



# Onondaga County Planning Board

May 23, 2018

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

## I. ATTENDANCE

### MEMBERS PRESENT

Douglas Morris  
Daniel Cupoli  
Robert Antonacci  
James Corbett  
Bill Fisher  
Marty Voss

### STAFF PRESENT

Megan Costa  
Allison Bodine  
Robin Coon

### GUESTS PRESENT

Terry Morgan

## II. CALL TO ORDER

The meeting was called to order at 11:00 AM on May 23, 2018.

## III. MINUTES & OTHER BUSINESS

Minutes from May 2, 2018 were submitted for approval. Robert Antonacci made a motion to accept the minutes. James Corbett seconded the motion. The votes were recorded as follows: Douglas Morris - yes; James Corbett - yes; Daniel cupoli - yes; Robert Antonacci - yes.

## IV. ACTIONS ON GML SECTION 239 REFERRALS

### Summary

S-18-36	TGedTB	<i>No Position With Comment</i>	S-18-37	TDewPB	<i>No Position</i>
S-18-38	TClaPB	<i>No Position With Comment</i>	S-18-39	TVanPB	<i>No Position</i>
S-18-40	TMarPB	<i>Modification</i>	Z-18-148	VFayVB	<i>Approval</i>
Z-18-149	CSyrPB	<i>No Position</i>	Z-18-150	TGedZBA	<i>No Position With Comment</i>
Z-18-151	CSyrPB	<i>No Position</i>	Z-18-152	TLysTB	<i>No Position With Comment</i>
Z-18-153	CSyrPB	<i>No Position</i>	Z-18-154	TClaTB	<i>No Position</i>
Z-18-155	TClaTB	<i>No Position</i>	Z-18-156	TClaTB	<i>No Position</i>
Z-18-157	TDewPB	<i>No Position With Comment</i>	Z-18-158	TDewZBA	<i>No Position With Comment</i>
Z-18-160	TSkaPB	<i>Modification</i>	Z-18-161	TSkaPB	<i>No Position</i>
Z-18-162	TEIbZBA	<i>No Position With Comment</i>	Z-18-163	TCicPB	<i>Modification</i>
Z-18-164	CSyrPB	<i>No Position</i>	Z-18-165	VManVB	<i>No Position</i>
Z-18-166	TDewTB	<i>Approval</i>	Z-18-167	TClaZBA	<i>No Position</i>
Z-18-168	TCamTB	<i>Disapproval</i>			



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: May 23, 2018

OCPB Case # S-18-36

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a PRELIMINARY SUBDIVISION from the Town of Geddes Town Board at the request of Wally Gaworecki for the property located at Church 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 State Fair Boulevard (Route 80), a county highway; and
- WHEREAS, the applicant is proposing to subdivide a 0.719-acre parcel into two new parcels, Lot 901 (0.250 acres) and Lot 902 (0.469 acres), in a Residential A (RA) zoning district; and
- WHEREAS, the site is located in a residential neighborhood off State Fair Boulevard; aerial imagery shows the site is a corner parcel with frontage on Longview Avenue and Church Street, both local roads, and contains an existing two-story house; the house has a front yard setback just over 15' and an existing driveway onto Church Street; the remainder of the site is maintained lawn and wooded areas; and
- WHEREAS, the submitted subdivision map dated January 15, 2018 shows the proposed subdivision will create Lot 901 (0.250 acres), to contain the existing house and driveway, and Lot 902 (0.469 acres) to contain the rear of the parcel; and
- WHEREAS, per the local application, the proposed subdivision is intended to allow for construction of a single-family residence on Lot 902 and renovation of the existing house on Lot 901; and
- WHEREAS, the site is served by public drinking water and sewers and is located in the Metropolitan Wastewater Treatment Plant and Lakeside Pump Station service areas; Lakeside is tributary to the Westside Pump Station service area; and
- WHEREAS, the Onondaga County Department of Water Environment Protection has determined that the submitted project is located in an area designated as flow constrained or impacted by excessive wet weather flow or is tributary to a Combined Sewer Overflow (CSO); and
- WHEREAS, the New York State Department of Environmental Conservation (NYS DEC) Environmental Assessment Form (EAF) Mapper indicates that the project is within 2,000 feet of a site in the NYS DEC Environmental Site Remediation database (734040); the site is located over, or immediately adjoining, primary and principal aquifers; and
- WHEREAS, per the EAF Mapper, the site of the proposed action may contain a species of animal (Northern long-eared bat, Indiana bat), or associated habitats, listed by the state or federal government as threatened or endangered; the project site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the New York State Historic Preservation Office archaeological site inventory; and

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

The applicant and municipality are advised to ensure the following county, state, and/or federal regulation is met prior to future development of Lot 902:

a. Offset Plan - Per the Onondaga County Department of Water Environment Protection, the project shall comply with Local Law #1 of 2011 ([www.ongov.net/wep/uselaws.html](http://www.ongov.net/wep/uselaws.html)) where applicable. The applicant must develop a 1 gallon to 1 gallon offset plan/project in coordination with the municipal engineer to offset new sanitary flow by the removal of extraneous flow and submit a letter confirming the acceptance of the offset plan to the Onondaga County Department of Water Environment Protection.

**The motion was made by James Corbett and seconded by Daniel Cupoli. The votes were recorded as follows: Douglas Morris - yes; Bill Fisher -yes; James Corbett - yes; Daniel Cupoli - yes; Robert Antonacci - yes.**



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: May 23, 2018

OCPB Case # S-18-37

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a PRELIMINARY SUBDIVISION from the Town of DeWitt Planning Board at the request of The Nottingham Retirement Community, Inc. for the property located at 1301 Nottingham Road; and
- WHEREAS, General Municipal Law Section 239-n allows the County Planning Board to review the approval of subdivisions and the site is located within 500 feet of Nottingham Road and Old Stonehouse Road, both county roads, and Route 481, a state highway; and
- WHEREAS, the applicant is proposing to subdivide two parcels containing an existing retirement community, The Nottingham, into three new lots, Lot 1 (38.71 acres), Lot 2 (50.70 acres), and a 907-square foot parcel to be granted to the Town of DeWitt, in a Residential (R-0) zoning district; and
- WHEREAS, the Board recently recommended modification of a site plan referral (Z-18-89) to construct two building additions at the existing retirement community on the subject parcel and cited traffic, drainage, and lighting data requirements from the Onondaga County Department of Transportation; the submitted project summary indicates the subdivision application currently under review has been submitted in conjunction with the site plan which is currently under consideration by the DeWitt Planning Board; and
- WHEREAS, the site is located in the Town of DeWitt, east of the City's Skytop neighborhood and Drumlins Country Club and just north of I-481; the site has frontage on Nottingham Road, a county road, and Peck Hill Road, a local road, and abuts residential lots on three sides; and
- WHEREAS, the submitted survey map dated March 22, 2018 shows the site contains The Nottingham, including a series of attached one and two-story buildings encircled by Nottingham Circle and West Cottage Drive, a local road network serving the facility, and perpendicular parking spaces, small parking lots, and detached garages generally occurring along the internal road network; the remainder of the site contains undeveloped land; and
- WHEREAS, per the survey map, West Cottage Drive extends westward from the main facility and dead ends, and southward from the facility to intersect with Nottingham Road; per the Onondaga County Department of Transportation, no additional access to Nottingham Road will be permitted, nor is it shown on the plans for the site; there is an existing gated, gravel driveway onto Peck Hill Road along the northern lot line that serves a Town water tower on an adjacent parcel to the north; and
- WHEREAS, per the project summary, the undeveloped lands include a drumlin just below the northern lot line which cannot be further developed; a small portion of the site also extends into the bounds of Yellow Wood Parkway, a local road to the east that serves the adjacent Boulder Heights Subdivision; and

WHEREAS, the submitted subdivision map dated March 22, 2018 shows proposed Lot 1 (38.71 acres) will contain all buildings and the road network associated with The Nottingham and proposed Lot 2 (50.70 acres) will contain the remaining, undeveloped lands including the gravel drive to the adjacent water tower; the proposed subdivision will also separate out 907 sf of the site containing Yellow Wood Parkway, to be granted to the Town; per the project summary, the DeWitt Planning Board requested combining the existing parcels so that all buildings, roads, and other improvements will be located on a single parcel, however, The Nottingham would like to retain the undeveloped lands as a separate parcel; and

WHEREAS, the project summary indicates that future plans for The Nottingham include a bistro which has not been formally presented to the Town yet; no development plans are indicated for proposed Lot 2; and

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

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

WHEREAS, GIS mapping shows the site may contain a small area of federal wetlands which appears to fall in an undeveloped area close to The Nottingham facility; and

WHEREAS, the New York State Department of Environmental Conservation (NYS DEC) EAF Mapper indicates that the project site is located in or near the following natural communities: Maple-Basswood Rich Mesic Forest; per the NYS DEC, if a significant natural community is present at or near the location, a careful on-site evaluation should be done to confirm the size, status, and specific locations of those natural communities on the parcel, and to document the presence of any significant plants or wildlife; and

WHEREAS, per the EAF Mapper, the site of the proposed action may contain a species of animal (Indiana Bat, Northern long-eared bat), or associated habitats, listed by the state or federal government as threatened or endangered; the EAF Mapper also indicates that the project site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the New York State Historic Preservation Office archaeological site inventory; and

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

**The motion was made by James Corbett and seconded by Daniel Cupoli. The votes were recorded as follows: Douglas Morris - yes; Bill Fisher -yes; James Corbett - yes; Daniel Cupoli - yes; Robert Antonacci - yes; Marty Voss - yes.**



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: May 23, 2018

OCPB Case # S-18-38

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a PRELIMINARY SUBDIVISION from the Town of Clay Planning Board at the request of Red Barn Country, LLC for the property located at 7175 Buckley Road; and
- WHEREAS, General Municipal Law Section 239-n allows the County Planning Board to review the approval of subdivisions and the site is located within 500 feet of Buckley Road, a county highway, and the municipal boundary between the Town of Clay and Town of Salina; and
- WHEREAS, the applicant is proposing a lot line adjustment to create two new parcels, Lot 1 (2.98 acres) and Lot 2 (5.45 acres), from three existing parcels in a Highway Commercial (HC-1) zoning district; and
- WHEREAS, the Board recently reviewed concurrent site plan (Z-18-73), special permit (Z-18-74), and area variance (Z-18-91) referrals to construct a 5,700 sf restaurant (Brooklyn Pickle) as part of a larger redevelopment project for the site; in 2011, the Board recommended Disapproval of Subdivision (S-11-42) and Zone Change (Z-11-189, Z-11-190) referrals as part of a development proposal to create 36 single-family residential lots and 38,000 sf of commercial space from three lots, including one of the subject parcels; and
- WHEREAS, a coordinated review meeting was held on May 15, 2018 at the request of the Town to discuss full build out potential for the site and surrounding area; during the meeting, access management strategies, stormwater management, and wastewater accommodations were discussed in consideration of the current Brooklyn Pickle project and the future needs of the site and surrounding area; and
- WHEREAS, the site consists of three parcels located along Buckley Road, a county road, in the Town of Clay, south of West Taft Road and adjacent to the North Medical Center; the site abuts several recently developed single-family residential lots to the south and has frontage on Red Barn Circle, a local road serving the residential neighborhood, all of which were created as part of the 2011 subdivision and zone change referrals; and
- WHEREAS, the submitted topographic survey dated February 13, 2018 shows the site contains two existing vacant structures (formerly Hafner's Red Barn Country Store and Farm Market), a front asphalt parking lot, and a rear gravel drive, all to be demolished as part of the proposed redevelopment project; the site has four existing driveways onto Buckley Road; and
- WHEREAS, the submitted subdivision map dated February 8, 2018 shows Lots 1 (2.98 acres) and 2 (5.45 acres) to be created from the three existing parcels by a proposed lot line adjustment, with Lot 1 occurring at the northeast corner of the site and intended for the proposed Brooklyn Pickle restaurant (Z-18-73, Z-18-74, Z-18-91); and

WHEREAS, a submitted letter from GTS Consulting dated February 16, 2018, included with the referral materials for the proposed Brooklyn Pickle (Z-18-73, Z-18-74, Z-18-91), indicated that the overall concept plan for future redevelopment of the “remaining Hafner property” (presumably proposed Lot 2 and a nearby parcel under common ownership) includes a 6,400 sf building behind the proposed Brooklyn Pickle, a 5,000 sf building south of the proposed access roadway, a 3,000 sf bank building north of Red Barn Circle, and a 5,000 sf building south of Red Barn Circle; per the letter, the three unidentified buildings are assumed to be general commercial; the letter also indicated that the four existing driveways will be replaced by a single, full access roadway opposite Dolshire Road, a local road serving a residential neighborhood to the east; and

WHEREAS, numerous potential developments adjacent to and near the site were also discussed at the coordinated review meeting, in the context of long term planning for increased traffic in the area, and the need for interconnected roadways, consolidated access points, turning lanes, and/or traffic signals, as well as long-term shared funding mechanisms; and

WHEREAS, the Syracuse Metropolitan Transportation Council (SMTC) has created a Sustainable Streets Guide, which includes the identification of priority sidewalk zones where the installation of sidewalks would likely be beneficial to connect residents and businesses; this site is located within a priority zone; and

WHEREAS, the subdivision plan shows an area at the rear of the site labeled “Drainage Easement for Stormwater Management Basin”; the project will share a stormwater management basin as part of the larger redevelopment project; no additional information regarding stormwater management was included in the referral materials; the location of the proposed detention basin would preclude extension of the proposed driveway further to the west to serve the rear landlocked parcel or possible local driveway/roadway extension configurations; the site is also located in the Bloody Brook Drainage Basin, requiring consultation with the Onondaga County Department of Water Environment Protection; and

WHEREAS, per the Onondaga County Department of Finance Office of Real Property Services, the site is served by public drinking water and sewers and is located in the Metropolitan Wastewater Treatment Plant and Ley Creek Pump Station service areas; the Onondaga County Department of Water Environment Protection has determined that the submitted project is located in an area designated as flow constrained or impacted by excessive wet weather flow or is tributary to a Combined Sewer Overflow (CSO); and

WHEREAS, per discussion at the coordinated review meeting, wastewater service for Brooklyn Pickle and the proposed the 8-acre site would flow, and possibly another parcel south of Red Barn Circle would flow east through Pitcher Hill, subject to agreements allowing for 3,000 gpd maximum flowage through Town of Salina infrastructure; additional anticipated residential development (13-20 lots) just west of the site that would feed south through Red Barn Acres residential, also subject to Town of Salina requirements; and

WHEREAS, the New York State Department of Environmental Conservation (NYS DEC) EAF Mapper indicates that the project is within 2,000 feet of a site in the New York State Department of Environmental Conservation (NYS DEC) Environmental Site Remediation database (734051); the site is located over, or

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

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

The Board encourages the Town to require future right-of-way plans for full build out of the site to be shown on the subdivision map prior to Town approval.

The Board also offers the following comments to be considered for the project as a whole:

1. The applicant and Town are encouraged to continue coordinating with agency stakeholders on a proposed site plan, traffic study, wastewater planning, and SEQR documentation that considers infrastructure access and traffic impacts for full buildout. The Board encourages consideration of adjacent developable parcels, well-planned driveway/roadway access points, potential future signal or turning movement locations, and interconnections to serve the proposed development and facilitate mobility in and through adjacent developments via logical pathways. The town is encouraged to explore shared financing mechanisms with involved landowners/project sponsors for current or future traffic mitigation.

2. Removal of front yard parking between the building and Buckley Road is encouraged, to locate the building closer to the right-of-way for visibility, continuity, aesthetics and pedestrian access.

3. The applicant is advised to continue to coordinate traffic data requirements with the Onondaga County Department of Transportation. Any modifications to the Site Plan required by the Department must be reflected on a revised Site Plan prior to municipal approval.

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

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

6. Shared stormwater management facilities with adjacent development are encouraged and should consider potential full buildout and locations for future road connections.

7. As Town parking requirements are significantly less than what is proposed for the project, the Board encourages any opportunities for shared parking as



part of full build out or reducing the parking area on the site altogether.

8. Since the site is within a pedestrian priority zone, the Board encourages the applicant to include a sidewalk along Buckley Road and additional sidewalks throughout the site, as well as bike racks, as part of full build out to provide pedestrian interconnections between the proposed commercial buildings and adjacent residential neighborhood and medical center. Landscaping, such as a low hedge, is advised to buffer any parking visible from the front of the site, and to demark primary thoroughfares with the development.

9. To minimize duplication of effort, identify shared and cumulative impacts and avoid potential perceptions of segmentation, the applicant and Town are advised to complete a combined environmental assessment of full build out of the site as indicated in the overall concept plan.

10. The Town is advised to continue to coordinate with the Town of Salina regarding local transmission of wastewater for current and future build out of the site. The Onondaga County Department of Water Environment Protection asks that the applicant contact the Department at (315) 435-5402 early in the planning process to determine sewer availability and capacity.

11. The applicant is encouraged to reduce stormwater runoff and improve stormwater quality as much as practical by reducing impermeable surfaces and utilizing green infrastructure. For more information on stormwater management, visit the Onondaga County "Save the Rain Program" website at <http://savetherain.us> or contact the Onondaga County Department of Water Environment Protection at 315-435-2260.

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

13. The applicant and municipality are advised to ensure the following county, state, and/or federal regulations have been met prior to project approval:

a. County Highway Access and/or Work Permit – Any new or modified driveways and work within the county right-of-way require a highway access and/or work permit from the Onondaga County Department of Transportation.

b. Offset Plan - Per the Onondaga County Department of Water Environment Protection, the project shall comply with Local Law #1 of 2011 ([www.ongov.net/wep/uselaws.html](http://www.ongov.net/wep/uselaws.html)) where applicable. Unless it can be demonstrated that anticipated sanitary flows will not exceed previous flows in excess of one sewer unit over prior uses, the applicant must develop a 1 gallon to 1 gallon offset plan/project in coordination with the municipal engineer to offset new sanitary flow by the removal of extraneous flow and submit a letter confirming the acceptance of the offset plan to the Onondaga County Department of Water Environment Protection.

c. Permitting for Demolition - 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.

d. State Pollutant Discharge Elimination System (SPDES) Permit – Any project that cumulatively disturbs one acre or more of land, must be covered under the New York State SPDES II General Permit for Stormwater Discharges from Construction Activity. For projects within a designated municipal storm sewer system (MS4) municipality, the applicant must prepare a Stormwater Pollution Prevention Plan (SWPPP) and consult with the municipal engineer to ensure conformance with the municipality's Storm Water Management Plan (SWMP). The applicant is advised that they must submit a Notice of Intent (NOI) and an MS4 SWPPP Acceptance Form (signed by the municipality) to the DEC Bureau of Water Permits. The municipality should ensure that a letter of acceptance is received from the DEC prior to issuance of a building permit.

Projects located within the Onondaga Lake watershed must include Enhanced Phosphorus Removal design criteria from the NYS Stormwater Management Design Manual in the SWPPP.

e. Archaeological Sensitive Areas – The applicant and/or municipality is advised to contact the New York State Historic Preservation Office to determine if the project should be submitted to the Office for review as part of the State Environmental Quality Review (SEQR) process.

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

**The motion was made by James Corbett and seconded by Daniel Cupoli. The votes were recorded as follows: Douglas Morris - yes; Bill Fisher -yes; James Corbett - yes; Daniel Cupoli - yes; Robert Antonacci - yes.**



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: May 23, 2018

OCPB Case # S-18-39

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a FINAL SUBDIVISION from the Town of Van Buren Planning Board at the request of Lot 1 Winchell Road Subdivision for the property located 3417 Walters Road; and
- WHEREAS, General Municipal Law Section 239-n allows the County Planning Board to review the approval of subdivisions and the site is located within 500 feet of Interstate Route 90 (New York State Thruway), a state highway, Walters Road and Winchell Road, both county roads, and the municipal boundary between the Town of Van Buren and the Town of Geddes; and
- WHEREAS, the applicant is proposing a lot line adjustment to subdivide 0.865 acres from tax parcel 055.-04-02.1 and add it to tax parcel 055.-04-02.6 in an Industrial-A (In-A) zoning district; and
- WHEREAS, in 2017, the Board recommended disapproval of a zone change referral (Z-17-280) to add one of the subject parcels to a Billboard Sign Overlay District (BSO) to allow for off-premises advertising on an existing billboard, and cited restrictions from the New York State Thruway Authority in its reasons for the recommendation; in 2015, the Board offered no position with comment for a local law referral (Z-15-416) to amend the zoning classification of the subject parcels and six others to Industrial-A (In-A); and
- WHEREAS, the site consists of two tax parcels situated between the New York State Thruway (I-90) and Walters Road, a county road, in the Town of Van Buren; the site has additional frontage at the dead end of Winchell Road, a county road, and generally occurs at the rear of six adjacent properties, including vacant lands, a storage facility, a hotel, and a vacant restaurant, which are located along Winchell Road and Walters Road; and
- WHEREAS, the proposed subdivision is intended to convey 0.865 acres, including an existing gravel lot that currently falls on both parcels, from parcel 055.-04-02.1 to 055.-04-02.6; the submitted subdivision map dated April 29, 2018 shows proposed Lot 5A (3.098 acres) with frontage on Walters Road, to include parcel 055.-04-02.6, which is owned by the Town of Van Buren, and the conveyed lands; the remainder of parcel 055.-04-02.1 is shown as Lot 1A (14.096 acres) and occurs to the north; and
- WHEREAS, per aerial imagery, Lot 5A will contain an existing building, front and rear gravel areas, and an existing driveway onto Walters Road; Lot 1A is vacant except for an existing billboard sign located along the northern property line and an existing gravel driveway from Winchell Road to the billboard; and
- WHEREAS, per the subdivision map, there is a 40' access easement along the northern property line of Lot 1A that ends at an existing asphalt drive on a neighboring parcel to the east, and a 200' Niagara Mohawk Power Corporation easement running east-west through the proposed lot; there are 20' sewer and drainage

easements along the eastern property line of both proposed lots; and

WHEREAS, per the referral notice, the site is served by public drinking water and sewers and is located in the Baldwinsville-Seneca Knolls Wastewater Treatment Plant service area in an area that is tributary to the Metropolitan Wastewater Treatment Plant; and

WHEREAS, GIS mapping shows the site may contain an area of federal wetlands at the front of proposed Lot 5A which appears to overlap with the gravel area at the front of the building; and

WHEREAS, the New York State Department of Environmental Conservation (NYS DEC) Environmental Assessment Form (EAF) Mapper indicates that the site is located over, or immediately adjoining, primary and principal aquifers; and

WHEREAS, the EAF Mapper states that the site of the proposed action may contain a species of animal, or associated habitats, listed by the state or federal government as threatened or endangered; and

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

**The motion was made by James Corbett and seconded by Daniel Cupoli. The votes were recorded as follows: Douglas Morris - yes; Bill Fisher -yes; James Corbett - yes; Daniel Cupoli - yes; Robert Antonacci - yes; Marty Voss - yes.**



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: May 23, 2018

OCPB Case # S-18-40

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a PRELIMINARY SUBDIVISION from the Town of Marcellus Planning Board at the request of Marcus Richards for the property located at 2739 West Seneca Turnpike; and
- WHEREAS, General Municipal Law Section 239-n allows the County Planning Board to review the approval of subdivisions and the site is located within 500 feet of West Seneca Turnpike (Route 175), a state highway, and a farm operation located in a NYS Agricultural District; and
- WHEREAS, the applicant is proposing to subdivide 1.15 acres with an existing home from a 132-acre parcel in an R1 zoning district; and
- WHEREAS, the site is located in a rural area in the Town of Marcellus, just east of the Village; the site and some surrounding lands are enrolled in New York State Agricultural District 2 and appear to contain active farmland; there is a fairly steep slope away from the site and down towards the Village; and
- WHEREAS, the submitted subdivision map dated April 22, 2018 shows the site has frontage on West Seneca Turnpike, a state road, and contains an existing two-story house set back 70.7' from the road front; the site has an existing gravel driveway onto West Seneca Turnpike that appears to extend to a dirt drive serving the agricultural fields at the rear of the site; and
- WHEREAS, aerial imagery shows the site abuts single-family residential lots to the east; Abounding Way and Lathrop Drive, both local dead end roads serving the residential lots, are shown to end at the rear agricultural lands of the site and provide additional access to them; the subdivision map also shows an area "reserved for future street" on the adjacent lands that could provide future access to the site; and
- WHEREAS, the subdivision map shows proposed Lot 2 (1.157 acres) to contain the existing house and driveway; the remaining lands are shown as proposed Lot 1 (131 acres) with a proposed driveway and 60' right-of-way onto West Seneca Turnpike; the local application indicates that Lot 1 will continue to be used for agriculture following the proposed subdivision; and
- WHEREAS, per the subdivision map, there is a drainage ditch crossing the site that occurs just behind the existing house; the map notes the "Property is affected by U.S. Fish and Wildlife wetland along existing ditch. It is labeled as riverine (R5UBH)."; and
- WHEREAS, the site is served by public drinking water and an individual septic system; no changes to the existing infrastructure are proposed; and
- WHEREAS, GIS mapping shows the site may contain another area of federal wetlands that appears to fall in a forested area at the center of the site; and

WHEREAS, the New York State Department of Environmental Conservation (NYS DEC) Environmental Assessment Form (EAF) Mapper indicates that the project site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the New York State Historic Preservation Office archaeological site inventory; and

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 New York State Department of Transportation has determined that the municipality and the applicant are required to coordinate West Seneca Turnpike access plans with the Department's Onondaga West Residency office. New driveways on residential lots providing access to a state road require a residential driveway permit.

The Board also offers the following comment(s):

1. The Town and applicant are encouraged to consider opportunities for shared access for the proposed lots or alternative access to the agricultural lands from Abounding Way and Lathrop Drive in order to minimize impacts to the drainage ditch and wetland and limit the number of access points to West Seneca Turnpike.
2. While conversion of agricultural land is discouraged, the Town and applicant are advised that all access must come from Lathrop Drive and Abounding Way for any future non-agricultural development of Lot 1. The Board also notes that drainage from this site and adjacent parcels may have significant effects on down slope Village lands, and care should be taken to reduce off-site drainage.
3. The Board encourages the Town to consider the potential long-term effects of large-lot, strip subdivisions along road frontages, particularly within areas containing New York State Agricultural District properties and in farm/agricultural zoning districts, as potential conflicts with agricultural operations, changes to the rural character, increased public service demands and costs, reduction of open space and farmland, and impacts to road safety and mobility may cumulatively occur.
4. The applicant and municipality are advised to ensure the following county, state, and/or federal regulation is met for the proposed project:
  - a. State Work Permit – Any work within the state right-of-way requires a work permit from the New York State Department of Transportation.

**The motion was made by Daniel Cupoli and seconded by James Corbett. The votes were recorded as follows: Douglas Morris - yes; Bill Fisher -yes; James Corbett - yes; Daniel Cupoli - yes; Robert Antonacci - yes.**



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: May 23, 2018

OCPB Case # Z-18-148

- 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 LOCAL LAW from the Village of Fayetteville Village Board at the request of Village of Fayetteville for the property located ; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the adoption or amendment of a zoning ordinance or local law; and
- WHEREAS, the applicant is proposing a local law to amend the text of Section 187-7 C.(6)(d)(v) of the zoning code regarding the location of smoke and carbon monoxide detectors at Bed and Breakfast establishments in conformance with NYS Building Code; and
- WHEREAS, in 2017, the Board offered no position with comment for a local law referral (Z-17-61) to amend the Village zoning ordinance to provide for operation of Bed and Breakfast facilities as a permissible use in the Residential (R-3) district, which was adopted by the Village in February 2017; and
- WHEREAS, per Local Law No. 1 of 2017, as reviewed in the local law referral (Z-17-61), Bed and Breakfasts are defined as a dwelling in which rooms are rented to guests with no more than one meal served daily, and the entire service, food and lodging are to be included in one stated price; and
- WHEREAS, per Local Law No. 1 of 2017, bed and breakfasts would be allowable with special permit review and site plan review in the R-3 district, which currently only exists along a three block stretch of East Genesee Street within the center of the Village; affected parcels are largely traditional two-story single-family and multi-family homes; and
- WHEREAS, the proposed local law will amend the conditions for Bed and Breakfasts to require a hard-wired, inter-connected, smoke and carbon monoxide detector in each bedroom occupied by a paying guest; per the submitted Environmental Assessment Form (EAF) dated April 23, 2018, this requirement is in accordance with the NYS Building Code; and
- WHEREAS, the proposed amendment will replace the existing text in Section 187-7 C.(6)(d)(v) which states “Each bedroom occupied by a paying guest shall be equipped with a properly installed and functioning smoke detector. Further, a smoke detector shall be [properly] installed and functioning on or near the ceiling in the room or hallway from which each bedroom rented to paying guests exists.”; and

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

The Board approves of the proposed local law as it provides additional clarity to the conditions set forth for the Bed and Breakfast use and reinforces

compliance with NYS Building Code as necessary.

**The motion was made by Robert Antonacci and seconded by Daniel Cupoli. The votes were recorded as follows: Douglas Morris - yes; Bill Fisher -yes; James Corbett - yes; Daniel Cupoli - yes; Robert Antonacci - yes; Marty Voss - yes.**





JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: May 23, 2018

OCPB Case # Z-18-149

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a THREE-MILE LIMIT from the City of Syracuse Planning Commission at the request of Oot Bros., Inc. for the property located at 5908-5910 North Burdick Street;
- WHEREAS, the site is located within three miles of the City of Syracuse and subject to the extra-territorial jurisdiction of the City of Syracuse under the three-mile limit rule and the site is located within 500 feet of North Burdick Street (Route 94), a county highway; and
- WHEREAS, the applicant is proposing to subdivide an 11.579-acre parcel into two new parcels, Lot 1 (3.233 acres) and Lot 2 (8.346 acres), in a Commercial B zoning district; and
- WHEREAS, the Board did not receive a subdivision referral relating to this 3-mile limit review; a letter from the Town of Manlius to the City dated April 20, 2018 indicates that the proposed subdivision has been approved locally by the Planning and Development Department; the property has remained undivided since before May 16, 1960, entitling it to a one-time split pursuant to the Town Code and exempting it from the typical subdivision process with the Town Planning Board; and
- WHEREAS, in 2005, the Board recommended modification of concurrent site plan (Z-05-158) and preliminary subdivision (S-05-66) referrals to divide the subject parcel into two lots for a convenience store and gas station on one proposed lot and a retail building on the other, which ultimately did not occur; the Board cited access requirements, wetland considerations, required lighting and landscaping plan submissions, deed restrictions for residual lands, and legal easements for adjacent uses; and
- WHEREAS, the site is located along North Burdick Street, a county road, and between two areas of dense single-family residential development; the site abuts a commercial property (DOOW Lumber) to the north, a medical office building to the south, and parcels containing the Links at Erie Village golf course to the rear; the site is across North Burdick Street from a large vacant lot; and
- WHEREAS, aerial imagery shows the site is vacant with maintained lawn occurring towards the front of the parcel, patches of existing tree cover interspersed throughout the site, and a larger treed area occurring at the rear of the lot; the submitted subdivision map dated April 17, 2018 shows an easement along the southern lot line labeled "Onondaga County Dist. R.O.W. – Eastern Branch Pipeline" and a 50' easement to the Niagara Mohawk Power Corporation crossing the northeast corner of the lot; per the Onondaga County Department of Water Environment Protection, no buildings or structures are allowed to encroach on the county easement; and
- WHEREAS, per the subdivision map, proposed Lot 1 (3.233 acres), to include the N.M.P.C. easement, will have 175' of frontage on North Burdick Street and contain the

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northern lands and proposed Lot 2 (8.346 acres), to include the Onondaga County right-of-way, will have 425.18' of frontage on North Burdick Street and contain the southern lands; and

WHEREAS, a letter from the applicant to the City dated April 23, 2018 indicates that the "current application is only for a subdivision of the property" and "no development plans have been proposed or submitted"; the applicant is advised to coordinate any proposed or future access plans to North Burdick Street with the Onondaga County Department of Transportation to ensure the proposed configuration provides adequate sight distance for access to each lot; and

WHEREAS, the site has access to public drinking water and sewers and is located in the Meadowbrook-Limestone Wastewater Treatment Plant service area; the Onondaga County Department of Water Environment Protection has determined that the submitted project is located in an area designated as flow constrained or impacted by excessive wet weather flow or is tributary to a Combined Sewer Overflow (CSO); and

WHEREAS, GIS mapping shows the sides and rear of the site may contain state wetlands and/or the 100-foot state wetland buffer, which appears to leave less than 2 acres of land centered at the front of the site that is outside the wetland and buffer area; the applicant is advised to contact the New York State Department of Environmental Conservation to confirm the presence of state wetlands and/or the 100-foot state wetland buffer on the site; all confirmed wetlands should be shown on the plans for the site and any applicable permits should be obtained prior to future development; and

WHEREAS, the New York State Department of Environmental Conservation (NYS DEC) Environmental Assessment Form (EAF) Mapper indicates that the site is located over, or immediately adjoining, a principal aquifer; and

WHEREAS, per the EAF Mapper, the site of the proposed action may contain a species of animal (Northern long-eared bat, Indiana bat), or associated habitats, listed by the state or federal government as threatened or endangered; the project site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the New York State Historic Preservation Office archaeological site inventory; and

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

**The motion was made by James Corbett and seconded by Daniel Cupoli. The votes were recorded as follows: Douglas Morris - yes; Bill Fisher -yes; James Corbett - yes; Daniel Cupoli - yes; Robert Antonacci - yes; Marty Voss - yes.**



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: May 23, 2018

OCPB Case # Z-18-150

- 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 AREA VARIANCE from the Town of Geddes Zoning Board of Appeals at the request of John Szczech for the property located at 3201 West Genesee 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 West Genesee Street (Route 5), a state highway, and the NYS Route 5 on-ramp; and
- WHEREAS, the applicant is requesting an area variance for additional free-standing and wall signage for a proposed bank branch office (Solvay Bank) on a 1.15-acre parcel in a Residential (RA) zoning district; and
- WHEREAS, the Board recently offered no position with comment for a use variance referral (Z-18-103) as part of the proposed project; and
- WHEREAS, in 2017, the Board recommended modification of concurrent use variance (Z-17-72) and area variance (Z-17-73) referrals proposing to demolish the existing service/gas station and construct a 5,800 sf convenience store and gas station (Fastrac), citing concerns with the scale of the proposed project, which was ultimately withdrawn, and compatibility with adjacent residential land uses; additional requirements/recommendations included submitting traffic, drainage, and lighting data to the New York State Department of Transportation and coordinating stormwater management and wastewater accommodations; and
- WHEREAS, the site is located at the corner of West Genesee Street, a state owned road, and South Terry Road, a local street, and is located one block from an interstate highway ramp; properties along West Genesee Street are primarily residential in this section, with the exception of this and another existing gas station/convenience store across the street, and a limited number of other scattered existing non-conforming commercial uses; the property abuts vacant and residential land; South Terry Road is predominantly single-family residential; and
- WHEREAS, the survey map dated February 18, 2018, submitted with the use variance referral (Z-18-103), shows the 1.15-acre parcel contains an existing Carr's Automotive non-conforming vehicle service station, (approximately 1,400 square feet) with four gas pumps in front of the building, and undelimited parking to the front, sides and rear; an undeveloped portion of the site contains grassed area and trees, and a row of evergreen trees largely lines the rear of the parcel; site access includes two existing driveways onto South Terry Road and two existing driveways onto West Genesee Street, one occurring across from a median where West Genesee Street transitions to a divided highway; and
- WHEREAS, the submitted Aerial Site Plan dated April 23, 2018 shows the proposed

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project to include removing the existing structures, parking, and access and constructing a proposed bank (3,210 sf) with front yard setbacks more than 60' and a rear yard setback of roughly 49' (an increase of 5' from the plans included with the use variance referral Z-18-103); per the plan, the bank building will be surrounded on all sides by asphalt with front and side yard parking (28 spaces total) and a canopied, three-lane drive-thru at the rear of the building; site landscaping includes a row of trees/shrubs along the rear boundary shared with adjacent residential lots; a proposed fence is also shown to provide additional buffering along the rear boundary; and

WHEREAS, a proposed right-in, right-out driveway on West Genesee Street and a proposed full access driveway onto South Terry Road are shown on the plans; per the New York State Department of Transportation, the Department has been contacted regarding traffic and drainage data requirements and conceptual approval has been given for the proposed driveway on West Genesee Street; and

WHEREAS, area variances are sought to allow for the proposed signage; per the Town of Geddes zoning ordinance, any nonresidential use permitted in a residential district is allowed "one wall or freestanding sign for each street frontage not to exceed 20 square feet in area"; per the Town code, no freestanding sign shall exceed a height of six feet measured to the top of the sign; and

WHEREAS, the Floor Plan dated February 15, 2018, submitted with the use variance referral (Z-18-103), shows signage for the project to include two proposed wall-mounted signs and two proposed monument signs with LED-illuminated lettering and logo, one at the corner of West Genesee Street and South Terry Road measuring 15' tall and 3'-9" wide and the other adjacent to the proposed driveway on South Terry Road measuring 14' tall and 3' wide; no additional information regarding the proposed wall signs was provided; per the submitted Environmental Assessment Form (EAF) revised April 20, 2018, proposed lighting includes building-mounted, dark sky compliant LED fixtures; and

WHEREAS, per the EAF, hours of operation will be Monday through Friday 9am to 6pm and Saturday 9am to noon; and

WHEREAS, the site is served by public water and sewer and is located in the Metropolitan Wastewater Treatment Plant and Westside Pump Station service areas; the Onondaga County Department of Water Environment Protection has determined that the submitted project is located in an area designated as flow constrained or impacted by excessive wet weather flow or is tributary to a Combined Sewer Overflow (CSO); and

WHEREAS, per the EAF, the site contains 5 oil/fuel storage tanks and there have been reported spills at the proposed project site, which are listed in the New York State Department of Environmental Conservation (NYS DEC) Spills Incidents Database (DEC ID numbers 8905601, 9001241, 9803677, 0401554, 0509928) and have been satisfactorily closed by the DEC; the EAF indicates that the existing underground storage tanks and approximately 300 yards of soil will be removed from the site; per the EAF, the site is also located over, or immediately adjoining, primary and principal aquifers; and

WHEREAS, in 2013-14, the Town of Geddes created a citizen West Genesee Street Corridor Committee to advise the Town Board on zoning matters and to assess the potential impacts of allowing limited commercial uses on the corridor; at the request of the Town, the Syracuse-Onondaga County Planning Agency

staff provided technical support, which included a memo containing research and recommendations, to the committee; in the end, the committee issued a Findings report which outlined two positions: 1) to maintain the RA zoning along with a road diet, speed limit reduction, reduced number of bus stops, and strict review of variance requests, or 2) to modify and apply the existing RC zoning district to the corridor, with specific standards governing use, scale, paved areas, parking, etc.; both reports note that consensus was not achieved among committee members on a preferred position; 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 considers the requested area variance to be largely of local concern, it has concerns regarding the potential design impact of the two proposed pole signs, particularly the one along Terry Road, on the residential character of the area. The applicant is strongly encouraged to eliminate the proposed pole sign at Terry Road, and reduce the scale of other proposed signage to better meet the Town's zoning requirements and maintain compatibility of this proposed commercial use with the nearby traditional neighborhood as much as possible.

The Board also reiterates the following prior review comment(s) for the project as a whole:

1. Given the proximity of the residential uses and limited size of the site, the applicant is advised to consider a revised site plan that eliminates the front yard parking and moves the building closer to West Genesee Street and removes one of the drive-thru lanes to allow for a greater buffer between the proposed use and adjacent residential lots.
2. The Board encourages the Town to consider the addition of sidewalks (and possibly street trees) along West Genesee Street to further improve the compatibility of this site with the nearby traditional neighborhood and foster walkability between residential and nearby commercial land uses. The New York State Department of Transportation strongly recommends that when locating sidewalks along a state road, they occur within the public right-of-way. In this case, appropriation of land to the New York State Department of Transportation would be required and should be coordinated with the Department.
3. The municipality and the applicant must continue to coordinate West Genesee Street access and drainage requirements with the New York State Department of Transportation.
4. The applicant must submit a lighting plan to be approved by the New York State Department of Transportation and the Town to ensure there is no glare or spillover onto adjacent properties or the State right-of-way.
5. The Board notes the existence of longstanding stormwater drainage issues on the site and encourages the Town to require drainage plans or careful review of plans for stormwater accommodation, especially if a formal Stormwater Pollution Prevention Plan is not required.

6. The Onondaga County Department of Water Environment Protection asks that the applicant contact the Department at (315) 435-6820 early in the planning process to determine sewer availability and capacity.
7. The applicant is encouraged to increase the amount of landscaping on site and reduce stormwater runoff and improve stormwater quality as much as practical by reducing impermeable surfaces and utilizing green infrastructure. For more information on stormwater management, visit the Onondaga County "Save the Rain Program" web site at <http://savetherain.us> or contact the Onondaga County Department of Water Environment Protection at 315-435-6820.
8. The applicant and municipality are advised to coordinate with the New York State Department of Environmental Conservation regarding the removal of any storage tanks on the site and safe development of the former gas station parcel.
9. The applicant and municipality are advised to ensure the following county, state, and/or federal regulations are met for the proposed project:
  - a. State Highway Access and/or Work Permit – Any new or modified driveways and work within the state right-of-way require a highway access and/or work permit from the New York State Department of Transportation.
  - b. Permitting for Demolition - 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.
  - c. Offset Plan - Per the Onondaga County Department of Water Environment Protection, the project shall comply with Local Law #1 of 2011 ([www.ongov.net/wep/uselaws.html](http://www.ongov.net/wep/uselaws.html)) where applicable. Unless it can be demonstrated that anticipated sanitary flows will not exceed previous flows in excess of one sewer unit over prior uses, the applicant must develop a 1 gallon to 1 gallon offset plan/project in coordination with the municipal engineer to offset new sanitary flow by the removal of extraneous flow and submit a letter confirming the acceptance of the offset plan to the Onondaga County Department of Water Environment Protection.

**The motion was made by James Corbett and seconded by Daniel Cupoli. The votes were recorded as follows: Douglas Morris - yes; Bill Fisher -yes; James Corbett - yes; Daniel Cupoli - yes; Robert Antonacci - yes.**



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: May 23, 2018

OCPB Case # Z-18-151

- 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 SPECIAL PERMIT from the City of Syracuse Planning Commission at the request of John Vigliotti for the property located at 401 South Clinton Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review issuance of special permits and the site is located within 500 feet of the Onondaga County Central Library, a county-owned facility; and
- WHEREAS, the applicant is requesting a special permit to establish a restaurant on a parking garage roof in a Central Business - General Service A zoning district; and
- WHEREAS, the site is located in the Armory Square Historic District of Downtown Syracuse, which is listed on the National Register of Historic Place; aerial imagery shows the site has frontage and a sidewalk on South Clinton Street, a city street, and contains an existing four to five story, zero-lot-line building, the Clinton Street Garage, with first floor restaurant space for Peppino's; the site abuts an alley on one side that serves Modern Malt to the north and commercial space, including SKY Armory, on the rear adjacent parcels; and
- WHEREAS, the City of Syracuse is currently undertaking a comprehensive project to revise and modernize zoning in the City; according to the ReZone Syracuse draft zoning map dated March 2018, the proposed zoning for this lot is Mixed Used Central Business District (MX-5), which would act to "provide for areas of highest-density residential development, maximum building height, minimal parking, and the greatest range and mix of uses"; and
- WHEREAS, the local application indicates the applicant is proposing a rooftop bar/lounge to include a small kitchen area (150 sf) with a gas oven, a pavilion (200 sf) to house the wet bar, and lounge furniture and gas fire pits; per the submitted floor plan dated April 14, 2018, the bar/lounge would occupy the front portion of the parking garage's fifth level; and
- WHEREAS, per the City of Syracuse zoning ordinance, restaurants are permitted in the CBD-GSA district, but require a special permit where the restaurant or its off-street parking spaces are within 500' of a district where restaurants are not permitted; per the ReZone Syracuse Consolidated Draft dated March 2018, restaurants greater than 1,000 sf are a permitted use in the proposed MX-5 district, and similar buffer restrictions requiring a special permit do not seem to be included; and
- WHEREAS, per the local application, the hours of operation would be Sunday through Thursday from noon to midnight and Friday and Saturday from noon to 2am; and
- WHEREAS, proposed signage includes a projecting sign (3' x 3') wall-mounted on the front

façade of the building; and

WHEREAS, the site is served by public drinking water and sewers and is located in the Metropolitan Wastewater Treatment Plant service area; the Onondaga County Department of Water Environment Protection has determined that the submitted project is located in an area designated as flow constrained or impacted by excessive wet weather flow or is tributary to a Combined Sewer Overflow (CSO); and

WHEREAS, per the Onondaga County Department of Water Environment Protection, the project shall comply with Local Law #1 of 2011 ([www.ongov.net/wep/uselaws.html](http://www.ongov.net/wep/uselaws.html)) where applicable; unless it can be demonstrated that anticipated sanitary flows will not exceed previous flows in excess of one sewer unit over prior uses, the applicant must develop a 1 gallon to 1 gallon offset plan/project in coordination with the municipal engineer to offset new sanitary flow by the removal of extraneous flow and submit a letter confirming the acceptance of the offset plan to the Onondaga County Department of Water Environment Protection; and

WHEREAS, the New York State Department of Environmental Conservation (NYS DEC) Environmental Assessment Form (EAF) Mapper indicates that the project is within 2,000 feet of a site in the NYS DEC Environmental Site Remediation database (734060); and

WHEREAS, per the EAF Mapper, the site of the proposed action may contain a species of animal (peregrine falcon), or associated habitats, listed by the state or federal government as threatened or endangered; and

WHEREAS, the EAF Mapper indicates that the site is substantially contiguous to the Landmark Theater, originally known as Loew's State Theater, and the South Salina Street Historic District which are both listed on, or have been nominated by the NYS Board of Historic Preservation for inclusion on, the State or National Register of Historic Places; and

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

**The motion was made by James Corbett and seconded by Daniel Cupoli. The votes were recorded as follows: Douglas Morris - yes; Bill Fisher -yes; James Corbett - yes; Daniel Cupoli - yes; Robert Antonacci - yes; Marty Voss - yes.**





JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: May 23, 2018

OCPB Case # Z-18-152

- 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 ZONE CHANGE from the Town of Lysander Town Board at the request of Daniel R. Pollock for the property located at 8671 Oswego Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the adoption or amendment of a zoning ordinance or local law and the site is located within 500 feet of Oswego Road (NYS Route 48), a state highway, and the Three Rivers State Wildlife Management Area; and
- WHEREAS, the applicant is requesting a zone change from Agricultural to Commercial for a 4.357-acre parcel in order to establish a shop and a staging area for equipment for Flat Rock Hardscapes, Inc.; and
- WHEREAS, in 2013, the Board offered no position with comment for a Final Subdivision referral (S-13-47) to subdivide 4 acres from a 20-acre parcel to allow construction of a single-family residence; and
- WHEREAS, the site is located along Oswego Road (NYS Route 48) in a rural area in the Town of Lysander; the site abuts two residential lots and a parcel that appears to contain some active farmland and forestland; west of the site is a large, vacant and forested parcel that is part of the Three Rivers Wildlife Management Area, a state-owned park; and
- WHEREAS, the submitted subdivision map dated July 15, 2013 shows the site was created in the 2013 subdivision; aerial imagery shows the site is vacant with some overgrown vegetation and treed areas; and
- WHEREAS, the proposed zone change would rezone the parcel to General Commercial which, per the Town zoning ordinance, "is intended for commercial uses that need good highway access and large site areas for their building and/or for outdoor storage, display or operations" and permit retail or personal service uses, wholesale or warehouse establishments, offices, restaurants, and utility substations; and
- WHEREAS, the local application indicates that Flat Rock Hardscapes, Inc. is a company that performs landscape and hardscape installations and snow plowing; the site would provide space for 4-5 company pick-up trucks, 6 trailers, and bulk storage of landscaping materials; typical business hours are 7am to 5pm with 5-6 employees driving to the site and leaving for the work day with company equipment; and
- WHEREAS, per the local application, future development of the site may include construction of a storage barn, a small office, and a small display area as the business grows; and
- WHEREAS, the local application indicates that proposed signage is intended for the front of the site; no additional information regarding signage was included in the referral materials; and

WHEREAS, a proposed 20' drive onto Oswego Road is shown in the subdivision map; the subdivision map states that "A driveway permit must be issued by the New York State Department of Transportation prior to conversion to a residential building lot and issuance of a building permit."; and

WHEREAS, per the submitted Environmental Assessment Form (EAF) dated April 3, 2018, drinking water services will be provided by a proposed well and wastewater services will be provided by a proposed septic system; and

WHEREAS, the subdivision map states that "[The site] is not suitable for installation of a conventional sewage disposal system. A conceptual plan for a raised system is on file with the Onondaga County Department of Health Department. The purchaser of this lot is responsible for securing formal approval of the sewage disposal plan in accordance with the procedure established by the Health Department prior to issuance of a building permit."; and

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

1. The applicant is advised to continue to coordinate access plans to Oswego Road with the New York State Department of Transportation, which must meet the Department's commercial driveway standards and will require highway access and work permits.
2. Given the site's proximity to the Three Rivers Wildlife Management Area and residential uses, the applicant is encouraged to retain existing trees or provide a landscape buffer along property lines.

**The motion was made by James Corbett and seconded by Daniel Cupoli. The votes were recorded as follows: Douglas Morris - yes; Bill Fisher -yes; James Corbett - yes; Daniel Cupoli - yes; Robert Antonacci - yes.**



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: May 23, 2018

OCPB Case # Z-18-153

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a THREE-MILE LIMIT from the City of Syracuse Planning Commission at the request of Raymond Corporation for the property located at 6650 & 6684 Kirkville Road; and
- WHEREAS, the site is located within three miles of the City of Syracuse and subject to the extra-territorial jurisdiction of the City of Syracuse under the three-mile limit rule and the site is located within 500 feet of Kirkville Road and Fly Road, both county roads; and
- WHEREAS, the applicant is proposing to combine four properties into one new lot (11.0 acres) in a High Tech (H-T) zoning district; and
- WHEREAS, the Board did not receive a subdivision referral relating to this 3-mile limit review; however, in 2017, the Board offered no position with comment for a preliminary subdivision (S-17-16) referral proposing to subdivide a 14.01-acre parcel into two new lots which created one of the subject parcels; referral materials for the preliminary subdivision (S-17-16) indicated that the lands were intended for conveyance to the Raymond Corporation; and
- WHEREAS, the Board also reviewed an area variance referral (Z-17-183) in 2017 as part of a larger expansion project for the Raymond Corporation site and recommended modification of the project, citing access, traffic, drainage, and lighting requirements from the Onondaga County Department of Transportation; and
- WHEREAS, the site is located near the I-481 ramps in the Town of DeWitt; surrounding land uses include Bishop Grimes Junior/Senior High School, various industrial and professional service businesses, and some vacant, wooded lots; the site is bordered on the west by a rail spur from the nearby CSX railroad line; and
- WHEREAS, the submitted subdivision map dated October 10, 2016 shows the site consists of four tax parcels under common ownership, one of which was created by the 2017 subdivision (S-17-16) for conveyance to the Raymond Corporation; the submitted Environmental Assessment Form (EAF) dated April 30, 2018 indicates the proposed combination of the four lots, shown as Lot 1 (11.0 acres) in the subdivision map, is intended to allow for future expansion of the Raymond Corporation site to be considered; and
- WHEREAS, per the subdivision map, the site has frontage on Kirkville Road, a county road, and contains an existing building for the Raymond Corporation on the front half of the site; aerial imagery shows two existing driveways at Kirkville Road that are connected by a drive in front of the existing building; the westerly driveway provides access to an existing loading and parking area on the western side of the existing building and the easterly driveway leads to a large parking area on the eastern side of the building; aerial imagery also

shows the rear of the site is primarily wooded; and

WHEREAS, per the subdivision map, there is an existing 60' right-of-way easement to Fly Road, a county road, and a proposed 60' ingress-egress easement to "The Raymond Corporation" where Swanka Boulevard, a local dead-end drive, is located on the adjacent parcel; the subdivision map shows the site contains a hammerhead and turn-around easement which extends from Swanka Boulevard to a proposed access driveway and ultimately the parking/loading areas on either side of the existing building; a 15-foot permanent drainage easement reserved to Stanley Home Products is shown to run north-south along the western property line at the rear of the site; and

WHEREAS, per the EAF, 2.16 acres of the site will be disturbed, presumably by the proposed warehouse and office space additions relating to the 2017 area variance referral (Z-17-183); the EAF indicates that "stormwater will be impounded by a retention pond or an underground detention system once the groundwater and infiltration rates are known from the soil borings and geo-technical firm" and "all stormwater requirements will be met by complying with NYS DEC Stormwater SPDES permits including stormwater quality"; and

WHEREAS, the site is served by public drinking water and sewers and is located in the Metropolitan Wastewater Treatment Plant service area; the Onondaga County Department of Water Environment Protection has determined that the submitted project is located in an area designated as flow constrained or impacted by excessive wet weather flow or is tributary to a Combined Sewer Overflow (CSO); and

WHEREAS, an existing delineated wetland and a 100-foot wetland buffer (per Lakeside Engineering) are shown in the subdivision plan and appear to include the rear half of proposed Lot 1 which is mostly forested; the EAF states that 0.17 acres of wetlands will be impacted by the proposed access drive connecting to Swanka Boulevard; per the EAF, "a meeting was held with NYS DEC and EDR on 10/4/16 to walk the site and discuss the proposed restoration plan and permitting requirements"; and

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

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

**The motion was made by James Corbett and seconded by Daniel Cupoli. The votes were recorded as follows: Douglas Morris - yes; Bill Fisher -yes; James Corbett - yes; Daniel Cupoli - yes; Robert Antonacci - yes; Marty Voss - yes.**



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: May 23, 2018

OCPB Case # Z-18-154

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SPECIAL PERMIT from the Town of Clay Town Board at the request of Niagara Mohawk Power Corporation dba National Grid for the property located at 3537 Ver Plank Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review issuance of special permits and the site is located within 500 feet of Ver Plank Road (Route 141), a county highway; and
- WHEREAS, the applicant is requesting a special permit to maintain the location/configuration of two utility poles with a set of voltage regulators on a platform (Utica rack) on a 50.03-acre parcel in a RA-100 AG zoning district; and
- WHEREAS, the site is located in an area just northwest of the Route 31 commercial corridor that is largely undeveloped and forested with low density residential; the corner of the site is bisected by a CSX rail line; and
- WHEREAS, aerial imagery shows the site has frontage on Ver Plank Road, a county road, and Bennet Road, a local road; the site is undeveloped and may contain a small area of federal wetlands associated with a creek that is tributary to Oneida River to the north; and
- WHEREAS, per the Town of Clay zoning ordinance, utility substations are subject to special permit review and may be authorized in any zoning district upon issuance of a permit from the Town Board; and
- WHEREAS, the local application indicates that a special permit is sought to “maintain the location/configuration of two utility poles with a set of voltage regulators on a platform between those poles, referred to as a Utica rack, and all other existing equipment and appurtenances, which is presently located within the County ROW”; and
- WHEREAS, per the application, National Grid has applied for a permit from the Onondaga County Department of Transportation (OCDOT) for the Utica rack; and
- WHEREAS, the submitted site plan (undated) shows the existing National Grid poles are located along Ver Plank Road, 23’ north of the centerline; the site plan indicates that Poles 102-1/2 and 102 are 43’ tall from grade and the rack is mounted between them at 20’ above grade; no changes to the existing poles or rack are indicated; and
- WHEREAS, the New York State Department of Environmental Conservation (NYS DEC) Environmental Assessment Form (EAF) Mapper indicates that the project is within 2,000 feet of a site in the NYS DEC Environmental Site Remediation database (B00015); and
- WHEREAS, per the EAF Mapper, the site of the proposed action may contain a species of

animal (Indiana bat), or associated habitats, listed by the state or federal government as threatened or endangered; the project site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the New York State Historic Preservation Office archaeological site inventory; and

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

**Marty Voss made a motion for Disapproval; motion was not seconded. After discussion and revisions to noted project details, a motion for No Position was made by Bill Fisher and seconded by Marty Voss. The votes were recorded as follows: Douglas Morris - yes; Bill Fisher -yes; James Corbett - yes; Daniel Cupoli - yes; Robert Antonacci - yes; Marty Voss - yes.**



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: May 23, 2018

OCPB Case # Z-18-155

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SPECIAL PERMIT from the Town of Clay Town Board at the request of Niagara Mohawk Power Corporation dba National Grid for the property located at 8530 Henry Clay Boulevard; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review issuance of special permits and the site is located within 500 feet of Henry Clay Boulevard, a county road, and New York State Route 31, a state highway; and
- WHEREAS, the applicant is requesting a special permit to maintain the location/configuration of two utility poles with a set of voltage regulators on a platform (Utica rack) on a 6.55-acre parcel in a RC-1 zoning district; and
- WHEREAS, in 2016, the Board recommended modification of a site plan referral (Z-16-180) to construct a proposed self storage facility on the subject parcel, requiring coordination with the Onondaga County Department of Transportation on traffic and drainage data; in 2017, the Board offered no position with comment for a special permit referral (Z-17-347) to install a freestanding LED sign as part of a proposed self storage facility; and
- WHEREAS, the site is located along Henry Clay Boulevard, a county road, in the Town of Clay and contains the recently constructed self storage facility (Store Your Stuff); the adjacent lot to the north of the site contains a gas station and convenience store, Nice-N-Easy, and adjacent lots to the south and east contain single-family dwellings; west of the site, across Henry Clay Boulevard, appears to be agricultural fields and forested lands; and
- WHEREAS, per the Town of Clay zoning ordinance, utility substations are subject to special permit review and may be authorized in any zoning district upon issuance of a permit from the Town Board; and
- WHEREAS, the local application indicates that a special permit is sought to “maintain the location/configuration of two utility poles with a set of voltage regulators on a platform between those poles, referred to as a Utica rack, and all other existing equipment and appurtenances, which is presently located within the County ROW”; and
- WHEREAS, per the application, National Grid has obtained a permit from the Onondaga County Department of Transportation (OCDOT) for the Utica rack; the submitted application for permit to the OCDOT and subsequent permit indicate that a permit was applied for and granted in 2015 to install a new pole and replace a pole; and
- WHEREAS, the submitted site plan (undated) shows the existing National Grid poles are located along Henry Clay Boulevard, 26.5’ east of the centerline; the site plan indicates that Poles 241-A and 241 are 43’ tall from grade and the rack is

mounted between them at 20' above grade; Pole 241 is installed 10' north of the driveway for the self storage facility; no changes to the existing poles or rack are indicated; and

WHEREAS, the New York State Department of Environmental Conservation (NYS DEC) EAF Mapper states that the project site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the New York State Historic Preservation Office archaeological site inventory; and

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 Bill Fisher and seconded by Marty Voss. The votes were recorded as follows: Douglas Morris - yes; Bill Fisher -yes; James Corbett - yes; Daniel Cupoli - yes; Robert Antonacci - yes; Marty Voss - yes.**





JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: May 23, 2018

OCPB Case # Z-18-156

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SPECIAL PERMIT from the Town of Clay Town Board at the request of Niagara Mohawk Power Corporation dba National Grid for the property located at 7333 Buckley Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review issuance of special permits and the site is located within 500 feet of Buckley Road (Route 161), a county highway; and
- WHEREAS, the applicant is requesting a special permit to install two new utility poles on a 0.52-acre parcel in a R-10 zoning district and relocate an existing set of voltage regulators on a platform (Utica rack) to the new poles; and
- WHEREAS, the site is located along Buckley Road, a county road, in the Town of Clay and contains an existing National Grid substation; the site abuts a residential lot to the south and a vacant lot to the west and north; the surrounding area includes a mix of residential and commercial/office uses along Buckley Road, including a religious center across the road from the site, and single-family residential neighborhoods occurring farther to the east and west; and
- WHEREAS, per the Town of Clay zoning ordinance, utility substations are subject to special permit review and may be authorized in any zoning district upon issuance of a permit from the Town Board; and
- WHEREAS, the local application indicates that a special permit is sought to “relocate two utility poles with a set of voltage regulators (used to maintain electrical voltage well within prescribed limits), on a platform between those poles, referred to as a Utica rack, with associated equipment and appurtenances, within the County ROW”; and
- WHEREAS, the submitted application for permit to the OCDOT indicates that a permit has been applied for to install new utility poles and relocate an existing Utica rack to them; and
- WHEREAS, the submitted site plan (undated) shows existing National Grid poles located along Henry Clay Boulevard and two proposed poles to be located 28’ west of the centerline and near the northern lot line of the site; the site plan indicates that proposed Poles 154-1 and 154-2 will be 43’ tall from grade and set 16’ apart; the submitted plan dated March 20, 2018 shows the Utica rack is currently located just north of Waxwood Circle, a local road to the north serving a residential neighborhood off Buckley Road; the existing rack will be relocated and mounted between proposed Poles 154-1 and 154-2 at 20’ above grade; 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 Bill Fisher and seconded by Marty Voss. The votes were recorded as follows: Douglas Morris - yes; Bill Fisher -yes; James Corbett - yes; Daniel Cupoli - yes; Robert Antonacci - yes; Marty Voss - yes.**



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: May 23, 2018

OCPB Case # Z-18-157

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of DeWitt Planning Board at the request of Bill Moore for the property located at 4933 Jamesville 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 Jamesville Road (Route 7), a county highway, and Route 481, a state highway; and
- WHEREAS, the applicant is proposing to place a storage shed on an existing asphalt slab on a 0.91-acre parcel in an Office & Professional zoning district; and
- WHEREAS, the site is located along Jamesville Road, a county road, just south of I-481 and is separated from an adjacent quarrying and mining operation by Butternut Creek at the rear of the site; surrounding land uses include several offices and commercial establishments along Jamesville Road and additional quarrying and mining operations in the extended area; and
- WHEREAS, the submitted site plan dated April 17, 2018 shows the site contains an existing one-story frame building, a dentist office, with front and side concrete walks, a large asphalt parking area on the side of the building, and an existing driveway onto Jamesville Road; aerial imagery shows a maintained lawn area at the front of the site, existing trees along the side yards, and a tree buffer along Butternut Creek at the rear of the site; and
- WHEREAS, the site has an existing driveway onto Jamesville Road; per the Onondaga County Department of Transportation, no additional access to Jamesville Road will be permitted, nor is it shown on the plans for the site; and
- WHEREAS, the local application indicates that the proposed storage shed (12' x 16') is intended to house golf tournament supplies; per the site plan, the shed will be located on an existing asphalt pad at the northwestern corner of the lot; and
- WHEREAS, per the site plan, the proposed shed will increase building coverage on the site from 14.5% to 15% where 25% is required and be set 12' from the side yard where 9' is required for each side yard; and
- WHEREAS, the site is served by public drinking water and sewers and is located in the Meadowbrook-Limestone Wastewater Treatment Plant service area; no changes to the existing infrastructure are proposed; and
- WHEREAS, the Onondaga County Department of Water Environment Protection has determined that the submitted project is located in an area designated as flow constrained or impacted by excessive wet weather flow or is tributary to a Combined Sewer Overflow (CSO); and
- WHEREAS, the 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; the Onondaga County Hazard Mitigation Plan has identified flooding as one of five primary natural hazards of local concern, with the potential to cause extensive threat to property and safety; buildings within the floodplain can negatively affect the free flow of nearby waterways and drainage, and building within a floodplain is therefore discouraged; and

WHEREAS, the New York State Department of Environmental Conservation (NYS DEC) Environmental Assessment Form (EAF) Mapper indicates that the site of the proposed action may contain a species of animal (Indiana bat, Northern long-eared bat), or associated habitats, listed by the state or federal government as threatened or endangered; and

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

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

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.

**The motion was made by James Corbett and seconded by Daniel Cupoli. The votes were recorded as follows: Douglas Morris - yes; Bill Fisher -abstain; James Corbett - yes; Daniel Cupoli - yes; Robert Antonacci - yes.**



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: May 23, 2018

OCPB Case # Z-18-158

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a AREA VARIANCE from the Town of DeWitt Zoning Board of Appeals at the request of Hampshire Hospitality, LLC - Home 2 Suites for the property located at 6531 Thompson 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 Thompson Road and New York State Route 298 (Court Street), both state highways, and Sanders Creek, a county-owned drainage channel; and
- WHEREAS, the applicant is requesting area variances for front yard setback (39'-1" proposed, 50' required) and maximum building height (59'-1 3/4" proposed, 39'-1" allowed) requirements to allow for construction of a hotel with site improvements on a 2.87-acre parcel in an Industrial zoning district; and
- WHEREAS, in 2014, the Board reviewed six referrals as part of a project to subdivide the subject parcel, construct two new hotels on the proposed lots, and reconfigure a portion of the adjoining McDonald's property to facilitate access to the proposed hotels; the Board recommended modification of the subdivision (S-14-44), site plan (Z-14-208, Z-14-209, Z-14-211), and area variance (Z-14-210, Z-14-212) referrals indicating that only temporary access via the adjacent, vacant gas station parcel would be permitted, a copy of the SWPPP would be required by the New York State Department of Transportation and Onondaga County Department of Water Environment Protection, and any state and/or federal wetlands and buffers should be confirmed and shown on plans for the site, and appropriate permits obtained for any proposed development; the Board recently reviewed concurrent site plan (Z-18-88) and area variance (Z-18-79) referrals to construct a Verizon store on the adjacent, vacant gas station parcel; and
- WHEREAS, per a phone conversation with the Town of DeWitt, the six actions for the proposed hotel project were approved by the Town in 2014, but have since expired; the current project no longer includes the original subdivision or a second hotel, and the previously approved site plans (referrals Z-14-208 and Z-18-209) for the proposed hotel and the McDonald's reconfiguration, still under consideration, have been minimally modified and will only be reviewed locally; area variances must be granted again for the proposed hotel and are under review in this referral; and
- WHEREAS, the site is located along Carrier Circle and has frontage on NYS Route 298 and Thompson Road, both state roads; the site is across Thompson Road from the Carrier Corporation manufacturing facility and near numerous hotels, office parks, and other manufacturing sites situated along this stretch of the New York State Thruway (I-90); and
- WHEREAS, aerial imagery shows the site is almost entirely covered by asphalt/broken

pavement and contains an existing two-story vacant building (to be demolished), which is the only remaining structure of the former Howard Johnson hotel on the site; there is an existing u-shaped driveway with two access points onto Thompson Road at the front of the site, with limited access due to the median at that portion of Thompson Road; the driveway appears to occur mostly in the right-of-way and is shared with the adjacent parcel for the proposed Verizon; per the Town, the access point for the site will be removed and the access point for the Verizon parcel will be modified; there will be no access from the site to the Verizon parcel; and

WHEREAS, the submitted Site Layout Plan dated November 18, 2010 (revised 5/7/2018) shows a County-owned trunk sewer and 20' sanitary sewer easement running east-west across the parcel; the local application indicates that the easement limits where buildings can be sited, resulting in the requested variances; without the requested area variances, the project would need to be redesigned and would not be financially viable; and

WHEREAS, the submitted Environmental Assessment Form (EAF) dated May 4, 2018 states the hotel (Home 2 Suites by Hilton) will be a 4-story, 78-room building; the Site Layout Plan shows the proposed hotel building and a large parking lot (84 spaces) occurring on the western half of the parcel; the trunk sewer and sanitary sewer easement are shown to run along the front of the building and will be covered by a concrete sidewalk and paved drive; and

WHEREAS, per the Site Layout Plan, there is a proposed 30' cross access easement separating the proposed hotel and parking from the eastern, vacant half of the parcel; the access easement follows a proposed drive that extends to the southern lot line, where it will provide access to the site via the Thompson Road access on the adjacent McDonald's property; and

WHEREAS, the EAF states that 3.0 acres will be physically disturbed by the proposed project and stormwater runoff will be directed to onsite stormwater management facilities that will provide stormwater quality and quantity treatment; and

WHEREAS, the site is served by public drinking water and sewers and is located in the Metropolitan Wastewater Treatment Plant service area via the Ley Creek Pump Station; the Onondaga County Department of Water Environment Protection has determined that the submitted project is located in an area designated as flow constrained or impacted by excessive wet weather flow or is tributary to a Combined Sewer Overflow (CSO); and

WHEREAS, the Central New York Regional Planning and Development Board led a Carrier Site Reuse Plan and subsequently the Syracuse Metropolitan Transportation Council completed a Carrier Site Access Transportation Study in 2009, in an effort to identify a future reuse plan for certain parcels formerly part of the Carrier Corporation campus, as well as to look at access and circulation opportunities for nearby parcels requiring access to Thompson Road, including that which is the subject of the current project; recommendations for access included internal access roads leading to existing or proposed signalized intersections at Thompson Road and restrictions on direct driveway access to Thompson Road; a public right-of-way has been created at a signalized intersection within the Carrier lots to facilitate future road construction; and

WHEREAS, GIS mapping shows there may be a federal wetland area along the northern boundary of the site, corresponding with Sanders Creek; and

WHEREAS, per the EAF, the site is adjacent to a former gas service station; the New York State Department of Environmental Conservation (NYS DEC) EAF Mapper indicates that the project is also within 2,000 feet of two sites in the NYS DEC Environmental Site Remediation database (C734113, 734043); site 734043 is listed under the State Superfund Program and is part of the Carrier, Thompson Road Plant; per the EAF Mapper, the site is located over, or immediately adjoining, a principal aquifer; and

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

While the Board offers no position with regard to the requested area variances, the Town may wish to consider the following comments as part of its local review of the project:

1. Per the New York State Department of Transportation, a significant amount of time has passed since its initial review of the project and the Department requires an updated site plan, Stormwater Pollution Prevention Plan (SWPPP), ITE Trip Generation traffic figures, and lighting plan.
2. Per the Onondaga County Department of Water Environment Protection, a permit will be required from the Department to allow for the proposed pavement within the sanitary sewer easement.
3. The Town, applicant, and related property owners are encouraged to consult the recommendations from the Carrier Site Reuse Plan and the Carrier Site Access Transportation Study in reviewing proposals on this challenging portion of Thompson Road. In particular, the current site planning process should include opportunities to connect to a future road at the rear of the parcel, and at a minimum not create any new hindrances to the eventual construction of a roadway in this vicinity.
4. The applicant is encouraged to extend the proposed sidewalk to the Verizon store to allow for pedestrian access to the sidewalks along Thompson Road.
5. The Onondaga County Department of Water Environment Protection asks that the applicant contact the Department at (315) 435-5402 early in the planning process to determine sewer availability and capacity.
6. The applicant is encouraged to reduce stormwater runoff and improve stormwater quality as much as practical by reducing impermeable surfaces and utilizing green infrastructure. For more information on stormwater management, visit the Onondaga County "Save the Rain Program" website at <http://savetherain.us> or contact the Onondaga County Department of Water Environment Protection at 315-435-2260.
7. The Onondaga County Water Authority (OCWA) recommends that the municipality and/or applicant contact OCWA's Engineering Department early in the planning process to determine water availability and service options, obtain hydrant flow test information, evaluate backflow prevention requirements, and/or request that the Authority conduct hydrant flow testing

to assess fire flow availability.

8. The applicant and municipality are advised to ensure the following county, state, and/or federal regulations are met for the proposed project:

a. State Work Permit – A work permit from the New York State Department of Transportation will be required to close the existing driveway on Thompson Road.

b. Permitting for Demolition - 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.

c. Offset Plan - Per the Onondaga County Department of Water Environment Protection, the project shall comply with Local Law #1 of 2011 ([www.ongov.net/wep/uselaws.html](http://www.ongov.net/wep/uselaws.html)) where applicable. The applicant must develop a 1 gallon to 1 gallon offset plan/project in coordination with the municipal engineer to offset new sanitary flow by the removal of extraneous flow and submit a letter confirming the acceptance of the offset plan to the Onondaga County Department of Water Environment Protection.

d. State Pollutant Discharge Elimination System (SPDES) Permit – Any project that cumulatively disturbs one acre or more of land, must be covered under the New York State SPDES II General Permit for Stormwater Discharges from Construction Activity. For projects within a designated municipal storm sewer system (MS4) municipality, the applicant must prepare a Stormwater Pollution Prevention Plan (SWPPP) and consult with the municipal engineer to ensure conformance with the municipality's Storm Water Management Plan (SWMP). The applicant is advised that they must submit a Notice of Intent (NOI) and an MS4 SWPPP Acceptance Form (signed by the municipality) to the DEC Bureau of Water Permits. The municipality should ensure that a letter of acceptance is received from the DEC prior to issuance of a building permit.

Projects located within the Onondaga Lake watershed must include Enhanced Phosphorus Removal design criteria from the NYS Stormwater Management Design Manual in the SWPPP.

**The motion was made by James Corbett and seconded by Daniel Cupoli. The votes were recorded as follows: Douglas Morris - yes; Bill Fisher -yes; James Corbett - yes; Daniel Cupoli - yes; Robert Antonacci - yes.**





JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: May 23, 2018

OCPB Case # Z-18-160

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SPECIAL PERMIT from the Town of Skaneateles Planning Board at the request of Shelley Andrade for the property located at 3986 Jordan Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review issuance of special permits and the site is located within 500 feet of Jordan Road (Route 22) and Old Seneca Turnpike (Route 133), both county highways; and
- WHEREAS, the applicant is requesting a special permit to establish a cat boarding facility (Cats Meow-Inn) in a portion of an existing commercial building on a 3.49-acre parcel in a Rural Residential (RR) zoning district; and
- WHEREAS, in 2009, the Board offered no position for concurrent site plan (Z-09-134) and special permit (Z-09-135) referrals to convert an existing woodworking shop to an optometrist office and residence; and
- WHEREAS, the site is located at the intersection of Jordan Road, Old Seneca Turnpike, both county roads, and Jewett Road, a local road; the site abuts three single-family residential lots and a parcel containing an agricultural field that appears to partially occur on the rear of the site; other surrounding land uses are primarily residential; and
- WHEREAS, the submitted survey map dated July 2, 2008 shows the site contains an existing two-story office building with side and rear gravel parking areas connected by a gravel drive that runs along the front and side of the building; there is an existing gravel driveway onto Jordan Road; per the Onondaga County Department of Transportation, no additional access to Jordan Road or Old Seneca Turnpike will be permitted, nor is it proposed as part of the project; and
- WHEREAS, a Tennessee Gas approximate right-of-way is shown to cross the rear of the parcel, falling mostly in the treed area of the site; and
- WHEREAS, per the local application, the proposed Cats Meow-Inn will occupy the second floor space of the building; proposed hours of operation are Monday to Friday from 9am to 5pm (lunch from 12pm to 2pm), Saturday 9am to 12pm, and closed on Sundays; the boarding facility will provide space (condos/cages) for 30 cats; other existing uses in the building, to remain, include an optometrist's office and a law firm; and
- WHEREAS, the local application indicates that drop off and pick up times will be by appointment only with one client scheduled per time slot; as a result, there will be minimal impact to local traffic and parking on site; and
- WHEREAS, the site is served by public drinking water and an individual septic system; no changes to the existing infrastructure are proposed; per the local application, waste from the boarding facility will be taken off-site and disposed of by a

trash removal service; and

WHEREAS, GIS mapping shows the site may contain federal wetlands associated with a creek that crosses the parcel; aerial imagery shows the creek appears to occur within the forested area on the site at the rear of the existing building; per the EAF mapper, the creek is an impaired waterbody, tributary to Skaneateles Creek; and

WHEREAS, the New York State Department of Environmental Conservation (NYS DEC) Environmental Assessment Form (EAF) Mapper indicates that the site is located over, or immediately adjoining, a principal aquifer; and

WHEREAS, per the EAF Mapper, the project site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the New York State Historic Preservation Office archaeological site inventory; 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 Onondaga County Department of Transportation to coordinate requirements for the existing driveway on Jordan Road, in order to satisfy commercial driveway standards which will likely require paving the portion of the driveway located in the County right-of-way.

The Board also offers the following comment(s):

The applicant and municipality are advised to ensure the following county, state, and/or federal regulations are met for the proposed project:

- a. County Work Permit – Any work within the county right-of-way requires a work permit from the Onondaga County Department of Transportation.
- b. Septic System Approval – The Onondaga County Health Department must formally accept or approve, respectively, any existing or proposed septic system to service this property prior to municipal approval of the special permit request.

**The motion was made by Daniel Cupoli and seconded by James Corbett. The votes were recorded as follows: Douglas Morris - yes; Bill Fisher -yes; James Corbett - yes; Daniel Cupoli - yes; Robert Antonacci - yes.**



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: May 23, 2018

OCPB Case # Z-18-161

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SPECIAL PERMIT from the Town of Skaneateles Planning Board at the request of Christopher Neumann for the property located at 2923 East Lake Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review issuance of special permits and the site is located within 500 feet of East Lake Road (Route 41), a state highway; and
- WHEREAS, the applicant is requesting a special permit to replace existing lakefront stairs and repair an existing seawall on a 0.73-acre parcel in Rural Farming (RF) and Lake Watershed Overlay (LWOD) zoning districts; and
- WHEREAS, in 2008, the Board recommended modification of concurrent area variance (Z-08-19), site plan (Z-08-44), and special permit (Z-08-45) referrals to redevelop a nonconforming lot (the subject parcel), citing City of Syracuse Water Department requirements; and
- WHEREAS, the site is located on the eastern shore of Skaneateles Lake in the Town of Skaneateles; the submitted survey dated February 20, 2018 shows the site has frontage on East Lake Road, a state road, and contains a single-family house, an accessory structure, a pavilion, an outdoor fireplace, lakefront stairs, and a seawall; there is an existing tarvia driveway onto East Lake Road; and
- WHEREAS, the submitted Project Description dated May 2, 2018 states that the site is an existing non-conforming lot as it does not currently meet lot size, side yard and lake yard setbacks, and lot coverage requirements; and
- WHEREAS, the Project Description states the total length of the proposed seawall and stair reconstruction along the lake line is 24 feet, including approximately 18 linear feet of seawall and 6 feet (width) of the new stairs; per the Town zoning code, a special permit is required for retaining walls within 10' of the lake line; and
- WHEREAS, per the Project Description, the proposed work will be performed above and below the mean high water line and is subject to New York State Department of Environmental Conservation (NYSDEC) and U.S. Army Corps of Engineers (ACOE) regional permits; a NYSDEC Joint Application Form for NYSDEC 401 Water Quality Certification/Article 15m and ACOE Section 404 Clean Water Act, Nationwide Permit No. 3 (Maintenance) was submitted on May 3, 2018; a Letter of Transmittal dated May 3, 2018 indicates that a copy of the Joint Application for Permit for the proposed work was also submitted to the New York State Office of General Services; 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 on the site is currently 21.1% and will decrease to 21.0% following the proposed project; per the Project Description, temporary dewatering systems and water quality protection measures must comply with the City of Syracuse Water Department requirements; and

WHEREAS, the site is served by an individual septic system and obtains drinking water directly from Skaneateles Lake; no changes to the existing infrastructure are proposed; and

WHEREAS, the current FEMA Flood Insurance Rate Maps (FIRM) indicate that the rear portion of the site abutting Skaneateles Lake 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 New York State Department of Environmental Conservation (NYS DEC) Environmental Assessment Form (EAF) Mapper indicates that the project site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the New York State Historic Preservation Office archaeological site inventory; and

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

**The motion was made by James Corbett and seconded by Daniel Cupoli. The votes were recorded as follows: Douglas Morris - yes; Bill Fisher -yes; James Corbett - yes; Daniel Cupoli - yes; Robert Antonacci - yes; Marty Voss - yes.**



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: May 23, 2018

OCPB Case # Z-18-162

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a AREA VARIANCE from the Town of Elbridge Zoning Board of Appeals at the request of Gen 111 Realty, LLC for the property located at 5077 Campbell 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 Route 321, a state highway, and a farm operation located in a NYS Agricultural District; and
- WHEREAS, the applicant is requesting an area variance to reduce the lot width from 300' to 240.80' for a proposed lot to be created in a two-lot subdivision of a 73.62-acre parcel in an Agricultural zoning district; and
- WHEREAS, the site is located in a rural area in the Town of Elbridge; the site and surrounding lands are enrolled in New York State Agricultural District 3 and appear to contain active farmland; and
- WHEREAS, aerial imagery shows the site has frontage on NYS Route 321, Mead Road, and Campbell Road, both local roads, and surrounds an undeveloped parcel fronting on Route 321; per the submitted variance map dated May 4, 2018, the site contains an existing one-story house and barn occurring near the Route 321/Campbell Road intersection and a second barn structure located farther to the north; and
- WHEREAS, per the variance map, access to the house is provided by an existing u-shaped gravel driveway with access points on Route 321 and Campbell Road; the second barn structure has existing gravel driveways to Mead Road and Campbell Road; and
- WHEREAS, the requested area variance is intended to allow for a proposed subdivision, which will subdivide the existing house and barn from the remainder of the parcel as shown in the variance map; and
- WHEREAS, per the Town zoning code, a 300' lot width is required in an Agricultural district; the variance map shows proposed Lot 1 (73.155 acres) to contain the second barn and remaining lands and proposed Lot 2 (3.014 acres), including the house and barn, to have 240.80' of frontage on Campbell Road, requiring the requested area variance; and
- WHEREAS, the variance map also shows the approximate location of a 60' City of Syracuse water right-of-way that runs east-west through the parcel, eventually branching into a 40' right-of-way on the western half of the parcel; the rights-of-way will be entirely contained on Lot 1; and
- WHEREAS, the site is served by individual well and septic system; no changes to the existing infrastructure are proposed; and
- WHEREAS, the New York State Department of Environmental Conservation (NYS DEC)

Environmental Assessment Form (EAF) Mapper indicates that the site is located over, or immediately adjoining, primary and principal aquifers; and

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

The Board encourages the Town to consider the potential long-term effects of dividing farmsteads and farmlands onto separate lots and subdividing large strip lots along road frontages, particularly within areas containing New York State Agricultural District properties and in farm/agricultural zoning districts. Potential conflicts with agricultural operations, changes to the rural character of the surrounding area, increases in public service demands and costs, reduction of open space and farmland, and impacts to road safety and mobility may cumulatively occur as a result of such subdivisions.

**The motion was made by James Corbett and seconded by Daniel Cupoli. The votes were recorded as follows: Douglas Morris - yes; Bill Fisher -yes; James Corbett - yes; Daniel Cupoli - yes; Robert Antonacci - yes.**



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: May 23, 2018

OCPB Case # Z-18-163

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Cicero Planning Board at the request of Builders First Source, Inc. for the property located at 8011 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), a state highway; and
- WHEREAS, the applicant is proposing to operate a building supply retail store and warehouse in an existing vacant commercial building on a 4.84-acre parcel in a General Commercial (GC) zoning district; and
- WHEREAS, in 2008, the Board recommended modification of a site plan referral (Z-08-312) to establish an automobile detailing and repair shop on the subject parcel, citing traffic data requirements; and
- WHEREAS, the site is located along Brewerton Road (US Route 11) in a commercially-developed area of the Town of Cicero; aerial imagery shows the site contains a vacant building (formerly 84 Lumber) and a building (liquor store) situated parallel to one another, with an open shed at the rear of the vacant building; and
- WHEREAS, per the aerial imagery, the site also contains a front yard parking lot and parking along the building sides facing each other; a rear gravel and asphalt area is shown to provide additional parking and storage space; the site has an existing driveway onto Brewerton Road, which must meet New York State Department of Transportation commercial driveway standards, and a sidewalk along the road front; and
- WHEREAS, per the local application, the vacant building is intended for a building supply retail store and a warehouse for Builders First Source; a letter to the Town from a representative for the applicant dated May 8, 2018 indicates that no changes to the existing layout are proposed and the site will be used as it was previously by 84 Lumber; and
- WHEREAS, per the local application, proposed hours of operation will be 7 days a week from 10am to 9pm; the maximum number of employees on site at one time will be 5; and
- WHEREAS, proposed signage includes a double-faced sign (130" x 41.5") to be added to the existing pylon sign along Brewerton Road; and
- WHEREAS, the site is served by public drinking water and sewers and is located in the Oak Orchard Wastewater Treatment Plant and Davis Road Pump Station service areas; no changes to the existing infrastructure are proposed; and
- WHEREAS, the Onondaga County Department of Water Environment Protection has determined that the submitted project is located in an area designated as flow

constrained or impacted by excessive wet weather flow or is tributary to a Combined Sewer Overflow (CSO); and

WHEREAS, the current FEMA Flood Insurance Rate Maps (FIRM) indicate that the rear, forested area 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, GIS mapping shows the rear of the site may contain state and federal wetlands which appear to coincide with the forested area of the site; the 100' wetland buffer associated with the state wetland area would be just outside the existing development on the site; and

WHEREAS, the New York State Department of Environmental Conservation (NYS DEC) Environmental Assessment Form (EAF) Mapper indicates that the project is within 2,000 feet of a site in the NYS DEC Environmental Site Remediation database (V00150); the site of the proposed action may contain a species of animal (black tern), or associated habitats, listed by the state or federal government as threatened or endangered; 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 New York State Department of Transportation has determined that the applicant must provide the Department with ITE Trip Generation traffic figures.

The Board also offers the following comment(s):

The applicant and municipality are advised to ensure the following county, state, and/or federal regulation is met for the proposed project:

- a. State Work Permit – The proposed work within the state right-of-way requires work permit from the New York State Department of Transportation. The applicant is advised to contact the Department to discuss right-of-way plans.

**The motion was made by Daniel Cupoli and seconded by James Corbett. The votes were recorded as follows: Douglas Morris - yes; Bill Fisher -yes; James Corbett - yes; Daniel Cupoli - yes; Robert Antonacci - yes.**





JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: May 23, 2018

OCPB Case # Z-18-164

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a THREE-MILE LIMIT from the City of Syracuse Planning Commission at the request of Bank of NY for the property located at 111 & 151 Sanders Creek Parkway; and
- WHEREAS, the site is located within three miles of the City of Syracuse and subject to the extra-territorial jurisdiction of the City of Syracuse under the three-mile limit rule and the site is located within 500 feet of Route 298, a state highway, and Kinne Street, a county highway; and
- WHEREAS, the applicant is proposing to combine two lots into a single 19.71-acre parcel in an Industrial zoning district; and
- WHEREAS, in 2017, the Board offered no position for the final subdivision referral (S-17-27) relating to this three mile limit review; at the time, the Board concurrently reviewed a site plan referral (Z-17-117) to expand the existing parking lot onto the newly combined parcels; and
- WHEREAS, the site is located in a commercial/industrial area east of Carrier Circle and the Carrier Corporation manufacturing facility and near numerous hotels, office parks, and other manufacturing sites situated along this stretch of the New York State Thruway (I-90); aerial imagery shows the site has frontage on Kinne Street, a county road, and is partially encircled by Sanders Creek Parkway, a local road; and
- WHEREAS, the submitted resubdivision map dated April 10, 2017 shows the site consists of two adjacent parcels to be combined in the proposed subdivision; parcel 027.-02-20.0 (13.85 acres) contains a two-story office building (BNY Mellon), with a large parking area to the north and several smaller parking areas to the south and at the front of the building, and parcel 027.-02-21.0 (6.113 acres) is mostly vacant and wooded; and
- WHEREAS, per the resubdivision map, there are seven stormwater retention ponds generally occurring around the perimeter of the site; the site has three existing driveways onto Sanders Creek Parkway; and
- WHEREAS, the site is served by public water and sewers and is located in the Metropolitan Wastewater Treatment Plant service area; the Onondaga County Department of Water Environment Protection has determined that the submitted project is located in an area designated as flow constrained or impacted by excessive wet weather flow or is tributary to a Combined Sewer Overflow (CSO); and
- WHEREAS, the New York State Department of Environmental Conservation (NYS DEC) Environmental Assessment Form (EAF) Mapper indicates that the project is within 2,000 feet of a site in the NYS DEC Environmental Site Remediation database (734043, 734068); and
- WHEREAS, the EAF indicates that the site of the proposed action may contain a species of

animal (Indiana bat), or associated habitats, listed by the state or federal government as threatened or endangered; and

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

**The motion was made by James Corbett and seconded by Daniel Cupoli. The votes were recorded as follows: Douglas Morris - yes; Bill Fisher -yes; James Corbett - yes; Daniel Cupoli - yes; Robert Antonacci - yes; Marty Voss - yes.**



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: May 23, 2018

OCPB Case # Z-18-165

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SPECIAL PERMIT from the Village of Manlius Village Board at the request of Gabriel Yankowitz for the property located at 7602 Cavalry Circle; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review issuance of special permits and the site is located within 500 feet of the municipal boundary between the Village of Manlius and the Town of Manlius; and
- WHEREAS, the applicant is requesting a special permit to operate a home occupation (physical therapy) in an existing residence in a Residential (R-1) zoning district; and
- WHEREAS, the site is located in a residential neighborhood just north of the Cavalry Club country club and golf course; aerial imagery shows the site has frontage on Cavalry Circle, a local road, and abuts Limestone Creek at the rear of the site; and
- WHEREAS, the submitted survey map dated November 5, 1991 shows the site contains an existing two-story house with an attached garage and existing blacktop driveway onto Cavalry Circle; a 10' drainage easement is shown along the eastern lot line; and
- WHEREAS, per the Village zoning code, home occupations in an R-1 zoning district are permitted upon the issuance of a special use permit; and
- WHEREAS, the local application indicates that the requested special use permit is intended for a physical therapy business to operate in the existing residence; proposed hours of operation are 2-3 days a week, 4-6 hours a week in the daytime and early evenings; the maximum number of employees on site at one time would be 1 and 4 off-street parking spaces will be available; 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 Onondaga County Department of Water Environment Protection has determined that the submitted project is located in an area designated as flow constrained or impacted by excessive wet weather flow or is tributary to a Combined Sewer Overflow (CSO); and
- WHEREAS, the current FEMA Flood Insurance Rate Maps (FIRM) indicate that the rear of the site is located within the 100-year floodplain and the floodway, 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, per GML § 239-nn, the legislative body or other authorized body having jurisdiction in a municipality shall give notice to an adjacent municipality when a hearing is held by such body relating to a subdivision, site plan, special use permit, or a use variance on property that is within five hundred feet of an adjacent municipality and such notice shall be given by mail or electronic transmission to the clerk of the adjacent municipality at least ten days prior to any such hearing; and

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

**The motion was made by James Corbett and seconded by Daniel Cupoli. The votes were recorded as follows: Douglas Morris - yes; Bill Fisher -yes; James Corbett - yes; Daniel Cupoli - yes; Robert Antonacci - yes; Marty Voss - yes.**



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: May 23, 2018

OCPB Case # Z-18-166

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a TEXT AMENDMENT from the Town of DeWitt Town Board at the request of Town of DeWitt for the property located ; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the adoption or amendment of a zoning ordinance or local law; and
- WHEREAS, the applicant is proposing to update the Town of DeWitt zoning code to incorporate a floating overlay zone that would allow for mixed use development; and
- WHEREAS, per the submitted Preamble for Code Changes, the Town of DeWitt Planning Board formed a Codes Committee in March 2016 to investigate how practices of New Urbanism could be incorporated into the Town zoning code; one of the concerns identified by the Codes Committee was that mixed-use development was not easily provided for by the current code; the Codes Committee identified a three-prong approach to amend the code, which included designating Urban Village Floating Overlay Districts to “provide for a voluntary optional path of development in the Town’s commercial districts that encourage mixed-use developments with required residential use along with the allowable commercial uses”; and
- WHEREAS, the proposed text amendment will strike the existing definition of “Mixed Use” and replace it with “Mixed Use, Urban Village Overlay District – A development or redevelopment that allows for two or more principal uses, which are permitted in the district, in any single development or in a single building or on a single lot, one use of which must be residential use.”; the existing definition of “Mixed Use, Hamlet” will remain as is; and
- WHEREAS, the proposed text amendment will add Chapter §192-64.4 titled "Mixed-Use Village Overlay District" to designate the purpose, applicability, general overview, permitted structures and uses, and lot area and yard regulations of the Mixed-Use Village Overlay District; the requirements of the new chapter would only be applied to a structure, use, or property after a property owner voluntarily requests and is granted application of the overlay district; and
- WHEREAS, the Mixed-Use Village Overlay District will be permitted in the Business Transitional, Business, Office and Professional, High Tech, and Industrial Districts upon issuance of a specific use permit and where the structure, use, or property is also located within an area designated a “Mixed-Use Village Overlay”; and
- WHEREAS, the proposed Mixed-Use Village Overlay Map will be an appendix to the Town zoning code; per the map, the proposed overlay districts will be applied to five general areas in the Town, which appears to cover approximately 233 parcels along the Erie Boulevard/East Genesee Street corridor (including Home Depot, Marshalls Plaza, Shoppingtown Mall, and Wegmans), 76 parcels in the

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Thompson Road/Kirkville Road area, 16 parcels in the Jamesville area (including the former Alpha Portland Cement manufacturing facility), 10 parcels in the Nottingham Road/Tecumseh Road area, and 65 parcels in the New Court Avenue area; and

WHEREAS, the proposed map shows three different Mixed-Use Village Overlay districts (MUV1, MUV2, MUV3); lot area and yard regulations, as designated in Chapter §192-64.4, include building height (MUV1 – 2 stories, MUV2 – 4 stories, MUV3 – 6 stories), minimum front yard setback (MUV1 – 14’, MUV2 – 16’, MUV3 – 20’), and maximum front yard setback (MUV1 – 18’, MUV2 – 20’, MUV3 – 24’) standards; street trees, landscape buffers between parking lots and adjacent pathways and streets, parking lot interior landscaping (10% minimum for lots with more than 10 spaces), and landscape buffers for residential uses are required in all three overlay districts; and

WHEREAS, in the proposed Mixed-Use Village Overlay District, off-street parking requirements per 1,000 square foot net floor area will be 3 for office, professional (not including medical offices) uses, 3.5 for retail sales and service (2,000 to 25,000 sf in size), and 3 for shopping center and retail sales and service (25,000 to 200,000 sf) plus 1 per 5 seats in sit-down restaurants and theaters; and

WHEREAS, in the proposed Mixed-Use Village Overlay District, one or more of the following uses, if permitted in the underlying zoning district, is required at street level on all lots abutting streets shown on the Mixed-Use Village Overlay Map: educational facilities, religious uses, business offices, day-care centers, finance/banks, funeral homes/mortuaries, retail stores, animal day-cares, administrative and management services, cafes without drive-through facilities, restaurants without drive-through facilities, and indoor recreational and entertainment facilities; street level uses must be oriented toward the primary street or streets, public or private, in the mixed-use development; multi-family dwellings are permitted above the ground floor; and

WHEREAS, the three-prong approach recommended by the Codes Committee also includes providing Urban Village Design Guidelines; the proposed guidelines are “intended to provide specific and broad recommendations to create high quality buildings and site plans that will result in attractive, livable, and pedestrian-friendly Mixed-Use Village districts with a mix of uses”; and

WHEREAS, the proposed guidelines include recommendations for development intensity, location of uses, building height and form, building relationship to street, building design, building setbacks for light, air, and privacy, site access and driveways, parking and loading area location and design, pedestrian, bicycle, and transit accommodations, site landscaping, usable open space, fences and walls, and services to ensure mixed-use development that enhances the visual appearance of the street, is functionally and aesthetically compatible with adjacent uses, facilitates and provides for safe and convenient alternative modes of transportation, and promotes quality of life and the environment; and

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

The Board commends the Town on its efforts to encourage mixed-use, high quality development with the proposed overlay district and design guidelines.

SOCPA staff will be sending minor suggested edits under separate cover.

**The motion was made by Robert Antonacci and seconded by Daniel Cupoli. The votes were recorded as follows: Douglas Morris - yes; Bill Fisher -yes; James Corbett - yes; Daniel Cupoli - yes; Robert Antonacci - yes; Marty Voss - yes.**



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: May 23, 2018

OCPB Case # Z-18-167

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a AREA VARIANCE from the Town of Clay Zoning Board of Appeals at the request of Laker Development Group, LLC (North End Commons) for the property located at 3820-3848 NYS Route 31; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the granting of use or area variances and the site is located within 500 feet of Route 31, a state highway; and
- WHEREAS, the applicant is requesting area variances to reduce the side yard setback from 75 feet (required) to 63 feet (proposed) and parking requirements from 329 spaces (required) to 258 spaces (proposed) to allow for a family-style restaurant as part of a larger commercial development project on a 6.0-acre parcel in a Regional Commercial (RC-1) zoning district; and
- WHEREAS, the Board recently recommended modification of a preliminary subdivision referral (S-18-4) to divide the subject parcel into 4 new lots as part of a proposed commercial development for the site; in 2017, the Board reviewed zone change (Z-17-350), area variance (Z-17-382), site plan (Z-17-425), and special permit (Z-17-464) referrals as part of the proposed project; the area variance referral currently under review is intended to allow for modifications to the project, which includes increasing the size of one of the buildings in the previously approved plan; and
- WHEREAS, in its previous reviews, the Board cited access, drainage, and lighting requirements and site planning considerations for pedestrian and transit accommodations, better site circulation, front yard landscaping and snow storage, and wetland impacts; those recommendations are not reiterated here as the project has already gone through site plan review locally; and
- WHEREAS, the site is located near the major regional intersection (Moyers Corners) between New York State Route 31 and County Route 57 in the Town of Clay; the site is adjacent to a shopping plaza that contains two large retail establishments (Lowe's and Hobby Lobby) and an outparcel retail building; there is a CSX rail line running along the eastern property line; other surrounding land uses include various big box retail establishments along Route 31 and a recently constructed auto dealership (Davidson Ford of Clay), an approved auto dealership (Fox) under construction, and a proposed shopping plaza all west of the site; and
- WHEREAS, aerial imagery shows the site is vacant and partially-forested and contains two concrete pads at the northwestern corner of the parcel; the submitted Site Layout Plan dated October 17, 2017 shows a National Grid electrical easement along the western lot line and an area on the plan, along the rear lot line, wherein it is noted that "overlap portion of survey to be quit claim deeded to COR when the final plat is recorded"; and



WHEREAS, the Site Layout Plan shows the proposed development to include four detached buildings totaling 18,545 sf, one patio area (680 sf) at the front of the buildings, associated parking areas with 258 spaces, a right in, right out driveway onto Route 31, a driveway connection to the adjacent shopping plaza to the east which has additional access via an existing full access driveway with traffic signal on Route 31, sidewalks along Route 31 and throughout the site, crosswalks for driveway/parking lot crossings, and a monument sign at the northwest corner of the parcel; and

WHEREAS, the plan shows the proposed buildings situated near the center of the parcel, parallel to Route 31, with A1 (3,360 sf) being the farthest west, and then B1 containing two attached spaces (2,250 sf and 2,300 sf), Texas Roadhouse (7,135 sf), and D1 (3,500 sf) being the farthest east; the Environmental Assessment Form (EAF) dated May 1, 2018 indicates that A1 is intended for a restaurant use, B1 is intended for a retail use and a drive-thru restaurant (Starbucks), and D1 is intended for a medical office use; the plan shows the parcel divided into 4 lots with Lot 1 containing building A1, Lot 2 containing building B1, Lot 3 containing building C1 and a substantial amount of the rear parking lot, and Lot 4 containing building D1 and the driveway connection to the adjacent shopping plaza; and

WHEREAS, per the local application, building A1 has been increased in size from 2,500 sf to 3,360 sf to allow for a family-style restaurant use instead of the previously proposed retail use; an area variance is requested as the building now encroaches into the side yard; the larger building size and change in use also requires 329 parking spaces on the site, where 300 spaces were previously required; and

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

WHEREAS, the site does not currently have drinking water or wastewater services; new connections to public drinking water and sewers are proposed for the project, and the site is near Town sewer lines that connect to an existing County-owned trunk sewer; the County trunk sewer ultimately flows to the Wetzel Road Wastewater Treatment Plant service area though flow is diverted to the Oak Orchard Wastewater Treatment Plant during excess flow events; and

WHEREAS, per the EAF, the site contains unlisted federal wetlands and are shown in GIS mapping to extend mostly along the southern and eastern portions of the parcel; per the EAF, 0.5 acre of wetlands will be impacted by the development; and

WHEREAS, the New York State Department of Environmental Conservation (NYS DEC) EAF Mapper indicates that the site of the proposed action may contain a species of animal, or associated habitats, listed by the state or federal government as threatened or endangered; per the EAF Mapper, the project site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the New York State Historic Preservation Office archaeological site inventory; and

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

**The motion was made by James Corbett and seconded by Daniel Cupoli. The votes were recorded as follows: Douglas Morris - yes; Bill Fisher -yes; James Corbett - yes; Daniel Cupoli - yes; Robert Antonacci - yes; Marty Voss - yes.**



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: May 23, 2018

OCPB Case # Z-18-168

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a ZONE CHANGE from the Town of Camillus Town Board at the request of Szczech Farms for the property located at 133 & 137 Angus Ranch 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 Route 5, a state highway, Bennetts Corners Road (State Route 321 and County Route 66), and a farm operation located in a NYS Agricultural District; and
- WHEREAS, the applicant is proposing a zone change from Rural Residential (RR) to Residential (R-1) for 175 acres; and
- WHEREAS, the site is located in a rural area in the Bennetts Corners hamlet of Camillus; the site and surrounding lands are enrolled in New York State Agricultural District 3 and appear to contain active farmland; and
- WHEREAS, the submitted subdivision map dated October 10, 2017 shows the site has frontage on NYS Route 5 to the north and Bennetts Corners Road, a county road, to the west; there is an L-shaped, private road, Angus Ranch Road, with a 60' permanent right-of-way for ingress/egress and gated access onto Route 5 and Bennetts Corner Road that crosses the parcel; per the subdivision map, there is a separate residential lot with access to Angus Ranch Road at the center of the parcel; and
- WHEREAS, the site is shown to contain an existing house with a driveway along the Route 5 frontage, an existing metal barn set behind the house, and two existing houses occurring towards the center of the site, each with their own driveway access to Angus Ranch Road; aerial imagery shows the remainder of the site to be covered by farm fields and forested areas; and
- WHEREAS, per the Town of Camillus zoning code, the existing zoning for the site (RR) "is designed to preserve a rural atmosphere and protect environmentally sensitive areas by promoting large individual residential lot development with minimal public infrastructure" allowing for agricultural land uses and single-family detached dwellings as principal uses, and farm stores, hobbies, and yard/garage sales as accessory uses; additional principal or accessory uses are permitted upon approval of the Town Planning Board (cemeteries, farm brewery activities, farm brewery stores) or upon issuance of a special use permit (ancillary parking areas, bed and breakfasts, commercial animal boarding, contractor's services, emergency services, fraternal organizations, indoor institutional, outdoor recreation uses, public service and utilities, riding stables, home occupations, satellite dishes for residential television reception only); and
- WHEREAS, the proposed zoning for the site (R-1) "is designed to accommodate the least intensive category of single-family residential use" allowing for all the same

uses as the RR zoning district and requiring a minimum lot size of 1 acre instead of 2 acres, as required by the RR zoning district; and

WHEREAS, the subdivision map indicates that the existing house along Route 5 and surrounding land may be intended for a subdivision and are shown as Lot 100 (1.0 acre) with the remainder of the site shown as Lot 101; without the proposed zone change, Lot 100 would not meet the RR zoning district's lot size requirements and would require an area variance; the Board has not received a subdivision referral for this site; and

WHEREAS, the Onondaga County and New York State Departments of Transportation advise that all future access to the site must come from Angus Ranch Road; any future development plans for the site must be reviewed and approved by the Departments early in the planning process and will necessitate traffic and drainage data requirements for full build out of the site; and

WHEREAS, the referral notice indicates the site is served by an individual well and septic system; the site has access to public water along Route 5 and is located within the sanitary sewer district, however the nearest public sewer line is located more than a mile from the site; and

WHEREAS, the Onondaga County Health Department advises that any existing or proposed septic systems to service the lot(s) must be approved by the Department prior to any future subdivision or development of the site; a subdivision creating 50 lots or more would require a community septic system to be owned and maintained by the municipality or a transportation corporation; and

WHEREAS, GIS mapping shows the site may contain federal wetlands that appear to correspond with two small ponds on the west side of the parcel; the applicant is advised to conduct a formal wetland delineation to determine the presence and location of any federal wetlands on the site; any delineated wetlands must be confirmed by the U.S. Army Corps of Engineers and shown on the plans for the site; the applicant is also advised to contact the Corps prior to any future development of the site to determine whether permits are necessary and obtain any applicable permits; and

WHEREAS, the New York State Department of Environmental Conservation (NYS DEC) Environmental Assessment Form (EAF) Mapper indicates that the site is located over, or immediately adjoining, primary and principal aquifers; and

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

The Board has concerns relative to the future build out potential of this site and does not endorse a zone change that would allow for extensive low-density development in this rural transitional location. Numerous potential negative impacts to be considered include degradation of important agricultural soils and removal of productive agricultural lands, segmentation of surrounding farmlands, changes to community character, impacts to scenic viewsheds, a lack of public sewer infrastructure to support large-scale development, new service demands to remote locations outside the urbanized area, and related net fiscal impacts of low-density residential development on local governments and service providers.

The project involves a zone change greater than 25 acres, which is a Type 1 action under NY State Environmental Quality Review Act (SEQRA), and thus

requires a full Environmental Assessment Form, at minimum, be prepared by the lead agency, whereby a Short EAF was submitted with the referral.

The Board also notes that this property and several adjacent parcels are currently enrolled in the NYS Agricultural Districts program, which provides state protections designed to forestall the conversion of farmland to non-agricultural uses, and minimize conflicts between agricultural and non-agricultural uses. Consultation with the NYS Department of Agriculture and Markets is encouraged prior to pursuit of the proposed zone change to non-agricultural zoning in such an intensely rural/agricultural area.

**The motion was made by James Corbett and seconded by Daniel Cupoli. The votes were recorded as follows: Douglas Morris - yes; Bill Fisher -yes; James Corbett - yes; Daniel Cupoli - yes; Robert Antonacci - yes.**