



Onondaga County Planning Board

May 31, 2017

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

I. ATTENDANCE

MEMBERS PRESENT

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

STAFF PRESENT

Megan Costa
Allison Bodine
Robin Coon
Ilana Cantrell
Don Jordan

GUESTS PRESENT

Greg Sgromo
Dan Spethmann
Dan Young
David Bottar
Kevin MacLeod
Mary Beth Primo

II. CALL TO ORDER

The meeting was called to order at 11:00 AM on May 31, 2017.

III. MINUTES & OTHER BUSINESS

Minutes from May 10, 2017 were submitted for approval. Daniel Cupoli made a motion to accept the minutes. James Corbett seconded the motion. The votes were recorded as follows: Douglas Morris - yes; Bill Fisher - yes; James Corbett - yes; Daniel Cupoli - yes; Robert Antonacci - yes; Lisa Dell - yes; Marty Voss - yes.

David Bottar of the Central New York Regional Planning & Development Board and Dan Spethmann, a project consultant to the CNYRPDB presented background information on wetland banking programs in New York State. Refer to presentation posted on SOCPA web site.

IV. ACTIONS ON GML SECTION 239 REFERRALS

Summary

S-17-33	TSpaPB	No Position With Comment	S-17-34	TMarPB	No Position With Comment
S-17-35	TMarPB	No Position With Comment	S-17-36	TDewPB	Modification
S-17-37	TDewPB	Modification	S-17-38	TDewPB	No Position With Comment
S-17-39	TLysPB	Modification	Z-17-188	TOnoTB	Modification
Z-17-189	TClaTB	Modification	Z-17-190	CSyrZA	No Position With Comment
Z-17-191	TClaZBA	No Position With Comment	Z-17-192	TVanPB	Modification
Z-17-193	TPomTB	No Position	Z-17-194	TCamTB	No Position With Comment
Z-17-195	TCamTB	No Position	Z-17-196	TSkaZBA	No Position With Comment
Z-17-197	TSkaZBA	No Position With Comment	Z-17-198	TVanPB	Modification
Z-17-199	TClaZBA	No Position With Comment	Z-17-200	TMarZBA	No Position With Comment
Z-17-201	TMarPB	Modification	Z-17-202	CSyrZA	No Position With Comment
Z-17-203	TCicZBA	Modification	Z-17-204	TCicZBA	No Position
Z-17-205	TOnoTB	No Position With Comment	Z-17-206	TOnoZBA	No Position With Comment
Z-17-207	TOnoZBA	No Position	Z-17-208	TDewZBA	Modification
Z-17-209	TDewPB	Modification	Z-17-210	TDewPB	Modification
Z-17-211	TDewZBA	Modification	Z-17-212	TDewTB	No Position
Z-17-213	TLafTB	No Position With Comment	Z-17-214	TManTB	No Position With Comment
Z-17-215	CSyrZA	Approval	Z-17-216	TGedZBA	No Position



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Z-17-217	TSkaPB	<i>No Position With Comment</i>	Z-17-218	TSkaPB	<i>No Position With Comment</i>
Z-17-219	TSkaPB	<i>No Position With Comment</i>	Z-17-220	TSkaPB	<i>No Position With Comment</i>
Z-17-221	VFayPB	<i>No Position With Comment</i>	Z-17-223	TDewZBA	<i>No Position With Comment</i>



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: May 31, 2017

OCPB Case # S-17-33

- 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 Spafford Planning Board at the request of Melinda Weatherly for the property located at 2230 Eibert 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 East Lake Road (Route 41), a state highway, Eibert Road (Route 131), a county highway, and a farm operation located in an Agricultural District; and
- WHEREAS, the applicant is proposing to subdivide a 69.28-acre parcel into two new lots (Parcel A is 64.94 acres and Parcel B is 4.34 acres) in a Residential Agricultural (RA) zoning district; and
- WHEREAS, the site is located less than a mile from Skaneateles Lake in a rural area of the Town of Spafford and has frontage on Eibert Road, a county road; GIS mapping shows that the site and surrounding lands to the west are actively farmed and enrolled in the New York State Agricultural District 2; an Agricultural Data Statement was included in the referral materials and indicates that approximately 2.5 acres of the site is currently being farmed; and
- WHEREAS, the submitted survey map dated May 5, 2017 shows that the site contains an existing house in the northeastern corner of the lot with an existing asphalt drive onto Eibert Road and two existing sheds; the map also shows overhead utility lines running north-south on the western portion of the site and states that there is "no easement of record found in current abstract of title"; and
- WHEREAS, per the survey map, the proposed action would subdivide the site, tax parcel 010.-01-20.0, into two lots creating Parcel A (64.94 acres) and Parcel B (4.34 acres); the existing house, sheds, and drive will be contained on Parcel B; and
- WHEREAS, the landowner will be granting a "Donation of Development Rights" agricultural conservation easement on Parcel A to the Finger Lakes Land Trust, as a means of conserving beneficial agricultural lands and protecting Skaneateles Lake water quality; and
- WHEREAS, per the Finger Lakes Land Trust, driveway access onto Eibert Road will be requested in the future for Parcel A; and
- WHEREAS, the site is located in the Skaneateles Lake watershed; Skaneateles Lake is the primary public water supply source for the City of Syracuse and is unfiltered, requiring strict adherence to water quality protections on land in the watershed; and
- WHEREAS, the Environmental Assessment Form states that the site is served by a private well, which is also indicated on the survey map, and a private septic system; and

WHEREAS, GIS mapping shows that there is a stream south of the site that is associated with a small area of federal wetlands and 100-year floodplains, as well as additional federal wetlands on adjacent properties west of the site; and

WHEREAS, the New York State Department of Environmental Conservation 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 registry; the municipality is advised to contact the New York State Historic Preservation Office to determine if the project should be submitted to the Office for review as part of the SEQR process; and

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

The Board commends the proposed conservation of beneficial agricultural lands in the Skaneateles Lake watershed and offers the following comment:

For future driveway access, please coordinate with the Onondaga County Department of Transportation. Per the Onondaga County Department of Transportation, access to Eibert Road for proposed Parcel A will be determined by the availability of sight distance.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: May 31, 2017

OCPB Case # S-17-34

- 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 Marcellus Planning Board at the request of D'Angelo / Branson for the property located at 2079 & 2103 Lawrence 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 Lawrence Road, a county highway, and a farm operation located in an Agricultural District; and
- WHEREAS, the applicant is proposing a lot line adjustment between two neighboring parcels to create Lot 1 (2.491 acres) and Lot 2 (18.553 acres) in an Agricultural zoning district; and
- WHEREAS, the Town of Marcellus referred two separate cases for this action, which have been combined into one joint review and recommendation for the purposes of Onondaga County Planning Board review; and
- WHEREAS, the site consists of the tax parcels, 017.-02-03.1 (4.984 acres) and 017.-02-02.1 (16.062 acres), which are located in a rural area of the Town of Marcellus and have frontage on Lawrence Road, a county road; GIS mapping shows that both parcels and surrounding lands are enrolled in the New York State Agricultural District; and
- WHEREAS, in 2016, the Board reviewed a Preliminary Subdivision referral (S-16-90) proposing a lot line adjustment that would convey 4.525 acres of land from a neighboring lot to tax parcel 017.-02-02.1; the submitted Final Plat D'Angelo-Branson Subdivision drawing dated April 17, 2017, included in the current referral, shows tax parcel 017.-02-02.1 including the 4.525 acres of conveyed lands; and
- WHEREAS, the submitted drawing shows that tax parcel 017.-02-03.1 contains an existing one-story wood frame house with a deck and an existing driveway onto Lawrence Road and tax parcel 017.-02-02.1 contains two existing metal pole barns at the front of the property, two wood frame buildings/sheds, and an existing one-story wood frame house with a deck; the drawing also shows two existing drives accessing Lawrence Road on tax parcel 017.-02-02.1 that are located near the western and eastern property lines and connected by an existing asphalt drive that runs parallel to the road; the westerly drive provides access to the pole barns, while the easterly drive extends to the existing house; and
- WHEREAS, per the submitted drawing, the proposed subdivision will convey 2.491 acres of land at the rear of tax parcel 017.-02-03.1 to 017.-02-02.1; and
- WHEREAS, the referral notice states that both parcels are currently served by municipal water service and individual septic system, though the submitted drawing

shows the location of a well on tax parcel 017.-02-03.1; and

WHEREAS, the Onondaga County Agricultural Districts map shows that both parcels are within the New York State Agricultural District 2; Agricultural Data Statements were included in the referral materials for each parcel and indicate that neither parcel has land that is currently being farmed; aerial imagery shows a large cleared area at the rear of the parcels that could be existing or former farmland; and

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

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

Per the Onondaga County Department of Transportation, any future development of Lot 2 may require traffic and drainage information.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: May 31, 2017

OCPB Case # S-17-35

- 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 PRELIMINARY SUBDIVISION from the Town of Marcellus Planning Board at the request of Robert Oliver for the property located at 4845 Frank Gay Road; and
- WHEREAS, General Municipal Law Section 239-n allows the County Planning Board to review the approval of subdivisions and the site is located within 500 feet of Frank Gay Road (Route 243) and Falls Road (Route 248), both county highways, and a farm operation located in an Agricultural District; and
- WHEREAS, the applicant is proposing to subdivide a 4.46-acre parcel to create Lot 1 (3.30 acres) and Lot 2 (1.16 acre) in a Residential (R1) zoning district; and
- WHEREAS, the site consists of tax parcel, 011.-02-13.1 (4.46 acres), which is located in a rural area of the Town of Marcellus and has frontage on Falls Road and Frank Gay Road, both county roads; aerial imagery shows that the parcel and some surrounding lands are agricultural fields and there are residential lots south of the site, across Falls Road; and
- WHEREAS, per the submitted Oliver Subdivision plan dated April 24, 2017, the site and adjacent parcels are under common ownership and encompass a larger agricultural operation (Oliver Farms); the plan also show that the site contains several existing barns and an existing frame house with driveway access to Frank Gay Road on the northern portion of the site and an existing pond on the southern portion of the site, all of which will remain on proposed Lot 1; and
- WHEREAS, the Oliver Subdivision plan shows that the proposed action would subdivide tax parcel 011.-02-13.1 into Lot 1 (3.30 acres) and Lot 2 (1.16 acres) so that proposed Lot 2 will have frontage on Frank Gay Road and be located near the center of proposed Lot 1, with the lands of Lot 1 surrounding the parcel; and
- WHEREAS, the Oliver Subdivision plan shows a proposed driveway to Frank Gay Road and the location of a proposed septic system on proposed Lot 2 which is intended for residential use; and
- WHEREAS, the Onondaga County Agricultural Districts map shows that the parcel and surrounding lands are enrolled in the New York State Agricultural District 2; an Agricultural Data Statement was included in the referral materials and indicates that none of the land on the parcel is currently being farmed; aerial imagery shows a large cleared area, however; and
- WHEREAS, GIS mapping shows that there is a small area of federal wetlands associated with the existing pond on Lot 1; and
- WHEREAS, the Onondaga County Department of Real Property Taxes indicates that the site is currently served by municipal water and individual septic system; a new municipal drinking water connection and an individual septic system are

proposed for Lot 2 which is intended for residential use; the Oliver Subdivision plan shows the general location of the proposed septic system on Lot 2; and

WHEREAS, the EAF states that 1.0 acre of the site is to be disturbed and stormwater runoff will be directed to a nearby road ditch; 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 Board encourages the Town to consider the potential long-term effects of subdivisions to create new residential lots in rural areas, including areas containing New York State agricultural district properties and in farm/agricultural zoning districts, as potential conflicts with agricultural operations, changes to the rural character, reduction of open space and farmland, and impacts to road safety and mobility may cumulatively occur.

2. Additionally, the following requirement is mandated by county, state, or federal law and the Town is advised to ensure that these regulations have been met prior to approving this subdivision:

- a.) County Highway Access and/or Work Permit - any new driveways, sidewalks, walkways, or stairways and improvements to existing driveways, sidewalks, walkways, or stairways within the County right-of-way require a Highway Access and/or Work Permit from the Onondaga County Department of Transportation. Granting of permits is subject to Department driveway standards and access will be determined by the availability of sight distance for this project. Please contact the Onondaga County Department of Transportation at (315) 435-3205 to coordinate.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: May 31, 2017

OCPB Case # S-17-36

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a PRELIMINARY SUBDIVISION from the Town of DeWitt Planning Board at the request of Benderson Development Company, LLC for the property located at 3401-3409 Erie Boulevard East & 5719 Widewaters Parkway; 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 Erie Boulevard East (Route 5), a state highway; and
- WHEREAS, the applicant is proposing a lot line adjustment to consolidate 5 existing parcels into 3 new parcels (Parcel A is 1.265 acres, Parcel B is 23.012 acres and Parcel C is 5.474 acres) totaling 29.73 acres located in Business and Business Transitional zoning districts; and
- WHEREAS, the Board is concurrently reviewing an Area Variance referral (Z-17-208) for the project; in 2006, the Board recommended Disapproval of a Zone Change referral (Z-06-67) proposing to rezone three parcels, including one of the subject parcels, containing part of Marshalls Plaza, from Business Transitional to Business; and
- WHEREAS, the site consists of 5 tax parcels and is located north of Shoppingtown Mall in the Erie Boulevard East corridor of mixed roadside commercial and large retail establishments; the submitted Boundary and Topographic Survey map dated October 30, 2015 shows that the site contains an existing concrete block and brick building (Best Buy) at the northwestern corner of the site with a large parking lot around the building, an existing concrete block building and brick and stucco building (Marshalls Plaza) along the eastern boundary of the site with large parking lots primarily in front of the building and two smaller parking areas at the rear, an existing two-story Masonite building (Syracuse Orthopedic Specialists) near the southern end of the site with a large parking lot around the building, and an existing, vacant brick building (former bank) with a five-lane drive-thru at the southern boundary; and
- WHEREAS, the site is set back from Erie Boulevard East, located just west of the site, behind other commercial properties and is accessed from Erie Boulevard East by Fietta Road, a private road; Fietta Road runs through the site ending at Widewaters Parkway, a local road, at the rear of the site; there are two additional drives from Widewaters Parkway, one that accesses a parking area at the rear of Marshalls Plaza and a second entrance-only drive to the vacant bank building; south of the site is Kinne Road, a local road, that has an exit-only drive from the vacant bank building; and
- WHEREAS, the proposed project includes a subdivision and two area variances to allow for the construction of three additional freestanding buildings; the proposed subdivision, as shown in the submitted Parcel Subdivision Map dated April 13, 2017, will create three lots from the five existing tax parcels; proposed

Parcel "A" encompasses the existing Best Buy; proposed Parcel "B" encompasses Marshalls Plaza and all of the land and parking north of Fietta Road; proposed Parcel "C" encompasses Syracuse Orthopedic Specialists, the former bank building, and the associated lands and parking lot; the proposed area variance request for Parcel "B" will decrease the number of required parking spaces from 1,505 to 1,295 and increase the allowable lot coverage from 80% to 90.17%; and

WHEREAS, the submitted Proposed Site Plan dated May 8, 2017 shows a proposed commercial building (10,010 square feet) to be completed as part of Phase 1 and located near the Fietta Road access onto Widewaters Parkway, a second proposed commercial building (7,160 square feet) to be completed as part of Phase 2 and located west of Marshalls Plaza and south of Best Buy in the existing parking area, and a third proposed commercial building (5,000 square feet) to be completed as part of Phase 2 and located where the existing, vacant bank building is; and

WHEREAS, per the Proposed Site Plan, the proposed project will alter Fietta Road so it will end at the first intersection on the site, south of Best Buy, and access through the parking lots will be via additional drives; and

WHEREAS, in a letter from the applicant dated April 28, 2017 and included in the referral materials, the following proposed site improvements are described: enhanced pedestrian connections between the Syracuse Orthopedic Specialists building, Marshalls Plaza, and Best Buy, an expanded sidewalk in front of Marshalls Plaza, additional landscaping and street trees to be planted along the main drive lane, creation of a boulevard with enhanced sidewalk and drive aisle at the southern side of Marshalls Plaza, conversion from three-way to four-way stop controlled intersection in front of Marshalls Plaza, improved additional parking for the Syracuse Orthopedic Specialists building, and right-in/right-out access to the site from Widewaters Parkway and Kinne Road (shown as Parcel "2" on Proposed Site Plan); the referral materials include a shared parking analysis prepared by SRF and Associates; and

WHEREAS, per the Parcel Subdivision Map, the site is bordered to the north and west by long narrow parcels owned by the Niagara Mohawk Power Corporation; additionally, the map shows ingress and egress easements along Fietta Road and along the main drives through the parking areas; various gas, waterline, sanitary sewer (existing and proposed), drainage, and utility easements are also shown on the site; and

WHEREAS, the site is served by municipal drinking water and sanitary sewer and located in the Metropolitan Wastewater Treatment Plant service area; 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 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 Environmental Assessment Form states that 6.75 acres of the site is to be disturbed and stormwater runoff will be directed to an existing on-site storm sewer; per the EAF, the proposed project also includes the construction of an underground detention field (0.924 acre-foot); and

WHEREAS, GIS mapping shows an area of federal wetlands at the northern boundary of the site; given the location of the proposed buildings, as shown in the Proposed Site Plan, the wetlands do not appear to encroach on the proposed new development; and

WHEREAS, the New York State Department of Environmental Conservation (NYS DEC) Environmental Assessment Form (EAF) Mapper indicates that the site of the proposed action may contain a species of animal, or associated habitats, listed by the state or federal government as threatened or endangered; a permit may be required from the NYS DEC if the species is listed as endangered or threatened and the NYS DEC determines that the project may be harmful to the species or its habitat; the EAF Mapper also indicates that the project is within 2,000 feet of an active site in the Brownfield Remediation Program and listed in NYS DEC Environmental Site Remediation database (ID: C734108); 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 New York State Department of Transportation has determined that the applicant must complete a Traffic Impact Study (TIS) for full build out to meet Department requirements and is required to contact the Department to determine the scope of the study; the applicant must submit the traffic study to the Department for approval and complete any appropriate mitigation as may be determined by the Department.
2. The applicant must contact the New York State Department of Transportation to coordinate on traffic signal requirements for the signal at Erie Boulevard East and Fietta Road.

The Board also offers the following comments:

1. The Board commends the applicant on their efforts to improve the circulation of the site and make it more pedestrian friendly as recent multi-agency land use and transportation planning efforts, capital projects, and development reviews by the City of Syracuse, Town of DeWitt, and the New York State Department of Transportation have increasingly focused on improving the safety, multi-modalism, density, aesthetics, and community character of the Erie Boulevard corridor.
2. Given the planning goals for the Erie Boulevard corridor, the Board further encourages the applicant to reinforce walkability by incorporating sidewalks along Erie Boulevard East and Kinne Road.
3. Per the New York State Department of Transportation, the Town is advised to ensure appropriate access agreements are in place for the shared Fietta Road access on Erie Boulevard East.

4. The Town is advised to ensure appropriate access agreements or easements are in place for the shared parking on the site.
5. The Onondaga County Department of Water Environment Protection asks that the applicant contact the Department at (315) 435-5402 x225 early in the planning process to determine sewer availability and capacity.
6. The applicant is encouraged to reduce stormwater runoff and improve stormwater quality as much as practical by reducing impermeable surfaces and utilizing green infrastructure. For more information on stormwater management, visit the Onondaga County "Save the Rain Program" web site at <http://savetherain.us> or contact the Onondaga County Department of Water Environment Protection at 315-435-2260.
7. The following requirement is mandated by county, state, or federal law and the Town is advised to ensure that these regulations have been met prior to approving this subdivision:
 - a.) State Pollutant Discharge Elimination System (SPDES) Permit - any project that cumulatively disturbs one acre or more of land, must be covered under the New York State SPDES II General Permit for Stormwater Discharges from Construction Activity.

The applicant must submit a Stormwater Pollution Prevention Plan (SWPPP) to the municipality and a Notice of Intent (NOI) to the New York State Department of Environmental Conservation Bureau of Water Permits.

Projects located within a designated municipal storm sewer system (MS4) municipality must consult with the municipal engineer to ensure conformance with the municipality's Storm Water Management Plan (SWMP) and the applicant must submit a MS4 Stormwater Pollution Prevention Plan (SWPPP) Acceptance Form signed by the municipality to the New York State Department of Environmental Conservation Bureau of Water Permits.

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

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: May 31, 2017

OCPB Case # S-17-37

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a PRELIMINARY SUBDIVISION from the Town of DeWitt Planning Board at the request of Feldmeier Equipment for the property located at 6655 Old Thompson Road; and
- WHEREAS, General Municipal Law Section 239-n allows the County Planning Board to review the approval of subdivisions and the site is located within 500 feet of the New York State Thruway (Route 90), a state highway, and East Molloy Road and Thompson Road, both county roads; and
- WHEREAS, the applicant is proposing to subdivide a 108.3-acre parcel into two new lots including Lot 1 (26.099 acres) and Lot 2 (82.153 acres) in a Hi-Tech zoning district, to facilitate construction of a new 126,760 square foot manufacturing facility (Feldmeier Equipment) on Lot 1; and
- WHEREAS, the Board is concurrently reviewing Site Plan (Z-17-209) and Area Variance (Z-17-223) referrals for the project; and
- WHEREAS, the site currently contains the former Brooklawn Golf Course, and is located in a largely industrial area adjacent and just to the north of the New York State Thruway; the north branch of Ley Creek runs across the parcel, and large scale overhead power lines (labeled C.N.P.C. Corp) cross the site east to west, just north of the creek; an 18' wide NY Transit Company gas line easement is shown along the southern boundary; and
- WHEREAS, the Subdivision Plan dated May 1, 2017 shows Lot 1 (26.099 acres including roads) to include lands south and east of the line of Ley Creek, and includes road access to Brooklawn Parkway, which leads to Thompson Road, a county road; Brooklawn Parkway is shown to end approximately 400 feet from Thompson Road and a ROW-Town of Dewitt Easement is shown to continue toward the edge of the floodway associated with Ley Creek; and
- WHEREAS, the Plan shows Lot 2 (82.153 acres including roads) is to remain undeveloped at this time and contain remaining lands, including portions of Ley Creek; Lot 2 has approximately 400 feet of frontage on East Molloy Road, a county road, and 900+ feet of frontage on Moore Road, a local dead-end street off East Molloy Road; and
- WHEREAS, the Site Plan dated May 15, 2017 shows the proposed 126,760 square foot building to be located parallel to the NYS Thruway on Lot 1, surrounded by parking lots with sidewalk access to the north, and a 26' wide driveway around the perimeter, with tractor trailer access primarily along the eastern face of the building; a future building (39,000 square feet) and future access expansion area are also shown extending south from the proposed building; and
- WHEREAS, elevation renderings show a metal clad single-story building, 35 feet in height,

with a canopied front entryway at the north side of the building with storefront window/door system, aluminum window system along the office space portion of the building, and cast concrete panels on select locations; a Signage Placement Plan shows a proposed monument sign (55" x 53" x 18" backlit on stone foundation) along Brooklawn parkway and a building mounted sign on the south face of the building facing the Thruway, to be 39' x 6' with backlit channel lettering; and

WHEREAS, the Parking Conformance Plan shows overall parking for 328 spaces, to be built in two phases, and with each phase including banked parking in reserve, which requires a variance (82 of 328 spaces banked); the proposed parking lot would be constructed over the Town future road right-of-way and connect to both Brooklawn Parkway and Old Thompson Road via an adjacent parcel (022.-05-14.0) under common ownership; and

WHEREAS, the Subdivision Plan and GIS mapping indicate the presence of the 100-year floodplain as well as more strictly regulated floodway to occur along both sides of Ley Creek; the Grading and Utility Plan shows the proposed development would occur outside the floodway, but the parking area would significantly encroach into the 100-year floodplain; and

WHEREAS, a wet pond and two landscaped bioretention ponds are shown surrounding the building and parking, just outside the floodplain boundary; the Environmental Assessment Form indicates that 19 acres are to be disturbed for the project, and stormwater will discharge to Ley Creek; the EAF also notes 50,000 yards of site grading earth will be disposed of off-site, and the site is near a NYSDEC remediation site (6437 Deere Rd) which carries a classification code 4, which indicates closed, but requires continued site management and monitoring; 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 site has access to Town of DeWitt drinking water and wastewater and is tributary to Ley Creek Pump Station and the Metropolitan Wastewater Treatment Plant; the EAF notes that anticipated liquid waste generated per day would be 100 gallons, and would include process water and include issuance of an Industrial Wastewater Discharge Permit; and

WHEREAS, the Onondaga County Department of Water Environment Protection has determined that the submitted project is located in an area designated as flow constrained or impacted by excessive wet weather flow or is tributary to a Combined Sewer Overflow (CSO); the project applicant is required to offset any additional sanitary flow in excess of the most recent land use; the applicant

must develop a 1 gallon to 1 gallon offset plan/project in coordination with the municipal engineer; a letter confirming the acceptance of the offset plan must be submitted to the Department of Water Environment Protection documenting the offset plan; and

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

1. A drainage and grading plan and/or SWPPP 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. The site plan must reflect any mitigation as required by the Authority prior to Town approval.
2. 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. The site plan must reflect any mitigation as required by the Authority prior to Town approval.
3. The applicant must continue to coordinate with the Onondaga County Department of Transportation regarding traffic and drainage date, and the site plan must reflect any mitigation as required by the Department prior to Town approval.

The Board also offers the following comments:

1. The Onondaga County Department of Water Environment Protection asks that the applicant contact the Department at (315) 435-5402 x225 early in the planning process to determine sewer availability and capacity.
2. The Town and applicant are advised to avoid development or other negative impacts related to development or drainage in floodplain, floodway and along the regionally-significant Ley Creek corridor in general. The applicant is advised to further consider the use of green infrastructure and buffering to reduce stormwater runoff, improve stormwater quality, and to protect habitats along the waterway.
3. The applicant is advised that any future development from Proposed Lot 2 must occur from Moore Road or Fairway Drive, and no direct access to East Molloy Road shall be permitted.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: May 31, 2017

OCPB Case # S-17-38

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a PRELIMINARY SUBDIVISION from the Town of DeWitt Planning Board at the request of Sarah Bailey for the property located at 4511 Bamerick 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 East Seneca Turnpike (Route 173), a state highway, the municipal boundary between the Town of DeWitt and the Town of LaFayette, and a farm operation located in an Agricultural District; and
- WHEREAS, the applicant is proposing to subdivide a 49-acre parcel into three new lots, Lot 1 (5.64 acres), Lot 2 (19.306 acres), and Lot 3 (14.031 acres) in a Residential-1 zoning district; and
- WHEREAS, the site is located south of the Clark Reservation, a state park, near the municipal boundary between the Town of DeWitt and Town of LaFayette; one of the parcels adjacent to the site contains an active farm and is enrolled in the New York State Agricultural District; additional adjacent parcels to the south, east, and across from Bamerick Road, a local road, contain existing, single-family homes; and
- WHEREAS, the site consists of tax parcel 083.-02-04.1 which is bisected by a 12-acre parcel owned by National Grid; the submitted survey map dated April 25, 2017 shows that the site has frontage on Bamerick Road and contains an existing two-story frame house with garage and existing driveway onto Bamerick Road; and
- WHEREAS, per the survey map, the subdivision will create three residential lots from tax parcel 083.-02-04.1; proposed Lot 1 (15.64 acres) will consist of the land west of the National Grid parcel; proposed Lot 2 (19.306 acres) will contain the existing house, garage, and driveway and be adjacent to the National Grid parcel on the eastern side; proposed Lot 3 will consist of the remaining westerly 14.031 acres of land; and
- WHEREAS, the survey map shows a Niagara Mohawk gas main and 20-foot gas easement along the boundary between proposed Lot 2 and 3; and
- WHEREAS, the site is served by municipal drinking water and individual septic system; per the Environmental Assessment Form (EAF), the proposed lots will have individual subsurface sewage disposal fields; the survey map shows an existing 8-inch waterline owned by the Onondaga County Water Authority (OCWA) along Bamerick Road and an East Syracuse water line at the rear of proposed Lot 2 and 3; and
- WHEREAS, GIS mapping shows Rush Creek along the south boundary of the site and a small area of federal wetlands associated with the stream; this area is also mapped on the submitted survey map and labeled "30' wide federal wetland

assoc. with Rush Creek per Onondaga County GIS”; and

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

WHEREAS, the EAF Mapper indicates that the site is located over, or immediately adjoining, a principal aquifer; and

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

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 Board encourages the Town to consider the potential long-term effects of subdivisions to create new residential lots in rural areas, including areas containing New York State agricultural district properties and in farm/agricultural zoning districts, as potential conflicts with agricultural operations, changes to the rural character, reduction of open space and farmland, and impacts to road safety and mobility may cumulatively occur.
2. The municipality is encouraged to give notice of the public hearing on the proposed action to all adjacent municipalities and/or any municipalities that may be impacted by the proposed project.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: May 31, 2017

OCPB Case # S-17-39

- 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 PRELIMINARY SUBDIVISION from the Town of Lysander Planning Board at the request of Bella Casa for the property located at Patchett 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 actively farmed land in an Agricultural District; and
- WHEREAS, the applicant is requesting subdivision approval for a revised project utilizing the Town of Lysander's Incentive Zoning Overlay on land zoned Agricultural Residential (AR-40) to subdivide 76.349 acres into 94 lots including 89 single-family residential building lots (previously 122 lots proposed); and
- WHEREAS, the Board previously recommended Disapproval in August 2016 (Z-16-310) for application of the Town of Lysander's Incentive Zoning Overlay to develop the same site with 122 single-family lots, citing prior recommendations and comments relative to the Town's Incentive zoning projects, including concerns regarding the cost of sewer and other improvements and impacts to agriculture; the Board also previously offered No Position With Comment on concurrent referrals to amend the Town's Subdivision Regulations, Zoning Regulations, and Zoning Map (Z-15-142, Z-15-146, and Z-15-147), and on the Town's Draft Comprehensive Land Use Plan (CLUP) update (Z-15-25), and adoption of the Town of Lysander Zoning Map to include Incentive Zoning Overlay locations (Z-15-323); the Board also recommended Disapproval on two Incentive Zoning applications (Z-15-413 and 415); in its recommendations, the Board expressed significant concern about the costs of extending sewers and other publicly-funded infrastructure assets without further analysis and public outreach, and emphasized that cost/benefits should be carefully weighed, townwide tax implications should be examined, and fiscal analysis should include the entire useful life of both local and regional infrastructure assets; the Board also noted strong public opinion favoring preservation of open space and farmland over residential development during initial plan outreach, and the Board expressed concern that the development strategy will affect the viability of remaining farmland on the
- WHEREAS, the site is located in the area of Lysander known as the Peninsula, and is adjacent to the existing Collington Pointe residential subdivision, wooded and agricultural land; the site is largely vacant and wooded with a single house (presumed to be removed) at the front of one of the three parcels; the land contains a pond, wetland areas and slopes down to the back of the parcel; three roadside residences along Patchett Road are surrounded by the project site; one of the subject parcels as well as several area parcels are enrolled in the New York State Agricultural District; and
- WHEREAS, existing zoning would allow for 45 single-family lots under AR-40 zoning, per a

previously submitted Concept Plan from the applicant; the Preliminary Plan for Collington Pointe East dated May 10, 2017 shows 89 proposed single-family lots of various sizes (generally 10,000-20,000 sq ft), to be built in 7 phases over approximately 10 years, per the Environmental Assessment Form; and

WHEREAS, the Layout Plan shows curvilinear local roads with two road access points onto Patchett Road, a town road, and one road leading to the existing Collington Pointe; the road connections to Patchett Road would occur between and adjacent to existing roadside homes; a 10' landscape buffer is shown between the new and old sections of Collington Pointe; and

WHEREAS, proposed Lots 1A, 91, and 92, which make up the frontage of the parcels on Patchett Road (approximately 200' deep), are labeled as Green Space, to presumably remain undeveloped; Lot 93 (1.87 acres) at the interior of the residential development adjacent to the existing Collington Pointe subdivision is also labeled as Green Space and contains a pond area; proposed Lot 94 encompasses the rear 33 acres of the and contains open lands and includes an 8.6 acre Wetland A with 100' buffer, and Wetland F (0.02 acres) at the rear of the site; small isolated wetland areas within the residential portion of the site are to be removed, with the EAF citing no permitting is required; and

WHEREAS, GIS mapping shows FEMA floodplains crossing the site, along an intermittent stream leading to a wetland area to the north; the floodplain boundary is not noted on the Preliminary Plan, however notes on the plan indicate portions of the site are within Zone A, and therefore may be subject to floodplain regulations, ordinances and flood insurance requirements; several proposed residential lots appear to encroach within the floodplain area; structures in the floodplain may require elevation or other mitigation, and flood insurance policies for homes or parcels in the floodplain; buildings within the floodplain can be a danger to residents and can also negatively affect the free flow of nearby waterways and drainage, and building within a floodplain is therefore discouraged; and

WHEREAS, the Town's Comprehensive Land Use Plan (CLUP) cites "Incentive Zoning provisions will be applied to create amenities such as park land and to preserve open space and farmland as well as wastewater conveyance subject to fiscal impact analysis and coordination and concurrence with regional infrastructure providers"; the CLUP also cites "As a part of the Incentive Zoning process the Town Planning Board must take an active role in working with the developer to best assure that fiscal analysis is proper for the scope of the entire development not just for capital expense but must include life cycle analysis as well. This analysis must ensure that the Town is making sound investments that it and its residents can sustain long term. The life cycle cost analysis should be used by the Town as the basis to build a reserve for the ongoing maintenance and ultimate replacement cost of the public infrastructure."; and

WHEREAS, per the Collington Pointe East Incentive Zoning Application letter dated August 3, 2016, Bella Casa Builders offered the following direct benefits in return for increased density: 1) Patchett Road improvements (2' gravel shoulders along 4,900' from River Road to the intersection of Collington Pointe Way including stormwater facilities in existing ditch locations) at a value of \$308,000 in 4 phased payments; 2) a cash contribution of \$1,400 per lot (Cabbage Patch contribution contemplated at \$1,600/lot) to be set aside to

provide sewers to the properties in the Red Rock and Hayes Road neighborhoods, which is noted “will also accommodate OCDWEP’s requirement on any sanitary sewer offsets”, for an approximate value of \$183,000 in three phases; 3) a stone dust walking trail around the existing and proposed stormwater management areas for the development, to be maintained by the town; and 4) the developer will design deed restrictions or covenants on the project that require the homeowners to install two trees within the face of the house and the front yard setback within one year from the date of Certificate of Occupancy; per the prior 2016 applicant letter, community benefits due to implementation would include: 1) long-term infrastructure cost reduction (larger number of owners reduces cost per property); 2) improved water quality in the Seneca River (cash payments to provide sewers to properties currently on septic systems which may not meet NYS Department of Health standards); 3) additional recreational opportunities (trail access from Collington Pointe and Collington Pointe East developments for resident use); 4) retain open spaces and wetland areas (through deed restrictions, required to retain open space with minimum number of trees, and restrictions within 100’ wetland buffer zone); and 5) increased tax base (45 lots @\$500,000 = \$22.5m versus 122 lots @ \$300,000 = \$36.6m in assessed taxable value); and

WHEREAS, in the Onondaga County Planning Board review of the Comprehensive Land Use Plan update and subsequent referrals, the Board noted several areas of sensitivity, including the capacity of roadways in the area to accommodate such intensive housing growth, the difficulty in financing new infrastructure, limitations of the wastewater conveyance and treatment systems, balancing housing growth without negatively impacting commercial and industrial capacities, affordable housing provisions, and the strong support for preservation of agricultural lands; and

WHEREAS, the entirety of the Town within the boundary of the Onondaga County Sanitary District is tributary to the Baldwinsville-Seneca Knolls Treatment Plant; during the comprehensive plan development process as well as more recently, the Onondaga County Department of Water Environment Protection met with town representatives and offered several items for consideration in relation to town development objectives and the Incentive Zoning Overlay, including:

- 1.) Biochemical Oxygen Demand (BOD) loading and capacity constraints are on the horizon for the Baldwinsville-Seneca Knolls Wastewater Treatment Plant service area, and although highly dependent on current and potential industrial users, additional residential development also consumes constrained capacity;
- 2.) the Baldwinsville-Seneca Knolls Treatment Plant is subject to significant wet weather extraneous flows due to the substantial age and deteriorated condition of portions of the Town and Village sanitary system infrastructure in the service area, which adversely impacts the quality and cost of wastewater treatment, and therefore the Town should implement a "Fix It First" plan to mitigate this extraneous flow before it approves and acquires additional infrastructure;
- 3.) the Towns of Lysander, Van Buren and Village of Baldwinsville are encouraged to work cooperatively to identify an allocation strategy for the limited remaining capacity within the county system, to ensure capacity is used for the most beneficial land uses for the communities and the region,

especially job-creating entities;

4.) the Department estimates the costs related to providing new Town service to Peninsula shoreline properties, existing dry sewer areas and homes currently on septic systems, in addition to this proposed new development focused on single-family homes only, would be significant and likely exceed the cost willing to be borne by the development community, and therefore the Town should think critically about the costs and benefits of such an expansion strategy, and the value of such incentives, prior to approval of the proposed Incentive Overlay development;

5.) the operational and long-term repair/replacement costs of pump stations serving a limited residential tax base can be excessive, and WEP encourages cost-benefit analyses, construction standards, and assurances such as performance bonds, maintenance guarantees, and spare parts as part of the development review process; and

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

WHEREAS, the Environmental Assessment Form and/or EAF Mapper indicate 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 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 registry; the municipality is advised to contact the New York State Historic Preservation Office to determine if the project should be submitted to the Office for review as part of the SEQR process; and

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

1. The New York State Department of Transportation has determined that the applicant must provide the Department with ITE Trip Generation traffic figures, and any required mitigation must be shown on the plan prior to Town approval.

The Board also offers the following comments:

1. A significant area of the intended development may likely be within a FEMA floodplain, and should be explored more and confirmed by FEMA prior to development. The municipality is encouraged to minimize exposure to

damage from natural hazards and uphold local flood ordinance requirements, as required for good standing in the National Flood Insurance Program, by ensuring that any proposed development would not negatively affect property owners or drainage patterns in or near the floodplain.

2. Responsibility for ownership, maintenance and liability of stormwater management areas, open space and designated Green Space parcels should be formally established and funded.
3. The applicant and Town are encouraged to incorporate at least one road extension point to connect to the parcel to the east, in order to foster an interconnected roadway network for any long-term future development to the east.
4. The Board continues to advocate for additional community discussion and analysis of the long term fiscal, land use, and infrastructure impacts of projected buildout of single-family residential development on the Peninsula.
5. The Onondaga County Department of Water Environment Protection asks that the applicant contact the Department at (315) 435-5402 x225 early in the planning process to determine sewer availability and capacity.
6. The applicant is encouraged to reduce stormwater runoff and improve stormwater quality as much as practical by reducing impermeable surfaces and utilizing green infrastructure. The Board encourages the applicant and town to explore innovative approaches and opportunities on lands labeled as Green Space, to serve as a functional as well as aesthetic feature in the neighborhood.

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 315-435-2260.

7. The applicant should contact Will Kehoe at the Syracuse-Onondaga County Planning Agency at (315) 435-2611 for approval of street names and addresses prior to filing the subdivision, as per Local Law # 5-1972.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: May 31, 2017

OCPB Case # Z-17-188

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Onondaga Town Board at the request of Beak & Skiff for the property located at 4473 Cherry Valley Turnpike; 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 Cherry Valley Turnpike (Route 20) and Lords Hill Road (Route 80), both state highways, and a farm operation located in an Agricultural District; and
- WHEREAS, the applicant is proposing to construct a climate-controlled warehouse (aka a rickhouse) addition to current building on a 144.77-acre parcel in a Residential & Country (R-C) zoning district; and
- WHEREAS, the site is located along the rural and highly scenic Route 20 corridor which crosses the southern portion of Onondaga County; the parcel (144.77 acres) contains portions of the large scale Beak & Skiff apple orchard, including its distillery, retail area, and tasting room; nearby across County Route 80 exists the Apple Hill campus, with various agritourism land uses; other surrounding land uses are primarily agricultural and undeveloped vegetated land, which are largely enrolled in the New York State Agricultural District; and
- WHEREAS, the Board recently reviewed a Site Plan (Z-17-104) referral proposing to construct a new building and expand an existing building to accommodate juice productions at Beak & Skiff Apple Farms; the Board recommended Modification and cited a need for septic system approval from the Onondaga County Health Department and coordination with the New York State Department of Transportation regarding traffic data and a drainage study; and
- WHEREAS, the submitted Site Plan dated March 29, 2017 shows an approximately 2-acre portion of the parcel (144.77 acres) in the southeastern area of the lot which contains an existing building set back from Route 20 about 475 feet, gravel parking areas at the front and rear of the building, and access to Route 20 via a gravel drive; aerial imagery shows that the remainder of the parcel contains apple orchards, agricultural fields, wooded areas, and two existing warehouse buildings and encircles a residential lot containing an existing house; and
- WHEREAS, per the Site Plan, the proposed project will expand the western side of the existing building by 3,170 square feet adding a 'rickhouse' for apple bourbon storage, expanding the existing warehouse/bottling room, adding a mechanical room and two new restrooms, and relocating an existing restroom; the proposed project also includes re-working the existing concrete entry walkway at the front of the building, removing the existing concrete retaining wall and walkway on the western side of the building, re-working the gravel driveway that runs along the western side of the building to accommodate the proposed additions, relocating the existing condensers and underground propane, and adding bollards around the existing transformer; and

- WHEREAS, the 'Rickhouse' drawings dated May 1, 2017 show that the existing gravel area at the rear of the building will provide space for semi-trailer trucks and loading and two overhead doors will be located at the existing and proposed warehouse areas; and
- WHEREAS, the site is located outside the Onondaga County Sanitary District and is served by individual drinking water and wastewater facilities; the Referral Notice indicates that the project will not substantially change plumbing needs; and
- WHEREAS, GIS mapping shows that federal wetlands are present on the parcel and do not encroach on the proposed project area; and
- WHEREAS, the Onondaga County Agricultural Districts map shows the site is located in New York State Agricultural District 1; aerial photography shows the site contains agricultural land and is adjacent to farmed properties; and
- WHEREAS, the New York State Department of Environmental Conservation Environmental Assessment Form Mapper states that the site of the proposed action may contain a species of animal, or associated habitats, listed by the state or federal government as threatened or endangered; 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, per the EAF Mapper, the project site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the New York State Historic Preservation Office archaeological site inventory; the applicant and/or municipality is advised to contact the New York State Historic Preservation Office to determine if the project should be submitted to the Office for review as part of the SEQR process; and

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

The New York State Department of Transportation requires additional project information from the applicant regarding traffic and drainage data, and may require changes to the existing driveway to meet commercial driveway standards. Any changes or mitigation required by the New York State Department of Transportation must be reflected on the site plan prior to Town approval.

The Board also offers the following comment:

1. The following requirements are mandated by county, state, or federal law and the Town is advised to ensure that these regulations have been met prior to site plan approval:

a.) Septic System Approval - any existing or proposed septic systems to service this property must be must formally accepted or approved, respectively, by the Onondaga County Health Department. Please contact the Onondaga County Health Department at (315) 435-6600 to coordinate.

b.) Agricultural Data Statement - any application for a special use permit,

site plan, use variance, or subdivision requiring municipal review and approval that would occur on or within 500 feet of a property within a New York State Certified Agricultural District is required by the New York State Agricultural and Markets Law to include an Agricultural Data Statement.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: May 31, 2017

OCPB Case # Z-17-189

- 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 SPECIAL PERMIT from the Town of Clay Town Board at the request of Tim Mahoney / Store America for the property located at 7707-7739 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 highway; and
- WHEREAS, the applicant is requesting a special permit to park rental trucks on a 6.77-acre parcel in an Industrial (I-1) zoning district; and
- WHEREAS, the site (6.77 acres) is located in the Woodard Industrial Park and is across Henry Clay Boulevard from a residential subdivision, but is otherwise surrounded by industrially zoned lands, and a rail line; and
- WHEREAS, the Board recently recommended Modification of Site Plan (Z-17-81) and Area Variance (Z-17-90) referrals proposing to expand the storage facility on the subject parcel, requiring septic system approval, traffic data, and a drainage study; in 2015, the Board recommended Modification of a Special Permit (Z-15-170) to operate a motor vehicle storage and towing services business (Brian's Towing) in a leased office space in an existing building at the storage facility (Spring Storage), requiring trip generation information; in 2009 and 2010, the Board offered No Position With Comment on Special Permit (Z-09-149 and Z-10-174) referrals to add a U-Haul store and related outdoor storage to the site; in 2004, the Board recommended Modification of Site Plan (Z-04-260) and Area Variance (Z-04-261) referrals for the storage facility, requiring a lighting plan; and
- WHEREAS, the submitted survey map dated May 6, 2016 shows that the site contains an existing Store America storage facility (formerly Spring Storage Park) with 5 existing buildings, including two 280' long storage buildings, a 100' long storage building, a 120' long storage building, and an office building (82.5' x 30.5'), and four rows of gravel and grassed parking to the rear; and
- WHEREAS, the survey map shows the site has access to a private road labeled "existing driveway easement" on Henry Clay Boulevard which is shared with the adjacent parcel to the south; a landlocked industrial parcel occurs to the rear of the site, also using the same access; a 30' wide proposed ingress-egress easement and proposed utility easement are shown on the map leading to the rear parcel; and
- WHEREAS, aerial photography shows the 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 survey map shows two special permit areas; “Special Permit Area No. 1” (2,000 square feet) is located near the northerly boundary in the gravel and grassed parking area to the rear of the existing storage buildings and “Special Permit Area No. 2” (1,200 square feet) is located in front of the existing office building along the southerly boundary; per the Amended Site Plan dated February 10, 2017, these areas are designated for proposed parking for U-Haul rental vehicles; and

WHEREAS, the site is served by public water; the survey map shows an existing water easement; 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 Amended Site Plan shows the existing storage facility office septic system and approximate location of the existing leach field; a sanitary pipe labeled “relocated building/office sewer to septic tank” is also shown; and

WHEREAS, the Amended Site Plan shows an existing landscape area, with existing trees, along the Henry Clay Road frontage, existing fencing surrounding the site, and additional areas for future buildout to include 4 proposed outdoor storage buildings (250’ x 200’, 25’ x 300’, 40’ x 160’, and 20’ x 280’), a proposed office addition on the southern side of the existing 120’ long storage building, and a proposed chain link fence to connect to the existing fence; and

WHEREAS, per the survey map, there is an existing water easement on the site running parallel to the existing driveway, an existing drainage easement along the northern boundary, and a proposed 20’ wide drainage easement running north-south through the middle of the site; a stormwater detention area is shown along the northern boundary and per aerial photography is shared with the rear property, which includes a larger detention pond on 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 Onondaga County Department of Transportation requires additional project information from the applicant regarding traffic and drainage data and internal site circulation for the overall expansion project. Please contact the Onondaga County Department of Transportation at (315) 435-3205 to coordinate.

The Board also offers the following comments:

1. Per the Onondaga County Department of Transportation, the Town is advised to ensure appropriate access agreements are in place for any shared driveways on Henry Clay Boulevard. Any existing or proposed shared driveways must have maintenance responsibilities added to the deeds.
2. The following requirement is mandated by county, state, or federal law and the Town is advised to ensure that these regulations have been met prior to approving this special permit request:
 - a.) Septic System Approval - any existing or proposed septic systems to service this property must be must formally accepted or approved, respectively, by the Onondaga County Health Department. Please contact the Onondaga County Health Department at (315) 435-6600 to coordinate.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: May 31, 2017

OCPB Case # Z-17-190

- 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 231 Walton, LLC for the property located at 231 Walton Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of South West Street, a state-owned arterial, and the Clinton Wastewater Storage Facility, a county-owned facility; and
- WHEREAS, the applicant is proposing to demolish an existing two-story office building and construct a six-story hotel (66,161 square feet) on a 0.60-acre parcel in a Central Business - General Service A (CBD-GSA) zoning district; and
- WHEREAS, the site is located in the Armory Square Historic District of Downtown Syracuse and is adjacent to Onondaga Creek and the Onondaga Creekwalk; the site abuts lands occupied by the New York State Susquehanna and Western Railroad to the rear; the submitted ALTA/ASCM Land Title Survey dated January 9, 2015 shows that the site has frontage on Walton Street and contains an existing two-story masonry building and an existing exit-only drive onto Walton Street; per the survey map, the adjacent property contains an existing two-story masonry building and entrance-only drive onto Walton Street indicating that parking (66 spaces total) and driveway access are shared between the adjacent properties; and
- WHEREAS, the City of Syracuse is currently undertaking a comprehensive project to revise and modernize zoning in the City; according to the ReZone Syracuse draft zoning map dated February 2017, the proposed zoning for this lot is Mixed Used Central Business District (MX-5), which would act to “provide for of highest-density residential development, maximum building height, minimal parking, and the greatest range and mix of uses”; and
- WHEREAS, the proposed project includes demolishing the existing two-story office building and constructing a new six-story hotel (Hampton Inn) with 107 guest rooms; adjacent buildings range in height from 2 to 4 stories; the submitted floor plans dated April 24, 2017 show 7 guest rooms on the ground floor of the proposed hotel and 20 guest rooms on the second through sixth floors; the plans also show a 660 square foot patio with railing on the roof of the proposed hotel; the Environmental Assessment Form states that the footprint of the existing building is 6,170 square feet while the footprint of the proposed building will be 8,200 square feet; per the EAF, the proposed hotel will operate 24-hours, 7 days a week; and
- WHEREAS, the submitted elevation drawings dated April 24, 2017 show proposed signage to include a wall-mounted channel letter sign (18'-5" x 3'-0") and a wall-mounted welcome sign (6'-7" x 1'-0") on the northern face of the building, a

wall-mounted channel letter sign (18'-5" x 3'-0") on the eastern face of the building, and a wall-mounted channel letter sign (18'-5" x 3'-0") on the western face of the building; per the elevation drawings, the building façade will be brick and insulated metal panel façade and the proposed lighting includes 19 exterior downlights wall-mounted 9 feet above grade and spaced around the first floor windows and entrances; and

WHEREAS, the submitted Site Plan dated March 10, 2017 shows that the proposed hotel will have sidewalks along the western and southern sides of the building connecting to the existing sidewalks at Walton Street and a proposed patio along Onondaga Creek on the western side of the building; the Site Plan also shows a dumpster enclosure with fence screening at the rear of the property; and

WHEREAS, per the Site Plan, the existing driveway on the site and the existing driveway on the adjacent property will be widened to 26 and 24 feet, respectively, showing entrance and exit lanes at both driveways; the Site Plan indicates that the project will include a proposed 61 total parking spaces to include 3 parking spaces on the site, 43 spaces on the adjacent property, including 32 double-stacked valet parking spaces under the adjacent railroad bridge, and 15 spaces on a small, adjacent city-owned lot; aerial imagery shows that there is an additional paid parking lot across Walton Street from the proposed hotel and on-street parking is available throughout Downtown Syracuse; the proposed parking will be shared with the adjacent building; and

WHEREAS, the site is served by public drinking water provided by the City of Syracuse and located in the Metropolitan Wastewater Treatment Plant service area; per the Onondaga County Department of Water Environment Protection, the project shall comply with Local Law #1 of 2011 - A Local Law Establishing a Program to Promote Capacity Management, Maintenance and Operation of the Public Sewers and Related Purposes, where applicable; information regarding this law is available at www.ongov.net/wep/uselaws.html; the Onondaga County 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 Site Plan shows sanitary sewer and drainage pipes with underground grease trap and underground sand filter on the site and a tentative roof drain; the EAF states that the proposed project includes relocation of an existing stormwater outfall pipe which will require minimal excavation along the streambank and the placement of pipe bedding typical of utility installations; the installation of the new outfall pipe will also include outlet protection and stabilization of the disturbed streambank; and

WHEREAS, GIS mapping shows that the eastern portion of the site is located within the 100-year floodplain and federal wetlands are present along Onondaga Creek; and

WHEREAS, the New York State Department of Environmental Conservation Environmental Assessment Form Mapper indicates that the project is within 2,000 feet of an active site in the State Superfund Program and listed in New

York State Department of Environmental Conservation Environmental Site Remediation database (ID: 734060); and

WHEREAS, per the EAF Mapper, the building is located in the Syracuse New York State Heritage Area; as the New York State Office of Parks, Recreation & Historic Preservation states, the Heritage Area System is a state-local partnership established to preserve and develop areas that have special significance to New York State; the site is also located in the Armory Square Historic District which is listed on, or has been nominated by the NYS Board of Historic Preservation for inclusion on, the State or National Register of Historic Places; the EAF mapper also indicates that the project site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the New York State Historic Preservation Office archaeological site registry; the municipality is advised to contact the New York State Historic Preservation Office to determine if the project should be submitted to the Office for review as part of the SEQR process; and

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

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

1. The Onondaga County Department of Water Environment Protection asks that the applicant contact the Department at (315) 435-5402 x225 early in the planning process to determine sewer availability and capacity, and to coordinate with the City Engineer regarding any applicable offset requirements.
2. The applicant is encouraged to consider installation of WaterSense low-flow plumbing fixtures, rainwater retention, green roofs or other green infrastructure accommodations on-site to reduce wastewater flow, reduce stormwater runoff and improve stormwater quality as much as practical. 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 315-435-2260.
3. The City is advised to ensure appropriate access agreements or easements are in place for the shared parking and driveways on Walton Street.
4. The Board encourages the applicant to consider screening the dumpster enclosure and rear parking along Onondaga Creek to buffer the adjacent Onondaga Creekwalk.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: May 31, 2017

OCPB Case # Z-17-191

- 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 Brian J. Arlukiewicz for the property located at 9041 Oneida River Park Drive; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the granting of use or area variances and the site is located within 500 feet of Oak Orchard Road (Route 187), a county highway and the municipal boundary between Onondaga County and Oswego County; and
- WHEREAS, the applicant is requesting an area variance to reduce the front yard setback from 75 feet to 4 feet and increase the maximum allowable fence height from 2 1/2 feet to 6 feet to allow for the addition of new fencing on a 0.75-acre parcel in a Residential Agricultural (RA-100) zoning district; and
- WHEREAS, the site is located on the Oneida River, which serves as the boundary between Onondaga and Oswego Counties, near Schroepfel Island in a rural area of northern Clay; the submitted survey map dated September 2, 2009 shows that the site has frontage on Oak Orchard Road and is bisected by Oneida River Park Drive with 0.552 acres of the site located west of the road and 0.262 acres on east of the road; and
- WHEREAS, per the survey map, the western portion of the site contains an existing one-story frame house and an existing garage, which are connected by a wood deck; additionally, the survey map shows two existing driveways onto Oneida River Park Drive; the northerly driveway accesses the existing garage, while the southerly driveway accesses a wide asphalt parking area adjacent to the existing house; and
- WHEREAS, the proposed project includes adding new fencing and extending the existing fencing on the portion of the site west of Oneida River Park Drive; the survey map shows the proposed fencing to include 8 feet of wood fencing (5 feet tall) to extend the existing wood fence along the southern boundary of the site to the road front, 18 feet of wood fencing (6 feet tall) along the front of the deck between the existing house and garage, 206 feet of wood fencing (6 feet tall) along the road front north of the existing garage and extending in to the Oneida River, 169 feet of chain link fence (6 feet tall) along the river and extending out to the existing garage, and 94 feet of wooden stockade fence (2 1/2 feet tall) to enclose the remainder of the site north of the proposed wood fence; and
- WHEREAS, the survey map shows that there is an existing overhead utility line parallel to Oneida River Park Drive on the western portion of the site; and
- WHEREAS, the site is served by public drinking water and individual septic system; and
- WHEREAS, GIS mapping shows that the western portion of the site is located within the

100-year floodplain and federal wetlands are present along Oneida Lake; and

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

WHEREAS, the EAF Mapper indicates that the project site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the New York State Historic Preservation Office archaeological site registry; the municipality is advised to contact the New York State Historic Preservation Office to determine if the project should be submitted to the Office for review as part of the SEQR process; and

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

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

Unauthorized alteration or addition to a survey map bearing a licensed land surveyor's seal is a violation of Section 7209, Subdivision 2, of the New York State Education Law.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: May 31, 2017

OCPB Case # Z-17-192

- 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 Van Buren Planning Board at the request of Mike Wagner / Store More Pay Less for the property located 7029 Van Buren 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 Van Buren Road, a county highway; and
- WHEREAS, the applicant is proposing construction of three additional self-storage buildings at an existing public storage facility on 11.46 acres in a PUD zoning district; and
- WHEREAS, the site (11.31 acres) is located in the Town of Van Buren near the New York State Thruway (Interstate 90) and Interstate 690 interchange and the Seneca Knolls community, has frontage on Van Buren Road (Route 194), a county road, and is surrounded by various industrial parcels, additional outdoor storage facilities, and forested lands; and
- WHEREAS, the Board recently recommended Modification of Zone Change (Z-17-118) and Local Law (Z-17-127) referrals proposing to re-zone a portion of the subject parcel to facilitate the expansion of the existing Store More Pay Less facility proposed in this referral; in 2009, the Board recommended No Position on Zone Change (Z-09-207) and Site Plan (Z-09-309) referrals requesting an amendment to the existing PUD Zoning District and proposing the addition of outdoor storage, respectively, for a parcel adjacent to the site; and
- WHEREAS, the site, containing a Store More Pay Less self-storage facility, has a single, full access driveway to Van Buren Road that is shared with the two adjacent properties and has seven existing storage buildings with a combined area of 30,324 square feet; three new storage buildings totaling 15,600 square feet are proposed; per the submitted Project Summary, the proposed buildings will be located in the existing gravel parking area, a portion of which encroaches on the adjacent property, and result in no increase in impervious area on the site; the submitted Proposed Site Plan dated May 4, 2017 shows that the site is enclosed by a chain link fence and a portion of the existing fence will be relocated to provide space for one of the proposed buildings; and
- WHEREAS, the submitted Proposed Lighting Plan dated May 4, 2017 shows the proposed lighting to include 23 exterior light fixtures to be wall-mounted and spaced around the sides of the proposed buildings; and
- WHEREAS, the submitted Existing Site Plan dated May 4, 2017 shows the approximate location of a 20-foot sanitary sewer easement, a 20-foot waterline easement, a 10-foot Niagara Mohawk Power Corporation gas easement, and access right-of-way and utility easements, all located within the strip of land containing the access drive and connecting the majority of the site to Van Buren Road; the

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

E-mail Address: countyplanning@ongov.net

Existing Site Plan also shows an existing drainage swale along the northern property line of the site; and

WHEREAS, per the referral, the site is currently served by public water and public sewer; GIS mapping indicates that only half of the 11.31-acre parcel is in the Onondaga County Sanitary District and Baldwinsville-Seneca Knolls Wastewater Treatment Plant service area; the proposed expansion appears to occur inside district boundaries and will not connect to wastewater facilities; and

WHEREAS, the Environmental Assessment Form states that stormwater on the site will enter the existing swales on the property; and

WHEREAS, the New York State Department of Environmental Conservation Environmental Assessment Form Mapper indicates that the site contains federal and state wetlands or other regulated waterbodies; GIS mapping shows that the state wetlands cover more than half of the 11.31-acre parcel, extending from the south and east into the existing and proposed developed areas of the site; the Existing Site Plan shows a “wetland boundary as flagged by Environmental Specialists, Inc. and located by survey on June 19, 2003” and one hundred foot wetlands buffer line which do not overlap with the location of the existing or proposed buildings; per the Project Summary, the parcel contains wetlands which have been delineated and surveyed during a previous phase of work and the proposed buildings are outside of the 100-foot wetlands buffer zone; and

WHEREAS, the EAF Mapper indicates that the site is located over, or immediately adjoining, primary and principal aquifers; and

WHEREAS, per the EAF Mapper, the project site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the New York State Historic Preservation Office archeological site registry; the municipality is advised to contact the New York State Historic Preservation Office to determine if the project should be submitted to the Office for review as part of the SEQR process; and

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

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

The Onondaga County Department of Transportation requires ITE Trip Generation Figures and a gap analysis at AM/PM peak hours for full build-out relating to the proposed action. Any changes or mitigation required by the Onondaga County Department of Transportation must be submitted for Department review and approval. The site plan must reflect any required changes prior to Town approval.

The Board also offers the following comments:

1. The New York State Department of Environmental Conservation

recommends that wetland delineations be reassessed after 5 years, and delineated wetland boundaries must be confirmed by the Department and the U.S. Army Corps of Engineers.

2. The applicant is advised that any existing driveways that access Van Buren Road must meet the requirements of the Onondaga County Department of Transportation. The applicant is required to obtain an Onondaga County Department of Transportation permit prior to any proposed work within a county road right-of-way. No additional access to Van Buren Road will be permitted.

3. Per the Onondaga County Department of Transportation, the Town is advised to ensure appropriate access agreements are in place and maintenance responsibilities added to the deeds for any shared driveways on Van Buren Road.

4. The applicant and Town are advised that a portion of the site is located outside of the Onondaga County Sanitary District boundary and as such, any development requiring wastewater accommodation on site must be located within the service area. Any proposed development on public wastewater outside of the service area must go through a formal expansion process through the Town and Onondaga County Department of Water Environment Protection and be certified by County Legislature.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: May 31, 2017

OCPB Case # Z-17-193

- 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 Pompey Town Board at the request of Town of Pompey Town Board for the property located ; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the adoption or amendment of a zoning ordinance or local law; and
- WHEREAS, the applicant is proposing to amend Chapter 165 (Zoning), section 165-9.1 (Farm Business Overlay Zone District) of the Code of the Town of Pompey to allow for the sale and consumption of food on premises of farm and wineries, breweries, distilleries and cider mills; and
- WHEREAS, in 2015, the Board reviewed a Local Law (Z-15-101) proposing a new section, 165-9.1, of the Town of Pompey zoning ordinance which would create the Farm Business Overlay Zone District (FB-O); the local law was approved by the Town in April 2015; the Board has recently reviewed Site Plan referrals (Z-17-100 and Z-17-149) proposing new farm breweries in the Town's Farm district; and
- WHEREAS, per the Town zoning ordinance, the FB-O district applies to all lands within the Town's Farm (F) zoning district, provided they meet the definition of a farm per town code, are enrolled in a New York State Agricultural District, and are owned and operated by a "Qualified Farmer" as defined by the IRS; and
- WHEREAS, the submitted Local Law Filing states that Section 1 would amend Chapter 165, Article III, § 165-9.1 (C)(1)(b) of the Town of Pompey zoning ordinance to read as follows "Wineries, breweries, distilleries and cider mills (reuse of farm buildings and new construction, the latter no greater than 10,000 square feet in gross floor area) selling food and product in a tasting room, with said product derived from crops which a minimum of 25% (when reasonably available) is grown in the Town of Pompey" allowing for the sale of food in wineries, breweries, distilleries and cider mills in the FB-O district; and
- WHEREAS, per the Local Law Filing, Section 2 would add "food service facilities" to Chapter 165, Article III, § 165-9.1 (C)(3) of the Town of Pompey zoning ordinance and read as follows "Water supply, sanitary sewage and food service facilities shall be subject to Onondaga County Health Department approval"; and

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

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: May 31, 2017

OCPB Case # Z-17-194

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a ZONE CHANGE from the Town of Camillus Town Board at the request of Town of Camillus for the property located multiple; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the adoption or amendment of a zoning ordinance or local law; and
- WHEREAS, the applicant is proposing a zone change from Residential (R-3) to Limited Business Office (LBO) for 22 properties; and
- WHEREAS, the Board is concurrently reviewing a Text Amendment (Z-17-195) referral proposing to amend several definitions in the Town of Camillus zoning ordinance related to signage; additionally, the Board recently reviewed Zone Change (Z-17-172) and Text Amendment (Z-17-173) referrals proposing to rezone seven parcels and remove multi-family buildings from the allowable uses in the LBO district, respectively; and
- WHEREAS, the proposed zone change would rezone 22 parcels located east of Township 5 along Hinsdale Road, a county road, totaling 8.44 acres, from Residential (R-3) to Limited Business Office (LBO) and amend the Zoning Map in Chapter 30 (Zoning Regulations) of the Town of Camillus ordinance accordingly; and
- WHEREAS, per the Town zoning ordinance, the R-3 district is “designed primarily to accommodate single-family residential development at densities comparable to the majority of residential subdivisions in the predominantly built-up areas of the Town” and the LBO district is “designed to accommodate a mixture of residential uses and relatively low-intensity office and professional or service uses”; and
- WHEREAS, the submitted Referral Notice states that the purpose of the proposed zone change is to “allow the homeowners the desired marketability of these properties situated next to a commercial development (Township 5) while still providing the option of remaining in the homes for those who wish to”; per the Town zoning ordinance, single family detached dwellings are a permitted use by right in the LBO district and the “dimensional restrictions in the zone are designed in appropriate areas to encourage the renovation for commercial purposes of buildings that formerly were single-family detached dwellings”; and
- WHEREAS, the minimum lot area requirement for parcels zoned LBO, as designated in the Town zoning ordinance, is 20,000 square feet and seventeen of the 22 parcels subject to rezoning do not meet that requirement; and
- WHEREAS, per the Town zoning ordinance, 25-foot buffer strips are required on all residential lots abutting another lot at the side or rear lot line where the use of the adjacent lot is not a single family dwelling; no parking, building, or other structures are permitted in the buffer strip and buffer strips shall be

landscaped according to the Town zoning ordinance; the average spacing between houses in this location is 20-40' total, and few lots have side yards greater than 25'; and

WHEREAS, seventeen of the 22 parcels subject to rezoning are on the eastern side of Hinsdale Road situated between the Route 5 off-ramp and the intersection with Warners Road, a county road; the 17 parcels have frontage on Hinsdale Road and abut the Christ Community Church-Nazarene to the rear; and

WHEREAS, five of the 22 parcels subject to rezoning are on the western side of Hinsdale Road situated between Township Boulevard, a local road, and the intersection with Warners Road, and abut Township 5 to the rear; and

WHEREAS, three of the 22 parcels are vacant, while each of the remaining parcels contains an existing single-family house and driveway onto Hinsdale Road; and

WHEREAS, all of the parcels subject to the proposed zone change have access to public drinking water infrastructure and are within the Onondaga County Sanitary District in the Metropolitan Treatment Plant service area; per the Onondaga County Department of Water Environment Protection, the project shall comply with Local Law #1 of 2011 - A Local Law Establishing a Program to Promote Capacity Management, Maintenance and Operation of the Public Sewers and Related Purposes, where applicable; information regarding this law is available at www.ongov.net/wep/uselaws.html; and

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

1. The Board discourages the creation of nonconforming lots, as it appears several of the proposed parcels would not meet minimum lot size and buffering requirements.
2. The Board encourages the Town to consider incorporation of alternate zoning which would allow for small-scale residential uses to be incorporated into mixed-use developments, particularly in areas such as these that are located along commercial corridors and in transitional areas between single-family neighborhoods and commercial zones near transit corridors. Mixed-use developments can have various benefits over single-use developments, particularly in accommodating housing options.
3. The Town is advised to consult with the Onondaga County Department of Transportation and consider any anticipated or potential increase in intensity of use from the proposed zone change that may result in changes to baseline traffic conditions in the area.
4. The Onondaga County Department of Transportation advises that parcels changing to a commercial use, now or in the future, will likely require updates to the existing driveways to meet Department commercial driveway standards. Additionally, no additional drainage to the County right-of-way will be permitted, and applicants will be required to show the Department how stormwater will be handled on-site.
5. The Town is also encouraged to examine opportunities for shared parking

and to consolidate driveways if intensifying uses on this corridor.

6. For any anticipated or potential increase in sewer flow, the Onondaga County Department of Water Environment Protection asks that the applicant contact the Department at (315) 435-5402 early in the planning process to determine sewer availability and capacity.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: May 31, 2017

OCPB Case # Z-17-195

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a TEXT AMENDMENT from the Town of Camillus Town Board at the request of Town of Camillus for the property located ; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the adoption or amendment of a zoning ordinance or local law; and
- WHEREAS, the applicant is proposing to amend Chapter 30-Zoning, §801-Definitions, (A)-Area of Sign and (C)-Free Standing Sign, and add (P) - Pole Signs under §802-General Restrictions; and
- WHEREAS, the Board is concurrently reviewing a Zone Change (Z-17-194) referral proposing to rezone 22 parcels from Residential (R-3) to Limited Business Office (LBO); additionally, the Board recently reviewed Zone Change (Z-17-172) and Text Amendment (Z-17-173) referrals proposing to rezone seven parcels and remove multi-family buildings from the allowable uses in the LBO district, respectively; and
- WHEREAS, under §801-Definitions of the Town of Camillus zoning ordinance, the definition of (A)-Area of Sign currently reads as follows “Includes the background area of any face of a sign and shall include any spaces between parts, and the immediate frame thereof. With regard to freestanding signs, the area of the sign shall not include any supporting structure such as planters, poles, masonry walls, and pillars. The area of a sign shall be computed by means of the smallest circle, rectangle, triangle or combination thereof that will encompass the extreme limits of the sign”; the proposed text amendments includes removing “poles” from the definition of (A)-Area of Sign; and
- WHEREAS, under §801-Definitions of the Town zoning ordinance, the definition of (C)-Free Standing Sign currently reads as follows “Any sign not attached to or part of a building but separate by itself and including pole signs and masonry wall types and frames thereof. However, the total area of the freestanding sign structure may not exceed three times the area of the sign incorporated therein”; the proposed text amendments includes replacing “pole” with “monument” in the definition of (C)-Free Standing Sign; and
- WHEREAS, the proposed text amendment in §802-General Restrictions of the Town of Camillus zoning ordinance includes adding “P. Pole Signs – no sign may be attached to or supported by a pole.” to the list of prohibitions applying to all signs; and

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

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: May 31, 2017

OCPB Case # Z-17-196

- 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 Christopher Graham for the property located at 4331 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 and Vinegar Hill Road, both county roads; and
- WHEREAS, the applicant is requesting an area variance to reduce the front yard setbacks from 75 feet to 65 feet and from 75 feet to 28 feet to allow for the construction of a 30' x 48' two-story building for a construction business on two parcels totaling 6.37 acres in a Rural Residential (RR) zoning district; and
- WHEREAS, the Board is concurrently reviewing a Special Permit referral (Z-17-219) for the project; in 2016, the Board recommended No Position With Comment on a Site Plan referral (Z-16-299) proposing to remove a garage on parcel 024.-02-01.2 and construct a new garage with a second floor dwelling unit; the Board also recommended No Position on a Site Plan referral (Z-16-79) to convert the existing single-family dwelling on parcel 024.-02-01.2 into a two-family dwelling; both site plans were approved by the Town in early 2017; and
- WHEREAS, the site is located north of the Mottville hamlet area in the Town of Skaneateles; the site consists of two tax parcels, 024.-02-01.2 and 024.-02-01.1 but is considered by the Town as one parcel of land for zoning purposes, and is situated at the intersections of Sheldon Road, a local road, Jordan Road, a county road, Vinegar Hill Road, a county road, and Railroad Street, a local road; tax parcel 024.-02-01.2 is bound by Sheldon Road to the north, Jordan Road to the east, and Railroad Street to the west and abuts a vacant, forested lot and cemetery to the south; parcel 024.-02-01.1 is a vacant triangular-shaped lot located at the northeastern corner of parcel 024.-02-01.2 and bound by Sheldon Road, Jordan Road, and Vinegar Hill Road; and
- WHEREAS, the submitted Parcel of Land plan dated May 16, 2016 shows that tax parcel 024.-02-01.2 contains an existing two-story dwelling and newly constructed garage and has an existing driveway onto Jordan Road; no changes are currently proposed on this portion of the parcel; and
- WHEREAS, the submitted Site Plan dated April 20, 2017 shows that the proposed project includes constructing a two-story office/storage building on parcel 024.-02-01.1 with new driveway access onto Jordan Road, which must meet the requirements of the Onondaga County Department of Transportation; the Department is currently reviewing submitted plans; and
- WHEREAS, as the Site Plan shows, the parcel is subject to front yard setbacks on all property lines with the required setbacks from Jordan Road and Vinegar Hill Road being 75 feet and the required setback from Sheldon Road being 30 feet; per the Site Plan, a small triangle of land which meets the setback

requirements is shown and the proposed structure is almost wholly outside the buildable area; per a narrative from the applicant's representative dated April 24, 2017, if the 0.5-acre triangular shaped lot were its own parcel rather than combined with the larger parcel across Jordan Road, setback requirements would allow for a larger buildable area, and the structure would conform to those alternate setback requirements; impermeable surface coverage would also be in conformance; and

WHEREAS, the narrative states that components of the prior removed garage will be relocated to the triangular parcel, with a second floor added; the first floor would include storage and the second floor used for offices; per the referral materials, the property will be a mixed use property following the proposed construction for which a special permit is required for the change in land use; and

WHEREAS, the exterior of the proposed building will be bevel siding and vertical board and batten to reflect a typical hamlet architectural style; proposed lighting includes two dark sky compliant LED flood lights with motion detector to be mounted on the front of the building facing west; temporary erosion control will include silt fencing to be placed below the work areas during construction; and

WHEREAS, the Site Plan also shows that there is an existing City of Syracuse water line easement that runs through both tax parcels and the proposed building is shown to be located two feet from the water line easement; per the referral materials, the Water Department was contacted in April 2017; per the Site Plan, there is a "prescriptive easement to the Onondaga County Department of Transportation" located along Vinegar Hill Road; and

WHEREAS, the existing house is served by public drinking water provided by the Town of Skaneateles and an individual septic system; for the proposed building, a new municipal drinking water connection and individual septic system are proposed; the Site Plan shows a proposed septic field to the west of the structure, with little area reserved for expansion; the applicant has submitted plans to the Onondaga County Health Department, which are currently under review; and

WHEREAS, GIS mapping shows that Skaneateles Creek is west of the site across from Railroad Street and corresponds to a small area of federal wetlands and 100-year floodplains; the New York State Department of Environmental Conservation Environmental Assessment Form Mapper indicates that the site is located over, or immediately adjoining, a principal aquifer; and

WHEREAS, per the EAF Mapper, the project site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the New York State Historic Preservation Office archaeological site registry; 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. Given the unique features of the site, including its limited size of the parcel with roads on all sides, the presence of a major water line easement so close to the building, and limited space to accommodate on-site wastewater accommodations (including future expansion area), the Board urges the Town to ensure that any necessary approvals or reviews (below) from the Onondaga

County Health Department, City Water Department and Onondaga County Department of Transportation are obtained prior to consideration of the proposed variances on this highly-encumbered parcel.

a.) The Onondaga County Department of Transportation (315-435-3205) advises the applicant will require a Highway Access Permit and Highway Work Permit for the proposed new driveway and work within the county right-of-way, and the driveway is subject to department requirements.

b.) The Onondaga County Health Department (315-435-6600) advises that any existing or proposed septic systems to service this property must be formally accepted or approved, prior to issuance of a building permit.

c.) The proposed Site Plan should be submitted to the City Water Department (315-473-2609) for review of the location of the proposed building in proximity to the existing water line easement.

d.) The applicant and municipality are advised to contact the New York State Historic Preservation Office to determine if the project should be submitted to the Office for archaeological resources review as part of the SEQR process.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: May 31, 2017

OCPB Case # Z-17-197

- 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 Martin Hubbard for the property located at West Lake 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 West Lake Road (Route 41A), a state highway, and a farm operation located in an Agricultural District; and
- WHEREAS, the applicant is requesting an area variance to decrease the watercourse setback from 100 feet to 75.4 feet and permit the disturbance of a lot with a slope greater than 30% to allow for the construction of a 60' x 60' basketball court with a 10.5' high retaining wall on a 2.2-acre parcel in Rural Farming and Forest (RF) and Lake Watershed Overlay (LWOD) zoning districts; and
- WHEREAS, the site is located in a rural area of the Town of Skaneateles, has frontage on West Lake Road, Minnow Cove, a private road, and Slate Cove, a private road, and contains a small existing shed (12' x 16'); surrounding properties west and north of the site are enrolled in the New York State Agricultural District; and
- WHEREAS, the Board is concurrently reviewing a Site Plan (Z-17-220) referral for the project; and
- WHEREAS, the site is a mostly forested, vacant lot with a sloping topography that has a maximum elevation of approximately 906 feet at the southern boundary and a minimum elevation of 873 feet in the northern half of the property; the submitted Narrative states that the site contains 10,336 square feet of steep slope greater than 30% that never exceeds 33%; and
- WHEREAS, the submitted Site Plan dated April 20, 2017 shows a stream running east-west through the northern half of the site and a 100-foot watercourse setback boundary parallel to the stream; the location of the proposed retaining wall and basketball court are shown to encroach on the watercourse setback in the Site Plan; GIS mapping shows that the site is also bisected by a riverine federal wetland along the stream; and
- WHEREAS, per the submitted narrative, the proposed basketball court will be built into the steep bank on the site and include a 10.5-foot high retaining wall on the southern side of the court and partially along the western and eastern sides; to construct the court, the steep bank will be cut into by 9.5 feet, the level of the court will be filled and raised 3 to 4 feet above grade, and there will be a 3-foot high fence along the top of the retaining wall for safety; and
- WHEREAS, proposed lighting for the basketball court includes four 20-foot tall light poles for LED dark sky compliant light fixtures to be used in the early evening; and
- WHEREAS, the amount of impermeable surface on the site will increase from 0.1% to

4.1% with the addition of the proposed basketball court, per the Site Plan; and

WHEREAS, the Site Plan shows a proposed diversion ditch lined with filter fabric and gabian rock that will divert water south of the proposed basketball court and along the eastern side of the court where it will eventually go to the watercourse on site; there will be an additional swale along the retaining wall to divert any additional water around the court; temporary erosion control will include silt fencing to be placed below the work area during construction; and

WHEREAS, properties within the Lake Watershed Overlay District (LWOD) must coordinate with the City of Syracuse Water Department; per the referral materials, the City of Syracuse Water Department was contacted on April 20, 2017; Skaneateles Lake is the primary public water supply source for the City of Syracuse; preserving Skaneateles Lake as an unfiltered water supply is an important issue for our community; and

WHEREAS, the site is currently vacant and not served by drinking water or wastewater infrastructure and no changes to these services is proposed; and

WHEREAS, the New York State Department of Environmental Conservation 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 archeological site registry; the municipality is advised to contact the New York State Historic Preservation Office to determine if the project should be submitted to the Office for review as part of the SEQR process; and

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

1. The Board discourages any encroachment into watercourse buffers within the Skaneateles Lake watershed as it is the primary public water supply source for the City of Syracuse.
2. The applicant is advised to obtain any necessary approvals and/or permits required by the New York State Department of Environmental Conservation and the City of Syracuse Department of Water.
3. Per the Onondaga County Health Department, the Town is advised to ensure that the location of the basketball court does not encroach on the existing septic system.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: May 31, 2017

OCPB Case # Z-17-198

- 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 Van Buren Planning Board at the request of Forefront Power, LLC for the property located at 1229 Kingdom 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 Kingdom Road (Route 120) and Gunbarrel Road (Route 231), both county highways, the municipal boundary between the Town of Lysander and the Town of Van Buren, and a farm operation located in an Agricultural District; and
- WHEREAS, the applicant is requesting a special permit to install a 2,000 kilowatt ground-mounted photovoltaic solar energy facility on 11.83 acres of a 74-acre parcel in an Agriculture/Residence (AR-80) zoning district; and
- WHEREAS, the site, located in the Town of Van Buren, consists of a 74-acre, partially wooded lot with frontage on Kingdom Road and Gunbarrel Road and a portion of the rear property line abutting the Seneca River; surrounding land uses are primarily agricultural and residential with active farms nearby enrolled in the New York State Agricultural District and several houses at the front of the site; and
- WHEREAS, the Board recently recommend Modification of a Site Plan (Z-17-163) referral for this project; the Board also recently reviewed Site Plan (Z-17-164) and Special Permit (Z-17-167) referrals from the same applicant proposing to install solar energy facilities on Pottery Road, a county road, in the Town of Van Buren and Green Lakes Road, a state road, in the Town of Manlius, respectively; and
- WHEREAS, the proposed solar arrays, similar to those typically used for residential roof top installations, will be located on 11.83 acres at the southwestern corner of the property which is a former field, outside the forested portion of the site; the solar arrays will be directly connected to National Grid's local electrical distribution grid via either underground or overhead electrical service; the solar arrays will be placed on a racking system either pile driven into or screw-mounted onto the ground surface and will be capable of delivering about 2,000 kilowatts of alternating electrical current into the electrical power grid, which is sufficient to provide renewable energy to approximately 300 households; and
- WHEREAS, the Site Plan dated February 14, 2017 and submitted with the corresponding Site Plan (Z-17-163) referral shows that the proposed photovoltaic solar energy facility will include 40 rows of solar arrays enclosed by a 7-foot high chain-linked security fence; a gravel access driveway at Kingdom Road is proposed to replace the existing access road; the new driveway will run along the front corner of the proposed project area and the 30 linear feet of driveway

at the road will be paved with asphalt; the drawings also indicate that silt fence sediment barriers and a grass-lined drainage swale with riprap apron are proposed to provide temporary and permanent erosion and sediment control; per the Site Plan, a neutral ground reactor, inverter/XFMR skid on a concrete equipment pad, and utility poles are shown in the proposed project area near the western property line to convert the direct current (DC) energy generated by the photovoltaic panels to alternating current (AC) energy and connect to National Grid's electrical power supply; and

WHEREAS, the site is not served by public or private water as the site is currently vacant; no proposed drinking water or septic systems are specified in the referral application; per GIS mapping, the site is outside the Onondaga County Sanitary District; and

WHEREAS, the referral application states that 11.83 acres of the site is to be disturbed; 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; and

WHEREAS, the Onondaga County Agricultural Districts map shows that the site is within the New York State Agricultural District 3; per the Environmental Assessment Form, 7 acres of the site is classified as Farmland of Statewide Importance and 5 acres is considered Prime Farmland; the project area appears to be a former field per aerial imagery; an Agricultural Data Statement was included in the referral materials; 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 federal wetlands or other regulated waterbodies and the site is located in the 100-year floodplain; GIS mapping shows the extent of the wetlands and floodplain does not appear to encroach on the proposed project area; the EAF mapper indicates that the site is located over, or immediately adjoining, primary and principal aquifers; and

WHEREAS, the EAF Mapper indicates that the project is adjacent to a site in the New York State Department of Environmental Conservation Environmental Site Remediation database (734031); the remediation site, located south of Kingdom Road, is the former Town of Van Buren Landfill which is closed, but in the operation and monitoring phase wherein periodic groundwater monitoring and site inspections are conducted; and

WHEREAS, the EAF notes that the site is substantially contiguous to the Enlarged Erie Barge Canal (Seneca River) which is listed on, or has been nominated by the NYS Board of Historic Preservation for inclusion on, the State or National Register of Historic Places; per the EAF mapper, the project site or a portion of it is also located in or adjacent to an area designated as sensitive for archaeological sites on the New York State Historic Preservation Office archaeological site registry; the municipality is advised to contact the New York State Historic Preservation Office to determine if the project should be submitted to the Office for review as part of the SEQR process; and

WHEREAS, the EAF Mapper indicates that the site of the proposed action may contain a species of animal, or associated habitats, listed by the state or federal government as threatened or endangered; 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 the EAF states that SunEdison is in consultation with the New York State Natural Heritage Program in regard to this; and

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

1. Per the Onondaga County Department of Transportation, any proposed or existing driveways must meet Department commercial driveway standards.
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 Town and applicant are encouraged to consider the siting of large scale solar arrays so as to avoid actively farmed land with prime agricultural soils, and locations which may impact agricultural operations.
2. The Town and applicant are advised that a permit will be required from the Onondaga County Department of Transportation for any proposed driveways and prior to any proposed work within a county road right-of-way.
3. The Town and applicant are encouraged to consider opportunities to improve aesthetics along the front of the parcel, including landscaping such as hedgerow screening along Kingdom Road.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: May 31, 2017

OCPB Case # Z-17-199

- 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 America Stores It / Kurt Filkins for the property located north of the intersection of Oswego Road and Canvasback Drive; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the granting of use or area variances and the site is located within 500 feet of Oswego Road (Route 57), a county road; and
- WHEREAS, the applicant is requesting five area variances on three lots totaling 5.71 acres in a Regional Commercial (RC-1) zoning district; and
- WHEREAS, in 2016, the Board reviewed an Area Variance referral (Z-16-18) requesting seven area variances for the construction of a public storage facility on the subject site and a Site Plan referral (Z-16-149) associated with a proposed public storage facility; a number of the requested variances were denied so the site plan review did not move forward; a later zoning interpretation was requested by neighboring property owners, which determined that stormwater management facilities are not permissible within the perimeter landscaping setbacks; and
- WHEREAS, while the current variance applicant remains the same as that proposing the public storage facilities in 2016, and the applicant has been coordinating on revised site plans for the same use, the applicant did not submit an accompanying revised concept or site plan, or any description of a proposed action that the area variances are requested for; and
- WHEREAS, the site, consisting of three vacant parcels, has frontage on Oswego Road in the Town of Clay; surrounding land uses include the Willow Stream residential neighborhoods to the rear and the corridor of mixed roadside commercial and large retail establishments along Oswego Road and Route 31 to the north; aerial imagery shows that the three parcels surround a residential lot with an existing house and driveway onto Oswego Road; and
- WHEREAS, the submitted Zoning Variance Request plan dated May 12, 2017 shows that the site contains an existing gravel drive onto Oswego Road and an existing gravel area through the center of the site; the remainder of the site, primarily along the boundaries, has existing tree cover; and
- WHEREAS, per the Zoning Variance Request plan, a wetland boundary is delineated along the western portion of the site, as well as at the road front east of the existing gravel drive; per the Environmental Assessment Form, the proposed action would alter 0.80 acres of an existing wetland; the plan also shows an existing 20-foot sanitary sewer easement that runs north-south through the site along the shared boundary with the residential lot that the site surrounds; and
- WHEREAS, the proposed area variances include the following five requests: a decrease in

the required rear structural setback from 75 feet to 50 feet, a decrease in the required rear perimeter landscape strip from 80 feet to 50 feet, a decrease in the required side perimeter landscape strip from 30 feet to 5 feet at the western boundary, a decrease in the required front perimeter landscape strip from 30 feet to 5 feet, and a decrease in the required side structural setback from 75 feet to 50 feet at the shared boundary with the residential lot; and

WHEREAS, per the Town of Clay zoning ordinance, a 30-foot site perimeter landscape strip is required on parcels zoned RC-1 and for boundaries abutting residential districts an additional 50 feet of landscape strip is required; and

WHEREAS, the site has access to public drinking water and wastewater infrastructure and is located in the Oak Orchard Wastewater Treatment Plant service area; per the Onondaga County Department of Water Environment Protection, the project shall comply with Local Law #1 of 2011 - A Local Law Establishing a Program to Promote Capacity Management, Maintenance and Operation of the Public Sewers and Related Purposes, where applicable; information regarding this law is available at www.ongov.net/wep/uselaws.html; and

WHEREAS, the EAF states that 3.53 acres of the site is to be disturbed; and

WHEREAS, the EAF also notes that stormwater runoff will be directed to the ditch along Oswego Road; any plans for proposed driveways, work in the right-of-way, or drainage leading to the county right-of-way are subject to requirements of the Onondaga County Department of Transportation; 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, per the EAF Mapper, the project site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the New York State Historic Preservation Office archaeological site registry; the EAF Mapper indicates that the site of the proposed action may contain a species of animal, or associated habitats, listed by the state or federal government as threatened or endangered; 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 Board strongly discourages reviewing requests for area variances without additional information regarding the proposed project which limits the ability to provide a full-build analysis.

2. The following requirements are mandated by county, state, or federal law and the Town is advised to ensure that these regulations have been met prior to granting this variance request:

- a.) State Pollutant Discharge Elimination System (SPDES) Permit - any project that cumulatively disturbs one acre or more of land, must be covered under the New York State SPDES II General Permit for Stormwater Discharges from Construction Activity.

The applicant must submit a Stormwater Pollution Prevention Plan (SWPPP) to the municipality and a Notice of Intent (NOI) to the New York State

Department of Environmental Conservation Bureau of Water Permits.

Projects located within a designated municipal storm sewer system (MS4) municipality must consult with the municipal engineer to ensure conformance with the municipality's Storm Water Management Plan (SWMP) and the applicant must submit a MS4 Stormwater Pollution Prevention Plan (SWPPP) Acceptance Form signed by the municipality to the New York State Department of Environmental Conservation Bureau of Water Permits.

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

b.) County Highway Access and/or Work Permit - any new driveways, sidewalks, walkways, or stairways and improvements to existing driveways, sidewalks, walkways, or stairways within the County right-of-way require a Highway Access and/or Work Permit from the Onondaga County Department of Transportation.

Granting of permits is subject to Department driveway standards. Please contact the Onondaga County Department of Transportation at (315) 435-3205 to coordinate.

3. Should the Town approve the proposed area variances, the Board offers the following comments for the next phase of development:

a.) The Onondaga County Department of Water Environment Protection asks that the applicant contact the Department at (315) 435-5402 x225 early in the planning process to determine sewer availability and capacity.

b.) 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 315-435-2260.

c.) 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.

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

e.) 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.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: May 31, 2017

OCPB Case # Z-17-200

- 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 Marcellus Zoning Board of Appeals at the request of Richard Herold, Jr. for the property located at 2691 Slate Hill 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 Slate Hill Road (Route 150) and Otisco Valley Road (Route 124), both county highways, and a farm operation located in an Agricultural District; and
- WHEREAS, the applicant is requesting an area variance to reduce the front yard setback from 35 feet to 13 feet to allow for the construction of a storage garage on a 24.98-acre parcel in a Residential (R1) zoning district; and
- WHEREAS, the site is located near the northern end of Otisco Lake in a rural area of the Town of Marcellus; aerial imagery shows that the site is partially forested, has frontage on Otisco Valley Road, a county road, and Slate Hill Road, a county road, and contains an existing one-story house with a driveway onto Slate Hill Road, two existing sheds, an existing round structure, and an existing canopy structure; GIS mapping shows that the site and surrounding lands are enrolled in the New York State Agricultural District; and
- WHEREAS, the referral materials indicate that the proposed project includes demolishing the existing round structure that is located east of the existing house and driveway near the southern property line at Slate Hill Road; the round structure will be replaced with a proposed building (1,216 square feet) for storing farm and yard equipment; and
- WHEREAS, an area variance is requested to reduce the front yard setback to allow for the construction of the proposed building; the referral notice indicates that a reduction from 35 feet (required) to 30 feet is proposed, while the Building/Zoning Permit Application included with the referral materials indicates that a reduction from 35 feet to 13 feet is required (Town Clerk later clarified that the correct variance is to 13 feet); the submitted survey map dated August 7, 1996 shows that the proposed structure will be constructed 46 feet from the centerline of Slate Hill Road; per the referral materials, the location of the proposed building was chosen because it allows for access to the existing driveway and the fields on the eastern portion of the site along Slate Hill Road; and
- WHEREAS, the site is located in the Otisco Lake watershed; Otisco Lake is a public water supply source for the Onondaga County Water Authority; Otisco Lake water quality is an important issue for our community; and
- WHEREAS, the site is currently served by municipal water and an individual septic system; no changes are proposed; and
- WHEREAS, the Onondaga County Agricultural Districts map shows that the parcel is

within the New York State Agricultural District 2; an Agricultural Data Statement was included in the referral materials and indicates that none of the land on the parcel is currently being farmed; and

WHEREAS, GIS mapping shows a stream running east-west through the site with federal wetlands along it; the location of the proposed building does not appear to encroach on the wetland or stream area; and

WHEREAS, the New York State Department of Environmental Conservation 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 registry; the municipality is advised to contact the New York State Historic Preservation Office to determine if the project should be submitted to the Office for review as part of the SEQR process; and

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

1. The applicant is advised to contact the Onondaga County Department of Transportation should any new driveways be proposed for the property.
2. The following requirement is mandated by county, state, or federal law and the Town is advised to ensure that these regulations have been met prior to granting this variance request:
 - a.) Any existing or proposed septic systems to service this property must be must formally accepted or approved, respectively, by the Onondaga County Health Department prior to issuance of a building permit. Please contact the Onondaga County Health Department at (315) 435-6600 to coordinate.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: May 31, 2017

OCPB Case # Z-17-201

- 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 Marcellus Planning Board at the request of Charles & Laurie Stevens for the property located at 2190 Coon Hill 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 Coon Hill Road (Route 27), a county highway, and a farm operation located in an Agricultural District; and
- WHEREAS, the applicant is proposing to construct a 45' x 45' pole barn style dog kennel on a 9.18-acre parcel in an Agricultural zoning district; and
- WHEREAS, the site consists of one partially forested, partially farmed parcel located in a rural area in the Town of Marcellus; GIS mapping shows that the site and surrounding lands are actively farmed and enrolled in the New York State Agricultural District; and
- WHEREAS, per the referral materials, the site, the adjacent lot east of the site, and the lot north of the site across Coon Hill Road are all owned by the applicant and include an active farm; aerial imagery shows that the adjacent property east of the site contains an existing house, garage, barn, and driveway onto Coon Hill Road; and
- WHEREAS, the proposed project includes constructing a 45' x 45' partially-enclosed, pole barn style dog kennel with space to board 16 dogs and a designated room for boarding cats; the proposed facility will also feature a 20' x 29' fenced play yard and dog washing area; and
- WHEREAS, proposed parking for the kennel will allow for up to four vehicles at one time; the proposed facility will use the existing driveway onto Coon Hill Road on the adjacent property that accesses the applicant's home; per the Onondaga County Department of Transportation, the proposed driveway must meet commercial driveway standards; and
- WHEREAS, no additional employees will be needed for the kennel; per the referral materials, hours of operation have not been established, however, all pet drop-offs and pickups will be scheduled by appointment to prevent an abundance of cars at one time; and
- WHEREAS, the submitted Final Plat dated May 17, 1994 shows a 100' x 60' future road right-of-way shared between the two parcels; it is unclear whether the existing driveway occurs in the right-of-way or fully on the adjacent parcel; the plan also shows an area reserved along Coon Hill Road and indicated for future road improvements; and
- WHEREAS, proposed outdoor lighting for the kennel will include two downlights over the entry door and door to the fenced play yard; proposed signage will include one 2' x 3' sign with the business name and phone number to be located along

Coon Hill Road in the 60' right-of-way indicated in the Final Plat; and

WHEREAS, the adjacent property and existing house are currently served by a well and individual septic system; for the proposed kennel, no restroom facilities will be included; drinking water for the facility will utilize the existing well on the adjacent property; a buried plastic catch basin tank is proposed for handling water from the dog washing area and an in-ground dog kennel septic tank is proposed to handle animal waste; the septic tank will be buried in the play yard allowing for waste to be added as needed; this septic tank system requires the addition of water and enzymes each month to dissolve the solids; and

WHEREAS, the Onondaga County Agricultural Districts map shows that the parcel is within the New York State Agricultural District 2; an Agricultural Data Statement was included in the referral materials and indicates that 5 acres of the parcel is currently being farmed; the referral materials indicate that area not utilized for the kennel purposes will continue to be farmed; and

WHEREAS, GIS mapping shows that state and federal wetlands are located on the southern half of the site and may encroach on the proposed kennel location; and

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

1. Per the Onondaga County Department of Transportation, the applicant must contact the Department (315-435-3205) for requirements to bring the existing driveway to commercial driveway standards. Existing or future access to Coon Hill Road for will be determined by the availability of sight distance.
2. The proposed signage must be moved out of the 60' right-of-way.
3. The applicant must provide information regarding sewage disposal for the kennel facilities to the Onondaga County Health Department for review, prior to Town approval.

The Board also offers the following comments:

1. Per the Onondaga County Department, any future development on either involved lot will require consolidation of all access to the previously established 60' right-of-way. Any shared access shall be clearly established and noted on filed deeds.
2. 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.
3. Per the Onondaga County Department of Transportation, no parking, loading, or servicing of vehicles in the right-of-way, or backing of vehicles into the right of way, is permitted.

4. Unauthorized alteration or addition to a survey map bearing a licensed land surveyor's seal is a violation of Section 7209, Subdivision 2, of the New York State Education Law.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: May 31, 2017

OCPB Case # Z-17-202

- 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 COR Development for the property located at 466 East Brighton 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 Interstate 81, a state highway; and
- WHEREAS, the applicant is proposing construction of an 11,000 square foot addition to existing storage facility and a 3-story 37,500 square foot storage building on a 3.5-acre parcel in a Commercial Class B (CB) zoning district; and
- WHEREAS, the site is located east of Interstate 81 near the interchange with Interstate 481; surrounding land uses include various commercial businesses and professional service offices along East Brighton Avenue, residential neighborhoods west of I-81, and several apartment complexes, including Clarendon Heights Apartments and Newbury Apartments, to the east; the site abuts a railroad line to the rear; and
- WHEREAS, the submitted Site Plan dated May 4, 2017 shows that the site has frontage on East Brighton Avenue and contains an existing one-story brick and metal building (COR Brighton Avenue Company) that is bordered at the front and southern side by existing asphalt pavement; the site accesses East Brighton Avenue via two wide curb cuts; the Site Plan also shows a 30-foot permanent sanitary sewer easement adjacent to the rear southern property line; and
- WHEREAS, per the submitted Demolition/Existing Conditions Plan dated May 4, 2017, the rear of the property has existing trees and brush that will be cleared for the proposed project; the plan also shows that an existing propane tank, including the foundation and piping, and a section of existing asphalt at the southwestern corner of the existing building will be removed; and
- WHEREAS, the Environmental Assessment Form states that the proposed project will include constructing a one-story addition (11,000 square feet) to the existing building and constructing a new three-story building (37,500 square feet); the additional spaces will be used as storage facilities for rent by the public; per the Site Plan, both the addition and building will be constructed at the rear of the existing building; and
- WHEREAS, per the Site Plan, the proposed project also includes additional pavement to provide a 25 to 30 feet wide swath around the perimeter of the proposed building enclosed by a 6-foot tall chain link fence and gate; new pavement will also be added to connect the new building to the existing asphalt pavement at the front of the site; an additional paved area is proposed on the north side of the existing building and will be enclosed by a 6-foot tall chain link fence; and

WHEREAS, the Site Plan shows lined parking spaces for 12 vehicles and proposed lighting is shown to include building-mounted light fixtures spaced around the new addition and building; and

WHEREAS, the site is currently served by municipal drinking water and wastewater services and is located in the Metropolitan Wastewater Treatment Plant; 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 EAF states that 1.9 acres of the site is to be disturbed and the project will include construction of a stormwater infiltration basin; per the Site Plan, the proposed infiltration basin will be located at the rear of the site; and

WHEREAS, the New York State Department of Environmental Conservation Environmental Assessment Form Mapper states that the site of the proposed action may contain a species of animal, or associated habitats, listed by the state or federal government as threatened or endangered; 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, per the EAF Mapper, the project site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the New York State Historic Preservation Office archaeological site inventory; the applicant and/or municipality is advised to contact the New York State Historic Preservation Office to determine if the project should be submitted to the Office for review as part of the SEQR process; the EAF Mapper indicates that the site is located over, or immediately adjoining, a principal aquifer; and

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

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

1. The Onondaga County Department of Water Environment Protection asks that the applicant contact the Department at (315) 435-5402 x225 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

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

E-mail Address: countyplanning@ongov.net

Environment Protection at 315-435-2260.

3. 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.

4. The City is advised to ensure that the proposed project will not negatively impact the adjacent property containing the railroad line.

5. The following requirement is mandated by county, state, or federal law and the City is advised to ensure that these regulations have been met prior to project approval:

a.) State Pollutant Discharge Elimination System (SPDES) Permit - any project that cumulatively disturbs one acre or more of land, must be covered under the New York State SPDES II General Permit for Stormwater Discharges from Construction Activity.

The applicant must submit a Stormwater Pollution Prevention Plan (SWPPP) to the municipality and a Notice of Intent (NOI) to the New York State Department of Environmental Conservation Bureau of Water Permits.

Projects located within a designated municipal storm sewer system (MS4) municipality must consult with the municipal engineer to ensure conformance with the municipality's Storm Water Management Plan (SWMP) and the applicant must submit a MS4 Stormwater Pollution Prevention Plan (SWPPP) Acceptance Form signed by the municipality to the New York State Department of Environmental Conservation Bureau of Water Permits.

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

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: May 31, 2017

OCPB Case # Z-17-203

- 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 Harvey Stone for the property located at 6925 State Route 31; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the granting of use or area variances and the site is located within 500 feet of Route 31, a state highway; and
- WHEREAS, the applicant is requesting an area variance to construct a 2,400 square foot private storage garage (where 700 square feet is the maximum allowed) on a 2.28-acre parcel in an Agricultural (AG-R) zoning district; and
- WHEREAS, the site is located in a rural area in the Town of Cicero; surrounding land uses include large, forested parcels and residential lots along Route 31; the submitted survey map dated June 15, 2016 shows that the site has frontage on Route 31 and contains an existing wood frame dwelling with a porch, concrete patio, and deck, an existing asphalt driveway onto Route 31, two existing sheds, an existing propane tank, and existing wood and chain link fences; aerial imagery shows that the rear half of the site is forested; and
- WHEREAS, the proposed project includes constructing a pole barn (2,400 square feet) with a 10' x 60' overhang on the western side of the barn; the survey map shows that the proposed barn will be located in the wooded area to the rear of the existing house and set back 20 feet from the eastern property line; the proposed project will also include demolishing one of the existing sheds, per the survey map; and
- WHEREAS, the submitted survey map shows a proposed driveway onto Route 31 along the eastern property line, which must meet the requirements of the New York State Department of Transportation; and
- WHEREAS, the site is served by municipal drinking water and an individual septic system; no water or wastewater service to proposed garage; and
- WHEREAS, the New York State Department of Environmental Conservation 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 registry; the municipality is advised to contact the New York State Historic Preservation Office to determine if the project should be submitted to the Office for review as part of the SEQR process; and

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

Per the New York State Department of Transportation, the proposed second driveway access onto NYS Route 31 will not be permitted. All access must occur from the existing driveway, and the second driveway must be removed from any submitted plans.

The Board also offers the following comment:

1. Should the Town approve the area variance, the following requirement is mandated by county, state, or federal law and the Town is advised to ensure that these regulations have been met prior to issuance of a building permit:

a.) Any existing or proposed septic systems to service this property must be must formally accepted or approved, respectively, by the Onondaga County Health Department. Please contact the Onondaga County Health Department at (315) 435-6600 to coordinate.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: May 31, 2017

OCPB Case # Z-17-204

- 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 Douglas R. Wickman for the property located at 8936 Beach 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 the municipal boundary between Onondaga County and Oswego County; and
- WHEREAS, the applicant is requesting an area variance to reduce the front yard setback from 30 feet to 2.1 feet to allow the construction of a new front deck on a 0.09-acre parcel in a Residential (R-10) zoning district; and
- WHEREAS, the site is located on Oneida Lake in the Town of Cicero; aerial imagery shows that the tax parcel, 100.-01-12.0, is bisected by Beach Road, a local road, and abuts a large forested area to the west and the lake to the east; and
- WHEREAS, the submitted survey map shows that the site contains an existing two-story frame house with an enclosed rear, lakeside porch and deck along the side and rear of the house on the portion of the property east of Beach Road and an existing garage with an addition on the portion of the property west of Beach Road; and
- WHEREAS, aerial imagery shows an existing gravel area on the western portion of the lot that appears to provide parking in front of the existing garage, as well as a small gravel area in front of the existing house; and
- WHEREAS, per the submitted Zoning Board of Appeals Application Form, the house is currently non-conforming with a 16.44-foot front yard setback where 30 feet is required; and
- WHEREAS, the proposed project includes a wood deck to be constructed at the front of the existing house along Beach Road with a set of 4-foot wide stairs, walkway across the front of the house, and an 8' x 10' deck area; and
- WHEREAS, the site is currently served by public drinking water and wastewater service and is located in the Brewerton 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, GIS mapping indicates that the site is located in the 100-year floodplain; federal and state wetlands are also shown to cover much of the forested area adjacent to the lot; and
- WHEREAS, the New York State Department of Environmental Conservation

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 registry; the municipality is advised to contact the New York State Historic Preservation Office to determine if the project should be submitted to the Office for review as part of the SEQR process; and

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

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

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: May 31, 2017

OCPB Case # Z-17-205

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Onondaga Town Board at the request of Sonbyrne Sales, Inc. for the property located at 4815 & 4821 West Seneca Turnpike and 4848 East 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 West Seneca Turnpike (NYS Route 175), a state highway, and Velasko Road, a county road; and
- WHEREAS, the applicant is proposing to demolish the existing Byrne Dairy building and construct a 5,920 square foot convenience store with fueling facility on 2.59 acres in Onondaga Hill Business (OHB) zoning district; and
- WHEREAS, the site consists of three tax parcels, 022.-05-22.1, 021-05-24.1, and 021.-05-20.1, located at the intersection of West Seneca Turnpike, a state road, and Velasko Road, a county road, in the Town of Onondaga; surrounding land uses include various churches, commercial and professional offices, and residential lots, including several abutting the rear of the site, along the stretch of Onondaga Road and West Seneca Turnpike between Onondaga Community College and the municipal boundary with the City of Syracuse; and
- WHEREAS, the Board is concurrently reviewing a Special Permit referral (Z-17-206) for the project; in 2013, the Board recommended No Position With Comment on a Zone Change referral (Z-13-74) proposing to rezone the subject parcels, and two adjacent parcels, from Professional Commercial Office (PCO) to Neighborhood Shopping (NS) to allow for the construction of an expanded convenience store with gas pumps; the Town of Onondaga Planning Board recommended to the Town Board to decline the application as a form of spot zoning and the case was later withdrawn by the applicant; and
- WHEREAS, the Board recently recommended No Position With Comment on a Local Law referral (Z-17-68) to amend the Town of Onondaga Zoning Code and create a new Onondaga Hill Business District (OHB); the Town has since rezoned the subject parcels to the new OHB district; and
- WHEREAS, the submitted Boundary Survey dated March 15, 2016 shows that the site has 306 feet of frontage on West Seneca Turnpike and 230 feet of frontage along Velasko Road and contains an existing one-story 2,400 square foot convenience store (Byrne Dairy) with existing asphalt parking areas at the front and rear of the building; East Avenue, a dead end, local road, runs north-south through the site on the westerly side of the existing building and has four access points to the existing parking areas; there is an existing drive onto West Seneca Turnpike from the parking area at the front of the existing building and there is an additional drive onto West Seneca Turnpike on the

eastern portion of the site that accesses an existing asphalt area; per the Boundary Survey, there is a 20-foot sanitary easement along East Avenue that is “proposed to” and “reserved by” the Town of Onondaga; and

WHEREAS, the proposed project will demolish the existing convenience store to construct a new Byrne Dairy facility which will include a convenience store (5,920 square feet) with porches attached to two sides of the main building and a free-standing fuel canopy with four fuel pumps (eight fuel dispensing points) for the sale of gasoline (no diesel); the convenience store will have a barn-like design with aluminum storefront windows, beige hardi-panel board and batten and hardi-plank siding, manufactured stone veneer, and a bronze metal roof; the proposed facility will employ 25 people with daily hours of operation from 6 am to 11 pm; and

WHEREAS, the submitted Site Plan shows two proposed driveways for the site, one onto West Seneca Turnpike and one onto Velasko Road; correspondence with the New York State and Onondaga County Departments of Transportation included in the referral materials indicates that the Departments have been coordinating with the applicant on the proposed access to the site and necessary permits; the applicant is advised to continue coordinating with the New York State and Onondaga County Departments of Transportation; and

WHEREAS, per the Site Plan, there will be sidewalks along both road fronts and a retaining wall ranging from 24 inches to 9 feet tall along the rear and eastern sides of the proposed facility with plantings (two rows of 8-foot tall conifers) in front of it; proposed parking along the front and sides of the building will provide spaces for 40 vehicles; per the Town of Onondaga zoning ordinance, a double row of conifers at least 8 feet high is required on lot lines not abutting a street; a letter to the Town dated May 15, 2017 indicates that “the double line of trees as currently shown on the drawings between the parking lot and the retaining wall, which is required by your zoning code, will have a significantly high mortality rate due to low moisture retention necessary for the trees to survive” and it is recommended that the requirement be relaxed, per the landscape architect retained by the applicant; and

WHEREAS, proposed lighting will include LED and IDA approved “dark sky friendly” light fixtures for the exterior of the site, to be placed in the yard, on the building, and recessed in the fuel canopy; the submitted Exterior Lighting Layout materials dated May 10, 2017 show 12 area lights located around the perimeter of the proposed parking and driveway areas, 16 light fixtures for the fuel canopy, and 19 soffit or wall-mounted light fixtures around the proposed building; correspondence with the New York State Department of Transportation included in the referral materials indicates that the lighting plan has been received by the Department; proposed signage includes an 18-foot high free-standing structure with an internally illuminated sign (32 square feet each side with digital pricing) and a building-mounted non-illuminated sign (49 square feet) over the front entrance; and

WHEREAS, the site is served by public drinking water and wastewater and is located in the Metropolitan Wastewater Treatment Plant service area; a letter from the Onondaga County Health Department included in the referral materials indicates that the Department has no objection to the proposed design flow for the project and advises the applicant to work with the Onondaga County Department of Water Environment Protection to confirm that there is adequate downstream capacity in the sewer system; 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 EAF states that 2.54 acres of the site is to be disturbed and stormwater runoff shall be collected in catch basins and conveyed by pipe to a stormwater management area just north of the building, which shall impound up to 27,743 cubic feet of stormwater; per the EAF, stormwater shall be impounded within the stormwater management area and released to the municipal system at East Avenue at no greater rate than existing peak flow at the 1, 10, and 100 year storm events; a letter from Appel Osborne Landscape Architecture included in the referral materials indicates that the SWPPP plan will be completed and a Notice of Intent will be filed with the New York State Department of Environmental Conservation once the site plans for the project have been finalized; and

WHEREAS, the New York State Department of Environmental Conservation 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 registry; a letter from the New York State Office of Parks, Recreation, and Historic Preservation included in the referral materials indicates that the "project will have no impact on archaeological and/or historic resources listed in or eligible for the New York State and National Registers of Historic Places"; and

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

1. The Onondaga County Department of Water Environment Protection asks that the applicant contact the Department at (315) 435-5402 x225 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 315-435-2260.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: May 31, 2017

OCPB Case # Z-17-206

- 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 Onondaga Zoning Board of Appeals at the request of Sonbyrne Sales, Inc. for the property located at 4815 & 4821 West Seneca Turnpike and 4848 East 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 West Seneca Turnpike (NYS Route 175), a state highway, and Velasko Road, a county road; and
- WHEREAS, the applicant is requesting a special permit to demolish the existing Byrne Dairy building and construct a 5,920 square foot convenience store with fueling facility on 2.59 acres in Onondaga Hill Business (OHB) zoning district; and
- WHEREAS, the site consists of three tax parcels, 022.-05-22.1, 021-05-24.1, and 021.-05-20.1, located at the intersection of West Seneca Turnpike, a state road, and Velasko Road, a county road, in the Town of Onondaga; surrounding land uses include various churches, commercial and professional offices, and residential lots, including several abutting the rear of the site, along the stretch of Onondaga Road and West Seneca Turnpike between Onondaga Community College and the municipal boundary with the City of Syracuse; and
- WHEREAS, the Board is concurrently reviewing a Site Plan referral (Z-17-205) for the project; in 2013, the Board recommended No Position With Comment on a Zone Change referral (Z-13-74) proposing to rezone the subject parcels, and two adjacent parcels, from Professional Commercial Office (PCO) to Neighborhood Shopping (NS) to allow for the construction of an expanded convenience store with gas pumps; the Town of Onondaga Planning Board recommended to the Town Board to decline the application as a form of spot zoning and the case was later withdrawn by the applicant; and
- WHEREAS, the Board recently recommended No Position With Comment on a Local Law referral (Z-17-68) to amend the Town of Onondaga Zoning Code and create a new Onondaga Hill Business District (OHB); the Town has since rezoned the subject parcels to the new OHB district; and
- WHEREAS, the submitted Boundary Survey dated March 15, 2016 shows that the site has 306 feet of frontage on West Seneca Turnpike and 230 feet of frontage along Velasko Road and contains an existing one-story 2,400 square foot convenience store (Byrne Dairy) with existing asphalt parking areas at the front and rear of the building; East Avenue, a dead end, local road, runs north-south through the site on the westerly side of the existing building and has four access points to the existing parking areas; there is an existing drive onto West Seneca Turnpike from the parking area at the front of the existing

building and there is an additional drive onto West Seneca Turnpike on the eastern portion of the site that accesses an existing asphalt area; per the Boundary Survey, there is a 20-foot sanitary easement along East Avenue that is “proposed to” and “reserved by” the Town of Onondaga; and

WHEREAS, the proposed project will demolish the existing convenience store to construct a new Byrne Dairy facility which will include a convenience store (5,920 square feet) with porches attached to two sides of the main building and a free-standing fuel canopy with four fuel pumps (eight fuel dispensing points) for the sale of gasoline (no diesel); the convenience store will have a barn-like design with aluminum storefront windows, beige hardi-panel board and batten and hardi-plank siding, manufactured stone veneer, and a bronze metal roof; the proposed facility will employ 25 people with daily hours of operation from 6 am to 11 pm; and

WHEREAS, the submitted Site Plan shows two proposed driveways for the site, one onto West Seneca Turnpike and one onto Velasko Road; correspondence with the New York State and Onondaga County Departments of Transportation included in the referral materials indicates that the Departments have been coordinating with the applicant on the proposed access to the site and necessary permits; the applicant is advised to continue coordinating with the New York State and Onondaga County Departments of Transportation; and

WHEREAS, per the Site Plan, there will be sidewalks along both road fronts and a retaining wall ranging from 24 inches to 9 feet tall along the rear and eastern sides of the proposed facility with plantings (two rows of 8-foot tall conifers) in front of it; proposed parking along the front and sides of the building will provide spaces for 40 vehicles; per the Town of Onondaga zoning ordinance, a double row of conifers at least 8 feet high is required on lot lines not abutting a street; a letter to the Town dated May 15, 2017 indicates that “the double line of trees as currently shown on the drawings between the parking lot and the retaining wall, which is required by your zoning code, will have a significantly high mortality rate due to low moisture retention necessary for the trees to survive” and it is recommended that the requirement be relaxed, per the landscape architect retained by the applicant; and

WHEREAS, proposed lighting will include LED and IDA approved “dark sky friendly” light fixtures for the exterior of the site, to be placed in the yard, on the building, and recessed in the fuel canopy; the submitted Exterior Lighting Layout materials dated May 10, 2017 show 12 area lights located around the perimeter of the proposed parking and driveway areas, 16 light fixtures for the fuel canopy, and 19 soffit or wall-mounted light fixtures around the proposed building; correspondence with the New York State Department of Transportation included in the referral materials indicates that the lighting plan has been received by the Department; proposed signage includes an 18-foot high free-standing structure with an internally illuminated sign (32 square feet each side with digital pricing) and a building-mounted non-illuminated sign (49 square feet) over the front entrance; and

WHEREAS, the site is served by public drinking water and wastewater and is located in the Metropolitan Wastewater Treatment Plant service area; a letter from the Onondaga County Health Department included in the referral materials indicates that the Department has no objection to the proposed design flow for the project and advises the applicant to work with the Onondaga County Department of Water Environment Protection to confirm that there is adequate downstream capacity in the sewer system; 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 EAF states that 2.54 acres of the site is to be disturbed and stormwater runoff shall be collected in catch basins and conveyed by pipe to a stormwater management area just north of the building, which shall impound up to 27,743 cubic feet of stormwater; per the EAF, stormwater shall be impounded within the stormwater management area and released to the municipal system at East Avenue at no greater rate than existing peak flow at the 1, 10, and 100 year storm events; a letter from Appel Osborne Landscape Architecture included in the referral materials indicates that the SWPPP plan will be completed and a Notice of Intent will be filed with the New York State Department of Environmental Conservation once the site plans for the project have been finalized; and

WHEREAS, the New York State Department of Environmental Conservation 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 registry; a letter from the New York State Office of Parks, Recreation, and Historic Preservation included in the referral materials indicates that the "project will have no impact on archaeological and/or historic resources listed in or eligible for the New York State and National Registers of Historic Places"; and

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

1. The Onondaga County Department of Water Environment Protection asks that the applicant contact the Department at (315) 435-5402 x225 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 315-435-2260.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: May 31, 2017

OCPB Case # Z-17-207

- 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 Onondaga Zoning Board of Appeals at the request of 5075 West Seneca, LLC for the property located at 5075 West Seneca Turnpike; 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 Seneca Turnpike (NYS Route 173), a state highway, Broad Road (Route 62), a county road, and the municipal boundary between the Town of Onondaga and the City of Syracuse; and
- WHEREAS, the applicant is proposing site renovations and construction of a 4,187 square foot addition to an existing seven-story building (Van Duyn Center for Rehabilitation and Nursing) on a 71.88-acre parcel in a R-1 zoning district; and
- WHEREAS, the site is located near the municipal boundary between the Town of Onondaga and the City of Syracuse, has frontage on West Seneca Turnpike, and abuts numerous residential lots to the east, St. Agnes Cemetery to the north, and Upstate University Hospital – Community Campus to the west; and
- WHEREAS, the submitted ALTA/ACSM Lands Title Survey map dated December 3, 2012 shows that the eastern portion of the site is wooded and overgrown, providing a significant buffer area between the adjacent residential lots and the site; additional wooded areas are along the other boundaries of the site and screen it from West Seneca Turnpike and the adjacent hospital and cemetery; and
- WHEREAS, per the survey map, Medical Parkway, a local road, provides access to the site and the adjacent hospital site at West Seneca Turnpike; from Medical Parkway there is an access drive that runs through the developed portion of the site; the survey map also shows that the site contains an existing seven-story building (Van Duyn Center for Rehabilitation and Nursing), bisected into north and south wings by the existing drop-off/drive-thru area beneath the second floor, and an existing four-story brick powerhouse; there are two large existing parking lots on site, one south of the seven-story building and one north of it; towards the entrance to the site at Medical Parkway, there are two existing two-story houses; and
- WHEREAS, the site contains a steam line easement, a water line easement, and a gas line easement, per the survey map; and
- WHEREAS, the proposed project includes a 4,187 square foot addition, which will connect the two wings of the existing seven-story building at the ground floor where the existing drop-off/drive-thru area is currently located, plus 2,000 square feet of interior renovations to the ground floor areas adjacent to the proposed addition; and
- WHEREAS, per the submitted Overall Floor Plan dated March 24, 2017 the proposed

addition and interior renovations will provide two vestibules, a unified lobby/reception area, two parlors, an admissions office, a family meeting room, a service kitchen, a service area, and a café; the proposed project will also include two new drop-off circles at the west and east entrances created by the addition, as well as an 1,800 square foot canopy structure over the east drop-off entrance; and

WHEREAS, the submitted Partial Site Plan dated March 24, 2017 shows that the proposed project includes modifications to several existing parking areas; aerial imagery shows that parallel parking is currently available along the stretch of the existing drive leading to the existing drop-off/drive-thru area; per the Partial Site Plan, this parallel parking will be removed and additional pavement will be added providing 33 proposed perpendicular parking spaces; and

WHEREAS, the site is served by public drinking water and wastewater and is located in the Metropolitan Wastewater Treatment Plant service area; 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 Environmental Assessment Form states that 0.65 acres of the site is to be disturbed; and

WHEREAS, the New York State Department of Environmental Conservation Environmental Assessment Form Mapper indicates that the site is located over, or immediately adjoining, a principal aquifer; the EAF Mapper indicates that a portion of the site or land adjoining the site contains federal wetlands or other regulated waterbodies; the EAF Mapper indicates that the project site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the New York State Historic Preservation Office archaeological site registry; a map included in the referral materials shows the nearby areas, none of which are located within the site, designated as sensitive for archaeological sites on the New York State Historic Preservation Office archaeological site registry; and

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

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

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

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: May 31, 2017

OCPB Case # Z-17-208

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a AREA VARIANCE from the Town of DeWitt Zoning Board of Appeals at the request of Benderson Development Company, LLC for the property located at 3401 & 3409 Erie Boulevard East; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the granting of use or area variances and the site is located within 500 feet of Erie Boulevard East (Route 5), a state highway; and
- WHEREAS, the applicant is requesting two area variances related to Marshalls Plaza shopping center to reduce the number of available parking spaces to 1,295 where 1,505 are required, and an increase in allowable lot coverage to 90.17% where 80% is allowed on three parcels totaling 20.25 acres located in Business and Business Transitional zoning districts; and
- WHEREAS, the Board is concurrently reviewing a Preliminary Subdivision referral (S-17-36) for the project; in 2006, the Board recommended Disapproval of a Zone Change referral (Z-06-67) proposing to rezone three parcels, including one of the subject parcels, containing part of Marshalls Plaza, from Business Transitional to Business; and
- WHEREAS, the site consists of 5 tax parcels and is located north of Shoppingtown Mall in the Erie Boulevard East corridor of mixed roadside commercial and large retail establishments; the submitted Boundary and Topographic Survey map dated October 30, 2015 shows that the site contains an existing concrete block and brick building (Best Buy) at the northwestern corner of the site with a large parking lot around the building, an existing concrete block building and brick and stucco building (Marshalls Plaza) along the eastern boundary of the site with large parking lots primarily in front of the building and two smaller parking areas at the rear, an existing two-story Masonite building (Syracuse Orthopedic Specialists) near the southern end of the site with a large parking lot around the building, and an existing, vacant brick building (former bank) with a five-lane drive-thru at the southern boundary; and
- WHEREAS, the site is set back from Erie Boulevard East, located just west of the site, behind other commercial properties and is accessed from Erie Boulevard East by Fietta Road, a private road; Fietta Road runs through the site ending at Widewaters Parkway, a local road, at the rear of the site; there are two additional drives from Widewaters Parkway, one that accesses a parking area at the rear of Marshalls Plaza and a second entrance-only drive to the vacant bank building; south of the site is Kinne Road, a local road, that has an exit-only drive from the vacant bank building; and
- WHEREAS, the proposed project includes a subdivision and two area variances to allow for the construction of three additional freestanding buildings; the proposed subdivision, as shown in the submitted Parcel Subdivision Map dated April

13, 2017, will create three lots from the five existing tax parcels; proposed Parcel "A" encompasses the existing Best Buy; proposed Parcel "B" encompasses Marshalls Plaza and all of the land and parking north of Fietta Road; proposed Parcel "C" encompasses Syracuse Orthopedic Specialists, the former bank building, and the associated lands and parking lot; the proposed area variance request for Parcel "B" will decrease the number of required parking spaces from 1,505 to 1,295 and increase the allowable lot coverage from 80% to 90.17%; and

WHEREAS, the submitted Proposed Site Plan dated May 8, 2017 shows a proposed commercial building (10,010 square feet) to be completed as part of Phase 1 and located near the Fietta Road access onto Widewaters Parkway, a second proposed commercial building (7,160 square feet) to be completed as part of Phase 2 and located west of Marshalls Plaza and south of Best Buy in the existing parking area, and a third proposed commercial building (5,000 square feet) to be completed as part of Phase 2 and located where the existing, vacant bank building is; and

WHEREAS, per the Proposed Site Plan, the proposed project will alter Fietta Road so it will end at the first intersection on the site, south of Best Buy, and access through the parking lots will be via additional drives; and

WHEREAS, in a letter from the applicant dated April 28, 2017 and included in the referral materials, the following proposed site improvements are described: enhanced pedestrian connections between the Syracuse Orthopedic Specialists building, Marshalls Plaza, and Best Buy, an expanded sidewalk in front of Marshalls Plaza, additional landscaping and street trees to be planted along the main drive lane, creation of a boulevard with enhanced sidewalk and drive aisle at the southern side of Marshalls Plaza, conversion from three-way to four-way stop controlled intersection in front of Marshalls Plaza, improved additional parking for the Syracuse Orthopedic Specialists building, and right-in/right-out access to the site from Widewaters Parkway and Kinne Road (shown as Parcel "2" on Proposed Site Plan); the referral materials include a shared parking analysis prepared by SRF and Associates; and

WHEREAS, per the Parcel Subdivision Map, the site is bordered to the north and west by long narrow parcels owned by the Niagara Mohawk Power Corporation; additionally, the map shows ingress and egress easements along Fietta Road and along the main drives through the parking areas; various gas, waterline, sanitary sewer (existing and proposed), drainage, and utility easements are also shown on the site; and

WHEREAS, the site is served by municipal drinking water and sanitary sewer and located in the Metropolitan Wastewater Treatment Plant service area; 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 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 Environmental Assessment Form states that 6.75 acres of the site is to be disturbed and stormwater runoff will be directed to an existing on-site storm sewer; per the EAF, the proposed project also includes the construction of an underground detention field (0.924 acre-foot); and

WHEREAS, GIS mapping shows an area of federal wetlands at the northern boundary of the site; given the location of the proposed buildings, as shown in the Proposed Site Plan, the wetlands do not appear to encroach on the proposed new development; and

WHEREAS, the New York State Department of Environmental Conservation (NYS DEC) Environmental Assessment Form (EAF) Mapper indicates that the site of the proposed action may contain a species of animal, or associated habitats, listed by the state or federal government as threatened or endangered; a permit may be required from the NYS DEC if the species is listed as endangered or threatened and the NYS DEC determines that the project may be harmful to the species or its habitat; the EAF Mapper also indicates that the project is within 2,000 feet of an active site in the Brownfield Remediation Program and listed in NYS DEC Environmental Site Remediation database (ID: C734108); 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 New York State Department of Transportation has determined that the applicant must complete a Traffic Impact Study (TIS) for full build out to meet Department requirements and is required to contact the Department to determine the scope of the study; the applicant must submit the traffic study to the Department for approval and complete any appropriate mitigation as may be determined by the Department.
2. The applicant must contact the New York State Department of Transportation to coordinate on traffic signal requirements for the signal at Erie Boulevard East and Fietta Road.

The Board also offers the following comments:

1. The Board commends the applicant on their efforts to improve the circulation of the site and make it more pedestrian friendly as recent multi-agency land use and transportation planning efforts, capital projects, and development reviews by the City of Syracuse, Town of DeWitt, and the New York State Department of Transportation have increasingly focused on improving the safety, multi-modalism, density, aesthetics, and community character of the Erie Boulevard corridor.
2. Given the planning goals for the Erie Boulevard corridor, the Board further encourages the applicant to reinforce walkability by incorporating sidewalks along Erie Boulevard East and Kinne Road.
3. Per the New York State Department of Transportation, the Town is advised to ensure appropriate access agreements are in place for the shared Fietta Road access on Erie Boulevard East.

4. The Town is advised to ensure appropriate access agreements or easements are in place for the shared parking on the site.
5. The Onondaga County Department of Water Environment Protection asks that the applicant contact the Department at (315) 435-5402 x225 early in the planning process to determine sewer availability and capacity.
6. The applicant is encouraged to reduce stormwater runoff and improve stormwater quality as much as practical by reducing impermeable surfaces and utilizing green infrastructure. For more information on stormwater management, visit the Onondaga County "Save the Rain Program" web site at <http://savetherain.us> or contact the Onondaga County Department of Water Environment Protection at 315-435-2260.
7. The following requirement is mandated by county, state, or federal law and the Town is advised to ensure that these regulations have been met prior to approving this subdivision:
 - a.) State Pollutant Discharge Elimination System (SPDES) Permit - any project that cumulatively disturbs one acre or more of land, must be covered under the New York State SPDES II General Permit for Stormwater Discharges from Construction Activity.

The applicant must submit a Stormwater Pollution Prevention Plan (SWPPP) to the municipality and a Notice of Intent (NOI) to the New York State Department of Environmental Conservation Bureau of Water Permits.

Projects located within a designated municipal storm sewer system (MS4) municipality must consult with the municipal engineer to ensure conformance with the municipality's Storm Water Management Plan (SWMP) and the applicant must submit a MS4 Stormwater Pollution Prevention Plan (SWPPP) Acceptance Form signed by the municipality to the New York State Department of Environmental Conservation Bureau of Water Permits.

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

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: May 31, 2017

OCPB Case # Z-17-209

- 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 Feldmeier Equipment for the property located at 6655 Old Thompson 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 the New York State Thruway (Route 90), a state highway, and East Molloy Road and Thompson Road, both county roads; and
- WHEREAS, the applicant is proposing construction of a new 126,760 square foot manufacturing facility (Feldmeier Equipment) on 26.099 acres of a 108-acre parcel to be subdivided in a Hi-Tech zoning district; and
- WHEREAS, the Board is concurrently reviewing Subdivision (S-17-37) and Area Variance (Z-17-223) referrals for the project; and
- WHEREAS, the site currently contains the former Brooklawn Golf Course, and is located in a largely industrial area adjacent and just to the north of the New York State Thruway; the north branch of Ley Creek runs across the parcel, and large scale overhead power lines (labeled C.N.P.C. Corp) cross the site east to west, just north of the creek; an 18' wide NY Transit Company gas line easement is shown along the southern boundary; and
- WHEREAS, the Subdivision Plan dated May 1, 2017 shows Lot 1 (26.099 acres including roads) to include lands south and east of the line of Ley Creek, and includes road access to Brooklawn Parkway, which leads to Thompson Road, a county road; Brooklawn Parkway is shown to end approximately 400 feet from Thompson Road and a ROW-Town of Dewitt Easement is shown to continue toward the edge of the floodway associated with Ley Creek; and
- WHEREAS, the Plan shows Lot 2 (82.153 acres including roads) is to remain undeveloped at this time and contain remaining lands, including portions of Ley Creek; Lot 2 has approximately 400 feet of frontage on East Molloy Road, a county road, and 900+ feet of frontage on Moore Road, a local dead-end street off East Molloy Road; and
- WHEREAS, the Site Plan dated May 15, 2017 shows the proposed 126,760 square foot building to be located parallel to the NYS Thruway on Lot 1, surrounded by parking lots with sidewalk access to the north, and a 26' wide driveway around the perimeter, with tractor trailer access primarily along the eastern face of the building; a future building (39,000 square feet) and future access expansion area are also shown extending south from the proposed building; and
- WHEREAS, elevation renderings show a metal clad single-story building, 35 feet in height, with a canopied front entryway at the north side of the building with storefront window/door system, aluminum window system along the office

space portion of the building, and cast concrete panels on select locations; a Signage Placement Plan shows a proposed monument sign (55" x 53" x 18" backlit on stone foundation) along Brooklawn parkway and a building mounted sign on the south face of the building facing the Thruway, to be 39' x 6' with backlit channel lettering; and

WHEREAS, the Parking Conformance Plan shows overall parking for 328 spaces, to be built in two phases, and with each phase including banked parking in reserve, which requires a variance (82 of 328 spaces banked); the proposed parking lot would be constructed over the Town future road right-of-way and connect to both Brooklawn Parkway and Old Thompson Road via an adjacent parcel (022.-05-14.0) under common ownership; and

WHEREAS, the Subdivision Plan and GIS mapping indicate the presence of the 100-year floodplain as well as more strictly regulated floodway to occur along both sides of Ley Creek; the Grading and Utility Plan shows the proposed development would occur outside the floodway, but the parking area would significantly encroach into the 100-year floodplain; and

WHEREAS, a wet pond and two bioretention ponds are shown surrounding the building and parking, just outside the floodplain boundary; the Environmental Assessment Form indicates that 19 acres are to be disturbed for the project, and stormwater will discharge to Ley Creek; 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 notes 50,000 yards of site grading earth will be disposed of off-site, and the site is near a NYSDEC remediation site (6437 Deere Rd) which carries a classification code 4, which indicates closed, but requires continued site management and monitoring; and

WHEREAS, the site has access to Town of DeWitt drinking water and wastewater and is tributary to Ley Creek Pump Station and the Metropolitan Wastewater Treatment Plant; the EAF notes that anticipated liquid waste generated per day would be 100 gallons, and would include process water and include issuance of an Industrial Wastewater Discharge Permit; and

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

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

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

1. A drainage and grading plan and/or SWPPP 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. The site plan must reflect any mitigation as required by the Authority prior to Town approval.
2. 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. The site plan must reflect any mitigation as required by the Authority prior to Town approval.
3. The applicant must continue to coordinate with the Onondaga County Department of Transportation regarding traffic and drainage date, and the site plan must reflect any mitigation as required by the Department prior to Town approval.

The Board also offers the following comments:

1. The Onondaga County Department of Water Environment Protection asks that the applicant contact the Department at (315) 435-5402 x225 early in the planning process to determine sewer availability and capacity.
2. The Town and applicant are advised to avoid development or other negative impacts related to development or drainage in floodplain, floodway and along the regionally-significant Ley Creek corridor in general. The applicant is advised to further consider the use of green infrastructure and buffering to reduce stormwater runoff, improve stormwater quality, and to protect habitats along the waterway.
3. The applicant is advised that any future development from Proposed Lot 2 must occur from Moore Road or Fairway Drive, and no direct access to East Molloy Road shall be permitted.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: May 31, 2017

OCPB Case # Z-17-210

- 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 The Holland Trotta Project / Ray Trotta for the property located at 6227 Thompson 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 Thompson Road (Route 635), a state highway, Exeter Street (Route 181), a county road, and Ley Creek, a county-owned drainage channel; and
- WHEREAS, the applicant is proposing construction of a 3,500 square foot Five Star Urgent Care facility on a 0.985-acre parcel in an Industrial zoning district; and
- WHEREAS, the Board is concurrently reviewing an Area Variance referral (Z-17-211) for the project; and
- WHEREAS, the site is located on the Thompson Road corridor, in a primarily industrial section between James Street and the Carrier campus, and the site is surrounded by industrial land uses; the 0.98 acre site currently contains a vacant Tim Hortons building, to be removed to accommodate the new building and revised access and parking; and
- WHEREAS, the Site Plan dated May 12, 2017 shows the proposed 50' x 70' single-story building to be constructed approximately 35 feet from the Thompson Road right-of-way, at the front of the parcel, with parking to the rear and main entrance to the side of the building facing an access road; an area variance is requested from the required 50 foot building setback, noting that the building would screen the parking and provide an improved aesthetic on the site; and
- WHEREAS, currently, the site has access to Thompson Road via a private road/driveway shared among this and adjacent parcels; no existing or proposed direct access to Thompson Road is shown, nor shall it be allowed per the New York State Department of Transportation; the driveway from the private road to the parking lot is to be relocated further back from the intersection of Thompson Road, and would align with another driveway to the south; and
- WHEREAS, per a letter from the applicant's engineering firm to the Town of DeWitt dated May 15, 2017, left turn lane improvements at the end of the private drive onto Thompson were added to the plans, and NYSDOT has approved the proposed improvements; the applicant letter also acknowledges an existing access agreement for use of the private drive, which will be submitted to the Town for review; and
- WHEREAS, the Plan shows 35 parking spaces (23 required) in a lot at the rear of the building, including an ambulance dropoff area near the building; a bicycle rack is indicated on the plans, and sidewalk is shown leading from the building to Thompson Road and continuing along the right-of-way and set

back from the curbline; and

WHEREAS, the EAF notes that stormwater will sheet flow to existing stormwater management facilities currently installed on the site, and the grading plan shows drains leading to an existing small detention basin within the side yard; and

WHEREAS, a lighting plan was submitted with the referral materials, indicating minimal spillover onto an adjacent rear industrial parcel from lights to be installed within the parking lot; wall-mounted lighting is also proposed at the rear of the building at the main entry; the lighting plan notes lighting shall be controlled to be turned off from 10:00pm (or 30 minutes after closing if later) until dawn; and

WHEREAS, the landscaping plan shows landscaping surrounding the building, side yard tree planting and within parking islands, landscape buffer screening of the parking lot, and front yard landscape beds; dumpsters in the parking lot are also screened by fencing; and

WHEREAS, elevation and signage drawings show the building to be faced with brick and stone veneer, Dryvit and prefinished metal coping, and will include storefront windows along three sides; large building mounted signage is shown on three sides, presumably backlit; and

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

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

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

1. Per the New York State Department of Transportation, the proposed sidewalk must be located within the state right-of-way. The applicant must contact the Department and Town to discuss placement and right-of-way donation, if applicable, as well as to discuss addition of a crosswalk across the private drive to connect new sidewalk infrastructure.
2. The New York State Department of Transportation has determined that the applicant must complete a Traffic Impact Study (TIS) for full build out to meet Department requirements and is required to contact the Department to determine the scope of the study; the applicant must submit the traffic study to the Department for approval and complete any appropriate mitigation as

may be determined by the Department.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: May 31, 2017

OCPB Case # Z-17-211

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a AREA VARIANCE from the Town of DeWitt Zoning Board of Appeals at the request of The Holland Trotta Project / Ray Trotta for the property located at 6227 Thompson Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the granting of use or area variances and the site is located within 500 feet of Thompson Road (Route 635), a state highway, Exeter Street (Route 181), a county road, and Ley Creek, a county-owned drainage channel; and
- WHEREAS, the applicant is requesting an area variance to reduce the front yard setback from Thompson Road to construct a 3,500 square foot Five Star Urgent Care facility on a 0.985-acre parcel in an Industrial zoning district; and
- WHEREAS, the Board is concurrently reviewing a Site Plan referral (Z-17-210) for the project; and
- WHEREAS, the site is located on the Thompson Road corridor, in a primarily industrial section between James Street and the Carrier campus, and the site is surrounded by industrial land uses; the 0.98-acre site currently contains a vacant Tim Hortons building, to be removed to accommodate the new building and revised access and parking; and
- WHEREAS, the Site Plan dated May 12, 2017 shows the proposed 50' x 70' single-story building to be constructed approximately 35 feet from the Thompson Road right-of-way, at the front of the parcel, with parking to the rear and main entrance to the side of the building facing an access road; an area variance is requested from the required 50 foot building setback, noting that the building would screen the parking and provide an improved aesthetic on the site; and
- WHEREAS, currently, the site has access to Thompson Road via a private road/driveway shared among this and adjacent parcels; no existing or proposed direct access to Thompson Road is shown, nor shall it be allowed per the New York State Department of Transportation; the driveway from the private road to the parking lot is to be relocated further back from the intersection of Thompson Road, and would align with another driveway to the south; and
- WHEREAS, per a letter from the applicant's engineering firm to the Town of DeWitt dated May 15, 2017, left turn lane improvements at the end of the private drive onto Thompson were added to the plans, and NYSDOT has approved the proposed improvements; the applicant letter also acknowledges an existing access agreement for use of the private drive, which will be submitted to the Town for review; and
- WHEREAS, the Plan shows 35 parking spaces (23 required) in a lot at the rear of the building, including an ambulance dropoff area near the building; a bicycle rack is indicated on the plans, and sidewalk is shown leading from the

building to Thompson Road and continuing along the right-of-way and set back from the curbline; and

WHEREAS, the EAF notes that stormwater will sheet flow to existing stormwater management facilities currently installed on the site, and the grading plan shows drains leading to an existing small detention basin within the side yard; and

WHEREAS, a lighting plan was submitted with the referral materials, indicating minimal spillover onto an adjacent rear industrial parcel from lights to be installed within the parking lot; wall mounted lighting is also proposed at the rear of the building at the main entry; the lighting plan notes lighting shall be controlled to be turned off from 10:00pm (or 30 minutes after closing if later) until dawn; and

WHEREAS, the landscaping plan shows landscaping surrounding the building, side yard tree planting and within parking islands, landscape buffer screening of the parking lot, and front yard landscape beds; dumpsters in the parking lot are also screened by fencing; and

WHEREAS, elevation and signage drawings show the building to be faced with brick and stone veneer, Dryvit and prefinished metal coping, and will include storefront windows along three sides; large building mounted signage is shown on three sides, presumably backlit; and

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

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

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

1. Per the New York State Department of Transportation, the proposed sidewalk must be located within the state right-of-way. The applicant must contact the Department and Town to discuss placement and right-of-way donation, if applicable, as well as to discuss addition of a crosswalk across the private drive to connect new sidewalk infrastructure.
2. The New York State Department of Transportation has determined that the applicant must complete a Traffic Impact Study (TIS) for full build out to meet Department requirements and is required to contact the Department to determine the scope of the study; the applicant must submit the traffic study

to the Department for approval and complete any appropriate mitigation as may be determined by the Department.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: May 31, 2017

OCPB Case # Z-17-212

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a LOCAL LAW from the Town of DeWitt Town Board at the request of Town of Dewitt for the property located ; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the adoption or amendment of a zoning ordinance or local law; and
- WHEREAS, the applicant is proposing a local law to amend the Town of Dewitt zoning ordinance, Article XVIII Nonconforming Uses, Section 192-112 by adding a new sub-section "I" to allow certain improvements to be made to an otherwise non-conforming use of Vehicle service (gas) station; and
- WHEREAS, the proposed local law is intended to address 8 existing, non-conforming gas stations within the Town and allow these facilities to expand the "retail store" component of their operations, but not the gas station elements (i.e., gas pumps); and
- WHEREAS, per the Minutes of a Regular Meeting of the Planning Board of the Town of DeWitt dated April 27, 2017, the existing non-conforming gas stations have proven useful to the neighborhoods they serve in their current locations and without the proposed legislation, they cannot effectively update or improve their existing establishments; the Town Planning Board further recognizes the opportunity to encourage any improvements proposed in the future to align with the Town's newly adopted comprehensive plan; and
- WHEREAS, per the proposed local law, "the structure which houses the retail use associated with the Vehicle service (gas) station may be expanded, enlarged or rebuilt in its entirety" with the following conditions: "I. The retail use so expanded, enlarged or rebuilt shall be one structure only; II. Any gas pumps currently located on the site shall never increase in number; III. Except for the retail structure, no components/uses identified as being part of a Vehicle service (gas) station in §192-14 of this chapter may be expanded, enlarged or rebuilt, and/or added to the site"; and
- WHEREAS, the proposed local law, while not allowing for an increase in the number of gas pumps, will allow "gas pumps and associated equipment, including a canopy" to be "relocated and/or rebuilt so long as the number of pumps does not increase"; and

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

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: May 31, 2017

OCPB Case # Z-17-213

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a LOCAL LAW from the Town of LaFayette Town Board at the request of Town of La Fayette for the property located ; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the adoption or amendment of a zoning ordinance or local law; and
- WHEREAS, the applicant is proposing a local law to amend the 1970 Zoning Ordinance of the Town of LaFayette to create site plan review regulations for liquid manure storage facilities; and
- WHEREAS, per the submitted Proposed Local Law B-2017, "The Town Board understands that from time-to-time, local farmers require the ability to store large quantities of manure in order to fertilize crops and carry out other farming operations in an efficient and economical manner. Nonetheless, the Town Board finds that LMS Facilities can be a potential threat to the health, safety and welfare of Town residents and the surrounding environment"; and
- WHEREAS, the proposed law will add a new Section K to Article V ("Parking and Signs and Supplemental Regulations"), requiring that any "person, corporation or other entity which constructs, creates, or expands a Liquid Manure Storage (LMS) Facility with a capacity greater than 100,000 cubic feet must obtain Controlled Site approval from the Town Planning Board"; and
- WHEREAS, per the submitted Proposed Local Law B-2017, "The Town Board further finds that, despite the existence of State and Federal regulations, which set detailed performance standards for construction and maintenance of such Facilities, some measure of local oversight is required in order to ensure the transparency of the process surrounding the permitting, construction and expansion of these Facilities, and to ensure that any adverse impact upon Town residents is minimized" and the proposed law seeks to provide that; and
- WHEREAS, the proposed law outlines the submission requirements for applications for Controlled Site approval, the setback requirements (250 feet from all residential property lines, existing wells, water bodies, and public water supplies) for all proposed LMS Facilities, and additional requirements regarding monitoring wells for LMS Facilities within 1,000 feet of a residence or water supply well, screening and fencing, public hearings, and issuance of permits; and
- WHEREAS, per the Town, the proposed Local Law will be presented for public hearing in June 2017; 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 should consult with the New York State Department of Agriculture and Markets prior to enactment of any local laws affecting farmland, to ensure against conflicts with New York State Agricultural District law for certified properties in the Town.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: May 31, 2017

OCPB Case # Z-17-214

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a ZONE CHANGE from the Town of Manlius Town Board at the request of Adam Anderson & Eve DeRosa for the property located at Quarry 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 with 500 feet of Watervale Road, a county road, and the municipal boundaries the Town of Manlius and the Village of Manlius and the Town of Pompey; and
- WHEREAS, the applicant is proposing a zone change on Lot 1 (3.63 acres) of a 42.97-acre parcel from Residential-4 (R-4) to Restricted Agriculture (RA) zoning district; and
- WHEREAS, in 2009, the Board recommended No Position on a Subdivision referral (S-09-74) proposing to subdivide the subject parcel into two proposed lots; and
- WHEREAS, the site is a vacant, forested parcel (42.97 acres) at the end of Quarry Road, a local road, near the municipal boundaries between the Town of Manlius and the Village of Manlius and between the Town of Manlius and the Town of Pompey; surrounding land uses are primarily residential neighborhoods with a Village-owned vacant, forested parcel abutting the northern boundary of the site; and
- WHEREAS, the submitted survey map dated May 17, 2017 shows Lot 1 (3.63 acres) having frontage along Quarry Road and the remainder of the site as Lot 2 (39.34 acres) "to be kept as Forever Wild"; per the survey map, the proposed zone change will only apply to Lot 1; the survey map also shows the approximate location of a 12-inch water line owned by the Onondaga County Water Authority on the site; and
- WHEREAS, the submitted Environmental Assessment Form indicates that the parcel was zoned R-4 in the past in anticipation of development; per the EAF, the majority of the land (Lot 2 as depicted in the survey map) will now be donated to the CNY Land Trust to be kept as forever wild; and
- WHEREAS, the proposed zone change will be consistent with the other residential lots along Quarry Road; per the Town of Manlius zoning map, the adjacent residential parcels are currently zoned RA; and
- WHEREAS, the site has access to public drinking water and is in the Meadowbrook-Limestone Wastewater Treatment Plant service area, which the Onondaga County Department of Water Environment Protection has determined is a flow constrained area that would require a 1 gallon to 1 gallon offset plan/project in coordination with the municipal engineer; per the Town of Manlius zoning ordinance, septic systems are not permitted in R-4 zoning districts; the proposed zone change to RA would eliminate the public sewer requirement;

and

WHEREAS, GIS mapping shows the West Branch of Limestone Creek meanders along the western boundary of the site, occasionally running onto the lot; the western portion of the site contains federal wetlands associated with the stream and is located in the 100-year floodplain; and

WHEREAS, the New York State Department of Environmental Conservation Environmental Assessment Form Mapper states that the site of the proposed action may contain a species of animal, or associated habitats, listed by the state or federal government as threatened or endangered; 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, per the EAF Mapper, the project site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the New York State Historic Preservation Office archaeological site inventory; the applicant and/or municipality is advised to contact the New York State Historic Preservation Office to determine if the project should be submitted to the Office for review as part of the SEQR process; and

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

The Board commends the donation of land for conservation and offers the following comment:

1. Should the Town approve the zone change, the following requirements are mandated by county, state, or federal law and the Town is advised to ensure that these regulations have been met prior to future development of Lot 1:

a.) Septic System Approval - any existing or proposed septic systems to service this property must be must formally accepted or approved, respectively, by the Onondaga County Health Department. Please contact the Onondaga County Health Department at (315) 435-6600 to coordinate.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: May 31, 2017

OCPB Case # Z-17-215

- 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 Timothy Lynn / BBL Construction Services, LLC for the property located at 445-453 South Salina Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of the Onondaga County Library; and
- WHEREAS, the applicant is proposing exterior and interior improvements to stabilize a historic vacant building (Addis Building) on a 0.17 acre parcel in anticipation of a future mixed-use building renovation project in a CBD-R zoning district; and
- WHEREAS, the site is located in Downtown Syracuse and is a five-story attached row building along South Salina Street situated between the Galleries of Syracuse and Symphony Tower; and
- WHEREAS, the building is located in the South Salina Street Historic District and the exterior renovation will be reviewed by the Syracuse Landmark Preservation Board, and State Historic Preservation Office approval is noted as required; and
- WHEREAS, the City of Syracuse is also currently undertaking a comprehensive project to revise and modernize zoning in the City; according to the ReZone Syracuse draft zoning map dated February 2017, the proposed zoning for this lot is Mixed Used Central Business District (MX-5), which would act to “provide for areas of highest-density residential development, maximum building height, minimal parking, and the greatest range and mix of uses”; and
- WHEREAS, per the City application, the project involves renovation of an existing building which previously held the W.I. Addis Co. department store, vacant since the early 1990s; the future use will be a mix of residential and commercial tenants on all five floors, with configuration of uses to be determined later in the process; the Environmental Assessment Form cites application has been made for a Restore New York grant through the City of Syracuse; and
- WHEREAS, at this time, the application states the owner intends to “finish cleanup of the building” and provide exterior and interior improvements to enclose and weatherize the building;
- WHEREAS, per submitted renderings dated April 17, 2017, stabilization work is to include removal of damaged rooftop storage room, water damaged parsing lofting away from the brick face, remove terra cotta coping (to be reinstalled later, and broken tiles replaced), removal of a rooftop HVAC unit, removal of window systems or plywood infill, remove doors and salvage for reinstallation, remove portion of masonry wall to accommodate new window(s) with header, and

remove peeling paint from exterior face of brick and prep for paint; and

WHEREAS, improvements include new aluminum windows and lintels, refinished flashing, historical replica replacement windows, elevator and stair improvements, brick repointing and painting; and

WHEREAS, noted exterior elements on the front face of the building to remain include cast stone coping, cast eagle motif, marble spandrels, copper window frame and ornamentation over the first floor storefront windows, front door openings, granite apron and a glass black sign; and

WHEREAS, the site is served by public water and sewers and is located in the Metropolitan Wastewater Treatment Plant service area; 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 New York State Department of Environmental Conservation Environmental Assessment Form Mapper shows that the building is located in the Syracuse New York State Heritage Area; as the New York State Office of Parks, Recreation & Historic Preservation states, the Heritage Area System is a state-local partnership established to preserve and develop areas that have special significance to New York State; and the EAF notes that the site is substantially contiguous to the Montgomery Street-Columbus Circle and South Salina Street Downtown Historic Districts and the Plymouth Congregational Church and Hotel Syracuse which are all listed on, or have been nominated by the NYS Board of Historic Preservation for inclusion on, the State or National Register of Historic Places; and

WHEREAS, per the EAF mapper, the project site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the New York State Historic Preservation Office archaeological site registry; the municipality is advised to contact the New York State Historic Preservation Office to determine if the project should be submitted to the Office for review as part of the SEQR process; and

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

The Board applauds the preservation of historic assets, and efforts to reinvigorate empty buildings into new mixed-use activity centers.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: May 31, 2017

OCPB Case # Z-17-216

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a AREA VARIANCE from the Town of Geddes Zoning Board of Appeals at the request of Allied Sign Company / Shoe Show for the property located at 4671 Onondaga Boulevard; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the granting of use or area variances and the site is located within 500 feet of Onondaga Boulevard and Grand Avenue, both county roads, Harbor Brook and the Velasko Road Detention Basin, county owned drainage channels, and the municipal boundary between the Town of Geddes and the City of Syracuse; and
- WHEREAS, the applicant is requesting an area variance to allow store signage to be 84.3 square feet where maximum allowed is 49 square feet in a Commercial A zoning district; and
- WHEREAS, the site consists of the existing Western Lights Shopping Center and has frontage on Onondaga Boulevard, a county road, at the front of the site and Grand Avenue, a county road, at the rear of the site; a portion of the site is set back from Onondaga Boulevard behind other commercial properties; and
- WHEREAS, a letter included in the referral materials dated May 15, 2017 indicates that the size of the proposed sign (84.3 square feet) allows for maximum visibility given the location of the store (Shoe Show, Inc) near the end of the shopping plaza closest to Onondaga Boulevard; and
- WHEREAS, the proposed signage for the store consists of 36-inch tall LED internally illuminated direct mount channel letters ("Shoe Show") and a 17.78-inch tall capsule "Mega Store" mounted on the storefront sign façade, an under canopy sign, and brand signs to be located in the storefront windows; and
- WHEREAS, GIS mapping shows that Harbor Brook runs along the northern boundary of the site, crossing Velasko Road, a county road, and entering the Velasko Road Detention Basin, a county-owned parcel, across the road; federal wetlands associated with the stream and the 100-year floodplain are also shown; the site northeastern corner of the site is partially located in the 100-year floodplain; and
- WHEREAS, the site is served by municipal drinking water and sanitary sewer and located in the Metropolitan Wastewater Treatment Plant service area; per the Onondaga County Department of Water Environment Protection, the project shall comply with Local Law #1 of 2011 - A Local Law Establishing a Program to Promote Capacity Management, Maintenance and Operation of the Public Sewers and Related Purposes, where applicable; information regarding this law is available at www.ongov.net/wep/uselaws.html; and

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

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: May 31, 2017

OCPB Case # Z-17-217

- 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 Thuan Loi for the property located at 3221 East Lake Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of East Lake Road (Route 41), a state highway, and a farm operation located in an Agricultural District; and
- WHEREAS, the applicant is proposing to renovate an existing nonconforming residential structure, connect a detached garage to the dwelling, raise the roof on the second floor and expand the existing deck on a 2.08-acre parcel in Rural & Farming and Lake Watershed Overlay zoning districts; and
- WHEREAS, the Board is concurrently reviewing a Special Permit referral (Z-17-218) for the project; and
- WHEREAS, the site is a long narrow parcel located on the eastern shore of Skaneateles Lake and has frontage on East Lake Road, a state road; surrounding land uses are mostly residential lots along East Lake Road and lots to the east contain active farms and are enrolled in the New York State Agricultural District; and
- WHEREAS, the submitted Zoning Coverage and Grading Plans dated April 28, 2017 shows that the rear of the site slopes towards the lake with an elevation decrease of about 20 feet; per the plan, the site contains an existing house with a wood deck, an existing detached garage, an existing patio at the rear of the house near the lake shore, and a long existing driveway onto East Lake Road; and
- WHEREAS, the proposed project includes removing 1,193 square feet of existing driveway next to the existing house and detached garage, constructing an addition (508 square feet) to connect the house with the garage, adding 21,142.8 cubic feet of living space over the existing first floor and garage, and rebuilding the existing deck; and
- WHEREAS, the amount of impermeable surface on the site will decrease from 13,783 square feet to 13,179 square feet with the proposed project, per the Zoning Coverage and Grading Plans; and
- WHEREAS, the Project Narrative dated May 8, 2017 indicates that the property includes a pre-existing non-conforming structure due to side yard setbacks and impermeable surface coverage; and
- WHEREAS, per the Town of Skaneateles zoning ordinance, Site Plan Review is required for dwelling structures within 1,500 feet of the lake line that exceed 2,500 square feet and a Special Permit is required for the expansion of a nonconforming structure by more than 500 square feet and 5,000 cubic feet of interior volume and for development of a lot with a nonconforming impermeable

surface coverage; and

WHEREAS, the site is located in the Skaneateles Lake watershed; properties within the Lake Watershed Overlay District (LWOD) must coordinate with the City of Syracuse Water Department; Skaneateles Lake is the primary unfiltered public water supply source for the City of Syracuse; and

WHEREAS, the site is served by individual septic system and the referral materials include two submitted Sewage Disposal Replacement Plans dated April 18, 2017 and September 12, 2016 and stamped with Health Department approval; the referral also indicates that the Onondaga County Health Department was contacted on April 24, 2017 and septic system approval was received; the site receives drinking water directly from Skaneateles Lake and no changes to this utility are proposed; and

WHEREAS, GIS mapping shows that the rear of the site, along Skaneateles Lake, contains federal wetlands and is located in the 100-year floodplain; the location of the proposed construction, as shown in the submitted plans, does not appear to encroach on the wetlands or floodplain; and

WHEREAS, the New York State Department of Environmental Conservation 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 registry; the municipality is advised to contact the New York State Historic Preservation Office to determine if the project should be submitted to the Office for review as part of the SEQR process; and

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

The Town is advised to ensure all conditions are met and 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 the proposed application.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: May 31, 2017

OCPB Case # Z-17-218

- 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 Thuan Loi for the property located at 3221 East Lake Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review issuance of special permits and the site is located within 500 feet of East Lake Road (Route 41), a state highway, and a farm operation located in an Agricultural District; and
- WHEREAS, the applicant is requesting a special permit to renovate an existing nonconforming residential structure, connect a detached garage to the dwelling, raise the roof on second floor and expand the existing deck on a 2.08-acre parcel in Rural & Farming and Lake Watershed Overlay zoning districts; and
- WHEREAS, the Board is concurrently reviewing a Site Plan referral (Z-17-217) for the project; and
- WHEREAS, the site is a long narrow parcel located on the eastern shore of Skaneateles Lake and has frontage on East Lake Road, a state road; surrounding land uses are mostly residential lots along East Lake Road and lots to the east contain active farms and are enrolled in the New York State Agricultural District; and
- WHEREAS, the submitted Zoning Coverage and Grading Plans dated April 28, 2017 shows that the rear of the site slopes towards the lake with an elevation decrease of about 20 feet; per the plan, the site contains an existing house with a wood deck, an existing detached garage, an existing patio at the rear of the house near the lake shore, and a long existing driveway onto East Lake Road; and
- WHEREAS, the proposed project includes removing 1,193 square feet of existing driveway next to the existing house and detached garage, constructing an addition (508 square feet) to connect the house with the garage, adding 21,142.8 cubic feet of living space over the existing first floor and garage, and rebuilding the existing deck; and
- WHEREAS, the amount of impermeable surface on the site will decrease from 13,783 square feet to 13,179 square feet with the proposed project, per the Zoning Coverage and Grading Plans; and
- WHEREAS, the Project Narrative dated May 8, 2017 indicates that the property includes a pre-existing non-conforming structure due to side yard setbacks and impermeable surface coverage; and
- WHEREAS, per the Town of Skaneateles zoning ordinance, Site Plan Review is required for dwelling structures within 1,500 feet of the lake line that exceed 2,500 square feet and a Special Permit is required for the expansion of a nonconforming structure by more than 500 square feet and 5,000 cubic feet of interior

volume and for development of a lot with a nonconforming impermeable surface coverage; and

WHEREAS, the site is located in the Skaneateles Lake watershed; properties within the Lake Watershed Overlay District (LWOD) must coordinate with the City of Syracuse Water Department; Skaneateles Lake is the primary unfiltered public water supply source for the City of Syracuse; and

WHEREAS, the site is served by individual septic system and the referral materials include two submitted Sewage Disposal Replacement Plans dated April 18, 2017 and September 12, 2016 and stamped with Health Department approval; the referral also indicates that the Onondaga County Health Department was contacted on April 24, 2017 and septic system approval was received; the site receives drinking water directly from Skaneateles Lake and no changes to this utility are proposed; and

WHEREAS, GIS mapping shows that the rear of the site, along Skaneateles Lake, contains federal wetlands and is located in the 100-year floodplain; the location of the proposed construction, as shown in the submitted plans, does not appear to encroach on the wetlands or floodplain; and

WHEREAS, the New York State Department of Environmental Conservation 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 registry; the municipality is advised to contact the New York State Historic Preservation Office to determine if the project should be submitted to the Office for review as part of the SEQR process; and

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

The Town is advised to ensure all conditions are met and 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 the proposed application.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: May 31, 2017

OCPB Case # Z-17-219

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SPECIAL PERMIT from the Town of Skaneateles Planning Board at the request of Christopher Graham for the property located at 4331 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 and Vinegar Hill Road, both county roads; and
- WHEREAS, the applicant is requesting a special permit for mixed-use development, for an office and storage building for a construction business on a 0.5 acre portion of a 6.37 acre parcel in a Rural Residential (RR) zoning district; and
- WHEREAS, the Board is concurrently reviewing a Special Permit referral (Z-17-219) for the project; in 2016, the Board recommended No Position With Comment on a Site Plan referral (Z-16-299) proposing to remove a garage on parcel 024.-02-01.2 and construct a new garage with a second floor dwelling unit; the Board also recommended No Position on a Site Plan referral (Z-16-79) to convert the existing single-family dwelling on parcel 024.-02-01.2 into a two-family dwelling; both site plans were approved by the Town in early 2017; and
- WHEREAS, the site is located north of the Mottville hamlet area in the Town of Skaneateles; the site consists of two tax parcels, 024.-02-01.2 and 024.-02-01.1 but is considered by the Town as one parcel of land for zoning purposes, and is situated at the intersections of Sheldon Road, a local road, Jordan Road, a county road, Vinegar Hill Road, a county road, and Railroad Street, a local road; tax parcel 024.-02-01.2 is bound by Sheldon Road to the north, Jordan Road to the east, and Railroad Street to the west and abuts a vacant, forested lot and cemetery to the south; parcel 024.-02-01.1 is a vacant triangular-shaped lot located at the northeastern corner of parcel 024.-02-01.2 and bound by Sheldon Road, Jordan Road, and Vinegar Hill Road; and
- WHEREAS, the submitted Parcel of Land plan dated May 16, 2016 shows that tax parcel 024.-02-01.2 contains an existing two-story dwelling and newly constructed garage and has an existing driveway onto Jordan Road; no changes are currently proposed on this portion of the parcel; and
- WHEREAS, the submitted Site Plan dated April 20, 2017 shows that the proposed project includes constructing a two-story office/storage building on parcel 024.-02-01.1 with new driveway access onto Jordan Road, which must meet the requirements of the Onondaga County Department of Transportation; the Department is currently reviewing submitted plans; and
- WHEREAS, as the Site Plan shows, the parcel is subject to front yard setbacks on all property lines with the required setbacks from Jordan Road and Vinegar Hill Road being 75 feet and the required setback from Sheldon Road being 30 feet; per the Site Plan, a small triangle of land which meets the setback requirements is shown and the proposed structure is almost wholly outside

the buildable area; per a narrative from the applicants representative dated April 24, 2017, if the 0.5-acre triangular shaped lot were its own parcel rather than combined with the larger parcel across Jordan Road, setback requirements would allow for a larger buildable area, and the structure would conform to those alternate setback requirements; impermeable surface coverage would also be in conformance; and

WHEREAS, the narrative states that components of the prior removed garage will be relocated to the triangular parcel, with a second floor added; the first floor would include storage and the second floor used for offices; per the referral materials, the property will be a mixed use property following the proposed construction for which a special permit is required for the change in land use; and

WHEREAS, the exterior of the proposed building will be bevel siding and vertical board and batten to reflect a typical hamlet architectural style; proposed lighting includes two dark sky compliant LED flood lights with motion detector to be mounted on the front of the building facing west; temporary erosion control will include silt fencing to be placed below the work areas during construction; and

WHEREAS, the Site Plan also shows that there is an existing City of Syracuse water line easement that runs through both tax parcels and the proposed building is shown to be located two feet from the water line easement; per the referral materials, the Water Department was contacted in April 2017; per the Site Plan, there is a "prescriptive easement to the Onondaga County Department of Transportation" located along Vinegar Hill Road; and

WHEREAS, the existing house is served by public drinking water provided by the Town of Skaneateles and an individual septic system; for the proposed building, a new municipal drinking water connection and individual septic system are proposed; the Site Plan shows a proposed septic field to the west of the structure, with little area reserved for expansion; the applicant has submitted plans to the Onondaga County Health Department, which are currently under review; and

WHEREAS, GIS mapping shows that Skaneateles Creek is west of the site across from Railroad Street and corresponds to a small area of federal wetlands and 100-year floodplains; the New York State Department of Environmental Conservation Environmental Assessment Form Mapper indicates that the site is located over, or immediately adjoining, a principal aquifer; and

WHEREAS, per the EAF Mapper, the project site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the New York State Historic Preservation Office archaeological site registry; 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. Given the unique features of the site, including its limited size of the parcel with roads on all sides, the presence of a major water line easement so close to the building, and limited space to accommodate on-site wastewater accommodations (including future expansion area), the Board urges the Town to ensure that any necessary approvals or reviews (below) from the Onondaga County Health Department, City Water Department and Onondaga County

Department of Transportation are obtained prior to consideration of the proposed variances on this highly-encumbered parcel.

a.) The Onondaga County Department of Transportation (315-435-3205) advises the applicant will require a Highway Access Permit and Highway Work Permit for the proposed new driveway and work within the county right-of-way, and the driveway is subject to department requirements.

b.) The Onondaga County Health Department (315-435-6600) advises that any existing or proposed septic systems to service this property must be formally accepted or approved, prior to issuance of a building permit.

c.) The proposed Site Plan should be submitted to the City Water Department (315-473-2609) for review of the location of the proposed building in proximity to the existing water line easement.

d.) The applicant and municipality are advised to contact the New York State Historic Preservation Office to determine if the project should be submitted to the Office for archaeological resources review as part of the SEQR process.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: May 31, 2017

OCPB Case # Z-17-220

- 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 Martin Hubbard for the property located at West Lake Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of West Lake Road (Route 41A), a state highway, and a farm operation located in an Agricultural District; and
- WHEREAS, the applicant is proposing the construction of a 60' x 60' basketball court with a 10.5' high retaining wall on a 2.2-acre parcel in Rural Farming and Forest (RF) and Lake Watershed Overlay (LWOD) zoning districts; and
- WHEREAS, the site is located in a rural area of the Town of Skaneateles, has frontage on West Lake Road, Minnow Cove, a private road, and Slate Cove, a private road, and contains a small existing shed (12' x 16'); surrounding properties west and north of the site are enrolled in the New York State Agricultural District; and
- WHEREAS, the Board is concurrently reviewing an Area Variance (Z-17-197) referral for the project; and
- WHEREAS, the site is a mostly forested, vacant lot with a sloping topography that has a maximum elevation of approximately 906 feet at the southern boundary and a minimum elevation of 873 feet in the northern half of the property; the submitted Narrative states that the site contains 10,336 square feet of steep slope greater than 30% that never exceeds 33%; and
- WHEREAS, the submitted Site Plan dated April 20, 2017 shows a stream running east-west through the northern half of the site and a 100-foot watercourse setback boundary parallel to the stream; the location of the proposed retaining wall and basketball court are shown to encroach on the watercourse setback in the Site Plan; GIS mapping shows that the site is also bisected by a riverine federal wetland along the stream; and
- WHEREAS, per the submitted narrative, the proposed basketball court will be built into the steep bank on the site and include a 10.5-foot high retaining wall on the southern side of the court and partially along the western and eastern sides; to construct the court, the steep bank will be cut into by 9.5 feet, the level of the court will be filled and raised 3 to 4 feet above grade, and there will be a 3-foot high fence along the top of the retaining wall for safety; and
- WHEREAS, proposed lighting for the basketball court includes four 20-foot tall light poles for LED dark sky compliant light fixtures to be used in the early evening; and
- WHEREAS, the amount of impermeable surface on the site will increase from 0.1% to 4.1% with the addition of the proposed basketball court, per the Site Plan; and

WHEREAS, the Site Plan shows a proposed diversion ditch lined with filter fabric and gabian rock that will divert water south of the proposed basketball court and along the eastern side of the court where it will eventually go to the watercourse on site; there will be an additional swale along the retaining wall to divert any additional water around the court; temporary erosion control will include silt fencing to be placed below the work area during construction; and

WHEREAS, properties within the Lake Watershed Overlay District (LWOD) must coordinate with the City of Syracuse Water Department; per the referral materials, the City of Syracuse Water Department was contacted on April 20, 2017; Skaneateles Lake is the primary public water supply source for the City of Syracuse; preserving Skaneateles Lake as an unfiltered water supply is an important issue for our community; and

WHEREAS, the site is currently vacant and not served by drinking water or wastewater infrastructure and no changes to these services is proposed; and

WHEREAS, the New York State Department of Environmental Conservation 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 registry; the municipality is advised to contact the New York State Historic Preservation Office to determine if the project should be submitted to the Office for review as part of the SEQR process; and

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

1. The Board discourages any encroachment into watercourse buffers within the Skaneateles Lake watershed as it is the primary public water supply source for the City of Syracuse.
2. The applicant is advised to obtain any necessary approvals and/or permits required by the New York State Department of Environmental Conservation and the City of Syracuse Department of Water.
3. Per the Onondaga County Health Department, the Town is advised to ensure that the location of the basketball court does not encroach on the existing septic system.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: May 31, 2017

OCPB Case # Z-17-221

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Village of Fayetteville Planning Board at the request of Brian Donovan for the property located at 401 East Genesee Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of East Genesee Street (Route 5), a state highway, and Salt Springs Road (Route 132), a county highway; and
- WHEREAS, the applicant is proposing to operate a cigar, pipe and pipe tobacco retail shop in a vacant retail building on a 0.28-acre parcel in a T-B zoning district; and
- WHEREAS, the site is located in the Genesee Street-Limestone Plaza Historic District at the corner of Academy Street, a local road, and East Genesee Street, a state road, east of Fayetteville Towne Center in the Village of Fayetteville; surrounding land uses include a mix of residential lots, commercial and professional offices, and churches along East Genesee Street; and
- WHEREAS, the submitted Existing Site Plan dated May 21, 2017 shows that the site contains an existing one-story concrete block building with frame front (formerly Epic Outdoor Adventures), existing sidewalks along East Genesee Street and Academy Street; existing parking at the front (6 spaces) and rear (7 spaces) of the building, an existing driveway onto East Genesee Street, an existing driveway from the front parking onto Academy Street, and existing access to the back parking that runs the length of the lot; and
- WHEREAS, the proposed project includes interior renovations to the existing building on the site to allow for a cigar, pipe, and pipe tobacco retail shop; per the submitted Schematic Store Plan dated May 21, 2017, the interior renovations will provide space for a new walk-in humidor and "existing partitions, doors, windows, lighting and all exterior finishes including parking and dumpster enclosure to remain as is"; and
- WHEREAS, the proposed hours of operation will be Monday through Wednesday 9 am to 9 pm, Thursday through Saturday 9 am to 10 pm, and Sunday 10 am to 7 pm; and
- WHEREAS, proposed signage for the retail shop will use the existing rectangular building-mounted sign and replace the existing sign face with a new overlay; and
- WHEREAS, the site is served by municipal drinking water and wastewater and is located in the Meadowbrook-Limestone Wastewater Treatment Plant service area; 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 Environmental Assessment Form (EAF) states that existing stormwater management is to be used and no site improvements are proposed at this time; and

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

WHEREAS, the site is also located in the Genesee Street-Limestone Plaza Historic District which is listed on the National Register of Historic Places; the EAF Mapper also indicates that the project site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the New York State Historic Preservation Office archaeological site registry; the municipality is advised to contact the New York State Historic Preservation Office to determine if the project should be submitted to the Office for review as part of the SEQR process; and

WHEREAS, per the EAF Mapper, the project is within 2,000 feet of sites listed in the New York State Department of Environmental Conservation Environmental Site Remediation database (ID: C734110, C734052, 734052); site C734052 is an active site in the Brownfield Cleanup Program; site C734110 is classified as no further action in the Brownfield Cleanup Program; site 734052 is a closed site requiring continued site management in the State Superfund Program; and

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

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

1. The Onondaga County Department of Water Environment Protection asks that the applicant contact the Department at (315) 435-5402 x225 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 315-435-2260.
3. The applicant is advised to coordinate with the New York State Department of Transportation to ensure that the existing driveway on East Genesee Street

meets Department standards for commercial driveways.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: May 31, 2017

OCPB Case # Z-17-223

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a AREA VARIANCE from the Town of DeWitt Zoning Board of Appeals at the request of Feldmeier Equipment (Colby Clark) for the property located at 6655 Old Thompson Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the granting of use or area variances and the site is located within 500 feet of the New York State Thruway (Route 90), a state highway, and East Molloy Road and Thompson Road, both county roads; and
- WHEREAS, the applicant is requesting area variances for parking and signage related to construction of a new 126,760 square foot manufacturing facility (Feldmeier Equipment) on 26.099 acres of a 108-acre parcel to be subdivided in a Hi-Tech zoning district; and
- WHEREAS, the Board is concurrently reviewing Site Plan (Z-17-209) and Subdivision (S-17-37) referrals for the project; and
- WHEREAS, the site currently contains the former Brooklawn Golf Course, and is located in a largely industrial area adjacent and just to the north of the New York State Thruway; the north branch of Ley Creek runs across the parcel, and large scale overhead power lines (labeled C.N.P.C. Corp) cross the site east to west, just north of the creek; an 18' wide NY Transit Company gas line easement is shown along the southern boundary; and
- WHEREAS, the Subdivision Plan dated May 1, 2017 shows Lot 1 (26.099 acres including roads) to include lands south and east of the line of Ley Creek, and includes road access to Brooklawn Parkway, which leads to Thompson Road, a county road; Brooklawn Parkway is shown to end approximately 400 feet from Thompson Road and a ROW-Town of Dewitt Easement is shown to continue toward the edge of the floodway associated with Ley Creek; and
- WHEREAS, the Plan shows Lot 2 (82.153 acres including roads) is to remain undeveloped at this time and contain remaining lands, including portions of Ley Creek; Lot 2 has approximately 400 feet of frontage on East Molloy Road, a county road, and 900+ feet of frontage on Moore Road, a local dead-end street off East Molloy Road; and
- WHEREAS, the Site Plan dated May 15, 2017 shows the proposed 126,760 square foot building to be located parallel to the NYS Thruway on Lot 1, surrounded by parking lots with sidewalk access to the north, and a 26' wide driveway around the perimeter, with tractor trailer access primarily along the eastern face of the building; a future building (39,000 square feet) and future access expansion area are also shown extending south from the proposed building; and
- WHEREAS, elevation renderings show a metal clad single-story building, 35 feet in height,

with a canopied front entryway at the north side of the building with storefront window/door system, aluminum window system along the office space portion of the building, and cast concrete panels on select locations; a Signage Placement Plan shows a proposed monument sign (55" x 53" x 18" backlit on stone foundation) along Brooklawn parkway and a building mounted sign on the south face of the building facing the Thruway, to be 39' x 6' with backlit channel lettering; sign variances are requested for 237 square feet of building mounted sign and 16.32 square feet of monument signage where a total of 120 square feet is allowed); and

WHEREAS, the Parking Conformance Plan shows overall parking for 328 spaces, to be built in two phases, and with each phase including banked parking in reserve, which requires a variance (82 of 328 spaces banked); the proposed parking lot would be constructed over the Town future road right-of-way and connect to both Brooklawn Parkway and Old Thompson Road via an adjacent parcel (022.-05-14.0) under common ownership; and

WHEREAS, the Subdivision Plan and GIS mapping indicate the presence of the 100-year floodplain as well as more strictly regulated floodway to occur along both sides of Ley Creek; the Grading and Utility Plan shows the proposed development would occur outside the floodway, but the parking area would significantly encroach into the 100-year floodplain; and

WHEREAS, a wet pond and two bioretention ponds are shown surrounding the building and parking, just outside the floodplain boundary; the Environmental Assessment Form indicates that 19 acres are to be disturbed for the project, and stormwater will discharge to Ley Creek; 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 notes 50,000 yards of site grading earth will be disposed of off-site, and the site is near a NYSDEC remediation site (6437 Deere Rd) which carries a classification code 4, which indicates closed, but requires continued site management and monitoring; and

WHEREAS, the site has access to Town of DeWitt drinking water and wastewater and is tributary to Ley Creek Pump Station and the Metropolitan Wastewater Treatment Plant; the EAF notes that anticipated liquid waste generated per day would be 100 gallons, and would include process water and include issuance of an Industrial Wastewater Discharge Permit; and

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

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

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

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

While the Board offers no position regarding the requested variances, the Town is advised of the overall project requirements and comments from the Board for accompanying Site Plan and Subdivision referrals:

1. A drainage and grading plan and/or SWPPP 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. The site plan must reflect any mitigation as required by the Authority prior to Town approval.
2. 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. The site plan must reflect any mitigation as required by the Authority prior to Town approval.
3. The applicant must continue to coordinate with the Onondaga County Department of Transportation regarding traffic and drainage data, and the site plan must reflect any mitigation as required by the Department prior to Town approval.
4. The Onondaga County Department of Water Environment Protection asks that the applicant contact the Department at (315) 435-5402 x225 early in the planning process to determine sewer availability and capacity.
5. The Town and applicant are advised to avoid development or other negative impacts related to development or drainage in floodplain, floodway and along the regionally-significant Ley Creek corridor in general. The applicant is advised to further consider the use of green infrastructure and buffering to reduce stormwater runoff, improve stormwater quality, and to protect habitats along the waterway.
6. Per the Onondaga County Department of Transportation, the applicant is advised that any future development from Proposed Lot 2 must occur from Moore Road or Fairway Drive, and no direct access to East Molloy Road shall be permitted.

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