



Onondaga County Planning Board

June 05, 2019

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

I. ATTENDANCE

MEMBERS PRESENT

Daniel Cupoli
James Corbett
Matt Beadnell
Lisa Dell
Marty Voss

STAFF PRESENT

Megan Costa
Allison Bodine
Robin Coon

GUESTS PRESENT

Bryan Stumpf

II. CALL TO ORDER

The meeting was called to order at 11:00 AM on June 05, 2019.

III. MINUTES & OTHER BUSINESS

Minutes from May 15, 2019 were submitted for approval. James Corbett made a motion to accept the minutes. Marty Voss seconded the motion. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; Matt Beadnell - yes; Lisa Dell - yes; Marty Voss - yes.

IV. ACTIONS ON GML SECTION 239 REFERRALS

Summary

S-19-32	TLysPB	No Position With Comment	S-19-33	TOnoPB	No Position
S-19-34	TVanPB	No Position With Comment	S-19-35	TLafPB	No Position
S-19-36	TDewPB	No Position	S-19-37	TCicPB	No Position With Comment
S-19-38	TSpaPB	No Position With Comment	S-19-39	TLysPB	No Position
Z-19-129	CSyrZA	No Position With Comment	Z-19-130	TSalPB	No Position With Comment
Z-19-131	TSalPB	Modification	Z-19-132	TClaPB	No Position
Z-19-133	VFayVB	No Position With Comment	Z-19-134	VFayPB	Modification
Z-19-135	TVanPB	Modification	Z-19-136	TVanPB	Modification
Z-19-137	TCamTB	No Position With Comment	Z-19-138	TSalTB	No Position
Z-19-139	VMinVB	No Position With Comment	Z-19-140	TVanPB	Modification
Z-19-141	VJorVB	No Position With Comment	Z-19-142	TDewPB	Modification
Z-19-143	TOnoTB	Modification	Z-19-144	TOnoZBA	Modification
Z-19-145	TCicPB	Modification	Z-19-146	TLafPB	Modification
Z-19-147	TLafPB	Modification	Z-19-148	TTulZBA	No Position
Z-19-149	TCicPB	Modification	Z-19-150	TVanTB	No Position
Z-19-151	TVanTB	No Position With Comment	Z-19-152	TSpaPB	Modification
Z-19-153	TSpaPB	Modification			



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: June 05, 2019

OCPB Case # S-19-32

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a FINAL SUBDIVISION from the Town of Lysander Planning Board at the request of Josh Allen for the property located at 400 West Genesee Street; and
- WHEREAS, General Municipal Law Section 239-n allows the County Planning Board to review the approval of subdivisions and the site is located within 500 feet of West Genesee Street (Route 370), a state highway, Tater Road (Route 156), a county highway, the municipal boundary between the Town of Lysander and Cayuga County, and a farm operation located in a NYS Agricultural District; and
- WHEREAS, the applicant is proposing to subdivide an 86-acre parcel into two new lots, Lot 1 (63.6 acres) and Lot 2 (22.311 acres) in an Agricultural zoning district; and
- WHEREAS, the site is located in a rural area in the Town of Lysander; the site and surrounding lands are enrolled in NYS Agricultural District 3 and appear to contain active farmland; and
- WHEREAS, the submitted Final Plat dated May 1, 2019 shows the site has frontage on NYS Route 370 to the north and is bisected by Tater Road, a county road; the site is shown to contain 7 large metal barn structures, a smaller shed building, and a propane tank enclosed by a fence; there are two existing gravel driveways onto Tater Road that serve the turkey barns and rear farm fields; and
- WHEREAS, per the Final Plat, proposed Lot 1 (63.6 acres) will contain the portion of the site west of Tater Road, which is half forested and contains an active agricultural field, and the farm fields on the east side of Tater Road; proposed Lot 2 (22.311 acres) will contain the existing structures and driveways; ADVISORY NOTE: any new or proposed driveways onto Route 370 or Tater Road will require highway access and work permits from the New York State or Onondaga County Department of Transportation, respectively, and will be subject to the availability of sight distance; and
- WHEREAS, per the Onondaga County Department of Finance Office of Real Property Services, the site is served by an individual well and septic system; no changes to the existing infrastructure are proposed; and
- WHEREAS, GIS mapping shows the western, forested portion of the site may contain state and/or federal wetlands; and
- WHEREAS, current FEMA Flood Insurance Rate Maps (FIRM) indicate that the southwest corner of the site is located within the 100-year floodplain, which may require elevation of structures and other mitigation; the Onondaga County Hazard Mitigation Plan has identified flooding as one of five primary natural hazards of local concern, with the potential to cause extensive threat to property and

safety; buildings within the floodplain can negatively affect the free flow of nearby waterways and drainage, and building within a floodplain is therefore discouraged; and

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

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

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

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

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

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

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

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



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: June 05, 2019

OCPB Case # S-19-33

- 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 SUBDIVISION from the Town of Onondaga Planning Board at the request of Jack Hayes / Suzanne Belle for the property located at 4840 McDonald Road / 4849 Glenfield Drive; and
- WHEREAS, General Municipal Law Section 239-n allows the County Planning Board to review the approval of subdivisions and the site is located within 500 feet of McDonald Road (Route 222), a county highway; and
- WHEREAS, the applicant is proposing a lot line adjustment to convey an approximately 10' x 150' strip of land from TM# 018.-01-12.0 to TM# 018.-01-18.0 in a Residential (R-1) zoning district; and
- WHEREAS, the site is located along McDonald Road, a county road, with surrounding land uses being residential; and
- WHEREAS, the submitted subdivision plan shows the westerly parcel, TM# 018.-01-12.0, has frontage on McDonald Road and contains an existing house, a detached garage, and a driveway; the easterly parcel, TM #018.-01-18.0, has frontage on Glenfield Drive, a local cul-de-sac, and rear frontage on McDonald Road; the easterly parcel contains an existing house and a driveway onto Glenfield Drive;
ADVISORY NOTE: per the Onondaga County Department of Transportation, all existing or proposed driveways on McDonald Road must meet Department requirements; and
- WHEREAS, per the subdivision plan, the proposed subdivision will divide the westerly parcel into two lots, with Lot 1A (1.872 acres) to contain the majority of the parcel, including the existing structures and driveway, and Lot 1B (0.034 acres) to contain land along the east parcel line; and
- WHEREAS, per the subdivision plan, Lot 1B will be conveyed to the easterly parcel, increasing TM #018.-01-18.0 from 1.039 acres to 1.073 acres; and
- WHEREAS, the subdivision plan shows Furnace Brook running east-west at the rear of the site, entirely contained on proposed Lot 1A; and
- WHEREAS, per the referral notice, each house is served by public drinking water and sewers and is located in the Metropolitan Wastewater Treatment Plant service area; no changes to the existing infrastructure are proposed; and
- WHEREAS, per the Onondaga County Department of Water Environment Protection, the submitted project is located in an area designated as flow constrained or impacted by excessive wet weather flow or is tributary to a Combined Sewer Overflow (CSO); and

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

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

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



J.Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: June 05, 2019

OCPB Case # S-19-34

- 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 Van Buren Planning Board at the request of Canton Street Subdivision for the property located at 6865 Canton Street; and
- WHEREAS, General Municipal Law Section 239-n allows the County Planning Board to review the approval of subdivisions and the site is located within 500 feet of Canton Street (Route 21), a county highway, and a farm operation located in a NYS Agricultural District; and
- WHEREAS, the applicant is proposing to subdivide a 34.56-acre parcel into four new lots, Lot 1 (1.96 acres), Lot 2 (1.98 acres), Lot 3 (1.98 acres) and Lot 4 (28.64 acres), in an Agriculture/Residence (AR-80) zoning district; and
- WHEREAS, the site is located in a rural area in the Town of Van Buren with surrounding land uses being residential and agricultural; the site and surrounding lands are enrolled in NYS Agricultural District 3 and appear to contain active farmland; and
- WHEREAS, aerial imagery shows the site has frontage on Canton Street Road, a county road, and contains an existing two-story house; per the submitted Agricultural Data Statement, 8 acres of the site are currently being farmed; aerial imagery shows the remainder of the site to be forested; and
- WHEREAS, the submitted subdivision plan shows proposed Lot 1 (1.96 acres) to contain the existing house; per aerial imagery, Lot 1 is served by an existing driveway on Canton Street Road that appears to be shared with an adjacent parcel and existing house to the north;
ADVISORY NOTE: per the Onondaga County Department of Transportation, all existing or proposed driveways on Canton Street Road must meet Department requirements; and
- WHEREAS, per the submitted Environmental Assessment Form (EAF) dated February 28, 2019, proposed Lots 2 and 3 (1.98 acres each) are intended for residential building lots; the subdivision plan shows each lot will have 200' of frontage on Canton Street Road;
ADVISORY NOTE: any new or proposed driveways onto Canton Street Road will require highway access and work permits from the Onondaga County Department of Transportation and will be subject to the availability of sight distance; and
- WHEREAS, per the subdivision plan, the remainder of the site, which appears to include a portion of the active farmland and most of the forested land, will be proposed Lot 4 (28.64 acres); the subdivision plan indicates this is a non-building lot; GIS mapping shows potential state and/or federal wetlands occurring in the forested portion of Lot 4; and

WHEREAS, per the Onondaga County Department of Finance Office of Real Property Services, the existing house is served by an individual well and septic system; drinking water and wastewater services for the proposed building lots would also need to be provided by an individual well and septic system;

ADVISORY NOTE: the Onondaga County Health Department's Bureau of Public Health Engineering must formally accept or approve, respectively, any existing or proposed septic system to service proposed Lots 2 and 3 prior to Department endorsement of the subdivision; and

WHEREAS, the site may contain the Indiana bat, or its associated habitat, which has been listed by the state or federal government as a threatened or endangered animal species (per EAF Mapper); 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 land fragmentation, large-lot, strip subdivisions along road frontages, and division of farmsteads and farmlands onto separate lots on the economic viability of agricultural lands, particularly within areas containing New York State Agricultural District properties and in farm/agricultural zoning districts. Potential conflicts with agricultural operations, changes to the rural character of the surrounding area, increases in public service demands and costs, reduction of open space and farmland, and impacts to road safety and mobility may cumulatively occur as a result of such subdivisions.
2. The Board encourages the applicant and Town to consider and explore opportunities to cluster the lots and consolidate driveways so as to allow for additional conservation of the existing tilled agricultural land and open space, while maintaining overall rural density. Please note that the Onondaga County Health Department advises that clustering of lots using on-site drinking water and sewage disposal must be coordinated with their office early on to ensure long term sustainability of the proposed lot layout.

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



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: June 05, 2019

OCPB Case # S-19-35

- 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 LaFayette Planning Board at the request of Leonard Cook for the property located at 1884 Berry 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 Berry Road (Route 186), a county highway, the municipal boundary between the Town of LaFayette and the Town of Pompey, and a farm operation located in a NYS Agricultural District; and
- WHEREAS, the applicant is proposing a lot line adjustment to convey 0.91 acres from TM# 011.-04-05.1 to TM# 011.-04-04.0 and 1.68 acres from TM# 011.-04-04.0 to TM# 011.-04-05.1 in an Agriculture Residential zoning district; and
- WHEREAS, the site is located in a rural area in the Town of LaFayette with surrounding land uses being residential and agriculture; the site and surrounding lands are enrolled in NYS Agricultural District 4 and appear to be actively farmed; and
- WHEREAS, the submitted subdivision plan shows the site has frontage on Berry Road, a county road; the southerly parcel (3.71 acres), TM# 011.-04-04.0, is a long narrow parcel that contains an existing one-story house and a one-story garage/shed building; aerial imagery shows the northerly parcel (29.55 acres), TM# 011.-04-05.1, contains active farmland; and
- WHEREAS, the local application indicates the proposed lot line adjustment is intended to square off the residential lot and provide additional land to be farmed by the existing agricultural operation; and
- WHEREAS, per the subdivision plan, there is an existing u-shaped gravel driveway with two access points onto Berry Road, with one access occurring on each of the parcels; the 0.91 acres of conveyed land will locate the entire driveway on TM# 011.-04-04.0;
ADVISORY NOTE: per the Onondaga County Department of Transportation, all existing or proposed driveways on Berry Road must meet Department requirements; and
- WHEREAS, ADVISORY NOTE: any new or proposed driveways onto Berry Road will require highway access and work permits from the Onondaga County Department of Transportation and will be subject to the availability of sight distance; and
- WHEREAS, the site is served by an individual well and septic system; no changes to the existing infrastructure are proposed; and
- WHEREAS, ADVISORY NOTE: 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 James Corbett and seconded by Lisa Dell. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; Lisa Dell - yes; Marty Voss - yes.



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: June 05, 2019

OCPB Case # S-19-36

- 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 Bruce Pollock for the property located at 4032 & 4036 New Court Avenue; and
- WHEREAS, General Municipal Law Section 239-n allows the County Planning Board to review the approval of subdivisions and the site is located within 500 feet of New Court Avenue (Route 598), a state highway; and
- WHEREAS, the applicant is proposing to combine two parcels into New Lot 22A (1.1 acres) in an Industrial zoning district; and
- WHEREAS, the Board recently recommended modification of a site plan referral (Z-19-106) as part of a proposed project to renovate the existing vacant warehouse for a self-storage facility, citing continued coordination with the NYS Department of Transportation on access plans; and
- WHEREAS, the site is located in an industrial area along New Court Avenue (NYS Route 598); the submitted Re-Subdivision Plan dated May 11, 2019 shows the site has rear frontage on Eastbourne Drive, a local road, and contains an existing one-story building surrounded on all sides by tarvia, with drives occurring on both sides of the building and parking at the front and rear; and
- WHEREAS, per the Re-Subdivision Plan, there is an existing concrete sidewalk along New Court Avenue with three existing curb cuts for site access; aerial imagery shows access via the westernmost curb cut to be restricted by delineated parking spaces and concrete wheel stops; access to Eastbourne Drive is unrestricted almost the entirety of the frontage;
ADVISORY NOTE: per the NYS Department of Transportation, all existing or proposed driveways on New Court Avenue must meet Department requirements; and
- WHEREAS, per the site plan referral (Z-19-106), improvements for the proposed self-storage facility, B&C Storage, include installing storage units, an office and a restroom in the vacant warehouse, and painting the existing brick façade, installing new manufactured stone, fibercement clapboard, and rainscreen panels, installing painted steel canopies, installing new windows and doors, and screening generators with a painted or galvanized steel screen; and
- WHEREAS, per the site plan referral (Z-19-106), site improvements include converting the westernmost curb cut and parking along New Court Avenue, a portion of which appears to currently occur in the state right-of-way, to landscaped area, delineating 5 parking spaces at the front of the building and 6 at the rear, and adding landscape areas and sidewalks at the front and rear of the building; a portion of the drive on the south side of the building will be converted to grass and access onto Eastbourne Drive will be delineated into two curb cuts by installing landscaping/grass areas;

ADVISORY NOTE: any work within the state right-of-way is subject to a work permit from the NYS Department of Transportation; and

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

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

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

WHEREAS, the project is within 2,000 feet of a site (ID: C734087) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper); per the NYS DEC, the site is JIT Precision Machine and is a completed site in the Brownfield Cleanup Program; the proposed project does not appear to have any impact on the JIT Precision Machine site; and

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

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



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: June 05, 2019

OCPB Case # S-19-37

- 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 & FINAL SUBDIVISION from the Town of Cicero Planning Board at the request of Doug Loguidice for the property located at 5665 State Route 31; 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 NY State Route 31, a state highway; and
- WHEREAS, the applicant is proposing to subdivide a 7.44-acre parcel into two new lots, Lot 1 (0.87 acres) and Lot 2 (6.57 acres), in a General Commercial zoning district; and
- WHEREAS, the site is located along NYS Route 31 just west of the intersection with NYS Route 11 and I-81; surrounding land uses are commercial and residential; the site abuts a vacant 22-acre parcel to the north; and
- WHEREAS, the submitted subdivision plan dated April 25, 2019 shows the site contains an existing one-story building, Awning Mart, with an 11-space front yard parking lot and two rear shed structures; there is an existing driveway onto Route 31;
ADVISORY NOTE: per the NYS Department of Transportation, all existing or proposed driveways on Route 31 must meet Department requirements; and
- WHEREAS, per the subdivision plan, proposed Lot 1 (0.87 acres) will contain the existing structures and driveway; Lot 2 (6.57 acres) will contain the remainder of the site, including a 50.6' wide right-of-way on the eastern side of Lot 1; and
- WHEREAS, the subdivision plan shows an existing gravel area that is situated on both proposed lots; the adjacent parcel to the east contains an existing house and garage, which appears to partially occur on proposed Lot 2;
ADVISORY NOTE: any new or proposed driveways onto Route 31 will require highway access and work permits from the NYS Department of Transportation and will be subject to the availability of sight distance; and
- WHEREAS, no plans are indicated for proposed Lot 2; and
- WHEREAS, the site is served by public drinking water and sewers and is located in the Oak Orchard Wastewater Treatment Plant and Davis Road Pump Station service areas; no changes to the existing infrastructure are proposed; the subdivision plan shows an existing sanitary sewer line that runs along the Route 31 frontage and north-south through Lot 1 to the adjacent parcel to the north;
ADVISORY NOTES: prior to any future development of the site, the applicant is advised to contact OCWA's Engineering Department to determine the activities and structures permitted within OCWA easements/right-of-ways, water availability and service options, obtain hydrant flow test information,

evaluate backflow prevention requirements, and/or request that the Authority conduct hydrant flow testing to assess fire flow availability; the Onondaga County Department of Water Environment Protection asks that the applicant contact the Department's Flow Control office to determine sewer availability and capacity prior to any future development; and

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

ADVISORY NOTE: per the Onondaga County Department of Water Environment Protection, any future development of the site must include a 1 gallon to 1 gallon sanitary flow offset plan/project in coordination with the municipal engineer; and

WHEREAS, GIS mapping shows a potential, federal riverine wetland crossing the northeast corner of the site;

ADVISORY NOTE: the applicant is advised to contact the U.S. Army Corps of Engineers to confirm the presence of federal wetlands on the site; all confirmed wetlands should be shown on the plans for the site and any necessary permits should be obtained for any future development or placement of fill in a wetland, or drainage of any confirmed wetlands and buffers; 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 narrow frontages that do not meet the Town's minimum frontage requirements on their own.
2. The applicant may wish to remedy the garage encroachment as part of the subdivision.

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



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: June 05, 2019

OCPB Case # S-19-38

- 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 Spafford Planning Board at the request of Leland & Muriel Springstead for the property located at 1780 Willow Hill 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 Willowdale Road (Route 26), a county highway, and a farm operation located in a NYS Agricultural District; and
- WHEREAS, the applicant is proposing to subdivide two parcels totaling 132.485 acres into three new lots, New Lot 1 (108.086 acres), New Lot 2 (19.365 acres) and New Lot 3 (5.034 acres), in a Residential Agriculture (RA) zoning district; and
- WHEREAS, the site is located in a rural area in the Town of Spafford; surrounding land uses are residential and agricultural; the site and surrounding lands are enrolled in NYS Agricultural District 2 and appear to contain active farmland; and
- WHEREAS, the submitted subdivision plan dated April 10, 2019 shows the site includes a 2.530-acre lot with frontage on Merrill Road, a local road, and an existing house, shed, and gravel driveway; the larger parcel, 129.955 acres, has frontage on Willow Hill Road, Becker Road, and Merrill Road, all local roads, and contains an existing house, three barn structures, a silo, and a gravel driveway onto Willow Hill Road, all clustered at the southwest corner of the site; the remainder of the larger parcel contains active farmland and some wooded areas; per the submitted Agricultural Data Statement, more than 70 acres of the site is being farmed; and
- WHEREAS, the subdivision plans show proposed New Lot 1 (108.086 acres) to contain most of the active farmland and the existing structures at the southwest corner of the site; proposed New Lot 2 (19.365 acres) will contain the entirety of the smaller parcel, plus all of the Merrill Road frontage and some additional agricultural and wooded areas; proposed New Lot 3 (5.034 acres) is shown to have frontage on Willow Hill Road and contain a portion of the existing agricultural fields; and
- WHEREAS, no development plans were indicated in the referral materials; and
- WHEREAS, the existing houses are served by an individual well and septic system; per the subdivision plan, "Lot No 3 is not a residential building lot under Onondaga County Health Department subdivision regulations and is therefor[e] not approved by the department for residential use. Individual sewage disposal plans must be approved by the Health Department prior to conversion to residential building lot and issuance of a building permit"; and
- WHEREAS, GIS mapping shows there are two creeks with associated federal wetlands

running north-south through proposed New Lot 1; and

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

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

The Board encourages the Town to consider the potential long-term effects of land fragmentation and large-lot, strip subdivisions along road frontages on the economic viability of agricultural lands, particularly within areas containing New York State Agricultural District properties and in farm/agricultural zoning districts. Potential conflicts with agricultural operations, changes to the rural character, increased public service demands and costs, reduction of open space and farmland, and impacts to road safety and mobility may cumulatively occur as a result of such subdivisions.

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



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: June 05, 2019

OCPB Case # S-19-39

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a FINAL SUBDIVISION from the Town of Lysander Planning Board at the request of Ralph & Jeanette Phelps and James & Shannon Phelps for the property located at 8825 Dinglehole 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 a farm operation located in a NYS Agricultural District; and
- WHEREAS, the applicant is proposing to subdivide Lot 1 (2.122 acres) from a 21.18-acre parcel and convey the remaining lands to an adjacent residential lot to create Lot 2 (23.688 acres) in an Agricultural zoning district; and
- WHEREAS, the site is located in a rural area in the Town of Lysander; surrounding land uses are residential and agricultural; nearby parcels are enrolled in NYS Agricultural District 3 and appear to contain active farmland; and
- WHEREAS, aerial imagery shows the site has frontage on Dinglehole Road, a local road, and each parcel contains an existing house and driveway; the larger parcel also contains two existing barn structures and nearly 20 acres of meadow and forested lands; and
- WHEREAS, the submitted subdivision plan dated March 18, 2019 shows proposed Lot 1 (2.122 acres) will be subdivided from the larger parcel and include the existing house, barn structures and driveway; the remainder will be conveyed to the second lot, creating Lot 2 (23.688 acres); and
- WHEREAS, per the referral notice, Lot 1 is intended for sale; no development plans are indicated; and
- WHEREAS, the houses are served by an individual well and septic system; no changes to the existing infrastructure are proposed;
ADVISORY NOTE: the Onondaga County Health Department's Bureau of Public Health Engineering must formally accept or approve, respectively, any existing or proposed septic system to service the lots prior to Department endorsement of the subdivision; and
- WHEREAS, GIS mapping shows the site may contain state and/or federal wetlands, which appear to occur in the rear, forested area of proposed Lot 2; and

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

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



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: June 05, 2019

OCPB Case # Z-19-129

- 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 Sam Ahmed for the property located at 2000 Park Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Interstate 81, a state highway, and the CNY Regional Market, owned by a state authority; and
- WHEREAS, the applicant is proposing façade alterations on a vacant building, as part of a change of occupancy to a convenience store with restaurant use in an Industrial, Class A (IA) zoning district; and
- WHEREAS, the site is located at the intersection of Park Street and Hiawatha Boulevard East, both city streets, in the City's Northside neighborhood; the site is near parcels containing the Regional Market, NBT Bank Stadium, and the Syracuse Regional Transportation Center; the City's Land Use and Development Plan identifies this area as an industrial legacy character area; and
- WHEREAS, the submitted survey map dated December 28, 2018 shows the site contains an existing one-story building, formerly a gas station, with tarvia at the front and sides of the building; there are two existing curb cuts, one each on Park Street and Hiawatha Boulevard; and
- WHEREAS, per the local application, the building will be renovated for a convenience store and restaurant use to serve hot food; the submitted elevation drawings dated March 11, 2019 show exterior improvements to include new storefront windows to replace the existing overhead doors, a new insulated metal exit door, new aluminum shingles for the mansard roof, and some replacement siding; and
- WHEREAS, the submitted site plan dated March 11, 2019 shows site improvements to include a new underground grease trap, parking lot striping for 3 spaces, and a new dumpster enclosure; an existing pylon sign, to remain, is shown at the northeast corner of the site; the elevation drawings show a proposed wall sign (2' x 18') to be mounted over the front entrance; and
- WHEREAS, the site is served by public drinking water and sewers and is located in the Metropolitan Wastewater Treatment Plant service area; no changes to the existing infrastructure are proposed; and
- WHEREAS, per the Onondaga County Department of Water Environment Protection, the submitted project is located in an area designated as flow constrained or impacted by excessive wet weather flow or is tributary to a Combined Sewer Overflow (CSO); and
- WHEREAS, the City of Syracuse is currently undertaking a comprehensive project to revise and modernize zoning in the City; per the ReZone Syracuse draft zoning

map dated March 2018, the proposed zoning for this lot is Mixed Use Office (MX-3), which would act to “provide for pedestrian friendly areas of medium- to higher-density residential development and compatible nonresidential uses, such as offices and supporting secondary commercial uses”; and

WHEREAS, the project is within 2,000 feet of multiple sites (IDs: 734048, C734132, C734130, C734135, C734137, 734013, C734104, C734131, 734123) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper); the sites generally encompass the area of recent and proposed future development surrounding the nearby Destiny USA and do not appear to impact the proposed project; and

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

WHEREAS, the site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the NYS Historic Preservation Office archaeological site inventory (per EAF Mapper), and the survey shows the “Westerly Blue Line of the Oswego Canal” along the west lot line of the site; and

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

1. Given the high visibility, urban location and local planning goals for this area, the applicant is encouraged to work in coordination with the City to incorporate recommendations from the City’s Land Use and Development Plan, such as context-sensitive architectural design and building materials, sidewalks, street trees and planting strips along the road frontages, and a low hedge for parking screening.
2. To further promote multi-modal transportation in this area, the applicant is encouraged to establish a sidewalk or crosswalk connection to the building entry and bicycle racks on the site.
3. The applicant is encouraged to reduce stormwater runoff and improve stormwater quality as much as practical by reducing impermeable surfaces and utilizing green infrastructure. For more information on stormwater management, visit the Onondaga County "Save the Rain Program" website at <http://savetherain.us> or contact the Onondaga County Department of Water Environment Protection at 315-435-2260.

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



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: June 05, 2019

OCPB Case # Z-19-130

- 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 Salina Planning Board at the request of David Muraco / Empire Management of CNY, Inc. for the property located at 629 Old Liverpool Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the adoption or amendment of a zoning ordinance or local law and the site is located within 500 feet of Old Liverpool Road, a county highway, Onondaga Lake Parkway (Route 370), a state highway, and Onondaga Lake Park, a county-owned park; and
- WHEREAS, the applicant is proposing a zone change from Planned Commercial (C-3) to Multiple Family - Residential/Commercial (R-5) on a 3.65-acre parcel as part of a mixed-use development project; and
- WHEREAS, the Board is concurrently reviewing a site plan referral (Z-19-131) as part of the proposed project to change the zoning of the parcel from Planned Commercial (C-3) to Multiple Family - Residential/Commercial (R-5); the creation of the R-5 zoning district was recently reviewed by the County Planning Board in a local law referral (Z-19-52), which was approved by the Town; in 2018, the Board reviewed a zone change referral (Z-18-101) to change the subject parcel from C-3 to Multiple-Family Residential (R-4) to allow for redevelopment of the former LeMoyne Manor property; the application was ultimately withdrawn by the applicant; and
- WHEREAS, the site is located on the northeast side of Onondaga Lake situated between Old Liverpool Road, a county road, and Onondaga Lake Parkway (Route 370), a state road; the submitted survey map dated May 13, 2016 shows the site contains two existing frame buildings (formerly LeMoyne Manor) and a large asphalt parking lot at the front of the site, all to be removed; site access consists of three existing driveways onto Old Liverpool Road; the site abuts single-family residential lots to the east and west, rear parcels containing a CSX rail line and County parklands, and a rear parcel owned by the Onondaga Historical Association (OHA) that contains an existing stone structure, the "Jesuit Well"; other surrounding land uses are a mix of roadside commercial and residential; and
- WHEREAS, per the submitted Conceptual Layout Plan dated May 3, 2019, the proposed project will consist of 3 multi-family residential buildings (8,200 sf each) and 1 mixed-use building (8,400 sf) with parking generally occurring at the front and side(s) of each building; 161 parking spaces are shown where 182 are required, and will presumably require an area variance as part of the proposed project; the mixed-use building will occur towards the center of the site and is shown to have a rear deck/patio area facing the OHA parcel; per the submitted elevation drawings dated May 2, 2019, each building will be 3

stories and provide a total of 66 residential units; the number of retail spaces is not indicated; and

WHEREAS, the Conceptual Layout Plan shows the eastern and westernmost driveways will be closed and a new proposed curb cut on Old Liverpool Road will be constructed; additional site features include two dumpster enclosures, one at the rear corner of the mixed-use building and the other along the east lot line; ADVISORY NOTES: the proposed driveway onto Old Liverpool Road requires highway access and work permits from the Onondaga County Department of Transportation and will be subject to the availability of sight distance; the proposed driveway closures will be subject to a work permit from the Onondaga County Department of Transportation; all proposed or existing driveways must meet the Department's commercial driveway standards; and

WHEREAS, a greenspace area with landscape and planting improvements is shown on the Conceptual Layout Plan to be located on the OHA parcel; improvements to this lot also include restoration of the historic Jesuit Well and installation of a stone dust trail, which appears to connect the subject parcel and OHA parcel to a gravel drive on the adjacent County parklands along Route 370; and

WHEREAS, per the submitted Environmental Assessment Form (EAF) dated May 3, 2019, the proposed project will disturb 3.461 acres and stormwater discharge from the site will be directed to the established conveyance systems on either Old Liverpool Road or Route 370; a proposed stormwater management area is shown in the Conceptual Layout Plan at the rear of the site; a portion of the site is also located in an Onondaga County Drainage District for Bloody Brook, which is maintained by the Department of Water Environment Protection in this area;

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

WHEREAS, the site has access to public drinking water and sewers and is located in the Metropolitan Wastewater Treatment Plant and Ley Creek Pump Station service areas; per the Onondaga County Department of Water Environment Protection, there are a county-owned trunk sewer and force main crossing the rear of the site, which appear to be overlaid by the proposed stormwater management facility and a portion of the parking lot; the survey map shows an OCWA water main and easement also occurring at the rear of the site; ADVISORY NOTES: the applicant is advised to contact OCWA's Engineering Department to determine the activities and structures permitted within OCWA easements/right-of-ways, water availability and service options, obtain hydrant flow test information, evaluate backflow prevention requirements, and/or request that the Authority conduct hydrant flow testing to assess fire flow availability; the Onondaga County Department of Water Environment Protection asks that the applicant contact the Department's Flow Control office to determine sewer availability and capacity; per the Onondaga County Department of Water Environment Protection, any and all demolition of buildings requires a permit for sewer disconnects; the applicant must contact Plumbing Control to ensure appropriate permits are obtained; and

WHEREAS, 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);

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

WHEREAS, per the Central New York Regional Transportation Authority (CENTRO), transit service runs along Old Liverpool Road and the nearest Centro stops are located just northwest of the site on Old Liverpool Road, one at the corner of the parcel and the other less than 500' across the road; site design that accommodates bikes and pedestrians fosters opportunities for transit services and facilitates safe access for transit users; and

WHEREAS, the project is within 2,000 feet of a site (ID: 734030) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper); the remediation site, Onondaga Lake, experienced historical discharges of contaminants which is being addressed as part of lake cleanup and dredging efforts; and

WHEREAS, the site is located over, or immediately adjoining, primary and principal aquifers and near the following natural communities: Inland Salt Pond (per EAF Mapper); the site may contain an animal or plant species, or associated habitat, listed by the state or federal government as threatened or endangered (per EAF Mapper);

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

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

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

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

1. Per the Onondaga County Department of Water Environment Protection, encroachment into the sanitary sewer easements or construction over the existing trunk sewer and force main on the site will not be permitted. The site plan currently shows stormwater retention facilities within the easement, which must be relocated, and the approved site plan must also clearly show the limits of the county easement. The applicant and Town are advised to coordinate directly with the Department to ensure that the County will have

appropriate access to its sewer infrastructure, prior to Town approval.

2. The Onondaga County Department of Transportation has determined that the municipality and the applicant are required to coordinate Old Liverpool Road access and right-of-way plans with the Department. The applicant must contact the Department to discuss the scope of required traffic data for the proposed project, and submit a site plan for review. Any modifications required by the Department must be reflected on the project plans prior to municipal approval. The Onondaga County Department of Transportation advises aligning any driveways for the proposed development with the existing driveways for the Pacific Health Club parcel across the street.

3. The municipality must submit copies of the Stormwater Pollution Prevention Plan (SWPPP) and/or any drainage reports or studies to the Onondaga County and New York State Departments of Transportation. Projects within an Onondaga County Drainage District that require a Stormwater Pollution Prevention Plan (SWPPP) must also submit a copy of the SWPPP to the Onondaga County Department of Water Environment Protection for review. Any mitigation as may be determined by the Departments must be reflected on the project plans prior to municipal approval. Additional stormwater runoff into the county's and/or state's right-of-way or drainage system will be prohibited.

4. The applicant is encouraged to consider incorporating site design details that emphasize the character of the area as a mixed-use urban corridor and creates a positive pedestrian environment by providing a high-quality right-of-way along Old Liverpool Road. Proposed elements include street trees, sidewalks and transit stop accommodations along Old Liverpool Road, sidewalk or pathway connections to each of the buildings on the site, bike racks, and minimal front yard building setbacks.

5. The Board presumes that the applicant and Town are coordinating plans for any improvements related to the Jesuit Well site with the landowner, the Onondaga Historical Association. The Board encourages improved public connections to the landmark from Old Liverpool Road.

6. The Onondaga County Department of Transportation requests that the municipality and applicant contact the Department regarding the dedication of additional right-of-way for highway purposes.

7. The Town and applicant are encouraged to contact the Central New York Regional Transportation Authority (CENTRO) to coordinate opportunities for transit accommodations along the roadway, particularly as this site is intended for residential use.

8. The Board encourages relocation of the dumpster enclosure at the center of the site to a less prominent location, buffered from patio seating or viewsheds of the lake.

9. Given the site's proximity to Onondaga Lake, the applicant is encouraged to reduce stormwater runoff and improve stormwater quality as much as practical by reducing impermeable surfaces and utilizing green infrastructure whenever possible. For more information on stormwater management, visit

the Onondaga County "Save the Rain Program" website at
<http://savetherain.us> or contact the Onondaga County Department of Water
Environment Protection at 315-435-2260.

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



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: June 05, 2019

OCPB Case # Z-19-131

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Salina Planning Board at the request of David Muraco / Empire Management of CNY, Inc. for the property located at 629 Old Liverpool 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 Old Liverpool Road, a county highway, Onondaga Lake Parkway (Route 370), a state highway, and Onondaga Lake Park, a county-owned park; and
- WHEREAS, the applicant is proposing construction of 3 multi-family residential buildings (8,200 sf each) and 1 mixed-use building (8,400 sf) on a 3.65-acre parcel in a proposed Multiple Family - Residential/Commercial (R-5) zoning district; and
- WHEREAS, the Board is concurrently reviewing a zone change referral (Z-19-130) as part of the proposed project to change the zoning of the parcel from Planned Commercial (C-3) to Multiple Family - Residential/Commercial (R-5); the creation of the R-5 zoning district was recently reviewed by the County Planning Board in a local law referral (Z-19-52), which was approved by the Town; in 2018, the Board reviewed a zone change referral (Z-18-101) to change the subject parcel from C-3 to Multiple-Family Residential (R-4) to allow for redevelopment of the former LeMoyne Manor property; the application was ultimately withdrawn by the applicant; and
- WHEREAS, the site is located on the northeast side of Onondaga Lake situated between Old Liverpool Road, a county road, and Onondaga Lake Parkway (Route 370), a state road; the submitted survey map dated May 13, 2016 shows the site contains two existing frame buildings (formerly LeMoyne Manor) and a large asphalt parking lot at the front of the site, all to be removed; site access consists of three existing driveways onto Old Liverpool Road; the site abuts single-family residential lots to the east and west, rear parcels containing a CSX rail line and County parklands, and a rear parcel owned by the Onondaga Historical Association (OHA) that contains an existing stone structure, the "Jesuit Well"; other surrounding land uses are a mix of roadside commercial and residential; and
- WHEREAS, per the submitted Conceptual Layout Plan dated May 3, 2019, the proposed project will consist of 3 multi-family residential buildings (8,200 sf each) and 1 mixed-use building (8,400 sf) with parking generally occurring at the front and side(s) of each building; 161 parking spaces are shown where 182 are required, and will presumably require an area variance as part of the proposed project; the mixed-use building will occur towards the center of the site and is shown to have a rear deck/patio area facing the OHA parcel; per the submitted elevation drawings dated May 2, 2019, each building will be 3 stories and provide a total of 66 residential units; the number of retail spaces

is not indicated; and

WHEREAS, the Conceptual Layout Plan shows the eastern and westernmost driveways will be closed and a new proposed curb cut on Old Liverpool Road will be constructed; additional site features include two dumpster enclosures, one at the rear corner of the mixed-use building and the other along the east lot line; ADVISORY NOTES: the proposed driveway onto Old Liverpool Road requires highway access and work permits from the Onondaga County Department of Transportation and will be subject to the availability of sight distance; the proposed driveway closures will be subject to a work permit from the Onondaga County Department of Transportation; all proposed or existing driveways must meet the Department's commercial driveway standards; and

WHEREAS, a greenspace area with landscape and planting improvements is shown on the Conceptual Layout Plan to be located on the OHA parcel; improvements to this lot also include restoration of the historic Jesuit Well and installation of a stone dust trail, which appears to connect the subject parcel and OHA parcel to a gravel drive on the adjacent County parklands along Route 370; and

WHEREAS, per the submitted Environmental Assessment Form (EAF) dated May 3, 2019, the proposed project will disturb 3.461 acres and stormwater discharge from the site will be directed to the established conveyance systems on either Old Liverpool Road or Route 370; a proposed stormwater management area is shown in the Conceptual Layout Plan at the rear of the site; a portion of the site is also located in an Onondaga County Drainage District for Bloody Brook, which is maintained by the Department of Water Environment Protection in this area;

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

WHEREAS, the site has access to public drinking water and sewers and is located in the Metropolitan Wastewater Treatment Plant and Ley Creek Pump Station service areas; per the Onondaga County Department of Water Environment Protection, there are a county-owned trunk sewer and force main crossing the rear of the site, which appear to be overlaid by the proposed stormwater management facility and a portion of the parking lot; the survey map shows an OCWA water main and easement also occurring at the rear of the site; ADVISORY NOTES: the applicant is advised to contact OCWA's Engineering Department to determine the activities and structures permitted within OCWA easements/right-of-ways, water availability and service options, obtain hydrant flow test information, evaluate backflow prevention requirements, and/or request that the Authority conduct hydrant flow testing to assess fire flow availability; the Onondaga County Department of Water Environment Protection asks that the applicant contact the Department's Flow Control office to determine sewer availability and capacity; per the Onondaga County Department of Water Environment Protection, any and all demolition of buildings requires a permit for sewer disconnects; the applicant must contact Plumbing Control to ensure appropriate permits are obtained; and

WHEREAS, 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);

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

WHEREAS, per the Central New York Regional Transportation Authority (CENTRO), transit service runs along Old Liverpool Road and the nearest Centro stops are located just northwest of the site on Old Liverpool Road, one at the corner of the parcel and the other less than 500' across the road; site design that accommodates bikes and pedestrians fosters opportunities for transit services and facilitates safe access for transit users; and

WHEREAS, the project is within 2,000 feet of a site (ID: 734030) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper); the remediation site, Onondaga Lake, experienced historical discharges of contaminants which is being addressed as part of lake cleanup and dredging efforts; and

WHEREAS, the site is located over, or immediately adjoining, primary and principal aquifers and near the following natural communities: Inland Salt Pond (per EAF Mapper); the site may contain an animal or plant species, or associated habitat, listed by the state or federal government as threatened or endangered (per EAF Mapper);

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

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

ADVISORY NOTE: the applicant and/or municipality is advised to contact the NYS Historic Preservation Office to determine if the project should be submitted to the Office for review as part of the State Environmental Quality Review (SEQR) process; and

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

1. Per the Onondaga County Department of Water Environment Protection, encroachment into the sanitary sewer easements or construction over the existing trunk sewer and force main on the site will not be permitted. The site plan currently shows stormwater retention facilities within the easement, which must be relocated, and the approved site plan must also clearly show the limits of the county easement. The applicant and Town are advised to coordinate directly with the Department to ensure that the County will have appropriate access to its sewer infrastructure, prior to Town approval.

2. The Onondaga County Department of Transportation has determined that the municipality and the applicant are required to coordinate Old Liverpool Road access and right-of-way plans with the Department. The applicant must

contact the Department to discuss the scope of required traffic data for the proposed project, and submit a site plan for review. Any modifications required by the Department must be reflected on the project plans prior to municipal approval. The Onondaga County Department of Transportation advises aligning any driveways for the proposed development with the existing driveways for the Pacific Health Club parcel across the street.

3. The municipality must submit copies of the Stormwater Pollution Prevention Plan (SWPPP) and/or any drainage reports or studies to the Onondaga County and New York State Departments of Transportation. Projects within an Onondaga County Drainage District that require a Stormwater Pollution Prevention Plan (SWPPP) must also submit a copy of the SWPPP to the Onondaga County Department of Water Environment Protection for review. Any mitigation as may be determined by the Departments must be reflected on the project plans prior to municipal approval. Additional stormwater runoff into the county's and/or state's right-of-way or drainage system will be prohibited.

The Board also offers the following comments:

1. The applicant is encouraged to consider incorporating site design details that emphasize the character of the area as a mixed-use urban corridor and creates a positive pedestrian environment by providing a high-quality right-of-way along Old Liverpool Road. Proposed elements include street trees, sidewalks and transit stop accommodations along Old Liverpool Road, sidewalk or pathway connections to each of the buildings on the site, bike racks, and minimal front yard building setbacks.

2. The Board presumes that the applicant and Town are coordinating plans for any improvements related to the Jesuit Well site with the landowner, the Onondaga Historical Association. The Board encourages improved public connections to the landmark from Old Liverpool Road.

3. The Onondaga County Department of Transportation requests that the municipality and applicant contact the Department regarding the dedication of additional right-of-way for highway purposes.

4. The Town and applicant are encouraged to contact the Central New York Regional Transportation Authority (CENTRO) to coordinate opportunities for transit accommodations along the roadway, particularly as this site is intended for residential use.

5. The Board encourages relocation of the dumpster enclosure at the center of the site to a less prominent location, buffered from patio seating or viewsheds of the lake.

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

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



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: June 05, 2019

OCPB Case # Z-19-132

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SPECIAL PERMIT from the Town of Clay Planning Board at the request of King of Kings Lutheran Church for the property located at 8278 Oswego 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 Oswego Road (Route 91), a county highway; and
- WHEREAS, the applicant is requesting a special permit to allow for an electronic message sign on a 4.67-acre parcel in a Residential (RA-100) zoning district; and
- WHEREAS, in 2012, the Board offered no position with comment for a site plan referral (Z-12-407) to construct an outdoor pavilion and additional parking for the King of Kings Lutheran Church on the subject parcel; and
- WHEREAS, the site is located along Oswego Road, a county road, in the Town of Clay with residential land uses to the east, west, and south and a vacant, treed parcel to the north; and
- WHEREAS, aerial imagery shows the site contains an existing building (the King of Kings Lutheran Church), a shed, an outdoor pavilion, and playground structures; there is a large parking lot on the south side of the building and two existing driveways onto Oswego Road;
ADVISORY NOTE: per the Onondaga County Department of Transportation, all existing or proposed driveways on Oswego Road must meet Department requirements; and
- WHEREAS, per aerial imagery, there is an existing sign at the front of the site that occurs between the two driveways; the local application indicates the sign will be replaced and the new signage will use the existing base;
ADVISORY NOTE: per the Onondaga County Department of Transportation, signage is not permitted in the county right-of-way and must not obstruct sight distance; and
- WHEREAS, the submitted sign plan dated May 10, 2019 shows the proposed sign to be 8'-6" tall with an ID sign (8'-9" x 24") and a full color LED sign (8'-3" x 29") mounted on two brick columns; and
- WHEREAS, ADVISORY NOTE: per the Onondaga County Department of Transportation, Commercial Electronic Variable Messaging Signs (CEVMS) are subject to specific requirements for illumination, message duration and transitioning, and space between signs along the highway; and
- WHEREAS, the site is served by public drinking water and sewers and is located in the Oak Orchard Wastewater Treatment Plant service area; no changes to the existing infrastructure are proposed; and
- WHEREAS, current FEMA Flood Insurance Rate Maps (FIRM) indicate that the northern

treed portion of the site is located within the 100-year floodplain; the Onondaga County Hazard Mitigation Plan has identified flooding as one of five primary natural hazards of local concern, with the potential to cause extensive threat to property and safety; buildings within the floodplain can negatively affect the free flow of nearby waterways and drainage, and building within a floodplain is therefore discouraged; and

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

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

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

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



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: June 05, 2019

OCPB Case # Z-19-133

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a ZONE CHANGE from the Village of Fayetteville Village Board at the request of Point Five Development for the property located at 125 & 129 West Genesee Street and 107 & 117 Highbridge Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the adoption or amendment of a zoning ordinance or local law; and
- WHEREAS, the applicant is requesting a zone change on five parcels totaling 1.84 acres from Contemporary Business (CB) and Residential Business (RB) to Planned Unit Development (PUD) as part of a larger mixed-use development project; and
- WHEREAS, the Board is concurrently reviewing a site plan referral (Z-19-134) to change the zoning of the site from Contemporary Business (CB) and Residential Business (RB) to Planned Unit Development (PUD) as part of the proposed project; in 2009, the Board concurrently reviewed subdivision (S-09-4), site plan (Z-09-39), special permit (Z-09-40), and area variance (Z-09-41) referrals to subdivide the subject parcels into three new lots and construct a Walgreens drugstore with drive-thru and a new store; the application was ultimately abandoned by the applicant; and
- WHEREAS, the site is located in a commercial center in the Village of Fayetteville, just west of Limestone Creek; the Genesee Street Hill-Limestone Plaza Historic District is located northeast of the site and on the east side of Limestone Creek; surrounding land uses are commercial, residential, and civic (a local park along Limestone Creek); the submitted Demolition Plan dated April 17, 2019 shows the site has frontage on West Genesee Street, a state road, and Highbridge Street, a county road, and contains five vacant buildings, almost entirely surrounded by asphalt parking, all to be demolished; the site has additional frontage on Thompson Street, a local road to the south, and there is a local dead end road, Fitch Street, that bisects the site; per the submitted Environmental Assessment Form (EAF) dated June 19, 2018, Fitch Street will be abandoned as part of the project; and
- WHEREAS, the submitted Site Plan dated April 16, 2019 shows a proposed five-story building, set towards the front of the site, with parking at the rear and east side; the proposed parking lot has 121 parking spaces where 222 are required, and will presumably require an area variance as part of the proposed project; the rear of the parking lot connects with an adjacent parcel containing an existing one-story office building, allowing for a contiguous parking lot and shared access between the site and adjacent parcel; additional site improvements are shown to include sidewalks along Highbridge Street and West Genesee Street, sidewalks around the perimeter of the building, and two dumpster enclosures on the east side of the parking lot; portions of the

proposed development are located in the state and county rights-of-way; there is also an existing sidewalk with access to Limestone Creek that occurs in the state right-of-way; the referral includes a Photometric Plan dated April 16, 2019 which shows proposed lighting to include 7 pole-mounted light fixtures for the parking lot; aerial imagery shows an existing tree buffer (approximately 70' wide) along Limestone Creek which occurs on the site, an adjacent parcel, and the state right-of-way; and

WHEREAS, the submitted floor plans dated April 22, 2019 show the first floor will have four commercial tenant spaces, including two restaurant tenants (5,215 and 1,350 sf) and two additional tenant spaces (2,335 and 1,860 sf), and a fitness center and lobby for the apartments, the second floor will have restaurant and tenant terraces, and the second, third, fourth and fifth floors will contain 41 apartments, including (14) one-bedroom units, (25) two-bedroom units, and (2) three-bedroom units; a drive-thru lane is shown along the east side of the building and will presumably serve tenant space #4 (1,860 sf); and

WHEREAS, per the Site Plan, proposed access to the site will include three curb cuts on Thompson Street, a right-in, right-out only driveway onto West Genesee Street, and a full access driveway onto Highbridge Street; the driveway onto West Genesee Street extends into the site, passing through the first floor of the building and connecting to the rear parking area; the referral includes a Traffic Impact Study dated April 2019 which looks at the signalized intersections of West Genesee Street with Highbridge Street and Limestone Plaza, and West Genesee Street with North Burdick Street, a county road to the west;

ADVISORY NOTES: the proposed driveway onto West Genesee Street requires highway access and work permits from the NYS Department of Transportation and will be subject to the availability of sight distance; the proposed driveway onto Highbridge Street requires highway access and work permits from the Onondaga County Department of Transportation and will be subject to the availability of sight distance; any encroachments into state or county rights-of-way require approval of the respective Departments; and

WHEREAS, the Fayetteville Route 5 Transportation and Land Use Analysis was recently completed by the Syracuse Metropolitan Transportation Council (SMTC) to "identify methods to allow the Village of Fayetteville to continue to develop existing underutilized properties by improving and/or creating new vehicle capacity within the village"; regarding the project site in particular, the study noted numerous driveways onto the busy Route 5 can cause friction and congestion, and cited a Village Comprehensive Plan Concept Plan for the Lower Business District, including this site, with strategic interconnected drive lanes for neighboring uses and limited entries onto major roads; and

WHEREAS, per the EAF, the proposed project will disturb 1.80 acres of the site; the submitted Grading and Drainage Plan dated April 16, 2019 indicates stormwater runoff will be directed to an underground stormwater management system in the rear parking lot and then to Limestone Creek; the referral includes a Stormwater Pollution Prevention Plan dated April 2019; the stormwater plan shows a levee located between the building and the Creek, which does not appear in any other renderings for the site, and it is unclear whether the levee is existing or proposed;

ADVISORY NOTE: any project that cumulatively disturbs one acre or more of land must be covered under the NYS SPDES Permit, and the municipality is advised to ensure that the applicant has obtained the appropriate permits

from the NYS Department of Environmental Conservation prior to municipal approval; additional stormwater runoff into the county's and/or state's right-of-way or drainage system will be prohibited; and

WHEREAS, the entirety of the site and adjacent lands currently lie within the FEMA floodplain, as well as within the more significant FEMA floodway; the submitted construction drawings show an incorrect floodway boundary line; development within the floodway requires adherence to local flood ordinances which typically require elevation of structures at least two feet above base flood elevation, and a hydrologic study to verify post development conditions will maintain a 'zero-rise' condition for the floodway; it is unclear from submitted materials whether flood ordinance requirements are currently addressed;

ADVISORY NOTE: the Onondaga County Hazard Mitigation Plan has identified flooding as one of five primary natural hazards of local concern, with the potential to cause extensive threat to property and safety; buildings within the floodplain and floodway can negatively affect the free flow of nearby waterways and drainage, and building within a floodplain is therefore discouraged; and

WHEREAS, the site has existing access to public drinking water and sewers and is located in the Meadowbrook-Limestone Wastewater Treatment Plant service area; per the EAF, total anticipated water usage is 12,000 gallons per day and anticipated liquid waste generation is 12,000 gallons per day;

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

WHEREAS, 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);

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

WHEREAS, the project is within 2,000 feet of a site (ID: C734110) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper); the site may contain the Indiana bat or Northern long-eared bat, or their associated habitats, which have been listed by the state or federal government as a threatened or endangered animal species (per EAF Mapper); impacts to bat species are often associated with tree clearing and from aerial imagery it appears that some trees will be removed as part of the project;

ADVISORY NOTE: per the NYS Department of Environmental Conservation (DEC), if the site contains a threatened or endangered species and/or associated habitat, and the project requires review under the State

Environmental Quality Review Act (SEQRA), a request for a project screening should be submitted to the New York Natural Heritage Program or to the regional DEC Division of Environmental Permits office; and

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

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

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

1. The Village and applicant must ensure adherence to local flood ordinance requirements for lands within the floodplain and more restrictive floodway, and must revise submitted plans to properly reflect the flood boundaries. Any opportunities to increase resiliency of improvements on site, and to further reduce flooding impacts on this vulnerable site, and potentially affected surrounding and downstream areas, are strongly encouraged.
2. The applicant and Village must continue to coordinate with both the New York State and Onondaga County Departments of Transportation regarding required updated traffic study data, Stormwater Pollution Prevention Plans (SWPPP), lighting plans and driveway access permit requirements. The Village should ensure both DOTs have accepted the above materials and any mitigation as may be determined by the Departments must be reflected on the project plans prior to municipal approval.
3. The applicant must remove building, parking and private drive lane encroachments into the state and county rights-of-way, or consult with the respective Departments regarding the potential to execute formal agreements for permissions and use thereof.
4. Given the site's proximity to Limestone Creek and location within particularly flood-prone areas, and the extent of planned impervious surfaces as shown on the plan, the applicant is encouraged to reduce stormwater runoff and improve stormwater quality as much as practical by reducing impermeable surfaces and utilizing green infrastructure (roof gardens, rain gardens, etc) wherever possible. For more information on stormwater management and opportunities to incorporate green infrastructure elements into project plans, contact the Onondaga County Save the Rain program at 315-435-2260 or visit <http://savetherain.us>.
5. The applicant and Village are encouraged to consider accommodations for transit access and bicycle infrastructure, such as bicycle racks, as part of the project.

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



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: June 05, 2019

OCPB Case # Z-19-134

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Village of Fayetteville Planning Board at the request of Point Five Development for the property located 125 & 129 West Genesee Street and 107 & 117 Highbridge 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 West Genesee Street (Route 5), a state highway, Highbridge Street (Route 109), a county highway, and the municipal boundary between the Village of Fayetteville and the Town of Manlius; and
- WHEREAS, the applicant is proposing to demolish the existing buildings on five lots totaling 1.84 acres, and construct a 5-story mixed-use building in a proposed Planned Unit Development (PUD) zoning district; and
- WHEREAS, the Board is concurrently reviewing a zone change referral (Z-19-133) to change the zoning of the site from Contemporary Business (CB) and Residential Business (RB) to Planned Unit Development (PUD) as part of the proposed project; in 2009, the Board concurrently reviewed subdivision (S-09-4), site plan (Z-09-39), special permit (Z-09-40), and area variance (Z-09-41) referrals to subdivide the subject parcels into three new lots and construct a Walgreens drugstore with drive-thru and a new store; the application was ultimately abandoned by the applicant; and
- WHEREAS, the site is located in a commercial center in the Village of Fayetteville, just west of Limestone Creek; the Genesee Street Hill-Limestone Plaza Historic District is located northeast of the site and on the east side of Limestone Creek; surrounding land uses are commercial, residential, and civic (a local park along Limestone Creek); the submitted Demolition Plan dated April 17, 2019 shows the site has frontage on West Genesee Street, a state road, and Highbridge Street, a county road, and contains five vacant buildings, almost entirely surrounded by asphalt parking, all to be demolished; the site has additional frontage on Thompson Street, a local road to the south, and there is a local dead end road, Fitch Street, that bisects the site; per the submitted Environmental Assessment Form (EAF) dated June 19, 2018, Fitch Street will be abandoned as part of the project; and
- WHEREAS, the submitted Site Plan dated April 16, 2019 shows a proposed five-story building, set towards the front of the site, with parking at the rear and east side; the proposed parking lot has 121 parking spaces where 222 are required, and will presumably require an area variance as part of the proposed project; the rear of the parking lot connects with an adjacent parcel containing an existing one-story office building, allowing for a contiguous parking lot and shared access between the site and adjacent parcel; additional site improvements are shown to include sidewalks along Highbridge Street and

West Genesee Street, sidewalks around the perimeter of the building, and two dumpster enclosures on the east side of the parking lot; portions of the proposed development are located in the state and county rights-of-way; there is also an existing sidewalk with access to Limestone Creek that occurs in the state right-of-way; the referral includes a Photometric Plan dated April 16, 2019 which shows proposed lighting to include 7 pole-mounted light fixtures for the parking lot; aerial imagery shows an existing tree buffer (approximately 70' wide) along Limestone Creek which occurs on the site, an adjacent parcel, and the state right-of-way; and

WHEREAS, the submitted floor plans dated April 22, 2019 show the first floor will have four commercial tenant spaces, including two restaurant tenants (5,215 and 1,350 sf) and two additional tenant spaces (2,335 and 1,860 sf), and a fitness center and lobby for the apartments, the second floor will have restaurant and tenant terraces, and the second, third, fourth and fifth floors will contain 41 apartments, including (14) one-bedroom units, (25) two-bedroom units, and (2) three-bedroom units; a drive-thru lane is shown along the east side of the building and will presumably serve tenant space #4 (1,860 sf); and

WHEREAS, per the Site Plan, proposed access to the site will include three curb cuts on Thompson Street, a right-in, right-out only driveway onto West Genesee Street, and a full access driveway onto Highbridge Street; the driveway onto West Genesee Street extends into the site, passing through the first floor of the building and connecting to the rear parking area; the referral includes a Traffic Impact Study dated April 2019 which looks at the signalized intersections of West Genesee Street with Highbridge Street and Limestone Plaza, and West Genesee Street with North Burdick Street, a county road to the west;

ADVISORY NOTES: the proposed driveway onto West Genesee Street requires highway access and work permits from the NYS Department of Transportation and will be subject to the availability of sight distance; the proposed driveway onto Highbridge Street requires highway access and work permits from the Onondaga County Department of Transportation and will be subject to the availability of sight distance; any encroachments into state or county rights-of-way require approval of the respective Departments; and

WHEREAS, the Fayetteville Route 5 Transportation and Land Use Analysis was recently completed by the Syracuse Metropolitan Transportation Council (SMTC) to "identify methods to allow the Village of Fayetteville to continue to develop existing underutilized properties by improving and/or creating new vehicle capacity within the village"; regarding the project site in particular, the study noted numerous driveways onto the busy Route 5 can cause friction and congestion, and cited a Village Comprehensive Plan Concept Plan for the Lower Business District, including this site, with strategic interconnected drive lanes for neighboring uses and limited entries onto major roads; and

WHEREAS, per the EAF, the proposed project will disturb 1.80 acres of the site; the submitted Grading and Drainage Plan dated April 16, 2019 indicates stormwater runoff will be directed to an underground stormwater management system in the rear parking lot and then to Limestone Creek; the referral includes a Stormwater Pollution Prevention Plan dated April 2019; the stormwater plan shows a levee located between the building and the Creek, which does not appear in any other renderings for the site, and it is unclear whether the levee is existing or proposed;

ADVISORY NOTE: any project that cumulatively disturbs one acre or more of

land must be covered under the NYS SPDES Permit, and the municipality is advised to ensure that the applicant has obtained the appropriate permits from the NYS Department of Environmental Conservation prior to municipal approval; additional stormwater runoff into the county's and/or state's right-of-way or drainage system will be prohibited; and

WHEREAS, the entirety of the site and adjacent lands currently lie within the FEMA floodplain, as well as within the more significant FEMA floodway; the submitted construction drawings show an incorrect floodway boundary line; development within the floodway requires adherence to local flood ordinances which typically require elevation of structures at least two feet above base flood elevation, and a hydrologic study to verify post development conditions will maintain a 'zero-rise' condition for the floodway; it is unclear from submitted materials whether flood ordinance requirements are currently addressed;

ADVISORY NOTE: the Onondaga County Hazard Mitigation Plan has identified flooding as one of five primary natural hazards of local concern, with the potential to cause extensive threat to property and safety; buildings within the floodplain and floodway can negatively affect the free flow of nearby waterways and drainage, and building within a floodplain is therefore discouraged; and

WHEREAS, the site has existing access to public drinking water and sewers and is located in the Meadowbrook-Limestone Wastewater Treatment Plant service area; per the EAF, total anticipated water usage is 12,000 gallons per day and anticipated liquid waste generation is 12,000 gallons per day;

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

WHEREAS, 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);

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

WHEREAS, the project is within 2,000 feet of a site (ID: C734110) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper); the site may contain the Indiana bat or Northern long-eared bat, or their associated habitats, which have been listed by the state or federal government as a threatened or endangered animal species (per EAF Mapper); impacts to bat species are often associated with tree clearing and from aerial imagery it appears that some trees will be removed as part of the project;

ADVISORY NOTE: per the NYS Department of Environmental Conservation

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

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

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

1. The Village and applicant must ensure adherence to local flood ordinance requirements for lands within the floodplain and more restrictive floodway, and must revise submitted plans to properly reflect the flood boundaries. Any opportunities to increase resiliency of improvements on site, and to further reduce flooding impacts on this vulnerable site, and potentially affected surrounding and downstream areas, are strongly encouraged.
2. The applicant and Village must continue to coordinate with both the New York State and Onondaga County Departments of Transportation regarding required updated traffic study data, Stormwater Pollution Prevention Plans (SWPPP), lighting plans and driveway access permit requirements. The Village should ensure both DOTs have accepted the above materials and any mitigation as may be determined by the Departments must be reflected on the project plans prior to municipal approval.
3. The applicant must remove building, parking and private drive lane encroachments into the state and county rights-of-way, or consult with the respective Departments regarding the potential to execute formal agreements for permissions and use thereof.

The Board also offers the following comments:

1. Given the site's proximity to Limestone Creek and location within particularly flood-prone areas, and the extent of planned impervious surfaces as shown on the plan, the applicant is encouraged to reduce stormwater runoff and improve stormwater quality as much as practical by reducing impermeable surfaces and utilizing green infrastructure (roof gardens, rain gardens, etc) wherever possible. For more information on stormwater management and opportunities to incorporate green infrastructure elements into project plans, contact the Onondaga County Save the Rain program at 315-435-2260 or visit <http://savetherain.us>.
2. The applicant and Village are encouraged to consider accommodations for transit access and bicycle infrastructure, such as bicycle racks, as part of the project.

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



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: June 05, 2019

OCPB Case # Z-19-135

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Van Buren Planning Board at the request of Altec Industries, Inc. for the property located at 6883 Herman 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 Herman Road (Route 216) and Brickyard Road (Route 118), both county highways, the NYS Thruway (Route 90), a state highway, and a farm operation located in a NYS Agricultural District; and
- WHEREAS, the applicant is proposing to construct an 11,250 square foot building to operate an equipment service and repair shop and office on a vacant 5.47-acre parcel in an Industrial (IND-A) zoning district; and
- WHEREAS, the Board is concurrently reviewing a special permit referral (Z-19-140) as part of the proposed project; and
- WHEREAS, aerial imagery shows the vacant parcel, which was farmed until recently, has frontage on Herman Road, a county road, and abuts the NYS Thruway (I-90) to the north; surrounding land uses are primarily low-density industrial; the site is located north across Herman Road from lots enrolled in NYS Agricultural District 3 that appear to contain active farmland; and
- WHEREAS, per the local application to the Zoning Board of Appeals, a special permit is requested to allow Altec Industries, Inc. to operate its equipment service and repair business on the site, including office operations and potential equipment rentals; the proposed business provides specialized equipment, such as cranes, aerial devices, digger derricks, and wood chippers, to electric utility, telecommunications, tree care, lights and signs, and other contract service providers; and
- WHEREAS, the submitted Site Plan dated May 2, 2019 shows a proposed 11,250 sf building encircled by an asphalt drive, with 17 parking spaces at the front of the building, (2) 2,500 sf concrete aprons, one on either side of the building, and washed stone at the outskirts of the asphalt drive; there is a proposed asphalt driveway onto Herman Road;
ADVISORY NOTE: the proposed driveway onto Herman Road requires highway access and work permits from the Onondaga County Department of Transportation and will be subject to the availability of sight distance; and
- WHEREAS, per the local site plan application, 2,300 sf of the building will be office space and the site will be enclosed by a fence, except for the driveway and front parking; aerial imagery shows existing trees at the perimeter of the site, which will remain per the local application; and
- WHEREAS, the submitted signage plan dated May 2, 2019 shows a wall-mounted sign (14'-10" x 48") over the front entrance of the building and a 97.75" tall

freestanding sign (96" x 72") set back 15' from the Herman Road right-of-way, next to the proposed driveway;
ADVISORY NOTE: per the Onondaga County Department of Transportation, signage is not permitted in the county right-of-way and must not obstruct sight distance; and

WHEREAS, per the local site plan application, proposed lighting will include wall-mounted fixtures around the perimeter of the building and two pole lights; fixtures will be dark sky compliant and a photometric analysis will be completed to ensure no light spills outside of the site boundary; and

WHEREAS, per the submitted Environmental Assessment Form (EAF) dated May 2, 2019, the proposed project will disturb 4.3 acres of the site; the Site Plan indicates stormwater discharges will be directed to a proposed bioretention area and detention pond at the rear of the building;

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

WHEREAS, the site is located outside of the Onondaga County Sanitary District and does not have access to public water; per the local site plan application, drinking water will be provided by a proposed well and wastewater services will be provided by a proposed on-site sewage disposal system, to be located near the southeast corner of the lot;

ADVISORY NOTE: the Onondaga County Health Department's Bureau of Public Health Engineering must formally accept or approve, respectively, any existing or proposed septic system to service this property prior to municipal approval of the site plan; and

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

WHEREAS, the site may contain the Indiana bat, or its associated habitat, which has been listed by the state or federal government as a threatened or endangered animal species (per EAF Mapper); impacts to bat species are often associated with tree clearing and the local application indicates no trees will be removed; and

WHEREAS, ADVISORY NOTE: per the NYS Thruway Authority, all noise mitigation shall be the sole responsibility of the owner; 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 lighting plan must be provided to the New York State Thruway Authority (NYSTA) for review. Any mitigation as may be determined by the NYSTA must be reflected on the project plans prior to municipal approval. The municipality 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, and site lighting must be designed so as not to affect Thruway patrons.

2. The Onondaga County Department of Transportation has determined that

the municipality and the applicant are required to coordinate Herman Road access plans and contact the Department regarding traffic data requirements. Any mitigation as may be determined by the Department must be reflected on the project plans prior to municipal approval.

3. The municipality must submit a copy of the Stormwater Pollution Prevention Plan (SWPPP) and/or any drainage reports or studies, and a lighting plan to the Onondaga County Department of Transportation. Any mitigation as may be determined by the Department must be reflected on the project plans prior to municipal approval. Additional stormwater runoff into the county's right-of-way or drainage system will be prohibited, and no glare or spillover onto adjacent properties or the county right-of-way will be permitted.

The Board also offers the following comment:

The applicant is encouraged to provide additional landscaping along the western lot line to provide a vegetative buffer to the adjacent residential use.

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



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: June 05, 2019

OCPB Case # Z-19-136

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Van Buren Planning Board at the request of Arrow Space, LLC for the property located at 2120 Downer Street Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of New York State Routes 31 and 690, both state highways, East Sorrell Hill Road (Route 153), a county highway, and a farm operation located in a NYS Agricultural District; and
- WHEREAS, the applicant is proposing construction of three additional self storage buildings on a 15.80-acre parcel in a Planned Unit Development (PUD) zoning district; and
- WHEREAS, in 2008, the Board recommended modification of concurrent site plan (Z-08-398) and area variance (Z-08-399) referrals to construct a self-storage facility on the subject site, citing drainage requirements and concerns with erosion control given the topography of the site; the Board reviewed previous site plan referrals (Z-06-280, Z-07-40, Z-07-95) in 2006 and 2007 for the self-storage facility project; and
- WHEREAS, the site is located just west of I-690, a state highway, in a transitional area from rural, agricultural lands to denser residential and commercial uses; the site abuts lands to the south that are enrolled in NYS Agricultural District 3 and appear to contain active farmland; and
- WHEREAS, the submitted Site Plan dated March 14, 2019 shows the site has frontage on Downer Street Road (NYS Route 31) and East Sorrell Hill Road, a county road that is part of the state-owned ramp system for I-690 near the intersection of the two streets; the site contains an existing office with an attached storage building and 10 additional storage buildings (403 storage units total) for Arrow Space self-storage facility; the buildings are surrounded by asphalt and enclosed by a gated fence; the gate occurs at the front of the office building, along with a small parking lot; the Site Plan also shows an area for rental truck parking at the rear of the enclosed area; and
- WHEREAS, per the Site Plan, the site has an existing 24' wide access drive onto Route 31; no changes to the existing access are proposed;
ADVISORY NOTE: per the NYS Department of Transportation, all existing or proposed driveways on Route 31 must meet Department requirements; and
- WHEREAS, per the Site Plan, the proposed project is Phase IV of the self-storage facility development; three proposed buildings (7,500, 3,600, and 4,800 sf in size) are shown at the front of the site; the buildings will be surrounded by asphalt and the existing fence will be extended to include the expansion area; there is more than a 10' drop in elevation from the existing buildings down to the proposed expansion; a one-way drive from the existing buildings is shown to

provide access to the lower level and a gated one-way drive will be provided for egress onto the access drive; and

WHEREAS, per the submitted Environmental Assessment Form (EAF) dated April 8, 2019, the proposed project will disturb 1.37 acres of the site; the Site Plan shows two existing detention basins, one at the northwest corner of the site and one at the southeast; per the EAF, the existing stormwater management was designed to accommodate the proposed expansion;

ADVISORY NOTE: any project that cumulatively disturbs one acre or more of land must be covered under the NYS SPDES Permit; the municipality is advised to ensure that the applicant has obtained the appropriate permits from the NYS Department of Environmental Conservation prior to municipal approval; and

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

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

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

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

1. The municipality must submit a copy of the Stormwater Pollution Prevention Plan (SWPPP) and/or any drainage reports or studies to the New York State Department of Transportation. Any mitigation as may be determined by the Department must be reflected on the project plans prior to municipal approval. Additional stormwater runoff into the state's right-of-way or drainage system will be prohibited.

2. The applicant must submit a lighting plan to the New York State Department of Transportation and reflect any mitigation as may be determined by the Department on the project plans prior to municipal approval. No glare or spillover onto adjacent properties or the state right-of-way will be permitted.

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



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: June 05, 2019

OCPB Case # Z-19-137

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a TEXT AMENDMENT from the Town of Camillus Town Board at the request of Town of Camillus 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 30-Zoning of the Town Code to renumber existing §405-Prohibited Uses and adopt a new §405, to be entitled Solar Energy Accessory Use; and
- WHEREAS, following the proposed text amendment, the existing §405-Prohibited Uses will be renumbered 406; and
- WHEREAS, per the proposed text amendment, the purpose of the new §405-Solar Energy Accessory Use is “to accommodate Solar Energy Systems as accessory uses while ensuring that such systems are appropriately located and installed”; and
- WHEREAS, the proposed text amendment clarifies that a Solar Energy System which is a principal use is considered a “Public Service and Utilities” use; “Public Service and Utilities” uses are already defined in the Town zoning code and permitted in the C1, C2, C3, C4, C5, LBO, MUN, GBO, and I zoning districts upon approval of the Planning Board and in the RR, R1, R2, R3, and R2 zoning districts upon issuance of a special permit; there does not appear to be any additional existing or proposed regulations regarding Solar Energy Systems as principal uses; and
- WHEREAS, the following terms will be defined in the new §405: accessory use, collective solar, flush-mounted solar panels, freestanding or ground-mounted solar energy system, net metering, principal use, qualified solar installer, rooftop mounted or building mounted, solar access, solar collector, solar energy systems/equipment, and solar thermal systems; and
- WHEREAS, per the proposed text amendments, “Solar energy collectors shall be permitted only to provide power for use by owners, lessees, tenants, residents or other occupants of the premises on which they are erected, but nothing contained in this provision shall be construed to prohibit Collective Solar installations or the sale of excess power through a net billing or net metering arrangement in accordance with New York Public Service Law, §66-j, or similar state or federal statutes”; and
- WHEREAS, rooftop mounted solar energy systems will be permitted in the RR, R-1, R-2, R-3 and R-5 zoning districts with the issuance of a building permit; in all other zoning districts, site plan review will also be required; and
- WHEREAS, building mounted solar energy systems, other than rooftop mounted, will be prohibited in the RR, R-1, R-2, R-3, R-5 and LBO zoning districts; in all other zoning districts, building mounted system will be permitted upon site plan

review and issuance of a building permit; and

WHEREAS, freestanding or ground mounted solar collectors will be prohibited in RR, R-1, R-2, R-3, R-5 and LBO zoning districts; in all other zoning districts, freestanding or ground mounted systems will be permitted in the side or rear yard upon site plan review and issuance of a building permit; where permitted, freestanding or ground mounted systems must comply with the district's setback requirements for accessory structures, reasonably minimize blocking views for surrounding properties or shading properties to the north, and be screened when possible by earth berms, landscaping or other screening; and

WHEREAS, solar thermal systems will be permitted by right in all zoning districts with the issuance of a building permit; and

WHEREAS, installation and maintenance regulations require installations to be performed by a qualified solar installer and electrical connections to be inspected; and

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

The municipality is encouraged to consult with the CNY Regional Planning and Development Board (RPDB) Energy Management office regarding best practices for regulating solar energy systems, prior to enacting the proposed regulations.

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



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: June 05, 2019

OCPB Case # Z-19-138

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a LOCAL LAW from the Town of Salina Town Board at the request of Town of Salina 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 Local Law No. 4 of the year 2019 to amend Chapter 235, Zoning, of the Town of Salina Code to add a definition for "short term leasing"; and
- WHEREAS, per the local law filing, short term leasing will be defined as follows: "the leasing/rental of a part or portion of a Dwelling Unit for less than 30 days"; dwelling units are currently defined as "a structure or portion thereof designed for and restricted to occupancy by one or more persons living together as a single housekeeping unit"; and
- WHEREAS, there are no existing or proposed regulations regarding short term leasing in the Town zoning code; and

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

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



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: June 05, 2019

OCPB Case # Z-19-139

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a ZONE CHANGE from the Village of Minoa Village Board at the request of Village of Minoa 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 the site is located within 500' of Costello Parkway (Minoa Road / Route 55), a county highway, and the municipal boundary between the Village of Minoa and the Town of Manlius; and
- WHEREAS, the applicant is proposing a zone change for 12 parcels totaling 6.29 acres from Residential-B (R-B) to Commercial (C); and
- WHEREAS, per the submitted Local Law Filing, proposed Local Law No. Two (2) of the year 2019 is intended to amend the Zoning Map of the Village of Minoa to show the proposed zone change; and
- WHEREAS, a letter from the Village attorney to the Syracuse-Onondaga County Planning Agency, dated May 16, 2019, indicates the Village Board of Trustees is proposing the zone change to connect existing commercial zones and create a commercial corridor in the Village, allowing for any new or existing mixed-use properties in that area to apply for and potentially receive grants for mixed-use properties; and
- WHEREAS, per the Village zoning code, the proposed Commercial (C) zoning district permits single- and two-family dwellings, home occupations, farms, retail stores, banking or office buildings, undertaking establishments, schools, churches or places of worship, libraries, municipal buildings, public parks and playgrounds, restaurants, hospitals and nursing homes, bakeries, pet shops and veterinary hospitals, personal service shops, professional offices, and residential living units, including apartments and condominiums, by right; special permit uses include retail stores that include a car wash, fuel pumps, or other commercial garage or filling station components, commercial garages, filling stations and used car lots, indoor theaters or places of amusement not otherwise permitted, kennels, private stables, cemeteries, and bed-and-breakfast businesses; and
- WHEREAS, aerial imagery shows 10 of the subject parcels are located on the west side of South Main Street, with the northernmost parcel having additional frontage on South Central Avenue and the southernmost parcel having additional frontage on Hulbert Street; the 2 remaining parcels are located on the east side of South Main Street and adjacent to Lewis Park, a village park; South Main Street, South Central Avenue, and Hulbert Street are all village streets; and
- WHEREAS, per the Onondaga County Department of Finance Office of Real Property Services, the parcels contain a mix of existing single- and two-family

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residential dwellings; aerial imagery shows each parcel has an existing driveway, all but one of which occur on South Main Street; there are existing sidewalks along South Main Street and on-street parking is available along portions of South Main Street; and

WHEREAS, the parcels are served by public drinking water and Village sewers; and

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

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

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

The Village is advised to ensure the commercial regulations of the Village zoning code will adequately protect neighboring residential uses, while promoting the desired mix of uses and character of the Main Street corridor. The Village may wish to create additional regulations or development guidelines as part of this effort.

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



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: June 05, 2019

OCPB Case # Z-19-140

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SPECIAL PERMIT from the Town of Van Buren Planning Board at the request of Altec Industries, Inc. for the property located at 6883 Herman 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 Herman Road (Route 216) and Brickyard Road (Route 118), both county highways, the NYS Thruway (Route 90), a state highway, and a farm operation located in a NYS Agricultural District; and
- WHEREAS, the applicant is requesting a special permit to construct an 11,250 square foot building to operate an equipment service and repair shop and office on a vacant 5.47-acre parcel in an Industrial (IND-A) zoning district; and
- WHEREAS, the Board is concurrently reviewing a site plan referral (Z-19-135) as part of the proposed project; and
- WHEREAS, aerial imagery shows the vacant parcel, which was farmed until recently, has frontage on Herman Road, a county road, and abuts the NYS Thruway (I-90) to the north; surrounding land uses are primarily low-density industrial; the site is located north across Herman Road from lots enrolled in NYS Agricultural District 3 that appear to contain active farmland; and
- WHEREAS, per the local application to the Zoning Board of Appeals, a special permit is requested to allow Altec Industries, Inc. to operate its equipment service and repair business on the site, including office operations and potential equipment rentals; the proposed business provides specialized equipment, such as cranes, aerial devices, digger derricks, and wood chippers, to electric utility, telecommunications, tree care, lights and signs, and other contract service providers; and
- WHEREAS, the submitted Site Plan dated May 2, 2019 shows a proposed 11,250 sf building encircled by an asphalt drive, with 17 parking spaces at the front of the building, (2) 2,500 sf concrete aprons, one on either side of the building, and washed stone at the outskirts of the asphalt drive; there is a proposed asphalt driveway onto Herman Road;
ADVISORY NOTE: the proposed driveway onto Herman Road requires highway access and work permits from the Onondaga County Department of Transportation and will be subject to the availability of sight distance; and
- WHEREAS, per the local site plan application, 2,300 sf of the building will be office space and the site will be enclosed by a fence, except for the driveway and front parking; aerial imagery shows existing trees at the perimeter of the site, which will remain per the local application; and
- WHEREAS, the submitted signage plan dated May 2, 2019 shows a wall-mounted sign (14'-10" x 48") over the front entrance of the building and a 97.75" tall

freestanding sign (96" x 72") set back 15' from the Herman Road right-of-way, next to the proposed driveway;
ADVISORY NOTE: per the Onondaga County Department of Transportation, signage is not permitted in the county right-of-way and must not obstruct sight distance; and

WHEREAS, per the local site plan application, proposed lighting will include wall-mounted fixtures around the perimeter of the building and two pole lights; fixtures will be dark sky compliant and a photometric analysis will be completed to ensure no light spills outside of the site boundary; and

WHEREAS, per the submitted Environmental Assessment Form (EAF) dated May 2, 2019, the proposed project will disturb 4.3 acres of the site; the Site Plan indicates stormwater discharges will be directed to a proposed bioretention area and detention pond at the rear of the building;

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

WHEREAS, the site is located outside of the Onondaga County Sanitary District and does not have access to public water; per the local site plan application, drinking water will be provided by a proposed well and wastewater services will be provided by a proposed on-site sewage disposal system, to be located near the southeast corner of the lot;

ADVISORY NOTE: the Onondaga County Health Department's Bureau of Public Health Engineering must formally accept or approve, respectively, any existing or proposed septic system to service this property prior to municipal approval of the site plan; and

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

WHEREAS, the site may contain the Indiana bat, or its associated habitat, which has been listed by the state or federal government as a threatened or endangered animal species (per EAF Mapper); impacts to bat species are often associated with tree clearing and the local application indicates no trees will be removed; and

WHEREAS, ADVISORY NOTE: per the NYS Thruway Authority, all noise mitigation shall be the sole responsibility of the owner; 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 lighting plan must be provided to the New York State Thruway Authority (NYSTA) for review. Any mitigation as may be determined by the NYSTA must be reflected on the project plans prior to municipal approval. The municipality 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, and site lighting must be designed so as not to affect Thruway patrons.

2. The Onondaga County Department of Transportation has determined that

the municipality and the applicant are required to coordinate Herman Road access plans and contact the Department regarding traffic data requirements. Any mitigation as may be determined by the Department must be reflected on the project plans prior to municipal approval.

3. The municipality must submit a copy of the Stormwater Pollution Prevention Plan (SWPPP) and/or any drainage reports or studies, and a lighting plan to the Onondaga County Department of Transportation. Any mitigation as may be determined by the Department must be reflected on the project plans prior to municipal approval. Additional stormwater runoff into the county's right-of-way or drainage system will be prohibited, and no glare or spillover onto adjacent properties or the county right-of-way will be permitted.

The Board also offers the following comment:

The applicant is encouraged to provide additional landscaping along the western lot line to provide a vegetative buffer to the adjacent residential use.

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



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: June 05, 2019

OCPB Case # Z-19-141

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a LOCAL LAW from the Village of Liverpool Village Board at the request of Village of Liverpool for the property located Tulip Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the adoption or amendment of a zoning ordinance or local law and the site is located within 500' of Tulip Street, a county road, the New York State Thruway (Interstate Route 90), a state highway, and the municipal boundaries between the Village of Liverpool, the Town of Salina, and the Town of Clay; and
- WHEREAS, the applicant is proposing Local Law D of 2019 to amend Chapter 380, Section 380-9 of the Code of the Village of Liverpool so as to change the zoning of a 0.72-acre parcel from Single-Family Residential (R-1) to Limited Industrial Business Park (LI-BP) and amend the Village zoning map; and
- WHEREAS, the Board has reviewed preliminary and final subdivision (S-18-90), site plan (Z-18-93, Z-15-442) and local law (Z-15-437) referrals as part of a project to develop 6.87 acres to the north for a 108-unit apartment complex, Meyer Manor Apartments, which was approved locally; and
- WHEREAS, the site is located just south of the municipal boundary between the Village and neighboring Town of Salina with surrounding land uses being residential and industrial; aerial imagery shows the triangular-shaped parcel is vacant and forested; the site has frontage on Tulip Street, a county road, and abuts the NYS Thruway (I-90) to the south; and
- WHEREAS, the Village Board resolution, dated May 20, 2019, for proposed Local Law D-2019 indicates that a written request for the proposed zone change was made by the owners of the property; and
- WHEREAS, a memorandum from the Village Planning Board to the Board of Trustees, dated March 26, 2019, indicates the property owner has been trying, unsuccessfully, to sell the property for many years; the owner intends to clear most of the trees on the site, except for several of the larger trees; the memo also indicates that a curb cut and driveway were installed several years ago; ADVISORY NOTE: per the Onondaga County Department of Transportation, all existing or proposed driveways on Tulip Street must meet Department requirements; and
- WHEREAS, per the Village zoning code, the purpose of the Limited Industrial Business Park (LI-BP) is "to complement the business districts including the mixed-use business districts in use and design while providing greater flexibility in building and site design. As such, mixed-use buildings are encouraged but not mandated. Single-use, single-occupancy buildings are permitted, but shall follow similar site layout characteristics to mixed-use layout to encourage an active, pedestrian-friendly employment center"; and

WHEREAS, per the Village zoning code, uses permitted by right include: mixed use (excluding residential and hotel uses), limited light industrial, high-technology research and development, limited retail business, limited wholesale business, offices, veterinary clinics/animal hospitals and accessory kennels, animal rescue/shelter/kennel, and Planned Unit Development (PUD); special permit uses include utility structures, transit facilities, mixed use (including residential and hotel uses), commercial residence, and commercial and municipal parking lots and parking structures; and

WHEREAS, the site has access to public drinking water and sewers and is located in the Metropolitan Wastewater Treatment Plant service area; no drinking water or wastewater services are proposed at this time; and

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

ADVISORY NOTE: per the Onondaga County Department of Water Environment Protection, any future development of the site and connection to public sewerage will necessitate a 1 gallon to 1 gallon sanitary flow offset plan/project in coordination with the municipal engineer; and

WHEREAS, GIS mapping shows potential federal wetlands on the adjacent parcel that is slated for the Meyer Manor Apartments project; and

WHEREAS, the site may contain the Indiana bat, or its associated habitat, which has been listed by the state or federal government as a threatened or endangered animal species (per EAF Mapper); impacts to bat species are often associated with tree clearing and the entirety of the site is covered by trees;

ADVISORY NOTE: prior to any tree clearing, a request for a project screening should be submitted to the New York Natural Heritage Program or to the regional DEC Division of Environmental Permits to determine the presence of threatened or endangered species, or their habitats, and ensure impacts to any species are minimized; and

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

WHEREAS, ADVISORY NOTE: per the NYS Thruway Authority, all noise mitigation shall be the sole responsibility of the owner; 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 has concerns regarding future development of this site, and particularly safe access to Tulip Street, given the site's topography, limited size, and proximity to the NYS Thruway.
2. The applicant is advised to retain as much of the existing tree cover on the site as is practical, particularly given the proximity of the site to the NYS Thruway and federal wetlands.

Should the Village approve the proposed zone change, the Board also offers the following comments:

1. The Onondaga County Department of Transportation will require traffic generation and drainage data for any projects to occur on the site, and should be contacted early in the planning process.
2. Development of the site will necessitate coordination with the NYS Thruway Authority (NYSTA), and submission of a drainage and grading plan and lighting plan for Department review. Increases to the amount of site drainage entering onto the Thruway will not be permitted, and any site lighting must be designed so as not to affect Thruway patrons.
3. The applicant is advised to contact OCWA's Engineering Department to determine the activities and structures permitted within OCWA easements/right-of-ways, water availability and service options, obtain hydrant flow test information, evaluate backflow prevention requirements, and/or request that the Authority conduct hydrant flow testing to assess fire flow availability, prior to future development of the site.
4. Any connections to public sewerage should be coordinated with the Onondaga County Department of Water Environment Protection (WEP). WEP asks that the Department's Flow Control office be contacted early in the planning process to determine sewer availability and capacity in this area, and 1:1 offset requirements.

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



J.Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: June 05, 2019

OCPB Case # Z-19-142

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of DeWitt Planning Board at the request of Mark Bullis for the property located at 6402 Collamer 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 Collamer Road (Route 298), a state highway, and Kinne Street (Route 71), a county highway; and
- WHEREAS, the applicant is proposing façade renovations and interior expansion into an existing adjacent space on a 1.47-acre parcel in an Industrial zoning district; and
- WHEREAS, in 2012, the Board recommended modification of a site plan referral (Z-12-334) to renovate an existing vacant restaurant into a new restaurant, citing required coordination with the NYS Department of Transportation regarding driveway, site plan, traffic and drainage requirements; and
- WHEREAS, the site is located along NYS Route 298 and across the street from the intersection of a county-owned portion of Kinne Street; surrounding land uses are industrial and commercial; and
- WHEREAS, the submitted Site Plan dated April 2019 shows the site contains an existing building, the Bull and Bear Roadhouse restaurant, set towards the front of the site with parking at the sides and rear of the building; the existing asphalt parking lot covers almost the entirety of the site; there are two existing driveways, one on either side of the building;
ADVISORY NOTE: per the NYS Department of Transportation, all existing or proposed driveways on Route 298 must meet Department requirements; and
- WHEREAS, per the Site Plan, there is a NMPC/NG 20' easement at the rear corner of the parcel, which coincides with a portion of the parking lot; and
- WHEREAS, per the local application, the proposed project will include façade alterations for the existing building and a restaurant expansion into an adjacent, existing area; the building previously held a second tenant space, which included the northern portion of the building and an enclosed area at the rear of the building; the submitted Floor Plan shows interior improvements to include converting the interior, second tenant space into a new 1,070 sf dining area and a 62 sf service area for the restaurant, and constructing a new 12' x 56' cooler at the rear of the building, which appears to extend into the enclosed area; and
- WHEREAS, the Site Plan shows the parking lot to be squared off and reconfigured, with 106 spaces shown; per the plan, there is existing asphalt at the front of the building that occurs in the state right-of-way;
ADVISORY NOTE: per the NYS Department of Transportation, parking is not

permitted in the state right-of-way; and

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

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

ADVISORY NOTE: per the Onondaga County Department of Water Environment Protection, unless it can be demonstrated that anticipated sanitary flows will not exceed previous flows in excess of one sewer unit over prior uses, the applicant must develop a 1 gallon to 1 gallon sanitary flow offset plan/project in coordination with the municipal engineer; and

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

WHEREAS, the project is within 2,000 feet of a site (ID: 734124) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper); and

WHEREAS, the site may contain the Indiana bat, or its associated habitat, which has been listed by the state or federal government as a threatened or endangered animal species (per EAF Mapper); impacts to bat species are often associated with tree clearing and from aerial imagery it appears that there are no wooded areas on the site; and

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

Per the New York State Department of Transportation, parking is not permitted in the state right-of-way. The existing asphalt at the front of the building must be removed from the right-of-way and all plans for the project must be revised to reflect the modification.

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



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: June 05, 2019

OCPB Case # Z-19-143

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Onondaga Town Board at the request of Zohair Algergawi & Raedah Barakat for the property located between 4937 & 4969 West Seneca 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 West Seneca Turnpike (Route 173) and South Avenue (Route 175), both state highways; and
- WHEREAS, the applicant is proposing construction of up to seven (7) dwelling units in the form of single-detached and duplex townhouses on a 1.525-acre parcel in the Onondaga Hill Business (OHB) zoning district; and
- WHEREAS, the Board is concurrently reviewing a special permit referral (Z-19-144) as part of the proposed project; in 2012, the Board recommended modification of an area variance referral (Z-12-134) to reduce the front yard setback and parking requirements to allow for a dental office on the subject parcel, citing access and drainage requirements; previously, the Board reviewed a use variance referral (Z-11-365) as part of the proposed dental office project; and
- WHEREAS, the vacant, forested parcel is located along West Seneca Turnpike, a state road, with surrounding land uses being suburban residential and small-scale commercial, such as residential-style offices; the site abuts single-family residential lots on all sides; the site is located on a hill with roughly a 25-foot drop in elevation from the west side of the site to the east and places with a 20 to 30-foot drop from the front of the site to the back; and
- WHEREAS, the submitted Site Plan dated February 28, 2019 shows four detached townhouse buildings set back 50' from the state right-of-way, with parking spaces (16 total) at the rear of the buildings; there is a proposed full access driveway on West Seneca Turnpike that will align with Lawndale Drive to the south and serve a 20' drive at the rear of the townhouses; an email from the NYSDOT to the applicant's engineering firm, dated February 6, 2019, indicates that a full access driveway onto West Seneca Turnpike will be permitted; and
- WHEREAS, the Site Plan also shows a proposed retaining wall at the rear of the development, with a double row of 26 sky high juniper trees to be planted between the wall and the rear lot line; a proposed 4' wide concrete sidewalk is shown along the West Seneca Turnpike frontage; per the local application, all units will be owned by the applicant; and
- WHEREAS, per the Town zoning code, dwelling units are a special permit use in the OHB district, requiring site plan approval and limited to 7 dwelling units or less per acre; and

WHEREAS, per the submitted Environmental Assessment Form (EAF) dated February 27, 2019, 1.2 acres of the site will be disturbed by the proposed project and the primary discharge point for stormwater runoff will be directed towards the existing drainage conveyance system within the state right-of-way; a proposed pocket pond is shown in the Site Plan on the east side of the site and two bio-retention areas are shown at the front of the townhouses; a copy of the Stormwater Pollution Prevention Plan (SWPPP) was included with the referral materials and indicates that “[s]urface runoff discharge rates from the post-developed site have been limited to at or below existing levels for the 2-yr through 100-yr storm events”;

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

WHEREAS, the site has access to public drinking water and sewers and is located in the Metropolitan Wastewater Treatment Plant service area; new municipal connections to public drinking water and sewers are proposed as part of the project;

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

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

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

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

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

The municipality and the applicant must continue to coordinate West Seneca Turnpike access requirements and drainage plans with the New York State Department of Transportation.

The Board also offers the following comments:

1. The applicant is advised to retain as much of the existing tree cover on the

site as is practical, particularly given the slope of the site, and to provide a vegetative buffer along the property lines.

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" website 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: Daniel Cupoli - yes; James Corbett - yes; Matt Beadnell - yes; Lisa Dell - yes; Marty Voss - yes.



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: June 05, 2019

OCPB Case # Z-19-144

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SPECIAL PERMIT from the Town of Onondaga Zoning Board of Appeals at the request of Zohair Algergawi & Raedah Barakat for the property located between 4937 & 4969 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 (Route 173) and South Avenue (Route 175), both state highways; and
- WHEREAS, the applicant is requesting a special permit to allow construction of up to seven (7) dwelling units in the form of single-detached and duplex townhouses on a 1.525-acre parcel in the Onondaga Hill Business (OHB) zoning district; and
- WHEREAS, the Board is concurrently reviewing a site plan referral (Z-19-143) as part of the proposed project; in 2012, the Board recommended modification of an area variance referral (Z-12-134) to reduce the front yard setback and parking requirements to allow for a dental office on the subject parcel, citing access and drainage requirements; previously, the Board reviewed a use variance referral (Z-11-365) as part of the proposed dental office project; and
- WHEREAS, the vacant, forested parcel is located along West Seneca Turnpike, a state road, with surrounding land uses being suburban residential and small-scale commercial, such as residential-style offices; the site abuts single-family residential lots on all sides; the site is located on a hill with roughly a 25-foot drop in elevation from the west side of the site to the east and places with a 20 to 30-foot drop from the front of the site to the back; and
- WHEREAS, the submitted Site Plan dated February 28, 2019 shows four detached townhouse buildings set back 50' from the state right-of-way, with parking spaces (16 total) at the rear of the buildings; there is a proposed full access driveway on West Seneca Turnpike that will align with Lawndale Drive to the south and serve a 20' drive at the rear of the townhouses; an email from the NYSDOT to the applicant's engineering firm, dated February 6, 2019, indicates that a full access driveway onto West Seneca Turnpike will be permitted; and
- WHEREAS, the Site Plan also shows a proposed retaining wall at the rear of the development, with a double row of 26 sky high juniper trees to be planted between the wall and the rear lot line; a proposed 4' wide concrete sidewalk is shown along the West Seneca Turnpike frontage; per the local application, all units will be owned by the applicant; and
- WHEREAS, per the Town zoning code, dwelling units are a special permit use in the OHB district, requiring site plan approval and limited to 7 dwelling units or less per acre; and

WHEREAS, per the submitted Environmental Assessment Form (EAF) dated February 27, 2019, 1.2 acres of the site will be disturbed by the proposed project and the primary discharge point for stormwater runoff will be directed towards the existing drainage conveyance system within the state right-of-way; a proposed pocket pond is shown in the Site Plan on the east side of the site and two bio-retention areas are shown at the front of the townhouses; a copy of the Stormwater Pollution Prevention Plan (SWPPP) was included with the referral materials and indicates that “[s]urface runoff discharge rates from the post-developed site have been limited to at or below existing levels for the 2-yr through 100-yr storm events”;

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

WHEREAS, the site has access to public drinking water and sewers and is located in the Metropolitan Wastewater Treatment Plant service area; new municipal connections to public drinking water and sewers are proposed as part of the project;

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

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

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

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

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

The municipality and the applicant must continue to coordinate West Seneca Turnpike access requirements and drainage plans with the New York State Department of Transportation.

The Board also offers the following comments:

1. The applicant is advised to retain as much of the existing tree cover on the

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

E-mail Address: countyplanning@ongov.net

site as is practical, particularly given the slope of the site, and to provide a vegetative buffer along the property lines.

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" website 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: Daniel Cupoli - yes; James Corbett - yes; Matt Beadnell - yes; Lisa Dell - yes; Marty Voss - yes.



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: June 05, 2019

OCPB Case # Z-19-145

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Cicero Planning Board at the request of Rick Yarmy for the property located at 7851 Brewerton Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Brewerton Road (Route 11) and Interstate 481 (I-481), both state highways, and the municipal boundary between the Towns of Clay and Cicero; and
- WHEREAS, the applicant is proposing to renovate and improve an existing building, parking facilities and site contained on three parcels totaling 4.84 acres in General Commercial (GC) and Agricultural (AG) zoning districts; and
- WHEREAS, in 2011, the Board offered no position with comment on a site plan referral (Z-11-119) to renovate an existing building into an ice cream, food and retail operation; and
- WHEREAS, the site is located at the major regional intersection of US Route 11 and East and West Circle Drive, a local road; the rear of the site abuts I-481; surrounding land uses are commercial and residential; and
- WHEREAS, the submitted survey map dated May 21, 2019 shows the site contains an existing house, to be demolished, and an existing multi-tenant commercial building, formerly Boardwalk Center; the commercial building faces Route 11 and has a large parking lot at the front of the building; aerial imagery shows over three acres of vegetated, undeveloped land at the rear of the site, which abuts a row of single-family residential lots fronting on West Circle Drive; per the survey map, there is an existing driveway on West Circle Drive serving the house and three existing driveways, two on Route 11 and one on West Circle Drive, serving the commercial building; all of the existing driveways will be removed as part of the proposed project;
- ADVISORY NOTE: any work within the state right-of-way is subject to a work permit from the NYS Department of Transportation; and
- WHEREAS, per the submitted Environmental Assessment Form (EAF) dated May 21, 2019, a subdivision is intended to combine the residential (TM# 036.-01-29.0) and commercial (TM# 037.-01-23.1) lots and a proposed lot line adjustment will convey lands from the rear, vacant parcel (TM# 037.-01-24.0) to the newly combined lot; a subdivision application has not yet been received by the Town; and
- WHEREAS, per the local application, the proposed project includes façade renovations and interior renovations of the existing commercial building to create three tenant spaces, including a 5,075 sf urgent care center; the other two tenant spaces will 1,650 sf each; the submitted Site Layout Plan dated May 21, 2019 shows proposed site improvements to include parking at the front and rear of the building and along the south side, providing 75 parking spaces where 75

are required; other improvements include a 6' tall PVC fence along the boundary that abuts a residential lot, a pylon sign (to be designed) near the Route 11/West Circle Drive intersection, and a rear dumpster enclosure; per the local application, hours of operation will be 8am to 10pm, seven days a week and the maximum number of employees on site at one time will be 10-15; and

WHEREAS, per the Site Layout Plan, there is a proposed right-in, right-out only driveway onto Route 11 and a proposed full access driveway onto West Circle Drive; a proposed concrete sidewalk is shown to extend through the Route 11 driveway and connect to the existing sidewalks along Route 11;

ADVISORY NOTE: the proposed driveway onto Route 11 requires highway access and work permits from the NYS Department of Transportation and will be subject to the availability of sight distance; and

WHEREAS, per the EAF, the proposed project will disturb 1 acre of the site; the submitted Site Grading, Drainage & Utility Plan – South dated May 21, 2019 shows a stormwater management facility at the rear of the development and a second facility in the rear parking lot; no additional information regarding stormwater management was provided;

ADVISORY NOTE: any project that cumulatively disturbs one acre or more of land must be covered under the NYS SPDES Permit; the municipality is advised to ensure that the applicant has obtained the appropriate permits from the NYS Department of Environmental Conservation prior to municipal approval; and

WHEREAS, the site is served by public drinking water and sewers and is located in the Oak Orchard Wastewater Treatment Plant and Davis Road Pump Station service areas; no changes to the existing infrastructure are proposed;

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

WHEREAS, 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);

ADVISORY NOTE: per the Onondaga County Department of Water Environment Protection, unless it can be demonstrated that anticipated sanitary flows will not exceed previous flows in excess of one sewer unit over prior uses, the applicant must develop a 1 gallon to 1 gallon sanitary flow offset plan/project in coordination with the municipal engineer; and

WHEREAS, GIS mapping shows the site may contain state and/or federal wetlands, which appear to occur at the rear of the site in a largely vegetated and undeveloped area; the Site Layout Plan also shows a wetland boundary that occurs at the rear of the developed area; there is no additional information indicating whether this boundary is state or federal or has been confirmed by either the

NYS Department of Environmental Conservation or US Army Corps of Engineers; wetlands and floodplains appear to fall on the parcels to the north where Mud Creek is located;

ADVISORY NOTE: the applicant is advised to contact the U.S. Army Corps of Engineers and/or NYS Department of Environmental Conservation to confirm the presence of federal and/or state wetlands and/or the 100-foot state wetland buffer on the site; all confirmed wetlands should be shown on the plans for the site and any necessary permits should be obtained for any proposed development or placement of fill in a wetland, or drainage of any confirmed wetlands and buffers; and

WHEREAS, the site may contain the black tern or least bittern, or their associated habitats, which have been listed by the state or federal government as a threatened or endangered animal species (per EAF Mapper);
ADVISORY NOTE: per the NYS Department of Environmental Conservation (DEC), if the site contains a threatened or endangered species and/or associated habitat, and the project requires review under the State Environmental Quality Review Act (SEQRA), a request for a project screening should be submitted to the New York Natural Heritage Program or to the regional DEC Division of Environmental Permits office; and

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

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

The municipality and the applicant must continue to coordinate Route 11 access, traffic data, and drainage requirements with the New York State Department of Transportation.

The Board also offers the following comments:

1. The applicant and municipality are encouraged to consider opportunities to create cross connections for automobiles and pedestrians between adjacent parcels that will help reduce local trips on collector roads.
2. Every municipal review provides the opportunity to improve community appearance and commercial viability, and the Board recommends that the applicant and municipality plant street trees along Route 11, reduce expansive parking areas, and provide landscaped elements within parking areas to foster walkability in this area.
3. Given the site's proximity to Mud Creek and its associated wetlands and floodplain, the applicant is encouraged to reduce stormwater runoff and improve stormwater quality as much as practical by reducing impermeable surfaces and utilizing green infrastructure. For more information on stormwater management, visit the Onondaga County "Save the Rain Program" website at <http://savetherain.us> or contact the Onondaga County Department

of Water Environment Protection at 315-435-2260.

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



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: June 05, 2019

OCPB Case # Z-19-146

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of LaFayette Planning Board at the request of Carley Farm Solar, LLC & Dimon Solar, LLC for the property located at 3660 Apulia Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Apulia Road (Route 1), a county highway, the municipal boundary between the Town of LaFayette and the Town of Pompey, and a farm operation located in a NYS Agricultural District; and
- WHEREAS, the applicant is proposing to install two collocated 2MW solar farms on a 78.51-acre parcel in an Agriculture Residential (AR) zoning district; and
- WHEREAS, the Board is concurrently reviewing a special permit referral (Z-19-147) as part of the proposed project; and
- WHEREAS, the site is located in a rural area in the Town of LaFayette with surrounding land uses being rural and agricultural; adjacent parcels are enrolled in NYS Agricultural District 4 and appear to contain active farmland; per the submitted Agricultural Data Statement, 10-12 acres of the site is currently being farmed; aerial imagery shows the vacant parcel has frontage on Apulia Road, a county road, and Palladino Road, a local road, and contains mostly agricultural fields; the site is bisected by Butternut Creek, which runs north-south through the site; the submitted Site Layout and Materials Plans 1 and 2 dated January 23, 2019 show the two proposed solar farms will be located on either side of Butternut Creek; and
- WHEREAS, per the submitted Project Summary, the proposed solar farms, Carley Solar Farm and Dimon Solar Farm, will contain rows of Photovoltaic (PV) cell panels mounted on posts set in the ground and each generate enough power annually for approximately 300-400 single-family homes; per the Town zoning code, solar farms are permitted in the AR zoning district upon issuance of a special permit and controlled site approval; the plans show a proposed subdivision line that would divide each solar farm onto its own parcel; a subdivision referral has not been received by the County Planning Board; and
- WHEREAS, per the Site Layout and Materials Plan 1, Carley Solar Farm, to be constructed in 6 phases, will occur on the west side of Butternut Creek and have 3 sections with 33 rows of solar panels each; two rear infiltration basins are shown, as well as an equipment pad and connection to existing overhead utility lines at the front of the solar farm; there will be a proposed gravel driveway onto Apulia Road;
- ADVISORY NOTE: the proposed driveway onto Apulia Road requires highway access and work permits from the Onondaga County Department of Transportation and will be subject to the availability of sight distance; and

- WHEREAS, per the Site Layout and Materials Plan 2, Dimon Solar Farm, to be constructed in 5 phases, will occur on the east side of Butternut Creek and have 3 sections with 24, 30 and 67 rows of solar panels; two rear infiltration basins are shown, as well as an equipment pad and connection to existing overhead utility lines parallel to Palladino Road; there will be a proposed gravel driveway onto Palladino Road; and
- WHEREAS, per the Site Layout and Materials Plans 1 and 2, each solar farm will be enclosed by a 6' tall security fence with gated entrances occurring at the proposed driveways; per the Project Summary, solar panels will have a maximum height of 12 feet and a 15-foot wide landscape buffer with trees approximately 5' high is proposed; the plans show landscape borders to be planted along the south lot line of the Carley Solar Farm, adjacent to an open field, and along the southeast corner of the Dimon Solar Farm, adjacent to a single family residential lot; there are additional stands of existing mature trees that will remain; per the local application, the proposed solar farms will be monitored remotely, minimizing traffic to the site; and
- WHEREAS, per the submitted Environmental Assessment Form (EAF), 41.36 acres of the site will be disturbed by the proposed project and stormwater will flow off panels to the ground and drain as normal to surface water on and around the site; a copy of the Stormwater Pollution Prevention Plan (SWPPP) was included with the referral materials;
ADVISORY NOTE: any project that cumulatively disturbs one acre or more of land must be covered under the NYS SPDES Permit; the municipality is advised to ensure that the applicant has obtained the appropriate permits from the NYS Department of Environmental Conservation prior to municipal approval; and
- WHEREAS, the site does not have existing drinking water or wastewater services, nor are any proposed for the project; the site is located outside of the Onondaga County Sanitary District; and
- WHEREAS, current FEMA Flood Insurance Rate Maps (FIRM) show the site contains a portion of the Butternut Creek 100-year floodplain and floodway, which may require elevation of structures and other mitigation; the Onondaga County Hazard Mitigation Plan has identified flooding as one of five primary natural hazards of local concern, with the potential to cause extensive threat to property and safety; buildings within the floodplain can negatively affect the free flow of nearby waterways and drainage, and building within a floodplain is therefore discouraged; and
- WHEREAS, per the local application, TRC performed a wetland and waterbody delineation on July 11, 2016; appropriate nationwide permitting will be pursued with the US Army Corps of Engineers for wetland disturbances; and
- WHEREAS, the local application indicates that the US Fish and Wildlife Service and New York Natural Heritage Program were consulted regarding the presence of federally- and state-listed threatened and endangered; both agencies noted the site is in close proximity to known hibernacula for the Northern long-eared bat and may be near the Indiana bat; impacts to bat species are often associated with tree clearing and the EAF indicates that 0.84 acres of trees will be removed to prevent shading the solar arrays; per the local application, tree clearing will take place between October 1 and March 31 to minimize potential impacts to bat species; and
- WHEREAS, ADVISORY NOTE: per GML § 239-nn, the legislative body or other authorized

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

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

1. Per the Onondaga County Department of Transportation, the portion of the driveway located in the county right-of-way must be paved to meet commercial driveway standards, and the applicant must obtain a highway work permit for work in the county right-of-way and submit a copy of the site plan to the Department for its review.
2. The municipality must submit a copy of the Stormwater Pollution Prevention Plan (SWPPP) and/or any drainage reports or studies to the Onondaga County Department of Transportation. Any mitigation as may be determined by the Department must be reflected on the project plans prior to municipal approval. Additional stormwater runoff into the county's right-of-way or drainage system will be prohibited.

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



J.Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: June 05, 2019

OCPB Case # Z-19-147

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SPECIAL PERMIT from the Town of LaFayette Zoning Board of Appeals at the request of Carley Farm Solar, LLC & Dimon Solar, LLC for the property located at 3660 Apulia 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 Apulia Road (Route 1), a county highway, the municipal boundary between the Town of LaFayette and the Town of Pompey, and a farm operation located in a NYS Agricultural District; and
- WHEREAS, the applicant is requesting a special permit to install two collocated 2MW solar farms on a 78.51-acre parcel in an Agriculture Residential (AR) zoning district; and
- WHEREAS, the Board is concurrently reviewing a site plan referral (Z-19-146) as part of the proposed project; and
- WHEREAS, the site is located in a rural area in the Town of LaFayette with surrounding land uses being rural and agricultural; adjacent parcels are enrolled in NYS Agricultural District 4 and appear to contain active farmland; per the submitted Agricultural Data Statement, 10-12 acres of the site is currently being farmed; aerial imagery shows the vacant parcel has frontage on Apulia Road, a county road, and Palladino Road, a local road, and contains mostly agricultural fields; the site is bisected by Butternut Creek, which runs north-south through the site; the submitted Site Layout and Materials Plan 1 and 2 dated January 23, 2019 show the two proposed solar farms will be located on either side of Butternut Creek; and
- WHEREAS, per the submitted Project Summary, the proposed solar farms, Carley Solar Farm and Dimon Solar Farm, will contain rows of Photovoltaic (PV) cell panels mounted on posts set in the ground and each generate enough power annually for approximately 300-400 single-family homes; per the Town zoning code, solar farms are permitted in the AR zoning district upon issuance of a special permit and controlled site approval; the plans shows a proposed subdivision line that would divide each solar farm onto its own parcel; a subdivision referral has not been received by the County Planning Board; and
- WHEREAS, per the Site Layout and Materials Plan 1, Carley Solar Farm, to be constructed in 6 phases, will occur on the west side of Butternut Creek and have 3 sections with 33 rows each of solar panels; two rear infiltration basins are shown, as well as an equipment pad and connection to existing overhead utility lines at the front of the solar farm; there will be a proposed gravel driveway onto Apulia Road;
- ADVISORY NOTE: the proposed driveway onto Apulia Road requires highway access and work permits from the Onondaga County Department of

- Transportation and will be subject to the availability of sight distance; and
- WHEREAS, per the Site Layout and Materials Plan 2, Dimon Solar Farm, to be constructed in 5 phases, will occur on the east side of Butternut Creek and have 3 sections with 24, 30 and 67 rows of solar panels; two rear infiltration basins are shown, as well as an equipment pad and connection to existing overhead utility lines parallel to Palladino road; there will be a proposed gravel driveway onto Palladino Road; and
- WHEREAS, per the Site Layout and Materials Plan 1 and 2, each solar farm will be enclosed by a 6' tall security fence with gated entrances occurring at the proposed driveways; per the Project Summary, solar panels will have a maximum height of 12 feet and a 15-foot wide landscape buffer with trees approximately 5' high is proposed; the plans show landscape borders to be planted along the south lot line of the Carley Solar Farm, adjacent to an open field, and along the southeast corner of the Dimon Solar Farm, adjacent to single family residential lot; there are additional stands of existing mature trees that will remain; per the local application, the proposed solar farms will be monitored remotely, minimizing traffic to the site; and
- WHEREAS, per the submitted Environmental Assessment Form (EAF), 41.36 acres of the site will be disturbed by the proposed project and stormwater will flow off panels to the ground and drain as normal to surface water on and around the site; a copy of the Stormwater Pollution Prevention Plan (SWPPP) was included with the referral materials;
ADVISORY NOTE: any project that cumulatively disturbs one acre or more of land must be covered under the NYS SPDES Permit. The municipality is advised to ensure that the applicant has obtained the appropriate permits from the NYS Department of Environmental Conservation prior to municipal approval; and
- WHEREAS, the site does not have existing drinking water or wastewater services, nor are any proposed for the project; the site is located outside on the Onondaga County Sanitary District; and
- WHEREAS, current FEMA Flood Insurance Rate Maps (FIRM) show the site contains a portion of the Butternut Creek 100-year floodplain and floodway, which may require elevation of structures and other mitigation; the Onondaga County Hazard Mitigation Plan has identified flooding as one of five primary natural hazards of local concern, with the potential to cause extensive threat to property and safety; buildings within the floodplain can negatively affect the free flow of nearby waterways and drainage, and building within a floodplain is therefore discouraged; and
- WHEREAS, per the local application, TRC performed a wetland and waterbody delineation on July 11, 2016; appropriate nationwide permitting will be pursued with the US Army Corps of Engineers for wetland disturbances; and
- WHEREAS, the local application indicates that the US Fish and Wildlife Service and New York Natural Heritage Program were consulted regarding the presence of federally- and state-listed threatened and endangered; both agencies noted the site is in close proximity to known hibernacula for the Northern long-eared bat and may be near the Indiana bat; impacts to bat species are often associated with tree clearing and the EAF indicates that 0.84 acres of trees will be removed to prevent shading arrays; per the local application, tree clearing will take place between October 1 and March 31 to minimize potential impacts to bat species; and

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

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

1. Per the Onondaga County Department of Transportation, the portion of the driveway located in the county right-of-way must be paved to meet commercial driveway standards, and the applicant must obtain a highway work permit for work in the county right-of-way and submit a copy of the site plan to the Department for its review.
2. The municipality must submit a copy of the Stormwater Pollution Prevention Plan (SWPPP) and/or any drainage reports or studies to the Onondaga County Department of Transportation. Any mitigation as may be determined by the Department must be reflected on the project plans prior to municipal approval. Additional stormwater runoff into the county's right-of-way or drainage system will be prohibited.

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



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: June 05, 2019

OCPB Case # Z-19-148

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a AREA VARIANCE from the Town of Tully Zoning Board of Appeals at the request of Sheryl Smith for the property located at 1036 North 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 North Road (Route 111), a county highway, and a farm operation located in a NYS Agricultural District; and
- WHEREAS, the applicant is requesting an area variance to reduce the lot width requirements from 225' to 30' and 175' to allow for the proposed subdivision of a 49.72-acre parcel in an Agricultural (A-2) zoning district; and
- WHEREAS, the site is located in a rural area in the Town of Tully with surrounding land uses being residential and agricultural; adjacent parcels are enrolled in NYS Agricultural District 4 and appear to contain active farmland; and
- WHEREAS, aerial imagery shows the site has frontage on North Road, a county road, and contains an existing house, two large barn structures, and several shed structures; the existing structures are clustered on the rear half of the site and around a pond; the southern half and rear of the site appear to be forested; there is a creek running north-south through the rear, wooded portion of the site; and
- WHEREAS, per the Town zoning code, the minimum lot width for lots in the A-2 district is 225'; the requested area variance is intended to allow for a proposed subdivision that would divide the parcel into two new lots, a 18-acre lot and a 31.72-acre lot; a subdivision referral has not been reviewed by the County Planning Board; and
- WHEREAS, the submitted parcel map shows the proposed subdivision would locate all of the existing structures on the 18-acre lot, as well as the existing driveway on North Road that serves the structures; the 18-acre lot is shown to be a flag lot with 30' of frontage on North Road; the remaining, vacant lands will be the 31.72-acre lot with 175' of frontage; no plans are indicated for the site; ADVISORY NOTE: any new driveways onto North Road will require highway access and work permits from the Onondaga County Department of Transportation and will be subject to the availability of sight distance; and
- WHEREAS, the existing house is served by an individual well and septic system; no changes to the existing infrastructure are proposed; and
- WHEREAS, GIS mapping shows the site may contain federal wetlands associated with the creek on site; the existing buildings appear to encroach on the wetland areas; and
- WHEREAS, the site is located over, or immediately adjoining, the Cortland-Homer-Preble sole source aquifer (SSA), supplying at least 50% of the drinking water

consumed in the overlying area (per EAF Mapper); and

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

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



J.Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: June 05, 2019

OCPB Case # Z-19-149

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Cicero Planning Board at the request of Philip L. Bisson for the property located at 6176 South Bay 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 South Bay Road (Route 208) and Thompson Road (Route 14), both county highways; and
- WHEREAS, the applicant is proposing to operate a used car business, Vintage Motors, in an existing commercial building on two lots totaling 1.035 acres in a General Commercial zoning district; and
- WHEREAS, in 2018, the Board recommended modification of a zone change referral (Z-18-323), citing access requirements, to change the zoning of the two subject parcels from Industrial to General Commercial, which was approved by the Town; and
- WHEREAS, the site is located in a pocket of industrial and commercial land uses north of the Gillette Road Middle School and generally surrounded by residential neighborhoods; per the submitted survey map dated April 9, 2017, the two parcels have frontage on South Bay Road, a county road, and contain two existing one-story buildings, formerly Syracuse Pool and Patio; and
- WHEREAS, aerial imagery shows an enclosed pool and patio display area and gravel parking at the front of the buildings, a rear gravel area, and two existing driveways onto South Bay Road; the existing driveways and gravel areas appear to be contiguous with, or partially occur on, the adjacent parcels to the north and south; the adjacent parcel to the north has additional access to Thompson Road, a county road, via an existing driveway on a rear parcel;
ADVISORY NOTE: per the Onondaga County Department of Transportation, all existing or proposed driveways on South Bay Road and Thompson Road must meet Department requirements; and
- WHEREAS, the submitted Site Layout plan dated September 2018 shows proposed site improvements to include 7 delineated parking spaces on the existing concrete pads at the front of the building, an 8' x 8' area reserved for landscaping (low-lying shrubs and flowers), which appears to partially occur in the county right-of-way, and an area roughly 36' x 20' at the southerly drive labeled "paved apron (future)"; per the local application, the southerly building is intended for a used car sales business; there are no proposed modifications to the existing building;
ADVISORY NOTE: any work within the county right-of-way is subject to a work permit from the Onondaga County Department of Transportation; per the Onondaga County Department of Transportation, landscaping must not obstruct sight distance; and

WHEREAS, proposed signage is shown in the Site Layout plan to include a 12' x 2' banner sign, to be mounted on the front of the building, and a 4' x 6' sign, to be mounted on the existing pylon sign structure at the front of the site which appears to partially occur in the county right-of-way;

ADVISORY NOTE: per the Onondaga County Department of Transportation, signage is not permitted in the county right-of-way and must not obstruct sight distance; and

WHEREAS, per the local application, proposed hours of operation will be Monday through Friday 10am to 6pm and Saturday 10am to 2pm; the maximum number of employees on site will be 2; and

WHEREAS, the site is served by public drinking water and sewers and is located in the Oak Orchard Wastewater Treatment Plant and Davis Road Pump Station service areas; no changes to the existing infrastructure are proposed;

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

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

ADVISORY NOTE: per the Onondaga County Department of Water Environment Protection, unless it can be demonstrated that anticipated sanitary flows will not exceed previous flows in excess of one sewer unit over prior uses, the applicant must develop a 1 gallon to 1 gallon sanitary flow offset plan/project in coordination with the municipal engineer prior to future development of the site; and

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

1. Per the Onondaga County Department of Transportation, access to Thompson Road via the adjacent parcels will not be permitted. Prior to municipal approval, the applicant must modify plans for the proposed project to eliminate access to the adjacent parcels by delineating all parking areas on the site.

2. Per the Onondaga County Department of Transportation, signage is not permitted in the county right-of-way. The existing sign structure must be located entirely outside of the right-of-way and all plans for the project must be revised to reflect the modification.

2. The Onondaga County Department of Transportation has determined that the municipality and the applicant are required to coordinate South Bay Road access plans with the Department, which may require reducing the width of the existing driveways and paving in the right-of-way to meet commercial driveway standards. Any mitigation as may be determined by the Department

must be reflected on the project plans prior to municipal approval.

3. The Onondaga County Department of Transportation has determined that the applicant must provide the Department with ITE Trip Generation traffic figures. Any mitigation as may be determined by the Department must be reflected on the project plans prior to municipal approval.

The Board also offers the following comment:

Every municipal review provides the opportunity to improve community appearance and the applicant is encouraged to consider site planning that incorporates front yard landscaping and screening for parking areas and restores any unused paved areas to greenspace or landscaping.

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



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: June 05, 2019

OCPB Case # Z-19-150

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a LOCAL LAW from the Town of Van Buren Town Board at the request of Town of Van Buren 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 Local Law D-2019 to amend Chapter 200, Attachment 1 of the Code of the Town of Van Buren titled "Table of Land Uses by Zoning District"; and
- WHEREAS, per the Table of Land Uses by Zoning District of the Town zoning code, E1 Commercial Indoor Storage or Wholesaling is currently listed as a storage or disposal land use and permitted in the Rural Hamlet (RH), Local Business (LB) and General Business (GB) zoning districts upon approval of the Town Zoning Board of Appeals and Planning Board, in the Planned Industrial (InP) zoning district upon approval of the Town Board and Planning Board, and in the Industrial A (InA) zoning district upon approval of the Planning Board; and
- WHEREAS, proposed Local Law D-2019 will amend the table to also permit E1 Commercial Indoor Storage or Wholesaling uses in the Business/Residence Buffer (BRB) zoning district upon special permit approval by the Zoning Board of Appeals and subsequent site plan approval by the Planning Board; and
- WHEREAS, per the Town zoning code, E1 Commercial Indoor Storage or Wholesaling uses are defined as “[c]ommercial indoor storage and wholesaling uses are primarily oriented to the receiving, holding, and shipping of packaged materials as a business. With the exception of loading and parking facilities, such uses are contained entirely within an enclosed building. Examples of these uses include warehouse facilities, long-term indoor storage facilities, self-storage units and freight terminals”; and
- WHEREAS, per the Town zoning code, “[t]he purpose of the BRB District is to accommodate limited business uses as a transitional buffer for residential neighborhoods. Sites are generally located along major transportation routes in locations not well suited for residential use. Lots and buildings occupied for business uses are required to maintain a design and scale necessary to ensure compatibility with surrounding residential properties”; and
- WHEREAS, the Town zoning map dated January 2014 shows the Town has two parcels zoned BRB that total over 7 acres, both of which have frontage on State Fair Boulevard (NYS Route 48); one of the parcels contains an existing single-family house and the other is vacant and forested; and
- WHEREAS, per the Town zoning code, the following general requirements and standards apply to all special use permits: compliance with applicable zoning regulations and other Town, County, State and/or federal regulations, conformance to

Town Comprehensive Plan, scale of development and design that is compatible with surrounding properties, safe and efficient vehicular and pedestrian circulation, minimizes disturbance to significant natural or cultural resources, aesthetic is consistent with existing development and any Town standards, emissions are limited, physical characteristics of the site are suitable for proposed use, nature and intensity of use is appropriate for surrounding area, use will not unreasonably increase or introduce traffic congestion or safety hazards, compatibility of use and design, and cumulative impacts of the use will not unreasonably interfere with the neighborhood or community; and

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

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



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: June 05, 2019

OCPB Case # Z-19-151

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a ZONE CHANGE from the Town of Van Buren Town Board at the request of Town of Van Buren Town Board for the property located at 7360 State Fair Boulevard; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the adoption or amendment of a zoning ordinance or local law and the site is located within 500 feet of New York State Route 48, a state highway, and the municipal boundary between the Town of Van Buren and the Town of Lysander; and
- WHEREAS, the applicant is proposing to change the zoning of an 88.07-acre parcel containing an inactive golf course from Residential (R-40) to Planned Unit Development (PUD) and approve a development plan for the Seneca Neighborhood PUD; and
- WHEREAS, in 2016, the Board offered no position with comment for concurrent final subdivision (S-16-31) and area variance (Z-16-185) referrals to subdivide an existing house from the golf course parcel and reduce the front and side yard setbacks for the existing house, both of which were approved locally; and
- WHEREAS, aerial imagery shows the site has frontage on State Fair Boulevard (NYS Route 48) and Van Ness Road, a local road, and contains the former Seneca Golf Club; the site is in an area with mixed commercial and residential uses along Route 48 and abuts single-family residential lots to the north and south; and
- WHEREAS, per the submitted Local Law Filing, proposed Local Law No. E-2019 is intended to amend the Zoning Map of the Town of Van Buren to show the proposed zone change; per the local law, in furtherance of such PUD designation, the Town Board also “approves a development plan for the Seneca Neighborhood PUD, prepared by Keplinger Freeman Associates, dated February 26, 2019, more recently revised on May 6, 2019, depicting 72 patio homes and 121 single-family dwellings on approximately 88.07 acres”; per the Town zoning code, townhouses are only permitted in a PUD district; and
- WHEREAS, the development plan shows patio homes to occur on the northern portion of the site and the single-family dwellings on the southern portion; it is unclear from the site plan and referral materials what defines the patio homes as such; the patio homes are shown as single detached units on separate lots ranging in size from 10,242 to 33,258 sf; the single-family lots range from 10,560 to 85,328 sf in size; each lot is shown to have a front yard tree and driveway onto a proposed internal road network; almost the entirety of the site is shown to be lawn; some existing vegetation along the southern lot line will remain and a planted berm will be added along a portion of Route 48; and
- WHEREAS, per the development plan, the proposed internal road network will have two access points onto Route 48, one of which appears to occur where the existing

golf course driveway is located, and one onto Van Ness Road; the road layout generally creates separate roadway networks for the two housing types, with a single connecting road between the two neighborhoods; the development plan shows two proposed signs, one for the “patio neighborhood” and one for the “lifestyle neighborhood”, with one each occurring at the Route 48 access points;

ADVISORY NOTE: the proposed driveways onto Route 48 require highway access and work permits from the NYS Department of Transportation and will be subject to the availability of sight distance; and

WHEREAS, per the Town zoning code, “[t]he purpose of a Planned Unit Development District is to permit establishment of areas in which diverse uses may be brought together in a compatible and unified plan of development which shall be in the interest of the general welfare of the public”; the objectives of PUDs are to 1) provide a choice of environments, housing types, lot sizes and community facilities within a planned neighborhood, 2) provide usable open space and recreation areas and conserve natural resources, 3) provide for accessory commercial and service areas, 4) allow orderly transition of uses through creative development of land and related infrastructure, 5) utilize land efficiently by creating less extensive networks of utilities and streets, 6) create a land use and development pattern consistent with the Town Comprehensive Plan, and 7) create more desirable living, shopping and working environments; and

WHEREAS, the submitted Environmental Assessment Form (EAF) dated May 24, 2019 states 80 acres of the site will be disturbed by the proposed project; stormwater runoff will be directed to two on-site retention/detention basins, which are shown to occur at the northeast and southeast corners of the site, and then discharged to the Seneca River; both of the proposed storm areas appear to occur on multiple residential lots; no information was provided as to the proposed maintenance and stewardship of the proposed facilities; ADVISORY NOTES: per the NYS Department of Transportation, additional stormwater runoff into the state's drainage system is prohibited; any project that cumulatively disturbs one acre or more of land must be covered under the NYS SPDES Permit, and the municipality is advised to ensure that the applicant has obtained the appropriate permits from the NYS Department of Environmental Conservation prior to municipal approval; and

WHEREAS, the site is currently served by public drinking water and an individual septic system; the site is located in the Baldwinsville-Seneca Knolls Wastewater Treatment Plant service area; per the EAF, a sewer line extension will be necessary to supply the project; it is unknown if a pump station is required to serve the project; total anticipated drinking water and total anticipated liquid waste generation is 41,000 gallons per day; ADVISORY NOTE: should a pump station be required, the operational and long-term repair/replacement costs of pump stations serving a limited residential tax base can be excessive, and the County Department of Water Environment Protection encourages cost-benefit analyses, high quality construction standards, and assurances such as performance bonds/maintenance guarantees as part of the development review process; and

WHEREAS, current FEMA Flood Insurance Rate Maps (FIRM) indicate that the northeast and southeast corners of the site are located within the 100-year floodplain of the Seneca River, which may require elevation of structures and other

mitigation; the Onondaga County Hazard Mitigation Plan has identified flooding as one of five primary natural hazards of local concern, with the potential to cause extensive threat to property and safety; buildings within the floodplain can negatively affect the free flow of nearby waterways and drainage, and building within a floodplain is therefore discouraged; GIS mapping shows the site may also contain state and/or federal wetland areas, including a riverine wetland associated with a creek on the north side of the parcel; all proposed development appears to be outside of the floodplain and wetland areas, which are shown in the development plan to be naturalized area;

ADVISORY NOTE: the applicant is advised to contact the U.S. Army Corps of Engineers and/or NYS Department of Environmental Conservation to confirm the presence of federal and/or state wetlands and/or the 100-foot state wetland buffer on the site; all confirmed wetlands should be shown on the plans for the site and any necessary permits should be obtained for any proposed development or placement of fill in a wetland, or drainage of any confirmed wetlands and buffers; and

WHEREAS, the site is located over, or immediately adjoining, primary and principal aquifers (per EAF Mapper); the site may contain the Indiana bat or bald eagle, or their associated habitats, which have been listed by the state or federal government as a threatened or endangered animal species (per EAF Mapper); ADVISORY NOTE: per the NYS Department of Environmental Conservation (DEC), if the site contains a threatened or endangered species and/or associated habitat, and the project requires review under the State Environmental Quality Review Act (SEQRA), a request for a project screening should be submitted to the New York Natural Heritage Program or to the regional DEC Division of Environmental Permits office; and

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

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

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

As part of the PUD approval process, the Board recommends revising the development plan to better meet the objectives of the Town's zoning code. To more fully embrace the purpose and intent of a Planned Unit Development (PUD) district, the applicant is encouraged to explore opportunities to

conserve natural resources on the site, including preservation of mature trees, cluster residential lots to provide larger areas of meaningful open space areas for habitats and/or neighborhood use, such as a trail network adjacent to the creek and wetland areas, incorporate a mix of neighborhood scale commercial uses and amenities, minimize infrastructure networks and related costs, and establish a sidewalk network to create a positive pedestrian environment within the community.

Should the Town approve the proposed zone change, the Board also offers the following comments for the next phase of the project:

1. The Board recommends that the municipality ensure appropriate and sustained maintenance and funding mechanisms are in place for future ownership and care of any green space areas and stormwater management facilities to serve the PUD. Potential strategies may include separating such areas onto non-residential parcels, to be owned and maintained by a Homeowner's Association (HOA) or the Town, and establishing adequate easements to allow for access to the facilities.
2. The municipality and the applicant must continue to coordinate Route 48 access requirements with the New York State Department of Transportation. To meet Department requirements, the applicant will also be required to submit a site plan, a copy of the Stormwater Pollution Prevention Plan (SWPPP), a Traffic Impact Study (TIS) for full build out, and a copy of the lighting plan to the Department for review and approval.
3. The applicant is advised to contact OCWA's Engineering Department to determine the activities and structures permitted within OCWA easements/right-of-ways, water availability and service options, obtain hydrant flow test information, evaluate backflow prevention requirements, and/or request that the Authority conduct hydrant flow testing to assess fire flow availability.
4. Any extension of the public wastewater infrastructure must be approved by the Onondaga County Health Department and Onondaga County Department of Water Environment Protection prior to municipal approval. The Onondaga County Department of Water Environment Protection asks that the applicant contact the Department's Flow Control office to determine sewer availability and capacity.

The Department further advises the Towns of Lysander, Van Buren and Village of Baldwinsville to work cooperatively to identify an allocation strategy for the limited remaining capacity within the county system, given potential constraints at the Baldwinsville-Seneca Knolls Wastewater Treatment Plant, and to ensure capacity is used for the most beneficial land uses for the communities and the region, especially job creating entities.

5. The applicant is advised to retain as much existing tree cover as is practical and provide increased vegetative buffering for adjacent residential lots and watercourses.
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 wherever possible. For more information on stormwater management and opportunities to incorporate green infrastructure elements into project plans, contact the Onondaga County Save the Rain program at 315-435-2260 or visit <http://savetherain.us>.

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



J.Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: June 05, 2019

OCPB Case # Z-19-152

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SPECIAL PERMIT from the Town of Spafford Planning Board at the request of Richard Frost for the property located at 2080 Willowdale 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 Willowdale Road (Route 26), a county highway, and a farm operation located in a NYS Agricultural District; and
- WHEREAS, the applicant is requesting a special permit to operate an antique store/farmers market on two parcels totaling 50.61 acres in a Residential Agriculture (RA) zoning district; and
- WHEREAS, the site is located in a rural area in the Town of Spafford with surrounding land uses being agricultural and residential; the site and surrounding lands are enrolled in NYS Agricultural District 2 and appear to contain active farmland; the submitted Agricultural Data Statement indicates 25 acres of the site is currently being farmed; and
- WHEREAS, per the local application, the special permit is intended to allow for the proposed antique and coffee shop business; products to be sold include antiques, art, crafts, farm produce, coffee, tea, bottled water, cold drinks and prepackaged snacks, as well as topsoil, compost, and mulch; proposed hours of operation will be 10am to 9pm, seven days a week; and
- WHEREAS, aerial imagery shows the site has frontage on Willowdale Road and Willow Hill Road, both county roads; Willowdale Road bisects the site into 35.85- and 14.76-acre parcels, under common ownership; the northerly parcel appears to contain an existing house, a barn structure, to be demolished, a Quonset hut, and a silo, all of which occur are the southwest corner of the parcel; the remainder of the site is agricultural fields and wooded and open areas; the submitted plan indicates that the on-site operations will be entirely located on the northerly parcel; and
- WHEREAS, per the plan and local application, the existing house (1,917 sf) on the northerly parcel will be used as an antique and coffee shop and the Quonset hut will be used for storage; a proposed vegetable barn (3,000 sf) is shown in front of the Quonset hut, separated by mulch and compost bins; there will be a proposed parking lot between the house and barn, with 10 parking spaces at the front of the house and 20 in front of the barn; a proposed sign is shown at the southwest corner of the parking lot, along the Willowdale Road frontage; ADVISORY NOTE: per the Onondaga County Department of Transportation, signage is not permitted in the county right-of-way and must not obstruct sight distance; and
- WHEREAS, aerial imagery shows the southerly parcel to be primarily agricultural fields; there is one existing farm access road on Willowdale Road; no plans for this

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parcel are indicated in the referral materials; and

WHEREAS, per aerial imagery, the northerly parcel has two existing driveways onto Willowdale Road, one u-shaped driveway with two access points, to be removed, and one farm access road, to be used as the main entrance to the site; the plan shows a proposed driveway on Willowdale Road, just east of the farm access, for mulch and topsoil entrance and exit; the mulch and topsoil drive is shown to wrap around the rear of the Quonset hut, providing access to the mulch, compost, and topsoil bins;

ADVISORY NOTE: per the Onondaga County Department of Transportation, all existing or proposed driveways on Willowdale Road must meet Department requirements; and

WHEREAS, the house is served by an individual well and septic system; per the local application, portable handicap accessible toilets will be provided on-site; ADVISORY NOTE: the Onondaga County Health Department's Bureau of Public Health Engineering must formally accept or approve, respectively, any existing or proposed septic system to service this property prior to municipal approval of the project; and

WHEREAS, GIS mapping shows Willow Brook with its associated federal wetlands on the adjacent parcel to the north of the site; a tributary to Willow Brook crosses the southerly parcel and may have an associated federal, riverine wetland; and

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

1. The Onondaga County Department of Transportation has determined that the municipality and the applicant are required to coordinate Willowdale Road access plans with the Department. Any mitigation as may be determined by the Department must be reflected on the project plans prior to municipal approval.
2. The Onondaga County Department of Transportation requires additional information regarding on-site drainage plans and anticipated traffic impacts. The applicant must contact the Department to discuss the scope of these requirements and provide any information as may be determined by the Department. Any modifications required by the Department must be reflected on the project plans prior to municipal approval.
3. The applicant must contact the Onondaga County Health Department's Bureau of Public Health Engineering to confirm the location of the existing sewage disposal system to ensure it will not be impacted by the proposed project.

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



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: June 05, 2019

OCPB Case # Z-19-153

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SPECIAL PERMIT from the Town of Spafford Planning Board at the request of Tory Blum for the property located at 1818 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 a NYS Agricultural District; and
- WHEREAS, the applicant is requesting a special permit to operate a marine repair and boat storage and snow removal business on a 4.50-acre parcel in a Residential Agriculture (RA) zoning district; and
- WHEREAS, the site is located in a rural area in the Town of Spafford with surrounding land uses being residential and agricultural; the site and surrounding lands are enrolled in NYS Agricultural District 2 and appear to contain active farmland; and
- WHEREAS, the submitted plan shows the site has frontage on East Lake Road, a state road, and contains an existing house with an attached garage, three rear barn structures, and two silo pads; there is an existing gravel driveway on East Lake Road;
ADVISORY NOTE: per the NYS Department of Transportation, all existing or proposed driveways on East Lake Road must meet Department requirements; and
- WHEREAS, per the local application, the applicant is intending to operate a marine repair and storage and snow removal business on their property; the Town zoning code indicates a special permit is required for home occupations; and
- WHEREAS, the plan shows the existing gravel areas around the barns will be extended to provide space for employee parking, a dumpster, and a boat and trailer parking area; one of the barn structures is intended for indoor boat (downstairs) and dock (upstairs) storage and another barn structure will be used for an office, shop area, and additional indoor boat storage; a proposed salt bin is shown to be located on one of the rear silo pads and there are two additional outdoor storage areas labeled "trailer storage during summer" and "outdoor boat storage" at the rear of the site; and
- WHEREAS, per the plan, hours of operation will be daylight hours Monday through Friday and any hours November 1 – April 1 for snow plowing operations; there will be 5-6 employees reporting to the site and 1-3 customers anticipated per week; the plan indicates the maximum number of boats that will be stored on site will be 70, with 30 boats being stored inside and 40 boats being stored outside; no signage is proposed; and
- WHEREAS, the site is served by an individual well and septic system; no changes to the

existing infrastructure are proposed; and

WHEREAS, the site is located in the Skaneateles Lake watershed; Skaneateles Lake is the primary public water supply source for the City of Syracuse and is unfiltered, requiring strict adherence to water quality protections on land in the watershed; and

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

1. The applicant must contact the New York State Department of Transportation to coordinate requirements for the existing driveway on East Lake Road, in order to satisfy commercial driveway standards, which will require paving the portion of the driveway in the state right-of-way. Any mitigation as may be determined by the Department must be reflected on the project plans prior to municipal approval.
2. The applicant must contact the Onondaga County Health Department's Bureau of Public Health Engineering to confirm the location of the existing sewage disposal system to ensure it will not be impacted by the proposed project.
3. The municipality must ensure all conditions are met and approvals are obtained from the City of Syracuse Water Department prior to approving the proposed application.

The Board also offers the following comment:

Given the extent of outdoor storage proposed, the intensity of the proposed use, and the anticipated number of employees, the Board questions the applicability of "home occupation" in defining the proposed use and as a permitted use in the Residential Agricultural zoning district.

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