



Onondaga County Planning Board

May 18, 2016

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

I. ATTENDANCE

MEMBERS PRESENT

Douglas Morris
Daniel Cupoli
Robert Antonacci
Brian Donnelly
Chester Dudzinski, Jr.
James Corbett

STAFF PRESENT

Megan Costa
Gilly Cantor
Robin Coon

GUESTS PRESENT

Julie Liebmann
Keith Liebmann
G. Mihal
Brad Bush

II. CALL TO ORDER

The meeting was called to order at 11:00 AM on May 18, 2016.

III. MINUTES

Minutes from April 27, 2016 were submitted for approval. Daniel Cupoli made a motion to accept the minutes. James Corbett seconded the motion. The votes were recorded as follows: Douglas Morris - yes; Brian Donnelly - yes; Daniel Cupoli - yes; Robert Antonacci - yes; Chester Dudzinski - yes; James Corbett - yes.

IV. ACTIONS ON GML SECTION 239 REFERRALS

Summary

S-16-27	TOnoPB	<i>No Position With Comment</i>	S-16-28	TOnoPB	<i>No Position</i>
S-16-29	CSyrPB	<i>No Position With Comment</i>	Z-16-138	TManPB	<i>Disapproval</i>
Z-16-139	TManPB	<i>Modification</i>	Z-16-140	TManPB	<i>Modification</i>
Z-16-141	TManPB	<i>No Position With Comment</i>	Z-16-142	CSyrZA	<i>No Position With Comment</i>
Z-16-143	CSyrPB	<i>No Position With Comment</i>	Z-16-144	TLafPB	<i>Modification</i>
Z-16-145	TGedZBA	<i>No Position With Comment</i>	Z-16-146	TGedZBA	<i>No Position With Comment</i>
Z-16-147	VJorZBA	<i>No Position With Comment</i>	Z-16-148	TClapB	<i>Modification</i>
Z-16-149	TClapB	<i>Modification</i>	Z-16-150	TClatB	<i>No Position With Comment</i>
Z-16-151	TClatB	<i>No Position With Comment</i>	Z-16-152	CSyrPB	<i>No Position</i>
Z-16-153	CSyrPB	<i>No Position</i>	Z-16-154	CSyrPB	<i>No Position</i>
Z-16-155	CSyrPB	<i>No Position</i>	Z-16-156	CSyrZA	<i>No Position With Comment</i>
Z-16-157	VBalPB	<i>No Position With Comment</i>	Z-16-158	TClatB	<i>Disapproval</i>
Z-16-159	TEIbTB	<i>Disapproval</i>	Z-16-160	TEIbPB	<i>No Position With Comment</i>
Z-16-161	TSalZBA	<i>No Position With Comment</i>	Z-16-162	TSalPB	<i>No Position</i>
Z-16-163	TSalZBA	<i>No Position</i>	Z-16-164	TDewPB	<i>Modification</i>
Z-16-165	TDewPB	<i>Modification</i>	Z-16-166	VSkaVB	<i>No Position</i>
Z-16-167	VSkaPB	<i>No Position</i>	Z-16-168	TSkaPB	<i>No Position With Comment</i>
Z-16-169	TSkaPB	<i>No Position With Comment</i>	Z-16-170	TSkaPB	<i>No Position With Comment</i>
Z-16-171	VFayPB	<i>No Position</i>	Z-16-172	VFayPB	<i>No Position</i>
Z-16-173	TCicZBA	<i>No Position With Comment</i>	Z-16-174	CSyrPB	<i>No Position With Comment</i>



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: May 18, 2016

OCPB Case # S-16-27

- 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 FINAL SUBDIVISION from the Town of Onondaga Planning Board at the request of Nagib & Abdullwhhab Thabet for the property located at 4618 Broad Road; and
- WHEREAS, General Municipal Law Section 239-n allows the County Planning Board to review the approval of subdivisions and the site is located within 500 feet of the municipal boundary between the Town of Onondaga and the City of Syracuse; and
- WHEREAS, the applicant is proposing to subdivide a 0.67-acre lot from a 16.23-acre site in a Residential (R-1) zoning district; and
- WHEREAS, the Resubdivision Map dated April 1, 2016 shows proposed New Lot 2 (29,244 square feet) with frontage on Broad Road; per aerial photography and a location map on the plan, this section of Broad Road is characterized by small frontage residential lots with surrounding subdivisions; and
- WHEREAS, the map shows an existing residence on proposed New Lot 1 (15.56 acres) set behind other residential frontage parcels; proposed New Lot 1 is made up of two tax parcels: a 10.09-acre parcel within the Town of Onondaga with approximately 175' of frontage on Broad Road, a local road, and a 5.47-acre parcel within the City of Syracuse with frontage on a public right-of-way off Majors Drive, a local road within the Town of Onondaga; and
- WHEREAS, per aerial photography, the remainder of proposed New Lot 1 is primarily vacant wooded land, and the parcel within the City of Syracuse abuts Rand Tract Park, a city park; and
- WHEREAS, the map shows an existing driveway on Broad Road serving the house on proposed New Lot 1; no existing or proposed access is shown for proposed New Lot 2; and
- WHEREAS, the plan states public water and sewers are available for the site; the site is located in the Metropolitan Wastewater Treatment Plant service area; and
- WHEREAS, per the Onondaga County Department of Water Environment Protection, the project shall comply with Local Law #1 of 2011 - A Local Law Establishing a Program to Promote Capacity Management, Maintenance and Operation of the Public Sewers and Related Purposes, where applicable; information regarding this law is available at www.ongov.net/wep/uselaws.html; and
- WHEREAS, the Onondaga County Department of Water Environment Protection has determined that the submitted project is located in an area designated as flow constrained or impacted by excessive wet weather flow or is tributary to a Combined Sewer Overflow (CSO); the project applicant is required to offset any additional sanitary flow in excess of the most recent land use; the applicant must develop a 1 gallon to 1 gallon offset plan/project in coordination with the municipal engineer; a letter confirming the acceptance of the offset plan must

be submitted to the Department of Water Environment Protection documenting the offset plan; and

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

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

1. The Town is advised to reserve or require a proposed right-of-way/access plan for any potential future development of proposed New Lot 1, prior to approving an additional frontage parcel on Broad Road.
2. The Onondaga County Department of Water Environment Protection asks that the applicant contact the Department at (315) 435-6820 early in the planning process to determine sewer availability and capacity for proposed New Lot 2.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: May 18, 2016

OCPB Case # S-16-28

- 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 Town of Onondaga Planning Board at the request of Jean Abbott for the property located at 3822 Bussey 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 Bussey Road, a county road, and a farm operation in an agricultural district; and
- WHEREAS, the applicant is proposing to combine a frontage parcel and a landlocked parcel into one new 29.82-acre lot in a Residential and Country (R-C) zoning district; and
- WHEREAS, the Board previously recommended modification of a subdivision referral (S-12-68) which created the existing parcels, requiring that the subdivision map and deeds reflect that the landlocked parcel was to be combined with an adjacent agricultural parcel to the south; and
- WHEREAS, per the referral notice and notes on the amended plan, the above condition was not complied with and the current application is to file a superseding corrected map recombining the lots; the Final Plan amended April 22, 2016 shows proposed Lot 1 (2.08 acres) and Lot 2 (27.62 acres) to be combined into one new lot; and
- WHEREAS, per the plan, Lot 1 contains an existing one-story wood frame house with frontage and an existing driveway on Bussey Road, which must meet the requirements of the Onondaga County Department of Transportation; and
- WHEREAS, per aerial photography, landlocked Lot 2 contains agricultural and forested land; the site and surrounding properties contain residences, farms, and wooded land; the entire area is located within New York State Agricultural District 1; and
- WHEREAS, aerial photography shows a tributary of West Onondaga Creek flowing through forested lands on Lot 2; and
- WHEREAS, the plan states an area variance was granted for Lot 1 by the Town Zoning Board in 2012, but does not indicate what the variance was for and there is no record of it being reviewed by the County; and
- WHEREAS, the plan states a waste water disposal system for Lot 1 was approved on July 16, 1986 and is on file at the Onondaga County Health Department; the site is located outside the Onondaga County Sanitary District; and

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

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E-mail Address: countyplanning@ongov.ne

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: May 18, 2016

OCPB Case # S-16-29

- 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 FINAL SUBDIVISION from the City of Syracuse Planning Commission at the request of E.J. Leubner Properties, LLC for the property located at 820, 824, 826 & 830 West Belden Avenue; and
- WHEREAS, General Municipal Law Section 239-n allows the County Planning Board to review the approval of subdivisions and the site is located within 500 feet of Interstate Route 690, a state highway; and
- WHEREAS, the applicant is proposing to combine two tax parcels into one new 0.52-acre lot in an Industrial Class A (IA) zoning district, in order to maintain existing conditions operating an automotive body repair shop in an existing building; and
- WHEREAS, the Resubdivision Map dated March 7, 2016 shows proposed New Lot A (22,822.75 square feet) to contain an existing one-story concrete block building, a blacktop area in front, a fenced-in blacktop area on the east side, and vacant land on the west side (currently a separate tax parcel); and
- WHEREAS, the map shows the site is located between West Belden Avenue, a city street, and Interstate Route 690; per aerial photography, the site has three existing curb cuts on West Belden Avenue; and
- WHEREAS, aerial photography further shows properties to the west and on the south side of West Belden Avenue contain similar style commercial buildings and asphalt areas, and there are multi-family residences east of the site heading towards Leavenworth Avenue with existing sidewalks; existing sidewalks on proposed New Lot A are limited to the vacant land portion of the site; and
- WHEREAS, the site is served by public water and sewers and is located in the Metropolitan Wastewater Treatment Plant service area; and

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

Every municipal review provides the opportunity to improve community appearance and the City may wish to work with the applicant to better delineate the driveways, provide sidewalks along the road frontages, and incorporate landscaping on site, particularly to buffer adjacent residential properties to the east.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: May 18, 2016

OCPB Case # Z-16-138

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a OTHER AUTHORIZATION from the Town of Manlius Planning Board at the request of Garrett Bilow for the property located at 6789 Fremont Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review authorizations which a referring body may issue under the provisions of any zoning ordinance or local law the site is located within 500 feet of Interstate Route 90 (New York State Thruway), a state highway, Fremont Road, a county road, and the municipal boundary between the Town of Manlius and the Town of DeWitt; and
- WHEREAS, the applicant is requesting an Excavation, Grading and Filling Permit to grade and fill a 0.65-acre portion of a 28.309-acre lot in a Restricted Agricultural (R-A) zoning district, in order to remove the area from the floodplain and construct a single-family residence; and
- WHEREAS, the Topographic Map dated October 1, 2015 shows a 28.309-acre lot with 97' of frontage on Fremont Road to the east, New York State Thruway to the south, and power lines to the west; a proposed area to be removed from the Special Flood Hazard Area (SFHA) is shown set back from Fremont Road behind another parcel (an existing single-family residence, per a project narrative); and
- WHEREAS, details of the area to be cleared indicate a project limit covering 0.65 acres (28,300 square feet), which will include clearing, top soil stripping, and clean filling, and locations are shown for a proposed house, garage, septic area, and drive; and
- WHEREAS, a map which appears to come from the New York State Department of Environmental Conservation (NYS DEC) shows the north branch of Ley Creek diagonally crossing the site west of the clear area; FEMA Flood Insurance Rate Maps (FIRM) indicate that land along the creek and covering the entire Fremont Road frontage is currently in a Special Flood Hazard Area (SFHA); preliminary updated FIRM data released in June 2008 shows that some of the land at the front of the parcel may no longer be within a SFHA once maps are finalized; and
- WHEREAS, the Onondaga County Hazard Mitigation Plan has identified flooding as one of five primary natural hazards of local concern, with the potential to cause extensive threat to property and safety; buildings within the floodplain can negatively affect the free flow of nearby waterways and drainage, and building within a floodplain is therefore discouraged; and
- WHEREAS, per FEMA documentation submitted with the referral, a request to remove the project area from the SFHA was not granted by the Federal Emergency Management Agency (FEMA), and the base flood elevation must be raised in order to resubmit a request for a Letter of Map Revision Based on Fill; the

documentation notes the 100-year floodplain elevation for the site is 404.2 feet, and the rendering indicates the proposed base/footing elevation is 406.5 feet; and

WHEREAS, plans indicate an existing gravel drive on Fremont Road with a turnaround partially within the proposed area to be cleared, and the proposed new drive would connect to the existing drive outside the proposed area to be cleared; the existing drive is also labeled as a construction entrance; and

WHEREAS, a permit application approved by the Onondaga County Department of Transportation dated April 7, 2016 was included with the referral, allowing a proposed change of use from field access to residential access with a width of 10' to 20' and noting the applicant "shall trim brush and maintain the area within the sight distance triangle in such a manner as to maintain the required sight distance; and

WHEREAS, the NYS DEC map shows the westernmost part of the site within a state wetland check zone; data from the NYS DEC further indicates the site may contain a species of animal, or associated habitats, listed by the state or federal government as threatened or endangered; a permit may be required from the NYS DEC if the species is listed as endangered or threatened and the NYS DEC determines that the project may be harmful to the species or its habitat; and

WHEREAS, the site has access to public water and is located outside the Onondaga County Sanitary District; a private septic system is proposed; the applicant must contact the Onondaga County Health Department prior to any soil modifications made on site, and the Department must formally accept or approve, respectively, any existing or proposed septic system to service this property prior to issuance of a building permit; and

NOW THEREFORE BE IT RESOLVED, that the Onondaga County Planning Board recommends that said application be DISAPPROVED for the following REASON(S):

The Board does not endorse the proposed filling within the floodplain, given the potential negative impacts on drainage flow patterns to Ley Creek, the proximity to public highway infrastructure, and the potential availability of other locations on the site to accommodate the proposed development outside the floodplain.

The proposed project also conflicts with the recommendations of the Onondaga County Hazard Mitigation Plan.

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



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Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: May 18, 2016

OCPB Case # Z-16-139

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SPECIAL PERMIT from the Town of Manlius Planning Board at the request of Lilli Komurek for the property located at 7328 New York State Route 173; 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 New York State Route 173, a state highway, and Sweet Road, a county road; and
- WHEREAS, the applicant is requesting a special permit to operate a seasonal landscape company at an existing residence on a 9.8-acre lot in a Restricted Agricultural (R-A) zoning district; and
- WHEREAS, per town code, rural occupations are allowed by special permit in the R-A district, which are described as “small, low-intensity business occupations, that blend naturally with the rural setting as determined by the Town Board during the special permit process, where the use proposed can be controlled so as to be in conformity with neighboring uses and so as to minimize possible detrimental effects of the use on neighboring properties”; and
- WHEREAS, a copy of a survey revised in 1987 shows an existing two-story dwelling, two frame barns, and a shed; per the referral materials, the applicant is proposing to store tools in the existing barn and company vehicles (two pickups and two trailers) on site, with no other materials stored on site; the referral materials indicate no more than five employees will show up between 7am and 9am daily and return no later than 8pm, with no clients coming to the property;
- WHEREAS, the survey shows the site with frontage and an existing gravel driveway on New York State Route 173 serving the existing house; aerial imagery submitted with the referral further shows a proposed 12’ wide driveway on Route 173 leading to a proposed parking area in front of one of the existing barns; any existing or proposed access to Route 173 must meet the requirements of the New York State Department of Transportation; and
- WHEREAS, per the referral materials, the applicant is undertaking an unrelated drainage project for the barn and car port on the property, and to create a landscaped berm which will buffer the proposed parking area; and
- WHEREAS, the site is located outside the Onondaga County Sanitary District; the Environmental Assessment Form dated April 14, 2016 notes no water or wastewater connections are required for the project; and

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

The applicant must contact the New York State Department of Transportation to coordinate requirements for the proposed driveway on New York State Route 173, in order to satisfy commercial driveway standards, and the plan must be modified to reflect any Department requirements.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: May 18, 2016

OCPB Case # Z-16-140

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Manlius Planning Board at the request of Spraguellis, LLC for the property located at 7048 North Manlius 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 North Manlius Road, a county road; and
- WHEREAS, the applicant is proposing to open a car dealership and auto repair shop on a 0.977-acre parcel in a Commercial (C-B) zoning district; and
- WHEREAS, per the Town Zoning Map, the subject parcel is the only parcel with commercial zoning in the vicinity; the surrounding area is all zoned Restricted Agricultural (R-A) and is characterized by residences, farmland, and vacant wooded land, with a painting business located next door; and
- WHEREAS, a Location Survey dated January 12, 2016 shows the site contains two existing garages and a shed; two proposed loose gravel stone parking areas are shown along the existing driveway, one with 12 spaces around the sides and front of the rear garage, and one with 8 spaces in front of the front garage in the front yard extending almost to the edge of pavement line; a portion of the existing driveway near the rear garage encroaches on the adjacent parcel to the east; and
- WHEREAS, the survey shows the site with frontage and an existing gravel driveway on North Manlius Road; the edge of pavement line and road centerline are shown on the survey, however the right-of-way boundary is not indicated; any existing or proposed access to North Manlius Road must meet the requirements of the Onondaga County Department of Transportation; and
- WHEREAS, the survey shows a proposed light on the front of each garage, and a proposed light on the side of the front garage; and
- WHEREAS, the survey shows the location of a proposed freestanding sign, with a note stating the sign will be a double-sided 4' x 4' business sign 3' off the ground; and
- WHEREAS, the site is served by private water and septic and is located outside the Onondaga County Sanitary District; the survey shows an existing septic vent behind the front garage; 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 applicant must provide the Department with ITE Trip Generation traffic

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E-mail Address: countyplanning@ongov.ne

figures and complete any appropriate mitigation as may be determined by the Department.

2. The applicant must contact the Onondaga County Department of Transportation at (315) 435-3205 to coordinate requirements for the existing driveway on North Manlius Road, in order to satisfy commercial driveway standards.
3. The applicant must contact the Onondaga County Health Department to review any existing or proposed septic system to service this property prior the Town approving this project.

The Board also offers the following comments:

1. The Onondaga County Department of Transportation advises that the site plan should show the County right-of-way boundary, and notes that no parking, backing, loading, or servicing of vehicles will be permitted in the right-of-way.
2. Per the Onondaga County Department of Transportation, the Town and applicant are advised that the proposed sign must be located outside the clear zone and may not obstruct sight distance.
3. The Town and applicant should ensure that an easement or shared agreement is in place for the portion of the existing driveway which encroaches on the adjacent parcel to the north.
4. The Town and applicant are further encouraged to relocate the proposed expanded gravel parking area from the front yard to elsewhere on the site, such as behind the front garage, in order to improve community appearance for neighboring residences.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: May 18, 2016

OCPB Case # Z-16-141

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a PROJECT SITE REVIEW from the Town of Manlius Planning Board at the request of Fremont First for the property located at 7027-7041 Manlius Center 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 Manlius Center Road (New York State Route 290), a state highway; and
- WHEREAS, the applicant is proposing to construct an 8,042 square foot addition and make façade and parking lot improvements to an existing retail plaza (Fremont Plaza) on a 6.52-acre lot in a Neighborhood Shopping (N-S) zoning district; and
- WHEREAS, the Board previously recommended modification of concurrent site plan and special permit referrals (Z-08-86 and 87) to construct a Tim Hortons restaurant with drive-thru on a leased parcel within the plaza, and offered no position on a site plan referral (Z-07-79) to convert a postal service remote encoding center to retail space (Dollar General) in the plaza; and
- WHEREAS, the Site Plan dated April 13, 2016 shows the existing one-story concrete block retail plaza building (39,781 square feet) the proposed addition to the west side of the building (8,042 square feet), the footprint of proposed future addition (4,220 square feet), and an existing large front parking lot to be restriped for 280 spaces (currently 307 spaces), including 13 spaces behind the building; the existing building formerly housing Tim Hortons building is also also shown on the parcel, with no changes indicated; and
- WHEREAS, the plan notes 240 parking spaces are required based on the proposed square footage, and that 262 spaces will be required once the future addition is constructed; the future addition would reduce the amount of parking to 269 spaces; and
- WHEREAS, the plan shows the site with frontage and two existing driveways on New York State Route 290, with new curbing proposed; any existing or proposed access to Route 290 must meet the requirements of the New York State Department of Transportation; the referral materials indicate traffic generation may be up to 200 cars per day; and
- WHEREAS, per the referral materials, there will be 40 employees and daily operation hours, depending on occupancy; elevations and floor plans show eleven potential tenant spaces (A through K), with a façade redevelopment to include individual tenant entryways, new windows, brick and split face CMU finishes with an upper EIFS band with metal coping; and
- WHEREAS, the plan states the amount of pavement will be reduced by 5,485 square feet and curbed landscaped islands are proposed within the existing parking area;

the referral materials note there will be no changes to existing drainage patterns; and

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

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

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

WHEREAS, per the referral materials, existing light poles will be replaced with new LED lighting; tenant sign areas are shown over each entry way within the EIFS band, and the plan shows an existing freestanding sign at the front of the site; no further signage or tenant information was submitted at this time; and

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

1. Per the New York State Department of Transportation, the applicant is advised that a highway work permit is required for any work within the State right-of-way.
2. The Onondaga County Department of Water Environment Protection asks that the applicant contact the Department at (315) 435-6820 early in the planning process to determine sewer availability and capacity.
3. The applicant is encouraged to reduce stormwater runoff and improve stormwater quality as much as practical by reducing impermeable surfaces and utilizing green infrastructure. For more information on stormwater management, visit the Onondaga County "Save the Rain Program" web site at <http://savetherain.us> or contact the Onondaga County Department of Water Environment Protection at 315-435-6820.
4. The Board further encourages the Town and applicant to take this opportunity to further reduce expansive pavement areas by incorporating green infrastructure and permeable surfaces.

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

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E-mail Address: countyplanning@ongov.net



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: May 18, 2016

OCPB Case # Z-16-142

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a PROJECT SITE REVIEW from the City of Syracuse Zoning Administration at the request of Gideon Ochibuto Dentistry, PC for the property located at 521 East Washington Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Interstate Route 81, a state highway; and
- WHEREAS, the applicant is proposing façade alterations at an existing medical building (Enable Orthotics & Prosthetics) on a 0.16-acre lot in a Central Business-Office & Service (Restricted) (CBD-OSR) zoning district, as part of a project to open a new dentist office; and
- WHEREAS, the Existing Site Plan dated April 6, 2016 shows an existing building fronting East Washington Street, with an adjacent parking lot with 9 parking spaces to remain; and
- WHEREAS, per the city application, the owner would like to remove an existing overhead door on the east elevation and install a new wall and window in its place; and
- WHEREAS, per aerial photography, existing access to East Washington Street appears generally unrestricted, and there are no sidewalks on the parcel or most of the adjacent parcel, where sidewalks resume at the corner heading north on South McBride Street; and
- WHEREAS, the city application notes that signage details will be submitted once designed at a later date; and
- WHEREAS, the site is served by public water and sewers and is located in the Metropolitan Wastewater Treatment Plant service area; and

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

The City and applicant are encouraged to coordinate regarding better driveway delineation and the installation of sidewalks and additional landscaping treatments in the right-of-way.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: May 18, 2016

OCPB Case # Z-16-143

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SPECIAL PERMIT from the City of Syracuse Planning Commission at the request of Aaron Metthe for the property located at 509-511 West Onondaga Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review issuance of special permits and the site is located within 500 feet of South West Street, a state-owned arterial; and
- WHEREAS, the applicant is proposing to modify an existing special permit to maintain two existing driveways at an existing church building on a 0.27-acre lot in a Local Business Class A (BA) zoning district, in order to operate a coffee shop on the first floor; and
- WHEREAS, the Revised Site Plan dated April 4, 2016 shows an existing two-story masonry and frame house, a proposed entrance ramp, a proposed rear trash enclosure, and an existing rear tarvia lot with 10 proposed parking spaces, plus one accessible space along the back of the building; the plan shows overhead lines crossing the parking lot; and
- WHEREAS, the plan shows the site fronts West Onondaga Street near the intersection with Midland Avenue, both city streets, with two existing tarvia driveways on West Onondaga Street; per the referral notice, a special permit is required to maintain the two existing driveways on the parcel; and
- WHEREAS, an email from the applicant to the city dated April 13, 2016 and accompanying materials indicate the city approved a curb cut application in 2012 to maintain the existing second driveway, to be shared with the adjacent property owner to the north (Greenleaf Funeral Home) per a longstanding agreement, which was also included with the referral; and
- WHEREAS, the site is adjacent to the William J. Gillett House and Trinity Episcopal Church at the corner of South Avenue, both historic buildings currently used as religious facilities; and
- WHEREAS, aerial photography shows the rear parking lots of the funeral home and churches appear to be connected, with additional access to Midland Avenue; and
- WHEREAS, per aerial photography, there are wide concrete sidewalks along the site, a bus stop out front, and the plan shows a proposed new concrete walk leading into the site; the plan further shows a proposed freestanding ground sign in front; no further signage details were included with the referral; and
- WHEREAS, the site is served by public water and sewers and is located in the Metropolitan Wastewater Treatment Plant service area; and
- WHEREAS, per the Onondaga County Department of Water Environment Protection, the

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

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

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 Onondaga County Department of Water Environment Protection asks that the applicant contact the Department at (315) 435-6820 early in the planning process to determine sewer availability and capacity.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: May 18, 2016

OCPB Case # Z-16-144

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of LaFayette Planning Board at the request of Julie & Keith Liebmann for the property located at 3736 Apulia 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 Apulia Road, a county road, Jamesville Beach County Park, a county park, the municipal boundary between the Town of LaFayette and the Town of Pompey, and a farm operation in an agricultural district; and
- WHEREAS, the applicant is proposing to construct a 76' x 70' barn at an existing farm and residence on a 142-acre lot in an Agricultural-Residential (AR) zoning district, in order to use the barn to support the existing farm business use and to hold recreational events; and
- WHEREAS, per the referral materials, the applicants currently operate an existing farm business (Rocking Horse Farm) which includes an orchard, pumpkin patch, Christmas tree sales, and alpacas and miniature donkeys; controlled site approval is required to utilize the proposed barn for public family events (reunions, birthdays, weddings, etc.) in addition to its proposed use for equipment storage, farm management offices, and promotional and recreational events for the farm business; and
- WHEREAS, per a conversation with the Planning Board Secretary on May 12, 2016, the proposed event use would be seasonal (spring/summer) and primarily weekend-based, with a maximum of one event per weekend to start out with an end time of 11pm and music limited to the barn only; the Town noted the possibility of retail sales of farm products during events, which would may require additional on-site employees in addition to the owners who will be present during all events; and
- WHEREAS, hand-drawn sketches on a partial survey (undated) show an existing house, garage, horse barn, mini-pasture, and a proposed new barn and parking on the western portion of the site; overhead electric wires are shown crossing between the house and the barns running north/south along the site; and
- WHEREAS, a sketch shows the barn to include a proposed 20' x 30' deck facing west, a brick patio facing east, surrounding new landscaped areas, gardens, and a bonfire pit; another sketch indicates the barn will include a partial second-story; per the Town, the barn will have exterior lighting, will be located 400-500 feet from the road and 800 feet from neighbors, and no temporary structures will be on site except for possible catering tents; and
- WHEREAS, per the Town, the maximum event capacity will be 200 persons and the proposed parking near the barn will be sufficient to accommodate the maximum capacity; the number of proposed spaces was not provided; and

WHEREAS, aerial photography and the sketches show an existing driveway on Apulia Road which serves the existing house and barn, with an apparent turnoff area along the road, and a proposed driveway in the location of an existing informal dirt drive further north on Apulia Road, which currently appears to have connections on both sides of an existing utility pole; aerial photography shows an additional existing driveway serving the farm buildings at the southwestern corner of the site; any existing or proposed access to Apulia Road must meet the requirements of the Onondaga County Department of Transportation; and

WHEREAS, aerial photography shows the remainder of the site contains farmland, Butternut Creek, some wooded land, and additional farm buildings at the southwestern corner of the site; the site is bordered by Jamesville Beach County Park and residences to the north and east, and farmland to the south and west (within the Town of Pompey and New York State Agricultural District 4); and

WHEREAS, the Environmental Assessment Form dated March 22, 2016 notes an acre may be physically disturbed by the project, and the Town noted the applicant plans to install a gravel crush runner; if the proposed project cumulatively disturbs one acre or more of land, it must be covered under the New York State SPDES II General Permit for Stormwater Discharges from Construction Activity, and the applicant must submit a Stormwater Pollution Prevention Plan (SWPPP) to the municipality and a Notice of Intent (NOI) to the Bureau of Water Permits; the proposed project is located within a designated Municipal Separate Storm Sewer System (MS4) municipality and the applicant must consult with the municipal engineer to ensure conformance with the municipality's Storm Water Management Plan (SWMP) and submit a MS4 SWPPP Acceptance Form signed by the municipality to the Bureau of Water

WHEREAS, floodplain and wetland data indicate the portion of the site along Butternut Creek is located within a Special Flood Hazard Area (SFHA) and may contain federal wetlands, as well as a state wetland (JAM-3) to the north which may partially encroach on the site; an existing diversion ditch is shown along the northern site boundary and behind the developed area of the site, which appears to be at least 825 feet from the nearest wetland or floodplain; and

WHEREAS, the sketches indicate the barn will connect to an existing private well and a proposed new septic system; per the Town, portable toilets will be used initially; and

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

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

1. The Onondaga County Department of Transportation has determined that the municipality and applicant must contact the Department at (315) 435-3205 to discuss required traffic data and access for the proposed project, including to clarify the intensity of the proposed use, to review the parking and access plans, and to determine any mitigation measures as required by

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

the Department.

2. The applicant must submit a lighting plan to be approved by the Onondaga County Department of Transportation to ensure there is no glare or spillover onto adjacent properties or the county right-of-way.
3. The Onondaga County Health Department must formally accept or approve, respectively, any existing or proposed septic system to service this property prior to issuance of a building permit.
4. The Town and applicant must contact the Onondaga County Parks Department in order to provide them with an opportunity to review the proposal for potential impacts to Jamesville Beach County Park.
5. The Town and applicant must ensure the proposed plan meets the requirements of local emergency service providers.

The Board also offers the following comment:

Given that the submitted referral did not include a scaled, detailed site plan or information about the extent of the proposed use, and given the site's proximity to neighboring residences, Jamesville Beach, and parcels protected by the New York State Agricultural District, the Board strongly advises the Town to obtain more formal documentation from the applicant in order to assess the full build potential of the proposed use, prior to considering this project.

The Board further advises the Town to establish townwide noise and event ordinances, in order to ensure fair and consistent consideration of event-based business proposals in the future.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: May 18, 2016

OCPB Case # Z-16-145

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a AREA VARIANCE from the Town of Geddes Zoning Board of Appeals at the request of T.Y. LIN International for the property located at 4743 Onondaga Boulevard; 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 Onondaga Boulevard, a county road, Harbor Brook, a county-owned drainage channel, and the municipal boundary between the Town of Geddes and the City of Syracuse; and
- WHEREAS, the applicant is requesting an area variance to install new signs for a proposed Taco Bell restaurant in the former Tim Hortons/Cold Stone Creamery building on a 1.4998-acre outparcel of the Western Lights Shopping Plaza in a Commercial A zoning district; and
- WHEREAS, per the referral materials, the project scope to convert the site to a Taco Bell includes modifying the exterior façade to meet Taco Bell's branding requirements, with the other site features to remain unchanged; and
- WHEREAS, the Site Plan dated April 20, 2016 shows the existing building (2,522 square feet) with a single-lane drive-thru, a front concrete patio area with seating, an existing rear dumpster enclosure (façade also to be updated), 30 parking spaces along the side and rear of the building, existing 5' wide concrete sidewalks to remain, and an abandoned drainage easement running east/west through the site; and
- WHEREAS, aerial photography and elevation details indicate some of the existing brick would be partially covered by additional vinyl-type siding in Taco Bell franchising colors (red and dark purple/brown), with existing awnings; and
- WHEREAS, the site plan shows an existing driveway on Onondaga Boulevard to remain, which must meet the requirements of the Onondaga County Department of Transportation; and
- WHEREAS, an additional 24'-wide drive onto the interior circulation drive for Western Lights plaza is shown on an existing access easement; that drive leads to Velasko Road, a city street in that location; a note on the plan states the town would prefer site deliveries to enter through the interior shopping plaza driveway; and
- WHEREAS, elevations and signage details indicate typical franchising signage with LED internal illumination, with one wall sign per façade plus two sides with the bell logo, one large menu board, and a large pylon sign; aerial photography indicates the former Tim Hortons/Cold Stone Creamery had one wall sign, one menu board, and a smaller pylon sign; plans indicate existing directional signage to be converted as well; and

WHEREAS, per the referral materials, numerous area variances are required for the proposed signage: the number of proposed wall signs (six plus one menu board proposed, one with one menu board allowed); the area of the proposed wall signs (93.4 square feet proposed, 40 square feet allowed); the area and height of the menu board (44.5 square feet / 7'3" high proposed, 16 square feet / 5' high allowed); the setback of the proposed free standing sign (5' proposed, 10' required); and the area and height of the proposed free standing sign (52.5 square feet / 20' high proposed, 30 square feet / 12' high allowed); and

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

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

1. Per the Onondaga County Department of Transportation, the Town and applicant are advised that the proposed sign must be located outside the clear zone and may not obstruct sight distance. The Department further advises that stop signs in the County right-of-way must meet MUTCD and New York State Department of Transportation requirements.
2. The Town and applicant are advised that a permit will be required from the Onondaga County Department of Transportation prior to any proposed work within a county road right-of-way.
3. The Board strongly advises the Town and applicant to limit the number and scale of signage on site in keeping with the signage for the former Tim Hortons/Cold Stone Creamery, and to minimize the franchise-style branding of the building itself, which may affect future use of the building.
4. The Town is encouraged to require additional landscaping on site, particularly around the parking lot and in the front yard.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: May 18, 2016

OCPB Case # Z-16-146

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a AREA VARIANCE from the Town of Geddes Zoning Board of Appeals at the request of Annie Papworth Blakely for the property located at 400 South Avery Avenue; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the granting of use or area variances and the site is located within 500 feet of The Rosamond Gifford Zoo at Burnet Park, a county-owned facility, and the municipal boundary between the Town of Geddes and the City of Syracuse; and
- WHEREAS, the applicant is requesting an area variance to construct a two-story 24' x 30' garage to be used for storage at an existing residence and bed & breakfast (Ophelia's Garden Inn) on a 2.718-acre lot in a Residential A zoning district; and
- WHEREAS, the site is located in the Town of Geddes at the corner of Salisbury Road and South Avery Avenue, both City of Syracuse streets; the property is located between a parochial school to the south (Parkview Junior Academy), Sacred Heart Cemetery land to the west and across Salisbury Road to the north within the Town of Geddes, Myrtle Hill Cemetery and Pass Arboretum to the north within the City of Syracuse, and Burnet Park across South Avery Avenue to the east, also within the City of Syracuse; and
- WHEREAS, a copy of a boundary survey revised in 1999 shows an existing 2-1/2-story frame house with an attached garage, and a proposed 24' x 30' accessory structure set further back into the site, which the referral materials note is within a wooded area to buffer it from adjacent properties; elevation and floor plan details show a residential-style garage with a 720 square foot first floor, and a 360 square foot second floor with a deck; and
- WHEREAS, per the referral notice, a variance is required to allow a second garage; the referral materials that the applicant would use the garage to store lawn equipment, a sailboat, and a car, noting the garage attached to the house is typically blocked by cars, presumably due to guest parking for the inn; and
- WHEREAS, the survey shows the site with an existing loop driveway with two access points on Salisbury Road; and
- WHEREAS, the referral materials note no water or wastewater connections will be required for the proposed new structure; and

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

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

The Town of Geddes is encouraged to contact the Onondaga County Parks Department and the City of Syracuse for comment on the proposed action, given the site's proximity to the county and city-owned public facilities, and that access to the site occurs from city streets.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: May 18, 2016

OCPB Case # Z-16-147

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a AREA VARIANCE from the Village of Jordan Zoning Board of Appeals at the request of Brenda Tompkins for the property located at 79 North Beaver Street; 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 Village of Jordan and the Town of Elbridge; and
- WHEREAS, the applicant is requesting an area variance to construct an addition to an existing residence in the front yard setback of an 0.75-acre lot in a Residential zoning district; and
- WHEREAS, per the referral materials, the front portion of the house is becoming detached and must be replaced, so the applicant is proposing to expand the living area at that time; and
- WHEREAS, the Site Plan dated April 5, 2016 shows an existing two-story wood frame house and an attached garage with a 47.25' setback; a portion of the house is proposed to be removed and replaced with a larger addition (18' x 24') with a 37.66' front yard setback; the required setback is 50'; and
- WHEREAS, the plan shows the site with an existing driveway on North Beaver Street, a local street; and
- WHEREAS, the New York State Department of Environmental Conservation Environmental Assessment Form Mapper indicates that adjacent land to the northwest is located in a floodplain and may contain state and federal wetlands; and
- WHEREAS, the site is served by public water and private septic system and is located outside the Onondaga County Sanitary District; and
- WHEREAS, per GML § 239-nn, the legislative body or other authorized body having jurisdiction in a municipality shall give notice to an adjacent municipality when a hearing is held by such body relating to a subdivision, site plan, special use permit, or a use variance on property that is within five hundred feet of an adjacent municipality; such notice shall be given by mail or electronic transmission to the clerk of the adjacent municipality at least ten days prior to any such hearing; and

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

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

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: May 18, 2016

OCPB Case # Z-16-148

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Clay Planning Board at the request of The Upper NY Conference of the United Methodist Church for the property located at 7481 Henry Clay Boulevard; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Henry Clay Boulevard, a county road; and
- WHEREAS, the applicant is proposing to renovate a vacant multi-tenant office building on a 4.53-acre lot in an Industrial (I-1) zoning district to be used for church administrative offices; and
- WHEREAS, the Site Plan dated April 15, 2016 shows an existing building (labeled United Methodist building) and 153 total parking spaces in an existing parking lot area to be resealed and striped; the plan and referral materials indicate improvements are proposed to the main entry, perimeter service entry, second entry, ADA access, lighting, and landscaping; and
- WHEREAS, the site at the edge of the Woodard Industrial Park area at the corner of Henry Clay Boulevard and Deys Road, a local road serving other commercial/industrial properties to the west; the plan shows the site with two existing driveways on Deys Road; the site faces residential properties across Henry Clay Boulevard; and
- WHEREAS, a photometric plan indicates wall-mounted building lights and pole lighting in the parking lot, with no impacts to roads; and
- WHEREAS, per the site plan, new concrete walks are proposed along the parking areas by the entrances and around the northwestern corner of the building by an existing flagpole with surrounding asphalt loop; proposed landscape improvements include pruning existing trees and shrubs, removing and replacing trees and shrubs, and simplifying plant beds, to be determined through a site walk with a landscaper; and
- WHEREAS, the plan indicates the existing monument sign and surrounding landscaping will be replaced in a future project; and
- WHEREAS, the site is served by public water and sewers and is located in the Wetzel Road Wastewater Treatment Plant service area; and
- WHEREAS, per the Onondaga County Department of Water Environment Protection, the project shall comply with Local Law #1 of 2011 - A Local Law Establishing a Program to Promote Capacity Management, Maintenance and Operation of the Public Sewers and Related Purposes, where applicable; information regarding this law is available at www.ongov.net/wep/uselaws.html; and

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

The Onondaga County Department of Transportation has determined that the municipality and applicant must contact the Department at (315) 435-3205 to discuss required traffic data for the proposed project.

The Board also offers the following comments:

1. Per the Onondaga County Department of Transportation, no access to Henry Clay Boulevard will be permitted.
2. The Onondaga County Department of Water Environment Protection asks that the applicant contact the Department at (315) 435-6820 early in the planning process to determine sewer availability and capacity.
3. The applicant is encouraged to reduce stormwater runoff and improve stormwater quality as much as practical by reducing impermeable surfaces and utilizing green infrastructure. For more information on stormwater management, visit the Onondaga County "Save the Rain Program" web site at <http://savetherain.us> or contact the Onondaga County Department of Water Environment Protection at 315-435-6820.
3. The Town and applicant are encouraged to incorporate additional landscaping along the Henry Clay Boulevard frontage, in order to improve community appearance for the existing residences across the street.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: May 18, 2016

OCPB Case # Z-16-149

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Clay Planning Board at the request of Kurt Filkins / Finkins Acquisitions, LLC for the property located north of the intersection of Oswego Road and Canvasback Drive; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Oswego Road (Route 57), a county road; and
- WHEREAS, the applicant is proposing construction of a public storage facility on a 4.2-acre parcel in a Regional Commercial (RC-1) zoning district; and
- WHEREAS, the Board previously recommended modification of an area variance referral (Z-16-18) to reduce front, side, rear, and highway overlay setbacks and landscape buffers, requiring traffic figures, a drainage plan, a lighting plan, and a plan for onsite stormwater management; noting that the proposed driveway gate must be 30 feet from the shoulder and that vehicles in the right-of-way are prohibited; and commenting on wetland and endangered species considerations, water and wastewater service, landscaping, and signage; and
- WHEREAS, the Proposed Site Plan dated February 9, 2016 shows a proposed asphalt area to replace existing gravel, trees, and brush with ten proposed cold storage buildings (B through K) and one climate controlled storage building with an office (A), and six proposed parking spaces; and
- WHEREAS, the plan and Environmental Assessment Form dated April 10, 2016 indicate construction will occur in three phases based on occupancy: complete storm water management and four buildings (including the climate controlled/office building) in phase one, four buildings in phase two, and the remaining three buildings in phase three; and
- WHEREAS, the plan shows a proposed 30'-wide driveway on Oswego Road, with one proposed gate set approximately 80' from the road edge, two emergency gates set to the left and right further into the site, and one slide gate in each rear corner of the developed area; any existing or proposed access plans must meet the requirements of the Onondaga County Department of Transportation; and
- WHEREAS, the site is located south of the Route 57/New York State Route 31 intersection near the location of several recent project proposals; the rear of the site abuts the Willow Stream Wood subdivision and neighboring properties include commercial properties and single-family homes, including one between two of the tax parcels comprising the site (property owner Hall), and one on the parcel directly to the southeast (property owner Thoman); no development is proposed between the Hall property and the Thoman property; and
- WHEREAS, the plan indicates the variances requested for the highway overlay, front, and west side yard setback were approved, however the variances for the

landscape buffers, rear yard setback, and Hall property side yard setback were denied; and

WHEREAS, the EAF notes 4.8 acres will be physically disturbed and 2.7 acres of impervious surface to be created by the project, with a drainage plan showing an onsite detention pond behind the proposed storage buildings and a series of catch basins shown between storage buildings; the proposed project may disturb one acre or more of land and must be covered under the New York State SPDES II General Permit for Stormwater Discharges from Construction Activity (GP-0-10-001) and the applicant must submit a Stormwater Pollution Prevention Plan (SWPPP) to the municipality and a Notice of Intent (NOI) to the New York State Department of Environmental Conservation (NYS DEC) Bureau of Water Permits; the proposed project is located within a designated Municipal Separate Storm Sewer System (MS4) municipality, and the applicant must consult with the municipal engineer to ensure conformance of construction plans with the municipality's Storm Water Management Plan (SWMP) and submit a MS4 SWPPP Acceptance Form signed by the municipality to the NYS DEC Bureau of Water Permits; and

WHEREAS, two federal wetland areas are shown on the plan, in the location of proposed development; the EAF notes approximately 0.9 acres of wetland will be affected, with federal wetland mitigation and permits to be coordinated with the U.S. Army Corps of Engineers and TES Consultants; and

WHEREAS, the NYS DEC EAF Mapper indicates that the site is located in an archaeological sensitive area and may contain a species of animal, or associated habitats, listed by the state or federal government as threatened or endangered; a permit may be required from the NYS DEC if the species is listed as endangered or threatened and the NYS DEC determines that the project may be harmful to the species or its habitat; and

WHEREAS, the site is proposing public water and sewer connections to the climate controlled/office building and is located in the Oak Orchard Wastewater Treatment Plant service area in the Gaskin Road Pump Station service area, which is currently being diverted to the Wetzel Road Wastewater Treatment Plant; the plan shows a 25' sanitary sewer easement which extends across the site and into the adjacent subdivision; and

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

WHEREAS, the EAF notes lamps will be installed on the storage buildings at a height of 9 feet with downward illumination; a lighting and landscaping plan shows numerous lights around each building; several front yard landscaping groupings are shown, as well as a row of blue spruces along the rear site boundary; a 6' high link fence is shown around the developed area and extending behind the row of spruces; no signage information was provided; 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 Town and applicant must contact the Onondaga County Department of

Transportation at (315) 435-3205 to provide the Department with ITE Trip Generation traffic figures and to coordinate all existing or proposed access to Route 57, and the plan must be modified to reflect all required mitigation.

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

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

The Board also offers the following comments:

1. Per the Onondaga County Department of Transportation, the municipality and applicant are advised that any proposed signage may not obstruct sight distance.

2. Per the Onondaga County Department of Transportation, the Town and applicant are advised that no parking, loading, backing, or servicing of vehicles in the county right-of-way will be permitted, and any proposed driveway gates must be located at least 30 feet from the shoulder of the road.

3. The Town is strongly encouraged to require the applicant to obtain permits for any disturbance or drainage into federal wetlands from the U.S. Army Corps of Engineers prior to Town approval.

4. The applicant is also advised to contact the New York State Department of Environmental Conservation to obtain appropriate permits or guidance to minimize potential impacts to threatened or endangered species and/or associated habitats.

5. The Onondaga County Department of Water Environment Protection asks that the applicant contact the Department at (315) 435-6820 early in the planning process to determine sewer availability and capacity.

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

7. The Board further encourages the Town and applicant to work to minimize pavement and to incorporate green infrastructure and additional landscaping where possible, in order to minimize stormwater runoff from the significant addition of impervious surface and impacts to neighboring residences.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: May 18, 2016

OCPB Case # Z-16-150

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a ZONE CHANGE from the Town of Clay Town Board at the request of Georgian Court Enterprises, LLC / Fernando Vona for the property located east of Oswego Road between Belmont Drive and John Glenn Boulevard; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the adoption or amendment of a zoning ordinance or local law and the site is located within 500 feet of Oswego Road (Route 57), Long Branch Road, and John Glenn Boulevard, all county roads; and
- WHEREAS, the applicant is requesting a zone change from Residential Agricultural (RA-100) to Apartment (R-APT) on a vacant 3.76-acre lot, in order to construct two apartment buildings (24 total units) with associated parking; and
- WHEREAS, in 2004 and 2005, the Board recommended modification of zone change and site plan referrals (Z-04-294 and Z-05-362) from the same applicant on adjacent land to the east on Grampian Road, in order to increase the allowable density and construct 72 apartments (5 buildings) and associated garages/storage buildings and surface parking, requiring all access to be from Grampian Road, a traffic study, a drainage study, and wetland delineation; and
- WHEREAS, per a Sketch Plan dated April 7, 2016 and aerial photography, the site contains vacant wooded land and surrounding properties include commercial land along Oswego Road to the west, and apartment buildings and townhouses to the north, south, and east; and
- WHEREAS, the sketch plan shows two proposed apartment buildings with 12 two-bedroom units each, surrounded by a loop drive which would cross vacant land to the east and connect to the local road network serving the existing Georgian Court apartments; a note on the plan indicates driveway access to John Glenn Boulevard is not permitted; and
- WHEREAS, 20 parking spaces are shown along the south side of the apartment buildings, a building with 14 proposed garages is shown along the southern side of the loop drive, and 21 parking spaces are shown on the northern side of the loop within a "hazardous liquid transmission setback"; a petroleum line is shown along John Glenn Boulevard; and
- WHEREAS, the Environmental Assessment Form dated April 14, 2016 notes 2 acres will be physically disturbed by the project, the project will include stormwater detention, with runoff directed to the Town of Clay storm drainage system; the sketch plan does not include further stormwater information; and
- WHEREAS, the proposed project may disturb one acre or more of land and must be covered under the New York State SPDES II General Permit for Stormwater Discharges from Construction Activity (GP-0-10-001) and the applicant must submit a Stormwater Pollution Prevention Plan (SWPPP) to the municipality

and a Notice of Intent (NOI) to the DEC Bureau of Water Permits; the proposed project is located within a designated Municipal Separate Storm Sewer System (MS4) municipality, and the applicant must consult with the municipal engineer to ensure conformance of construction plans with the municipality's Storm Water Management Plan (SWMP) and submit a MS4 SWPPP Acceptance Form signed by the municipality to the New York State Department of Environmental Conservation Bureau of Water Permits; and

WHEREAS, the plan shows the boundary of an adjacent federal wetland encroaching on the eastern edge of the site, with no development shown in that location; and

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

WHEREAS, the site has access to public water and sewers and is located in the Wetzel Road Wastewater Treatment Plant service area; and

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

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

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

1. The municipality must submit a copy of the Storm Water Pollution Prevention Plan (SWPPP) and/or any drainage reports or studies to the Onondaga County Department of Transportation early in the planning process for approval and complete any appropriate mitigation as may be determined by the Department.
2. As stated on the sketch plan, no access to John Glenn Boulevard will be permitted, per the Onondaga County Department of Transportation, and the Town and applicant must contact the Department at (315) 435-3205 to discuss any required traffic data for the proposed project.
3. The site plan must show how stormwater will be managed on site per New York State stormwater requirements.
4. The Town is advised to ensure the proposed parking within a potential hazardous liquid transmission setback is permitted, or to relocate the parking on the north side of the loop.
5. The Onondaga County Department of Water Environment Protection asks that the applicant contact the Department at (315) 435-6820 early in the planning process to determine sewer availability and capacity.

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

7. The site plan for the project should include landscaping, sidewalks, and other pedestrian and bicycle accommodations which connect to neighboring residential development and transit along Oswego Road.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: May 18, 2016

OCPB Case # Z-16-151

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a ZONE CHANGE from the Town of Clay Town Board at the request of New Court Street, LLC for the property located at 8531 Oswego Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the adoption or amendment of a zoning ordinance or local law and the site is within 500 feet of Oswego Road (Route 57), a county road; and
- WHEREAS, the applicant is requesting a zone change from Neighborhood Commercial (NC-1) to Industrial (I-1) zoning district on a 5.24-acre lot to expand the uses at an existing retail/office building (pre-built shed sales) to include a tile and masonry construction business, a contractor service yard, and a potential future self-storage use; and
- WHEREAS, the site is located north of the Route 57/New York State Route 31 intersection near the location of several recent project proposals; aerial photography and a Site Plan dated April 12, 2016 indicate an existing golf course to the south (Hickory Hills), an animal kennel on a flag lot to the north and west zoned Residential Agricultural (RA-100) (Cameo Kennels & Day Care), vacant land north of the kennel also zoned NC-1, and mixed use commercial across Oswego Road zoned Regional Commercial (RC-1); and
- WHEREAS, per town code, contractor's service yards are only permitted within Industrial zoning districts and require a special permit; other permitted uses in the I-1 district include offices, exhibit halls, self-storage facilities, wholesale, warehouses, manufacturing, emergency vehicle stations, and cropland; other special permit uses include trucking terminals, outdoor furnaces, motor vehicle rentals, commercial nurseries and greenhouses, and motor vehicle sales and storage; and
- WHEREAS, per town code, new or modified I-1 uses within 500 feet of a residential district boundary require consideration of the compatibility of the size, scale, materials, and design of buildings, potential impacts to existing or planned character, and the screening of all storage materials or waste with a 7' high fence, hedge, or opaque barrier; and
- WHEREAS, per aerial photography and a topographic survey, the developed part of the site currently contains primarily lawn and gravel areas with one asphalt area next to the existing main building, with brush at the rear of the site and trees along the southern site boundary and sheds and garages displayed in the front yard area; and
- WHEREAS, in addition to the existing building, the proposed site plan shows a potential 50' x 75' addition to the rear of the building, a proposed rear asphalt area surrounded by an 8' high stockade fence, a grass area north of the buildings, 10 parking spaces south of the building, a proposed 100' x 100' sales area for pre-manufactured products in the front yard, a row of 14 parking spaces

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E-mail Address: countyplanning@ongov.ne

between the sales area and the building, and a potential future development area at the rear of the site, also surrounded by stockade fence and a screening berm; and

WHEREAS, per the plan, the expanded asphalt area around the proposed development and the outdoor sales area encroach in the side yard setbacks to the north and south; and

WHEREAS, the plan shows the site will maintain an existing driveway on Oswego Road, which must meet the requirements of the Onondaga County Department of Transportation; and

WHEREAS, the Environmental Assessment Form dated April 12, 2016 indicates 0.75 acres will be physically disturbed by the project; no further stormwater management information was provided at this time; and

WHEREAS, the EAF notes dark sky compliant lighting fixtures will be installed to illuminate the parking lot; and

WHEREAS, the plan also shows two existing freestanding signs in the front yard; per aerial photography, one is a business sign and the other is a speed limit sign within the county road right-of-way; and

WHEREAS, the New York State Department of Environmental Conservation EAF Mapper indicates the site may contain threatened or endangered species and/or associated habitats; and

WHEREAS, the site is served by existing public water and private septic system; the site is located in the Oak Orchard Wastewater Treatment Plant service area in a location with no access to sewers; and

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

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

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

1. The Onondaga County Department of Transportation has determined that the applicant must provide the Department with ITE Trip Generation traffic figures and complete any appropriate mitigation as may be determined by the Department.
2. Per the Onondaga County Department of Transportation, the Town and applicant are advised that no fences or displays will be permitted within the County right-of-way, and signage may not obstruct sight distance.
3. The Onondaga County Health Department must formally accept or approve, respectively, any existing or proposed septic system to service this property prior to issuance of a building permit.
4. The Town is strongly advised to require the applicant to maintain or incorporate landscaping as possible on site, particularly additional dense vertical plantings to the north of the proposed development in order to buffer adjacent lower intensity uses from view.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: May 18, 2016

OCPB Case # Z-16-152

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a THREE-MILE LIMIT from the City of Syracuse Planning Commission at the request of Jan Raczka for the property located at 3717 Warners Road in the Town of Camillus; and
- WHEREAS, the site is located within three miles of the City of Syracuse and subject to the extra-territorial jurisdiction of the City of Syracuse under the three-mile limit rule and the site is located within 500 feet of Warners Road, a county road; and
- WHEREAS, the applicant is proposing to subdivide a 1.528-acre parcel into two new lots, New Lot 3717A (0.593 acres) and New Lot 3717B (0.936 acres), in a Residential (R-3) zoning district in order to construct a house on New Lot 3717A; and
- WHEREAS, the Board previously recommended modification of a referral (S-15-75) from the Town of Camillus for this subdivision, requiring coordination regarding the existing driveways on Warners Road, which do not meet county standards; the Board further noted that no additional access to Warners Road would be permitted and that legal access and maintenance agreements would be required; and
- WHEREAS, the Location Survey revised September 22, 2015 shows a foundation location on proposed New Lot 3717A and an existing two-story frame house on proposed New Lot 3717B; and
- WHEREAS, the survey shows proposed New Lot 3717A with 30' of frontage and the end of two driveways on Warners Road, which split to serve the adjacent lots: a gravel driveway serving the parcel to the east, and an asphalt driveway which leads to the existing house on proposed New Lot 3717B to the west; the asphalt driveway also has a turnaround extending onto New Lot 3717A; and
- WHEREAS, the Onondaga County Department of Transportation maintains that existing access does not meet Department standards, and that the Town and applicant must ensure existing and proposed access meets the requirements of the Onondaga County Department of Transportation; and
- WHEREAS, per aerial photography, there appears to be a steep grade between Warners Road and the existing house on proposed New Lot 3717B, and the survey shows a staircase leading to the road; and
- WHEREAS, the site is served by public water and sewers and is located in the Metropolitan Wastewater Treatment Plant and Westside Pump Station service areas; and
- WHEREAS, per the Onondaga County Department of Water Environment Protection, the project shall comply with Local Law #1 of 2011 - A Local Law Establishing a Program to Promote Capacity Management, Maintenance and Operation of the

Public Sewers and Related Purposes, where applicable; information regarding this law is available at www.ongov.net/wep/uselaws.html; and

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

WHEREAS, the Onondaga County Department of Transportation maintains that existing access does not meet Department standards, and that the Town and applicant must ensure existing and proposed access meets the requirements of the Onondaga County Department of Transportation; and

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

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: May 18, 2016

OCPB Case # Z-16-153

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a THREE-MILE LIMIT from the City of Syracuse Planning Commission at the request of Ryan G. Churchill for the property located at 3170 Erie Boulevard East in the Town of DeWitt; and
- WHEREAS, the site is located within three miles of the City of Syracuse and subject to the extra-territorial jurisdiction of the City of Syracuse under the three-mile limit rule and the site is located within 500 feet of Erie Boulevard East, a state highway; and
- WHEREAS, the applicant is proposing to combine four parcels into a new 16.1-acre lot in Business (B) and Residential (R-3) zoning districts, as part of a project to demolish an existing car wash and construct a fast food restaurant (Sonic Restaurant); and
- WHEREAS, the Board previously recommended modification of a referral (S-15-19) from the Town of DeWitt, as well as other referrals related to the Sonic Restaurant project (Z-15-82 and 141), most recently requiring permits for work in the State right-of-way, advising the completion of a drainage study, and commenting on wastewater and green infrastructure; and
- WHEREAS, the Final Assemblage Plan revised June 10, 2015 shows the proposed new "Assemblage Parcel" would be zoned business along the Erie Boulevard East frontage and residential along the rear half of the parcel, and contains a six existing one-story masonry commercial buildings, including Nature-Tyme, Empire Plaza and an adjacent shopping plaza, Taj Indian Palace, Goodyear, and the vacant car wash to be demolished for the Sonic; and
- WHEREAS, site plans submitted with prior referrals showed the proposed Sonic restaurant building (2,972 square feet) with a two-lane drive-thru, approximately 30 parking spaces in a rear lot, a row of 13 canopied parking spaces plus 3 uncovered spaces along one side of the building, and a row of 13 spaces along the other side of the building; and
- WHEREAS, the final plan shows existing asphalt parking areas serving each of the buildings; the prior variance referral was proposed to allow the Sonic restaurant to utilize existing Empire Plaza parking to satisfy its parking requirements of 50 spaces; and
- WHEREAS, site plans for the Sonic Restaurant showed the site would maintain right-in/right-out access to Erie Boulevard East, as well as cross connections with the adjacent Empire Plaza and Nature-Tyme buildings, which has signaled access to Erie Boulevard East; the two proposed cross connections would be located toward the rear of the site, and no cross connections were proposed with the adjacent parcel to the east (Tokyo Seoul Restaurant), which would be separated by a perimeter strip of lawn; any existing or proposed access to Erie Boulevard East must meet the requirements of the New York State

Department of Transportation; and

- WHEREAS, site plans for the Sonic Restaurant showed the site would maintain right-in/right-out access to Erie Boulevard East, as well as cross connections with the adjacent Empire Plaza and Nature-Tyme buildings, which has signaled access to Erie Boulevard East; the final plan shows two other existing right-in/right-out driveways on Erie Boulevard East serving Empire Plaza; any existing or proposed access to Erie Boulevard East must meet the requirements of the New York State Department of Transportation; and
- WHEREAS, the Environmental Assessment Form dated April 27, 2015 indicates 0.95 acres will be physically disturbed; the EAF submitted with the prior referrals noted that the existing storm water system would be utilized, overland drainage flows would be replicated, and two small drywell structures would be proposed for the site, which allow storm water to be temporarily detained and then slowly released into the underlying soils; and
- WHEREAS, if the proposed project cumulatively disturbs one acre or more of land, it must be covered under the New York State SPDES II General Permit for Stormwater Discharges from Construction Activity, and the applicant must submit a Stormwater Pollution Prevention Plan (SWPPP) to the municipality and a Notice of Intent (NOI) to the Bureau of Water Permits; the proposed project is located within a designated Municipal Separate Storm Sewer System (MS4) municipality and the applicant must consult with the municipal engineer to ensure conformance with the municipality's Storm Water Management Plan (SWMP) and submit a MS4 SWPPP Acceptance Form signed by the municipality to the Bureau of Water Permits; if the proposed project is located within the Onondaga Lake watershed the SWPPP must include Enhanced Phosphorus Removal design criteria from the NYS Stormwater Management Design Manual; and
- WHEREAS, the EAF further notes that one of the subject parcels (3170 Erie Boulevard East) is currently listed as unregulated/closed remediation site per the New York State Department of Environmental Conservation, with two tanks listed as having been removed; and
- WHEREAS, the site is served by public water and sewer and is located in the Metropolitan Wastewater Treatment Plant service area; the plan shows an existing 20' wide watermain easement totaling 0.659 acres running from Erie Boulevard and into the site in multiple areas; and
- WHEREAS, per the Onondaga County Department of Water Environment Protection, the project shall comply with Local Law #1 of 2011 - A Local Law Establishing a Program to Promote Capacity Management, Maintenance and Operation of the Public Sewers and Related Purposes, where applicable; information regarding this law is available at www.ongov.net/wep/uselaws.html; and

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

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: May 18, 2016

OCPB Case # Z-16-154

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a THREE-MILE LIMIT from the City of Syracuse Planning Commission at the request of Charles A. Andrews for the property located at 300 Andrews Road in the Town of DeWitt; and
- WHEREAS, the site is located within three miles of the City of Syracuse and subject to the extra-territorial jurisdiction of the City of Syracuse under the three-mile limit rule and the site is located within 500 feet of Interstate Route 481, a state highway; and
- WHEREAS, the applicant is proposing to subdivide a 42.58-acre parcel in a Residential (R-1) zoning district into three new lots, one containing existing radio towers, one containing an existing residence, and one vacant; and
- WHEREAS, the Board previously offered no position with comment on a subdivision referral (S-15-92) from the Town of DeWitt which noted proposed Lot 3 would be the site of a proposed soccer field for Manlius Pebble Hill School; the Board encouraged site planning which would ensure the protection of the floodplain, Butternut Creek, adjacent residential parcel, and state right-of-way; and
- WHEREAS, in 2006, the Board offered no position on a subdivision referral (S-06-130) and recommended modification of accompanying site plan and special permit referrals (Z-06-361 and 362) on a prior version of this proposal to create a 13.7-acre lot for athletic fields, requiring wetlands and buffers to be shown on the plan, a lighting plan to ensure no spillover or glare, and consultation with the New York State Canal Corporation regarding the potential use of buses or heavy equipment on the Andrews Road bridge that crosses the feeder to Butternut Creek; and
- WHEREAS, the Preliminary Plan revised December 8, 2015 shows four existing radio towers and a 21' x 17' building on proposed Lot 1 (15.57 acres); a two-story frame house, detached garage, barn, silo, and pool area on proposed Lot 2 (13.93 acres); and vacant land on proposed Lot 3 (12.68 acres); and
- WHEREAS, the plan shows all three proposed lots with frontage at the dead end of Andrews Road, a local road, and proposed Lot 2 with rear frontage on Interstate Route 481; a tarvia driveway spur on Andrews Road serves proposed Lot 1 and a drive on Andrews Road leads across a bridge over Butternut Creek back to the residence on proposed Lot 2; Butternut Creek runs north/south through proposed Lots 1 and 2; and
- WHEREAS, the plan shows the location of 100 year flood zones occupying the majority of proposed Lots 1 and 3 and the undeveloped portion of proposed Lot 2; and
- WHEREAS, the plan further shows the location of state wetlands on proposed Lot 1 and a sliver along the southern boundary of proposed Lot 3; and
- WHEREAS, per the plan and aerial photography, proposed Lot 3 is located behind a

Niagara Mohawk Power Corporation substation and contains cleared land; and
WHEREAS, the site is served by public water and the Environmental Assessment Form notes the existing residence on proposed Lot 2 is served by a private septic system; the plan shows a septic field north of the house; and
WHEREAS, the site is located within the Meadowbrook-Limestone Wastewater Treatment Plant service area; the plan shows the approximate location of a forced sewer main and accompanying easement leading along Andrews Road and back through proposed Lot 2 and further east under Interstate Route 481; and

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

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: May 18, 2016

OCPB Case # Z-16-155

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SPECIAL PERMIT from the City of Syracuse Planning Commission at the request of Onondaga Community College for the property located at 435 North Salina Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review issuance of special permits and the site is located within 500 feet of Interstate Route 81, a state highway; and
- WHEREAS, the applicant is requesting a special permit to establish a restaurant management training program in a vacant restaurant building on a 0.05-acre lot in a Commercial Class A (CA) zoning district; and
- WHEREAS, a Location Survey dated March 26, 2016 shows an existing two-story masonry building occupying the entire parcel footprint, with frontage and sidewalks on North Salina Street and rear frontage along Salt Street, both city streets; the site is located one block south of the North Salina Street Historic District; and
- WHEREAS, elevations show exterior renovations including repainting the doors, window frames, and transom, three proposed angled gooseneck exterior lights mounted to the transom, and the installation of a new 34.5" x 15" painted letter sign above the door; and
- WHEREAS, per the referral materials, the proposed project primarily includes interior renovations to the first and second stories (1,500 square feet each), with the second story to be used for classroom space; operating hours are listed as Tuesday through Friday from 11am to 2pm, and Friday and Saturday from 5pm to 9pm; and
- WHEREAS, the site is served by public water and sewers and is located in the Metropolitan Wastewater Treatment Plant service area; and
- WHEREAS, per the Onondaga County Department of Water Environment Protection, the project shall comply with Local Law #1 of 2011 - A Local Law Establishing a Program to Promote Capacity Management, Maintenance and Operation of the Public Sewers and Related Purposes, where applicable; information regarding this law is available at www.ongov.net/wep/uselaws.html; and
- WHEREAS, the Onondaga County Department of Water Environment Protection has determined that the submitted project is located in an area designated as flow constrained or impacted by excessive wet weather flow or is tributary to a Combined Sewer Overflow (CSO); unless it can be demonstrated that anticipated flows will not exceed previous flows, the project applicant is required to offset any additional sanitary flow in excess of the most recent land use; the applicant must develop a 1 gallon to 1 gallon offset plan/project in coordination with the municipal engineer; a letter confirming the acceptance of the offset plan must be submitted to the Department of Water

Environment Protection documenting the offset plan; and

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

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: May 18, 2016

OCPB Case # Z-16-156

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a PROJECT SITE REVIEW from the City of Syracuse Zoning Administration at the request of State Tower Building LLC for the property located at 201-219 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 the State Office Building, a state-owned parcel and building, and the Erie Canal Museum, a county-owned facility; and
- WHEREAS, the applicant is proposing exterior improvements as part of an overall renovation of the State Tower Building on a 0.584-acre lot in a Central Business-Office & Service (Restricted) (CBD-OSR) zoning district; and
- WHEREAS, per the city application, the current proposal includes a restoration of the façade of the historic State Tower Building, as part of the overall renovation project to restore the building for retail use on the ground floor, office uses on floors 2 through 8, and 52 apartments on floors 9 through 21; and
- WHEREAS, per the referral materials, the façade work will include a restoration of the existing brick, cast stone, and terra-cotta masonry, and the replacement of the majority of the windows with new windows which will replicate the appearance of the original steel windows; and
- WHEREAS, the site fronts South Warren Street to the west, East Water Street to the north, and the pedestrian walkway along the former East Genesee Street right-of-way, and includes the existing tower building and adjacent two-story masonry parking garage which has one entrance and one exit on East Water Street; and
- WHEREAS, the site is served by public water and sewers and is located in the Metropolitan Wastewater Treatment Plant service area; and
- WHEREAS, per the Onondaga County Department of Water Environment Protection, the project shall comply with Local Law #1 of 2011 - A Local Law Establishing a Program to Promote Capacity Management, Maintenance and Operation of the Public Sewers and Related Purposes, where applicable; information regarding this law is available at www.ongov.net/wep/uselaws.html; and
- WHEREAS, the Onondaga County Department of Water Environment Protection has determined that the submitted project is located in an area designated as flow constrained or impacted by excessive wet weather flow or is tributary to a Combined Sewer Overflow (CSO); the project applicant is required to offset any additional sanitary flow in excess of the most recent land use; the applicant must develop a 1 gallon to 1 gallon offset plan/project in coordination with the municipal engineer; a letter confirming the acceptance of the offset plan must be submitted to the Department of Water Environment Protection

documenting the offset plan; and

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 Onondaga County Department of Water Environment Protection asks that the applicant contact the Department at (315) 435-6820 early in the planning process to determine sewer availability and capacity.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: May 18, 2016

OCPB Case # Z-16-157

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Village of Baldwinsville Planning Board at the request of Jim Orlando for the property located at 8 Tappan 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 New York State Route 48 (Syracuse Street); and
- WHEREAS, the applicant is proposing to convert an existing vacant residence into retail and/or office space on a 10,037 square foot lot in a Business (B-1) zoning district; and
- WHEREAS, the Board previously offered no position with comment on a zone change referral (Z-15-353) from Residential (R-1) to B-1 for this and four other parcels in the Water Street Area of the Village, encouraging the incorporation of mixed uses through future development which preserves density, takes into consideration surrounding residential character of the area, and explores opportunities for block-level access and parking management; and
- WHEREAS, the Site Plan dated December 16, 2015 shows an existing two-story house fronting existing sidewalks along Tappan Street; the plan shows a proposed small rear building expansion, a proposed concrete porch along the side and front of the building, and a proposed outdoor seating area in the front yard surrounded by a proposed 4-5' high ornamental iron fence; a proposed freestanding sign is shown within the fenced seating area, with no further signage details submitted at this time; and
- WHEREAS, the referral materials indicate tenants are still being sought, and notes the upper floor could be used as an apartment; and
- WHEREAS, in addition to the remaining residential parcels rezoned for B-1 along Tappan Street to the west, the site faces residential properties across Tappan Street, is adjacent to an existing church to the west at the corner of Tappan Street and New York State Route 48, and abuts existing parking lots serving commercial properties along Water Street to the north; and
- WHEREAS, the plan shows an existing stone parking area and driveway on Tappan Street to be paved; the proposed parking lot includes 16 spaces along the side and rear of the building, whereas the plan states only 5 spaces are required; and
- WHEREAS, the village application indicates landscaping for the site has been completed; the plan shows existing landscaping/shrubs along the western rear yard boundary, but does not indicate any other existing or proposed landscaping, and minimal grass areas will remain if the proposed parking lot is approved; and
- WHEREAS, the overall block faces a historic lock (Lock 24) to the north along the Seneca River, which is part of the historic Erie Canalway National Heritage Corridor;

lands along the river are located in a floodplain and may contain federal wetlands; and

WHEREAS, the Environmental Assessment Form dated March 28, 2016 and plan indicate a new catch basin is proposed near the end of the driveway, which would connect to an existing catch basin on Tappan Street; and

WHEREAS, the site is served by village water and sewers; 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 supports the efforts of the Village and applicant to convert the structure for mixed use and the maintenance of upper floor residential if possible, and reiterates the comments expressed on the zone change referral about considerations for properties in this area transitioning away from residential use.

Specifically, the Board encourages the Village, applicant, and adjacent property owners to explore opportunities for block-level parking and access arrangements in order to minimize the number of curb cuts, to limit the amount of additional pavement near sensitive environmental and historic features, to maintain residential character and density, and to ensure safety and ease of access for customers and residents.

At this time, the Board advises the Village to limit the amount of parking spaces on this parcel to the minimum required by code, unless agreements are made which would allow other parcels on the block to utilize the lot as well. The Board further advises the applicant and adjacent landowners to consider cross-access between properties, if feasible.

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

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: May 18, 2016

OCPB Case # Z-16-158

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SPECIAL PERMIT from the Town of Clay Town Board at the request of Route 31 Partnership & 3687 (Fox Dealerships) for the property located at 3687 New York State Route 31; 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 New York State Route 31, a state highway; and
- WHEREAS, the applicant is requesting a special permit to demolish an existing residence and construct a 16,000 square foot automobile sales and service facility, including site improvements, on two parcels totaling 7.03 acres in a Highway Commercial (HC-1) zoning district; and
- WHEREAS, the Board recently recommended disapproval of a site plan referral for the project (Z-16-77), and offered no position with comment on a zone change referral (Z-16-2) from Residential Agricultural (RA-100) to the current HC-1 zoning; the site is located across from a recently proposed auto dealership complex (Z-15-28, 205, 207, and 418) and adjacent to the site of a recent zone change referral (Z-16-3) from RA-100 to Regional Commercial (RC-1) proposed by Widewaters for future retail development; the site is located near the major regional intersection (Moyers Corners) between New York State Route 31 and County Route 57 and is part of a cluster of over 100 acres of developable land; and
- WHEREAS, in 2006, the large parcel directly to the west of the current two proposed projects was proposed for major retail development (Walmart), and 55 buildings with 220-312 individual condominiums were proposed for the current Widewaters site (referrals Z-06-174 and 175); at that time, the New York State and Onondaga County Departments of Transportation and the Board noted significant transportation-related concerns for both sites, citing the lack of a proposed local road network, inconsistency with Route 31 and Route 57 studies, and safe access issues for the Walmart parcel, specifically that the Route 57 frontage was not wide enough to accommodate safe access and the Route 31 frontage was located too close to the intersection with Route 57 to provide acceptable operational efficiency; and
- WHEREAS, for the subject parcel, the Board recommended disapproval of the site plan as it did not show adequate or safe access to the site and conflicted with documented transportation planning objectives, given the New York State Department of Transportation requirement that only right-in/right-out access would be permitted on Route 31 and the lack of proposed cross-connections to adjacent parcels; more broadly, the Board has continued to encourage collaboration between planners and landowners/applicants in this area regarding the stated transportation issues and necessity of a local road

network; cross-connections with adjacent parcels; adherence to the Route 31 Study regarding pedestrian, bicycle, and transit accommodations; coordination with the New York State Department of Transportation regarding access and permits; water, wastewater, and green infrastructure considerations; wetland delineation and permits; and exploration of coordinated stormwater management opportunities; Syracuse-Onondaga County Planning Agency staff also offered to convene a coordinated review meeting to discuss transportation and other planning provisions; and

WHEREAS, the Site Plan dated April 22, 2016 shows the proposed 16,000 square foot building set behind a vehicle display area and parking (tentative size and location noted), with additional parking proposed on the sides and back of the building; the plan states 53 spaces are required and 53 are proposed for the retail use, with an additional 322 spaces proposed for storage for a total of 376 spaces (increased from 368 spaces on the site plan referral); and

WHEREAS, the plan states the two existing parcels will be resubdivided, and the site has frontage and a proposed driveway on New York State Route 31 with a note stating "tentative driveway confirmation pending NYSDOT review"; per the New York State Department of Transportation, a full driveway on Route 31 will not be permitted and access will be limited to full ingress (left-in/right-in) and right-out only egress to meet Department requirements; no cross connections with adjacent properties are shown; the New York State Department of Transportation maintains its strong support for an interconnected local road network in this location; and

WHEREAS, the Clay-Cicero Route 31 Transportation Study, completed by the Syracuse Metropolitan Transportation Council in 2010, forecasted a future base condition of a 40 percent increase over 20 years in vehicle miles traveled along the Route 31 corridor, assuming buildout projections and planned road networks provided by the Towns; the future base conditions show a local road connection from Route 57 east and south to the proposed signal location on Route 31, and generally encourage a local road network and a limited growth scenario; the Board maintains support for the limited growth scenario and other Route 31 Transportation Study recommendations for enhanced transit, bicycle and pedestrian access, orderly growth, increasing density, mixing uses, and fostering nodal development; the Northern Clay Land Use Study updated in 2013 refers to the Route 31 Study for land use guidance on this corridor; and

WHEREAS, the plan shows a proposed stormwater management system along the sides and front of the site, including stormwater detention areas with emergency spillways, dry swales, bioretention filters, catch basins, and drainage pipes; trees are shown along the side swales; the Town and applicant are encouraged to utilize green infrastructure and to explore opportunities to implement coordinated stormwater management in this area; and

WHEREAS, the Environmental Assessment Form dated February 19, 2016 notes 5.86 acres will be physically disturbed by the project; the proposed project may disturb one acre or more of land and must be covered under the New York State SPDES II General Permit for Stormwater Discharges from Construction Activity (GP-0-10-001) and the applicant must submit a Stormwater Pollution Prevention Plan (SWPPP) to the municipality and a Notice of Intent (NOI) to the DEC Bureau of Water Permits; the proposed project is located within a designated Municipal Separate Storm Sewer System (MS4) municipality, and the applicant must consult with the municipal engineer to ensure

conformance of construction plans with the municipality's Storm Water Management Plan (SWMP) and submit a MS4 SWPPP Acceptance Form signed by the municipality to the New York State Department of Environmental Conservation Bureau of Water Permits; the municipality must submit a copy of the Storm Water Pollution Prevention Plan (SWPPP) and/or any drainage reports or studies to the New York State Department of Transportation early in the planning process for approval and complete any appropriate mitigation as may be determined by the Department; and

WHEREAS, the EAF states the proposed project will place fill material within the limits of a federal wetland (0.38 acres impacted), noting the wetland mitigation program is currently under evaluation by the U.S. Army Corps of Engineers; the plan shows a wetland boundary encompassing the northern portion of the site, including the edge of the proposed parking lot and stormwater management infrastructure which would drain in that direction; and

WHEREAS, the EAF indicates the site is located in an archeological sensitive area and may contain a species of animal, or associated habitats, listed by the state or federal government as threatened or endangered, and notes that a natural resource/endorsed species report is pending; a permit may be required from the New York State Department of Environmental Conservation and/or the New York State Historic Preservation Office; and

WHEREAS, the site has access to public water and sewers and is located in the Oak Orchard Wastewater Treatment Plant service area in the Gaskin Road Pump Station service area, which is currently being diverted to the Wetzel Road Wastewater Treatment Plant; the plan shows sewer line extensions on Route 31 to serve the project, and the EAF notes a total anticipated waste generation of 400 gallons per day, with 60% of that related to vehicle washing; and

WHEREAS, per the Onondaga County Department of Water Environment Protection, the project shall comply with Local Law #1 of 2011 - A Local Law Establishing a Program to Promote Capacity Management, Maintenance and Operation of the Public Sewers and Related Purposes, where applicable; information regarding this law is available at www.ongov.net/wep/uselaws.html; the Onondaga County Water Authority (OCWA) recommends that the municipality and/or applicant contact OCWA's Engineering Department early in the planning process to determine water availability and service options, obtain hydrant flow test information, evaluate backflow prevention requirements, and/or request that the Authority conduct hydrant flow testing to assess fire flow availability; and

NOW THEREFORE BE IT RESOLVED, that the Onondaga County Planning Board recommends that said application be DISAPPROVED for the following REASON(S):

Given that the submitted site plan still does not reflect the limited driveway access required by the New York State Department of Transportation or cross-connections to adjacent parcels, the applicant has not demonstrated adequate or safe access to the site for the proposed use and plans still conflict with documented transportation planning objectives.

The Board and the New York State and Onondaga County Departments of Transportation maintain the necessity of a local road network serving as primary access for all development on this section of Route 31, with access to the proposed signalized intersection at the Widewaters/Davidson sites as well as a connection to County Route 57.

The Town and applicant should work together and with neighboring project applicants and/or landowners to ensure that adequate transportation related provisions are in place which will best accommodate safe access, mobility, and urban design objectives for all parcels within this activity node and resubmit a site plan which reflects these provisions.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: May 18, 2016

OCPB Case # Z-16-159

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a ZONE CHANGE from the Town of Elbridge Town Board at the request of David Borst for the property located at 530 New York State Route 31; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the adoption or amendment of a zoning ordinance or local law and the site is located within 500 feet of Interstate Route 90 (New York State Thruway) and New York State Route 31, both state highways, and a farm operation in an agricultural district; and
- WHEREAS, the applicant is requesting a zone change from Rural Residential (RR) to Business (B-2) on a vacant 11.53-acre lot, in order to construct an automotive repair facility (Angry Owl Auto); and
- WHEREAS, per aerial photography, the site contains wooded land and is located along New York State Route 31 halfway between Grimes Road and Stevens Road; surrounding uses include active farms, most of which are located in New York State Agricultural District 3, single-family residences, and the New York State Thruway to the south; and
- WHEREAS, per the Town's comprehensive zoning ordinance and map update completed in 2011 (Z-11-78), the RR district in this location was maintained and expanded to include additional lands north of the Thruway; and
- WHEREAS, per town code, B-2 districts "are for those areas where it is appropriate and suitable to locate retail stores, personal service establishments, and uses oriented to motor vehicle sales, operations, fuel, maintenance and service"; permitted uses include outdoor sales, vehicle maintenance and service, and fuel stations and car washes; and
- WHEREAS, per the Town attorney, a site plan has not yet been prepared and will not be until the zone change is approved, at which time a site plan referral will be submitted to the County; and
- WHEREAS, an illustration of the proposed facility was submitted, which shows a large barn-type structure with three garage doors on one side, a fuel canopy with two pumps, downward facing wall-mounted lighting, a wall-mounted sign (externally-lit), 10 parking spaces, and surrounding lawn, trees, and landscaping; and
- WHEREAS, the illustration further shows two proposed landscape beds along a proposed driveway, one containing a proposed freestanding sign and the other a decorative owl; the referral materials note a driveway permit will be required from the New York State Department of Transportation; any existing or proposed access to Route 31 must meet Department requirements; and
- WHEREAS, the Environmental Assessment Form dated May 3, 2016 notes 2 acres will be physically disturbed by the project; and

WHEREAS, the proposed project may disturb one acre or more of land and must be covered under the New York State SPDES II General Permit for Stormwater Discharges from Construction Activity (GP-0-10-001) and the applicant must submit a Stormwater Pollution Prevention Plan (SWPPP) to the municipality and a Notice of Intent (NOI) to the DEC Bureau of Water Permits; the proposed project is located within a designated Municipal Separate Storm Sewer System (MS4) municipality, and the applicant must consult with the municipal engineer to ensure conformance of construction plans with the municipality's Storm Water Management Plan (SWMP) and submit a MS4 SWPPP Acceptance Form signed by the municipality to the New York State Department of Environmental Conservation Bureau of Water Permits; and

WHEREAS, the site is located outside the Onondaga County Sanitary District and would require private water and wastewater service; the Onondaga County Health Department must formally accept or approve, respectively, any existing or proposed septic system to service this property prior to issuance of a building permit; and

NOW THEREFORE BE IT RESOLVED, that the Onondaga County Planning Board recommends that said application be DISAPPROVED for the following REASON(S):

Given the inconsistency with the 2011 zoning map updates and the existing surrounding zoning, rural character, and active farms in the Agricultural District, the Board does not endorse the proposed B-2 zoning on this parcel. While the currently proposed project appears to have a minimal footprint on the site, the Town must take into consideration all possible uses and potential development intensity of the site under B-2 zoning, which could negatively impact neighboring properties in the future.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: May 18, 2016

OCPB Case # Z-16-160

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Manlius Planning Board at the request of Chris Bollinger / Weichert Realty for the property located at 7137 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 (New York State Route 5), a state highway; and
- WHEREAS, the applicant is proposing to convert an elder care services office into a real estate office in an existing residential building on a 0.19-acre lot in a Residential-Multiple Use (RM) zoning district; and
- WHEREAS, the Board previously offered no position with comment on a special permit referral (Z-10-178) to convert the use of the building from a doctor's office into an elder care services office, encouraging the Town to require the driveway to be relocated further from the Route 5 intersection; and
- WHEREAS, the site is located on the mixed-use corridor between Lyndon Corners in the Town of DeWitt and the Village of Fayetteville, at the corner of East Genesee Street (New York State Route 5) and Homewood Drive, a local road serving a small-lot residential neighborhood; and
- WHEREAS, the Site Plan dated April 19, 2016 shows an existing one-story frame building with two existing tarvia driveways on Homewood Drive forming a loop on the side of the house; the southerly drive appears to be just several feet from the Route 5 intersection; and
- WHEREAS, the plan shows six proposed parking spaces within the paved areas: three perpendicular to East Genesee Street in front of the house, two perpendicular to Homewood Drive in back of the house, and one in between parallel to the side of the house; and
- WHEREAS, the plan shows existing landscaping and lawn areas on the site to remain, and an existing double-sided panel and post sign with external uplighting to be replaced with a similar sign for the new business; and
- WHEREAS, the site is served by public water and sewers and is located in the Meadowbrook-Limestone Wastewater Treatment Plant service area; and

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

The New York State Department of Transportation maintains that the southerly driveway on Homewood Drive is located too close to the Route 5

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

E-mail Address: countyplanning@ongov.ne

intersection to ensure safe egress from the site, particularly for vehicles parked in front of the house that may need to back out of the southerly driveway when the northerly driveway is blocked by a vehicle parked on the side of the house.

The Town is strongly advised to require that the northerly driveway be accessible by all vehicles for egress, and/or to reconfigure access and parking to the site such that it meets the safety requirements of the New York State Department of Transportation.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: May 18, 2016

OCPB Case # Z-16-161

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Salina Zoning Board of Appeals at the request of Cove Holdings, LLC for the property located at the southeast corner of Watson Street & Swansea Drive; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of the municipal boundary between the Town of Salina and the City of Syracuse; and
- WHEREAS, the applicant is proposing to construct a single-story 5,825 square foot building for a 3,585 square foot restaurant with drive-thru (Fish Cove) and 2,240 square feet of lease space for tenants on a vacant 1.5-acre lot in a Commercial (C-3) zoning district; and
- WHEREAS, the Board previously offered no position with comment on concurrent site plan and area variance referrals (Z-14-193 and 194) to construct a building for a restaurant with a drive-thru and two other tenants with a reduced front yard setback, commenting on wastewater, green infrastructure, and considerations for adjacent residences; and
- WHEREAS, the site is located along Watson Street, a local street, between the Shop City retail plaza and outparcels to the east and residential properties to the north, east, and south within the City of Syracuse and the Town of Salina, including the Grant Village apartments and a single-family neighborhood; and
- WHEREAS, the Overall Site Plan dated April 20, 2016 shows a proposed 5,567 square foot building with a concrete patio facing Watson Street, a single-lane rear drive-thru, a 192 square foot shipping and receiving area on the west side of the building, and a rear dumpster enclosure; the prior application indicated there would be two other tenant spaces; and
- WHEREAS, the plan shows the site with one proposed driveway into the Shop City Parking lot; a proposed parking lot facing Watson Street is shown with 21 spaces, and 14 existing spaces within the Shop City parking lot but within the subject parcel are also shown; and
- WHEREAS, the plan states 0.9 acres will be physically disturbed by the project; the Environmental Assessment Form dated April 3, 2016 notes an underground retention system will be used and discharged to an existing storm water system; and
- WHEREAS, rows of proposed arborvitae are shown buffering the site from surrounding residences to the north, south, and east, though with a gap at the northeastern corner; and
- WHEREAS, proposed 5' wide concrete sidewalks are shown around the building, with no connections to surrounding properties; and

WHEREAS, the previous application indicated the building would have a standing seam metal roof with a portico, cupola, transom windows; storefront windows and multiple entrances with storefront signage were indicated on the front of the building, with limited fenestration on the remaining sides; and

WHEREAS, the site has access to public water and sewers and is located in the Metropolitan Wastewater Treatment Plant service area, in an area tributary to combined sewer overflows; and

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

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

WHEREAS, per 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 Onondaga County Department of Water Environment Protection asks that the applicant contact the Department at (315) 435-6820 early in the planning process to determine sewer availability and capacity.
2. The applicant is encouraged to reduce stormwater runoff and improve stormwater quality as much as practical by reducing impermeable surfaces and utilizing green infrastructure. For more information on stormwater management, visit the Onondaga County "Save the Rain Program" web site at <http://savetherain.us> or contact the Onondaga County Department of Water Environment Protection at 315-435-6820.
3. Given the transitional location of this site between the Shop City plaza and surrounding residences, the Town and applicant are encouraged to include sidewalks along the Watson Street frontage, to connect the proposed sidewalks to adjacent parcels, and to increase screening and landscaping around the northeast corner of the site to ensure full buffering for neighboring homes.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: May 18, 2016

OCPB Case # Z-16-162

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Salina Planning Board at the request of David Schayes for the property located at 1102 Vine 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 Vine Street, a county road; and
- WHEREAS, the applicant is proposing to construct a 35' x 60' garage for storage in the rear parking lot of an existing apartment building on a 0.7-acre lot in a Multiple-Residence (R-4) zoning district; and
- WHEREAS, the Board is concurrently reviewing an area variance referral (Z-16-163) to reduce the side and rear yard setbacks and the number of required parking spaces for the proposed garage; and
- WHEREAS, per aerial photography, the site appears to be part of a three-building apartment complex along Vine Street north of the Thruway with rear yards abutting Electronics Business Park; and
- WHEREAS, a Survey Map dated March 29, 2016 shows an existing three-story frame apartment building, a blacktop parking lot behind it, and a hand-drawn proposed 35' x 65' garage hand drawn at rear of the site in the location of existing parking spaces; and
- WHEREAS, the survey shows proposed 5' side yard setbacks and a proposed 15' rear yard setback; per the referral notice, 30' side and rear setbacks are required; and
- WHEREAS, four existing parking spaces are also crossed out on the survey, in the locations of proposed gravel cross-connections with the adjacent parcels to the north and south (the other apartment buildings); per the referral notice, 30 parking spaces are proposed where 40 spaces are required; and
- WHEREAS, the survey shows the site with an existing driveway on Vine Street, which must meet the requirements of the Onondaga County Department of Transportation; and
- WHEREAS, New York State Department of Environmental Conservation data indicates the adjacent business park is currently undergoing remediation as a result of past contamination, which is limited to the site; the site is currently owned by the Empire State Development Corporation with full lease and access rights maintained by the Lockheed Corporation; and
- WHEREAS, the site is served by public water and sewers and is located in the Metropolitan Wastewater Treatment Plant service area; the referral notice no changes to water and wastewater are proposed; and

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

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

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: May 18, 2016

OCPB Case # Z-16-163

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a AREA VARIANCE from the Town of Salina Zoning Board of Appeals at the request of David Schayes for the property located at 1102 Vine Street; 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 Vine Street, a county road; and
- WHEREAS, the applicant is requesting several area variances to construct a 35' x 60' garage for storage in the rear parking lot of an existing apartment building on a 0.7-acre lot in a Multiple-Residence (R-4) zoning district; and
- WHEREAS, the Board is concurrently reviewing a site plan referral (Z-16-162) for the project; and
- WHEREAS, per aerial photography, the site appears to be part of a three-building apartment complex along Vine Street north of the Thruway with rear yards abutting Electronics Business Park; and
- WHEREAS, a Survey Map dated March 29, 2016 shows an existing three-story frame apartment building, a blacktop parking lot behind it, and a hand-drawn proposed 35' x 65' garage hand drawn at rear of the site in the location of existing parking spaces; and
- WHEREAS, the survey shows proposed 5' side yard setbacks and a proposed 15' rear yard setback; per the referral notice, 30' side and rear setbacks are required; and
- WHEREAS, four existing parking spaces are also crossed out on the survey, in the locations of proposed gravel cross-connections with the adjacent parcels to the north and south (the other apartment buildings); per the referral notice, 30 parking spaces are proposed where 40 spaces are required; and
- WHEREAS, the survey shows the site with an existing driveway on Vine Street, which must meet the requirements of the Onondaga County Department of Transportation; and
- WHEREAS, New York State Department of Environmental Conservation data indicates the adjacent business park is currently undergoing remediation as a result of past contamination, which is limited to the site; the site is currently owned by the Empire State Development Corporation with full lease and access rights maintained by the Lockheed Corporation; and
- WHEREAS, the site is served by public water and sewers and is located in the Metropolitan Wastewater Treatment Plant service area; the referral notice no changes to water and wastewater are proposed; and

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

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

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: May 18, 2016

OCPB Case # Z-16-164

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of DeWitt Planning Board at the request of Wendy's LPS Enterprises for the property located at 3260 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 and Bridge Street, both state highways; and
- WHEREAS, the applicant is proposing to install two drive-thru awnings, a monument sign, and four rooftop lights at an existing Wendy's Restaurant on a 0.88-acre lot in a Business zoning district; and
- WHEREAS, the Site Development Plan last revised in 1978 shows the existing 2,385 square foot building with a drive-thru on the southwest side of the building, a screened dumpster enclosure in the corner of the parking lot, and 40 parking spaces around the sides and rear; and
- WHEREAS, the referral materials indicate one canopy will be installed by the ordering speaker, one will be installed at the pick-up window, LED lights will be installed under the canopies, and four rooftop lights will be replaced with dark-sky compliant LED lights; and
- WHEREAS, aerial photography shows the site with frontage and two existing driveways on Erie Boulevard East; the northwestern driveway is striped for two-way access, and the southeastern driveway is striped to be exit-only and two parallel parking spaces are shown along the driveway, which may be located within the State right-of-way; any existing or proposed access to Erie Boulevard East must meet the requirements of the New York State Department of Transportation; and
- WHEREAS, aerial photography further shows the site with frontage and a median separated driveway on Orrick Road, a local road, very close to the signalized intersection with Erie Boulevard at Bridge Street; and
- WHEREAS, the site is served by existing public water and sewers and is located in the Metropolitan Wastewater Treatment Plant service area; and
- WHEREAS, the proposed new monument sign location is hand drawn on the plan, within the island at the corner of Orrick Road and Erie Boulevard East; signage details dated April 14, 2016 show a proposed 6'6" x 6'8" internally lit sign (Wendy's sign plus circular logo on top) on a 1'7" brick base; and
- WHEREAS, per aerial photography, there is an asphalt snow shelf along Erie Boulevard in this location, but no sidewalks are present on site; and
- WHEREAS, recent multi-agency land use and transportation planning efforts, capital projects, and development reviews by the City of Syracuse, Town of DeWitt, and the New York State Department of Transportation have increasingly

focused on improving the safety, multi-modalism, density, aesthetics, and community character of the Erie Boulevard corridor; and

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

Per the New York State Department of Transportation, the existing parallel parking spaces located within the State right-of-way in the southeasterly driveway must be removed, and the Town and applicant are advised that any work in the State right-of-way requires a highway work permit.

The Board also offers the following comments:

1. Per the New York State Department of Transportation, the Town and applicant are further encouraged to close the southeasterly driveway to improve safe operations near the Bridge Street intersection and utilize the two remaining driveways for access to the site.
2. Given the planning goals for the Erie Boulevard corridor, the Board and the New York State Department of Transportation strongly encourage the installation of sidewalks within the State right-of-way along Erie Boulevard which are set back from the curb. The Board further encourages the Town and applicant to consider additional landscaping and street trees.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: May 18, 2016

OCPB Case # Z-16-165

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of DeWitt Planning Board at the request of Expressmart for the property located at 357 Nottingham 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 Tecumseh Road and Nottingham Road, both county roads, and the municipal boundary between the Town of Dewitt and the City of Syracuse; and
- WHEREAS, the applicant is proposing to demolish and reconstruct a vehicle service station building and make other site improvements on a 0.94-acre lot in a Business Transitional zoning district; and
- WHEREAS, the site is located at the intersection of Nottingham Road and Tecumseh Road, adjacent to Nottingham Plaza to the north, Bank of America across Tecumseh Road, and facing residential properties and a church to the south and west; and
- WHEREAS, the Site Plan dated April 15, 2016 shows a proposed 2,370 square foot new building to be located within the footprint of the building to be demolished, the existing fuel islands and canopy to remain in front of the building, a new dumpster enclosure to replace the existing enclosure, and 33 parking spaces to be resurfaced, mostly on the north side of the building; one row of parking spaces is located on the opposite side of a curbed island in Nottingham Plaza (but on the subject parcel); and
- WHEREAS, elevations and renderings show brick veneer with a pitched roof, front entrance canopy and residential-style windows on the street-facing facades; and
- WHEREAS, the plan shows one existing driveway each on Nottingham Road and Tecumseh Road, both of which must meet the requirements of the Onondaga County Department of Transportation; and
- WHEREAS, the site is served by public water and sewers and is located in the Metropolitan Wastewater Treatment Plant service area; the plan states the existing sanitary sewer lateral is proposed to remain, and the water service is proposed to be rerouted; and
- WHEREAS, per the Onondaga County Department of Water Environment Protection, the project shall comply with Local Law #1 of 2011 - A Local Law Establishing a Program to Promote Capacity Management, Maintenance and Operation of the Public Sewers and Related Purposes, where applicable; information regarding this law is available at www.ongov.net/wep/uselaws.html; and
- WHEREAS, the Onondaga County Department of Water Environment Protection has determined that the submitted project is located in an area designated as flow constrained or impacted by excessive wet weather flow or is tributary to a

Combined Sewer Overflow (CSO); unless it can be demonstrated that anticipated flows will not exceed previous flows, the project applicant is required to offset any additional sanitary flow in excess of the most recent land use; the applicant must develop a 1 gallon to 1 gallon offset plan/project in coordination with the municipal engineer; a letter confirming the acceptance of the offset plan must be submitted to the Department of Water Environment Protection documenting the offset plan; and

WHEREAS, the plan shows existing curbing and concrete walks around the building to be replaced; per aerial photography, no sidewalks are present on site, with sidewalks along the opposite side of Nottingham Road within the City of Syracuse; and

WHEREAS, the plan shows existing landscaping to remain, including a row of cedars along the eastern site boundary; an existing freestanding gas price sign in a landscaped bed is shown on the corner, also to remain; and

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

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

The Onondaga County Department of Transportation has determined that the municipality and applicant must contact the Department at (315) 435-3205 to discuss any required traffic data for the proposed project, and to coordinate the width of the existing driveways on both roads.

The Board also offers the following comments:

1. The Town and applicant are advised that signs may not obstruct sight distance and a permit will be required from the Onondaga County Department of Transportation prior to any proposed work within a county road right-of-way.
2. Given the site's location near existing residences and other retail services, the Town and applicant are encouraged to consider installing concrete sidewalks along the frontages and between properties in this area.
3. The Town and applicant are further encouraged to explore opportunities for a cross connection between this site and the adjacent plaza parcel.
4. The Onondaga County Department of Water Environment Protection asks that the applicant contact the Department at (315) 435-6820 early in the planning process to determine sewer availability and capacity.
5. The applicant is encouraged to reduce stormwater runoff and improve stormwater quality as much as practical by reducing impermeable surfaces and utilizing green infrastructure. For more information on stormwater

management, visit the Onondaga County "Save the Rain Program" web site at <http://savetherain.us> or contact the Onondaga County Department of Water Environment Protection at 315-435-6820.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: May 18, 2016

OCPB Case # Z-16-166

WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a LOCAL LAW from the Village of Skaneateles Village Board at the request of Village of Skaneateles for the property located Village-wide; 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 Village Code with respect to the salary and compensation of the Mayor; and

WHEREAS, per the proposed change, the salary of the Mayor of the Village of Skaneateles will be decreased from \$12,000 per year to \$5,000 per year, effective April 3, 2017; and

WHEREAS, the proposed text notes the article is not subject to a referendum because the adjustments shall not become effective during the current term of office of an incumbent mayor or trustee; and

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

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

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: May 18, 2016

OCPB Case # Z-16-167

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Village of Skaneateles Planning Board at the request of Kim Weitsman for the property located at 9 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 U.S. Route 20 and New York State Route 321, both state highways; and
- WHEREAS, the applicant is proposing interior renovations to convert a professional office building into a restaurant (Elephant and Dove) on a 24' x 100' lot in a Downtown (D) zoning district; and
- WHEREAS, the site is located in the heart of the village center between Jordan Street and State Street, characterized by attached multi-story row buildings with active storefronts, sidewalks, and on-street parking; and
- WHEREAS, a Site Plan dated April 25, 2016 shows an existing 1,790 square foot building which encroaches 3.2' into the State right-of-way, a 30 square foot rear entryway, and 180 square feet of asphalt which is labeled to be reserved for one handicapped parking space; and
- WHEREAS, the plan shows a brick walkway between the building and the masonic lodge to the east, and notes the rear yard is part of a common access and loading area; and
- WHEREAS, per the referral materials, the two-story buildings will have 44 dining and 4 bar seats on the first floor, and 56 dining and 12 bar seats on the second floor; the materials further note that while the parking requirement and demand will increase from the office use, it will be similar to the site's use as a restaurant in the past; and
- WHEREAS, the Environmental Assessment Form (EAF) indicates the Village of Skaneateles Planning Board, acting as Lead Agency pursuant to SEQR, has determined that the proposed action will not result in any significant adverse environmental impacts; and
- WHEREAS, the site is served by village water and sewers; and

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

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: May 18, 2016

OCPB Case # Z-16-168

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Skaneateles Planning Board at the request of John & Reve Walsh for the property located at 3093 East Lake Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of East Lake Road (New York State Route 41), a state highway, and a farm operation in an agricultural district; and
- WHEREAS, the applicant is proposing to renovate an existing single-family home on a pre-existing non-conforming 1.42-acre lot in Rural and Farming and Lakefront Watershed Overlay (RF and LWOD) zoning districts; and
- WHEREAS, the Board is concurrently reviewing a special permit referral (Z-16-169) for the project; and
- WHEREAS, a special permit is required to redevelop a property with over 10% impermeable surface coverage (ISC) and for modifications to shoreline structures; per the referral materials, the existing property also has and will maintain a non-conforming northern side yard setback (8.8', 27.9' required); and
- WHEREAS, the Site Plan dated May 2, 2016 shows an existing residence, a pool and related structures, impermeable patios, storage sheds, a grill area, and shoreline structures; per a narrative dated May 2, 2016, the applicant plans to expand the existing 2,425 square foot residence by 2,120 square feet for a new kitchen, a porte cochere, and a second floor bedroom area; and
- WHEREAS, other renovations include removing/replacing impermeable surfaces (patios, a portion of the driveway, and concrete areas around the pool), thereby reducing ISC from 20.7% to 14.6% and bringing open space coverage into compliance from 78.2% to 82.6%; and
- WHEREAS, the plan shows the site with frontage and an existing driveway on East Lake Road, which must meet the requirements of the New York State Department of Transportation; the proposed pavement removal is shown outside the State right-of-way; and
- WHEREAS, the Environmental Assessment Form dated May 2, 2016 notes 0.42 acres will be physically disturbed by the project; and
- WHEREAS, FEMA Flood Insurance Rate Maps (FIRM) and wetland maps indicate that land along the Skaneateles Lake frontage is in a Special Flood Hazard Area (SFHA) and may contain federal wetlands; and
- WHEREAS, the site is located outside the Onondaga County Sanitary district and the site is served by private water (Skaneateles Lake) and septic; and
- WHEREAS, the Skaneateles Watershed Rules and Regulations require that the applicant

consult with the City of Syracuse Water Department and the Onondaga County Health Department prior to commencing this project; and

WHEREAS, the Onondaga County Agricultural Districts map shows most properties in this area on the opposite side of East Lake Road are located in New York State Agricultural District 2; the submitted Agricultural Data Statement indicates no farm operations within 500 feet of 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:

1. Per the New York State Department of Transportation, the Town and applicant are advised that any work within the State right-of-way will require a highway work permit.
2. The Town and applicant area advised that the Onondaga County Health Department must formally accept or approve, respectively, any existing or proposed septic system to service this property prior to issuance of a building permit.
3. The Town is advised to ensure all conditions are met and approvals are obtained from the City of Syracuse Department of Water prior to approving the proposed application.
4. The Town is advised to require an updated Agricultural Data Statement from the applicant prior to approving the proposed application, per state law.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: May 18, 2016

OCPB Case # Z-16-169

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SPECIAL PERMIT from the Town of Skaneateles Planning Board at the request of John & Reve Walsh for the property located at 3093 East Lake Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review issuance of special permits and the site is located within 500 feet of East Lake Road (New York State Route 41), a state highway, and a farm operation in an agricultural district; and
- WHEREAS, the applicant is requesting a special permit to renovate an existing single-family home on a pre-existing non-conforming 1.42-acre lot in Rural and Farming and Lakefront Watershed Overlay (RF and LWOD) zoning districts; and
- WHEREAS, the Board is concurrently reviewing a site plan referral (Z-16-168) for the project; and
- WHEREAS, a special permit is required to redevelop a property with over 10% impermeable surface coverage (ISC) and for modifications to shoreline structures; per the referral materials, the existing property also has and will maintain a non-conforming northern side yard setback (8.8', 27.9' required); and
- WHEREAS, the Site Plan dated May 2, 2016 shows an existing residence, a pool and related structures, impermeable patios, storage sheds, a grill area, and shoreline structures; per a narrative dated May 2, 2016, the applicant plans to expand the existing 2,425 square foot residence by 2,120 square feet for a new kitchen, a porte cochere, and a second floor bedroom area; and
- WHEREAS, other renovations include removing/replacing impermeable surfaces (patios, a portion of the driveway, and concrete areas around the pool), thereby reducing ISC from 20.7% to 14.6% and bringing open space coverage into compliance from 78.2% to 82.6%; and
- WHEREAS, the plan shows the site with frontage and an existing driveway on East Lake Road, which must meet the requirements of the New York State Department of Transportation; the proposed pavement removal is shown outside the State right-of-way; and
- WHEREAS, the Environmental Assessment Form dated May 2, 2016 notes 0.42 acres will be physically disturbed by the project; and
- WHEREAS, FEMA Flood Insurance Rate Maps (FIRM) and wetland maps indicate that land along the Skaneateles Lake frontage is in a Special Flood Hazard Area (SFHA) and may contain federal wetlands; and
- WHEREAS, the site is located outside the Onondaga County Sanitary district and the site is served by private water (Skaneateles Lake) and septic; and

WHEREAS, the Skaneateles Watershed Rules and Regulations require that the applicant consult with the City of Syracuse Water Department and the Onondaga County Health Department prior to commencing this project; and

WHEREAS, the Onondaga County Agricultural Districts map shows most properties in this area on the opposite side of East Lake Road are located in New York State Agricultural District 2; the submitted Agricultural Data Statement indicates no farm operations within 500 feet of 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:

1. Per the New York State Department of Transportation, the Town and applicant are advised that any work within the State right-of-way will require a highway work permit.
2. The Town and applicant area advised that the Onondaga County Health Department must formally accept or approve, respectively, any existing or proposed septic system to service this property prior to issuance of a building permit.
3. The Town is advised to ensure all conditions are met and approvals are obtained from the City of Syracuse Department of Water prior to approving the proposed application.
4. The Town is advised to require an updated Agricultural Data Statement from the applicant prior to approving the proposed application, per state law.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: May 18, 2016

OCPB Case # Z-16-170

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a OTHER AUTHORIZATION from the Town of Skaneateles Planning Board at the request of Geoffrey Pitman for the property located at 4476 / 4472 Vinegar Hill Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review authorizations which a referring body may issue under the provisions of any zoning ordinance or local law the site is located within 500 feet of Vinegar Hill Road, a county road, and a farm operation in an agricultural district; and
- WHEREAS, the applicant is proposing a lot line adjustment between two residential parcels totaling 12.16 acres in a Rural Residential (RR) zoning district; and
- WHEREAS, the Board previously recommended disapproval of concurrent subdivision and area variance referrals (S-05-107 and Z-05-240) to create the existing lots due to the non-conforming road frontage (223.45' existing, 300' required) of the smaller proposed lot; and
- WHEREAS, the Lot Line Relocation plan dated April 11, 2016 shows an existing frame house, frame garage, above ground pool, and barn on proposed Lot 1A (7.04 acres), and an existing frame house on proposed Lot 2A (5.12 acres); the referral materials state no physical changes to the properties are proposed; and
- WHEREAS, per the plan and aerial photography, wooded land formerly part of Lot 1A will be added to create proposed Lot 2A; the remainder of proposed Lot 1A contains farmland and trees; and
- WHEREAS, the plan shows each proposed lot with frontage and an existing driveway on Vinegar Hill Road; the frontage amounts are not proposed to change, including the non-conforming frontage on proposed Lot 2A; any existing or proposed access to Vinegar Hill Road must meet the requirements of the Onondaga County Department of Transportation; and
- WHEREAS, the plan shows an existing creek running through the rear wooded area of both proposed lots; New York State Department of Environmental Conservation data indicate the creek is a quality-impaired section of Skaneateles Creek; and
- WHEREAS, the proposed lots are served by existing private water and septic systems, and are located outside the Onondaga County Sanitary District; and
- WHEREAS, the Onondaga County Agricultural Districts map shows adjacent properties to the east running along State Street Road are located in New York State Agricultural District 2; the submitted Agricultural Data Statement indicates no farm operations within 500 feet of 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:

The Town is advised to require an updated Agricultural Data Statement from the applicant prior to approving the proposed application, per state law.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: May 18, 2016

OCPB Case # Z-16-171

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Village of Fayetteville Planning Board at the request of Romano's Chrysler Jeep for the property located at 534 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 (New York State Route 5), a state highway, Salt Springs Road, a county road, and the municipal boundary between the Village of Fayetteville and the Town of Manlius; and
- WHEREAS, the applicant is proposing to store vehicles on the parking lots of a vacant former car dealership site on a 3.76-acre parcel in a Contemporary Business (CB) zoning district; and
- WHEREAS, the Board is concurrently reviewing a special permit referral (Z-16-172) for the project; and
- WHEREAS, per the referral materials, the applicant is proposing to use the exterior parking lots at the former Jay's Chevy dealership site to store unsold vehicles, with no proposed usage of the existing buildings; and
- WHEREAS, the site is located east of the New York State Route 5/Route 257 intersection in the village center; surrounding parcels include the Nice N Easy Grocery Shoppe, a day care, and a dentist across East Genesee Street; commercial properties to the east and west; and the rear yards of single-family residences and a lumber yard along Salt Springs Road to the south; and
- WHEREAS, no plans were submitted with the referrals; aerial photography shows a vacant dealership/service building and large parking lot fronting the road, with an additional parking area behind the building; the rear yard of the site contains two additional smaller buildings and vacant wooded land; and
- WHEREAS, aerial photography shows the parking lot with one existing driveway on East Genesee Street, with additional undelineated access to the service entrance portion of the vacant dealership building further east on the site; any existing or proposed access to East Genesee Street must meet the requirements of the New York State Department of Transportation; and
- WHEREAS, the site is located in the Upper Business District character area as defined in the 2006 Fayetteville Commercial Design Guidelines; the guidelines state the village streetscape "should be fiercely maintained" along with green space and well-screened parking to soften the commercial feel of the area; the site currently contains sidewalks and street trees along the parking lot, which end in front of the vacant building; and
- WHEREAS, per GML § 239-nn, the legislative body or other authorized body having jurisdiction in a municipality shall give notice to an adjacent municipality

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

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

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: May 18, 2016

OCPB Case # Z-16-172

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SPECIAL PERMIT from the Village of Fayetteville Planning Board at the request of Romano's Chrysler Jeep for the property located at 534 East Genesee 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 East Genesee Street (New York State Route 5), a state highway, Salt Springs Road, a county road, and the municipal boundary between the Village of Fayetteville and the Town of Manlius; and
- WHEREAS, the applicant is requesting a special permit to store vehicles on the parking lots of a vacant former car dealership site on a 3.76-acre parcel in a Contemporary Business (CB) zoning district; and
- WHEREAS, the Board is concurrently reviewing a site plan referral (Z-16-171) for the project; and
- WHEREAS, per the referral materials, the applicant is proposing to use the exterior parking lots at the former Jay's Chevy dealership site to store unsold vehicles, with no proposed usage of the existing buildings; and
- WHEREAS, the site is located east of the New York State Route 5/Route 257 intersection in the village center; surrounding parcels include the Nice N Easy Grocery Shoppe, a day care, and a dentist across East Genesee Street; commercial properties to the east and west; and the rear yards of single-family residences and a lumber yard along Salt Springs Road to the south; and
- WHEREAS, no plans were submitted with the referrals; aerial photography shows a vacant dealership/service building and large parking lot fronting the road, with an additional parking area behind the building; the rear yard of the site contains two additional smaller buildings and vacant wooded land; and
- WHEREAS, aerial photography shows the parking lot with one existing driveway on East Genesee Street, with additional undelineated access to the service entrance portion of the vacant dealership building further east on the site; any existing or proposed access to East Genesee Street must meet the requirements of the New York State Department of Transportation; and
- WHEREAS, the site is located in the Upper Business District character area as defined in the 2006 Fayetteville Commercial Design Guidelines; the guidelines state the village streetscape "should be fiercely maintained" along with green space and well-screened parking to soften the commercial feel of the area; the site currently contains sidewalks and street trees along the parking lot, which end in front of the vacant building; and
- WHEREAS, per GML § 239-nn, the legislative body or other authorized body having jurisdiction in a municipality shall give notice to an adjacent municipality

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

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

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: May 18, 2016

OCPB Case # Z-16-173

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a AREA VARIANCE from the Town of Cicero Zoning Board of Appeals at the request of Ronald G. Majerus for the property located at 6711 Island 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 Island Road, a county road; and
- WHEREAS, the applicant is requesting an area variance to construct a 1,440 square foot accessory garage at an existing residence on a 0.72-acre lot in an Agricultural (AG) zoning district; and
- WHEREAS, the Plot Plan revised April 19, 2016 shows an existing one-story house, a 12.2' x 14.2' rear shed, and a proposed 30' x 48' pole barn in the southwest corner of the site; and
- WHEREAS, per the referral notice, private garages are not to exceed 700 square feet in the AG district; and
- WHEREAS, the plan shows the site with 200' of frontage and an existing blacktop driveway on Island Road; aerial renderings submitted with the referral indicate the applicant may be proposing an additional driveway on Island Road to serve the proposed garage; any existing or proposed access to Island Road must meet the requirements of the Onondaga County Department of Transportation; and
- WHEREAS, per aerial photography, the neighboring properties include farmland and other residences; and
- WHEREAS, the site is served by public water and private septic system, with no new connections proposed; the plan includes hand-drawn septic tank and septic field locations to the east and north of the house; 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. If an additional driveway on Island Road is proposed, the applicant must contact the Onondaga County Department of Transportation at (315) 435-3205 to coordinate requirements and to obtain appropriate permits, and the final plan should be modified to reflect existing and approved access.
2. Unauthorized alteration or addition to a survey map bearing a licensed land surveyor's seal is a violation of Section 7209, Subdivision 2, of the New York State Education Law.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: May 18, 2016

OCPB Case # Z-16-174

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SPECIAL PERMIT from the City of Syracuse Planning Commission at the request of Lyle Dambra for the property located at 524 West Genesee Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review issuance of special permits and the site is located within 500 feet of Interstate Route 690, a state highway, and North West Street, a state-owned arterial; and
- WHEREAS, the applicant is requesting a special permit to modify signage at an existing motor repair shop (Kost Tire & Muffler) to reflect a new tenant (Mr. Tire Auto Service Centers) in a Commercial Class A (CA) zoning district; and
- WHEREAS, the Board previously recommended modification of a special permit referral (Z-04-163) to establish the Kost Tire & Muffler shop in the existing building, requiring a site plan to meet City requirements demonstrating improvement to the area, including a pedestrian sidewalk, controlled access, parking, and landscaping; and
- WHEREAS, a site plan approved by the City Planning Commission in 2004 shows an existing building, storage addition, and 9 parking spaces at the corner of West Genesee Street and Plum Street, both city streets; and
- WHEREAS, the plan shows one existing driveway on West Genesee Street and two on Plum Street; aerial photography shows no sidewalks or right-of-way treatments on this or adjacent parcels, except at the corner, and additional existing striped parking along both frontages which appears to be in the City right-of-way; and
- WHEREAS, per the city application, the applicant proposes to remove all existing building signage and install the following new non-illuminated signs: a wall-mounted business name lettering on the front elevation (2.5' x 40') and a Mr. Tire logo on each of the rear and right side elevations (20 square feet each); and
- WHEREAS, the applicant is also proposing to re-face and re-lamp the existing freestanding sign in an existing 3' x 12' pole-sign cabinet (height of 15'4"); and

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

The City and applicant are encouraged to coordinate on improving the appearance and pedestrian accessibility of the right-of-way on the parcel to the extent possible, including the removal of parking from the right-of-way,

the installation of sidewalks, and the incorporation of landscaping treatments.

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