway garage, police and other facilities to the corner of Cicero Center Road and Lakeshore Road, with the South Bay Fire Department; other surrounding land uses are lakefront residential and open wooded lands; and

WHEREAS, Cooper's Landing bar and restaurant and Bersani Sports and Marine, both along Lakeshore Road and Murray Road further to the east, are proposed to change from R-10 zoning to General Commercial zoning, which allows a wide variety of commercial uses; both parcels are just over one acre and are surrounded by residential, lakeside properties and open land (see Map 3 & 4); and

WHEREAS, an existing single family house with detached garage on 1.4 acres of land on with lawn and trees is proposed to be changed from R-15 zoning to General Commercial; the purpose of the zone change is unclear; the site is located on Crabtree Lane, west of Route 11 (see Map 5); the house is at the end of a row of single-family homes along Crabtree, to the north and west, a pocket of land for parcels fronting on Route 31 has been converted to commercial use and zoning over time, with a new karate studio recently constructed just north of the parcel; zoning to the east and south, and further to the west remains as residential zoning and land use; and

WHEREAS, a vacant 22-acre rear parcel on the north side of NYS Route 31, west of Route 11 is proposed to change from Residential Multiple zoning to General Commercial zoning (see Map 5); the site has limited frontage on Route 31 and the entirety of the site is wooded with a minor stream running through the site; zoning surrounding the site is largely General Commercial, consisting mostly of roadside residential and smaller commercial buildings; to the north is Tri-State Auto Auction, and to the west are several commercial and apartment properties off Legionnaire Drive; the Route 31 corridor and Route 31/Interstate Route 81 interchange in this area has had longstanding congestion issues, with limited solutions; and

WHEREAS, all sites have existing or nearby access to public water and sewer and are located in the Brewerton and Oak Orchard Wastewater Treatment Plant service areas; sites on Crabtree Lane and Route 31 may be subject to offset requirements as part of the Davis Road Pump Station service area; and

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

The Board continues to offer the following comments as stated in prior related referrals:

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