



Onondaga County Planning Board

May 20, 2020

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

I. ATTENDANCE

MEMBERS PRESENT

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

STAFF PRESENT

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

GUESTS PRESENT

II. CALL TO ORDER

The meeting was called to order at 11:00 AM on May 20, 2020.

III. MINUTES & OTHER BUSINESS

Minutes from April 29, 2020 were submitted for approval. James Corbett made a motion to accept the minutes. Marty Voss seconded the motion. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; Michael LaFlair - yes; David Skeval - yes; Marty Voss - yes.

IV. ACTIONS ON GML SECTION 239 REFERRALS

Summary

S-20-15	VLivPB	<i>No Position</i>	Z-20-133	CSyrPB	<i>No Position With Comment</i>
Z-20-134	CSyrPB	<i>No Position With Comment</i>	Z-20-135	TManTB	<i>No Position With Comment</i>
Z-20-136	TManTB	<i>No Position With Comment</i>	Z-20-137	TManPB	<i>Modification</i>
Z-20-138	CSyrZA	<i>Disapproval</i>	Z-20-139	TLafZBA	<i>No Position</i>
Z-20-140	TLafZBA	<i>No Position With Comment</i>	Z-20-141	CSyrZA	<i>No Position</i>
Z-20-142	CSyrZA	<i>No Position</i>	Z-20-143	CSyrPB	<i>No Position With Comment</i>
Z-20-144	VNsyZBA	<i>No Position With Comment</i>	Z-20-145	VNsyPB	<i>Modification</i>
Z-20-146	CSyrPB	<i>No Position</i>	Z-20-147	CSyrPB	<i>No Position</i>
Z-20-148	TClaZBA	<i>No Position With Comment</i>	Z-20-150	TManTB	<i>No Position With Comment</i>
Z-20-151	TCicPB	<i>Modification</i>	Z-20-152	TSkaPB	<i>Modification</i>



J.Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: May 20, 2020

OCPB Case # S-20-15

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a PRELIMINARY SUBDIVISION from the Village of Liverpool Planning Board at the request of JGB Properties, LLC for the property located at 111 First Street and South Willow Street; and
- WHEREAS, General Municipal Law Section 239-n allows the County Planning Board to review the approval of subdivisions and the site is located within 500 feet of Route 370 (Oswego Street), a state highway, and Onondaga Lake Park, a county-owned facility; and
- WHEREAS, the applicant is proposing to combine 6 parcels into one new lot, New Lot 111A (2.871 acres), in a Commercial - B-1 Lakeside Business zoning district; and
- WHEREAS, in 2015, the Board offered no position for a final subdivision referral (S-15-41) to adjust the lot line between two parcels, including one of the subject lots; and
- WHEREAS, the site is located in the Village's walkable downtown area and near Onondaga Lake Park, a county park, and the major regional intersection of Onondaga Lake Parkway/Oswego Street (NYS Route 370) and Old Liverpool Road, a county road; aerial imagery and the submitted Preliminary Plan dated February 4, 2020 show the site has frontage on First Street and South Willow Street, both village streets; the site is mostly undeveloped except for an existing parking lot with two curb cuts onto First Street and a curb cut on South Willow Street, and a one-story, multi-tenant commercial building with a rear parking area and existing driveway on First Street; there are existing concrete sidewalks along both road frontages and on-street parking along First Street; and
- WHEREAS, per the Preliminary Plan, there is an area crossing the site labeled "Approximate location former side cut canal"; and
- WHEREAS, the submitted referral notice indicates that combining the lots is intended to allow for future development of the site; no additional information regarding this potential development was included; and
- WHEREAS, current FEMA Flood Insurance Rate Maps (FIRM) indicate that the southern half of the site is located within the 100-year floodplain, which may require elevation of structures and other mitigation; the Onondaga County Hazard Mitigation Plan has identified flooding as one of five primary natural hazards of local concern, with the potential to cause extensive threat to property and safety; buildings within the floodplain can negatively affect the free flow of nearby waterways and drainage, and building within a floodplain is therefore discouraged; and
- WHEREAS, the site is served by public drinking water and sewers and is located in the Metropolitan Wastewater Treatment Plant and Liverpool Pump Station service areas; per the Onondaga County Department of Water Environment

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

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

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

WHEREAS, the site is located over, or immediately adjoining, primary and principal aquifers (per EAF Mapper); and

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

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

NOW THEREFORE BE IT RESOLVED, that the Onondaga County Planning Board 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 Marty Voss and seconded by Marty Masterpole. The votes were recorded as follows: Daniel Cupoli - yes, James Corbett - yes; Michael LaFlair - yes; Marty Masterpole - yes; David Skeval - yes; Jim Stelter - yes; Marty Voss - yes.



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: May 20, 2020

OCPB Case # Z-20-133

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a OTHER AUTHORIZATION from the City of Syracuse Zoning Administration at the request of Greater Syracuse Property Development Corp. for the property located at 135 & 143 Baker Avenue; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review authorizations which a referring body may issue under the provisions of any zoning ordinance or local law and the site is located within 500 feet of Route 81, a state highway; and
- WHEREAS, the applicant is proposing a lot line adjustment between two parcels to create two new lots, Lot 22A (7,092.71 sf) and Lot 22B (7,987.03 sf), in a Residential, Class AA zoning district; and
- WHEREAS, the site is located in the City's Southside neighborhood just west of I-81 and Oakwood Cemetery, which is listed on the National and State Registers of Historic Places; surrounding land uses are residential; and
- WHEREAS, aerial imagery and the submitted resubdivision plan dated March 28, 2020 show the site has frontage on Baker Avenue, a city street; each lot contains an existing house and a curb cut onto Baker Avenue; there is an existing concrete sidewalk along the front of the site; per the resubdivision plan, "buildings/structures and tarvia drive (if any) to be removed"; and
- WHEREAS, per the submitted Environmental Assessment Form (EAF) dated April 16, 2020, the proposed resubdivision is intended to adjust the lot line between the two lots, increasing the size of the northern lot, Lot 22A, to 7,092.71 sf and decreasing the southern lot, Lot 22B, to 7,987.03 square feet; the lots will be sold to Housing Visions for construction of a new two-family dwelling on each lot as part of the Mayor's Resurgent Neighborhoods Initiative, a citywide housing and business growth plan that includes an infill housing strategy to develop vacant and abandoned properties; and
- WHEREAS, the City of Syracuse is currently undertaking a comprehensive project to revise and modernize zoning in the City; per the ReZone Syracuse Proposed Zoning Map dated December 2019, the proposed zoning for the northern lot is Two-Family Residential, Small-Lot (R-3), which would act to "provide for neighborhoods made up of single-family detached and two-family homes on smaller lots" where "complimentary uses such as parks, open space, schools, places of assembly, minor utilities, and accessory structures may also be allowed", and the southern lot is Two-Family Residential (R-2), which would act to "provide for neighborhoods made up of single-family detached and two-family homes" where "complimentary uses such as parks, open space, schools, places of assembly, minor utilities, and accessory structures may also be allowed"; and
- WHEREAS, the site has access to public drinking water and sewers and is located in the

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

E-mail Address: countyplanning@ongov.net

Metropolitan Wastewater Treatment Plant service area; future connections to the public drinking water and sewer infrastructure are intended for the new two-family houses;

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

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

ADVISORY NOTE: prior to future development of Lots 22A and 22B, the Onondaga County Department of Water Environment Protection asks that the applicant contact the Department's Flow Control office to determine sewer availability and capacity; the project may also be subject to the development of a 1 gallon to 1 gallon sanitary flow offset plan/project in coordination with the municipal engineer; and

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

The City is encouraged to reconcile the proposed subdivision with the draft ReZone Syracuse zoning map, to eliminate unintended split zoning or other conflicts prior to formal adoption.

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



J.Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: May 20, 2020

OCPB Case # Z-20-134

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a OTHER AUTHORIZATION from the City of Syracuse Zoning Administration at the request of Greater Syracuse Property Development Corp. for the property located at 200, 204-206, 210 & 214 Woodland Avenue; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review authorizations which a referring body may issue under the provisions of any zoning ordinance or local law and the site is located within 500 feet of Route 81, a state highway; and
- WHEREAS, the applicant is proposing to combine four parcels into two new lots, Lot 45A (7,899.12 sf) and Lot 45B (6,882.89 sf), in a Residential, Class AA zoning district; and
- WHEREAS, the site is located in the City's Southside neighborhood just west of I-81 and Oakwood Cemetery, which is listed on the National and State Registers of Historic Places; the site abuts a pocket park/playground on a vacant lot along the rear of the site; other surrounding land uses are residential; and
- WHEREAS, aerial imagery and the submitted resubdivision plan dated April 1, 2020 show the site has frontage on Woodland Avenue and Baker Avenue, both city streets; three of the lots appear to be vacant and the fourth lot contains an existing house; there is an existing sidewalk, in poor repair, along both road frontages; per the resubdivision plan, "buildings/structures and tarvia drive (if any) to be removed"; and
- WHEREAS, per the submitted Environmental Assessment Form (EAF) dated April 16, 2020, the proposed resubdivision is intended to create two new construction sites; one of the proposed lots will be sold to Housing Visions for construction of a new two-family dwelling; the other lot will be sold to Home Headquarters for construction of a new single-family house; these new constructions are part of the Mayor's Resurgent Neighborhoods Initiative, a citywide housing and business growth plan that includes an infill housing strategy to develop vacant and abandoned properties; and
- WHEREAS, the City of Syracuse is currently undertaking a comprehensive project to revise and modernize zoning in the City; per the ReZone Syracuse Proposed Zoning Map dated December 2019, the proposed zoning for the lots is Two-Family Residential, Small-Lot (R-3), which would act to "provide for neighborhoods made up of single-family detached and two-family homes on smaller lots" where "complimentary uses such as parks, open space, schools, places of assembly, minor utilities, and accessory structures may also be allowed"; and
- WHEREAS, the site has access to public drinking water and sewers and is located in the Metropolitan Wastewater Treatment Plant service area; future connections to the public drinking water and sewer infrastructure are intended for the new construction;

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

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

ADVISORY NOTE: prior to future development of Lots 45A and 45B, the Onondaga County Department of Water Environment Protection asks that the applicant contact the Department's Flow Control office to determine sewer availability and capacity; the project may also be subject to the development of a 1 gallon to 1 gallon sanitary flow offset plan/project in coordination with the municipal engineer; and

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

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

The City and applicant are encouraged to ensure that adequate sidewalks along both City street frontages are provided as part of the redevelopment plan for the site.

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



J.Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: May 20, 2020

OCPB Case # Z-20-135

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a ZONE CHANGE from the Town of Manlius Town Board at the request of 5538 N. Burdick, LLC for the property located at 5538 North Burdick Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the adoption or amendment of a zoning ordinance or local law and the site is located within 500 feet of North Burdick Street (Route 94), a county highway, and the Old Erie Canal State Park; and
- WHEREAS, the applicant is proposing a zone change on a 4.1-acre parcel from Residential Agriculture (RA) to Residential Multiple Use (RM) in order to facilitate construction of a new dental practice facility; and
- WHEREAS, in 2016, the Board recommended modification of concurrent referrals (Z-16-42, Z-16-44) for Excavation, Grading, and Filling permits for the subject parcel and a parcel to the south; the Board cited permit requirements for proposed temporary construction access and drainage requirements; and
- WHEREAS, the site is located along North Burdick Street, a county road, northeast of the Northeast Medical Center and Towne Center Retirement Community in the Town of Manlius; the site abuts the Old Erie Canal State Park and canal trail to the north, with other surrounding residential and commercial land uses; and
- WHEREAS, aerial imagery and the submitted survey map dated March 2020 show the site contains an existing house and a detached garage, all to be demolished; there is an existing gravel driveway onto North Burdick Street; the remainder of the site appears to be undeveloped with treed areas;
ADVISORY NOTE: per the Onondaga County Department of Transportation, all existing or proposed driveways on North Burdick Street must meet Department requirements; any work in the county right-of-way, including removal of the existing driveway, will be subject to a work permit from the Department; and
- WHEREAS, per the Town Zoning Code, the proposed RM zoning district is intended to “retain the existing residential character of established neighborhoods while permitting unobtrusive uses of a commercial, nonretail nature which are to be regulated in such a manner as to maintain and preserve the residential character of adjacent areas as well as to provide a transition between residential areas and nonresidential areas”; dental offices are a permitted use in the RM district subject to site plan review; and
- WHEREAS, the submitted Concept Site Plan dated February 5, 2020 shows the proposed building (10,000 sf) with a large front yard parking lot (100 spaces) and a proposed full access driveway onto North Burdick Street; the plan shows available sight distance to extend 600’ from the proposed driveway to the northwest and 550’ to the south; from the plans, it appears that some trees/vegetation on the site will have to be cleared for the proposed project; a

vegetative buffer is shown to remain along the side and rear lot lines; 12 new trees are shown to occur in landscape islands in the parking lot, along the North Burdick Street frontage, and at the perimeter of the driveway and parking lot;

ADVISORY NOTE: the proposed driveway onto North Burdick Street requires highway access and work permits from the Onondaga County Department of Transportation and will be subject to the availability of sight distance; and

WHEREAS, per the submitted Environmental Assessment Form (EAF) dated March 30, 2020, proposed hours of operation for the dental office will be Monday through Friday 7am to 4pm; proposed lighting will include building-mounted dark sky compliant lighting directed towards the parking lot; lights will be mounted 10' above ground; and

WHEREAS, the submitted Environmental Assessment Form (EAF) dated March 30, 2020 notes that 4.0 acres of the site will be disturbed by the proposed project; stormwater will be directed to a proposed on-site stormwater facility, shown in the Concept Site Plan to occur along the western lot line;

ADVISORY NOTES: per the Onondaga County Department of Transportation, additional stormwater runoff into the county's drainage system is prohibited; any project that cumulatively disturbs one acre or more of land must be covered under the NYS SPDES Permit, and the municipality is advised to ensure that the applicant has obtained the appropriate permits from the NYS Department of Environmental Conservation prior to municipal approval; and

WHEREAS, the existing house is served by public drinking water and an individual septic system; the site also has access to public sewers and is located in the Meadowbrook-Limestone Wastewater Treatment Plant service area; new connections to the public drinking water and sewer infrastructure are proposed as part of the project; per the EAF, anticipated drinking water usage and liquid waste generation are each estimated at 4,000 gallons per day; an existing sanitary sewer line is located approximately 1,000' south of the project site and will be extended to serve the proposed project;

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

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

ADVISORY NOTE: per the Onondaga County Department of Water Environment Protection, the applicant must develop a 2 gallon to 1 gallon sanitary flow offset plan/project in coordination with the municipal engineer; and

WHEREAS, the site may contain the Northern long-eared bat, or its associated habitat, which has been listed by the state or federal government as a threatened or endangered animal species (per EAF Mapper); impacts to bat species are often associated with tree clearing and from aerial imagery it appears that the site contains some significant wooded areas;

ADVISORY NOTE: per the NYS Department of Environmental Conservation (DEC), if the site contains a threatened or endangered species and/or associated habitat, and the project requires review under the State Environmental Quality Review Act (SEQRA), a request for a project screening should be submitted to the New York Natural Heritage Program or to the regional DEC Division of Environmental Permits office; and

WHEREAS, the site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the NYS Historic Preservation Office archaeological site inventory (per EAF Mapper); a letter from the NYS Office of Parks, Recreation and Historic Preservation (OPRHP) dated March 14, 2020 indicates that the project has been reviewed by the OPRHP and the office concludes that there will be no impact to NYS parklands or properties, including archaeological and/or historic resources, listed on or eligible for the State or National Registers of Historic Places; and

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

Should the municipality approve the proposed zone change, the Board offers the following comments for the next phase of development:

1. The applicant will be required to coordinate North Burdick Street access plans with the Onondaga County Department of Transportation. To further meet Department requirements, the applicant must submit a copy of the Stormwater Pollution Prevention Plan (SWPPP), traffic data, and a lighting plan to the Department for review. The municipality must ensure any mitigation as may be determined by the Department is reflected on the project plans prior to, or as a condition of, municipal approval.
2. Any extension of public wastewater infrastructure must be approved by the Onondaga County Health Department and Onondaga County Department of Water Environment Protection prior to municipal approval.
3. The Board encourages the applicant to minimize potential stormwater and aesthetic impacts of parking by considering reductions to the number of parking spaces, hold some parking in reserve, installing planting islands within parking areas, using pervious pavement, and locating parking to the side and rear of the buildings rather than in the front yard.

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



J.Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: May 20, 2020

OCPB Case # Z-20-136

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a ZONE CHANGE from the Town of Manlius Town Board at the request of Brolex Properties, LLC for the property located at 7430 Highbridge Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the adoption or amendment of a zoning ordinance or local law and the site is located within 500 feet of Highbridge Road (Route 92), a state highway, and Highbridge Street (Route 109), a county highway; and
- WHEREAS, the applicant is requesting a zone change on a 23.17-acre parcel from Residential 1 and Restricted Agriculture to Residential 5 and Restricted Agriculture; and
- WHEREAS, the Board is concurrently reviewing a site plan referral (Z-20-137) to construct a 24-unit multi-family complex on the site as part of the proposed project; and
- WHEREAS, the site is located along Highbridge Road (NYS Route 92) with surrounding residential land uses; the site is bound to the south and west by Limestone Creek, a classification C(T) stream and impaired waterbody (per EAF Mapper); and
- WHEREAS, the submitted survey map dated February 20, 2020 shows roughly 4 acres at the front of the site is maintained lawn and contains an existing building, to be demolished; there is an existing driveway onto Highbridge Road; the remainder of the site appears to be undeveloped and treed; and
- WHEREAS, the submitted Site Plan dated February 6, 2020 shows the 24 proposed multi-family units will be constructed in the cleared area at the front of the site; the units are distributed among 7 buildings, each made up of 2 to 5 attached units; the units appear to be townhouse-like in structure, each with its own driveway to the front of the unit; individual driveways are connected by an internal road network with full access to Route 92 via a proposed driveway; the proposed access has a landscape median that separates the driveway into lanes for ingress and egress; new trees are shown along the frontage of the site and adjacent to the individual driveways that serve each housing unit; ADVISORY NOTE: the proposed driveway onto Route 92 requires highway access and work permits from the NYS Department of Transportation and will be subject to the availability of sight distance; any work to remove the existing driveway will require a work permit from the Department; and
- WHEREAS, the local application notes that the front of the site is currently zoned Residential 1 and the remainder of the site is Restricted Agriculture; the requested zone change would change the Residential 1 area to Residential 5, where multiple-family dwelling units are a permitted use; the remainder of the site would remain in the Restricted Agriculture zoning district; and
- WHEREAS, per the submitted Environmental Assessment Form (EAF) dated February 11,

2020, 4.8 acres of the site will be disturbed by the proposed project and stormwater discharges will be directed to storm inlets and conveyed to a stormwater facility; no additional information regarding stormwater management was included;

ADVISORY NOTES: per the NYS Department of Transportation, additional stormwater runoff into the state's drainage system is prohibited; any project that cumulatively disturbs one acre or more of land must be covered under the NYS SPDES Permit, and the municipality is advised to ensure that the applicant has obtained the appropriate permits from the NYS Department of Environmental Conservation prior to municipal approval; and

WHEREAS, the site is served by public drinking water and sewers and is located in the Meadowbrook-Limestone Wastewater Treatment Plant service area; the EAF notes that the proposed project will connect to the existing public drinking water and sewer infrastructure;

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

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

ADVISORY NOTE: per the Onondaga County Department of Water Environment Protection, the applicant must develop a 2 gallon to 1 gallon sanitary flow offset plan/project in coordination with the municipal engineer; and

WHEREAS, current FEMA Flood Insurance Rate Maps (FIRM) indicate that almost the entirety of the site, excluding the 4-acre cleared area, is located within the 100-year floodplain, which may require elevation of structures and other mitigation; lands along the western lot line and Limestone Creek and also located in the more restrictive floodway; the Onondaga County Hazard Mitigation Plan has identified flooding as one of five primary natural hazards of local concern, with the potential to cause extensive threat to property and safety; buildings within the floodplain can negatively affect the free flow of nearby waterways and drainage, and building within a floodplain is therefore discouraged; and

WHEREAS, the site is located near the following natural communities: Northern White Cedar Swamp and Marl Fen (per EAF Mapper);

ADVISORY NOTE: per the NYS Department of Environmental Conservation (DEC), a careful on-site evaluation should be done to confirm the size, status, and specific locations of any natural communities on the parcel, and to document the presence of any significant plants or wildlife; the applicant is advised to contact the DEC to determine if the project should be reviewed as

part of the State Environmental Quality Review (SEQR) process; and
WHEREAS, the site may contain the Indiana bat or Northern long-eared bat, or their associated habitats, which have been listed by the state or federal government as threatened or endangered animal species (per EAF Mapper); impacts to bat species are often associated with tree clearing and from aerial imagery it appears that the site contains some significant wooded areas;
ADVISORY NOTE: per the NYS Department of Environmental Conservation (DEC), if the site contains a threatened or endangered species and/or associated habitat, and the project requires review under the State Environmental Quality Review Act (SEQRA), a request for a project screening should be submitted to the New York Natural Heritage Program or to the regional DEC Division of Environmental Permits office; and

WHEREAS, the site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the NYS Historic Preservation Office archaeological site inventory (per EAF Mapper);
ADVISORY NOTE: the applicant and/or municipality is advised to contact the NYS Historic Preservation Office to determine if the project should be submitted to the Office for review as part of the State Environmental Quality Review (SEQR) process; and

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

While the Board offers no position with regard to the proposed zone change, the following comments are intended for the project as a whole:

1. The applicant is required to coordinate Route 92 access plans with the New York State Department of Transportation. To further meet Department requirements, the applicant must submit a copy of the Stormwater Pollution Prevention Plan (SWPPP), traffic data, and a lighting plan to the Department for review. The municipality must ensure any mitigation as may be determined by the Department is reflected on the project plans prior to, or as a condition of, municipal approval.
2. The site plan must be modified to show the location and scale of stormwater management facilities to serve the development. The Board discourages the expansion of the disturbed area or further tree removal for installation of stormwater accommodations.
3. The Onondaga County Department of Transportation requests a copy of any traffic, drainage, and lighting data submitted to the New York State Department of Transportation.
4. The municipality is encouraged to minimize exposure to damage from natural hazards and uphold local flood ordinance requirements, as required for good standing in the National Flood Insurance Program, by ensuring that any proposed development would not negatively affect drainage patterns in or near the floodplain.
5. Given the proximity of the development to Limestone Creek and its associated floodplain and floodway, the applicant is encouraged to 1) retain as

much existing tree cover as possible, 2) reduce impermeable surfaces, and 3) utilize green infrastructure (roof gardens, rain gardens, etc.) wherever possible to reduce stormwater and protect stormwater quality.

6. The Town and applicant are encouraged to consider potential accommodations for public use and enjoyment of Limestone Creek and the remaining lands, through the creation of a trail system, dedicated access, or donation/sale of, or easement to, the Town or a land trust for the remaining undevelopable lands.

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



J.Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: May 20, 2020

OCPB Case # Z-20-137

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Manlius Planning Board at the request of Brolex Properties, LLC for the property located at 7430 Highbridge 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 Highbridge Road (Route 92), a state highway, and Highbridge Street (Route 109), a county highway; and
- WHEREAS, the applicant is proposing construction of 24 multi-family dwelling units on a 23.17-acre parcel in a proposed Residential 5 zoning district; and
- WHEREAS, the Board is concurrently reviewing a zone change referral (Z-20-136) from Residential 1 and Restricted Agriculture to Residential 5 and Restricted Agriculture as part of the proposed project; and
- WHEREAS, the site is located along Highbridge Road (NYS Route 92) with surrounding residential land uses; the site is bound to the south and west by Limestone Creek, a classification C(T) stream and impaired waterbody (per EAF Mapper); and
- WHEREAS, the submitted survey map dated February 20, 2020 shows roughly 4 acres at the front of the site is maintained lawn and contains an existing building, to be demolished; there is an existing driveway onto Highbridge Road; the remainder of the site appears to be undeveloped and treed; and
- WHEREAS, the submitted Site Plan dated February 6, 2020 shows the 24 proposed multi-family units will be constructed in the cleared area at the front of the site; the units are distributed among 7 buildings, each made up of 2 to 5 attached units; the units appear to be townhouse-like in structure, each with its own driveway to the front of the unit; individual driveways are connected by an internal road network with full access to Route 92 via a proposed driveway; the proposed access has a landscape median that separates the driveway into lanes for ingress and egress; new trees are shown along the frontage of the site and adjacent to the individual driveways that serve each housing unit; ADVISORY NOTE: the proposed driveway onto Route 92 requires highway access and work permits from the NYS Department of Transportation and will be subject to the availability of sight distance; any work to remove the existing driveway will require a work permit from the Department; and
- WHEREAS, the local application notes that the front of the site is currently zoned Residential 1 and the remainder of the site is Restricted Agriculture; the requested zone change would change the Residential 1 area to Residential 5, where multiple-family dwelling units are a permitted use; the remainder of the site would remain in the Restricted Agriculture zoning district; and
- WHEREAS, per the submitted Environmental Assessment Form (EAF) dated February 11,

2020, 4.8 acres of the site will be disturbed by the proposed project and stormwater discharges will be directed to storm inlets and conveyed to a stormwater facility; no additional information regarding stormwater management was included;

ADVISORY NOTES: per the NYS Department of Transportation, additional stormwater runoff into the state's drainage system is prohibited; any project that cumulatively disturbs one acre or more of land must be covered under the NYS SPDES Permit, and the municipality is advised to ensure that the applicant has obtained the appropriate permits from the NYS Department of Environmental Conservation prior to municipal approval; and

WHEREAS, the site is served by public drinking water and sewers and is located in the Meadowbrook-Limestone Wastewater Treatment Plant service area; the EAF notes that the proposed project will connect to the existing public drinking water and sewer infrastructure;

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

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

ADVISORY NOTE: per the Onondaga County Department of Water Environment Protection, the applicant must develop a 2 gallon to 1 gallon sanitary flow offset plan/project in coordination with the municipal engineer; and

WHEREAS, current FEMA Flood Insurance Rate Maps (FIRM) indicate that almost the entirety of the site, excluding the 4-acre cleared area, is located within the 100-year floodplain, which may require elevation of structures and other mitigation; lands along the western lot line and Limestone Creek and also located in the more restrictive floodway; the Onondaga County Hazard Mitigation Plan has identified flooding as one of five primary natural hazards of local concern, with the potential to cause extensive threat to property and safety; buildings within the floodplain can negatively affect the free flow of nearby waterways and drainage, and building within a floodplain is therefore discouraged; and

WHEREAS, the site is located near the following natural communities: Northern White Cedar Swamp and Marl Fen (per EAF Mapper);

ADVISORY NOTE: per the NYS Department of Environmental Conservation (DEC), a careful on-site evaluation should be done to confirm the size, status, and specific locations of any natural communities on the parcel, and to document the presence of any significant plants or wildlife; the applicant is advised to contact the DEC to determine if the project should be reviewed as

part of the State Environmental Quality Review (SEQR) process; and
WHEREAS, the site may contain the Indiana bat or Northern long-eared bat, or their associated habitats, which have been listed by the state or federal government as threatened or endangered animal species (per EAF Mapper); impacts to bat species are often associated with tree clearing and from aerial imagery it appears that the site contains some significant wooded areas;
ADVISORY NOTE: per the NYS Department of Environmental Conservation (DEC), if the site contains a threatened or endangered species and/or associated habitat, and the project requires review under the State Environmental Quality Review Act (SEQRA), a request for a project screening should be submitted to the New York Natural Heritage Program or to the regional DEC Division of Environmental Permits office; and

WHEREAS, the site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the NYS Historic Preservation Office archaeological site inventory (per EAF Mapper);
ADVISORY NOTE: the applicant and/or municipality is advised to contact the NYS Historic Preservation Office to determine if the project should be submitted to the Office for review as part of the State Environmental Quality Review (SEQR) process; and

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

1. The applicant is required to coordinate Route 92 access plans with the New York State Department of Transportation. To further meet Department requirements, the applicant must submit a copy of the Stormwater Pollution Prevention Plan (SWPPP), traffic data, and a lighting plan to the Department for review. The municipality must ensure any mitigation as may be determined by the Department is reflected on the project plans prior to, or as a condition of, municipal approval.
2. The site plan must be modified to show the location and scale of stormwater management facilities to serve the development. The Board discourages the expansion of the disturbed area or further tree removal for installation of stormwater accommodations.

The Board also offers the following comments:

1. The Onondaga County Department of Transportation requests a copy of any traffic, drainage, and lighting data submitted to the New York State Department of Transportation.
2. The municipality is encouraged to minimize exposure to damage from natural hazards and uphold local flood ordinance requirements, as required for good standing in the National Flood Insurance Program, by ensuring that any proposed development would not negatively affect drainage patterns in or near the floodplain.
3. Given the proximity of the development to Limestone Creek and its associated floodplain and floodway, the applicant is encouraged to 1) retain as much existing tree cover as possible, 2) reduce impermeable surfaces, and 3) utilize green infrastructure (roof gardens, rain gardens, etc.) wherever possible

to reduce stormwater and protect stormwater quality.

4. The Town and applicant are encouraged to consider potential accommodations for public use and enjoyment of Limestone Creek and the remaining lands, through the creation of a trail system, dedicated access, or donation/sale of, or easement to, the Town or a land trust for the remaining undevelopable lands.

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



J.Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: May 20, 2020

OCPB Case # Z-20-138

- 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 PROJECT SITE REVIEW from the City of Syracuse Zoning Administration at the request of Viraj Patel (Radha Krishna Corp.) for the property located at 454 (aka 434) James Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Route 690, a state highway; and
- WHEREAS, the applicant is proposing to establish an accessory parking lot for an existing hotel on a 0.91-acre parcel in an Office District - Class B zoning district; and
- WHEREAS, in 2013, the Board offered no position with comment for concurrent project site review (Z-13-358) and subdivision (S-13-98) referrals to combine four parcels into one and expand the existing hotel on the site; and
- WHEREAS, the site is located in the City's Northside neighborhood with surrounding multi-family residential and commercial land uses; aerial imagery and the submitted Proposed Parking Alterations plan dated September 11, 2019 show the site has frontage on James Street and Burnet Avenue, both city streets, and contains an existing three-story hotel, Quality Inn, with an attached two-story row building; a portion of the row building was recently demolished leaving a vacant area on the west side of the site; there is an existing 41-space parking lot with a curb cut onto James Street on the east side of the hotel; the site also contains an 11-space parking lot with access to Burnet Avenue at the rear of the row building; and
- WHEREAS, per the plan, the proposed accessory parking lot (18 spaces) will be constructed in the vacant space on the west side of the row building; a proposed curb cut on James Street is shown, which has not yet received approval by the City Department of Public Works; the new parking area will be bordered at the rear and side by a new 6' tall chain link fence; per the local application, the accessory parking will be primarily used for overflow parking during evening and weekends; and
- WHEREAS, aerial imagery shows existing concrete sidewalks and street trees/landscaping along both road frontages; the plan shows greenspace areas generally occurring along the four sides of the proposed parking area; and
- WHEREAS, the elevated section of I-81 in this area is nearing the end of its useful life; discussions regarding the fate of I-81 have been ongoing and have identified several project alternatives; per the NYS Department of Transportation, the subject parcel will not be impacted by one of the project alternatives; and
- WHEREAS, the City of Syracuse is currently undertaking a comprehensive project to revise and modernize zoning in the City; per the ReZone Syracuse Proposed Zoning Map dated December 2019, the proposed zoning for this lot is Mixed Use

Central Business District (MX-5), which would act to “provide for areas of highest-density, transit-supportive residential development, maximum building heights, minimal parking, and the greatest range and mix of uses”; and

WHEREAS, per the submitted Environmental Assessment Form (EAF) dated March 4, 2020, 0.21 acres of the site will be disturbed by the proposed project; stormwater discharges will be conveyed to the existing combined sewer system; and

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

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

WHEREAS, the project is within 2,000 feet of multiple sites (IDs: V00502, C734111, B00003) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper); and

WHEREAS, the site may contain the peregrine falcon, or its associated habitat, which has been listed by the state or federal government as a threatened or endangered animal species (per EAF Mapper); and

WHEREAS, the site is south across James Street from a Local Protected Site (Church of the Savior), which is regulated by the Syracuse Landmark Preservation Board; the site is also located near the First English Lutheran Church and the North Salina Street Historic District, which are listed on, or have been nominated by the NYS Board of Historic Preservation for inclusion on, the State or National Register of Historic Places; and

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

1. James Street is a highly traveled, multi-modal corridor with an active bus route, existing sidewalks, and four lanes for vehicle traffic. Additional access to James Street may introduce traffic safety issues and create potential conflict points for pedestrians and public transit users in this area. As an alternative, the applicant is encouraged to work with the City regarding options for access to Burnet Avenue via the existing rear parking lot and curb cut.
2. Recent land use planning efforts by the City of Syracuse have increasingly focused on improving the density, multi-modalism, and community character in key areas in the City. Downtown Syracuse and the James Street corridor, in particular, are target locations for future growth, infill development, and redevelopment. The proposed project conflicts with these local planning efforts and the specific goals set forth in the Syracuse Land Use and Development Plan and proposed new MX-5 zoning district for this area, and may create aesthetic inconsistencies with the character of neighboring residential land uses and historic properties.

The motion was made by James Corbett and seconded by Jim Stelter. The votes were recorded as follows: Daniel Cupoli - yes, James Corbett - yes; Michael LaFlair - yes; Marty Masterpole - no; David Skeval - yes; Jim Stelter - yes; Marty Voss - yes.



J.Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: May 20, 2020

OCPB Case # Z-20-139

- 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 USE VARIANCE from the Town of LaFayette Zoning Board of Appeals at the request of Ginny Youmell for the property located at 2835 LaFayette 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 LaFayette Road (Route 112), a county highway, and a farm operation located in a NYS Agricultural District; and
- WHEREAS, the applicant is requesting a use variance to allow 6 horses where only 2 are allowed on an 8.36-acre parcel in an Agricultural Residential zoning district; and
- WHEREAS, in 2019, the Board offered no position with comment for a final subdivision referral (S-19-98) to subdivide a 74.10-acre parcel into 5 new lots, including the site; the subdivision was approved locally, but does not appear to be reflected in tax maps yet; and
- WHEREAS, the site is located in a rural area in the Town of LaFayette with surrounding residential land uses and large tracts of wooded lands; a parcel northwest of the site is enrolled in NYS Agricultural District 4 and appears to contain active farmland; an Agricultural Data Statement was not included with the referral materials; and
- WHEREAS, the submitted plan shows the site, Lot B-1C (8.36 acres) in the 2019 subdivision plans, has frontage on LaFayette Road, a county road, and contains an existing two-story house and a detached garage; there is an existing blacktop driveway onto LaFayette Road; the remainder of the site appears to be mostly maintained lawn with some trees and wooded areas; ADVISORY NOTE: per the Onondaga County Department of Transportation, all existing or proposed driveways on LaFayette Road must meet Department requirements; and
- WHEREAS, per the Town zoning code, private stables are permitted in the Agricultural Residential zoning district, but limited to a maximum of 2 horses, mules, and/or burros; the applicant is proposing to have 6 horses on-site; and
- WHEREAS, per the submitted Environmental Assessment Form (EAF) dated April 3, 2020, a 7-stall horse barn (30' x 50') is planned as part of the proposed project; the EAF notes that the horses on-site will be owned by the applicant; the plan shows the proposed barn will be constructed adjacent to the detached garage; and
- WHEREAS, the existing house is served by an individual well and septic system; no changes to the existing infrastructure are proposed; and
- WHEREAS, GIS mapping shows a potential federal wetland area, which appears to occur at the rear of the site where there is an existing pond; and

WHEREAS, ADVISORY NOTE: any application for a special use permit, site plan approval, use variance, or subdivision approval requiring municipal review and approval that would occur on or within 500 feet of a property within a NYS Certified Agricultural District is required by the NYS Agricultural and Markets Law to include an Agricultural Data Statement; 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 Marty Voss and seconded by Marty Masterpole. The votes were recorded as follows: Daniel Cupoli - yes, James Corbett - yes; Michael LaFlair - yes; Marty Masterpole - yes; David Skeval - yes; Jim Stelter - yes; Marty Voss - yes.



J.Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: May 20, 2020

OCPB Case # Z-20-140

- 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 AREA VARIANCE from the Town of LaFayette Zoning Board of Appeals at the request of McDonald's Corp. for the property located at 5961 Route 20; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the granting of use or area variances and the site is located within 500 feet of Route 20 and Interstate Route 81, both state highways, and a farm operation located in a NYS Agricultural District; and
- WHEREAS, the applicant is requesting an area variance to increase the height of an existing freestanding sign from 34.6' to 54', where 25 feet is allowed, on an 8.91-acre parcel in a Hamlet/Mixed Use (HMU) zoning district; and
- WHEREAS, in 2019, the Board offered no position with comment for an area variance referral (Z-19-96) to allow six signs on the subject parcel, where only two are permitted, increase the maximum height of a freestanding sign from 25' to 60', and reduce the setback of two signs from 50' to 10'; the increased number of signs appears to have been approved locally; the Board previously offered no position for a special permit referral (Z-05-57) to replace the roof of the McDonald's restaurant; and
- WHEREAS, the site is located along US Route 20 in the Town of LaFayette and abuts I-81 to the east; surrounding land uses are a mix of commercial and civic in the LaFayette town center occurring on the east side of I-81; the site and surrounding lands west of I-81 are enrolled in NYS Agricultural District 1; an adjacent parcel appears to contain active farmland; and
- WHEREAS, the submitted Site Plan dated July 5, 2018 (revised February 28, 2020) shows the site contains an existing one-story building (McDonald's) surrounded on all sides by asphalt with parking at the front and sides of the building and a drive-thru lane occurring along the rear and north side; aerial imagery shows a gravel parking area at the rear of the McDonald's building and parking lot;
- WHEREAS, per the Site Plan, there is an existing driveway on Route 20 that serves the McDonald's and rear gravel parking lot, as well as a Byrne Dairy convenience store and gas station on the adjacent parcel; and
- WHEREAS, the Site Plan shows a proposed 25' tall free-standing sign at the front of the parking lot along the Route 20 frontage and an existing 34.6' tall free-standing highway sign along the I-81 right-of-way, to be raised to 54' in height; per the Town Zoning Code, all freestanding signs are restricted to a maximum height of 25' above grade, requiring an area variance to increase the height of the sign along I-81; previously (Z-19-96), the applicant was intending to increase the sign to 60' instead of 54'; and
- WHEREAS, per the zoning code, all signs must also adhere to the setback requirements of the zoning district in which it is located, unless the sign is attached to a

building; both of the freestanding signs are shown in the Site Plan to occur 10' from the lot line, where 50' is the required front yard setback; it is unclear if these variances have already been approved or are included in the current application; and

WHEREAS, per the variance application, “[t]he site is located near the interstate and relies on the interstate traffic for a large portion of the business. Increasing the freestanding sign [will] help interstate traffic recognize the McDonald’s and exit the interstate safely.”; and

WHEREAS, per the Site Plan, additional site improvements include parking lot striping to delineate handicap-accessible and ‘mobile-to-go’ parking spaces and reconfigure the row of parking at the side of the building; a proposed concrete sidewalk is shown along the non-drive thru side of the building and there will be new pavement markings and directional signs for site circulation; and

WHEREAS, the referral materials include an old version of the State Environmental Quality Review (SEQR) Short Environmental Assessment Form (EAF);
ADVISORY NOTE: the municipality is advised to ensure the applicant submits the new version of the Environmental Assessment Form prior to voting on this proposal, in order to meet State Environmental Quality Review (SEQR) requirements effective January 1, 2019; and

WHEREAS, the site is served by an individual well and septic system; no changes to the existing infrastructure 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. The Board has offered the following COMMENT(S) in regards to the above referral:

The Town is encouraged to consider the compatibility of the scale and height of the freestanding signage with the rural character of the surrounding area and proximity of the site to the hamlet of LaFayette.

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



J.Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: May 20, 2020

OCPB Case # Z-20-141

- 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 City of Syracuse Zoning Administration at the request of East Syracuse Lodging Ventures DEL, LLC, c/o Vision Hotels, LLC for the property located at 3017 Erie Boulevard East (Rear); and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Route 690, a state highway; and
- WHEREAS, the applicant is proposing façade alterations to an existing hotel (Hampton Inn & Suites) on a 4.13-acre parcel in an Industrial, Class A zoning district; and
- WHEREAS, in 2013, the Board recommended modification of concurrent final subdivision (S-13-54) and special permit (Z-13-234) referrals to subdivide the subject parcel and an adjacent lot into 3 parcels and construct a 13,300 sf indoor rock climbing and fitness center, citing traffic and drainage requirements and wetland considerations; neither action appears to have occurred; the Board previously reviewed an other authorization referral (Z-09-342) for a sign waiver to permit signage for the hotel, concurrent site plan (Z-07-75) and subdivision referrals (S-07-23) relating to the original construction of the hotel, and a special permit referral (Z-07-25) to replace two existing billboards on the site; and
- WHEREAS, the site is located between Erie Boulevard (NYS Route 5) and I-690; Erie Boulevard is a highly commercialized corridor with big box retail uses; and
- WHEREAS, the submitted survey map dated October 27, 2017 shows the site contains an existing four-story building, a Hampton Inn & Suites hotel, surrounded on all sides by asphalt, with parking at the front and rear of the building and drive aisles to the north and south; a v-shaped billboard is shown to occur at the northwest corner of the parcel, facing I-690; the site has access to Erie Boulevard through parcels to the south via an existing right-of-way and driveway, which also serve a vacant restaurant on an adjacent parcel; and
- WHEREAS, the local application indicates proposed exterior alterations will include removing existing pilasters, cornices, first floor EIFS and EIFS accents; large format tiles and wood-like metal panels will be added in place of the removed EIFS; the overhang for the front entrance will also be redesigned; the submitted Patio Plan dated November 22, 2019 shows a proposed patio adjacent to the front entrance; a portion of the parking lot will be reconfigured for the new patio area; and
- WHEREAS, the City of Syracuse is currently undertaking a comprehensive project to revise and modernize zoning in the City; per the ReZone Syracuse Proposed Zoning Map dated December 2019, the proposed zoning for this lot is Light Industry and Employment (LI), which would act to provide "a range of uses including industrial, commercial, office, retail, and entertainment uses, typically in a flex-

space development pattern" in "areas in the City that have predominantly employment and commercial types of development"; and

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

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

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

WHEREAS, GIS mapping shows an area of potential state wetlands at the northwest corner of the site, which appears to coincide with a portion of the hotel and the site's existing parking and drive aisles; and

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

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

NOW THEREFORE BE IT RESOLVED, that the Onondaga County Planning Board 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 Marty Voss and seconded by Marty Masterpole. The votes were recorded as follows: Daniel Cupoli - yes, James Corbett - yes; Michael LaFlair - yes; Marty Masterpole - yes; David Skeval - yes; Jim Stelter - yes; Marty Voss - yes.



J.Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: May 20, 2020

OCPB Case # Z-20-142

- 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 OTHER AUTHORIZATION from the City of Syracuse Zoning Administration at the request of Syracuse Area Landmark Theatre for the property located at 362-364 South Salina Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review authorizations which a referring body may issue under the provisions of any zoning ordinance or local law and the site is located within 500 feet of the Onondaga County Central Library, a county-owned facility; and
- WHEREAS, the applicant is requesting a sign waiver to allow installation of a new marquee sign on a 0.38-acre parcel in a Central Business District - R zoning district; and
- WHEREAS, the site is located in Downtown Syracuse in the South Salina Street Downtown Historic District, which is listed on the National and State Registers of Historic Places; the submitted survey map dated October 14, 2009 shows the site has frontage and existing concrete sidewalks on South Clinton Street, West Jefferson Street, and South Salina Street, all city streets, and contains an existing two- to eight-story building, the Landmark Theatre; the Landmark Theatre itself is also listed on the National and State Registers of Historic Places; and
- WHEREAS, per the local application, the applicant is seeking a sign waiver to allow for replacement of the theatre's marquee, which occurs along South Salina Street; a letter from the applicant to the City Zoning Administration, dated April 23, 2020, indicates that the new marquee will use the original structural steel that has been in place since the building was constructed in 1928; changing the size of the marquee to meet zoning requirements would require extensive modifications to the building structure; furthermore, re-using the existing structural steel allows the applicant to replicate the original marquee as faithfully as possible, which is required for approvals from the State Historic Preservation Office (SHPO) and the City's Landmark Preservation Board; and
- WHEREAS, on March 5, 2020, the Landmark Preservation Board issued a resolution approving a Certificate of Appropriateness for the proposed action; and
- WHEREAS, the submitted Elevation drawings show the front of the marquee will be roughly 40'-1" x 15' in size and the two sides of the marquee will be approximately 19'-3" x 10'-6"; all three faces of the marquee will contain a static electronic display screen; and
- WHEREAS, the City of Syracuse is currently undertaking a comprehensive project to revise and modernize zoning in the City; per the ReZone Syracuse Proposed Zoning Map dated December 2019, the proposed zoning for this lot is Mixed Use Central Business District (MX-5), which would act to "provide for areas of highest-density, transit-supportive residential development, maximum

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building heights, minimal parking, and the greatest range and mix of uses”;
and

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

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

WHEREAS, the project is within 2,000 feet of a site (ID: 734060) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper); and

WHEREAS, the site may contain the peregrine falcon, or its associated habitat, which has been listed by the state or federal government as a threatened or endangered animal species (per EAF Mapper); and

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

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



J.Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: May 20, 2020

OCPB Case # Z-20-143

- 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 OTHER AUTHORIZATION from the City of Syracuse Planning Commission at the request of Philip S. Fallico for the property located at 1420 and 1428-1430 Burnet Avenue; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review authorizations which a referring body may issue under the provisions of any zoning ordinance or local law and the site is located within 500 feet of Route 690, a state highway; and
- WHEREAS, the applicant is proposing to realign two parcels to create New Lot 4A (7,183.9 sf) and New Lot 5A (9,388.7 sf) in an Industrial, Class A zoning district; and
- WHEREAS, the site is located along Burnet Avenue, a city street, in the City's Eastwood neighborhood; surrounding land uses are a mix of commercial and residential; and
- WHEREAS, aerial imagery and the submitted survey map show the western lot contains an existing single-family house with a detached garage; the eastern lot contains an existing one-story, multi-tenant commercial building with parking on the side of the building; the parking lot partially occurs on the residential parcel; per the local application, the proposed lot line adjustment is intended to ensure the entire parking lot occurs on the commercial lot; and
- WHEREAS, the survey map shows each parcel has an existing curb cut onto Burnet Avenue; no changes to the site are proposed; and
- WHEREAS, the City of Syracuse is currently undertaking a comprehensive project to revise and modernize zoning in the City; per the ReZone Syracuse Proposed Zoning Map dated December 2019, the proposed zoning for the lots is Mixed Use Neighborhood Center (MX-2), which would act to "provide for a pedestrian-friendly, transit-supportive mix of medium- to higher-density residential uses and nonresidential uses that offer goods and services to surrounding neighborhoods"; and
- WHEREAS, the site is served by public drinking water and sewers and is located in the Metropolitan Wastewater Treatment Plant service area; no changes to the existing infrastructure are proposed; and
- WHEREAS, per the Onondaga County Department of Water Environment Protection, the submitted project is located in an area designated as flow constrained or impacted by excessive wet weather flow or is tributary to a Combined Sewer Overflow (CSO); and
- WHEREAS, the project is within 2,000 feet of multiple sites (IDs: B00146, C734090, 734047) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper); and

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

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

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

The City and applicant are encouraged to work together to ensure the existing driveways meet the standards of the City Department of Public Works, and install a sidewalk along the frontage of the commercial lot to restore continuity along Burnet Avenue.

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



J.Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: May 20, 2020

OCPB Case # Z-20-144

- 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 AREA VARIANCE from the Village of North Syracuse Zoning Board of Appeals at the request of Brolex Properties, LLC for the property located at 444 South Main 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 South Main Street (Route 11), a state highway, and South Bay Road (Route 208), a county highway; and
- WHEREAS, the applicant is requesting an area variance to increase the number of units in two multi-family buildings to 24, where the maximum number of units permitted per structure is 12, as part of a project to construct three multi-family residential buildings with 60 units total on a 2.336-acre parcel in a Commercial (C-2) zoning district; and
- WHEREAS, the Board is concurrently reviewing a site plan referral (Z-20-145) as part of the proposed project; and
- WHEREAS, the site is located along South Main Street (US Route 11) with surrounding commercial and multi-family residential land uses; aerial imagery and the submitted Site Preparation Plan dated April 6, 2020 show the site contains an existing u-shaped asphalt driveway with two access points onto Route 11, to be removed; there is an existing concrete sidewalk along the frontage of the site; the site is otherwise vacant, undeveloped land covered by trees and overgrown vegetation;
ADVISORY NOTE: any work within the state right-of-way is subject to a work permit from the NYS Department of Transportation; and
- WHEREAS, the submitted Layout and Planting Plan dated April 6, 2020 shows the entirety of the site will be cleared; the proposed buildings will be constructed on the northern half of the site with parking occurring on the southern half and at the front of BLDG. #3, adjacent to Route 11; the submitted Project Overview Narrative dated April 10, 2020 notes the project consists of (3) three-story buildings with (60) two-bedroom units total, 24 units in BLDGS. #1 and 2 and 12 in BLDG. #3; there will be 90 parking spaces on-site, including 4 handicap accessible spaces; and
- WHEREAS, per the Layout and Planting Plan, a new 25' wide, full access driveway onto Route 11 is proposed; the site abuts a parcel to the north containing the Palace Court Apartments, which have access to Route 11 via Palace Court, a private road on the adjacent parcel;
ADVISORY NOTE: per the NYS Department of Transportation, no access to Route 11 will be permitted; all access to the site must come from Palace Court to the north; and
- WHEREAS, the Layout and Planting Plan shows a proposed monument sign

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(approximately 96" x 60"), to be located in a landscaped bed at the southeast corner of the site; a new dumpster enclosure is shown adjacent to the front parking area, with arborvitaes for screening; additional landscaping includes a row of Norway spruce trees between the front yard parking and sidewalk and new red maple trees spaced around the lot lines; and

- WHEREAS, per the Project Overview Narrative, the increased density and subsequent variance request are intended to ease the cost of construction of multiple buildings and provide ample area for stormwater infrastructure; all other zoning code requirements will be met; and
- WHEREAS, the submitted Lighting Cutsheets show 9 proposed wall-mounted light fixtures to be mounted at a height of 22', with three each on the front faces of each building; and
- WHEREAS, the submitted Environmental Assessment Form (EAF) dated March 13, 2020 indicates 2.39 acres of the site will be disturbed by the proposed project; stormwater runoff will be directed to an on-site stormwater management facility shown in the Grading, Drainage and Utilities Plan dated April 6, 2020 to occur at the northwest corner of the site;
ADVISORY NOTES: per the NYS Department of Transportation, additional stormwater runoff into the state's drainage system is prohibited; any project that cumulatively disturbs one acre or more of land must be covered under the NYS SPDES Permit, and the municipality is advised to ensure that the applicant has obtained the appropriate permits from the NYS Department of Environmental Conservation prior to municipal approval; and
- WHEREAS, the site has access to public drinking water and sewers and is located in the Oak Orchard Wastewater Treatment Plant and Davis Road Pump Station service areas; new connections to the public drinking water and sewer infrastructure are proposed for the project; the Project Overview Narrative notes that OCWA provided a flow test report for a hydrant located along Route 11 and there is adequate capacity for a 60-unit residential expansion; per the EAF, anticipated water usage and liquid waste generation are each estimated at 13,200 gallons per day;
ADVISORY NOTES: the Onondaga County Department of Water Environment Protection asks that the applicant contact the Department's Flow Control office to determine sewer availability and capacity; the applicant is advised to contact OCWA's Engineering Department to determine the activities and structures permitted within OCWA easements/right-of-ways, water availability and service options, obtain hydrant flow test information, evaluate backflow prevention requirements, and/or request that the Authority conduct hydrant flow testing to assess fire flow availability; and
- WHEREAS, per the Onondaga County Department of Water Environment Protection, the submitted project is located in an area designated as flow constrained or impacted by excessive wet weather flow or is tributary to a Combined Sewer Overflow (CSO);
ADVISORY NOTE: per the Onondaga County Department of Water Environment Protection, the applicant must develop a 1 gallon to 1 gallon sanitary flow offset plan/project in coordination with the municipal engineer; and

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

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

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

1. Per the New York State Department of Transportation, no access to Route 11 will be permitted. All access to the site must come from Palace Court to the north.
2. The applicant must submit a copy of the Stormwater Pollution Prevention Plan (SWPPP) and/or any drainage reports or studies to the New York State Department of Transportation for review. To further meet Department requirements, the applicant must submit a copy of the lighting plan to the Department. No glare or spillover onto adjacent properties or the state right-of-way will be permitted. The municipality must ensure any mitigation as may be determined by the Department is reflected on the project plans prior to, or as a condition of, municipal approval.
3. Given the site's location in a highly walkable corridor with minimal setbacks, the applicant is encouraged to consider a site plan configuration that orients the buildings closer to the street face with parking and dumpsters located at the rear of the buildings rather than in the front yard. Alternative front yard landscaping, such as smaller-scale street trees or low hedges/shrubs, is also encouraged.
4. The Board encourages the applicant to extend the proposed on-site sidewalks to the existing sidewalk along Route 11.
5. The Onondaga County Department of Transportation requests a copy of any traffic, drainage, and lighting data submitted to the New York State Department of Transportation.

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



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: May 20, 2020

OCPB Case # Z-20-145

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Village of North Syracuse Planning Board at the request of Brolex Properties, LLC for the property located at 444 South Main Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of South Main Street (Route 11), a state highway, and South Bay Road (Route 208), a county highway; and
- WHEREAS, the applicant is proposing to construct three multi-family residential buildings with 60 units total and associated site improvements on a 2.336-acre parcel in a Commercial (C-2) zoning district; and
- WHEREAS, the Board is concurrently reviewing an area variance referral (Z-20-144) to increase the number of units to 24, where the maximum number of units permitted per structure is 12, for two of the buildings to be constructed as part of the proposed project; and
- WHEREAS, the site is located along South Main Street (US Route 11) with surrounding commercial and multi-family residential land uses; aerial imagery and the submitted Site Preparation Plan dated April 6, 2020 show the site contains an existing u-shaped asphalt driveway with two access points onto Route 11, to be removed; there is an existing concrete sidewalk along the frontage of the site; the site is otherwise vacant, undeveloped land covered by trees and overgrown vegetation;
ADVISORY NOTE: any work within the state right-of-way is subject to a work permit from the NYS Department of Transportation; and
- WHEREAS, the submitted Layout and Planting Plan dated April 6, 2020 shows the entirety of the site will be cleared; the proposed buildings will be constructed on the northern half of the site with parking occurring on the southern half and at the front of BLDG. #3, adjacent to Route 11; the submitted Project Overview Narrative dated April 10, 2020 notes the project consists of (3) three-story buildings with (60) two-bedroom units total, 24 units in BLDGS. #1 and 2 and 12 in BLDG. #3; there will be 90 parking spaces on-site, including 4 handicap accessible spaces; and
- WHEREAS, per the Layout and Planting Plan, a new 25' wide, full access driveway onto Route 11 is proposed; the site abuts a parcel to the north containing the Palace Court Apartments, which have access to Route 11 via Palace Court, a private road on the adjacent parcel;
ADVISORY NOTE: per the NYS Department of Transportation, no access to Route 11 will be permitted; all access to the site must come from Palace Court to the north; and
- WHEREAS, the Layout and Planting Plan shows a proposed monument sign (approximately 96" x 60"), to be located in a landscaped bed at the southeast

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corner of the site; a new dumpster enclosure is shown adjacent to the front parking area, with arborvitae for screening; additional landscaping includes a row of Norway spruce trees between the front yard parking and sidewalk and new red maple trees spaced around the lot lines; and

WHEREAS, per the Project Overview Narrative, the increased density and subsequent variance request are intended to ease the cost of construction of multiple buildings and provide ample area for stormwater infrastructure; all other zoning code requirements will be met; and

WHEREAS, the submitted Lighting Cutsheets show 9 proposed wall-mounted light fixtures to be mounted at a height of 22', with three each on the front faces of each building; and

WHEREAS, the submitted Environmental Assessment Form (EAF) dated March 13, 2020 indicates 2.39 acres of the site will be disturbed by the proposed project; stormwater runoff will be directed to an on-site stormwater management facility shown in the Grading, Drainage and Utilities Plan dated April 6, 2020 to occur at the northwest corner of the site;
ADVISORY NOTES: per the NYS Department of Transportation, additional stormwater runoff into the state's drainage system is prohibited; any project that cumulatively disturbs one acre or more of land must be covered under the NYS SPDES Permit, and the municipality is advised to ensure that the applicant has obtained the appropriate permits from the NYS Department of Environmental Conservation prior to municipal approval; and

WHEREAS, the site has access to public drinking water and sewers and is located in the Oak Orchard Wastewater Treatment Plant and Davis Road Pump Station service areas; new connections to the public drinking water and sewer infrastructure are proposed for the project; the Project Overview Narrative notes that OCWA provided a flow test report for a hydrant located along Route 11 and there is adequate capacity for a 60-unit residential expansion; per the EAF, anticipated water usage and liquid waste generation are each estimated at 13,200 gallons per day;
ADVISORY NOTES: the Onondaga County Department of Water Environment Protection asks that the applicant contact the Department's Flow Control office to determine sewer availability and capacity; the applicant is advised to contact OCWA's Engineering Department to determine the activities and structures permitted within OCWA easements/right-of-ways, water availability and service options, obtain hydrant flow test information, evaluate backflow prevention requirements, and/or request that the Authority conduct hydrant flow testing to assess fire flow availability; and

WHEREAS, per the Onondaga County Department of Water Environment Protection, the submitted project is located in an area designated as flow constrained or impacted by excessive wet weather flow or is tributary to a Combined Sewer Overflow (CSO);
ADVISORY NOTE: per the Onondaga County Department of Water Environment Protection, the applicant must develop a 1 gallon to 1 gallon sanitary flow offset plan/project in coordination with the municipal engineer; and

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

1. Per the New York State Department of Transportation, no access to Route 11 will be permitted. All access to the site must come from Palace Court to the north.
2. The applicant must submit a copy of the Stormwater Pollution Prevention Plan (SWPPP) and/or any drainage reports or studies to the New York State Department of Transportation for review. To further meet Department requirements, the applicant must submit a copy of the lighting plan to the Department. No glare or spillover onto adjacent properties or the state right-of-way will be permitted. The municipality must ensure any mitigation as may be determined by the Department is reflected on the project plans prior to, or as a condition of, municipal approval.

The Board also offers the following comments:

1. Given the site's location in a highly walkable corridor with minimal setbacks, the applicant is encouraged to consider a site plan configuration that orients the buildings closer to the street face with parking and dumpsters located at the rear of the buildings rather than in the front yard. Alternative front yard landscaping, such as smaller-scale street trees or low hedges/shrubs, is also encouraged.
2. The Board encourages the applicant to extend the proposed on-site sidewalks to the existing sidewalk along Route 11.
3. The Onondaga County Department of Transportation requests a copy of any traffic, drainage, and lighting data submitted to the New York State Department of Transportation.

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



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: May 20, 2020

OCPB Case # Z-20-146

- 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 OTHER AUTHORIZATION from the City of Syracuse Planning Commission at the request of Greater Syracuse Property Development Corp. for the property located at 2507 and 2509 Lodi Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review authorizations which a referring body may issue under the provisions of any zoning ordinance or local law and the site is located within 500 feet of Route 81, a state highway; and
- WHEREAS, the applicant is proposing to combine two parcels into one new lot, Lot Two A (5,305.90 sf), in an Industrial, Class A zoning district; and
- WHEREAS, the site is located in the City's Northside neighborhood with surrounding residential and commercial land uses; aerial imagery and the submitted resubdivision plan dated February 20, 2020 show the site has frontage on Lodi Street, a city street; the western lot is vacant and the eastern lot contains an existing one-and-a-half-story, single-family house; and
- WHEREAS, per the local application, the vacant parcel is not buildable; the proposed lot combination is intended to allow the homeowner to purchase the vacant lot and expand their existing greenspace; the submitted Site Plan shows a proposed 12' wide tarvia driveway on the vacant lot with access to Lodi Street; and
- WHEREAS, the elevated section of I-81 in this area is nearing the end of its useful life; discussions regarding the fate of I-81 have been ongoing and have identified several project alternatives; per the NYS Department of Transportation, the subject parcels will not be impacted by one of the project alternatives; and
- WHEREAS, the City of Syracuse is currently undertaking a comprehensive project to revise and modernize zoning in the City; per the ReZone Syracuse Proposed Zoning Map dated December 2019, the proposed zoning for the lots is Mixed Use Transition (MX-3), which would act to "provide for pedestrian-friendly, transit-supportive areas of higher-density residential development and compatible nonresidential uses, such as offices and supporting commercial uses"; and
- WHEREAS, the site is served by public drinking water and sewers and is located in the Metropolitan Wastewater Treatment Plant service area; no changes to the existing infrastructure are proposed; and
- WHEREAS, per the Onondaga County Department of Water Environment Protection, the submitted project is located in an area designated as flow constrained or impacted by excessive wet weather flow or is tributary to a Combined Sewer Overflow (CSO); and
- WHEREAS, the project is within 2,000 feet of multiple sites (IDs: C734134, C734135, C734136, C734137, C734143, C734131, 734013) in the NYS Department of

Environmental Conservation Environmental Site Remediation database (per EAF Mapper); and

WHEREAS, the site is located over, or immediately adjoining, primary and principal aquifers (per EAF Mapper); and

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

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

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



J.Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: May 20, 2020

OCPB Case # Z-20-147

- 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 OTHER AUTHORIZATION from the City of Syracuse Planning Commission at the request of Greater Syracuse Property Development Corp. for the property located at 407 & 409 Hartson Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review authorizations which a referring body may issue under the provisions of any zoning ordinance or local law and the site is located within 500 feet of Harbor Brook, a county-owned drainage channel; and
- WHEREAS, the applicant is proposing to combine two parcels into one new lot, Lot 15B (11,154.0 sf), in a Residential, Class A zoning district; and
- WHEREAS, the site is located in the City's Westside neighborhood with surrounding residential land uses; the submitted resubdivision plan dated April 24, 2020 shows the site has frontage on Holden Street and Hartson Street, both city streets; the eastern lot is vacant and the western lot contains an existing one-and-a-half-story house and a detached 2-car garage; the site has two existing curb cuts onto Hartson Street with tarvia/gravel driveways connecting behind the house to create a u-shaped driveway; and
- WHEREAS, a letter from the applicant to the City Office of Zoning Administration, dated May 4, 2020, indicates that the eastern lot has been owned by the Land Bank since 2017 and formerly contained a dilapidated house, which was demolished in January 2020; the letter notes that while the property is a buildable lot, it is located in a 100-year floodplain making development of the lot cost-prohibitive; the owner of the western lot intends to purchase the vacant parcel and use it for additional greenspace; and
- WHEREAS, the submitted Site Plan shows the western driveway will be removed and the eastern driveway will be paved and widened to 12'; per the submitted Environmental Assessment Form (EAF), the homeowner also intends to fence in the property; and
- WHEREAS, the City of Syracuse is currently undertaking a comprehensive project to revise and modernize zoning in the City; per the ReZone Syracuse Proposed Zoning Map dated December 2019, the proposed zoning for the lots is Two-Family Residential (R-2), which would act to "provide for neighborhoods made up of single-family detached and two-family homes" where "complimentary uses such as parks, open space, schools, places of assembly, minor utilities, and accessory structures may also be allowed"; and
- WHEREAS, the site is served by public drinking water and sewers and is located in the Metropolitan Wastewater Treatment Plant service area; no changes to the existing infrastructure are proposed; and
- WHEREAS, per the Onondaga County Department of Water Environment Protection, the

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

WHEREAS, the site is located in an Onondaga County Drainage District for Harbor Brook, which is maintained by the Department of Water Environment Protection in this area; the site is east across Holden Street from the Velasko Road Detention Basin, a county-owned parcel; and

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

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

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



J.Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: May 20, 2020

OCPB Case # Z-20-148

- 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 AREA VARIANCE from the Town of Clay Zoning Board of Appeals at the request of Dazzling Smiles for the property located at 8195 Oswego 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 Oswego Road (Route 91/ Old Route 57), a county highway; and
- WHEREAS, the applicant is requesting area variances to reduce the rear yard setback from 80' to 54'-5" in order to construct a 792 sf addition on an existing office building and reduce the rear yard setback from 80' to 31'-9" for a new shed on a 0.919-acre parcel in a Highway Commercial (HC-1) zoning district; and
- WHEREAS, in 2019, the Board offered no position with comment for concurrent site plan (Z-19-381) and area variance (Z-19-382) referrals for a proposed addition to the existing dental office, which were previously approved; plans for the proposed addition have since been modified, necessitating a change in the requested area variances; the area variance referral (Z-20-148) currently under review will reduce the rear yard setback from 80' to 54'-5" to allow for the addition where previously it was reduced to 65'; the reduction in rear yard setback for the new shed will be from 80' to 31'-9" where previously it was 30'; in 2014, the Board offered no position with comment for a site plan referral (Z-14-69) to convert an existing commercial building from a restaurant to a dental office; and
- WHEREAS, the site is located along Oswego Road, a county road, with surrounding land uses being mostly commercial on this corridor; residential neighborhoods occur east and west of the Oswego Road frontage parcels, and the site abuts Madison Village, a mobile home park, to the west; and
- WHEREAS, the submitted subdivision plan dated February 10, 2014 shows the site has additional frontage on Calder Road, a local road serving the mobile home park, and contains an existing building, a dental office (Dazzling Smiles), with parking at the front and south side of the building; and
- WHEREAS, per the subdivision plan, the site has two existing driveways, one onto Oswego Road and one onto Calder Road; the Oswego Road driveway has an access right-of-way and is shared with an adjacent parcel, which appears to contain an unused asphalt parking lot; the site also contains a 25' wide ingress & egress right-of-way that extends the length of the Calder Road driveway and through the front parking area to the adjacent parcel;
- ADVISORY NOTE: per the Onondaga County Department of Transportation, the existing driveway on Oswego Road must meet Department requirements; per the Onondaga County Department of Transportation, no additional access to Oswego Road will be permitted for this site, nor is any shown in the plans; and

WHEREAS, the submitted Proposed Site Plan dated November 27, 2019 (revised March 25, 2020) shows the proposed 792 sf addition will be constructed on the south side of the existing building; in the Board's previous review of the project (Z-19-381) the addition was planned for the north side of the building; the proposed shed is shown to occur in the rear yard, behind the addition, and the proposed parking lot expansion will add a row of 16 new parking spaces parallel to Oswego Road; the application indicates the parking lot will also be re-stripped, as required; and

WHEREAS, the Proposed Site Plan shows the building is existing non-conforming, occurring 54'-5" from the rear lot line where 80' is required for sites abutting a residential district; the proposed building addition will be flush with the rear of the building and also occur 54'-5" from the rear lot line, requiring an area variance, though it will not exacerbate the non-conformity; additional relief from the rear yard setback requirement is necessary for the proposed shed which will be located 31'-9" from the rear lot line; and

WHEREAS, the standards of proof, included in a letter from the applicant to the Town Zoning Board, indicates that the proposal will do little to affect nearby properties as it is a minor expansion of an existing business, and there is an existing 6' tall fence that screens adjacent properties to the south and west; and

WHEREAS, per the submitted Environmental Assessment Form (EAF) dated March 19, 2020, hours of operation for the dental office are 8am to 5pm Monday through Friday; and

WHEREAS, the site is served by public drinking water and sewers and is located in the Wetzel Road Wastewater Treatment Plant service area; per the EAF, anticipated water demand for the expanded dental operations are 200 gallons per day and liquid waste generation is also estimated at 200 gallons per day; ADVISORY NOTES: the Onondaga County Department of Water Environment Protection asks that the applicant contact the Department's Flow Control office to determine sewer availability and capacity; the applicant is also advised to contact OCWA's Engineering Department to determine the activities and structures permitted within OCWA easements/right-of-ways, water availability and service options, obtain hydrant flow test information, evaluate backflow prevention requirements, and/or request that the Authority conduct hydrant flow testing to assess fire flow availability; and

WHEREAS, per the Central New York Regional Transportation Authority (CENTRO), Oswego Road has public transit service; bus stops are located at the Calder Road/Oswego Road intersection on the north side of the site; and

WHEREAS, the site is located over, or immediately adjoining, primary and principal aquifers (per EAF Mapper); and

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

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. To improve walkability and access to public transit in this area, the Town and applicant are encouraged to install a sidewalk along the Oswego Road frontage that includes a crosswalk across Calder Road to the nearby bus stop, provides a planting strip between the sidewalk and the road, and includes an extension to the front entrance of the building.
2. The applicant is encouraged to add landscaping, such as low shrubs or hedges, at the front of the site to screen front yard parking.

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



J.Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: May 20, 2020

OCPB Case # Z-20-150

- 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 LOCAL LAW from the Town of Manlius Town Board at the request of Town of Manlius Town Board for the property located ; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the adoption or amendment of a zoning ordinance or local law; and
- WHEREAS, the applicant is proposing a Local Law amending Chapter 155, Article IV of the Code of the Town of Manlius regarding solar photovoltaic systems including definitions and various other modifications; and
- WHEREAS, per the local law, “the [Manlius Town] Board hereby finds and determines that the consolidated Uniform Solar Application and Permit will streamline the process for obtaining a permit to install Solar [Photovoltaic] Systems and Equipment”; and
- WHEREAS, the proposed text amendments include a new definition for “New York State Unified Solar Permit” which is designated as “The permit issued pursuant to the application prepared by the New York State and set forth in this Local Law as Exhibit A and filed in the office of the Manlius Planning and Development Department. Where the term “building permit” is used in this Section, it will mean the Unified Solar Permit”; and
- WHEREAS, per the local law, the Town will be adopting the Unified Solar Application for the construction or placement of Solar Photovoltaic Equipment and will use the Unified Solar Permit in place of a building permit; the regulations for small and medium ground-mounted systems (GMSs) and roof-mounted systems (RMSs) will be amended to reflect the change in permit requirements; and
- WHEREAS, per the New York State Energy Research and Development Authority (NYSERDA), local governments can pass legislation to adopt the NYS Unified Solar Permit to reduce costs and delays for solar projects in the jurisdiction, which also helps to meet the requirements of NYSERDA’s Clean Energy Communities Program; municipalities that are designated as a Clean Energy Community through the program are then eligible to apply for grants to fund clean energy projects; and
- WHEREAS, the proposed local law will eliminate current security requirements for small and medium GMSs, which includes solar systems with a rated power generation up to and including 200kW; the regulation that will be removed states “Proper security of the site for GMSs is required. This can be accomplished with a security fence, or by other means proposed by the applicant as part of an overall security plan to be accepted by the Town Board”; property security will still be required for large and medium GMSs where it is the principal use on a 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 may wish to incorporate additional local language to the unified permitting to include best practices in areas such as avoiding impacts to agriculture and prime soils, buffering natural features, mitigation for disturbance of sensitive environmental areas, habitat connectivity, silvopasturing or native species plantings.

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



J.Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: May 20, 2020

OCPB Case # Z-20-151

- 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 SITE PLAN from the Town of Cicero Planning Board at the request of Joe Marzullo (Marzullo Landscaping) for the property located at 9160 Brewerton Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Brewerton Road (Route 11) and Route 81, both state highways; and
- WHEREAS, the applicant is proposing construction of a 30' x 40' addition to an existing commercial pole barn on a 2.009-acre parcel in a General Commercial zoning district; and
- WHEREAS, in 2015, the Board offered no position with comment for a site plan referral (Z-15-334) for construction of the existing 40' x 60' pole barn, which is used to store seasonal landscaping business equipment for Marzullo Landscaping; and
- WHEREAS, the site is located between Brewerton Road (US Route 11) and I-81 with surrounding low density roadside commercial/service land uses, a golf course, and tracts of undeveloped lands; the submitted Site Plan – Existing Features dated April 5, 2020 shows the site has frontage on Route 11 and contains an existing building surrounded on three sides by gravel, which appears to connect to the asphalt parking area on the adjacent parcel to the north; and
- WHEREAS, the submitted Site Plan – Proposed Features dated April 5, 2020 shows the proposed addition (1,600 sf) will be constructed at the rear of the building in an area that is currently gravel; per the plans, the site has an existing gravel driveway onto Route 11; no changes to access are proposed; and
- WHEREAS, per the local application, hours of operation are Monday through Saturday from 7am to 7pm and Sunday 9am to 5pm; and
- WHEREAS, the submitted Environmental Assessment Form (EAF) dated April 17, 2020 indicates more than 1 acre of the site will be disturbed by the proposed project; the submitted Grading and Erosion Control Plan dated March 24, 2020 shows a proposed dry swale will be located along the eastern and southern perimeter of the gravel area, leading to a proposed pocket pond at the front of the site;
- ADVISORY NOTES: per the NYS Department of Transportation, additional stormwater runoff into the state's drainage system is prohibited; any project that cumulatively disturbs one acre or more of land must be covered under the NYS SPDES Permit, and the municipality is advised to ensure that the applicant has obtained the appropriate permits from the NYS Department of Environmental Conservation prior to municipal approval; and
- WHEREAS, per the referral notice, the site is served by public drinking water and does not have existing wastewater services; a proposed water line is shown in the Site Plan – Proposed Features; no sanitary is proposed, though the site has access

to public sewers and is located in the Onondaga County Sanitary District and the Brewerton Wastewater Treatment Plant service area;

ADVISORY NOTE: the applicant is advised to contact OCWA's Engineering Department to determine the activities and structures permitted within OCWA easements/right-of-ways, water availability and service options, obtain hydrant flow test information, evaluate backflow prevention requirements, and/or request that the Authority conduct hydrant flow testing to assess fire flow availability; and

WHEREAS, the site may contain the Indiana bat, or its associated habitat, which has been listed by the state or federal government as a threatened or endangered animal species (per EAF Mapper); impacts to bat species are often associated with tree clearing and from the plans it appears that some trees will be removed as part of the proposed project;

ADVISORY NOTE: per the NYS Department of Environmental Conservation (DEC), if the site contains a threatened or endangered species and/or associated habitat, and the project requires review under the State Environmental Quality Review Act (SEQRA), a request for a project screening should be submitted to the New York Natural Heritage Program or to the regional DEC Division of Environmental Permits office; and

WHEREAS, a letter from the NYS Office of Parks, Recreation and Historic Preservation (OPRHP) dated April 20, 2020 indicates that the project has been reviewed by the OPRHP and the office concludes that there will be no impact to NYS parklands or properties, including archaeological and/or historic resources, listed on or eligible for the State or National Registers of Historic Places; 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 existing driveway on Route 11, in order to satisfy commercial driveway standards, which will require paving the portion of the driveway in the right-of-way or 30' from the edge of the travel lane, whichever is greater. To further meet Department requirements, the applicant must submit a copy of the Stormwater Pollution Prevention Plan (SWPPP) for Department review. The municipality must ensure any mitigation as may be determined by the Department is reflected on the project plans prior to, or as a condition of, municipal approval.

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



J.Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: May 20, 2020

OCPB Case # Z-20-152

- 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 SITE PLAN from the Town of Skaneateles Planning Board at the request of West Lake Properties, LLC for the property located at 1808 West 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 West Lake Road (Route 41A), a state highway, and a farm operation located in a NYS Agricultural District; and
- WHEREAS, the applicant is proposing construction of a new pool and patio and reconstruction of the driveway to reduce impermeable surface coverage on a 3.2-acre parcel in Rural and Farming and Lake Watershed Overlay zoning districts; and
- WHEREAS, in 2004, the Board offered no position with comment for an area variance referral (Z-04-104) to add an 8-foot chain link fence around a play area, a 200 sf permanent dock, and a 177 sf shoreline deck on the subject parcel; and
- WHEREAS, the site is located on the western shore of Skaneateles Lake with surrounding residential and agricultural land uses; lands west of the site are enrolled in NYS Agricultural District 2 and appear to contain active farmland; and
- WHEREAS, the submitted survey map dated April 8, 2020 shows the site has frontage on West Lake Road, a state road, and contains an existing three-story house with an attached garage; there is an existing asphalt driveway onto West Lake Road with a gate occurring towards the front of the site; the plan shows tennis court remains in the front yard and paver walkways and decks at the rear of the house; shoreline structures are shown to include a stone retaining wall, a shed and a dock; and
- WHEREAS, the submitted Site Layout Plan dated April 29, 2020 shows the new pool and patio area will be constructed at the rear of the house; the new patio will be comprised of permeable pavers and a pool and hot tub will be included; the plan shows the remains of the tennis court will be removed and restored to natural open space; the driveway reconstruction is shown to occur from the gate to the house, removing that portion of the existing driveway and installing a new driveway with 3' wide asphalt tire paths and a 4' wide permeable paver center strip; no changes to the West Lake Road access point are proposed; and
- WHEREAS, per the submitted Environmental Assessment Form (EAF) dated April 29, 2020, 0.92 acres of the site will be disturbed by the proposed project; stormwater will be collected and treated within bioswales and connect to an existing drainage pipe on the site; and
- WHEREAS, the site is served by an individual septic system and drinking water is drawn directly from Skaneateles Lake; a septic tank is shown at the rear of the house along the northern lot line; no changes to the existing infrastructure are

proposed; and

WHEREAS, the site is located in the Skaneateles Lake watershed; Skaneateles Lake is the primary public water supply source for the City of Syracuse and is unfiltered, requiring strict adherence to water quality protections on land in the watershed; impermeable surface coverage is currently 11.2% and will be reduced to 9.9% following the proposed project; and

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

WHEREAS, the site may contain the bald eagle, or its associated habitat, which has been listed by the state or federal government as a threatened or endangered animal species (per EAF Mapper); and

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

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

1. The municipality must ensure all conditions are met and approvals are obtained from the City of Syracuse Water Department prior to, or as a condition of, approving the proposed application.
2. The applicant must contact the Onondaga County Health Department's Bureau of Public Health Engineering prior to issuance of a building permit to ensure the existing septic system will not be impacted by the proposed project.

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