



Onondaga County Planning Board

May 27, 2015

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

<u>I. ATTENDANCE</u>	<u>STAFF PRESENT</u>	<u>GUESTS PRESENT</u>
<u>MEMBERS</u>		
Douglas Morris	Megan Costa	Bill Fisher
Robert Jokl	Gilly Cantor	
Daniel Cupoli	Don Jordan	
Brian Donnelly	Robin Coon	
Chester Dudzinski, Jr.		

II. CALL TO ORDER

The meeting was called to order at 11:00 AM on May 27, 2015

III. MINUTES

The minutes from May 6, 2015 were submitted for approval. Daniel Cupoli made a motion to accept the minutes. Chester Dudzinski seconded the motion. Votes were recorded as follows: Douglas Morris - yes; Daniel Cupoli - yes; Brian Donnelly - yes; Chester Dudzinski - yes.

There was discussion regarding the County Law Department reviewing the by-laws and term limits of the Onondaga County Planning Board.

IV. ACTIONS ON GML SECTION 239 REFERRALS

Summary

S-15-34	No Position With Comment	S-15-35	No Position With Comment	S-15-36	No Position
S-15-37	No Position With Comment	S-15-38	Modification	S-15-39	No Position With Comment
S-15-40	No Position	S-15-41	No Position	Z-15-148	No Position
Z-15-149	No Position	Z-15-150	No Position	Z-15-151	No Position
Z-15-152	Approval	Z-15-153	No Position	Z-15-154	No Position
Z-15-155	No Position	Z-15-156	No Position With Comment	Z-15-157	No Position With Comment
Z-15-158	No Position	Z-15-159	Modification	Z-15-160	No Position
Z-15-161	Modification	Z-15-162	Modification	Z-15-163	No Position With Comment
Z-15-164	Modification	Z-15-165	Modification	Z-15-166	Modification
Z-15-167	Modification	Z-15-168	Modification	Z-15-169	No Position
Z-15-170	Modification	Z-15-171	Modification	Z-15-172	Modification
Z-15-173	Modification	Z-15-174	No Position With Comment	Z-15-176	Approval
Z-15-177	No Position With Comment	Z-15-178	No Position With Comment	Z-15-179	Modification
Z-15-180	Modification	Z-15-181	Modification	Z-15-182	No Position With Comment
Z-15-183	No Position With Comment	Z-15-184	No Position With Comment	Z-15-185	No Position With Comment
Z-15-186	No Position With Comment	Z-15-187	No Position With Comment	Z-15-189	Incomplete Referral



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: May 27, 2015

OCPB Case # S-15-34

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a PRELIMINARY SUBDIVISION from the Town of Onondaga Planning Board at the request of Michael Kicak for the property located at 5054 Onondaga 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 Onondaga Road (New York State Route 173), a state highway; and
- WHEREAS, the applicant is proposing to subdivide a 24.38-acre parcel into two lots, Lot 1 (2.38 acres) and Lot 2 (22 acres), in a One-Family Residential (R-1) zoning district; and
- WHEREAS, the Preliminary Plan dated April 16, 2015 shows both proposed lots with frontage Onondaga Road separated by an existing single-family lot; both lots are shown to be vacant except for the approximate location of barns at the front of proposed Lot 2; and
- WHEREAS, the plan doesn't show any existing or proposed access to Onondaga Road; per aerial photography, an existing driveway serves the barn; the referral included a letter from the New York State Department of Transportation dated April 23, 2015 which states "the Department is amenable to issuing a permit for a residential driveway entrance to the subdivided property" and notes the driveway for Lot 2 may remain in its current configuration; the letter indicates the proposed driveway for Lot 1 must meet Department requirements for construction and location, which is limited due to sight distance and the presence of a guide rail; and
- WHEREAS, the plan shows tributaries of Harbor Brook running through the rear of proposed Lot 2 and a small corner of proposed Lot 1; FEMA Flood Insurance Rate Maps (FIRM) indicate that land along the tributaries is located in a Special Flood Hazard Area (SFHA); and
- WHEREAS, the Onondaga County Hazard Mitigation Plan has identified flooding as one of five primary natural hazards of local concern, with the potential to cause extensive threat to property and safety; buildings within the floodplain can negatively affect the free flow of nearby waterways and drainage, and building within a floodplain is therefore discouraged; and
- WHEREAS, the New York State Department of Environmental Conservation Environmental Assessment Form Mapper also indicates that the site may contain federal wetlands; per the U.S. Army Corps of Engineers, National Wetland Inventory Maps may not be used to confirm the presence/absence of federal wetlands on a given parcel of land; the applicant must obtain appropriate permits from the U.S. Army Corps of Engineers for any proposed development or drainage in federal wetlands on site; and

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

WHEREAS, the site is located in the Metropolitan Wastewater Treatment Plant service area; the site is served by public water and private septic; a letter from the Onondaga County Health Department dated October 3, 2014 indicates a sewage disposal plan has been approved for the project, subject to proper installation and inspection; 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 is advised to continue working with the New York State Department of Transportation regarding the location and permits for the proposed driveway for Lot 1.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: May 27, 2015

OCPB Case # S-15-35

- 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 LaFayette Town Board at the request of Nancy Kirby for the property located at 6009 U.S. Route 20; 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 U.S. Route 20 and U.S. Route 11, both state highways; and
- WHEREAS, the applicant is proposing a lot line adjustment between two existing residential parcels totaling 1.06 acres in a Hamlet/Mixed Use (H) zoning district, in order to eliminate a shared driveway; and
- WHEREAS, the Lot Line Relocation Plan (date cut off) shows a strip of land from the 0.78-acre parcel (019.-02-14.0) to be added to the 0.28-acre parcel (019.02-13.0); each new proposed lot would still contain an existing two-story frame house, and the smaller parcel would contain two detached garages and a shed; per the referral materials, no changes to existing structures or new structures are proposed; and
- WHEREAS, the plan shows both lots with frontage on U.S. Route 20, and an existing shared driveway on U.S. Route 20 which is proposed to be fully located on tax parcel 019.-02-13.0 after the lot line adjustment; tax parcel 019.-02-14.0 would no longer have existing access to U.S. Route 20 and no new access is proposed; any existing or proposed access to U.S. Route 20 must meet the requirements of the New York State Department of Transportation; and
- WHEREAS, the lots are served by private water and septic and are located outside the Onondaga County Sanitary District; and
- WHEREAS, the plan shows sidewalks along U.S. Route 20 and the parcels are surrounded by other residential parcels near the commercial intersection between Route 20 and Route 11; and

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

The Town and applicant are advised to consider maintaining a shared access agreement between the two lots to ensure tax parcel 019.-02-14.0 retains a means of vehicular access to U.S. Route 20. Should an additional driveway be required, the applicant must contact the New York State Department of Transportation for location approval and necessary permits.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: May 27, 2015

OCPB Case # S-15-36

- 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 FINAL SUBDIVISION from the City of Syracuse Zoning Administration at the request of Emily Wynne for the property located at 111 and 113 Holden 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 Harbor Brook, a county-owned drainage channel; and
- WHEREAS, the applicant is proposing to combine two existing parcels, into one new 8,711.6 square foot lot in a Residential Class A (RA) zoning district; and
- WHEREAS, the Resubdivision Map dated May 1, 2015 shows proposed New Lot 22A to contain an existing 2 1/2-story frame house with deck and porch, and a wood fence around the yard which crosses existing parcel boundaries; and
- WHEREAS, the map shows the site with frontage and an existing blacktop driveway on Holden Street, a city street, which crosses the existing parcel boundary; aerial photography shows concrete sidewalks along the street frontage; and
- WHEREAS, the New York State Department of Environmental Conservation Environmental Assessment Form Mapper indicates that land adjoining the site contains wetlands or other regulated waterbodies; the site is located just north of Harbor Brook; and
- WHEREAS, the site is served by public water and sewer and is located in the Metropolitan Wastewater Treatment Plant service area; the Environmental Assessment Form dated April 24, 2015 notes no new water or wastewater connections are required; 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 Brian Donnelly and seconded by Daniel Cupoli. The votes were recorded as follows: Douglas Morris - yes; Robert Jokl - yes; Brian Donnelly - yes; Daniel Cupoli - yes; Chester Dudzinski - yes.



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: May 27, 2015

OCPB Case # S-15-37

- 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 FINAL SUBDIVISION from the City of Syracuse Zoning Administration at the request of Greater Syracuse Property Development Corporation / Julia Ruman for the property located at 322 and 326 East Brighton Avenue; and
- WHEREAS, General Municipal Law Section 239-n allows the County Planning Board to review the approval of subdivisions and the site is located within 500 feet of Interstate Route 81, a state highway; and
- WHEREAS, the applicant is proposing to combine one vacant parcel and one parcel containing two existing residences into a new 0.436-acre lot in a Local Business Class A (BA) zoning district; and
- WHEREAS, the Resubdivision Plan dated April 8, 2015 show proposed New Lot 322 to contain an existing two-story concrete block house and a 2 1/2 story house with a gravel area in an otherwise vacant side yard; the city application indicates the smaller house contains a 610 square foot single-family residence and the larger house contains a 2,128 square foot three-family residence; and
- WHEREAS, the application notes the applicant would like to add landscaping, fencing, and prevent garbage dumping on the vacant side yard land; and
- WHEREAS, the plan shows the proposed lot with frontage an existing asphalt driveway on East Brighton Avenue which serves the two existing residences; an additional gravel driveway from the gravel area onto East Brighton Avenue is also shown, which appears to connect to an existing gravel driveway on the adjacent parcel to the south; and
- WHEREAS, the site is served by public water and sewer and is located in the Metropolitan Wastewater Treatment Plant service area; the Environmental Assessment Form dated December 22, 2014 notes no new water or wastewater connections are required; and
- WHEREAS, the plan shows existing concrete sidewalks along the street frontage; and

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

The City and applicant are advised to ensure the site has adequate parking for tenants. Should additional parking be required, the City and applicant are encouraged to explore opportunities to relocate the gravel parking area from the front yard and remove the portion of the shared gravel driveway that is located on the proposed lot, or to ensure shared access agreements are place

for its continued use.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: May 27, 2015

OCPB Case # S-15-38

- 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 SUBDIVISION from the Town of Geddes Town Board at the request of Christopher Community, Inc. & St. Camillus Residential Health Care Facility for the property located at 813 Fay 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 Grand Avenue, a county road; and
- WHEREAS, the applicant is proposing to combine 22 existing parcels and land designated for roads into a new 8.5-acre lot with proposed Multiple-Family Residential (RB) zoning, in order to construct a 60-unit senior housing facility; and
- WHEREAS, the Board is concurrently reviewing a Zone Change referral (Z-15-165) to change the zoning from Single-Family Residential (RA) to Multiple-Family Residential (RB), a Site Plan referral (Z-15-166), a Special Permit referral (Z-15-167) which is required for this type of housing in the RB district, and an Area Variance referral for (Z-15-168) for the number of proposed units, where 60 units are being requested and 51 are allowed based on the 6 units per acre density requirements; and
- WHEREAS, the Preliminary Plan dated May 4, 2015 shows a proposed 8.5-acre lot which includes 22 tax parcels and land designated for streets that were formerly part of the Brookside Heights housing tract; per the plan and aerial photography, the vacant site currently contains wooded land and is adjacent to land owned by the New York State Department of Transportation to the southeast, the St. Camillus Residential Health Care Facility and Bishop Ludden High School to the west, and the Westvale Heights subdivision to the north; and
- WHEREAS, the Layout Plan dated May 6, 2015 shows a proposed building, a proposed 60-space parking lot along the back of the building where the entrance will be; a reserve parking lot with 30 spaces is shown which would be located east of the site; floor plans indicate the building will be two-stories plus a basement, and in addition to apartments there will be offices, community and wellness spaces, storage, and leasable space; and
- WHEREAS, per the plan and a Traffic Impact Assessment dated December 31, 2014, the site will be accessed via an existing driveway on Fay Road located opposite West Manchester Road, both local roads, which also serves the parking lot for Bishop Ludden High School and the St. Camillus facility; the plan shows a proposed 20' wide internal loop road from the St. Camillus parking lot around proposed building which would be gated at the rear of the proposed parking lot and at the second connection to the St. Camillus parking lot; a potential future connection off the proposed loop is shown which would access the reserve parking lot in the east; and

- WHEREAS, per the Central New York Regional Transportation Authority (CENTRO), St. Camillus has existing transit service which extends down Grand Avenue and Onondaga Boulevard to the Western Lights Plaza and ultimately to Downtown Syracuse; the plan shows proposed concrete sidewalks on site which would connect to additional sidewalks proposed on the St. Camillus site; and
- WHEREAS, per the Environmental Assessment Form dated April 30, 2015, 4.5 acres will be physically disturbed by the project, ultimately creating 1.5 acres of impervious surface, and an on-site stormwater management facility is proposed; the Storm Drainage and Utilities Plan dated May 6, 2015 shows steep topography on the site, and a subsurface stormwater detention “to be designed”; and
- WHEREAS, the proposed project may disturb one acre or more of land and must be covered under the New York State SPDES II General Permit for Stormwater Discharges from Construction Activity (GP-0-10-001) and the applicant must submit a Stormwater Pollution Prevention Plan (SWPPP) to the municipality and a Notice of Intent (NOI) to the DEC Bureau of Water Permits; the proposed project is located within a designated Municipal Separate Storm Sewer System (MS4) municipality, and the applicant must consult with the municipal engineer to ensure conformance of construction plans with the municipality’s Storm Water Management Plan (SWMP) and submit a MS4 SWPPP Acceptance Form signed by the municipality to the New York State Department of Environmental Conservation Bureau of Water Permits; the proposed project is located within the Onondaga Lake watershed and the SWPPP must include Enhanced Phosphorus Removal design criteria from the NYS Stormwater Management Design Manual as specified in the SPDES General Permit for Stormwater Discharges from Construction Activity (GP-0-10-001); and
- WHEREAS, the EAF indicates that land adjoining the site contains wetlands or other regulated waterbodies, and notes that Harbor Book is located nearby; and
- WHEREAS, the EAF states the site will connect to public water and sewers, with anticipated water demand/wastewater generation of 6,100 gallons per day; the site is located in the Metropolitan Wastewater Treatment Plant and Westside Pump Station service areas; and
- WHEREAS, per the Onondaga County Department of Water Environment Protection, the project shall comply with Local Law #1 of 2011 - A Local Law Establishing a Program to Promote Capacity Management, Maintenance and Operation of the Public Sewers and Related Purposes, where applicable; information regarding this law is available at www.ongov.net/wep/uselaws.html; and
- WHEREAS, the Onondaga County Department of Water Environment Protection has determined that the submitted project is located in an area designated as flow constrained or impacted by excessive wet weather flow or is tributary to a Combined Sewer Overflow (CSO); the project applicant is required to offset any additional sanitary flow in excess of the most recent land use; the applicant must develop a 1 gallon to 1 gallon offset plan/project in coordination with the municipal engineer; a letter confirming the acceptance of the offset plan must be submitted to the Department of Water Environment Protection documenting the offset plan; and
- WHEREAS, a lighting plan was submitted with the referral and the EAF notes there will be 24’ dark sky compliant street light poles for the driveway, parking area, and site walkways; the Planting Plan shows proposed tree plantings along the

southern and western building elevations, the driveway, and at the building entrance, as well as shrubs and other landscaping around the site; and

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

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

The Board also offers the following comments:

1. For any proposed emergency access to Grand Avenue, the Town and applicant are advised to coordinate with the New York State and Onondaga County Departments of Transportation in order to ensure all access to state-owned land or to county-owned roads meet the requirements of those Departments, respectively. The Onondaga County Department of Transportation further advises that if any access beyond emergency access is proposed on Grand Avenue, a Traffic Impact Study (TIS) meeting Department requirements will be required.
2. The Onondaga County Department of Water Environment Protection asks that the applicant contact the Department at (315) 435-6820 early in the planning process to determine sewer availability and capacity.
3. The applicant is encouraged to reduce stormwater runoff and improve stormwater quality as much as practical by reducing impermeable surfaces and utilizing green infrastructure. For more information on stormwater management, visit the Onondaga County "Save the Rain Program" web site at <http://savetherain.us> or contact the Onondaga County Department of Water Environment Protection at 315-435-6820.
4. The 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.
5. The Board advises the Town and applicant to ensure adequate accommodations are in place for facility residents, visitors, and employees to connect to public transit service in the area.
6. The Board encourages the Town to consider a more comprehensive site plan for the project in order to explore opportunities to integrate parking for the existing St. Camillus facility and the proposed senior housing facility, and to determine the best location for driveway access, cross connections, and emergency access.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: May 27, 2015

OCPB Case # S-15-39

- 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 City of Syracuse Zoning Administration at the request of Krell, Hornstein, Milnamow (Herald Commons) for the property located at 200-212 Herald Place and 316 North Franklin 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 Interstate Route 690 and Interstate Route 81, both state highways; and
- WHEREAS, the applicant is proposing to combine three parcels into one new 1.32-acre lot in a Central Business-General Service (CBD-GS) zoning district, as part of a project to renovate an existing 60,000 square foot building for mixed use (Herald Commons), including first floor retail and 27 two-bedroom apartments on the upper floors; and
- WHEREAS, the Board is concurrently reviewing a Project Site Review referral (Z-15-163) for this project; and
- WHEREAS, the Resubdivision Plan dated March 27, 2015 shows proposed New Lot 8A occupying the block between Route 690 to the north, North Clinton Street to the east, Herald Place to the south, and North Franklin Street to the west; the plan shows the lot includes an abandoned portion of Marnell Avenue (currently parking), a portion of land under Route 690 including the Route 690 wall, a 20' easement to the City of Syracuse and the State of New York for road and municipal facilities maintenance and construction, and an additional proposed easement to the State to include more land adjacent to 690; and
- WHEREAS, the Site Layout Plan dated March 12, 2015 shows an existing four-story brick building and a 134-space parking lot with a 4' ornamental steel fence around its perimeter; the referral materials indicate 6,000 square feet of retail and 11,000 square feet of office space are proposed, and proposed renovations include masonry restoration, new historic/energy efficient windows, energy efficient utility upgrades; and
- WHEREAS, the plan indicates the parking lot would maintain the three existing driveways, one each on North Franklin Street, Herald Place, and North Clinton Street, all city streets; a 20' slide gate is proposed for the North Clinton Street access; aerial photography shows an additional existing driveway on Herald Place near the intersection with North Clinton Street, which plans show would be closed; and
- WHEREAS, the referral materials indicate site disturbance is greater than 10,000 square feet, and a Storm Water Pollution Prevention Plan (SWPPP) will be required, as well as stormwater maintenance and easement access agreements; and
- WHEREAS, the referral materials indicate the building is architecturally significant, and has been referred to the Syracuse Landmark Preservation Board for review; and

WHEREAS, the Environmental Assessment Form dated April 6, 2015 notes the site is located in an archaeological sensitive area, may contain a species of animal, or associated habitats, listed by the state or federal government as threatened or endangered, and a remediation site is located nearby; and

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

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

WHEREAS, the Site Planting Plan shows a proposed bike rack, street trees along Herald Place and North Clinton Street, and a few small planting areas; per the plan and aerial photography, there is currently a mix of asphalt and concrete sidewalks on site, with asphalt proposed to remain along the building frontages and concrete to be maintained and/or upgraded along the parking lot frontages; the Site Lighting Plan indicates LED lighting is proposed on the building and for the parking lot; and

WHEREAS, per the resubdivision plan and aerial photography, the site contains two existing billboard posts with a total of three double-sided off-premise signs, which the referral materials indicate have expired and are not permitted in the Central Business District and I-81/I-690 Orientation Exclusion Area, but are proposed to remain; no further signage details were submitted; should billboards remain on site, permits will be required from the New York State Department of Transportation; and

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

1. The applicant should coordinate with the City regarding the removal of the billboards shown on the plans for the site.
2. The Onondaga County Department of Water Environment Protection asks that the applicant contact the Department at (315) 435-6820 early in the planning process to determine sewer availability and capacity.
3. The applicant is encouraged to reduce stormwater runoff and improve stormwater quality as much as practical by reducing impermeable surfaces and utilizing green infrastructure. For more information on stormwater management, visit the Onondaga County "Save the Rain Program" web site at <http://savetherain.us> or contact the Onondaga County Department of Water Environment Protection at 315-435-6820.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: May 27, 2015

OCPB Case # S-15-40

- 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 FINAL SUBDIVISION from the City of Syracuse Zoning Administration at the request of Greater Syracuse Property Development Corporation / Marianne Liberatore for the property located at 225 and 229 Rivoli Avenue; and
- WHEREAS, General Municipal Law Section 239-n allows the County Planning Board to review the approval of subdivisions and the site is located within 500 feet of the municipal boundary between the City of Syracuse and the Town of Salina; and
- WHEREAS, the applicant is proposing to combine two existing parcels into a new 0.166-acre lot in a Residential Class A (RA) zoning district, in order to add side yard to an existing single-family residence; and
- WHEREAS, the Resubdivision Plan dated March 23, 2015 shows proposed New Lot 222A to contain an existing one-story frame house, attached garage, rear shed, and vacant lands to be conveyed as side yard property; and
- WHEREAS, the city application notes the applicant would like to add landscaping, a garden, and install fencing on the added land; and
- WHEREAS, the plan shows the site with frontage and an existing asphalt driveway on Rivoli Avenue, a city street, and the side yard with frontage on Woodlawn Cemetery; and
- WHEREAS, the site is served by public water and sewer and is located in the Metropolitan Wastewater Treatment Plant service area; the Environmental Assessment Form dated May 4, 2015 notes no new water or wastewater connections are required; and
- WHEREAS, per GML § 239-nn, the legislative body or other authorized body having jurisdiction in a municipality shall give notice to an adjacent municipality when a hearing is held by such body relating to a subdivision, site plan, special use permit, or a use variance on property that is within five hundred feet of an adjacent municipality; such notice shall be given by mail or electronic transmission to the clerk of the adjacent municipality at least ten days prior to any such hearing; and

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

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: May 27, 2015

OCPB Case # S-15-41

- 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 Village of Liverpool Planning Board at the request of Norwood Holdings LLC (Val Lamont) for the property located at 103 & 103 1/2 Lake Drive; 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 New York State Route 370 (Oswego Street), and Onondaga Lake Park, a county-owned facility; and
- WHEREAS, the applicant is proposing to adjust the lot line between two existing parcels totaling 0.79 acres in a Lakeside Business (B-1) zoning district; and
- WHEREAS, the Board previously offered No Position With Comment on a Subdivision referral (S-11-39) to convert four parcels into two proposed lots as part of a larger Traditional Neighborhood Development proposal, encouraging the Village to establish and reinforce a formalized pedestrian walkway to the lake from the business district and to require that the landlocked parcel be combined with neighboring frontage parcels; and
- WHEREAS, current tax maps indicate there are three existing parcels, however the Preliminary Plan dated January 12, 2015 states the Lake Drive Subdivision was filed September 1, 2011 which created two lots; and
- WHEREAS, the plan shows proposed New Lot 1B (0.484 acres) and proposed New Lot 2B (0.306 acres), where each existing parcel will convey approximately 2,000 square feet to the other; the plan shows proposed New Lot 1B will contain two sheds after the lot lines are adjusted, and no other existing or proposed structures are shown, and no projects are proposed at this time; and
- WHEREAS, the plan shows proposed New Lot 1B as a flag lot with 16.57' of frontage on Lake Drive, a village road, and rear frontage and access to an asphalt driveway on a village-owned parcel which leads to Lake Drive, also a village-owned road; the plan shows New Lot 2B as a landlocked parcel with an asphalt drive onto the village-owned access to Lake Drive; the plan also shows a 20' ingress and egress easement which is shared by both proposed lots as well as adjacent parcels; and
- WHEREAS, the Environmental Assessment Form dated January 16, 2015 notes the site is located in a 100 year floodplain; FEMA Flood Insurance Rate Maps (FIRM) indicate that both proposed parcels are in a Special Flood Hazard Area (SFHA); and
- WHEREAS, the New York State Department of Environmental Conservation Environmental Assessment Form Mapper indicates that the site may contain a species of animal, or associated habitats, listed by the state or federal government as threatened or endangered, is located over or immediately adjoining primary

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and principal aquifers, and is located in or adjacent to an area designated as sensitive for archaeological sites on the New York State Historic Preservation Office archaeological site inventory; and

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

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

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: May 27, 2015

OCPB Case # Z-15-148

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Geddes Town Board at the request of JTJ, LLC for the property located at 914 State Fair Boulevard; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of State Fair Boulevard, a county road; and
- WHEREAS, the applicant is proposing to add 7 parking spaces behind an existing dance studio building (Movement Box Dance Studio) on a 0.46-acre lot in a Commercial B: Highway Commercial (CB) zoning district; and
- WHEREAS, the Site Plan dated April 6, 2015 shows an existing 3,600 square foot building with 21 spaces of front yard parking, and 7 proposed rear parking spaces on an area which is partially existing asphalt; and
- WHEREAS, the plan shows the site with frontage on State Fair Boulevard and two existing driveways on an existing shared driveway on State Fair Boulevard which serves the dance studio, Dollar General, and the apartments at Snowbirds Landing; any existing access to State Fair Boulevard must meet the requirements of the Onondaga County Department of Transportation, and no additional access to State Fair Boulevard will be permitted; and
- WHEREAS, the Environmental Assessment Form dated April 6, 2015 notes 0.08 acres will be physically disturbed by the project; and
- WHEREAS, the EAF states that Onondaga Lake which has been the subject of remediation for hazardous waste is located approximately 1,400 feet northeast of the site and has been undergoing cleanup; and
- WHEREAS, the EAF further notes the site is located in an archaeological sensitive area and may contain a species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered; and
- WHEREAS, the site is served by public water and sewer and is located in the Metropolitan Wastewater Treatment Plant service area; the EAF notes no new connections will be required; and
- WHEREAS, the plan shows existing concrete sidewalks along the State Fair Boulevard frontage and along the westernmost driveway, as well as five proposed evergreen planting behind the rear parking lot; per aerial photography, there is an existing pole sign on site; and

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

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: May 27, 2015

OCPB Case # Z-15-149

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Geddes Town Board at the request of Chemtrade Solutions, LLC for the property located at 1421 Willis Avenue; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Willis Avenue, a county road, and the municipal boundaries between the Town of Geddes and the Village of Solvay and the City of Syracuse; and
- WHEREAS, the applicant is proposing to install equipment to treat plant process air exhaust at an existing manufacturing facility (Chemtrade), including constructing a new 75-foot exhaust stack and rebuilding a 250 square foot shed on an 8.95-acre lot in an Industrial A: General Industrial (IA) zoning district; and
- WHEREAS, per the referral materials, the Selective Catalytic Reduction (SCR) system proposed will remove 80-90% of NO_x from current emissions and the equipment will include a reactor, four fans for controlling air flows, a natural gas burner for heating to reaction temperature, and a heat recovery unit for energy conservation; and
- WHEREAS, the Proposed Site Plan revised May 24, 2012 indicates the overall facility occupies four tax parcels, two within the Town of Geddes (028.-01-10.1 and 10.2), one within the Village of Solvay (002.-01-12.0), and one within the City of Syracuse; the plan shows several manufacturing buildings with associated equipment, tanks, towers, parking and utilities; the more detailed SCR NO_x Control System Site Plan revised April 28, 2015 shows the proposed new 75' stack would be located adjacent to a proposed 33' x 14' SCR unit in a location of an existing shed to be removed, and a proposed new shed further east in the location of an existing ramp; and
- WHEREAS, per the referral materials, there will be no changes to parking, landscaping, snow removal, or traffic patterns on Willis Avenue or Industrial Drive, and no additional employees will be required to operate the facility; plans and aerials show railroad tracks which parallel Industrial Drive, and a number of utility and rail easements on and around the overall site; and
- WHEREAS, plans show the site with one driveway on Industrial Drive, a local road which serves several industrial facilities and leads to Willis Avenue, a county road within the Town of Geddes; and
- WHEREAS, the Environmental Assessment Form notes an Air Permit modification permit is being sought from the New York State Department of Environmental Conservation; and
- WHEREAS, the EAF also notes this project will create a net addition of 110 square feet of hard surface which will add to existing plant storm water drainage and

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discharge; and

WHEREAS, the EAF also notes the site adjoins the Honeywell property which has been subject to remediation; and

WHEREAS, the site is served by public water and sewer and is located in the Metropolitan Wastewater Treatment Plant service area; the EAF notes this proposal will not use potable water or lead to wastewater discharge; and

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

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

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: May 27, 2015

OCPB Case # Z-15-150

- 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 SITE PLAN from the Town of Skaneateles Planning Board at the request of Lorraine Austin for the property located at 4251 Jordan 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 Jordan Road, a county road; and
- WHEREAS, the applicant is proposing to renovate and construct an addition to an existing glass blowing art studio (Snake-Oil Glassworks) on a 0.866-acre lot in a Hamlet (HM) zoning district; and
- WHEREAS, the Board is concurrently reviewing a Special Permit referral (Z-15-151) to amend an existing special permit to expand an accessory apartment in the building; and
- WHEREAS, the Site Plan dated March 11, 2015 shows an existing frame building (30.3' x 68.3'), a proposed addition (16' x 20'), a proposed porch (8' x 20'), and an existing gravel parking lot with 7 spaces; a narrative dated March 30, 2015 notes the existing 660 square foot second floor office will be converted into a 660 square foot one-bedroom accessory apartment for the owner, and the renovation also includes a new 16' x 24' basement and 124 square foot mezzanine; and
- WHEREAS, the plan shows an existing gravel driveway on Jordan Road, which must meet the requirements of the Onondaga County Department of Transportation; and
- WHEREAS, the plan states impermeable surface coverage will be increasing from 17.1% to 18.4% and open space will be 81.6%; and
- WHEREAS, the New York State Department of Environmental Conservation Environmental Assessment Form Mapper indicates that land adjoining the site contains wetlands or other regulated waterbodies; the site is located near Skaneateles Creek; and
- WHEREAS, the EAF Mapper further indicates that the site is located over or immediately adjoining a principal aquifer and is located in or adjacent to an area designated as sensitive for archaeological sites on the New York State Historic Preservation Office archaeological site inventory; and
- WHEREAS, the site is served by public water and is located outside the Onondaga County Sanitary District; the site is served by an existing private 220 gallons/day septic system, the location of which is shown on the plan; the narrative notes septic use is proposed to increase from 30 gallons/day to 140 gallons/day, and the referral included an approval letter from the Onondaga County Health Department from 2003; and
- WHEREAS, per aerial photography, there is an existing externally-lit sign in the front yard

on two posts; the plan shows two rows of existing pine trees buffering the parking lot from the adjacent residence; 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 Brian Donnelly and seconded by Daniel Cupoli. The votes were recorded as follows: Douglas Morris - yes; Robert Jokl - yes; Brian Donnelly - yes; Daniel Cupoli - yes; Chester Dudzinski - yes.



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: May 27, 2015

OCPB Case # Z-15-151

- 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 Town of Skaneateles Planning Board at the request of Lorraine Austin for the property located at 4251 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, a county road; and
- WHEREAS, the applicant is requesting a special permit to renovate and construct an addition to an existing glass blowing art studio (Snake-Oil Glassworks) on a 0.866-acre lot in a Hamlet (HM) zoning district; and
- WHEREAS, the Board is concurrently reviewing a Site Plan referral (Z-15-150) for this project; and
- WHEREAS, per the referral materials, a special permit is required to expand an accessory apartment in the building, which was allowed under a previous special permit; and
- WHEREAS, the Site Plan dated March 11, 2015 shows an existing frame building (30.3' x 68.3'), a proposed addition (16' x 20'), a proposed porch (8' x 20'), and an existing gravel parking lot with 7 spaces; a narrative dated March 30, 2015 notes the existing 660 square foot second floor office will be converted into a 660 square foot one-bedroom accessory apartment for the owner, and the renovation also includes a new 16' x 24' basement and 124 square foot mezzanine; and
- WHEREAS, the plan shows an existing gravel driveway on Jordan Road, which must meet the requirements of the Onondaga County Department of Transportation; and
- WHEREAS, the plan states impermeable surface coverage will be increasing from 17.1% to 18.4% and open space will be 81.6%; and
- WHEREAS, the New York State Department of Environmental Conservation Environmental Assessment Form Mapper indicates that land adjoining the site contains wetlands or other regulated waterbodies; the site is located near Skaneateles Creek; and
- WHEREAS, the EAF Mapper further indicates that the site is located over or immediately adjoining a principal aquifer and is located in or adjacent to an area designated as sensitive for archaeological sites on the New York State Historic Preservation Office archaeological site inventory; and
- WHEREAS, the site is served by public water and is located outside the Onondaga County Sanitary District; the site is served by an existing private 220 gallons/day septic system, the location of which is shown on the plan; the narrative notes septic use is proposed to increase from 30 gallons/day to 140 gallons/day, and the referral included an approval letter from the Onondaga County Health

Department from 2003; and

WHEREAS, per aerial photography, there is an existing externally-lit sign in the front yard on two posts; the plan shows two rows of existing pine trees buffering the parking lot from the adjacent residence; 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 Brian Donnelly and seconded by Daniel Cupoli. The votes were recorded as follows: Douglas Morris - yes; Robert Jokl - yes; Brian Donnelly - yes; Daniel Cupoli - yes; Chester Dudzinski - yes.



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: May 27, 2015

OCPB Case # Z-15-152

- 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 PROJECT SITE REVIEW from the City of Syracuse Zoning Administration at the request of Syracuse Community Hotel Restoration Company 1, LLC for the property located at 100-108 Onondaga Street East; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review authorizations which a referring body may issue under the provisions of any zoning ordinance or local law and the site is located within 500 feet of the Onondaga County Public Library (The Galleries of Syracuse), a county-owned facility and parcel; and
- WHEREAS, the applicant is requesting a Project Site Review to make exterior alterations, including the demolition of a pedestrian bridge, as part of a project to renovate a historic hotel (Hotel Syracuse) on a 1.014-acre lot in a Central Business District-Retail (CBD-R) zoning district; and
- WHEREAS, the referral materials indicate that in addition to demolishing the pedestrian bridge over East Onondaga Street and selected portion of the two-story loggia, the exterior renovations will also include the removal, restoration, and/or repairing of roof systems, parapets, finials, statues, façades, windows, doors, and marquees, focusing on attempts to match or replicate the materials, colors, and details of the original hotel exterior; the overall project will adapt the original building into a 261-room hotel with multi-purpose tenant spaces on the ground floor; and
- WHEREAS, the Boundary & Location Survey dated May 28, 2014 shows an existing 11-story brick building occupying the triangular block between South Warren Street, Harrison Street, and East Onondaga Street, all city streets; and
- WHEREAS, a Full Environmental Assessment Form was completed by the applicant in December 2013, and a Negative Declaration was prepared and issued by the Syracuse Industrial Development Agency as Lead Agency of the project under the State Environmental Quality Review Act (SEQRA); and
- WHEREAS, the EAF notes the Hotel Syracuse has been nominated as a historic building on the National Register, and is a Historic Hotel listing; there are also a number of other historic buildings and districts in the area; the EAF further notes the project will be reviewed by the Syracuse Landmark Preservation Board, as well as the New York State Historic Preservation Office and the U.S. Department of the Interior for tax credit compliance; and
- WHEREAS, the site is served by public water and sewer, and is located in the Metropolitan Wastewater Treatment Plant service area; and
- WHEREAS, per the Onondaga County Department of Water Environment Protection, the project shall comply with Local Law #1 of 2011 - A Local Law Establishing a Program to Promote Capacity Management, Maintenance and Operation of the

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

WHEREAS, the referral materials indicate that original signage will be restored and replicated with modifications to accommodate the new hotel brand (Marriott), and a full list of proposed signage and accompanying signage plan were submitted with the referral; plans indicate the signage will include a number of projecting marquee signs, three wall-mounted signs, two window signs, a 28' x 20' rooftop sign, one 2.5' x 1' pylon ground sign (6' high), and existing flagpoles; and

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

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: May 27, 2015

OCPB Case # Z-15-153

- 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 SPECIAL PERMIT from the Village of Camillus Village Board at the request of Theodore & Diane Kiteveles for the property located at 8 Mechanic 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 New York State Route 5 (West Genesee Street) and New York State Route 174 (Elm Street), both state highways; and
- WHEREAS, the applicant is requesting a special permit to install a 15' x 9' stone driveway at an existing residence on a 78' x 140' lot in a Residential zoning district, in order to provide the means for a travel trailer to enter and exit the property; and
- WHEREAS, per village code, a special permit from the Village Board of Trustees is required for a driveway entering onto a village road; the village application notes it is difficult for the applicants to back the trailer out of the permanent driveway due to the narrow street and parked cars; and
- WHEREAS, a Land Survey re-certified on March 11, 1992 shows an existing two-story frame house, metal shed, and frame shed; and
- WHEREAS, a hand-drawn proposed pebbled driveway is shown on the survey; aerial photography further indicates the residence has a short, concrete driveway on Mechanic Street; and
- WHEREAS, the site is located near Nine Mile Creek; the current FEMA Flood Insurance Rate Maps (FIRM) indicate that a majority of this parcel is in a Special Flood Hazard Area (SFHA); preliminary updated FIRM data released in June 2008 shows that the parcel may no longer be within a SFHA once maps are finalized; and
- WHEREAS, the New York State Department of Environmental Conservation Environmental Assessment Form Mapper indicates that land adjoining the site contains wetlands or other regulated waterbodies; and
- WHEREAS, the EAF Mapper further indicates that the site is located over, or immediately adjoining, primary and principal aquifers, 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 is within 2,000 feet of a site in the New York State Department of Environmental Conservation Environmental Site Remediation database (C734142); and
- WHEREAS, the site is served by public water and sewer and is located in the Metropolitan Wastewater Treatment Plant service area; and
- WHEREAS, aerial photography shows sidewalks and on-street parking along Mechanic Street; 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 Brian Donnelly and seconded by Daniel Cupoli. The votes were recorded as follows: Douglas Morris - yes; Robert Jokl - yes; Brian Donnelly - yes; Daniel Cupoli - yes; Chester Dudzinski - yes.



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: May 27, 2015

OCPB Case # Z-15-154

- 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 Geddes Town Board at the request of David Wattam for the property located at 7106 State Fair 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 State Fair Boulevard (New York State Route 48) and Interstate Route 690, both state highways, John Glenn Boulevard and Stiles Road, both county roads, and the municipal boundary between the Town of Geddes and the Town of Van Buren; and
- WHEREAS, the applicant is requesting a special permit to construct a 12' x 33' addition to an existing auto repair center (Wattam's Garage) on a 0.42-acre lot in an Industrial A (IA) zoning district; and
- WHEREAS, a special permit is required for motor vehicle sales, service, and repair in this district; a letter from the applicant dated May 4, 2015 states that the proposed addition is to ensure the building is long enough to close the doors when repairing trucks; and
- WHEREAS, per a copy of a land survey which includes hand renderings, the site contains an existing one-story block building, an additional existing building, areas customer parking and used cars, and the proposed new extension onto the block building; and
- WHEREAS, the survey shows the site with frontage on State Fair Boulevard, and aerial photography shows the site has two existing driveways on State Fair Boulevard, which must meet the requirements of the New York State Department of Transportation; and
- WHEREAS, the New York State Department of Environmental Conservation Environmental Assessment Form Mapper indicates that the project is within 2,000 feet of a site in the New York State Department of Environmental Conservation Environmental Site Remediation database (734055); and
- WHEREAS, the EAF Mapper further indicates 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
- WHEREAS, the site is located in the Metropolitan Wastewater Treatment Plant service area; and
- WHEREAS, per GML § 239-nn, the legislative body or other authorized body having jurisdiction in a municipality shall give notice to an adjacent municipality when a hearing is held by such body relating to a subdivision, site plan, special use permit, or a use variance on property that is within five hundred feet of an adjacent municipality; such notice shall be given by mail or

electronic transmission to the clerk of the adjacent municipality at least ten days prior to any such hearing; and

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

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: May 27, 2015

OCPB Case # Z-15-155

- 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 AREA VARIANCE from the Town of Clay Zoning Board of Appeals at the request of Joseph A. Mastroianni, PE for the property located at 7910 Oswego Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the granting of use or area variances and the site is located within 500 feet of Oswego Road, a county road; and
- WHEREAS, the applicant is requesting an area variance as part of a project to convert an existing house into an engineering consultant office (Mastroianni Engineering) and widen the driveway to meet commercial drive requirements on a 0.915-acre lot in a Neighborhood Office (O-1) zoning district; and
- WHEREAS, the Board previously recommended Disapproval of a Site Plan referral (Z-15-106) for this project, noting that the access and turnaround as submitted did not meet the requirements of the Onondaga County Department of Transportation, and that the proposed parking plan did not provide a sufficient number of built spaces; and
- WHEREAS, per the referral materials, an area variance is required to reduce the perimeter landscape strip from 15' to 0' to pave an existing driveway and add a handicapped parking space in the buffer; the Environmental Assessment Form dated May 4, 2015 notes that a portion of the existing driveway is already located in the landscape buffer; and
- WHEREAS, per aerial photography, the site is located along a commercial section of Oswego Road which contains a mix of business types and buildings, including other residential offices; the site is buffered from neighboring residential subdivisions to the east by a town-owned parcel which appears to be parkland (Aurora Park); and
- WHEREAS, the Site Plan revised May 1, 2015 shows an existing one-story wood frame house, five parking spaces in the front of the building (one handicapped accessible), an asphalt walkway and ADA access ramp leading to an ADA entrance behind the building, a shed (8.3' x 8.3'); the rear of the parcel is shown to be lawn, brush, and trees; the plan shows the existing building, shed, and the proposed ADA ramp are also located within the landscape buffer; and
- WHEREAS, the plan shows an existing driveway on Oswego Road (gravel per an existing conditions survey submitted with the prior referral) to be paved and widened to 20'; a Future Parking Plan shows a future driveway extension which would lead to an additional reserved area for future parking with 7 spaces located behind the building; the plan states that 10 spaces are required; no further information was provided about the number of employees or potential clients; any existing or proposed access to Oswego Road must meet the requirements

of the Onondaga County Department of Transportation; and

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

WHEREAS, the EAF Mapper further indicates that the site is located over, or immediately adjoining, primary and principal aquifers, and contains a species of animal, or associated habitats, listed by the state or federal government as threatened or endangered; and

WHEREAS, the site has access to public water and sewers and is located in the Wetzel Road Wastewater Treatment Plant service area; the plan shows an existing well to be filled in; and

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

WHEREAS, the plan shows a proposed 7' x 3' sign located next to the driveway on 7' posts, which would be externally lit with ground lighting on both sides; the prior referral included a landscaping plan which shows plantings to be added around the sign and along the front and sides of the building; 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 Brian Donnelly and seconded by Daniel Cupoli. The votes were recorded as follows: Douglas Morris - yes; Robert Jokl - yes; Brian Donnelly - yes; Daniel Cupoli - yes; Chester Dudzinski - yes.



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: May 27, 2015

OCPB Case # Z-15-156

- 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 Bank of America for the property located on New York State Route 31 between Lowes and the railroad tracks; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review issuance of special permits and the site is located within 500 feet of New York State Route 31, a state highway; and
- WHEREAS, the applicant is requesting a special permit to construct a drive-thru ATM kiosk (Bank of America) on a vacant 1.07-acre lot in an Office (O-2) zoning district; and
- WHEREAS, the Board previously offered No Position With Comment on a Zone Change referral (Z-15-23) from Residential Agricultural (RA-100) to O-2 on the subject parcel, noting highway permit and endangered species considerations for the next stage of development; and
- WHEREAS, per town code, drive-in services require special permits in O-2 districts; and
- WHEREAS, the Boundary & Topographic Survey dated December 30, 2014 shows a triangular lot located along railroad tracks (Conrail) to the west/south, New York State Route 31 to the north, and a parcel of RA-100 land to the east; per aerial photography, surrounding properties are residential including a Planned Development (PDD) across the railroad tracks, vacant wooded land to the northwest, and commercial shopping plazas to the east and at the intersection with Oswego Road to the west; and
- WHEREAS, the Overall Site Plan revised on April 7, 2015 shows a proposed single ATM drive-thru with two lanes, one for the ATM queue and one for a bypass lane; the site plan shows the proposed project is located in the 35' front yard setback and outside the approximate location of a Niagara Mohawk Power Corporation Easement (as labeled on the survey); and
- WHEREAS, the site plan shows the drive-thru ATM would be served by one enter-only driveway off Route 31 and one exit-only driveway onto Route 31, and is shown to accommodate approximately seven queuing vehicles outside the State right-of-way; any existing or proposed access to Route 31 must meet the requirements of the New York State Department of Transportation; and
- WHEREAS, the New York State Department of Environmental Conservation Environmental Assessment Form Mapper indicates that land adjoining the site contains wetlands or other regulated waterbodies, and the project site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the New York State Historic Preservation Office archaeological site inventory; and

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

WHEREAS, the Environmental Assessment Form dated April 28, 2015 notes the project will not connect to existing water and wastewater utilities; and

WHEREAS, the EAF indicates five single area lights are proposed to illuminate the driveway, along with one double (180 degree) area light east of the ATM "to meet NYS ATM lighting requirements" as well as three lights under the ATM canopy; and

WHEREAS, the plan shows the location of a proposed pylon sign (outside the State right-of-way), which signage details indicate will be an internally-lit 6'9" x 3'3" sign at a height of 12'; the details also show a proposed two-sided 2.46' x 1.21' (3' high) directional sign on aluminum posts; the plan also appears to show an area of proposed chain fence along the eastern side of the driveway, which details indicate would be a 6' chain-link fence; and

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

1. Per the New York State Department of Transportation, the applicant is advised to obtain a highway work permit for any work within the State right-of-way.
2. Per the New York State Department of Environmental Conservation (NYS DEC), if a proposed project is in an area containing threatened or endangered species and/or associated habitats, and the project requires review under the State Environmental Quality Review Act (SEQRA), a request for a project screening should be submitted to the New York Natural Heritage Program or to the regional NYS DEC Division of Environmental Permits office.
3. Every municipal review provides the opportunity to improve community appearance and the Board encourages the Town and applicant to incorporate front yard landscaping on site.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: May 27, 2015

OCPB Case # Z-15-157

- 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 Tully Planning Board at the request of Aldi, Inc. for the property located at 300 New York State Route 281; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of New York State Route 281 and U.S. Route 11, both state highways, Meeting House Road, a county road, the municipal boundary between the Town of Tully and the Village of Tully and the Town of Preble, and the county boundary between Onondaga County and Cortland County; and
- WHEREAS, the applicant is proposing to add 51 parking spaces to an existing parking lot at the existing Aldi warehouse distribution facility on a 136.8-acre lot in an Industrial zoning district; and
- WHEREAS, the Board previously recommended Modification of a Site Plan referral (Z-06-97) to expand the existing facility, noting no additional stormwater runoff would be permitted into the state's drainage system; and
- WHEREAS, the Limited Topographic Survey revised December 15, 2014 shows the site is bordered by New York State route 281 to the west, Meeting House Road to the north, U.S. Route 11 and railroad tracks to the east, and the Town boundary to the south; aerial photography shows the center of the overall site contains a large warehouse building and parking lot for trucks, an attached smaller building with a smaller parking lot for cars, and existing farmland to the north and south; and
- WHEREAS, the Site Plan dated February 16, 2015 shows the proposed parking lot expansion would create an additional row of parking spaces around three sides of the smaller parking lot and would include modifications to the existing landscaping and sidewalks; and
- WHEREAS, per the plan and aerial photography, the facility has one existing driveway on Route 281 which serves both parking lots and connects to an internal circulation loop around the building; no changes are proposed; any existing or proposed access to Route 281 must meet the requirements of the New York State Department of Transportation; and
- WHEREAS, per a stormwater analysis letter dated February 23, 2015, the project will add 0.21 acres of new impervious surface; the Environmental Assessment Form dated May 12, 2015 notes an on-site stormwater basin will be excavated (500 CF) to accommodate additional runoff; a Hydraflow documentation and a Grading & Drainage Plan were included with the referral materials, and the survey shows the existing storm water basin located south of the driveway; and
- WHEREAS, the New York State Department of Environmental Conservation Environmental Assessment Form Mapper indicates that the site contains the west branch of

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E-mail Address: countyplanning@ongov.net

the Tioughnioga River, which aerial photography shows crosses into the site just east of the truck parking lot; FEMA Flood Insurance Rate Maps (FIRM) indicate the area along the river is located in a Special Flood Hazard Area (SFHA); and

WHEREAS, the EAF states "Based on the USFWS Wetland Mapper, a wetland exists on the site, but is not located in the vicinity of the project disturbance"; per the U.S. Army Corps of Engineers, National Wetland Inventory Maps may not be used to confirm the presence/absence of federal wetlands on a given parcel of land; and

WHEREAS, the EAF Mapper further indicates the site is located over, or immediately adjoining, primary, principal, and sole source aquifers (Cortland-Homer Preble SSA), and is located in or adjacent to an area designated as sensitive for archaeological sites on the New York State Historic Preservation Office archaeological site inventory; and

WHEREAS, the Onondaga County Agricultural District map shows the site is located in New York State Agricultural District 4; aerial photography shows the site is adjacent to other farmed properties; and

WHEREAS, the site is served by public water and municipal sewers, and is located outside the Onondaga County Sanitary District; and

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

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

1. Per the New York State Department of Transportation, the Town and applicant are advised that no additional stormwater runoff will be permitted in the State drainage system.
2. Per the Onondaga County Department of Transportation, no access to Meeting House Road will be permitted.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: May 27, 2015

OCPB Case # Z-15-158

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SPECIAL PERMIT from the Town of DeWitt Zoning Board of Appeals at the request of Ridley Electric/P. Crissey for Ben Ridley for the property located at 6299 Meade Road & 3908 New Court Avenue; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review issuance of special permits and the site is located within 500 feet of New Court Avenue, a state highway; and
- WHEREAS, the applicant is requesting a specific use permit to build a fence around the outdoor storage yard at an existing warehouse building on a 3.388-acre lot in an Industrial zoning district; and
- WHEREAS, the Board previously offered No Position With Comment on a Final Subdivision referral (S-14- 81) to combine three parcels totaling 4.361 acres, including the subject lot and an adjacent parcel, with access agreement and landscape buffering considerations; per a revised version of the Final Subdivision Plan submitted with this referral, it appears only two of the three parcels were combined, with the parcel along New Court Avenue remaining a separate lot; and
- WHEREAS, per the referral notice, structures and uses within 750 feet of the perimeter of an Industrial District require a specific use permit if the proposed structure or use in the Industrial District is not allowed in the adjoining district; and
- WHEREAS, the Site Plan and Fence Layout revised April 23, 2015 shows an existing building, six parking spaces, gravel and grass areas, and existing and proposed fence around the entire lot boundary; per aerial photography, the gravel side yard of the building appears to contain construction equipment; the town application states the proposed fence is to prevent vandalism; and
- WHEREAS, the plan shows the site is located along Marisa Heights (labeled "Formerly Hazelhurst Avenue with an additional small section of frontage on Meade Road, both local streets; the lot has access to New Court Avenue via a 25' ingress and egress easement shared between the subject lot and the two adjacent lots along New Court Avenue (one of which was part of the original subdivision proposal); a new 16' gate is proposed where the easement meets the subject lot line; any existing or proposed access to New Court Avenue must meet the requirements of the New York State Department of Transportation; and
- WHEREAS, the revised subdivision plan shows a 40' county drainage easement adjacent to the southwestern corner of the lot that is labeled Ley Creek Bear Trap, and the site plan shows an existing brook in that location; the plan also shows a 12" pipe leading from the site to the brook; the New York State Department of Environmental Conservation Environmental Assessment Form Mapper notes a

portion of the site or land adjoining the site contains wetlands or other regulated waterbodies; and

WHEREAS, the EAF Mapper further indicates the project is within 2,000 feet of sites in the New York State Department of Environmental Conservation Environmental Site Remediation database (734057 and C734087); and

WHEREAS, the site is served by public water and sewer and is located in the Meadowbrook-Limestone Wastewater Treatment Plant service area; the Environmental Assessment Form dated April 24, 2015 notes the proposal does not require water and sewer utilities; and

WHEREAS, aerial photography shows the site is situated between commercial and industrial parcels to the north and east, and residential parcels to the south and west; the plan shows an extension of existing 8' high arborvitae screening along Marisa Heights and along the southern boundary of the storage yard ; 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 Brian Donnelly and seconded by Daniel Cupoli. The votes were recorded as follows: Douglas Morris - yes; Robert Jokl - yes; Brian Donnelly - yes; Daniel Cupoli - yes; Chester Dudzinski - yes.



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: May 27, 2015

OCPB Case # Z-15-159

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Geddes Town Board at the request of Roofing Guys, Inc. for the property located at 3570 Walters 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 Walters Road and State Fair Boulevard, both county roads; and
- WHEREAS, the applicant is proposing to construct a 4,390 square foot office and warehouse for a roofing company on a vacant 3.31-acre lot in an Industrial A (IA) zoning district; and
- WHEREAS, the Site Plan dated April 23, 2015 shows the proposed office and warehouse building, four parking spaces along the front of the building, an asphalt area around the building, and wooded land to remain on the rest of the site; and
- WHEREAS, the plan shows the site with one proposed 30' driveway on Walters Road with a proposed double-swing vehicular entry gate set back approximately 12' from the right-of-way line; any existing or proposed access to Walters Road must meet the requirements of the Onondaga County Department of Transportation; and
- WHEREAS, the Environmental Assessment Form dated April 28, 2015 notes 0.9 acres will be physically disturbed by the project; if the proposed project cumulatively disturbs one acre or more of land, it must be covered under the New York State SPDES II General Permit for Stormwater Discharges from Construction Activity, and the applicant must submit a Stormwater Pollution Prevention Plan (SWPPP) to the municipality and a Notice of Intent (NOI) to the Bureau of Water Permits; the proposed project is located within a designated Municipal Separate Storm Sewer System (MS4) municipality and the applicant must consult with the municipal engineer to ensure conformance with the municipality's Storm Water Management Plan (SWMP) and submit a MS4 SWPPP Acceptance Form signed by the municipality to the Bureau of Water Permits; if the proposed project is located within the Onondaga Lake watershed the SWPPP must include Enhanced Phosphorus Removal design criteria from the NYS Stormwater Management Design Manual; and
- WHEREAS, the New York State Department of Environmental Conservation Environmental Assessment Form Mapper indicates the site of the proposed action may contain a species of animal, or associated habitats, listed by the state or federal government as threatened or endangered; a permit may be required from the New York State Department of Environmental Conservation (NYS DEC) if the species is listed as endangered or threatened and the NYS DEC determines that the project may be harmful to the species or its habitat; and
- WHEREAS, the EAF Mapper further indicates the site is located over, or immediately

adjoining, primary and principal aquifers, and is located in or adjacent to an area designated as sensitive for archaeological sites on the New York State Historic Preservation Office archaeological site inventory; and

WHEREAS, the referral materials indicate the project will connect to public water and sewer utilities, and the site is located in the Metropolitan Wastewater Treatment Plant and Westside Pump Station service areas; and

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

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

WHEREAS, the plan shows a number of proposed trees to be planted along the front and sides of the site, and landscaping along the front of the building; and

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

1. The Onondaga County Department of Transportation has determined that the applicant must provide the Department with ITE Trip Generation traffic figures and complete any appropriate mitigation as may be determined by the Department. The applicant must also contact the Department at (315) 435-3205 to coordinate the location of the proposed entry gate.
2. The municipality must submit a copy of the Storm Water Pollution Prevention Plan (SWPPP) and/or any drainage reports or studies to the Onondaga County Department of Transportation early in the planning process for approval and complete any appropriate mitigation as may be determined by the Department.

The Board also offers the following comments:

1. The Onondaga County Department of Transportation advises that only one driveway on Walters Road will be permitted, and the applicant is required to obtain a permit from for any proposed driveways and prior to any proposed work within a county road right-of-way.
2. Per the Onondaga County Department of Transportation, no parking, loading, or backing of vehicles into the County right-of-way will be permitted, and no access to State Fair Boulevard will be permitted.
3. 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.

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

5. 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.

6. Per the New York State Department of Environmental Conservation (NYS DEC), if a proposed project is in an area containing threatened or endangered species and/or associated habitats, and the project requires review under the State Environmental Quality Review Act (SEQRA), a request for a project screening should be submitted to the New York Natural Heritage Program or to the regional NYS DEC Division of Environmental Permits office.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: May 27, 2015

OCPB Case # Z-15-160

- 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 PROJECT SITE REVIEW from the City of Syracuse Zoning Administration at the request of Sara Morris, Morris Velo, LLC for the property located at 1201-1205 Erie Boulevard East; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review authorizations which a referring body may issue under the provisions of any zoning ordinance or local law and the site is located within 500 feet of Interstate Route 690, a state highway; and
- WHEREAS, the applicant is requesting a Project Site Review to convert an existing three story warehouse into a mixed-use building with a restaurant/bar, bicycle retail shop, bicycle repair shop, and apartments (Mello Velo) on an 0.2-acre lot in an Industrial A (IA) zoning district; and
- WHEREAS, the Board previously offered No Position on two sign authorization referrals (Z-09-469 and Z-10-374) for a prior business in the building (Mighty Movers); and
- WHEREAS, the Layout Plan dated February 13, 2015 shows an existing three-story brick building at the corner of Canal Street, Walnut Avenue, and Erie Boulevard East, all city streets; and
- WHEREAS, the floor plans indicate the first floor would contain a retail/sales space and a restaurant/bar, the second floor would contain two retail spaces, and the third floor would contain three apartment units; and
- WHEREAS, the plan shows six parking spaces split between the Walnut Avenue and Canal Street frontages, with two spaces perpendicular and four parallel to the building; and
- WHEREAS, the Environmental Assessment Form dated April 28, 2015 notes stormwater discharges will be directed to the City of Syracuse storm sewer system; and
- WHEREAS, the EAF also notes the site is located in an archeological sensitive area; and
- WHEREAS, the site is served by public water and sewer and is located in the Metropolitan Wastewater Treatment Plant service area; and
- WHEREAS, per the Onondaga County Department of Water Environment Protection, the project shall comply with Local Law #1 of 2011 - A Local Law Establishing a Program to Promote Capacity Management, Maintenance and Operation of the Public Sewers and Related Purposes, where applicable; information regarding this law is available at www.ongov.net/wep/uselaws.html; and
- WHEREAS, the Onondaga County Department of Water Environment Protection has determined that the submitted project is located in an area designated as flow constrained or impacted by excessive wet weather flow or is tributary to a Combined Sewer Overflow (CSO); the project applicant is required to offset any

additional sanitary flow in excess of the most recent land use; the applicant must develop a 1 gallon to 1 gallon offset plan/project in coordination with the municipal engineer; a letter confirming the acceptance of the offset plan must be submitted to the Department of Water Environment Protection documenting the offset plan; and

WHEREAS, aerial photography shows there are existing sidewalks along Erie Boulevard East, and the plan shows 5' sidewalks along Canal Street, Erie Boulevard East, and part of Walnut Avenue; the plan also shows a bike rack along Canal Street; a Site Planting Plan shows the addition of several proposed small lawn areas and rows of shrubs; and

WHEREAS, elevations indicate there will be two vertical wall signs, one facing Erie Boulevard East and one facing Walnut Avenue; no further signage details were included; 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 Brian Donnelly and seconded by Daniel Cupoli. The votes were recorded as follows: Douglas Morris - yes; Robert Jokl - yes; Brian Donnelly - yes; Daniel Cupoli - yes; Chester Dudzinski - yes.



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: May 27, 2015

OCPB Case # Z-15-161

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Camillus Planning Board at the request of BMR Properties for the property located at 517 Horan Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of New York State Route 5 and New York State Route 695, both state highways, Milton Avenue, a county road, and the municipal boundary between the Town of Camillus and the Village of Solvay; and
- WHEREAS, the applicant is proposing to construct an addition to an existing day care building on a 1.64-acre lot in a Commercial (C3) zoning district; and
- WHEREAS, the Site Plan dated April 29, 2015 shows an existing 1-1/2 story frame building (3,007 square feet), a proposed one-story frame addition (2,852 square feet) to the rear of the building, a parking lot in the side and rear yard with 37 spaces, and two snow storage areas behind the rear parking lot; per aerial photography, the site currently has approximately 15 parking spaces in the side yard, and the rear yard appears to contain a cleared gravel area; and
- WHEREAS, the plan shows the site with frontage and a proposed driveway on Horan Road, a local street; aerial photography shows the site has existing undelineated access to Horan Road which appears to continue onto the adjacent parcels to the southeast (other commercial properties); and
- WHEREAS, the plan shows an old and a new 100-year flood line, and aerial photography shows Geddes Brook runs through the western edge of the site; preliminary FEMA Flood Insurance Rate Maps (FIRM) data released in June 2008 shows that the entirety of this parcel will be within a Special Flood Hazard Area (SFHA) once maps are finalized; and
- WHEREAS, the Onondaga County Hazard Mitigation Plan has identified flooding as one of five primary natural hazards of local concern, with the potential to cause extensive threat to property and safety; buildings within the floodplain can negatively affect the free flow of nearby waterways and drainage, and building within a floodplain is therefore discouraged; and
- WHEREAS, the Environmental Assessment Form notes a portion of the site or land adjoining the site contains wetlands or other regulated waterbodies; the New York State Department of Environmental Conservation Environmental Assessment Form Mapper indicates the site may contain federal wetlands and contains a portion of state wetland SYW-15; per the U.S. Army Corps of Engineers, National Wetland Inventory Maps may not be used to confirm the presence/absence of federal wetlands on a given parcel of land; the applicant must obtain appropriate permits from the New York State Department of Environmental Conservation and/or the U.S. Army Corps of Engineers for any

proposed development or drainage in state and/or federal wetlands, respectively, and/or state wetland buffers on site; and

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

WHEREAS, the EAF Mapper further indicates the project is within 2,000 feet of sites in the New York State Department of Environmental Conservation Environmental Site Remediation database (V00665, C734073, /c734116, and C734102); is located over, or immediately adjoining, primary and principal aquifers; and is located in or adjacent to an area designated as sensitive for archaeological sites on the New York State Historic Preservation Office archaeological site inventory; and

WHEREAS, the site is served by public water and sewer and is located in the Metropolitan Wastewater Treatment Plant and Westside Pump Station service areas; and

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

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

WHEREAS, aerial photography shows an existing sign on two posts; no existing or proposed landscaping is shown; and

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

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

Given FEMA Flood Insurance Rate Maps (FIRM) data indicating that the building expansion and entire parcel will soon be added to the 100-year flood plain, the project must be modified to minimize the expansion of structures within the flood plain in order to minimize exposure to flooding and ensure the expansion does not negatively affect the free flow of drainage.

The Board also offers the following comments:

1. Given the presence of floodplains and wetlands on site, the Board strongly encourages the Town and applicant to work to minimize the addition of pavement and to incorporate green infrastructure where possible, in order to minimize stormwater runoff in a floodplain and wetlands. In particular, the Town and applicant may wish to restore lawn and add landscaping to better delineate the driveway and parking areas.
2. The applicant is also advised to contact the U.S. Army Corps of Engineers and/or the New York State Department of Environmental Conservation to confirm the presence of federal and/or state wetlands, respectively, and/or the 100-foot state wetland buffer on this site, and obtain all necessary permits for any confirmed wetlands and buffers and show them on the plans for the site.
3. The Onondaga County Department of Water Environment Protection asks that the applicant contact the Department at (315) 435-6820 early in the planning process to determine sewer availability and capacity.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: May 27, 2015

OCPB Case # Z-15-162

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Camillus Planning Board at the request of Empower Federal Credit Union for the property located at 3700 West Genesee Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Onondaga Road and West Genesee Street, both county roads, and New York State Route 173, a state highway; and
- WHEREAS, the applicant is proposing to add parking, expand the drive-up canopy, install additional ATMs, and make other improvements at an existing bank (Empower Federal Credit Union) on two parcels totaling 1.4 acres in a Commercial (C-3) zoning district; and
- WHEREAS, the Board previously offered No Position With Comment on a Zone Change referral (Z-14-455) from Residential (R-3) to C-3 on the smaller 0.26-acre parcel in advance of this project, with considerations for the next stage of development from the Onondaga County and New York State Departments of Transportation regarding access, drainage, and traffic figures, and from the Board regarding sidewalks and landscaping; the Board previously recommended Modification of a Site Plan referral (Z-10-400) for existing bank building on the 1.178-acre parcel (which was most recently a funeral home); and
- WHEREAS, the site is located between single-family residential properties to the northwest, apartments along Onondaga Road to the north, and a mix of commercial uses along West Genesee Street; per a New York State historic marker the James Geddes House was once located on the site of the bank; and
- WHEREAS, the Overall Layout Plan dated April 21, 2015 shows an existing two-story bank building, four proposed teller lanes under a drive-thru canopy, 44 parking spaces (plus 16 spaces available for teller stacking), and a proposed two-lane ATM drive-thru area; a survey and a demolition plan submitted with the referral indicate there are currently two teller lanes, and that a two-story house and detached garage will be removed for the expanded ATM area; and
- WHEREAS, the plan shows the site is located between Onondaga Road to the east, West Genesee Street to the south, and Hunt Avenue to the west; the plan shows the site has a right-in/right-out driveway on Onondaga Road toward the rear of the site, two full driveways on Hunt Avenue, and a perpendicular parking area adjacent to the Hunt Avenue right-of-way near the intersection with West Genesee Street; the new ATM area would be accessed by a one-way loop off of the Onondaga Road driveway; and
- WHEREAS, the original site plan referral (Z-10-100) noted several access and traffic flow concerns: insufficient space for queuing at the proposed drive-thru and ATM,

traffic back-ups on Onondaga Road at the intersection, cars backing onto Hunt Avenue from the perpendicular parking potentially creating conflicts with oncoming traffic from the neighboring business (ice cream stand) and West Genesee Street; per the Onondaga County Department of Transportation, scheduled improvements are planned for Onondaga/Warners Road from West Genesee Street to Milton Avenue, and this portion of Warners Road is at or exceeds capacity at peak hours; and

WHEREAS, the Environmental Assessment form dated April 20, 2015 notes "stormwater will be designed to be directed in a similar manner as existing conditions (to Route 173)" and "will be mitigated to reduce peak flows as required by NYSDOT"; and

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

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

WHEREAS, the original site plan referral noted a steep onsite grade change near the Onondaga Road frontage that required coordination regarding the installation of a sidewalk along Onondaga Road; the plan does not show any existing or proposed sidewalks on site; per aerial photography, there are sidewalks on both sides of West Genesee Street along nearby parcels heading west and along both sides of Onondaga Road heading south; and

WHEREAS, the Syracuse Metropolitan Transportation Council (SMTC) is in the process of finalizing a sustainable streets guide, which includes the identification of priority sidewalk zones where the installation of sidewalks would be most beneficial; this site is located within a priority zone; and

WHEREAS, the plans indicate that a row of existing evergreens will be removed to install the ATM, landscaping will be added between the teller lanes and Hunt Avenue, and some existing trees around the rear of the overall site will be protected; and

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

1. The applicant must contact the Onondaga County Department of Transportation to coordinate any access modifications that may impact the Department's scheduled improvement for Onondaga/Warners Road.
2. The Onondaga County Department of Transportation has determined that the applicant must complete a drainage study or Stormwater Pollution Prevention Plan (SWPPP) to meet Department requirements verifying that the proposed development would not create additional stormwater runoff into the County's drainage system and is required to first contact the Department to determine the scope of the study; the applicant must submit the drainage study to the Department for approval and complete any appropriate mitigation as may be determined by the Department.

The Board also offers the following comments:

1. Given the location of this site within a sidewalk priority zone as identified

by SMTC, and in order to promote walkability and pedestrian safety, the Board encourages the Town and applicant to consider the installation of sidewalks along the Onondaga Road frontage if feasible.

2. Every municipal review provides the opportunity to improve community appearance, and the Town and applicant are encouraged to reduce impervious surfaces where possible and to increase the amount of landscaping proposed for the site, including the installation of vertical screening to buffer residential properties to the west.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: May 27, 2015

OCPB Case # Z-15-163

- 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 PROJECT SITE REVIEW from the City of Syracuse Zoning Administration at the request of Krell, Hornstein, Milnamow (Herald Commons) for the property located at 200-212 Herald Place and 316 North Franklin Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review authorizations which a referring body may issue under the provisions of any zoning ordinance or local law and the site is located within 500 feet of Interstate Route 690 and Interstate Route 81, both state highways; and
- WHEREAS, the applicant is requesting a Project Site Review to renovate an existing 60,000 square foot building for mixed use (Herald Commons), including first floor retail and 27 two-bedroom apartments on the upper floors, on a proposed new 1.32-acre lot in a Central Business-General Service (CBD-GS) zoning district; and
- WHEREAS, the Board is concurrently reviewing a Subdivision referral (S-15-39) to combine three parcels into one new lot for this project; and
- WHEREAS, the Resubdivision Plan dated March 27, 2015 shows proposed New Lot 8A occupying the block between Route 690 to the north, North Clinton Street to the east, Herald Place to the south, and North Franklin Street to the west; the plan shows the lot includes an abandoned portion of Marnell Avenue (currently parking), a portion of land under Route 690 including the Route 690 wall, a 20' easement to the City of Syracuse and the State of New York for road and municipal facilities maintenance and construction, and an additional proposed easement to the State to include more land adjacent to 690; and
- WHEREAS, the Site Layout Plan dated March 12, 2015 shows an existing four-story brick building and a 134-space parking lot with a 4' ornamental steel fence around its perimeter; the referral materials indicate 6,000 square feet of retail and 11,000 square feet of office space are proposed, and proposed renovations include masonry restoration, new historic/energy efficient windows, energy efficient utility upgrades; and
- WHEREAS, the plan indicates the parking lot would maintain the three existing driveways, one each on North Franklin Street, Herald Place, and North Clinton Street, all city streets; a 20' slide gate is proposed for the North Clinton Street access; aerial photography shows an additional existing driveway on Herald Place near the intersection with North Clinton Street, which plans show would be closed; and
- WHEREAS, the referral materials indicate site disturbance is greater than 10,000 square feet, and a Storm Water Pollution Prevention Plan (SWPPP) will be required, as well as stormwater maintenance and easement access agreements; and
- WHEREAS, the referral materials indicate the building is architecturally significant, and

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E-mail Address: countyplanning@ongov.net

has been referred to the Syracuse Landmark Preservation Board for review; and

WHEREAS, the Environmental Assessment Form dated April 6, 2015 notes the site is located in an archaeological sensitive area, may contain a species of animal, or associated habitats, listed by the state or federal government as threatened or endangered, and a remediation site is located nearby; and

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

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

WHEREAS, the Site Planting Plan shows a proposed bike rack, street trees along Herald Place and North Clinton Street, and a few small planting areas; per the plan and aerial photography, there is currently a mix of asphalt and concrete sidewalks on site, with asphalt proposed to remain along the building frontages and concrete to be maintained and/or upgraded along the parking lot frontages; the Site Lighting Plan indicates LED lighting is proposed on the building and for the parking lot; and

WHEREAS, per the resubdivision plan and aerial photography, the site contains two existing billboard posts with a total of three double-sided off-premise signs, which the referral materials indicate have expired and are not permitted in the Central Business District and I-81/I-690 Orientation Exclusion Area, but are proposed to remain; no further signage details were submitted; should billboards remain on site, permits will be required from the New York State Department of Transportation; and

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

1. The applicant should coordinate with the City regarding the removal of the billboards shown on the plans for the site.
2. The Onondaga County Department of Water Environment Protection asks that the applicant contact the Department at (315) 435-6820 early in the planning process to determine sewer availability and capacity.
3. The applicant is encouraged to reduce stormwater runoff and improve stormwater quality as much as practical by reducing impermeable surfaces and utilizing green infrastructure. For more information on stormwater management, visit the Onondaga County "Save the Rain Program" web site at <http://savetherain.us> or contact the Onondaga County Department of Water Environment Protection at 315-435-6820.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: May 27, 2015

OCPB Case # Z-15-164

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Village of North Syracuse Planning Board at the request of Store America for the property located at 5624 Bear 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 U.S. Route 11 (North Main Street), a state highway, Bear Road, a county road, and the municipal boundaries between the Village of North Syracuse and the Towns of Clay and Cicero; and
- WHEREAS, the applicant is proposing to construct an indoor self-storage facility (Store America) with 60,000 square feet of container space and a 900 square foot office on a 3.8-acre lot in a Storage Unit (C-2A) zoning district; and
- WHEREAS, the Board most recently recommended Disapproval of concurrent Site Plan, Area Variance, Use Variance, and Special Permit referrals (Z-14-331, 332, 333, and 342) for a prior version of this project which included the storage and dispensing of propane and a U-Haul truck and hitch business; the Board reiterated prior requirements and concerns, and encouraged the Village to uphold its ordinances, particularly with respect to propane gas storage; the Board previously recommended Disapproval of Site Plan (Z-07-157) and Special Permit (Z-07-158) referrals, noting the project was predicated on a proposed Text Amendment (Z-07-159) not yet approved by the Village for which the Board recommended Modification due to insufficient decision criteria; recommended Modification of Special Permit (Z-07-198), Site Plan (Z-07-199), and Area Variance (Z-07-287) referrals, noting no access to Route 11 would be allowed and requiring an engineering study, lighting plan, and relocation of the front gate and keypad; recommended Disapproval of a Use Variance referral (Z-08-66) for open storage, stating the use was not consistent with the surrounding commercial and residential uses; and offered No Position With Comment on a concurrent Area Variance referral (Z-08-67), noting the multiple variances were indicative of the inadequate size of the site for the proposed project and encouraging the Village to uphold its ordinance and to require landscaping; and
- WHEREAS, per the referral materials, the Village Board decided not to make any changes to the code which would permit outdoor display of vehicles, and the current applicant is under contract to purchase the parcel and is only requesting to construct cold and climate controlled indoor storage; surrounding land uses include single-family homes, small businesses, a shopping plaza, a funeral home, the North Area Volunteer Ambulance Corps facility, and an elementary school; and
- WHEREAS, the Amended Site Plan dated May 7, 2015 shows nine self-storage containers, three in the front of the parcel (one 35' x 250' climate controlled container with

attached 30' x 30' tower office, one 25' x 340' cold storage container, and one 35' x 310' /20' x 90' cold storage container), and six cold-storage containers in the rear of the parcel (one 20' x 210' and five 30' x 210'); the plan further shows 11 parking spaces in front of the containers and a graphic rendering shows the office would be two stories; the Project Narrative notes the front three buildings will be constructed as phase one, followed by construction of two buildings at a time until full buildout over the course of four to five years; and

WHEREAS, the plan shows the site with frontage and a proposed driveway on Bear Road with lift gates, sliding gates, and an entrance keypad within 30 feet of Bear Road; the sliding gates are labeled "provisions to be provided for emergency access"; the narrative notes hours of operation will be 8am to 6pm Monday through Saturday and 1-2 employees will be on site during operation; any existing or proposed access to Bear Road must meet the requirements of the Onondaga County Department of Transportation; and

WHEREAS, the plan lists previous variances were granted March 6, 2008: landscaping buffer (5' where 20' are required), fence height (8' where 6' are allowed), side yard setback (8' along the easternmost building where 10' are required), and drive aisle width (15' where 25' are required); the plan shows drive aisles to be 25' except for one 17' aisle along the easternmost front container; the plan states the maximum lot coverage allowed is 50% and notes buildings will cover 36%, pavement/concrete will cover 47%, and undeveloped land will cover 17%; no variance for lot coverage was included with the referral; and

WHEREAS, the plan shows a network of drainage lines, catch basins, and subsurface stormwater storage chambers running between the proposed storage buildings to a drainage line along Bear Road, and a 10' x 40' drainage easement in the southeastern corner of the site; the proposed project may disturb one acre or more of land and must be covered under the New York State SPDES II General Permit for Stormwater Discharges from Construction Activity (GP-0-10-001) and the applicant must submit a Stormwater Pollution Prevention Plan (SWPPP) to the municipality and a Notice of Intent (NOI) to the DEC Bureau of Water Permits; and the proposed project is located within a designated Municipal Separate Storm Sewer System (MS4) municipality, and the applicant must consult with the municipal engineer to ensure conformance of construction plans with the municipality's Storm Water Management Plan (SWMP) and submit a MS4 SWPPP Acceptance Form signed by the municipality to the New York State Department of Environmental Conservation Bureau of Water Permits; and

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

WHEREAS, the site is served by public water and sewer and is located in the Oak Orchard Wastewater Treatment Plant and Davis Road Pump Station service areas; the plan shows a hydrant labeled "final location to be coordinated with OCWA and Village" and a sanitary service line leading to the office container; and

WHEREAS, per the Onondaga County Department of Water Environment Protection, the project shall comply with Local Law #1 of 2011 - A Local Law Establishing a Program to Promote Capacity Management, Maintenance and Operation of the

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

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

WHEREAS, the plan shows a 5' x 8' pedestal sign along the Bear Road frontage, fencing around the entire site (primarily chain link with some wrought iron), small grass areas and strips to remain, and landscaping screen along the front third of the western boundary, and a 30' wide landscaping easement from CNS School District (North Syracuse Central) along the rear two-thirds of the western boundary labeled "blue spruce tree to be spaced at 20' centers (pending agreement with school)"; per the referral materials, the Village has asked for further information regarding the proposed sign, and the height of the office tower (35' maximum permitted by code); and

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

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

As required by the Onondaga County Department of Transportation in previous referrals, the front gates and keypad must be relocated to be at least 60 feet from the edge of the pavement to meet Department safety requirements, and the applicant is required to obtain a permit for any proposed driveways and prior to any proposed work within a county road right-of-way.

The Board also offers the following comments:

1. Per the Onondaga County Department of Transportation, no fence will be permitted in the County right-of-way and no signs or landscaping may obstruct sight distance.

2. 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.

3. 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.

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

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: May 27, 2015

OCPB Case # Z-15-165

- 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 ZONE CHANGE from the Town of Geddes Town Board at the request of Christopher Community, Inc. & St. Camillus Residential Health Care Facility for the property located at 813 Fay 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 Grand Avenue, a county road; and
- WHEREAS, the applicant is requesting a zone change from Single-Family Residential (RA) to Multiple-Family Residential (RB) in order to construct a 60-unit senior housing facility on a proposed 8.5-acre lot; and
- WHEREAS, the Board is concurrently reviewing a Subdivision referral (S-15-38) to combine 22 tax parcels into one lot, a Site Plan referral (Z-15-166), a Special Permit referral (Z-15-167) which is required for this type of housing in the RB district, and an Area Variance referral for (Z-15-168) for the number of proposed units, where 60 units are being requested and 51 are allowed based on the 6 units per acre density requirements; and
- WHEREAS, the Preliminary Plan dated May 4, 2015 shows a proposed 8.5-acre lot which includes 22 tax parcels and land designated for streets that were formerly part of the Brookside Heights housing tract; per the plan and aerial photography, the vacant site currently contains wooded land and is adjacent to land owned by the New York State Department of Transportation to the southeast, the St. Camillus Residential Health Care Facility and Bishop Ludden High School to the west, and the Westvale Heights subdivision to the north; and
- WHEREAS, the Layout Plan dated May 6, 2015 shows a proposed building, a proposed 60-space parking lot along the back of the building where the entrance will be; a reserve parking lot with 30 spaces is shown which would be located east of the site; floor plans indicate the building will be two-stories plus a basement, and in addition to apartments there will be offices, community and wellness spaces, storage, and leasable space; and
- WHEREAS, per the plan and a Traffic Impact Assessment dated December 31, 2014, the site will be accessed via an existing driveway on Fay Road located opposite West Manchester Road, both local roads, which also serves the parking lot for Bishop Ludden High School and the St. Camillus facility; the plan shows a proposed 20' wide internal loop road from the St. Camillus parking lot around proposed building which would be gated at the rear of the proposed parking lot and at the second connection to the St. Camillus parking lot; a potential future connection off the proposed loop is shown which would access the reserve parking lot in the east; and
- WHEREAS, per the Central New York Regional Transportation Authority (CENTRO), St.

Camillus has existing transit service which extends down Grand Avenue and Onondaga Boulevard to the Western Lights Plaza and ultimately to Downtown Syracuse; the plan shows proposed concrete sidewalks on site which would connect to additional sidewalks proposed on the St. Camillus site; and

WHEREAS, per the Environmental Assessment Form dated April 30, 2015, 4.5 acres will be physically disturbed by the project, ultimately creating 1.5 acres of impervious surface, and an on-site stormwater management facility is proposed; the Storm Drainage and Utilities Plan dated May 6, 2015 shows steep topography on the site, and a subsurface stormwater detention “to be designed”; and

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

WHEREAS, the EAF indicates that land adjoining the site contains wetlands or other regulated waterbodies, and notes that Harbor Book is located nearby; and

WHEREAS, the EAF states the site will connect to public water and sewers, with anticipated water demand/wastewater generation of 6,100 gallons per day; the site is located in the Metropolitan Wastewater Treatment Plant and Westside Pump Station service areas; and

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

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

WHEREAS, a lighting plan was submitted with the referral and the EAF notes there will be 24’ dark sky compliant street light poles for the driveway, parking area, and site walkways; the Planting Plan shows proposed tree plantings along the southern and western building elevations, the driveway, and at the building

entrance, as well as shrubs and other landscaping around the site; and
NOW THEREFORE BE IT RESOLVED, that the Onondaga County Planning Board
recommends the following MODIFICATION(S) to the proposed action prior to local board
approval of the proposed action:

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

The Board also offers the following comments:

1. For any proposed emergency access to Grand Avenue, the Town and applicant are advised to coordinate with the New York State and Onondaga County Departments of Transportation in order to ensure all access to state-owned land or to county-owned roads meet the requirements of those Departments, respectively. The Onondaga County Department of Transportation further advises that if any access beyond emergency access is proposed on Grand Avenue, a Traffic Impact Study (TIS) meeting Department requirements will be required.
2. The Onondaga County Department of Water Environment Protection asks that the applicant contact the Department at (315) 435-6820 early in the planning process to determine sewer availability and capacity.
3. The applicant is encouraged to reduce stormwater runoff and improve stormwater quality as much as practical by reducing impermeable surfaces and utilizing green infrastructure. For more information on stormwater management, visit the Onondaga County "Save the Rain Program" web site at <http://savetherain.us> or contact the Onondaga County Department of Water Environment Protection at 315-435-6820.
4. The 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.
5. The Board advises the Town and applicant to ensure adequate accommodations are in place for facility residents, visitors, and employees to connect to public transit service in the area.
6. The Board encourages the Town to consider a more comprehensive site plan for the project in order to explore opportunities to integrate parking for the existing St. Camillus facility and the proposed senior housing facility, and to determine the best location for driveway access, cross connections, and emergency access.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: May 27, 2015

OCPB Case # Z-15-166

- 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 SITE PLAN from the Town of Geddes Town Board at the request of Christopher Community, Inc. & St. Camillus Residential Health Care Facility for the property located at 813 Fay 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 Grand Avenue, a county road; and
- WHEREAS, the applicant is proposing to construct a 60-unit senior housing facility on a proposed 8.5-acre lot with proposed Multiple-Family Residential (RB) zoning; and
- WHEREAS, the Board is concurrently reviewing a Subdivision referral (S-15-38) to combine 22 tax parcels into one lot, a Zone Change referral (Z-15-165) to change the zoning from Single-Family Residential (RA) to Multiple-Family Residential (RB), a Special Permit referral (Z-15-167) which is required for this type of housing in the RB district, and an Area Variance referral for (Z-15-168) for the number of proposed units, where 60 units are being requested and 51 are allowed based on the 6 units per acre density requirements; and
- WHEREAS, the Preliminary Plan dated May 4, 2015 shows a proposed 8.5-acre lot which includes 22 tax parcels and land designated for streets that were formerly part of the Brookside Heights housing tract; per the plan and aerial photography, the vacant site currently contains wooded land and is adjacent to land owned by the New York State Department of Transportation to the southeast, the St. Camillus Residential Health Care Facility and Bishop Ludden High School to the west, and the Westvale Heights subdivision to the north; and
- WHEREAS, the Layout Plan dated May 6, 2015 shows a proposed building, a proposed 60-space parking lot along the back of the building where the entrance will be; a reserve parking lot with 30 spaces is shown which would be located east of the site; floor plans indicate the building will be two-stories plus a basement, and in addition to apartments there will be offices, community and wellness spaces, storage, and leasable space; and
- WHEREAS, per the plan and a Traffic Impact Assessment dated December 31, 2014, the site will be accessed via an existing driveway on Fay Road located opposite West Manchester Road, both local roads, which also serves the parking lot for Bishop Ludden High School and the St. Camillus facility; the plan shows a proposed 20' wide internal loop road from the St. Camillus parking lot around proposed building which would be gated at the rear of the proposed parking lot and at the second connection to the St. Camillus parking lot; a potential future connection off the proposed loop is shown which would access the reserve parking lot in the east; and

- WHEREAS, per the Central New York Regional Transportation Authority (CENTRO), St. Camillus has existing transit service which extends down Grand Avenue and Onondaga Boulevard to the Western Lights Plaza and ultimately to Downtown Syracuse; the plan shows proposed concrete sidewalks on site which would connect to additional sidewalks proposed on the St. Camillus site; and
- WHEREAS, per the Environmental Assessment Form dated April 30, 2015, 4.5 acres will be physically disturbed by the project, ultimately creating 1.5 acres of impervious surface, and an on-site stormwater management facility is proposed; the Storm Drainage and Utilities Plan dated May 6, 2015 shows steep topography on the site, and a subsurface stormwater detention “to be designed”; and
- WHEREAS, the proposed project may disturb one acre or more of land and must be covered under the New York State SPDES II General Permit for Stormwater Discharges from Construction Activity (GP-0-10-001) and the applicant must submit a Stormwater Pollution Prevention Plan (SWPPP) to the municipality and a Notice of Intent (NOI) to the DEC Bureau of Water Permits; the proposed project is located within a designated Municipal Separate Storm Sewer System (MS4) municipality, and the applicant must consult with the municipal engineer to ensure conformance of construction plans with the municipality’s Storm Water Management Plan (SWMP) and submit a MS4 SWPPP Acceptance Form signed by the municipality to the New York State Department of Environmental Conservation Bureau of Water Permits; the proposed project is located within the Onondaga Lake watershed and the SWPPP must include Enhanced Phosphorus Removal design criteria from the NYS Stormwater Management Design Manual as specified in the SPDES General Permit for Stormwater Discharges from Construction Activity (GP-0-10-001); and
- WHEREAS, the EAF indicates that land adjoining the site contains wetlands or other regulated waterbodies, and notes that Harbor Book is located nearby; and
- WHEREAS, the EAF states the site will connect to public water and sewers, with anticipated water demand/wastewater generation of 6,100 gallons per day; the site is located in the Metropolitan Wastewater Treatment Plant and Westside Pump Station service areas; and
- WHEREAS, per the Onondaga County Department of Water Environment Protection, the project shall comply with Local Law #1 of 2011 - A Local Law Establishing a Program to Promote Capacity Management, Maintenance and Operation of the Public Sewers and Related Purposes, where applicable; information regarding this law is available at www.ongov.net/wep/uselaws.html; and
- WHEREAS, the Onondaga County Department of Water Environment Protection has determined that the submitted project is located in an area designated as flow constrained or impacted by excessive wet weather flow or is tributary to a Combined Sewer Overflow (CSO); the project applicant is required to offset any additional sanitary flow in excess of the most recent land use; the applicant must develop a 1 gallon to 1 gallon offset plan/project in coordination with the municipal engineer; a letter confirming the acceptance of the offset plan must be submitted to the Department of Water Environment Protection documenting the offset plan; and
- WHEREAS, a lighting plan was submitted with the referral and the EAF notes there will be 24’ dark sky compliant street light poles for the driveway, parking area, and site walkways; the Planting Plan shows proposed tree plantings along the

southern and western building elevations, the driveway, and at the building entrance, as well as shrubs and other landscaping around the site; and

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

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

The Board also offers the following comments:

1. For any proposed emergency access to Grand Avenue, the Town and applicant are advised to coordinate with the New York State and Onondaga County Departments of Transportation in order to ensure all access to state-owned land or to county-owned roads meet the requirements of those Departments, respectively. The Onondaga County Department of Transportation further advises that if any access beyond emergency access is proposed on Grand Avenue, a Traffic Impact Study (TIS) meeting Department requirements will be required.
2. The Onondaga County Department of Water Environment Protection asks that the applicant contact the Department at (315) 435-6820 early in the planning process to determine sewer availability and capacity.
3. The applicant is encouraged to reduce stormwater runoff and improve stormwater quality as much as practical by reducing impermeable surfaces and utilizing green infrastructure. For more information on stormwater management, visit the Onondaga County "Save the Rain Program" web site at <http://savetherain.us> or contact the Onondaga County Department of Water Environment Protection at 315-435-6820.
4. The 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.
5. The Board advises the Town and applicant to ensure adequate accommodations are in place for facility residents, visitors, and employees to connect to public transit service in the area.
6. The Board encourages the Town to consider a more comprehensive site plan for the project in order to explore opportunities to integrate parking for the existing St. Camillus facility and the proposed senior housing facility, and to determine the best location for driveway access, cross connections, and emergency access.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: May 27, 2015

OCPB Case # Z-15-167

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SPECIAL PERMIT from the Town of Geddes Town Board at the request of Christopher Community, Inc. & St. Camillus Residential Health Care Facility for the property located at 813 Fay 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 Grand Avenue, a county road; and
- WHEREAS, the applicant is requesting a special permit to construct a 60-unit senior housing facility on a proposed 8.5-acre lot with proposed Multiple-Family Residential (RB) zoning; and
- WHEREAS, the Board is concurrently reviewing a Subdivision referral (S-15-38) to combine 22 tax parcels into one lot, a Zone Change referral (Z-15-165) to change the zoning from Single-Family Residential (RA) to Multiple-Family Residential (RB), a Site Plan referral (Z-15-166), and an Area Variance referral for (Z-15-168) for the number of proposed units, where 60 units are being requested and 51 are allowed based on the 6 units per acre density requirements; a special permit referral is required for this type of housing in the RB district; and
- WHEREAS, the Preliminary Plan dated May 4, 2015 shows a proposed 8.5-acre lot which includes 22 tax parcels and land designated for streets that were formerly part of the Brookside Heights housing tract; per the plan and aerial photography, the vacant site currently contains wooded land and is adjacent to land owned by the New York State Department of Transportation to the southeast, the St. Camillus Residential Health Care Facility and Bishop Ludden High School to the west, and the Westvale Heights subdivision to the north; and
- WHEREAS, the Layout Plan dated May 6, 2015 shows a proposed building, a proposed 60-space parking lot along the back of the building where the entrance will be; a reserve parking lot with 30 spaces is shown which would be located east of the site; floor plans indicate the building will be two-stories plus a basement, and in addition to apartments there will be offices, community and wellness spaces, storage, and leasable space; and
- WHEREAS, per the plan and a Traffic Impact Assessment dated December 31, 2014, the site will be accessed via an existing driveway on Fay Road located opposite West Manchester Road, both local roads, which also serves the parking lot for Bishop Ludden High School and the St. Camillus facility; the plan shows a proposed 20' wide internal loop road from the St. Camillus parking lot around proposed building which would be gated at the rear of the proposed parking lot and at the second connection to the St. Camillus parking lot; a potential future connection off the proposed loop is shown which would access the reserve parking lot in the east; and

- WHEREAS, per the Central New York Regional Transportation Authority (CENTRO), St. Camillus has existing transit service which extends down Grand Avenue and Onondaga Boulevard to the Western Lights Plaza and ultimately to Downtown Syracuse; the plan shows proposed concrete sidewalks on site which would connect to additional sidewalks proposed on the St. Camillus site; and
- WHEREAS, per the Environmental Assessment Form dated April 30, 2015, 4.5 acres will be physically disturbed by the project, ultimately creating 1.5 acres of impervious surface, and an on-site stormwater management facility is proposed; the Storm Drainage and Utilities Plan dated May 6, 2015 shows steep topography on the site, and a subsurface stormwater detention “to be designed”; and
- WHEREAS, the proposed project may disturb one acre or more of land and must be covered under the New York State SPDES II General Permit for Stormwater Discharges from Construction Activity (GP-0-10-001) and the applicant must submit a Stormwater Pollution Prevention Plan (SWPPP) to the municipality and a Notice of Intent (NOI) to the DEC Bureau of Water Permits; the proposed project is located within a designated Municipal Separate Storm Sewer System (MS4) municipality, and the applicant must consult with the municipal engineer to ensure conformance of construction plans with the municipality’s Storm Water Management Plan (SWMP) and submit a MS4 SWPPP Acceptance Form signed by the municipality to the New York State Department of Environmental Conservation Bureau of Water Permits; the proposed project is located within the Onondaga Lake watershed and the SWPPP must include Enhanced Phosphorus Removal design criteria from the NYS Stormwater Management Design Manual as specified in the SPDES General Permit for Stormwater Discharges from Construction Activity (GP-0-10-001); and
- WHEREAS, the EAF indicates that land adjoining the site contains wetlands or other regulated waterbodies, and notes that Harbor Book is located nearby; and
- WHEREAS, the EAF states the site will connect to public water and sewers, with anticipated water demand/wastewater generation of 6,100 gallons per day; the site is located in the Metropolitan Wastewater Treatment Plant and Westside Pump Station service areas; and
- WHEREAS, per the Onondaga County Department of Water Environment Protection, the project shall comply with Local Law #1 of 2011 - A Local Law Establishing a Program to Promote Capacity Management, Maintenance and Operation of the Public Sewers and Related Purposes, where applicable; information regarding this law is available at www.ongov.net/wep/uselaws.html; and
- WHEREAS, the Onondaga County Department of Water Environment Protection has determined that the submitted project is located in an area designated as flow constrained or impacted by excessive wet weather flow or is tributary to a Combined Sewer Overflow (CSO); the project applicant is required to offset any additional sanitary flow in excess of the most recent land use; the applicant must develop a 1 gallon to 1 gallon offset plan/project in coordination with the municipal engineer; a letter confirming the acceptance of the offset plan must be submitted to the Department of Water Environment Protection documenting the offset plan; and
- WHEREAS, a lighting plan was submitted with the referral and the EAF notes there will be 24’ dark sky compliant street light poles for the driveway, parking area, and site walkways; the Planting Plan shows proposed tree plantings along the

southern and western building elevations, the driveway, and at the building entrance, as well as shrubs and other landscaping around the site; and

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

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

The Board also offers the following comments:

1. For any proposed emergency access to Grand Avenue, the Town and applicant are advised to coordinate with the New York State and Onondaga County Departments of Transportation in order to ensure all access to state-owned land or to county-owned roads meet the requirements of those Departments, respectively. The Onondaga County Department of Transportation further advises that if any access beyond emergency access is proposed on Grand Avenue, a Traffic Impact Study (TIS) meeting Department requirements will be required.
2. The Onondaga County Department of Water Environment Protection asks that the applicant contact the Department at (315) 435-6820 early in the planning process to determine sewer availability and capacity.
3. The applicant is encouraged to reduce stormwater runoff and improve stormwater quality as much as practical by reducing impermeable surfaces and utilizing green infrastructure. For more information on stormwater management, visit the Onondaga County "Save the Rain Program" web site at <http://savetherain.us> or contact the Onondaga County Department of Water Environment Protection at 315-435-6820.
4. The 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.
5. The Board advises the Town and applicant to ensure adequate accommodations are in place for facility residents, visitors, and employees to connect to public transit service in the area.
6. The Board encourages the Town to consider a more comprehensive site plan for the project in order to explore opportunities to integrate parking for the existing St. Camillus facility and the proposed senior housing facility, and to determine the best location for driveway access, cross connections, and emergency access.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: May 27, 2015

OCPB Case # Z-15-168

- 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 AREA VARIANCE from the Town of Geddes Town Board at the request of Christopher Community, Inc. & St. Camillus Residential Health Care Facility for the property located at 813 Fay 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 Grand Avenue, a county road; and
- WHEREAS, the applicant is requesting an area variance to construct a 60-unit senior housing facility on a proposed 8.5-acre lot with proposed Multiple-Family Residential (RB) zoning; and
- WHEREAS, the Board is concurrently reviewing a Subdivision referral (S-15-38) to combine 22 tax parcels into one lot, a Zone Change referral (Z-15-165) to change the zoning from Single-Family Residential (RA) to Multiple-Family Residential (RB), a Site Plan referral (Z-15-166), and a Special Permit referral (Z-15-167) which is required for this type of housing in the RB district; an area variance is required for the number of proposed units, where 60 units are being requested and 51 are allowed based on the 6 units per acre density requirement; and
- WHEREAS, the Preliminary Plan dated May 4, 2015 shows a proposed 8.5-acre lot which includes 22 tax parcels and land designated for streets that were formerly part of the Brookside Heights housing tract; per the plan and aerial photography, the vacant site currently contains wooded land and is adjacent to land owned by the New York State Department of Transportation to the southeast, the St. Camillus Residential Health Care Facility and Bishop Ludden High School to the west, and the Westvale Heights subdivision to the north; and
- WHEREAS, the Layout Plan dated May 6, 2015 shows a proposed building, a proposed 60-space parking lot along the back of the building where the entrance will be; a reserve parking lot with 30 spaces is shown which would be located east of the site; floor plans indicate the building will be two-stories plus a basement, and in addition to apartments there will be offices, community and wellness spaces, storage, and leasable space; and
- WHEREAS, per the plan and a Traffic Impact Assessment dated December 31, 2014, the site will be accessed via an existing driveway on Fay Road located opposite West Manchester Road, both local roads, which also serves the parking lot for Bishop Ludden High School and the St. Camillus facility; the plan shows a proposed 20' wide internal loop road from the St. Camillus parking lot around proposed building which would be gated at the rear of the proposed parking lot and at the second connection to the St. Camillus parking lot; a potential future connection off the proposed loop is shown which would access the reserve parking lot in the east; and

- WHEREAS, per the Central New York Regional Transportation Authority (CENTRO), St. Camillus has existing transit service which extends down Grand Avenue and Onondaga Boulevard to the Western Lights Plaza and ultimately to Downtown Syracuse; the plan shows proposed concrete sidewalks on site which would connect to additional sidewalks proposed on the St. Camillus site; and
- WHEREAS, per the Environmental Assessment Form dated April 30, 2015, 4.5 acres will be physically disturbed by the project, ultimately creating 1.5 acres of impervious surface, and an on-site stormwater management facility is proposed; the Storm Drainage and Utilities Plan dated May 6, 2015 shows steep topography on the site, and a subsurface stormwater detention “to be designed”; and
- WHEREAS, the proposed project may disturb one acre or more of land and must be covered under the New York State SPDES II General Permit for Stormwater Discharges from Construction Activity (GP-0-10-001) and the applicant must submit a Stormwater Pollution Prevention Plan (SWPPP) to the municipality and a Notice of Intent (NOI) to the DEC Bureau of Water Permits; the proposed project is located within a designated Municipal Separate Storm Sewer System (MS4) municipality, and the applicant must consult with the municipal engineer to ensure conformance of construction plans with the municipality’s Storm Water Management Plan (SWMP) and submit a MS4 SWPPP Acceptance Form signed by the municipality to the New York State Department of Environmental Conservation Bureau of Water Permits; the proposed project is located within the Onondaga Lake watershed and the SWPPP must include Enhanced Phosphorus Removal design criteria from the NYS Stormwater Management Design Manual as specified in the SPDES General Permit for Stormwater Discharges from Construction Activity (GP-0-10-001); and
- WHEREAS, the EAF indicates that land adjoining the site contains wetlands or other regulated waterbodies, and notes that Harbor Book is located nearby; and
- WHEREAS, the EAF states the site will connect to public water and sewers, with anticipated water demand/wastewater generation of 6,100 gallons per day; the site is located in the Metropolitan Wastewater Treatment Plant and Westside Pump Station service areas; and
- WHEREAS, per the Onondaga County Department of Water Environment Protection, the project shall comply with Local Law #1 of 2011 - A Local Law Establishing a Program to Promote Capacity Management, Maintenance and Operation of the Public Sewers and Related Purposes, where applicable; information regarding this law is available at www.ongov.net/wep/uselaws.html; and
- WHEREAS, the Onondaga County Department of Water Environment Protection has determined that the submitted project is located in an area designated as flow constrained or impacted by excessive wet weather flow or is tributary to a Combined Sewer Overflow (CSO); the project applicant is required to offset any additional sanitary flow in excess of the most recent land use; the applicant must develop a 1 gallon to 1 gallon offset plan/project in coordination with the municipal engineer; a letter confirming the acceptance of the offset plan must be submitted to the Department of Water Environment Protection documenting the offset plan; and
- WHEREAS, a lighting plan was submitted with the referral and the EAF notes there will be 24’ dark sky compliant street light poles for the driveway, parking area, and site walkways; the Planting Plan shows proposed tree plantings along the

southern and western building elevations, the driveway, and at the building entrance, as well as shrubs and other landscaping around the site; and

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

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

The Board also offers the following comments:

1. For any proposed emergency access to Grand Avenue, the Town and applicant are advised to coordinate with the New York State and Onondaga County Departments of Transportation in order to ensure all access to state-owned land or to county-owned roads meet the requirements of those Departments, respectively. The Onondaga County Department of Transportation further advises that if any access beyond emergency access is proposed on Grand Avenue, a Traffic Impact Study (TIS) meeting Department requirements will be required.
2. The Onondaga County Department of Water Environment Protection asks that the applicant contact the Department at (315) 435-6820 early in the planning process to determine sewer availability and capacity.
3. The applicant is encouraged to reduce stormwater runoff and improve stormwater quality as much as practical by reducing impermeable surfaces and utilizing green infrastructure. For more information on stormwater management, visit the Onondaga County "Save the Rain Program" web site at <http://savetherain.us> or contact the Onondaga County Department of Water Environment Protection at 315-435-6820.
4. The 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.
5. The Board advises the Town and applicant to ensure adequate accommodations are in place for facility residents, visitors, and employees to connect to public transit service in the area.
6. The Board encourages the Town to consider a more comprehensive site plan for the project in order to explore opportunities to integrate parking for the existing St. Camillus facility and the proposed senior housing facility, and to determine the best location for driveway access, cross connections, and emergency access.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: May 27, 2015

OCPB Case # Z-15-169

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a THREE-MILE LIMIT from the City of Syracuse Planning Commission at the request of Martin McMahon for the property located on the southwestern corner of Makyes Road and Tucker Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review authorizations which a referring body may issue under the provisions of any zoning ordinance or local law and the site is located within 500 feet of within 500 feet of Makyes Road and Tucker Road, both county roads, and a farm operation located in an agricultural district; and
- WHEREAS, the applicant is proposing to subdivide a vacant 82.11-acre parcel into two lots, Lot A (2.01 acres) and Lot B (80.1 acres), in a Residential and Country (R-C) zoning district in order to construct a single-family home on proposed Lot A; and
- WHEREAS, the Final Plan revised March 19, 2014 shows proposed Lot A (2.01 acres) to contain a proposed house location and proposed Lot B (remaining lands) as vacant; and
- WHEREAS, the plan shows proposed Lot 2A with 350 feet of frontage and a proposed driveway on Tucker Road, and proposed Lot 2B with frontage on Tucker Road and Makyes Road; aerial photography shows proposed Lot 2B has a dirt farm drive on Tucker Road; any existing or proposed access to each road must meet the requirements of the Onondaga County Department of Transportation; and
- WHEREAS, National Wetland Inventory Maps indicate the potential presence of federal wetlands on proposed Lot 2B; per the U.S. Army Corps of Engineers, National Wetland Inventory Maps may not be used to confirm the presence/absence of federal wetlands on a given parcel of land; and
- WHEREAS, the Environmental Assessment Form dated January 21, 2014 notes the site will be served by public water and private septic; the plan notes that proposed Lot A received Onondaga County Health Department approval on December 2, 2013, and that proposed Lot 2B is not an approved building lot; and
- WHEREAS, the Onondaga County Agricultural District map shows the site is located near a number of farmed properties in New York State Agricultural District 1; aerial photography shows the property contains farmland and other surrounding properties include residences and wooded land; 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 Brian Donnelly and seconded by Daniel Cupoli. The votes were recorded as follows: Douglas Morris - yes; Robert Jokl - yes; Brian Donnelly - yes; Daniel Cupoli - yes; Chester Dudzinski - yes.



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: May 27, 2015

OCPB Case # Z-15-170

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SPECIAL PERMIT from the Town of Clay Town Board at the request of Brian Antonelli for the property located at 7707 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
- WHEREAS, the applicant is requesting a special permit to operate a motor vehicle storage and towing services business (Brian's Towing) in a leased office space in an existing building at a storage facility (Spring Storage) on a 6.77-acre site in an Industrial (I-1) zoning district; and
- WHEREAS, the Board previously recommended Modification of a Subdivision referral (S-06-2) to create the subject lot and the adjacent lot; subsequent referrals (Z-08-174, Z-09-178, Z-09-303, and Z-14-68) have been submitted for the adjacent lot, with recent comments regarding green infrastructure, ensuring agreements for shared access, and obtaining any permits for work in the County right-of-way; and
- WHEREAS, the referral notice indicates a special permit is required for motor vehicle storage, which includes towing services; the town application states no storage is proposed as part of this project; per a conversation with the Town on May 19, 2015, there have been reports of cars being stored on site; and
- WHEREAS, a Final Plan from 2011 was submitted which shows a large sheet metal building (cold storage) with concrete pads and several gravel parking areas at the rear of the site along the railroad tracks, a wood office building and gravel area along the southern boundary of the site, and three metal frame buildings (indoor storage) on asphalt toward the front of the site; and
- WHEREAS, the referral materials indicate the proposed towing services office would be located in the wood office building; and
- WHEREAS, the plan shows the site has access to a private road labeled "driveway easement" on Henry Clay Boulevard which is shared with the adjacent parcel to the south (Matthews Buses and Emerson Oil Trucking, per the town application); aerial photography shows the Spring Storage site has no other access to Henry Clay Boulevard; any existing or proposed access to Henry Clay Boulevard must meet the requirements of the Onondaga County Department of Transportation; and
- WHEREAS, the plan shows an existing storm water management area north of the large sheet metal building; and
- WHEREAS, the New York State Department of Environmental Conservation Environmental Assessment Form Mapper indicates that land adjoining the site contains

wetlands or other regulated waterbodies; and

WHEREAS, the site is served by public water; the plan shows an existing water easement; and

WHEREAS, the site is located in the Oak Orchard Wastewater Treatment Plant service area but has no access to sewers and is served by private septic; the plan shows an existing leach field; and

WHEREAS, the plan shows a landscape area along Henry Clay Boulevard; aerial photography shows evergreen trees along the frontage; and

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

The Onondaga County Department of Transportation has determined that the applicant is required to submit ITE Trip Generation Figures and a gap analysis at AM/PM peak hours for full build-out relating to the proposed action to meet Department requirements and to submit it to the Department for approval; the applicant must complete any appropriate mitigation as may be determined by the Onondaga County Department of Transportation.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: May 27, 2015

OCPB Case # Z-15-171

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SPECIAL PERMIT from the Town of Clay Planning Board at the request of B. Scott Gillespie for the property located at 4582 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, a county road; and
- WHEREAS, the applicant is requesting a special permit to convert an existing vacant industrial building to a storage facility with an exterior payloader storage area and a small contractors service yard on a 3.76-acre lot in an Industrial (I-1) zoning district; and
- WHEREAS, the Board is concurrently reviewing a Site Plan (Z-15-172) referral for this project; and
- WHEREAS, the Board previously offered No Position With Comment on concurrent Special Permit referrals (Z-12-395 and 397) to establish a trucking terminal and a contractor service yard on this site, commenting on green infrastructure; and
- WHEREAS, a Special Permit is required from the Town Planning Board in the I-1 district for the proposed exterior storage (an accessory exterior activity) and contract service yard; and
- WHEREAS, the Site Plan revised May 7, 2015 shows an existing metal-sided building (42,279 square feet) surrounded by a gravel area, 7 proposed parking spaces, a proposed service yard in the southwestern corner of the site, and a proposed payloader storage area with space for 32 payloaders in the southeastern corner of the site; the plan shows the existing building to be used for general storage (10,000 square feet), carpet storage (12,000 square feet), off season storage (10,000 square feet), and other storage (5,991 square feet and 6,055 square feet); and
- WHEREAS, the plan shows the site bordered by CSX railroad tracks to the east and spur right-of-way to the southeast, with frontage and an existing driveway on Buckley Road, which is shown to be paved within the right-of-way with a note stating "replace chain link fence & add new gate"; any existing or proposed access to Buckley Road must meet the requirements of the Onondaga County Department of Transportation; and
- WHEREAS, the Environmental Assessment Form dated May 7, 2015 notes 0.69 acres will be physically disturbed by the project and notes a grading plan was submitted for the project, which was not submitted with the referral; and
- WHEREAS, the EAF indicates the site contains a quality-impaired tributary to Onondaga Lake (Sawmill Creek) and may contain federal wetlands; National Wetland Inventory Maps do not indicate the presence of any wetlands on site; per the

U.S. Army Corps of Engineers, National Wetland Inventory Maps may not be used to confirm the presence/absence of federal wetlands on a given parcel of land; and

WHEREAS, the EAF notes the project is within 2,000 feet of sites in the New York State Department of Environmental Conservation Environmental Site Remediation database (734127 and V00202), and may contain a species of animal, or associated habitats, listed by the state or federal government as threatened or endangered; and

WHEREAS, the site is served by public water and sewer and is located in the Wetzel Road Wastewater Treatment Plant service area; and

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

WHEREAS, per aerial photography, surrounding land uses are all industrial, along with areas of vacant wooded land; the plan shows evergreen plantings around the side and rear of the exterior storage area and service yard and full cutoff wall pack lighting around the building; and

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

Per the Onondaga county Department of Transportation, the proposed driveway gate must be located at least 60 feet from the pavement to meet Department safety requirements.

The Board also offers the following comment:

The Town and applicant are advised that the applicant must obtain a permit from the Department prior to any proposed work within the County right-of-way.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: May 27, 2015

OCPB Case # Z-15-172

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Clay Planning Board at the request of B. Scott Gillespie for the property located at 4582 Buckley 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 Buckley Road, a county road; and
- WHEREAS, the applicant is proposing to convert an existing vacant industrial building to a storage facility with an exterior payloader storage area and a small contractors service yard on a 3.76-acre lot in an Industrial (I-1) zoning district; and
- WHEREAS, the Board is concurrently reviewing a Special Permit referral (Z-15-171) to allow the proposed exterior storage (an accessory exterior activity) and contract service yard in this district; and
- WHEREAS, the Board previously offered No Position With Comment on concurrent Special Permit referrals (Z-12-395 and 397) to establish a trucking terminal and a contractor service yard on this site, commenting on green infrastructure; and
- WHEREAS, the Site Plan revised May 7, 2015 shows an existing metal-sided building (42,279 square feet) surrounded by a gravel area, 7 proposed parking spaces, a proposed service yard in the southwestern corner of the site, and a proposed payloader storage area with space for 32 payloaders in the southeastern corner of the site; the plan shows the existing building to be used for general storage (10,000 square feet), carpet storage (12,000 square feet), off season storage (10,000 square feet), and other storage (5,991 square feet and 6,055 square feet); and
- WHEREAS, the plan shows the site bordered by CSX railroad tracks to the east and spur right-of-way to the southeast, with frontage and an existing driveway on Buckley Road, which is shown to be paved within the right-of-way with a note stating "replace chain link fence & add new gate"; any existing or proposed access to Buckley Road must meet the requirements of the Onondaga County Department of Transportation; and
- WHEREAS, the Environmental Assessment Form dated May 7, 2015 notes 0.69 acres will be physically disturbed by the project and notes a grading plan was submitted for the project, which was not submitted with the referral; and
- WHEREAS, the EAF indicates the site contains a quality-impaired tributary to Onondaga Lake (Sawmill Creek) and may contain federal wetlands; National Wetland Inventory Maps do not indicate the presence of any wetlands on site; per the U.S. Army Corps of Engineers, National Wetland Inventory Maps may not be used to confirm the presence/absence of federal wetlands on a given parcel of land; and

- WHEREAS, the EAF notes the project is within 2,000 feet of sites in the New York State Department of Environmental Conservation Environmental Site Remediation database (734127 and V00202), and may contain a species of animal, or associated habitats, listed by the state or federal government as threatened or endangered; and
- WHEREAS, the site is served by public water and sewer and is located in the Wetzel Road Wastewater Treatment Plant service area; and
- WHEREAS, per the Onondaga County Department of Water Environment Protection, the project shall comply with Local Law #1 of 2011 - A Local Law Establishing a Program to Promote Capacity Management, Maintenance and Operation of the Public Sewers and Related Purposes, where applicable; information regarding this law is available at www.ongov.net/wep/uselaws.html; and
- WHEREAS, per aerial photography, surrounding land uses are all industrial, along with areas of vacant wooded land; the plan shows evergreen plantings around the side and rear of the exterior storage area and service yard and full cutoff wall pack lighting around the building; and

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

Per the Onondaga county Department of Transportation, the proposed driveway gate must be located at least 60 feet from the pavement to meet Department safety requirements.

The Board also offers the following comment:

The Town and applicant are advised that the applicant must obtain a permit from the Department prior to any proposed work within the County right-of-way.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: May 27, 2015

OCPB Case # Z-15-173

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a AREA VARIANCE from the Town of Onondaga Zoning Board of Appeals at the request of William C. Brissette for the property located at 3165 Amber 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 Amber Road, a county road; and
- WHEREAS, the applicant is requesting an area variance to subdivide an existing non-conforming 1.119-acre parcel into three new lots in a Residential and Country (RC) zoning district, in order to convey one proposed lot to the adjacent property owner and to create two nonconforming lots, one with an existing church and one with an existing house; and
- WHEREAS, the Board previously recommended Modification of a prior Area Variance referral (Z-13-345), requiring coordination with the Onondaga County Department of Transportation regarding existing and proposed driveway access, and approvals for water and wastewater service prior to any Town approvals; and
- WHEREAS, a partial Variances Map dated February 25, 2015 shows proposed Lot No. 1 (0.53 acres) and Lot No. 2 (0.40 acres) with frontage on Amber Road (107.5' and 83.9', respectively), and Lot No. 3 located behind the adjacent frontage parcel with a note "residual undevelopable land to be conveyed to Cummings" (the adjacent property owner); and
- WHEREAS, the map shows an existing frame building on Lot No. 1, an existing frame house and detached garage on Lot No. 2, and a loop gravel driveway on Amber Road which has one access point located on each lot; per the map, an offshoot of the loop driveway crosses Lot No. 3 and extends onto an adjacent parcel to the north; any existing or proposed access to Amber Road must meet the requirements of the Onondaga County Department of Transportation; and
- WHEREAS, the referral materials cite economic hardship as the reason for the proposed subdivision and variances, as the applicant has been unable to sell the property in its entirety; per the map, variances for Lots No. 1 and No. 2 are required for lot area (2 acres required), lot width (200' required), and front and side yard setbacks (50' and 20' required, respectively); and
- WHEREAS, the site is served by private water and septic and is located outside the Onondaga County Sanitary District; the Onondaga County Health Department advises that each lot must provide separate drinking water and sewage disposal on site, to be accepted by the Department; and
- WHEREAS, the Onondaga County Agricultural District map shows the site is located in New York State Agricultural District 1; aerial photography shows the site is adjacent to farmed properties; and

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

1. The Town must ensure that the proposed parcels have viable individual drinking water and wastewater system approvals in place for each proposed lot, prior to consideration of the proposed variance and subsequent subdivision applications.
2. The applicant must contact the Onondaga County Department of Transportation at (315) 435-3205 to review any existing or proposed driveways on Amber Road, and is advised that a commercial driveway may be required for proposed Lot 1.

The Board also offers the following comment:

The Board notes that the proposed lot areas shown on the plan have been calculated

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: May 27, 2015

OCPB Case # Z-15-174

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a USE VARIANCE from the City of Syracuse Board of Zoning Appeals at the request of Thomas Fabboli for the property located at 2121 & 2125 Burnet Avenue; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the granting of use or area variances and the site is located within 500 feet of Interstate Route 690, a state highway; and
- WHEREAS, the applicant is requesting a use variance to establish three commercial uses and one residential use in an existing mixed-use building on a 0.3-acre lot in a Residential A (RA) zoning district; and
- WHEREAS, the Board previously offered No Position With Comment on a Subdivision referral (S-15-27) to combine the subject parcels into one new lot in advance of this project, encouraging sidewalk and landscaping improvements as part of any future plans for the site; and
- WHEREAS, a narrative submitted with the referral indicates the applicant would like to renovate the exterior of the building in order to attract commercial tenants on the first floor, and maintain the existing apartment on the second floor; a document outlining the standards of proof was submitted with the referral; and
- WHEREAS, the site is located near the Interstate 690 interchange in an area with a mix of residential and commercial uses; per city zoning maps, this block of Burnet Avenue is zoned RA and the adjacent block to the east is zoned Local Business Class A (BA); and
- WHEREAS, the Proposed Site Plan dated December 17, 2014 shows an existing building with rear apartment entry and a detached garage; a small corner of the building encroaches in the City right-of-way; the referral materials note that no tenants have been identified, however the owner is seeking a mix of service, small retail, and office uses with approximate areas of 684, 1,100, and 2,780 square feet; and
- WHEREAS, the plan shows the site is located at the corner of Burnet Avenue and South Edwards Avenue, both city streets, and a new asphalt driveway on South Edwards Avenue which leads to a new parking area with five spaces (one handicapped); aerial photography shows the front of the site with open access to Burnet Avenue; and
- WHEREAS, the New York State Department of Environmental Conservation Environmental Assessment Form Mapper indicates that the project is within 2,000 feet of a site in the New York State Department of Environmental Conservation Environmental Site Remediation database (C734103); and
- WHEREAS, the site is served by public water and sewer and is located in the Metropolitan Wastewater Treatment Plant service area; and

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

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

WHEREAS, the plan shows proposed grass areas behind the building and four proposed trees; the standards of proof document notes a parking waiver will be sought in order to maintain green space on site; the referral materials also indicate the existing wood fencing on site would be replaced by a 4' picket fence inside the property line; and

WHEREAS, elevations show exterior renovations to the façade, roof, entries, and windows; three proposed tenant signage spaces are shown (4' x 8', 3' x 3', and 3' x 7'); and

WHEREAS, aerial photography shows sidewalks on site which appear to be a mix of asphalt and broken concrete, and minimal landscaping along the South Edwards Avenue frontage; the elevations indicate new sidewalks may be proposed; and

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

Given the proximity of this parcel to the highway and the existing mix of land uses in the area, the Board encourages a mixed-use building in this location. In lieu of a use variance, the City may wish to consider a zone change to a district which would allow the proposed mix of uses. Should the City approve the use variance, the plan for the next stage of development should include the following:

1. The Onondaga County Department of Water Environment Protection asks that the applicant contact the Department at (315) 435-6820 early in the planning process to determine sewer availability and capacity.
2. The City is advised to continue working with the applicant to better delineate access along Burnet Avenue, repair and upgrade the sidewalks, increase the amount of landscaping along the road frontages, and ensure appropriate size and scale of proposed tenant signage.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: May 27, 2015

OCPB Case # Z-15-176

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a TEXT AMENDMENT from the Town of Manlius Town Board at the request of Town of Manlius Town Board for the property located Townwide; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the adoption or amendment of a zoning ordinance or local law; and
- WHEREAS, the applicant is proposing to amend the Zoning Code of the Town of Manlius regarding rural occupations in Restricted Agricultural (R-A) zoning districts; and
- WHEREAS, under the current R-A regulations, rural occupations are not permitted "within the bounds of any subdivision plat filed with the Onondaga County Clerk"; and
- WHEREAS, per Local Law 2015-1, the regulations will be amended to allow rural occupations within subdivisions, so long as they "blend naturally with the rural setting as determined by the Town Board during the special permit process"; and
- WHEREAS, per the existing and proposed code, the purpose of the rural occupation use in R-A districts is "to allow a certain class of occupations which do not fit within this chapter's definition of home occupations, which definition has traditionally included primarily professional and teaching uses" and "to permit and regulate small, low-intensity business occupations"; and
- WHEREAS, the code also states proposed rural occupations should "be in conformity with neighboring uses" and "minimize possible detrimental effects of the use on neighboring properties"; and

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

The Onondaga County and New York State Departments of Transportation note that commercial access may be required for any proposed rural occupation sites located along county and state roads.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: May 27, 2015

OCPB Case # Z-15-177

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a AREA VARIANCE from the Town of Cicero Zoning Board of Appeals at the request of Andrew Leo for the property located at 5845 South Bay 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 Interstate Route 81, a state highway, South Bay Road, a county road, and a farm operation in an agricultural district; and
- WHEREAS, the applicant is requesting an area variance to construct a 30' x 40' garage for storage at an existing residence on a 2.78-acre lot in an Agricultural (AG) zoning district; and
- WHEREAS, per the referral notice, an area variance is required for maximum area, (1,200 square feet proposed, 700 square feet allowed); and
- WHEREAS, the Location Survey dated April 29, 2015 shows an existing one-story frame house and a proposed detached one-story building; and
- WHEREAS, the survey shows the site with frontage on Interstate Route 81 and South Bay Road, and the house has one existing tarvia driveway on South Bay Road, which must meet the requirements of the Onondaga County Department of Transportation; and
- WHEREAS, the survey shows the site also contains a gravel roadway on South Bay Road which is located within a right-of-way to the Cicero Sewer District; a driveway onto this roadway is hand drawn on the survey; per aerial photography, the roadway is labeled Harold Place and also serves four residential parcels north of the site; and
- WHEREAS, current and preliminary FEMA Flood Insurance Rate Map (FIRM) data shows that a portion of this parcel along the western boundary is located within a Special Flood Hazard Area (SFHA); and
- WHEREAS, the Onondaga County Hazard Mitigation Plan has identified flooding as one of five primary natural hazards of local concern, with the potential to cause extensive threat to property and safety; buildings within the floodplain can negatively affect the free flow of nearby waterways and drainage, and building within a floodplain is therefore discouraged; and
- WHEREAS, the New York State Department of Environmental Conservation Environmental Assessment Form Mapper indicates that the site contains a tributary to the Oneida River and may contain federal wetlands, however aerial photography and National Wetland Inventory Maps do not indicate the presence of any streams or wetlands on site; per the U.S. Army Corps of Engineers, National Wetland Inventory Maps may not be used to confirm the presence/absence of federal wetlands on a given parcel of land; and

WHEREAS, the site is served by public water and sewer and is located in the Oak Orchard Wastewater Treatment Plant and Davis Road Pump Station service areas; the Environmental Assessment Form dated May 5, 2015 indicates this project will not require water or wastewater connections; and

WHEREAS, the Onondaga County Agricultural District map shows the site is located across South Bay Road from a farm in New York State Agricultural District 3; aerial photography shows surrounding land uses are otherwise residential and commercial; and

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

The Town and applicant are advised that no additional access to South Bay Road will be permitted, and appropriate easements or access agreements must be in place for any existing shared private roads on South Bay Road.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: May 27, 2015

OCPB Case # Z-15-178

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a AREA VARIANCE from the Town of Cicero Zoning Board of Appeals at the request of Jerry Koenig for the property located at 7279 New York State Route 31; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the granting of use or area variances and the site is located within 500 feet of New York State Route 31, a state highway; and
- WHEREAS, the applicant is requesting an area variance to construct a 900 square foot addition to an existing 1,800 square foot pole barn on a 6.564-acre lot in Agricultural (AG) zoning district; and
- WHEREAS, per the referral notice, an area variance is required to expand a nonconforming structure (2,700 square feet total proposed, 700 square feet total allowed); a letter dated April 9, 2015 states the applicant has "a couple of show horses in the existing barn and need room for tractor and implements"; and
- WHEREAS, the Tract Map recertified April 17, 2015 shows an existing frame house, shed, barn, fenced area behind the barn, and proposed barn addition; per the plan and aerial photography, the addition would be located between the existing barn and the driveway on an existing gravel area; and
- WHEREAS, the map shows the site with frontage and an existing gravel driveway on New York State Route 31, which must meet the requirements of the New York State Department of Transportation; and
- WHEREAS, the plan shows a 300' easement to the "Power Authority of the State of New York & N.Y.S. Department of Public Works" crossing the site behind the fenced area behind the existing barn; and
- WHEREAS, per the plan and wetland maps, portions of the rear and front of the site are located in a state wetland or in the 100' state wetland buffer, including existing and proposed structures; the plan states that areas in wetlands or wetland buffers "shall not be graded, disturbed, mowed, filled, excavated or changed without permission and the appropriate permits from the N.Y.S. Department of Environmental Conservation; and
- WHEREAS, per the New York State Department of Environmental Conservation Environmental Assessment Form Mapper, the site may also contain federal wetlands; per the U.S. Army Corps of Engineers, National Wetland Inventory Maps may not be used to confirm the presence/absence of federal wetlands on a given parcel of land; the applicant must obtain appropriate permits from the U.S. Army Corps of Engineers for any proposed development or drainage in federal wetlands on site; and
- WHEREAS, the EAF Mapper also indicates the project site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the New

York State Historic Preservation Office archaeological site inventory; and
WHEREAS, the site is served by public water and a private septic system; the site is located in the Brewerton Wastewater Treatment Plant service area in a location with no access to sewers; an existing septic area is shown on the plan which is located within the 100' wetland buffer; and

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

The Board strongly advises the Town to ensure appropriate permits are in place from the U.S. Army Corps of Engineers and/or the New York State Department of Environmental Conservation, prior to approving this area variance request.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: May 27, 2015

OCPB Case # Z-15-179

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of DeWitt Planning Board at the request of FedEx Ground for the property located at 6600 New Venture Gear Drive; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of the New York State Thruway (Interstate Route 90), and New Venture Gear Drive and Fly Road, both county roads; and
- WHEREAS, the applicant is proposing to construct a 149,935 square foot warehouse and distribution facility (FedEx) on a 14.567 acre portion of a 123.592-acre vacant manufacturing site (Magna) in an Industrial (IND) zoning district; and
- WHEREAS, the Board previously recommended Modification of a Site Plan referral (Z-13-131) to construct a larger stormwater detention pond on the overall site in order to relieve the hydrologic load on the existing pond, which was in the process of being cleaned by the previous owner and the New York State Department of Environmental Conservation; and
- WHEREAS, per the referral materials, the 14.567-acre parcel contains an existing parking lot, and will eventually be subdivided from the overall Magna site and sold by the current landowner to the applicant; and
- WHEREAS, a Land Title Survey dated October 26, 2012 shows the parking lot land to be sold is located at the corner of Fly Road and New Venture Gear Drive; the remainder of the site contains a 1,642,050 square foot manufacturing facility, associated structures, and an additional parking lot; and
- WHEREAS, the Preliminary Site Layout dated May 2014 shows the proposed warehouse and distribution facility would be located in the middle of the parking lot, with 291 parking spaces proposed, primarily within a lot along New Venture Gear Drive; and
- WHEREAS, the plan shows the site would utilize the existing driveway on New Venture Gear Drive; the survey shows the existing parking area with two driveways on Fly Road, however the layout shows lawn and a proposed fence separating the existing asphalt from Fly Road; any existing or proposed access to either road must meet the requirements of the Onondaga County Department of Transportation; and
- WHEREAS, the Environmental Assessment Form dated May 4, 2015 notes stormwater runoff will be directed to a closed drainage system on site, and will contain 11.43 acres of impervious surface after project completion (decrease of 3.15 acres); and
- WHEREAS, the proposed project may disturb one acre or more of land and must be covered under the New York State SPDES II General Permit for Stormwater

Discharges from Construction Activity (GP-0-10-001) and the applicant must submit a Stormwater Pollution Prevention Plan (SWPPP) to the municipality and a Notice of Intent (NOI) to the DEC Bureau of Water Permits; the proposed project is located within a designated Municipal Separate Storm Sewer System (MS4) municipality, and the applicant must consult with the municipal engineer to ensure conformance of construction plans with the municipality's Storm Water Management Plan (SWMP) and submit a MS4 SWPPP Acceptance Form signed by the municipality to the New York State Department of Environmental Conservation Bureau of Water Permits; the proposed project is located within the Onondaga Lake watershed and the SWPPP must include Enhanced Phosphorus Removal design criteria from the NYS Stormwater Management Design Manual as specified in the SPDES General Permit for Stormwater Discharges from Construction Activity (GP-0-10-001); and

WHEREAS, the plan shows an existing wetland boundary along the northern boundary of the site; the EAF indicates the site contains an unmapped stream and approximately 0.125 acres of wetlands; the New York State Department of Environmental Conservation Environmental Assessment Form Mapper does not indicate the presence of any streams or wetlands on site; the applicant must obtain appropriate permits from the New York State Department of Environmental Conservation and/or the U.S. Army Corps of Engineers for any proposed development or drainage in state and/or federal wetlands, respectively, and/or state wetland buffers on site; and

WHEREAS, the site is served by public water and sewer and is located in the Metropolitan Wastewater Treatment Plant and Ley Creek Pump Station service areas; the EAF predicts an anticipated water demand/waste generation of 1,500 gallons per day, and notes laterals will be extended into this portion of the existing site to serve the building; and

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

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

WHEREAS, the plan shows some asphalt along the borders of the existing parking lot will be restored to lawn, trees are proposed along the New Venture Gear Avenue frontage and part of the Fly Road frontage; trees are also proposed along part of the proposed parking area, which also includes a number of green islands; and

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

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

The Board also offers the following comments:

1. Per the Onondaga County Department of Transportation, the applicant is advised to obtain permits from the Department for any work within the County right-of-way.
2. Per the New York State Thruway Authority, there may be Thruway Authority signage restrictions for this site and an Ad Device Permit may be required. The Thruway Authority should be contacted with any plans for signage for this new facility.
3. 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.
4. The applicant is encouraged to reduce stormwater runoff and improve stormwater quality as much as practical by reducing impermeable surfaces and utilizing green infrastructure. For more information on stormwater management, visit the Onondaga County "Save the Rain Program" web site at <http://savetherain.us> or contact the Onondaga County Department of Water Environment Protection at 315-435-6820.
5. 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.
6. The Board encourages the Town and applicant to find additional ways to incorporate green infrastructure into the project, including utilizing permeable pavement and additional curbed islands where possible, in order to further minimize stormwater runoff from such an intensely impervious surface.
7. The Board advises the Town to consider a parking strategy for the entire site in order to ensure that the proposed project does not compromise future redevelopment of the existing viable manufacturing/warehouse space.
8. The Board advises the Town and applicant to ensure that site lighting is sensitively designed so as not to affect Thruway patrons.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: May 27, 2015

OCPB Case # Z-15-180

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of DeWitt Planning Board at the request of DeFrancisco & Falgiatano Law Firm for the property located at 6739 Myers 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 Interstate Route 481 and the New York State Thruway (Interstate Route 90), both state highways, and Fly Road, a county road; and
- WHEREAS, the applicant is proposing to construct a 7,024 square foot office building and parking lot on a vacant 3.2-acre lot in a High-Tech (H-T) zoning district; and
- WHEREAS, the Site Layout Plan dated May 4, 2015 shows the proposed office building, two proposed parking lots for a total of 47 spaces, and 6' concrete sidewalks around the building leading to the front entrance and a rear entrance and 20' x 30' brick paver patio; the plan indicates the proposed lot for the project will be 1.668 acres of the overall parcel; and
- WHEREAS, the plan shows the site is located at the edge of the New York State Thruway and Interstate Route 481; per aerial photography, the site currently contains wooded land and is located in a primarily commercial area, however several remaining houses are located directly across from the site set back from the road; and
- WHEREAS, the plan shows the site with frontage and a proposed 24' driveway on Myers Road, a local road which dead ends at Interstate Route 481; the plan shows a 30' x 30' Town of DeWitt Easement at the southeastern corner of the site, which contains a pump station and gravel drive onto Myers Road; and
- WHEREAS, the Environmental Assessment Form dated May 4, 2015 indicates 2.14 acres will be physically disturbed, that a NYSDEC SPDES permit will be required, and that stormwater discharges will be managed on site; the plan shows a proposed stormwater basin along Myers Road; and
- WHEREAS, the New York State Department of Environmental Conservation Environmental Assessment Form Mapper indicates that land adjoining the site contains wetlands or other regulated waterbodies; and
- WHEREAS, the EAF Mapper further indicates that the site of the proposed action may contain a species of animal, or associated habitats, listed by the state or federal government as threatened or endangered; a permit may be required from the New York State Department of Environmental Conservation (NYS DEC) if the species is listed as endangered or threatened and the NYS DEC determines that the project may be harmful to the species or its habitat; and
- WHEREAS, the site has access to public water and sewer and is located in the Metropolitan Wastewater Treatment Plant and Ley Creek Pump Station service

areas; and

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

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

WHEREAS, the referral notice states the project will require an area variance to install more highway-facing signage than is permitted by code; elevations submitted with the referral show brand wall signage located on the eastern and southern facades; and

WHEREAS, the Landscape Plan dated May 4, 2015 shows plantings and lawn around the proposed building and trees lining the proposed driveway; and

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

1. The municipality must submit a copy of the Storm Water Pollution Prevention Plan (SWPPP) and/or any drainage reports or studies to the New York State Department of Transportation early in the planning process for approval and complete any appropriate mitigation as may be determined by the Department.
2. A drainage and grading plan must be provided to the New York State Thruway Authority for review, and the Town and applicant are advised that no increase to the amount of site drainage entering onto the Thruway as a result of this construction will be permitted.
3. A site lighting plan must be provided to the New York State Thruway Authority for review, and site lighting must be designed so as not to affect Thruway patrons.
4. Per the New York State Thruway Authority, headlight screening must be provided to prevent headlight glare from affecting Thruway patrons.

The Board also offers the following comments:

1. Per the New York State Thruway Authority, there may be Thruway Authority signage restrictions for this site and an Ad Device Permit may be required. The Thruway Authority should be contacted with any plans for signage for this new facility.

2. The Onondaga County Department of Water Environment Protection asks that the applicant contact the Department at (315) 435-6820 early in the planning process to determine sewer availability and capacity.
3. The applicant is encouraged to reduce stormwater runoff and improve stormwater quality as much as practical by reducing impermeable surfaces and utilizing green infrastructure. For more information on stormwater management, visit the Onondaga County "Save the Rain Program" web site at <http://savetherain.us> or contact the Onondaga County Department of Water Environment Protection at 315-435-6820.
4. The 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.
5. Per the New York State Department of Environmental Conservation (NYS DEC), if a proposed project is in an area containing threatened or endangered species and/or associated habitats, and the project requires review under the State Environmental Quality Review Act (SEQRA), a request for a project screening should be submitted to the New York Natural Heritage Program or to the regional NYS DEC Division of Environmental Permits office.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: May 27, 2015

OCPB Case # Z-15-181

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of DeWitt Planning Board at the request of Mayflower Companies - Bridge Street Commons for the property located on Bridge Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Bridge Street, a state highway; and
- WHEREAS, the applicant is proposing to construct a 10,000 square foot multi-use commercial building with parking on a vacant wooded 2.39-acre lot in a Business zoning district; and
- WHEREAS, the Board previously recommended Modification of concurrent Subdivision and Site Plan referrals (S-12-25 and Z-12-100) to convert two parcels into three new lots, including the subject lot, and to construct a bank (Community Bank) on an adjacent resulting lot; traffic and drainage studies were required by the New York State Department of Transportation, and the Board required future vehicular and pedestrian connections to adjacent parcels, encouraged a coordinated review for this area to facilitate a future internal road network for all modes of transportation between Bridge Street and Erie Boulevard; prior Site Plan referrals (Z-10-424 and Z-08-105) for projects that were not ultimately constructed included similar modifications, with additional requirements regarding wetland delineation; and
- WHEREAS, the Conceptual Site Plan dated April 27, 2015 shows a proposed building with one restaurant space (2,016 square feet) with drive-thru and three undetermined tenant spaces (2,400 square feet, 2,000 square feet, 3,600 square feet); the plan shows 103 parking spaces located in lots on all four sides of the building; and
- WHEREAS, the plan shows the site with frontage and a proposed right-in/right-out driveway on Bridge Street, which the town has indicated was approved as part of the prior bank project; the plan further shows a cross connection to the bank parcel which provides access to the signalized intersection across from Widewaters Parkway and a connection to adjacent parcel to the northeast; any existing or proposed access to Bridge Street must meet the requirements of the New York State Department of Transportation; and
- WHEREAS, the Environmental Assessment Form dated May 4, 2015 notes 2.0 acres will be physically disturbed and a NYSDEC - SPDES permit will be required; the Boundary and Topographic Survey Map dated April 29, 2015 shows a New York State Department of Transportation drainage easement running through the site in the approximate location of the proposed rear parking and cross-connection; and

- WHEREAS, the EAF notes the site contains wetlands or other regulated waterbodies; the New York State Department of Environmental Conservation Environmental Assessment Form Mapper indicates that the site contains NYS Wetland SYE-20; the applicant must obtain appropriate permits from the New York State Department of Environmental Conservation for any proposed development or drainage in state wetlands and/or wetland buffers on site; and
- WHEREAS, the EAF Mapper also indicates the project is within 2,000 feet of a site in the New York State Department of Environmental Conservation Environmental Site Remediation database (C734108) and is located in or adjacent to an area designated as sensitive for archaeological sites on the New York State Historic Preservation Office archaeological site inventory; and
- WHEREAS, the site has access to public water and sewer and is located in the Metropolitan Wastewater Treatment Plant and Ley Creek Pump Station service areas; two 20' water easements and a 30' utility easement to the Town of DeWitt are shown on the survey in the location of proposed side yard parking lots; and
- WHEREAS, per the Onondaga County Department of Water Environment Protection, the project shall comply with Local Law #1 of 2011 - A Local Law Establishing a Program to Promote Capacity Management, Maintenance and Operation of the Public Sewers and Related Purposes, where applicable; information regarding this law is available at www.ongov.net/wep/uselaws.html; and
- WHEREAS, the Onondaga County Department of Water Environment Protection has determined that the submitted project is located in an area designated as flow constrained or impacted by excessive wet weather flow or is tributary to a Combined Sewer Overflow (CSO); the project applicant is required to offset any additional sanitary flow in excess of the most recent land use; the applicant must develop a 1 gallon to 1 gallon offset plan/project in coordination with the municipal engineer; a letter confirming the acceptance of the offset plan must be submitted to the Department of Water Environment Protection documenting the offset plan; and
- WHEREAS, the plan shows proposed concrete walkways around the front and one side of the building, and elevation sketches indicate landscaping and building signage are proposed; and

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

1. The Town must ensure that the applicant coordinates with the New York State Department of Transportation regarding the relocation of the existing drainage easement prior to town approval of the project, and the Department advises that a highway work permit will not be issued for any proposed work within the drainage easement.
2. The municipality must submit a copy of the Storm Water Pollution Prevention Plan (SWPPP) and/or any drainage reports or studies to the New York State Department of Transportation early in the planning process for approval and complete any appropriate mitigation as may be determined by the Department.

The Board also offers the following comments:

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

E-mail Address: countyplanning@ongov.net

1. The Onondaga County Department of Water Environment Protection asks that the applicant contact the Department at (315) 435-6820 early in the planning process to determine sewer availability and capacity.
2. The applicant is encouraged to reduce stormwater runoff and improve stormwater quality as much as practical by reducing impermeable surfaces and utilizing green infrastructure. For more information on stormwater management, visit the Onondaga County "Save the Rain Program" web site at <http://savetherain.us> or contact the Onondaga County Department of Water Environment Protection at 315-435-6820.
3. 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 this site, and obtain all necessary permits for proposed development or drainage in any confirmed wetlands and buffers and show them on the plans for the site.
4. The Town and applicant are encouraged to consider alternative site planning for this project, including locating the proposed building closer to the road frontages, removing parking from the front yard, and re-evaluating the location of the proposed drive-thru exit if possible, as it may conflict with traffic entering and exiting via the right-in/right-out driveway on Bridge Street.
5. The Town and applicant are encouraged to incorporate pedestrian accommodations on site, including sidewalks with connections to the proposed building and adjacent buildings along Bridge Street.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: May 27, 2015

OCPB Case # Z-15-182

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Skaneateles Planning Board at the request of Peter and Renee Teller for the property located at 1818 West Lake Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of West Lake Road (New York State Route 41A), a state highway, and a farm operation in an agricultural district; and
- WHEREAS, the applicant is proposing to repair and install a retaining wall at an existing residence on a 2.60-acre lot in Rural and Farming and Lakefront Watershed Overlay (RF and LWOD) zoning districts; and
- WHEREAS, the Board is concurrently reviewing a Special Permit referral (Z-15-183) for a retaining wall within 10 feet of the lake line and for a change in grade within 50 feet of the lake line; and
- WHEREAS, the Location Survey dated March 12, 2015 and narrative dated May 4, 2015 indicate the site contains an existing two-story building at the front of the site (1,350 square feet), a two-story house with attached garage in the rear half of the site (7,000 square feet), a one-story building close to the lakeshore (320 square feet), a proposed retaining wall (approximately 107 feet long), and an existing tree to remain; the referral materials note the use and occupancy of the two additional buildings have not been specified; and
- WHEREAS, the survey shows the site with frontage and one existing driveway on West Lake Road, which must meet the requirements of the New York State Department of Transportation; and
- WHEREAS, FEMA Flood Insurance Rate Maps (FIRM) data and National Wetland Inventory Maps indicate that the portion of this parcel along the lakeshore is located near a Special Flood Hazard Area (SFHA) and federal wetlands; the survey further shows the location of a creek which is partially located along the northern parcel boundary; and
- WHEREAS, the Environmental Assessment Form dated April 23, 2015 notes permits will be required from the New York State Department of Environmental Conservation (NYS DEC) and the U.S. Army Corps of Engineers, and the town application notes the NYS DEC and the City of Syracuse Water Department have been contacted; and
- WHEREAS, the NYS DEC Environmental Assessment Form Mapper indicates that the project site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the New York State Historic Preservation Office archaeological site inventory; and
- WHEREAS, the site is served by private water; the survey shows the location of an existing

well near the front of the site; and

WHEREAS, the site is located outside the Onondaga County Sanitary District; no septic information was shown on the plan; and

WHEREAS, the referral materials indicate there will be no change to impermeable surface coverage or open space; and

WHEREAS, the Onondaga County Agricultural District map shows the site is across from a farmed property located in New York State Agricultural District 2; and

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

The Town is advised to ensure the necessary approvals are obtained from the City of Syracuse Department of Water, the New York State Department of Environmental Conservation, and the U.S. Army Corps of Engineers prior to approving this project.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: May 27, 2015

OCPB Case # Z-15-183

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SPECIAL PERMIT from the Town of Skaneateles Planning Board at the request of Peter and Renee Teller for the property located at 1818 West 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 West Lake Road (New York State Route 41A), a state highway, and a farm operation in an agricultural district; and
- WHEREAS, the applicant is requesting a special permit to repair and install a retaining wall at an existing residence on a 2.60-acre lot in Rural and Farming and Lakefront Watershed Overlay (RF and LWOD) zoning districts; and
- WHEREAS, the Board is concurrently reviewing a Site Plan referral (Z-15-182) for this project; and
- WHEREAS, per the referral materials, a special permit is required for retaining walls within 10 feet of the lake line and for a change in grade within 50 feet of the lake line; and
- WHEREAS, the Location Survey dated March 12, 2015 and narrative dated May 4, 2015 indicate the site contains an existing two-story building at the front of the site (1,350 square feet), a two-story house with attached garage in the rear half of the site (7,000 square feet), a one-story building close to the lakeshore (320 square feet), a proposed retaining wall (approximately 107 feet long), and an existing tree to remain; the referral materials note the use and occupancy of the two additional buildings have not been specified; and
- WHEREAS, the survey shows the site with frontage and one existing driveway on West Lake Road, which must meet the requirements of the New York State Department of Transportation; and
- WHEREAS, FEMA Flood Insurance Rate Maps (FIRM) data and National Wetland Inventory Maps indicate that the portion of this parcel along the lakeshore is located near a Special Flood Hazard Area (SFHA) and federal wetlands; the survey further shows the location of a creek which is partially located along the northern parcel boundary; and
- WHEREAS, the Environmental Assessment Form dated April 23, 2015 notes permits will be required from the New York State Department of Environmental Conservation (NYS DEC) and the U.S. Army Corps of Engineers, and the town application notes the NYS DEC and the City of Syracuse Water Department have been contacted; and
- WHEREAS, the NYS DEC Environmental Assessment Form Mapper indicates that the project site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the New York State Historic Preservation

Office archaeological site inventory; and

WHEREAS, the site is served by private water; the survey shows the location of an existing well near the front of the site; and

WHEREAS, the site is located outside the Onondaga County Sanitary District; no septic information was shown on the plan; and

WHEREAS, the referral materials indicate there will be no change to impermeable surface coverage or open space; and

WHEREAS, the Onondaga County Agricultural District map shows the site is across from a farmed property located in New York State Agricultural District 2; and

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

The Town is advised to ensure the necessary approvals are obtained from the City of Syracuse Department of Water, the New York State Department of Environmental Conservation, and the U.S. Army Corps of Engineers prior to approving this project.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: May 27, 2015

OCPB Case # Z-15-184

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a AREA VARIANCE from the Town of Skaneateles ZBA at the request of Mike and Crystal Fraher for the property located at 810 Stump 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 Stump Road, a county road, and a farm operation in an agricultural district; and
- WHEREAS, the applicant is requesting an area variance to install a 27-foot above ground pool at an existing residence on a 3.653-acre lot in a Rural Residential (RR) zoning district; and
- WHEREAS, the Board previously offered No Position on an Area Variance referral (Z-09-155) to construct a deck on the existing house; and
- WHEREAS, per the referral notice, an area variance is required for the rear yard setback (15' proposed, 50' required); the town application notes the pool will not be visible to the neighborhood and the adjacent 50 acres to the rear is owned by the applicant's parents; and
- WHEREAS, the Plot Plan dated April 23, 2015 shows an existing one-story house with wood deck, detached garage, and proposed pool behind the house within the rear yard setback; and
- WHEREAS, the plan shows an existing gravel driveway on Stump Road, which must meet the requirements of the Onondaga County Department of Transportation; and
- WHEREAS, the New York State Department of Environmental Conservation Environmental Assessment Form Mapper indicates that land adjoining the site contains wetlands or other regulated waterbodies, and the site is located in an archaeological sensitive area; and
- WHEREAS, the site is served by private water; the survey shows the location of an existing well at the southeastern corner of the site; and
- WHEREAS, the Environmental Assessment Form dated April 27, 2015 notes the water for the pool will be brought in; and
- WHEREAS, the site is served by private septic system and is located outside the Onondaga County Sanitary District; the plan shows a septic vent in front of the house; the Onondaga County Health Department must formally accept the existing septic system for this property; and
- WHEREAS, the Onondaga County Agricultural District map shows the site is adjacent to farmed properties in New York State Agricultural District 2; and

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

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

Should the proposed area variance request be approved, the Town and applicant are advised that new construction must not negatively affect the existing septic system servicing this property.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: May 27, 2015

OCPB Case # Z-15-185

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Skaneateles Planning Board at the request of R. Curtis Coville for the property located at 4012 State Street Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of New York State Route 321, a state highway; and
- WHEREAS, the applicant is proposing to construct a 2,060 square foot house on a vacant 4.52-acre lot in a Rural Residential (RR) zoning district; and
- WHEREAS, the Board previously recommended Modification of two Preliminary Subdivision referrals to create the subject lot (S-13-85) and three adjacent lots to the south (S-15-15), and of concurrent Site Plan and Special Permit referrals (Z-15-96 and Z-15-97) to construct an exercise studio on one of the resulting lots; the Board generally cited requirements to coordinate access with the New York State Department of Transportation and comments regarding wetlands, stream culverts, potential gas line setback requirements, and the long-term impacts of rural subdivisions; and
- WHEREAS, the Site Plan dated April 10, 2015 shows a proposed dwelling and deck; a narrative dated April 30, 2015 notes the proposed dwelling will be a two-bedroom house with a two-car garage; and
- WHEREAS, the plan shows the site has frontage and a proposed driveway on New York State Route 321, which the narrative and prior referrals indicate has preliminary approval from the New York State Department of Transportation; the plan shows the driveway will cross an 18" diameter 40' stream culvert; and
- WHEREAS, the plan states impermeable surface coverage is proposed to be 2.6% and open space is proposed to be 97.3%; and
- WHEREAS, the Environmental Assessment Form dated April 30, 2015 notes the site contains wetlands or other regulated waterbodies; the plan shows the location of an intermittent stream and two wetland boundaries and 100' wetland setbacks, one at the northwestern corner and one at the northeastern corner of the site; and
- WHEREAS, the New York State Department of Environmental Conservation Environmental Assessment Form Mapper indicates that the site may also contain federal wetlands; per the U.S. Army Corps of Engineers, National Wetland Inventory Maps may not be used to confirm the presence/absence of federal wetlands on a given parcel of land; the applicant must obtain appropriate permits from the New York State Department of Environmental Conservation and/or the U.S. Army Corps of Engineers for any proposed development or drainage in state and/or federal wetlands, respectively, and/or state wetland buffers on site; and

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

WHEREAS, the site has access to public water and is located outside the Onondaga County Sanitary District; the site will be served by a proposed private septic system and a proposed leach field is shown in the rear of the site, just outside the 100' wetland setback; the Onondaga County Health Department must formally accept or approve, respectively, any existing or proposed septic system to service this property prior to issuance of a building permit; and

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

1. The Town and applicant are advised to continue coordinating with the New York State Department of Transportation regarding permits for the proposed driveway on New York State Route 321.
2. The Town and applicant are advised that the Onondaga County Health Department must formally accept or approve, respectively, any existing or proposed septic system to service this property prior to issuance of a building permit.
3. The applicant is advised to contact the U.S. Army Corps of Engineers and/or the New York State Department of Environmental Conservation to confirm the presence of federal and/or state wetlands, respectively, and/or the 100-foot state wetland buffer on this site, and obtain all necessary permits for any confirmed wetlands and buffers and show them on the plans for the site.
4. The Town is advised to ensure any applicable approvals and/or permits are in place for the proposed stream culvert.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: May 27, 2015

OCPB Case # Z-15-186

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Skaneateles Planning Board at the request of Robert and Kathleen Delventhal for the property located at 4090 Jordan 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 Jordan Road, a county road; and
- WHEREAS, the applicant is proposing to establish a bed and breakfast in an existing residence and to construct a detached two car garage on a 1.13-acre lot in a Rural Residential (RR) zoning district; and
- WHEREAS, the Board is concurrently reviewing an Area Variance referral (Z-15-187) for the rear yard setback for the proposed garage (20' proposed, 25' required); and
- WHEREAS, the Board previously recommended Modification of Area Variance and Special Permit referrals (Z-05-09 and Z-09-20) to add a second driveway and parking area to the site, and to open a hair salon in the portion of the existing residence which was formerly used as a craft retail shop; the Onondaga County Department of Transportation required commercial access to the site; and
- WHEREAS, the site is located along a residential section of Jordan Road just south of the Hamlet zoning district; the Site Plan dated April 24, 2015 shows an existing 2 ½-story brick house with proposed 22' x 12' rear deck in the location of an existing stoop to be removed, a proposed 24' x 24' garage behind the house, an adjacent parking area with 4 spaces on the south side of the house, and an existing parking area on the north side of the house to be removed; and
- WHEREAS, a narrative dated April 27, 2015 notes the owners will maintain a first floor bedroom suite and use the four upstairs bedrooms and in suite bathrooms for a year-round bed and breakfast (except for family use one month in the summer); the narrative further notes the garage location was selected to avoid mature trees and the septic system on site; and
- WHEREAS, the plan shows the site with frontage and an existing loop driveway on Jordan Road; the plan indicates a portion of the existing driveway within the right-of-way will be removed, and an additional proposed drive off of the existing driveway will be added to connect to the proposed parking area and garage; any existing or proposed access to Jordan Road must meet the requirements of the Onondaga County Department of Transportation; and
- WHEREAS, the plan indicates impermeable surface coverage is proposed to decrease from 14.8% to 14.5%, and open space will decrease from 84.6% to 84.1%; and
- WHEREAS, the New York State Department of Environmental Conservation Environmental Assessment Form Mapper indicates that land adjoining the site contains

wetlands or other regulated waterbodies, the site is located over or immediately adjoining a principal aquifer, and is located in or adjacent to an area designated as sensitive for archaeological sites on the New York State Historic Preservation Office archaeological site inventory; and

WHEREAS, the site is served by public water and a private septic system and is located outside the Onondaga County Sanitary District; an approximate leach field location is shown on the northern side of the house; the Onondaga County Health Department must formally accept or approve, respectively, any existing or proposed septic system to service this property prior to issuance of a building permit; and

NOW THEREFORE BE IT RESOLVED, that the Onondaga County Planning Board 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 contact the Onondaga County Department of Transportation at (315) 435-3205 to coordinate requirements for the existing driveway on Jordan Road, and to obtain a permit for any work within the County right-of-way.
2. The Town and applicant are advised that the Onondaga County Health Department must formally accept or approve, respectively, any existing or proposed septic system to service this property prior to issuance of a building permit.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: May 27, 2015

OCPB Case # Z-15-187

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a AREA VARIANCE from the Town of Skaneateles ZBA at the request of Robert and Kathleen Delventhal for the property located at 4090 Jordan 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 Jordan Road, a county road; and
- WHEREAS, the applicant is requesting an area variance to establish a bed and breakfast in an existing residence and to construct a detached two car garage on a 1.13-acre lot in a Rural Residential (RR) zoning district; and
- WHEREAS, the Board is concurrently reviewing a Site Plan referral (Z-15-186) for this project; and
- WHEREAS, the Board previously recommended Modification of Area Variance and Special Permit referrals (Z-05-09 and Z-09-20) to add a second driveway and parking area to the site, and to open a hair salon in the portion of the existing residence which was formerly used as a craft retail shop; the Onondaga County Department of Transportation required commercial access to the site; and
- WHEREAS, the site is located along a residential section of Jordan Road just south of the Hamlet zoning district; the Site Plan dated April 24, 2015 shows an existing 2 ½-story brick house with proposed 22' x 12' rear deck in the location of an existing stoop to be removed, a proposed 24' x 24' garage behind the house, an adjacent parking area with 4 spaces on the south side of the house, and an existing parking area on the north side of the house to be removed; and
- WHEREAS, an area variance is required for the rear yard setback for the proposed garage (20' proposed, 25' required); a narrative dated April 27, 2015 notes the garage location was selected to avoid mature trees and the septic system on site; and
- WHEREAS, the narrative further notes the owners will maintain a first floor bedroom suite and use the four upstairs bedrooms and in suite bathrooms for a year-round bed and breakfast (except for family use one month in the summer); and
- WHEREAS, the plan shows the site with frontage and an existing loop driveway on Jordan Road; the plan indicates a portion of the existing driveway within the right-of-way will be removed, and an additional proposed drive off of the existing driveway will be added to connect to the proposed parking area and garage; any existing or proposed access to Jordan Road must meet the requirements of the Onondaga County Department of Transportation; and
- WHEREAS, the plan indicates impermeable surface coverage is proposed to decrease from 14.8% to 14.5%, and open space will decrease from 84.6% to 84.1%; and
- WHEREAS, the New York State Department of Environmental Conservation Environmental

Assessment Form Mapper indicates that land adjoining the site contains wetlands or other regulated waterbodies, the site is located over or immediately adjoining a principal aquifer, and is located in or adjacent to an area designated as sensitive for archaeological sites on the New York State Historic Preservation Office archaeological site inventory; and

WHEREAS, the site is served by public water and a private septic system and is located outside the Onondaga County Sanitary District; an approximate leach field location is shown on the northern side of the house; the Onondaga County Health Department must formally accept or approve, respectively, any existing or proposed septic system to service this property prior to issuance of a building permit; and

NOW THEREFORE BE IT RESOLVED, that the Onondaga County Planning Board 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 contact the Onondaga County Department of Transportation at (315) 435-3205 to coordinate requirements for the existing driveway on Jordan Road, and to obtain a permit for any work within the County right-of-way.
2. The Town and applicant are advised that the Onondaga County Health Department must formally accept or approve, respectively, any existing or proposed septic system to service this property prior to issuance of a building permit.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: May 27, 2015

OCPB Case # Z-15-189

- 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 Riccelli Enterprises, LLC for the property located on Northern Boulevard; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Northern Boulevard, a county road and the Cicero Swamp State Wildlife Management Area; and
- WHEREAS, the applicant is proposing to amend a previously approved Site Plan for a ready mix concrete plant to include the construction and operation of a bituminous concrete mix plant on a 77.44-acre lot in an Industrial (IN) zoning district; and
- WHEREAS, the Board previously recommended Modification of a Site Plan referral (Z-13-309) for the ready mix concrete facility, citing wastewater disposal issues and requiring that the Town ensure the applicant had obtained all applicable permits or agency approvals prior to town consideration of the proposal, in light of the significant potential for environmental and infrastructure implications of the proposed project; the Town withdrew a referral to the OCPB in February 2015 (Z-15-69) for a Site Plan Amendment for the bituminous concrete plant addition; and

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

Per consultation with the Town of Cicero Planning Board attorney, the Onondaga County Planning Board has not yet received all applicable referral materials. The Cicero Planning Board shall provide additional materials as they become available to encompass a full statement to the Onondaga County Planning Board as required by General Municipal Law Section 239-m.

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