



# Onondaga County Planning Board

May 15, 2019

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

## I. ATTENDANCE

### MEMBERS PRESENT

Daniel Cupoli  
James Corbett  
Matt Beadnell  
David Skeval

### STAFF PRESENT

Megan Costa  
Allison Bodine  
Robin Coon

### GUESTS PRESENT

Greg Sgromo

## II. CALL TO ORDER

The meeting was called to order at 11:00 AM on May 15, 2019.

## III. MINUTES & OTHER BUSINESS

Minutes from April 24, 2019 were submitted for approval. David Skeval made a motion to accept the minutes. James Corbett seconded the motion. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; Matt Beadnell - yes; David Skeval - yes.

## IV. ACTIONS ON GML SECTION 239 REFERRALS

### Summary

S-19-27	TOnoPB	<i>No Position With Comment</i>	S-19-28	CSyrPB	<i>No Position</i>
S-19-29	TCicPB	<i>No Position With Comment</i>	S-19-30	TMarPB	<i>No Position</i>
S-19-31	TMarPB	<i>No Position</i>	Z-19-109	VFayPB	<i>No Position</i>
Z-19-110	TVanTB	<i>No Position</i>	Z-19-111	CSyrZA	<i>No Position</i>
Z-19-112	CSyrPB	<i>No Position With Comment</i>	Z-19-113	CSyrPB	<i>No Position</i>
Z-19-114	TSkaPB	<i>No Position With Comment</i>	Z-19-115	TSkaZBA	<i>No Position With Comment</i>
Z-19-116	TCicZBA	<i>No Position</i>	Z-19-117	VMarPB	<i>No Position</i>
Z-19-118	TCamTB	<i>No Position</i>	Z-19-119	TSkaPB	<i>No Position</i>
Z-19-120	VSkaPB	<i>Modification</i>	Z-19-121	VSkaPB	<i>No Position</i>
Z-19-122	TDewZBA	<i>No Position With Comment</i>	Z-19-123	TDewPB	<i>No Position With Comment</i>
Z-19-124	TDewZBA	<i>No Position With Comment</i>	Z-19-125	VLivPB	<i>No Position</i>
Z-19-126	TCicPB	<i>Modification</i>	Z-19-127	TOnoTB	<i>No Position</i>
Z-19-128	TClaZBA	<i>No Position</i>			



J.Ryan McMahon II  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: May 15, 2019

OCPB Case # S-19-27

- 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 Onondaga Planning Board at the request of Robert K. Amidon, II for the property located at Beef Street & West Seneca Turnpike; 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 Beef Street (Route 143), a county highway and West Seneca Turnpike (Route 175), a state highway; and
- WHEREAS, the applicant is proposing to subdivide a 54.02-acre parcel into two new lots, Lot 1 (51.98 acres) and Lot 2 (2.04 acres), in a Residential and Country (R-C) zoning district; and
- WHEREAS, the site is located at the intersection of West Seneca Turnpike (NYS Route 175) and Beef Street, a county road, with surrounding land uses being a mix of single-family residential, active farmland, and forest land; and
- WHEREAS, the submitted subdivision plan dated January 10, 2019 shows the site surrounds three single-family lots, one fronting on Beef Street and two fronting on West Seneca Turnpike, and contains an existing barn structure with a farm driveway on West Seneca Turnpike; aerial imagery shows the site is open, vacant land that appears to include some active farmland and treed areas; and
- WHEREAS, per the subdivision plan, proposed Lot 2 (2.04 acres) will have frontage on Beef Street and include the lands at the northeast corner of the site; the lot is intended for a proposed house and driveway;  
ADVISORY NOTE: the proposed driveway onto Beef Street requires highway access and work permits from the Onondaga County Department of Transportation and will be subject to the availability of sight distance; and
- WHEREAS, per the subdivision plan, proposed Lot 1 (51.98 acres) will contain the remainder of the site; no proposed development is indicated for this lot;  
ADVISORY NOTE: any new or proposed driveways onto West Seneca Turnpike will require a residential driveway permit from the NYS Department of Transportation Onondaga West Residency office; and
- WHEREAS, the site is served by public drinking water and an individual septic system; per the submitted Environmental Assessment Form (EAF) dated November 21, 2018, wastewater services for proposed Lot 2 will be provided by a proposed septic system, which has been reviewed and approved by the Onondaga County Health Department;  
ADVISORY NOTE: the applicant is advised to contact OCWA's Engineering Department to determine the activities and structures permitted within OCWA easements/right-of-ways, water availability and service options, obtain hydrant flow test information, evaluate backflow prevention requirements,

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

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

and/or request that the Authority conduct hydrant flow testing to assess fire flow availability; and

WHEREAS, GIS mapping shows the northeast corner of the site may contain federal wetlands, which appear to coincide with a forested portion of proposed Lot 1; and

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

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

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



J.Ryan McMahon II  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: May 15, 2019

OCPB Case # S-19-28

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a FINAL SUBDIVISION from the City of Syracuse Planning Commission at the request of May Memorial Unitarian Universalist Society for the property located at 3800 East Genesee Street; and
- WHEREAS, General Municipal Law Section 239-n allows the County Planning Board to review the approval of subdivisions and the site is located within 500 feet of Meadow Brook, a county-owned drainage channel, and the municipal boundary between the City of Syracuse and the Town of DeWitt; and
- WHEREAS, the applicant is proposing to combine three tax parcels into one new 3.837-acre parcel to have an existing church and its parking lot located on the same parcel in a Residential (RA-1) zoning district; and
- WHEREAS, the site is located along a City-owned portion of East Genesee Street in the Eastside neighborhood of the City of Syracuse; surrounding land uses include mostly residential neighborhoods, several medical offices, and religious institutions; and
- WHEREAS, the submitted Final Plan dated March 22, 2019 shows the site has additional frontage on DeWitt Road, a local road, and contains an existing building, the May Memorial Unitarian Universalist Society, and a parking lot on the east side of the building; there is an existing u-shaped driveway with two access points on East Genesee Street for drop-offs at the front of the building and a third driveway that also serves the parking area; aerial imagery shows the remainder of the site to be lawn and landscaped areas; and
- WHEREAS, the proposed subdivision will combine the three subject tax parcels (10 lots) into a single 3.837-acre parcel; no changes to the site or use are proposed; and
- WHEREAS, per the Final Plan, Meadow Brook runs along the rear of the site on an adjacent, County-owned parcel; GIS mapping shows a portion of the Meadow Brook floodplain is located on the site, including mostly lawn areas and some existing playground structures; and
- WHEREAS, the site is served by public drinking water and sewers and is located in the Meadowbrook-Limestone Wastewater Treatment Plant service area; no changes to the existing infrastructure are proposed; and
- WHEREAS, per the Onondaga County Department of Water Environment Protection, the submitted project is located in an area designated as flow constrained or impacted by excessive wet weather flow or is tributary to a Combined Sewer Overflow (CSO); and
- WHEREAS, the City of Syracuse is currently undertaking a comprehensive project to revise and modernize zoning in the City; per the ReZone Syracuse draft zoning map dated March 2018, the proposed zoning for the lots is Residential (R-1), which would act to "provide for neighborhoods made up of primarily single-

family detached homes" where "complimentary uses such as parks, open space, schools, assemblies, minor utilities, and accessory structures may also be allowed"; and

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

WHEREAS, the site may contain the Northern long-eared bat, or its associated habitat, which has been listed by the state or federal government as a threatened or endangered animal species (per EAF Mapper); impacts to bat species are often associated with tree clearing and no changes to the site, or removal of trees, are proposed as part of the project; and

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

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

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



J.Ryan McMahon II  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: May 15, 2019

OCPB Case # S-19-29

WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a PRELIMINARY & FINAL SUBDIVISION from the Town of Cicero Planning Board at the request of Michael J. Cesta for the property located at South Bay Road; and

WHEREAS, General Municipal Law Section 239-n allows the County Planning Board to review the approval of subdivisions and the site is located within 500 feet of South Bay Road (Route 208), a county highway; and

WHEREAS, the applicant is proposing to subdivide a 9.945-acre parcel into two new lots, Lot 2A (5.148 acres) and Lot 2B (4.797 acres), in an Industrial zoning district; and

WHEREAS, the vacant, forested parcel is located along Daedalus Road, a local cul-de-sac, just east of South Bay Road, a county road; the site is northwest of Geersbeck Island, which is part of the Cicero Swamp Wildlife Management Area; aerial imagery shows the site abuts several other vacant, forested lots to the south; other surrounding land uses along Daedalus Road include distribution facilities, a food processing facility, and an office building; and

WHEREAS, the submitted subdivision plan dated February 19, 2019 shows the rear of the site may contain state and federal wetlands, which appear to fall on both proposed lots; a 100' buffer for the state wetlands is also delineated; GIS mapping shows a potential federal riverine wetland that appears to run east-west across the front half of the site;

ADVISORY NOTE: the applicant is advised to contact the U.S. Army Corps of Engineers and/or NYS Department of Environmental Conservation to confirm the presence of federal and/or state wetlands and/or the 100-foot state wetland buffer on the site; all confirmed wetlands should be shown on the plans for the site and any necessary permits should be obtained for any future development or placement of fill in a wetland, or drainage of any confirmed wetlands and buffers; and

WHEREAS, per the subdivision plan, proposed Lot 2A (5.148 acres) will include the eastern portion of the site and have 2.505 acres of unencumbered land and proposed Lot 2B (4.797 acres) will include the western lands and have 3.380 unencumbered acres; no development plans are indicated for the proposed lots; and

WHEREAS, the site has access to public drinking water and sewers and is located in the Oak Orchard Wastewater Treatment Plant and Davis Road Pump Station service areas;

ADVISORY NOTES: prior to any future development of the site, the applicant is advised to contact OCWA's Engineering Department to determine the activities and structures permitted within OCWA easements/right-of-ways, water availability and service options, obtain hydrant flow test information,

evaluate backflow prevention requirements, and/or request that the Authority conduct hydrant flow testing to assess fire flow availability; the Onondaga County Department of Water Environment Protection asks that the applicant contact the Department's Flow Control office to determine sewer availability and capacity prior to any future development; and

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

ADVISORY NOTE: per the Onondaga County Department of Water Environment Protection, any future development of the site must include a 1 gallon to 1 gallon sanitary flow offset plan/project in coordination with the municipal engineer; and

WHEREAS, the site is adjacent to lands enrolled in NYS Agricultural District 3, which do not appear to contain active farmland; 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. For any future development of the proposed lots, the Board strongly encourages the municipality and applicant to consider the environmental constraints of the site and work to minimize the addition of pavement, incorporate green infrastructure where possible, minimize stormwater runoff, and limit tree cutting and site clearing.
2. Prior to any future development of either proposed lot, the Onondaga County Department of Transportation will require traffic generation data and should be contacted early in the planning process.

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



J.Ryan McMahon II  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: May 15, 2019

OCPB Case # S-19-30

- 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 PRELIMINARY SUBDIVISION from the Town of Marcellus Planning Board at the request of David Farrell for the property located at 4648 Limeledge Road; and
- WHEREAS, General Municipal Law Section 239-n allows the County Planning Board to review the approval of subdivisions and the site is located within 500 feet of Limeledge Road and Stump Road, both county highways, and a farm operation located in a NYS Agricultural District; and
- WHEREAS, the applicant is proposing to combine two parcels into one new 9.999-acre lot in a Residential (R-1) zoning district; and
- WHEREAS, in 2013, the Board recommended modification of a preliminary subdivision referral (S-13-32) to subdivide a 30.939-acre parcel into 6 lots, creating the two subject parcels; the Board cited access and drainage requirements; and
- WHEREAS, the site is located in a rural area in the Town of Marcellus; the site and surrounding lands are enrolled in NYS Agricultural District 2; there appears to be active farmland west of the site; the site is also near the Village of Marcellus and the rear property line abuts property owned by Marcellus Central School; and
- WHEREAS, the submitted subdivision plan dated March 29, 2019 shows the site has frontage on Limeledge Road and is located across from the intersection of Stump Road; both roads are county-owned; the northerly parcel contains an existing one-story house, a detached metal garage, and a shed; aerial imagery shows the southerly parcel is vacant and appears to be abandoned agricultural land; and
- WHEREAS, per the subdivision plan, the site has an existing gravel driveway that serves the house; another existing driveway is shown on the southerly parcel; ADVISORY NOTE: per the Onondaga County Department of Transportation, all existing or proposed driveways on Limeledge Road must meet Department requirements; and
- WHEREAS, the subdivision plan states the "Onondaga County Department of Transportation has determined that these lots meet the requirements for sight distance. A permit application must be submitted to the Department of Transportation before a driveway can be installed"; and
- WHEREAS, the referral notice indicates the combination of the two lots into one is intended for tax purposes; no development plans are indicated; and
- WHEREAS, the house is served by public drinking water and an individual septic system; no changes to the existing infrastructure are proposed; and
- WHEREAS, the subdivision plan states "Prior to issuance of a building permit, each lot

purchaser is responsible for securing approval of an individual sewage disposal plan in accordance with Onondaga County Health Department regulations”; and

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

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

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



J.Ryan McMahon II  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: May 15, 2019

OCPB Case # S-19-31

- 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 Marcellus Planning Board at the request of Angela Tarbell / Jean Shaffer for the property located at 4719 & 4729 Frank Gay Road; and
- WHEREAS, General Municipal Law Section 239-n allows the County Planning Board to review the approval of subdivisions and the site is located within 500 feet of Frank Gay Road (Route 243), a county highway, and a farm operation located in a NYS Agricultural District; and
- WHEREAS, the applicant is proposing a lot line adjustment to convey a 25' wide strip of land to the west boundary of TM# 012.-01-37.0 from TM# 012.-01-36.7 in a Residential (R-1) zoning district; and
- WHEREAS, the Board received two referrals from the Town of Marcellus for the proposed subdivision, one for each of the subject parcels, and is reviewing them as one project referral; and
- WHEREAS, the site is located in a rural area in the Town of Marcellus; the site and surrounding lands are enrolled in NYS Agricultural District 2; lands around the site appear to contain active farmland; and
- WHEREAS, the submitted subdivision plan dated April 19, 2019 shows the site has frontage on Frank Gay Road, a county road, and contains two existing houses, one on each parcel, and a shed; and
- WHEREAS, per the subdivision plan, there is an existing driveway on the site that serves the northerly house; the southerly house is served by an existing shared driveway and 60' right-of-way that occurs on an adjacent parcel and serves another house to the south and rear agricultural lands;  
ADVISORY NOTE: per the Onondaga County Department of Transportation, all existing or proposed driveways on Frank Gay Road must meet Department requirements; and
- WHEREAS, the subdivision plan shows the proposed subdivision will convey a 25' wide strip of land from TM# 012.-01-36.7 to TM#012.-01-37.0, which will extend the parcels boundary to the west; no development plans are indicated; and
- WHEREAS, each house is served by public drinking water and an individual septic system; no changes to the existing infrastructure are proposed; and
- WHEREAS, GIS mapping shows a portion of Nine Mile Creek, a tributary to Onondaga Lake, and a potential federal riverine wetland are located across Frank Gay Road from the site; and

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

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

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



J.Ryan McMahon II  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: May 15, 2019

OCPB Case # Z-19-109

- 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 Fayetteville Planning Board at the request of Thomas Gruenewald for the property located at 423 East Genesee Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of East Genesee Street (Route 5) and North Manlius Street (Route 257), both state highways, and Salt Springs Road (Route 132), a county highway; and
- WHEREAS, the applicant is proposing to establish an insurance office in an existing commercial space located in a Traditional Business (T-B) zoning district; and
- WHEREAS, in 2013, the Board offered no position for a special permit referral (Z-13-11) to install an additional rooftop wireless telecommunications facility, which was approved locally; and
- WHEREAS, the site is located along East Genesee Street (NYS Route 5) in the Village center, near the intersection of Salt Springs Road, a county road, and North Manlius Road (NYS Route 257); surrounding land uses are commercial and civic, including the Village offices and fire department located on an adjacent parcel; and
- WHEREAS, aerial imagery shows the site contains an existing two-story building; per the Onondaga County Department of Finance Office of Real Property Services, the building contains retail space and apartments; the local application indicates the vacant tenant space, formerly a hair salon, will be used for an Allstate Insurance office; proposed hours of operation will be Monday through Friday 8:30am to 6pm and Saturday 9am to 1pm; and
- WHEREAS, per the local application, interior improvements will include basic partitions to create one office and one conference room; no exterior improvements are proposed; and
- WHEREAS, aerial imagery shows a rear, shared parking lot on an adjacent parcel that is connected to other rear parking along the block; driveway access occurs from East Genesee Street, adjacent to the site, and North Manlius Street to the east; on-street parking is also available in front of the site, and sidewalks are prevalent in the Village center; per the local application, expected parking needs are 7 spaces as there will be a minimum of 5 employees; and
- WHEREAS, per the local application, proposed signage for the new office will use the existing canopy over the storefront; and
- WHEREAS, the site is served by public drinking water and sewers and is located in the Meadowbrook-Limestone Wastewater Treatment Plant service area; no changes to the existing infrastructure are proposed; and
- WHEREAS, per the Onondaga County Department of Water Environment Protection, the

submitted project is located in an area designated as flow constrained or impacted by excessive wet weather flow or is tributary to a Combined Sewer Overflow (CSO);

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

WHEREAS, the project is within 2,000 feet of multiple sites (IDs: C734110, 734052, C734052) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper); and

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

WHEREAS, the site is located near the Genesee Street Hill-Limestone Plaza Historic District which is listed on, or has been nominated by the NYS Board of Historic Preservation for inclusion on, the State or National Register of Historic Places; and

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

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



J.Ryan McMahon II  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: May 15, 2019

OCPB Case # Z-19-110

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a LOCAL LAW from the Town of Van Buren Town Board at the request of Town of Van Buren Town Board for the property located ; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the adoption or amendment of a zoning ordinance or local law; and
- WHEREAS, the applicant is proposing Local Law B-2019 to amend Chapter 200 of the Code of the Town of Van Buren Titled "Zoning" with regard to signage regulations; and
- WHEREAS, the Town of Van Buren zoning code currently includes Article VIII Signs, § 200-54 entitled "General Rules" which outlines sign setback requirements, allowable sign area, conformance requirements, fees, maintenance, repair and removal requirements, minimum height restrictions for projecting signs, visibility and location restrictions, and review procedures by the Planning Board and Zoning Board of Appeals; and
- WHEREAS, proposed Local Law B-2019 will amend "(C) Conformance to codes" of § 200-54; currently, signs must adhere to the provisions of the Town zoning code, as well as the provisions of the New York State Building Code; with the proposed amendments, signs will also be subject to "any other local, state or federal ordinance or regulations, which shall include, but shall not be limited to, regulation by the New York State Department of Transportation and the New York State Thruway Authority"; and
- WHEREAS, per the Town zoning code, billboards and off-premises signs are only permitted in the Billboard Overlay District; and
- WHEREAS, ADVISORY NOTE: per the NYS Department of Transportation, off-premises signs located within 660 feet of the edge of the state right-of-way, or that are otherwise intended to be visible from the highway, must be registered with the NYS Department of Transportation, in compliance with the Federal 1965 Highway Beautification Act and Part 150 of the Official Compilation of Codes, Rules and Regulations of the State of New York; and
- WHEREAS, ADVISORY NOTE: per the NYS Department of Transportation regulation criteria for Commercial Electronic Variable Messaging Signs (CEVMS), best practices to prevent distractions and accidents indicate the minimum static time for messages should be eight seconds, transition time between messages should be instantaneous, signs should not be located too close to intersections or in other positions which place a high demand upon driver attention, and drivers should not be able to view more than one CEVMS at any given moment; regulations further outline maximum brightness levels for day and night, and note that stricter regulations should be implemented if accidents increase in CEVMS locations; and

WHEREAS, ADVISORY NOTE: per the NYS Thruway Authority Bureau of Traffic Management Advertising Guidelines, any advertising signage within 660 feet of the nearest edge of the Thruway right-of-way requires an Ad Device Permit from the Thruway Authority; and

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

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



J.Ryan McMahon II  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: May 15, 2019

OCPB Case # Z-19-111

- 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 Sage Teall Properties, LLC for the property located at 220-222 Teall Avenue; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Route 690 and Erie Boulevard East (Route 5), both state highways; and
- WHEREAS, the applicant is proposing to renovate an existing industrial building for a restaurant supply business and other tenants on a 4-acre parcel in an Industrial, Class A (IA) zoning district; and
- WHEREAS, the site is located in a band of industrial and commercial uses situated between I-690 to the north and Erie Boulevard East (NYS Route 5) to the south; per the submitted survey map dated December 18, 2018, the site has frontage on Teall Avenue and Lynch Street, both city streets, and contains an existing two-story, multi-tenant industrial building with asphalt parking on the south side of the building and asphalt at the rear of the building, two existing curb cuts onto Teall Avenue, and two driveways onto Lynch Street; the survey map also shows a transformer and “permanent underground line” at the rear of the building with right-of-way and easement granted to Niagara Mohawk Power Corp.; and
- WHEREAS, per the local application, the proposed renovations are intended to provide offices and a showroom for Gerharz Equipment, Inc.; exterior improvements will include removing existing canopies, awnings, windows and doors, building lights and metal siding; door frames and windows will be replaced with new black aluminum frames and the existing brick facade will be repaired and white washed; and
- WHEREAS, per the local application, 12,080 sf of asphalt pavement will be removed and converted to grass or landscaping; the submitted Landscape Plan shows the new lawn areas will delineate the parking lot on the south side of the building, two driveways on Teall Avenue, and a single driveway onto Lynch Street; a new landscape island is shown in the parking lot and proposed street trees are shown along Lynch Street; and
- WHEREAS, the submitted Site Plan shows 110 spaces in the southern parking lot, 4 parking spaces at the northwest corner of the building, and 19 spaces at the rear of the building, which are served by the northerly driveway on Teall Avenue and an asphalt drive along the north side of the building; new sidewalks are shown from Teall Avenue to entrances on the north and south sides of the building; there is a proposed dumpster enclosure at the southeast corner of the site; and
- WHEREAS, the submitted elevation drawings show proposed signage will include 5 wall-

mounted signs on the south side of the building and 1 wall-mounted sign on the front of the building, all to be determined and considered under separate application; the Site Plan shows an existing pylon sign along Teall Avenue, to remain; the submitted Site Lighting Plan dated March 4, 2019 shows proposed lighting to include wall-mounted architectural area lighting and LED wall packs around the building, and bollard and pole-mounted lighting around the parking areas; and

WHEREAS, per the submitted Environmental Assessment Form (EAF) dated April 1, 2019, the existing grades will remain as is with minor changes to capture some stormwater runoff on-site to reduce the impact on the existing municipal system; and

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

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

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

WHEREAS, the City of Syracuse is currently undertaking a comprehensive project to revise and modernize zoning in the City; Per the ReZone Syracuse draft zoning map dated March 2018, the proposed zoning for this lot is Industrial (IN), which would act to "provide areas appropriate for low-intensity industrial uses...and to protect these areas, to the extent feasible, from the disruption and competition for space from unrelated retail uses, primary offices, and general industrial uses"; and

WHEREAS, the project is within 2,000 feet of multiple sites (IDs: B00075, B00146, 734047, C734090) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper); and

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

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

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

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



J.Ryan McMahon II  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: May 15, 2019

OCPB Case # Z-19-112

- 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 Mahmoud Naji Mousa for the property located at 308 Gifford Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review issuance of special permits and the site is located within 500 feet of West Street, a state arterial; and
- WHEREAS, the applicant is requesting a special permit to establish a restaurant within a convenience store in a Local Business District, Class A (BA) zoning district; and
- WHEREAS, the site is located in the City's Westside neighborhood at the intersection of South West Street, a state road, and Gifford Street, a city street; the submitted survey map shows the site has additional frontage on Wyoming Street, a city street, and contains an existing one-story building and asphalt parking at the front, rear, and west sides of the building, a portion of which appears to fall on two adjacent parcels under common ownership and in the Wyoming Street and Gifford Street rights-of-way; and
- WHEREAS, the building on-site has two tenant spaces, one vacant and one containing a CVS Pharmacy; per the local application, the vacant space, formerly a dry cleaner, is being renovated for a neighborhood grocery store; the requested special permit is intended to allow for sale of hot carry-out foods, as well as a deli, in the grocery store; proposed hours of operation are 9am to 10pm, 7 days a week, with a maximum number of 3-4 employees on premises at one time; and
- WHEREAS, per the City of Syracuse zoning ordinance, restaurants are permitted in the BA district, but require a special permit where the restaurant or its off-street parking spaces are within 500' of a district where restaurants are not permitted as a principal use; the site is east across Wyoming Street from parcels zoned Residential, Class B (RB), in which restaurants are not a permitted use; and
- WHEREAS, per the survey map, the site has three existing curb cuts, one on Gifford Street and two on Wyoming Street; the site has 26 existing parking spaces, including the portions of the parking lot that occur on the adjacent parcels and in the rights-of-way; on-street parking is available along South West Street and there are existing sidewalks along the West Street and Gifford Street frontages; there do not appear to be any proposed changes to the site; and
- WHEREAS, the site is served by public drinking water and sewers and is located in the Metropolitan Wastewater Treatment Plant service area; no changes to the existing infrastructure are proposed; and

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

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

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

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

WHEREAS, the City of Syracuse is currently undertaking a comprehensive project to revise and modernize zoning in the City; per the ReZone Syracuse draft zoning map dated March 2018, the proposed zoning for this lot is Mixed Use 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 project is within 2,000 feet of a site (ID: 734042) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper); and

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

The City and applicant are encouraged to work to enhance the urban pedestrian environment in this area by reducing impervious surface coverage on the site, installing planting strips along road frontages, and reducing driveway widths.

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



J.Ryan McMahon II  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: May 15, 2019

OCPB Case # Z-19-113

- 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 Salt City Enterprises, LLC for the property located at 871 Van Rensselaer 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 Onondaga County Metropolitan Wastewater Treatment Plant; and
- WHEREAS, the applicant is proposing to renovate an existing vacant building and establish a fitness center, Parallax Gym, on a 1.117-acre parcel in a Lakefront T5 zoning district; and
- WHEREAS, in 2018, the Board offered no position for a subdivision referral to combine two parcels into one, creating the subject parcel; the proposed action was approved locally; the Board previously offered no position with comment for site plan referrals (Z-17-455, Z-18-63) proposing façade alterations to the existing building on the two parcels, which were closed administratively by the City and withdrawn by the applicant, respectively; and
- WHEREAS, the site is located along Van Rensselaer Street, a city street, south of Hiawatha Boulevard West in the Lakefront neighborhood of the City of Syracuse; the site is south of the Destiny USA mall and several county-owned parcels containing the Metropolitan Wastewater Treatment Plant and across Van Rensselaer Street from vacant, state-owned industrial lands, the Onondaga Creekwalk, and the Inner Harbor; and
- WHEREAS, the submitted survey map dated November 26, 2018 shows the site, which is enclosed by a fence, contains an existing one-story metal building, pavement along the southeast side of the building, a concrete sidewalk at the front of the building, and gravel covering much of the remainder of the site; there is an existing gated gravel driveway, to be removed, on Van Rensselaer Street, a portion of which appears to occur on an adjacent parcel; and
- WHEREAS, the submitted Site Layout and Planting Plan dated January 21, 2019 shows the existing gravel and asphalt areas to be removed and replaced by a 45-space asphalt parking lot with a rear dumpster enclosure, three landscape islands and a concrete sidewalk along the side of the building; per the local application, impervious surface coverage on the site will decrease by 40%; and
- WHEREAS, the Site Layout and Planting Plan also shows a proposed 24' wide driveway, to be entirely contained on the site, and a concrete sidewalk, planting strip, and street trees along Van Rensselaer Street; the proposed sidewalk will connect to the existing sidewalk at the front entrance to the building; proposed staple-style bike racks are shown at the front of the parking lot; and
- WHEREAS, per the submitted Exterior Elevations, the existing metal siding on the

building will be repaired and painted; new longboard siding and stucco are shown for the front of the building, as well as new windows, front entrance, and entrance canopy; the submitted Floor Plans show interior renovations will provide turf and workout space, locker rooms, an office, and a reception area for the proposed fitness center; and

- WHEREAS, per the submitted Environmental Assessment Form (EAF) dated March 12, 2019, stormwater will discharge to the City of Syracuse existing stormwater conveyance system; and
- WHEREAS, the site is served by municipal drinking water and public sewers and is located in the Metropolitan Wastewater Treatment Plant service area; no changes to the existing infrastructure are proposed; 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 March 2018, the proposed zoning for the 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, per the New York State Department of Environmental Conservation (NYS DEC) Environmental Assessment Form (EAF) Mapper, the site is located over, or immediately adjoining, primary and 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 inventory; and
- WHEREAS, per the EAF Mapper, the project is within 2,000 feet of multiple sites in the New York State Department of Environmental Conservation (NYS DEC) Environmental Site Remediation database (C734083, V00002, 734059, 734083, V00222, 734048, C734133, C734132, 734020, C734130, C734134, C734135, C734136, C734137, C734104, C734131, 734030); and

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

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



J.Ryan McMahon II  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: May 15, 2019

OCPB Case # Z-19-114

- 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 Skaneateles Aerodrome, LLC for the property located at 2984 Benson 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 Benson Road (Route 117), a county highway, West Lake Road (Route 41A), a state highway, and a farm operation located in a NYS Agricultural District; and
- WHEREAS, the applicant is proposing to extend Runway 28 300' to the east and expand a 200' section of taxiway by 15' in width on a 97.2-acre parcel in a Rural and Farming (RF) zoning district; and
- WHEREAS, the Board is concurrently reviewing an area variance referral (Z-19-115) as part of the proposed project; in 2018, the Board offered no position for a site plan referral (Z-18-67) to remove approximately 2 acres of trees on a parcel west across Benson Road from the Skaneateles Aerodrome, as part of a safety initiative with the FAA to remove obstructions for one of the airport runways, which was approved locally; in 2011, the Board offered no position for site plan (Z-11-123), special permit (Z-11-124), and area variance (Z-11-183) referrals to build an 11,985 sf hangar to replace an existing hangar at the airport; and
- WHEREAS, the site contains the Skaneateles Aerodrome and is located in a rural area, less than a quarter-mile west of Skaneateles Lake; the site and surrounding lands are enrolled in NYS Agricultural District 2; lands in the surrounding area appear to contain active farmland; and
- WHEREAS, the submitted Overall Plan dated April 2019 shows the site has frontage on Benson Road, a county road, and West Lake Road (NYS Route 41A) and contains a paved runway running east-west across the site and labeled "10" at the western end and "28" at the eastern end; there are 4 existing hangars, two occurring on the north side of the runway and two on the south; the site has an existing driveway on Benson Road and two existing driveways on West Lake Road;
- ADVISORY NOTES: per the NYS Department of Transportation, all existing or proposed driveways on West Lake Road must meet Department requirements; per the Onondaga County Department of Transportation, all existing or proposed driveways on Benson Road must meet Department requirements; and
- WHEREAS, the submitted plans show Runway 28 will be extended 300' to the east, with a portion of the extension occurring 41' from a side lot line; per the local application, the reduced side yard abuts the rear yard of a residential lot; the runway extension will be more than 200' from the adjacent house; per the

Town zoning code, a side yard setback of 100' is required in the RF zoning district; the local application indicates the 300' extension is intended to add takeoff length to Runway 28 for departing aircrafts and arrival aircraft rollout for Runway 10; and

WHEREAS, the submitted plans show a 200' section of the taxiway at the front of the northern hangars will be widened by 15'; per the local application, the 15' of additional taxiway width will provide adequate room between aircraft taxing to/from the fuel station and the aircraft tie down spaces; and

WHEREAS, per the submitted Environmental Assessment Form (EAF) dated April 22, 2019, proposed lighting includes pilot-controlled LED lighting; and

WHEREAS, per the EAF, 0.59 acres of the site will be disturbed by the proposed project; stormwater discharges will be directed to under-drains and surface recharging of groundwater; and

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

WHEREAS, the site is located in the Skaneateles Lake Watershed and a lake tributary flows through the site; Skaneateles Lake is the primary public water supply source for the City of Syracuse and is unfiltered, requiring strict adherence to water quality protections on land in the watershed; a letter from the applicant to the City of Syracuse Water Department, dated April 22, 2019, indicates that the project application has been submitted to the City; and

WHEREAS, a letter from the project engineer to the applicant, dated April 5, 2019, indicates that impervious surface coverage on the site will increase by 0.43 acres with the proposed project, resulting in 9.74% of total lot coverage where 10% is the maximum allowed; and

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

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

The Board has concerns regarding adjacent property owner impacts and safety, particularly if the frequency and size of aircrafts are becoming more intense at the airstrip. The Town is encouraged to review mitigation options for affected current adjacent landowners, as may be appropriate, and revisit the zoning and planning regulations to ensure any changes to the site or usage is aligned with the Town's vision for this area.

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



J.Ryan McMahon II  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: May 15, 2019

OCPB Case # Z-19-115

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a AREA VARIANCE from the Town of Skaneateles ZBA at the request of Skaneateles Aerodrome, LLC for the property located at 2984 Benson 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 Benson Road (Route 117), a county highway, West Lake Road (Route 41A), a state highway, and a farm operation located in a NYS Agricultural District; and
- WHEREAS, the applicant is requesting an area variance to reduce the side yard setback from 100 feet to 41 feet as part of a runway expansion project on a 97.2-acre parcel in a Rural and Farming (RF) zoning district; and
- WHEREAS, the Board is concurrently reviewing a site plan referral (Z-19-114) as part of the proposed project; in 2018, the Board offered no position for a site plan referral (Z-18-67) to remove approximately 2 acres of trees on a parcel west across Benson Road from the Skaneateles Aerodrome, as part of a safety initiative with the FAA to remove obstructions for one of the airport runways, which was approved locally; in 2011, the Board offered no position for site plan (Z-11-123), special permit (Z-11-124), and area variance (Z-11-183) referrals to build an 11,985 sf hangar to replace an existing hangar at the airport; and
- WHEREAS, the site contains the Skaneateles Aerodrome and is located in a rural area, less than a quarter-mile west of Skaneateles Lake; the site and surrounding lands are enrolled in NYS Agricultural District 2; lands in the surrounding area appear to contain active farmland; and
- WHEREAS, the submitted Overall Plan dated April 2019 shows the site has frontage on Benson Road, a county road, and West Lake Road (NYS Route 41A) and contains a paved runway running east-west across the site and labeled "10" at the western end and "28" at the eastern end; there are 4 existing hangars, two occurring on the north side of the runway and two on the south; the site has an existing driveway on Benson Road and two existing driveways on West Lake Road;
- ADVISORY NOTES: per the NYS Department of Transportation, all existing or proposed driveways on West Lake Road must meet Department requirements; per the Onondaga County Department of Transportation, all existing or proposed driveways on Benson Road must meet Department requirements; and
- WHEREAS, the submitted plans show Runway 28 will be extended 300' to the east, with a portion of the extension occurring 41' from a side lot line; per the local application, the reduced side yard abuts the rear yard of a residential lot; the runway extension will be more than 200' from the adjacent house; per the

Town zoning code, a side yard setback of 100' is required in the RF zoning district; the local application indicates the 300' extension is intended to add takeoff length to Runway 28 for departing aircrafts and arrival aircraft rollout for Runway 10; and

WHEREAS, the submitted plans show a 200' section of the taxiway at the front of the northern hangars will be widened by 15'; per the local application, the 15' of additional taxiway width will provide adequate room between aircraft taxing to/from the fuel station and the aircraft tie down spaces; and

WHEREAS, per the submitted Environmental Assessment Form (EAF) dated April 22, 2019, proposed lighting includes pilot-controlled LED lighting; and

WHEREAS, per the EAF, 0.59 acres of the site will be disturbed by the proposed project; stormwater discharges will be directed to under-drains and surface recharging of groundwater; and

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

WHEREAS, the site is located in the Skaneateles Lake Watershed and a lake tributary flows through the site; Skaneateles Lake is the primary public water supply source for the City of Syracuse and is unfiltered, requiring strict adherence to water quality protections on land in the watershed; a letter from the applicant to the City of Syracuse Water Department, dated April 22, 2019, indicates that the project application has been submitted to the City; and

WHEREAS, a letter from the project engineer to the applicant, dated April 5, 2019, indicates that impervious surface coverage on the site will increase by 0.43 acres with the proposed project, resulting in 9.74% of total lot coverage where 10% is the maximum allowed; and

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

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

The Board has concerns regarding adjacent property owner impacts and safety, particularly if the frequency and size of aircrafts are becoming more intense at the airstrip. The Town is encouraged to review mitigation options for affected current adjacent landowners, as may be appropriate, and revisit the zoning and planning regulations to ensure any changes to the site or usage is aligned with the Town's vision for this area.

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



J. Ryan McMahon II  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: May 15, 2019

OCPB Case # Z-19-116

- 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 Matthew & Patricia Kajdasz for the property located at 7459 West Murray Drive; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the granting of use or area variances and the site is located within 500 feet of the municipal boundary between the Town of Cicero and Oswego County; and
- WHEREAS, the applicant is requesting area variances to reduce the front yard setback from 30' to 19.8' to construct a single-family house and a 5,000 sf detached accessory garage, where 2,400 sf is the maximum allowed, on a 1.228-acre parcel in a Residential (R-10) zoning district; and
- WHEREAS, the Board recently offered no position with comment for a zone change referral (Z-19-43) to change the zoning of the subject parcel from General Commercial (GC) to R-10, which was approved locally; the Board cited considerations for future development of the site, encouraging reductions in impermeable surface coverage, restoration of vegetation on the site, and development on the site to occur outside of the floodplain; and
- WHEREAS, the site is located on the southern shore of Oneida Lake; aerial imagery shows the site has frontage on Lakeshore Road and West Murray Drive, both local roads, and contains an existing two-story building (formerly Cooper's Landing restaurant) with a rear deck, all to be demolished; surrounding land uses are primarily residential; the site is located across Lakeshore Road from a large tract of undeveloped, forested land; and
- WHEREAS, the site has existing access to Lakeshore Road and West Murray Drive; there is a large gravel parking lot at the front of the building; and
- WHEREAS, the submitted Variance Map dated April 17, 2019 shows a proposed garage (5,000 sf) set towards the front of the site, 92' from Lakeshore Road and 32' from West Murray Drive; a proposed house is shown to the rear of the garage, 19.8' from West Murray Drive where a 30' front yard setback is required in the R-10 district; per the Town zoning code, private garages, not exceeding 2,400 sf, are permitted on parcels 1 acre in size or more when used as an accessory use to the principal residential use of the property; the subject parcel is 1.228 acres in size; and
- WHEREAS, access plans are not indicated on the Variance Map; and
- WHEREAS, the site is served by public drinking water and sewers and is located in the Brewerton Wastewater Treatment Plant service area;
- ADVISORY NOTES: the applicant is advised to contact OCWA's Engineering Department to determine the activities and structures permitted within OCWA

easements/right-of-ways, water availability and service options, obtain hydrant flow test information, evaluate backflow prevention requirements, and/or request that the Authority conduct hydrant flow testing to assess fire flow availability; the Onondaga County Department of Water Environment Protection asks that the applicant contact the Department's Flow Control office to determine sewer availability and capacity; and

WHEREAS, ADVISORY NOTE: per the Onondaga County Department of Water Environment Protection, any and all demolition of buildings requires a permit for sewer disconnects; the applicant must contact Plumbing Control to ensure appropriate permits are obtained; and

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

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

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



J.Ryan McMahon II  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: May 15, 2019

OCPB Case # Z-19-117

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Village of Marcellus Planning Board at the request of Stepkovitch for the property located at 1/2 Orange Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of East Main Street (Route 174), a county highway; and
- WHEREAS, the applicant is proposing to construct a 272 sf addition to an existing medical office on a 0.14-acre parcel in a Village Center (VC) zoning district; and
- WHEREAS, in 2015, the Board offered no position for a site plan referral (Z-15-387) to construct a 5' x 4' roof over the entrance to the doctor's office on the subject parcel; and
- WHEREAS, the site is located just north of East Main Street, a county road, and the Village's main commercial corridor; the site has frontage on Orange Street, a local road, and abuts a gas station to the south; other surrounding land uses include Nojaim Bros. grocery store across Orange Street from the site and residential uses to the north; and
- WHEREAS, aerial imagery shows the site contains an existing one-story, residential-style building with two driveways on Orange Street, one on either side of the building, and asphalt parking at the rear; there are existing sidewalks and on-street parking along Orange Street; and
- WHEREAS, per the local application, the proposed addition (272 sf) will provide office and exam room space for the existing doctor's office; the submitted plan shows the addition will be constructed at the rear of the building; an 8' rear yard setback is shown adjacent to a vacant portion of the gas station parcel; and
- WHEREAS, per the Village zoning code, rear yard setback requirements in the VC zoning district are "determined by the Village Board, in consultation with the Planning Board and established by the issue of a building permit"; and
- WHEREAS, per the submitted Environmental Assessment Form (EAF) dated April 25, 2019, stormwater discharges will be conveyed to a French drain; and
- WHEREAS, the site is less than 500' west of Nine Mile Creek, a tributary to Onondaga Lake; GIS mapping shows the site is entirely outside of the Nine Mile Creek floodplain and floodway; and
- WHEREAS, the site is served by public drinking water and Village sewers; no changes to the existing infrastructure are proposed; and
- WHEREAS, the site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the NYS Historic Preservation Office archaeological site inventory (per EAF Mapper); and

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

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



J.Ryan McMahon II  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: May 15, 2019

OCPB Case # Z-19-118

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a 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, Article IV, §405 entitled "Prohibited Uses"; and
- WHEREAS, Article IV of the Town of Camillus zoning code, entitled "Use Regulations," defines the principal and accessory uses that are designated as allowed uses within one or more of the Town's zoning districts, and lists any principal or accessory uses that are specifically prohibited; and
- WHEREAS, prohibited uses are listed under §405(A) of Article IV and currently include (1) rendering plant, (2) junk yard, (3) automobile grave yard, (4) the manufacturing, handling, sale or distribution of any highly combustible or explosive materials including but not limited to such things as the manufacture or bulk storage of fireworks, and excluding the retail sale of liquid propane tanks of 20-lb capacity or less, and (5) the exploration of land for natural gas by horizontal drilling and hydraulic fracturing; these uses are prohibited in all zoning districts; and
- WHEREAS, the proposed text amendment will add "6. Collateral loan broker otherwise known as pawnbroker" to the list of prohibited uses under §405(A); and

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

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



J.Ryan McMahon II  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: May 15, 2019

OCPB Case # Z-19-119

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Skaneateles Planning Board at the request of Dr. Brooks Gump for the property located at 2621 Rickard 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 a farm operation located in a NYS Agricultural District; and
- WHEREAS, the applicant is proposing installation of 84 ground-mounted solar panels for residential use on a 3.0-acre parcel in Rural and Farming (RF) and Lake Watershed Overlay (LWOD) zoning districts; and
- WHEREAS, the site is located in a rural area in the Town of Skaneateles; the site and surrounding lands are enrolled in NYS Agricultural District 2; there appears to be active farmland in the immediate area; and
- WHEREAS, the submitted survey map dated August 10, 2005 shows the site has frontage on Rickard Road, a local road, and contains an existing house, attached garage, in-ground pool, and driveway onto Rickard Road; and
- WHEREAS, per the submitted Site Plan dated November 29, 2018, the proposed residential ground-mounted solar system (25.2 kW) will be set back 227' from the rear of the house, at the northwest corner of the site, and include 84 photovoltaic (PV) modules; a 350' trench is shown to connect the solar array to the house; per the local application, the solar array will be 13' in height and cover a total area of 1,500 sf; no other changes to the site are proposed; and
- WHEREAS, the site is served by an individual well and septic system; no changes to the existing infrastructure are proposed; the survey map shows the approximate location of an existing tile field along the southern lot line, towards the rear of the site, and the existing well in front of the house;  
ADVISORY NOTE: the municipality is advised to ensure the project is reviewed by the Onondaga County Health Department prior to approval, to make certain the proposed solar array and trench will not have a negative impact on the existing septic system; and
- WHEREAS, the site is located in the Skaneateles Lake watershed; Skaneateles Lake is the primary public water supply source for the City of Syracuse and is unfiltered, requiring strict adherence to water quality protections on land in the watershed;  
ADVISORY NOTE: the municipality is advised to ensure any conditions are met and approvals are obtained from the City of Syracuse Water Department prior to approving the proposed application; and
- WHEREAS, GIS mapping shows several, small wetland areas may exist on parcels in the surrounding area; and
- WHEREAS, the site or a portion of it is located in or adjacent to an area designated as

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

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

sensitive for archaeological sites on the NYS Historic Preservation Office archaeological site inventory (per EAF Mapper); and

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

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



J.Ryan McMahon II  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: May 15, 2019

OCPB Case # Z-19-120

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a AREA VARIANCE from the Village of Skaneateles Planning Board at the request of Duane & Denise Wiedor for the property located at 2 Clift Lane; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the granting of use or area variances and the site is located within 500 feet of East Lake Road (Route 41), a state highway, and the municipal boundary between the Village of Skaneateles and the Town of Skaneateles; and
- WHEREAS, the applicant is requesting area variances to expand an existing non-conforming structure and decrease open area from 82.9% to 80.6%, where 90% is required, to allow for construction of a 246 sf sunroom expansion on an existing house and a 22' x 22' detached garage on a 1-acre parcel in a Residential (A-1) zoning district; and
- WHEREAS, the site is a flag-shaped parcel with frontage on the east shore of Skaneateles Lake; surrounding land uses are residential; and
- WHEREAS, the submitted survey map dated February 27, 2019 shows the site contains an existing house with an attached garage, front sidewalk, and rear patio and deck structures; shoreline structures are shown to include an existing cottage, patio, retaining walls, and concrete dock; there is a 10' x 30' area on the shoreline labeled "lake access for lot 3," the adjacent lot to the east; and
- WHEREAS, per the survey map, the site contains an existing private drive, Clift Lane, with a 15' right-of-way that extends almost the entire length of the southern lot line from the house at the front of the site to the cottage near the lakeshore; aerial imagery shows Clift Lane also serves an adjacent parcel to the east and provides access to East Lake Road, a state road;  
ADVISORY NOTE: per the NYS Department of Transportation, all existing or proposed driveways on East Lake Road must meet Department requirements; and
- WHEREAS, the submitted Site Plan dated April 11, 2019 and elevation drawings show the proposed garage (484 sf) will be a detached, two-story structure and constructed on the south side of the house; per the local application, the detached garage is intended to create a more formal entry courtyard and is typical of adjacent residential lots; and
- WHEREAS, per the Site Plan and elevation drawings, the proposed project will also include enclosing an existing screen porch and constructing a sunroom addition over an existing, adjacent deck; and
- WHEREAS, per the local application, the house is an existing non-conforming structure with a right side yard setback of 24.9' where 25' is required, a combined side yard setback of 52.8' where 55' is required, and rear yard setbacks of 6.4' to the patio and 19.8' to the house where 35' is required; per the Village zoning

code, an area variance is required to extend an existing non-conforming structure; however, the sunroom addition will not exacerbate the existing non-conformities; and

WHEREAS, per the local application, the proposed garage will meet the setback and height requirements of the A-1 district; and

WHEREAS, per the local application, the lot does not currently meet the minimum open space requirements of the A-1 district and has 82.9% open area where 90% is required; the proposed project will further decrease open area to 80.6%; and

WHEREAS, per the submitted Narrative dated April 11, 2019, the garage and sunroom addition will have roof gutters that will be tied into an existing private storm drain on the west side of the property; there will be no change in the surface storm water on the property; and

WHEREAS, the site is served by public drinking water and sewers; no changes to the existing infrastructure are proposed; and

WHEREAS, the site is located in the Skaneateles Lake watershed; Skaneateles Lake is the primary public water supply source for the City of Syracuse and is unfiltered, requiring strict adherence to water quality protections on land in the watershed; and

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

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

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

The Board also offers the following comment:

The Board discourages variances from local regulation for non-essential increases in impervious surface coverage in such close proximity to Skaneateles Lake. The applicant is encouraged to explore options to offset the increase in impervious surface coverage by modifying other existing impermeable areas on the site.

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



J.Ryan McMahon II  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: May 15, 2019

OCPB Case # Z-19-121

WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Village of Skaneateles Planning Board at the request of Town of Skaneateles for the property located at Austin Park; 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 321 (State Street Road), a state highway, Jordan Road (Route 22), a county road within the Town of Skaneateles, and the municipal boundary between the Village of Skaneateles and the Town of Skaneateles; and

WHEREAS, the applicant is proposing to remove an existing bathroom structure and construct a new building to include public restrooms, first aid room, and storage for Austin Park on a 40-acre parcel in a Public Land (PL) zoning district; and

WHEREAS, in 2016, the Board offered no position for a special permit referral (Z-16-269) to allow a day nursery school use in the former Allyn Arena in Austin Park, the subject site; and

WHEREAS, Austin Park is located at the northern boundary of the Village and is bordered by Jordan Street to the west and East Austin Street to the south, both local roads, and State Street Road (NYS Route 321) to the east; Jordan Road becomes a county road in the Town of Skaneateles to the north; aerial imagery shows the site contains existing baseball fields and volleyball, tennis, and basketball courts; and

WHEREAS, per aerial imagery, there is an existing full access driveway on State Street Road serving two parking areas on the east side of the site and two other driveways, one each on East Austin Street and Jordan Street, serving two additional parking lots and the Austin Park Pavilion at the southwest corner of the site;

ADVISORY NOTE: per the NYS Department of Transportation, all existing or proposed driveways on State Street Road must meet Department requirements; and

WHEREAS, the submitted Site Plan dated February 7, 2019 shows the proposed building will replace an existing one-story CMU building near the northern lot line; the new building will be adjacent to an existing pavilion and served by an asphalt walking path that encircles a majority of the athletic fields; and

WHEREAS, the submitted floor plan shows the proposed 32' x 28' building will provide restrooms, a first aid room, and storage space for Austin Park and have a 10' x 28' covered front porch; and

WHEREAS, the site is served by Village drinking water and sewers; and

WHEREAS, GIS mapping shows potential state and federal wetlands at the northeast corner of the site, which appear to occur at the edge of a baseball field; and

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

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

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

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



J. Ryan McMahon II  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: May 15, 2019

OCPB Case # Z-19-122

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a AREA VARIANCE from the Town of DeWitt Zoning Board of Appeals at the request of ESW Realty, LLC for the property located at 3489 & 3493 Erie Boulevard East; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the granting of use or area variances and the site is located within 500 feet of Erie Boulevard East (Route 5), a state highway; and
- WHEREAS, the applicant is requesting an area variance to reduce the parking requirement from 37 spaces to 27 spaces, with 10 spaces to be held in reserve, as part of a proposed project to renovate an existing building into a new Dunkin Donuts restaurant on 0.91 acres in a Business zoning district; and
- WHEREAS, the Board recently recommended modification of a site plan referral (Z-19-83) and offered no position with comment for a concurrent subdivision referral (S-19-20) as part of the proposed project to combine the two subject parcels into one and renovate the existing building to create a new Dunkin Donuts restaurant with a drive-thru; and
- WHEREAS, the site is located along a state-owned portion of Erie Boulevard East, a highly commercialized corridor with a mix of roadside commercial and large retail establishments; and
- WHEREAS, the submitted survey map dated February 21, 2019 shows the site consists of two parcels, with Parcel A (0.486 acres) containing a one-story, multi-tenant building at the rear of the site, front parking area and a driveway on Erie Boulevard and Parcel B (0.425 acres) containing a one-story building with a side parking lot and another driveway on Erie Boulevard; both buildings are currently vacant; access between the two parking areas is restricted by a wood fence and dumpster enclosure; per the recent subdivision referral (S-19-20) for the project, these two parcels will be combined into one as part of the proposed project; and
- WHEREAS, per the local application, the existing building (1,800 sf) on Parcel B, formerly Pearle Vision, will be renovated to allow for a Dunkin Donuts restaurant; the submitted site plan shows a proposed addition (394 sf) and a patio with a bike rack to be constructed at the front of the building; additional improvements include new asphalt paving to provide a contiguous parking area for the entire site with rows of diagonally-lined parking spaces, one each along the south and north lot lines; a new dumpster enclosure is shown along the north lot line; per the local application, no work is intended for the rear building at this time; and
- WHEREAS, the site plan shows 10 parking spaces “in reserve”, 5 each along the south and north lot lines; per the local application, the reduced parking is at the

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

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

request of the Town Planning Board in order to reduce impervious surface coverage on the site and increase green space; and

WHEREAS, the site plan shows a proposed drive-thru lane for Dunkin Donuts, including a preview board, speaker, menu board, and adjacent mobile pick-up lane at the rear of the building and a pick-up window on the north side of the building; and

WHEREAS, per the site plan, the two existing driveways on Erie Boulevard will be reconfigured to entrance and exit only drives; access to the site is restricted to right-in, right-out only by a curbed median along this stretch of Erie Boulevard; a proposed concrete sidewalk and landscape strip are shown along Erie Boulevard with an additional sidewalk extending to the building entrance; ADVISORY NOTE: per the NYS Department of Transportation, the proposed driveways on Erie Boulevard must meet Department requirements and will require highway access and work permits; a work permit will be required for the proposed sidewalk in the state right-of-way; and

WHEREAS, per the recent site plan referral (Z-19-83) for the project, proposed signage includes a monument sign at the front of the site and directional signs, including entrance/exit signs and pavement markings, for on-site circulation; the submitted elevation drawings show a 25 sf internally-illuminated wall sign on the front of the building, wall-mounted logo and location signs on the south side of the building, and a wall-mounted message graphic on the north side of the building; and

WHEREAS, per the submitted Environmental Assessment Form (EAF) dated March 14, 2019, 0.71 acres of the site will be disturbed by the proposed project and stormwater runoff will be discharged to an established conveyance system along Erie Boulevard after partial retention; ADVISORY NOTE: per the NYS Department of Transportation, additional stormwater runoff into the state's drainage system is prohibited; the applicant and municipality are encouraged to consider the use of green infrastructure to further reduce stormwater runoff and improve stormwater quality; and

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

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

WHEREAS, the site may contain the Northern long-eared bat, or its associated habitat, which has been listed by the state or federal government as a threatened or

endangered animal species (per EAF Mapper); impacts to bat species are often associated with tree clearing and from aerial imagery it appears that there are no wooded areas on the site; and

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

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

1. The municipality and the applicant are advised to continue to coordinate Erie Boulevard access plans and traffic data requirements with the New York State Department of Transportation. Any mitigation as may be determined by the Department must be reflected on the project plans prior to municipal approval.
2. The applicant is encouraged to consider access management strategies for Erie Boulevard and opportunities for cross-connections to adjacent parcels, which would help to facilitate movement between nearby commercial uses.

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



J.Ryan McMahon II  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: May 15, 2019

OCPB Case # Z-19-123

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of DeWitt Planning Board at the request of Clifford Fuel Co., Inc. for the property located at 3100 Erie Boulevard East; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Erie Boulevard East (Route 5) and Thompson Road (Route 635), both state highways, and the municipal boundaries between the Town of DeWitt, the City of Syracuse and the Village of East Syracuse; and
- WHEREAS, the applicant is proposing to demolish an existing convenience store and car wash and construct a new 4,464 sf convenience store, Cliff's Local Market, on a 0.896-acre parcel in a Business zoning district; and
- WHEREAS, the Board is concurrently reviewing an area variance referral (Z-19-124) as part of the proposed project; and
- WHEREAS, the site is located at the intersection of Erie Boulevard East, a state road, and Thompson Road, a local road that is owned by the state north of Erie Boulevard; Erie Boulevard is a highly commercialized corridor with a mix of small retail establishments, shopping plazas, and big box retail; the submitted letter from the applicant to the Town Planning Board, dated April 23, 2019, indicates the site contains an existing one-story retail store (2,184 sf) and a free-standing car wash (2,400 sf), both to be demolished, and a 7-pump gasoline pump island with canopy, to remain; and
- WHEREAS, the submitted Proposed Site Plan dated April 18, 2019 shows the proposed retail store (4,454 sf) to be set 6' from the southern lot line and surrounded at the front and sides by a proposed concrete sidewalk, rows of parking, and a new dumpster enclosure; a proposed outdoor patio and seating area is shown on the western side of the retail store; the existing gas canopy and pump islands and underground tanks occur at the front of the site; the Proposed Site Plan also shows an existing freestanding sign (20 sf) at the intersection, to remain; additional signage is shown in the elevation drawings to include two wall-mounted signs (35.42 sf each), one on the front of the building and one on the west side; and
- WHEREAS, per the letter, the new site configuration will increase parking from 11 to 23 spaces, where 30 spaces are required; the letter indicates the proposed site configuration and resulting parking and side yard setback variances allow for more greenspace and an outdoor seating area on the site; and
- WHEREAS, per the submitted survey map, the site has three existing driveways, two on Erie Boulevard and one on Thompson Road; no changes to access are proposed; the Proposed Site Plan shows an existing paved walkway along Erie Boulevard, to remain, and a new concrete sidewalk along Thompson Road;
- ADVISORY NOTE: per the NYS Department of Transportation, all existing or

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

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

proposed driveways on Erie Boulevard must meet Department requirements; and

WHEREAS, the referral materials include a lighting plan which shows light fixtures mounted on the building and fuel canopy and pole mounted fixtures around the perimeter of the parking lot; and

WHEREAS, the site is served by public drinking water and sewers and is located in the Metropolitan Wastewater Treatment Plant service area;  
ADVISORY NOTES: per the Onondaga County Department of Water Environment Protection, any and all demolition of buildings requires a permit for sewer disconnects, and the applicant must contact Plumbing Control to ensure appropriate permits are obtained; the applicant is advised to contact OCWA's Engineering Department to determine the activities and structures permitted within OCWA easements/right-of-ways, water availability and service options, obtain hydrant flow test information, evaluate backflow prevention requirements, and/or request that the Authority conduct hydrant flow testing to assess fire flow availability; the Onondaga County Department of Water Environment Protection asks that the applicant contact the Department's Flow Control office to determine sewer availability and capacity; and

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

WHEREAS, the site is located along a stretch of Erie Boulevard that will undergo a large New York State Department of Transportation (NYSDOT) project to install bicycle, pedestrian, and roadway enhancements to accommodate the Empire State Trail; designs for the project are currently being finalized and all applicants and municipalities are advised to coordinate with NYSDOT on site planning within the right-of-way along this portion of Erie Boulevard; and

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

WHEREAS, the site may contain the Northern long-eared bat, or its associated habitat, which has been listed by the state or federal government as a threatened or endangered animal species (per EAF Mapper); impacts to bat species are often associated with tree clearing and from aerial imagery it appears that several trees may be removed as part of the project; the site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the NYS Historic Preservation Office archaeological site inventory (per EAF Mapper);  
ADVISORY NOTE: per the NYS Department of Environmental Conservation (DEC), if the site contains a threatened or endangered species and/or associated habitat, and the project requires review under the State Environmental Quality Review Act (SEQRA), a request for a project screening should be submitted to the New York Natural Heritage Program or to the regional DEC Division of Environmental Permits office; and

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

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

1. The New York State Department of Transportation requests a copy of the lighting plan. Any mitigation as may be determined by the Department should be shown on the project plans prior to municipal approval. No glare or spillover onto adjacent properties or the state right-of-way will be permitted.
2. Given plans for the Empire State Trail, the applicant is advised to coordinate any right-of-way treatments with the New York State Department of Transportation to ensure consistency with any plans for the Erie Boulevard corridor.

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



J.Ryan McMahon II  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: May 15, 2019

OCPB Case # Z-19-124

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a AREA VARIANCE from the Town of DeWitt Zoning Board of Appeals at the request of Clifford Fuel Co., Inc. for the property located at 3100 Erie Boulevard East; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the granting of use or area variances and the site is located within 500 feet of Erie Boulevard East (Route 5) and Thompson Road (Route 635), both state highways, and the municipal boundaries between the Town of DeWitt, the City of Syracuse and the Village of East Syracuse; and
- WHEREAS, the applicant is requesting area variances to reduce parking requirements from 30 spaces to 23 and reduce the side yard setback from 9' to 6' as part of a project to demolish an existing convenience store and car wash and construct a new 4,464 sf convenience store on a 0.896-acre parcel in a Business zoning district; and
- WHEREAS, the Board is concurrently reviewing a site plan referral (Z-19-123) as part of the proposed project; and
- WHEREAS, the site is located at the intersection of Erie Boulevard East, a state road, and Thompson Road, a local road that is owned by the state north of Erie Boulevard; Erie Boulevard is a highly commercialized corridor with a mix of small retail establishments, shopping plazas, and big box retail; the submitted letter from the applicant to the Town Planning Board, dated April 23, 2019, indicates the site contains an existing one-story retail store (2,184 sf) and a free-standing car wash (2,400 sf), both to be demolished, and a 7-pump gasoline pump island with canopy, to remain; and
- WHEREAS, the submitted Proposed Site Plan dated April 18, 2019 shows the proposed retail store (4,454 sf) to be set 6' from the southern lot line and surrounded at the front and sides by a proposed concrete sidewalk, rows of parking, and a new dumpster enclosure; a proposed outdoor patio and seating area is shown on the western side of the retail store; the existing gas canopy and pump islands and underground tanks occur at the front of the site; the Proposed Site Plan also shows an existing freestanding sign (20 sf) at the intersection, to remain; additional signage is shown in the elevation drawings to include two wall-mounted signs (35.42 sf each), one on the front of the building and one on the west side; and
- WHEREAS, per the letter, the new site configuration will increase parking from 11 to 23 spaces, where 30 spaces are required; the letter indicates the proposed site configuration and resulting parking and side yard setback variances allow for more greenspace and an outdoor seating area on the site; and
- WHEREAS, per the submitted survey map, the site has three existing driveways, two on Erie Boulevard and one on Thompson Road; no changes to access are

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

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

proposed; the Proposed Site Plan shows an existing paved walkway along Erie Boulevard, to remain, and a new concrete sidewalk along Thompson Road;  
ADVISORY NOTE: per the NYS Department of Transportation, all existing or proposed driveways on Erie Boulevard must meet Department requirements;  
and

WHEREAS, the referral materials include a lighting plan which shows light fixtures mounted on the building and fuel canopy and pole mounted fixtures around the perimeter of the parking lot; and

WHEREAS, the site is served by public drinking water and sewers and is located in the Metropolitan Wastewater Treatment Plant service area;  
ADVISORY NOTES: per the Onondaga County Department of Water Environment Protection, any and all demolition of buildings requires a permit for sewer disconnects, and the applicant must contact Plumbing Control to ensure appropriate permits are obtained; the applicant is advised to contact OCWA's Engineering Department to determine the activities and structures permitted within OCWA easements/right-of-ways, water availability and service options, obtain hydrant flow test information, evaluate backflow prevention requirements, and/or request that the Authority conduct hydrant flow testing to assess fire flow availability; the Onondaga County Department of Water Environment Protection asks that the applicant contact the Department's Flow Control office to determine sewer availability and capacity;  
and

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

WHEREAS, the site is located along a stretch of Erie Boulevard that will undergo a large New York State Department of Transportation (NYSDOT) project to install bicycle, pedestrian, and roadway enhancements to accommodate the Empire State Trail; designs for the project are currently being finalized and all applicants and municipalities are advised to coordinate with NYSDOT on site planning within the right-of-way along this portion of Erie Boulevard; and

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

WHEREAS, the site may contain the Northern long-eared bat, or its associated habitat, which has been listed by the state or federal government as a threatened or endangered animal species (per EAF Mapper); impacts to bat species are often associated with tree clearing and from aerial imagery it appears that several trees may be removed as part of the project; the site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the NYS Historic Preservation Office archaeological site inventory (per EAF Mapper);  
ADVISORY NOTE: per the NYS Department of Environmental Conservation (DEC), if the site contains a threatened or endangered species and/or associated habitat, and the project requires review under the State

Environmental Quality Review Act (SEQRA), a request for a project screening should be submitted to the New York Natural Heritage Program or to the regional DEC Division of Environmental Permits office; and

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

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

While the Board offers no position with regard to the requested area variances, the following comment is intended for the project as a whole:

1. The New York State Department of Transportation requests a copy of the lighting plan. Any mitigation as may be determined by the Department should be shown on the project plans prior to municipal approval. No glare or spillover onto adjacent properties or the state right-of-way will be permitted.
2. Given plans for the Empire State Trail, the applicant is advised to coordinate any right-of-way treatments with the New York State Department of Transportation to ensure consistency with any plans for the Erie Boulevard corridor.

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



J. Ryan McMahon II  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: May 15, 2019

OCPB Case # Z-19-125

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Village of Liverpool Planning Board at the request of TCS 1st Properties, LLC / Scott Schimpff for the property located at 201 First 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 Oswego Street (Routes 370 and 91) and Second Street (Route 370), both state highways, and Onondaga Lake Park, a county-owned park; and
- WHEREAS, the applicant is proposing to redevelop a site to allow for use of an existing exterior deck for additional seating for the Limp Lizard restaurant in a Business (B-1) zoning district; and
- WHEREAS, in 2013, the Board offered no position with comment for a site plan referral (Z-13-223) to add a new deck to the rear of the Limp Lizard restaurant; and
- WHEREAS, the site is located along First Street, a village street, in a highly walkable, commercial area of the Village; Onondaga Lake Park, a county park, is located just south of the site; and
- WHEREAS, the submitted survey map dated August 8, 2018 shows the site contains an existing two-story building, the Limp Lizard restaurant, and a front patio area, rear deck, and asphalt/gravel parking at the rear of the building; the site has an existing asphalt driveway on First Street, which appears to partially occur on an adjacent parcel to the east; and
- WHEREAS, the submitted Site Plan dated May 1, 2019 shows the rear of the site will be redeveloped to allow for use of the existing deck; per the local application, the rear deck will provide seating for 24 additional customers; exterior improvements are shown to include a new entry door to the deck and infill railing; the driveway and parking lot will be delineated at the rear of the site by painted lines or grass and provide 10 on-site parking spaces; additional site improvements include a new dumpster enclosure and a 6'-high cedar fence and landscape berm with arborvitaes along the rear lot line; and
- WHEREAS, aerial imagery shows a gravel driveway at the rear of the site with access to Lake Drive, a village street to the west, via an adjacent parcel; the redevelopment of the site appears to eliminate access to this driveway; and
- WHEREAS, per the Site Plan, the owner has agreements in place for 42 shared parking spaces, 15 on an adjacent lot to the east and 27 on a bank parcel across the street; aerial imagery shows additional on-street parking is available along First Street; and
- WHEREAS, the site is served by public drinking water and sewers and is located in the Metropolitan Wastewater Treatment Plant and Liverpool Pump Station service areas; no changes to the existing infrastructure are proposed; and

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

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

WHEREAS, the project is within 2,000 feet of multiple sites (IDs: 734030, V00501) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper); and

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

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

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

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



J.Ryan McMahon II  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: May 15, 2019

OCPB Case # Z-19-126

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Cicero Planning Board at the request of One Remington, LLC for the property located 6177 South Bay 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 South Bay Road (Route 208) and Thompson Road (Route 14), both county roads; and
- WHEREAS, the applicant is proposing to redevelop a property for a contract school bus service provider and maintenance facility on three parcels totaling 11.26 acres in an Industrial zoning district; and
- WHEREAS, the site is located in a pocket of industrial and commercial land uses north of the Gillette Road Middle School and generally surrounded by residential neighborhoods; aerial imagery shows the site has frontage on South Bay Road, a county road, and contains a vacant manufacturing facility; and
- WHEREAS, per aerial imagery, the site contains a large existing building, to remain, that is surrounded on all sides by asphalt or gravel/dirt; there is an additional existing building along the southern lot line, also to remain; the L-shaped land north of the developed area is vacant and forested; and
- WHEREAS, the submitted Site Plan dated May 1, 2019 shows the site will be redeveloped with delineated asphalt parking at the front of the site and gravel parking on the sides and rear of the building; the site is intended for a bus storage and maintenance facility and will provide 185 bus parking spaces and 200 automobile parking spaces; all proposed bus parking appears to occur in the proposed gravel lot (presumably undelineated) and be enclosed by new or existing fencing; the fencing appears to be a mix of solid wood, at the rear of the site, and chain link fencing at the front and sides of the lot; and
- WHEREAS, aerial imagery shows the site has three existing driveways onto South Bay Road; the Site Plan indicates each driveway will be reduced in width; the northernmost driveway also serves two adjacent industrial parcels and has an existing ingress-egress easement;  
ADVISORY NOTE: any work within the county right-of-way is subject to a work permit from the Onondaga County Department of Transportation; and
- WHEREAS, per the Site Plan, the northeast and southeast corners of the site contain existing overhead power lines and Niagara Mohawk Power Corporation (N.M.P.C.) easements; a portion of the proposed asphalt and gravel parking lots appear to occur within both easement areas; and
- WHEREAS, the rear of the site abuts a residential neighborhood and has an existing tree buffer that ranges in width from roughly 30' to over 100', which is shown to remain; per the local application, the maximum number of employees on site at one time would be 180 and proposed hours of operation would be Monday

thru Friday; the site will presumably be used daily by a contract school bus service provider; no additional information was provided regarding intended client(s), scheduling for bus services, interior use of the buildings, or fueling accommodations; and

WHEREAS, per the Central New York Regional Transportation Authority (CENTRO), there is no public transit service to this area, which may impact employee access to the site and traffic in the area; and

WHEREAS, the site is served by public drinking water and sewers and is located in the Oak Orchard Wastewater Treatment Plant and Davis Road Pump Station service areas; and

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

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

WHEREAS, GIS mapping shows the vacant, forested land is encumbered by potential state and federal wetlands and the 100-year floodplain and floodway of Mud Creek, which runs east-west through the northern portion of the site; all proposed development appears to be located outside of these areas, except for a small area of parking which may be in the state wetland buffer; the Site Plan shows catch basins throughout the proposed development connecting via a 12" diameter pipe and ultimately to a 24" CMP in the state wetland area; no additional information regarding drainage was included in the referral materials;

ADVISORY NOTE: per the Onondaga County Department of Transportation, additional stormwater runoff into the county's drainage system is prohibited; and

WHEREAS, ADVISORY NOTE: the applicant is advised to contact the U.S. Army Corps of Engineers and/or NYS Department of Environmental Conservation to confirm the presence of federal and/or state wetlands and/or the 100-foot state wetland buffer on the site; all confirmed wetlands should be shown on the plans for the site and any necessary permits should be obtained for any proposed development or placement of fill in a wetland, or drainage of any confirmed wetlands and buffers; and

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

NOW THEREFORE BE IT RESOLVED, that the Onondaga County Planning Board 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 the applicant are required to coordinate South Bay Road access plans with the Department. Any mitigation as may be determined by

the Department must be reflected on the project plans prior to municipal approval.

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

3. Per the Onondaga County Department of Transportation, a drainage study or Stormwater Pollution Prevention Plan (SWPPP) is required to show that the proposed development would not create additional stormwater runoff into the county's drainage system. The applicant must contact the Department to determine the scope of the study, submit the drainage study to the Department for approval, and reflect any appropriate mitigation as may be determined by the Department on the project plans prior to municipal approval.

4. The Town must ensure the applicant has documented permissions in place from National Grid prior to approval of this site plan application.

The Board also offers the following comments:

1. The intent of the proposal presumably does not serve the Cicero community, given that the North Syracuse School District provides its own transportation services. Because of this, the Board is concerned about the intense use of residential collector roadways during peak hour traffic to access the regional network. The Board also has concerns with the lack of transit service for the large number of employees.

2. Increased buffering for adjacent residential parcels and improved landscaping and screening along the frontage of the site is encouraged. Given the close proximity of the industrial zone to residential land uses the Town is encouraged to conduct a public hearing on the project, if not already planning one.

3. The Board suggests the municipality explore the following questions with the applicant as it relates to the large parking area: 1) how to configure parking to minimize the backing of vehicles, which may potentially create noise impacts in early morning hours to adjacent homes, 2) how can air pollution be reduced by limiting, or eliminating, idling of diesel engines adjacent to residential uses, 3) how to clearly delineate parking stalls and drive aisles for the large volume of vehicles when utilizing a gravel parking lot, 4) how to align driveways with internal drive aisles more effectively, so as to avoid any stacking of vehicles waiting to enter the site, 5) how to accommodate on-site snow storage, and 6) how can the quality and quantity of stormwater runoff leading to Mud Creek and neighboring parcels be controlled through onsite stormwater management, particularly given the extent of flow from a large parking area such as this, and the flooding vulnerability of lands along Mud Creek.

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



J.Ryan McMahon II  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: May 15, 2019

OCPB Case # Z-19-127

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Onondaga Town Board at the request of Slavic Baptist Church for the property located at 4176 Split Rock 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 Split Rock Road (Route 39), a county highway, and Onondaga Road (Route 173), a state highway; and
- WHEREAS, the applicant is proposing to demolish an existing 24' x 24' storage shed and replace it with a new 32' x 32' storage shed on a 3.419-acre parcel in a Residential (R-1) zoning district; and
- WHEREAS, the site is located at the intersection of Split Rock Road, a county road, and Onondaga Road (NYS Route 173); surrounding land uses are primarily residential; the Split Rock Elementary School is located just east of the site; and
- WHEREAS, the submitted survey map dated March 27, 2019 shows the site contains an existing building, the Slavic Baptist Church, centered on the site; there is an existing asphalt parking lot on the east side of the church and a one-story house and one-story detached garage (24' x 24'), towards the rear and west sides of the property; and
- WHEREAS, the survey map shows the existing garage to be replaced by a proposed one-story garage (32' x 32') and constructed in the same location; additional site improvements include a proposed sidewalk along the side of the building; and
- WHEREAS, per the survey map, there are two existing driveways on Split Rock Road; no changes to the existing access are proposed;  
ADVISORY NOTE: per the Onondaga County Department of Transportation, all existing or proposed driveways on Split Rock Road must meet Department requirements; and
- WHEREAS, the site is served by public drinking water and sewers and is located in the Metropolitan Wastewater Treatment Plant and Westside Pump Station service areas; no changes to the existing infrastructure are proposed; and
- WHEREAS, per the Onondaga County Department of Water Environment Protection, the submitted project is located in an area designated as flow constrained or impacted by excessive wet weather flow or is tributary to a Combined Sewer Overflow (CSO); and
- WHEREAS, the site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the NYS Historic Preservation Office archaeological site inventory (per EAF Mapper); and

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

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



J.Ryan McMahon II  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: May 15, 2019

OCPB Case # Z-19-128

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a AREA VARIANCE from the Town of Clay Zoning Board of Appeals at the request of North End Commons / ABR Ventures Clay, LLC for the property located 3820-3848 State Route 31; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the granting of use or area variances and the site is located within 500 feet of Route 31, a state highway; and
- WHEREAS, the applicant is requesting an area variance for a reduction in parking spaces to 261 where 282 are required on a 6.071-acre parcel in a Regional Commercial (RC-1) zoning district; and
- WHEREAS, in 2018, the Board offered no position for an area variance referral (Z-18-167) to reduce the side yard setback and parking requirements as part of the proposed North End Commons development on the subject parcel, and recommended modification of a preliminary subdivision referral (S-18-4) to divide the parcel into 4 new lots; the Board previously reviewed zone change (Z-17-350), area variance (Z-17-382), site plan (Z-17-425), and special permit (Z-17-464) referrals as part of the proposed project; and
- WHEREAS, in its previous reviews, the Board cited access, drainage, and lighting requirements and site planning considerations for pedestrian and transit accommodations, better site circulation, front yard landscaping and snow storage, and wetland impacts; those recommendations are not reiterated here as the project has already gone through site plan review locally and appears to be under construction currently; and
- WHEREAS, the site is located near the major regional intersection (Moyers Corners) between New York State Route 31 and County Route 57 in the Town of Clay; the site is adjacent to a shopping plaza that contains two large retail establishments (Lowe's and Hobby Lobby) and an outparcel retail building; there is a CSX rail line running along the eastern property line; other surrounding land uses include various big box retail establishments along Route 31 and a recently constructed auto dealership (Davidson Ford of Clay), an approved auto dealership (Fox) under construction, and a proposed shopping plaza, all west of the site; and
- WHEREAS, the submitted Overall Plan dated October 30, 2017 and Subdivision Map show the retail development under construction, North End Commons, will have four buildings with 5 tenant spaces and be separated onto four separate lots; the row of buildings are shown near the center of the parcel, parallel to Route 31; per the plans, Lot 1 will contain the westernmost building which includes two tenant spaces for America's Best (2,947 sf) and a restaurant use (2,309 sf); Lot 2 will contain a building for Starbucks and a drive-thru lane; Lot 3 will contain a Texas Roadhouse restaurant and a substantial amount of the rear

parking lot; Lot 4 will contain an urgent care building, Well Now, and the driveway connection to the adjacent shopping plaza; and

WHEREAS, per the Overall Plan, the driveway connection to the adjacent shopping plaza allows for access to Route 31 via a signalized full access driveway; additional access for the site is shown to include a right-in, right-out only driveway onto Route 31 at the front of the site;

ADVISORY NOTE: per the NYS Department of Transportation, all existing or proposed driveways on Route 31 must meet Department requirements; and

WHEREAS, the site development is shown to include front and rear parking lots and an additional row of parking along the west side of proposed Lot 1; the local application indicates that a previous variance acquired for the project granted a reduction in parking spaces from 300 to 275 spaces; the applicant is revising the square footage allocations of the westernmost building to allow for the medical use (America's Best) and a packaged food restaurant; the restaurant tenant space (2,309 sf) was originally intended for retail (1,950 sf) and only required 17 parking spaces; the change of use necessitates an additional 18 parking spaces; the current requested parking variance is for 21 spaces (from 282 required to 261 provided); and

WHEREAS, per the EAF, the site contains unlisted federal wetlands and are shown in GIS mapping to extend mostly along the southern and eastern portions of the parcel; per the EAF, less than 0.5 acres of wetland will be impacted by the development; a Nationwide permit has been issued by the U.S. Army Corps of Engineers for disturbing less than 0.5 acres of wetland; meeting the Town's parking requirements would necessitate additional wetland disturbance and a new permit application would be required; and

WHEREAS, per the EAF, 4.8 acres of the site will be disturbed by the proposed development; stormwater runoff will be collected and treated on-site and then conveyed to on-site wetlands; and

WHEREAS, proposed drinking water and wastewater services for the project will be provided by public drinking water and sewers; the site is near Town sewer lines that connect to an existing County-owned trunk sewer; the County trunk sewer ultimately flows to the Wetzel Road Wastewater Treatment Plant service area though flow is diverted to the Oak Orchard Wastewater Treatment Plant during excess flow events; and

WHEREAS, the New York State Department of Environmental Conservation (NYS DEC) 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; 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 inventory; and

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

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