



Onondaga County Planning Board

June 17, 2015

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

<u>I. ATTENDANCE</u>	<u>STAFF PRESENT</u>	<u>GUESTS PRESENT</u>
<u>MEMBERS</u>		
Douglas Morris	Don Jordan	Kate Johnson
Robert Jokl	Gilly Cantor	Hal Romans
Daniel Cupoli	Robin Coon	
Robert Antonacci		
Brian Donnelly		

II. CALL TO ORDER

The meeting was called to order at 11:00 AM on June 17, 2015

III. MINUTES

Minutes from May 27, 2015 were submitted for approval. Daniel Cupoli made a motion to accept the minutes. Douglas Morris seconded the motion. The votes were recorded as follows: Douglas Morris - yes; Robert Jokl - yes; Brian Donnelly - yes; Daniel Cupoli - yes; Robert Antonacci - yes.

IV. ACTIONS ON GML SECTION 239 REFERRALS

Summary

S-15-42	No Position With Comment	S-15-43	Modification	S-15-44	No Position With Comment
S-15-45	Closed	S-15-46	Modification	S-15-47	Modification
Z-15-188	No Position With Comment	Z-15-190	Modification	Z-15-191	No Position
Z-15-192	Closed	Z-15-193	Disapproval	Z-15-194	Modification
Z-15-195	No Position With Comment	Z-15-196	No Position With Comment	Z-15-197	No Position
Z-15-198	No Position	Z-15-199	No Position	Z-15-200	Modification
Z-15-201	Modification	Z-15-202	Modification	Z-15-203	No Position
Z-15-204	No Position	Z-15-205	Modification	Z-15-206	Modification
Z-15-207	Modification	Z-15-208	No Position With Comment	Z-15-209	Modification
Z-15-210	No Position	Z-15-211	Approval	Z-15-212	No Position
Z-15-213	Modification	Z-15-214	No Position With Comment	Z-15-215	Modification
Z-15-216	Modification	Z-15-217	No Position	Z-15-218	No Position With Comment
Z-15-219	No Position With Comment	Z-15-220	No Position	Z-15-221	No Position
Z-15-222	Modification	Z-15-223	Modification	Z-15-224	No Position
Z-15-225	No Position With Comment	Z-15-226	Modification	Z-15-227	Modification
Z-15-228	No Position With Comment	Z-15-229	No Position	Z-15-230	No Position
Z-15-231	No Position With Comment	Z-15-234	No Position	Z-15-235	No Position
Z-15-236	No Position With Comment				



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: June 17, 2015

OCPB Case # S-15-42

- 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 Mary Womble for the property located at 7705 & 7707 Maple 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 New York State Route 48 (Maple Road), a state highway; and
- WHEREAS, the applicant is proposing to subdivide a 0.989-acre parcel containing two existing single-family homes into two new lots in a Residence (R-40) zoning district; and
- WHEREAS, the Board is concurrently reviewing an Area Variance referral (Z-15-236) for lot size, front yard setbacks, and side yard setbacks; and
- WHEREAS, the Preliminary Plan dated April 6, 2015 shows proposed Lot 1 (25,437 square feet) to contain an existing two-story wood-frame house, proposed Lot 2 (17,662 square feet) to contain an existing 1-1/2 story wood-frame house; a fence is also shown which crosses the proposed lot line; and
- WHEREAS, the plan shows each lot with frontage on Maple Road (New York State Route 48); proposed Lot 1 has an existing driveway on Maple Road, and proposed Lot 2 has an existing driveway on Maple Road which crosses the adjacent lot to the east on an existing ingress and egress easement; and
- WHEREAS, per town code, it appears both proposed lots will require variances for lot size (40,000 square feet minimum) and front yard setbacks (50' required), and proposed Lot 2 will require a variance for side yard setbacks (20' each or 50' total required); the plan doesn't indicate the existing non-conforming front yard setbacks which would not be changing, nor the non-conforming side yard setback on proposed Lot 2; and
- WHEREAS, the site is served by public water and is located outside the Onondaga County Sanitary District; and
- WHEREAS, per a conversation with the Town on June 3, 2015, each house has an existing private septic system; the plan shows Lot 2 with an existing easement for subsurface sewage disposal located on the adjacent lot to the east; and

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

The Town is advised to ensure any necessary area variances for lot area for

each proposed lot are granted prior to approving the proposed subdivision application.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: June 17, 2015

OCPB Case # S-15-43

- 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 Camillus Planning Board at the request of JFJ Holdings, LLC for the property located at 3747 Milton 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 Hinsdale Road and Milton Avenue, both county roads; and
- WHEREAS, the applicant is proposing to subdivide a 5.94-acre parcel into two new lots, Lot 1 (0.577 acres) and Lot 2 (5.366 acres) in a Commercial (C-2) zoning district, in order to construct a Dunkin Donuts with drive-thru on Lot 1 next to an existing grocery store (Aldi) on Lot 2; and
- WHEREAS, the Board is concurrently reviewing a Site Plan referral (Z-15-209) for the project; and
- WHEREAS, the Subdivision Plan issued May 2015 shows proposed Lot 1 without direct street frontage behind an existing storm water retention area at the front of proposed Lot 2 along Milton Avenue; the Site Layout Plan issued May 2015 shows a proposed Dunkin' Donuts building (2,200 square feet) with a single-lane drive-thru, a cooler/freezer, a dumpster enclosure, and a side yard parking lot with 12 parking spaces; and
- WHEREAS, the plan shows the site with two 24' driveways on a proposed 40' access easement (0.214 acres, per the subdivision plan) on Milton Avenue which serves the Aldi store; any existing or proposed access must meet the requirements of the Onondaga County Department of Transportation; and
- WHEREAS, a Traffic Impact Study (TIS) completed in April 2015 was submitted with the referral which predicts 71 new vehicle trips during the weekday AM peak hour and 30 new vehicles trips during the weekday PM peak hour, and that operations at the Milton Avenue/Hinsdale Road intersection will continue to operate at the same overall level of service; the TIS notes at PM peak hour, the left turn/through movement from the Aldi's driveway is projected to degrade, though gap analysis shows sufficient gaps for safe exit; and
- WHEREAS, the Environmental Assessment Form (EAF) dated May 19, 2015 notes storm water will be managed with "on site collection and discharge to the existing OCDOT drainage system"; a Grading & Utility Plan was submitted with the referral which shows the site slopes toward the existing stormwater retention area at the front of the site; and
- WHEREAS, the New York State Department of Environmental Conservation Mapper indicates land adjoining the site contains wetlands or other regulated waterbodies, and the project site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the New York State

Historic Preservation Office archaeological site inventory; and

WHEREAS, the site is proposing to connect to public water and sewers, and is located in the Metropolitan Wastewater Treatment Plant and Westside Pump Station service areas; and

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

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

WHEREAS, the plan shows the rear of the site contains dense brush to remain and a 6' solid vinyl fence along the drive-thru lane; the Landscape Plan shows proposed plantings around the building and a landscaped island delineating access to the shared driveway; no sidewalks or pedestrian accommodations are shown; and

WHEREAS, the referral materials indicate the design and area of signs will be determined by the sign vendor and applied for under separate permit; elevation details indicate the front and west elevations would each have internally illuminated logo and brand wall-signage, and that a 22.5' high pylon sign is proposed (location not indicated); and

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

1. The Onondaga County Department of Transportation has determined that the applicant must complete a drainage study or Stormwater Pollution Prevention Plan (SWPPP) to meet Department requirements verifying that the proposed development would not create additional stormwater runoff into the County's drainage system and is required to first contact the Department to determine the scope of the study; the applicant must submit the drainage study to the Department for approval and complete any appropriate mitigation as may be determined by the Department.
2. Per the Onondaga County Department of Transportation, the existing driveway on Milton Avenue must be reduced to one exit lane.
3. The applicant is required to submit additional information for the traffic study to the Onondaga County Department of Transportation and must continue to coordinate with the Department regarding potential mitigation.

The Board also offers the following comments:

1. Per the Onondaga County Department of Transportation, the Town and applicant are advised that no signage or landscaping may obstruct sight distance.
2. The Onondaga County Department of Water Environment Protection asks that the applicant contact the Department at (315) 435-6820 early in the planning process to determine sewer availability and capacity.
3. The applicant is encouraged to reduce stormwater runoff and improve stormwater quality as much as practical by reducing impermeable surfaces and utilizing green infrastructure. For more information on stormwater management, visit the Onondaga County "Save the Rain Program" web site at <http://savetherain.us> or contact the Onondaga County Department of Water Environment Protection at 315-435-6820.
4. The Onondaga County Water Authority (OCWA) recommends that the municipality and/or applicant contact OCWA's Engineering Department early in the planning process to determine water availability and service options, obtain hydrant flow test information, evaluate backflow prevention requirements, and/or request that the Authority conduct hydrant flow testing to assess fire flow availability.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: June 17, 2015

OCPB Case # S-15-44

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a PRELIMINARY SUBDIVISION from the Town of Marcellus Planning Board at the request of David Kronen for the property located at 2589 Otisco Valley 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 Otisco Valley Road, a county road, the municipal boundary between the Town of Marcellus and the Town of Otisco, and a farm operation in an agricultural district; and
- WHEREAS, the applicant is proposing a lot line adjustment between two existing residential lots totaling 0.5 acres in a Residential (R-2) zoning district; and
- WHEREAS, the Sketch Plan dated May 28, 2015 shows proposed Lot 2593 (0.28 acres) with an existing one-story wood-frame house with shoreline stairs, retaining wall, deck, and sea wall along Otisco Lake, and proposed Lot 2589 (0.22 acres) with an existing 1-1/2 story wood-frame house; and
- WHEREAS, per the plan, proposed Lot 2593 is a flag lot with 10.96' of frontage on Otisco Valley Road, proposed Lot 2589 has no direct street frontage, and both are located behind a lot with frontage on Otisco Valley Road; and
- WHEREAS, the plan shows the flag lot with a 10' right-of-way for "Ingress & Egress to Lake" onto Otisco Valley Road, which must meet the requirements of the Onondaga County Department of Transportation; the plan shows a driveway which was formerly located on both lots that will be located on proposed Lot 2593 once the property line shifts 16.5' to the east; aerial photography indicates the driveway is shared with adjacent parcels to the north; and
- WHEREAS, FEMA Flood Insurance Rate Maps (FIRM) data and National Wetland Inventory Maps indicate that the portion of this parcel along the lakeshore is located near a Special Flood Hazard Area (SFHA) and federal wetlands; and
- WHEREAS, the Environmental Assessment Form dated June 2, 2015 notes the site is served by public water (OCWA) and private septic system; the site is located outside the Onondaga County Sanitary District; a well is shown on proposed Lot 2593; and
- WHEREAS, the Onondaga County Agricultural District map shows the site is located near farmed properties in New York State Agricultural District 2; and
- WHEREAS, per GML § 239-nn, the legislative body or other authorized body having jurisdiction in a municipality shall give notice to an adjacent municipality when a hearing is held by such body relating to a subdivision, site plan, special use permit, or a use variance on property that is within five hundred feet of an adjacent municipality; such notice shall be given by mail or

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

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

The Town is advised to ensure proposed Lot 2589 has legal agreements in place for access to Otisco Valley Road prior to approving this lot line adjustment request.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: June 17, 2015

OCPB Case # S-15-45

WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a PRELIMINARY SUBDIVISION from the Town of Marcellus Planning Board at the request of David Kronen for the property located at 2593 Otisco Valley 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 Otisco Valley Road, a county road, the municipal boundary between the Town of Marcellus and the Town of Otisco, and a farm operation in an agricultural district; and

WHEREAS, the applicant is proposing a lot line adjustment between two existing residential lots totaling 0.5 acres in a Residential (R-2) zoning district; and

NOW THEREFORE BE IT RESOLVED, that the Onondaga County Planning Board has closed this case for the following REASON(S):

Per an email from the Town of Marcellus Code Enforcement Office, the proposed subdivision referral was submitted as two referrals but will be reviewed locally as one application. As a result, the second submission has been closed. Please see case S-15-44.



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: June 17, 2015

OCPB Case # S-15-46

- 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 DeWitt Planning Board at the request of Dewitt Community Library Association (Subdivision) for the property located on Jamesville 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 Jamesville Road, a county road; and
- WHEREAS, the applicant is proposing to subdivide a 72.38-acre parcel into two new lots as part of a project to construct a new library on one of the proposed lots (6.702 acres) in a Residential (R-2) zoning district; and
- WHEREAS, the Board is concurrently reviewing a Site Plan referral for the project (Z-15-213); the Board is concurrently reviewing a Subdivision referral for the project (S-15-46); the site is located on Jamesville Road and is mostly surrounded by suburban residential and undeveloped land; other nearby uses include two schools, a traditional neighborhood area, and the New York State Route 5 corridor, approximately one mile to the north; limited transit service runs along Jamesville Road; and
- WHEREAS, the Site Plan and Subdivision Plan (dated 5/28/2014) identifies an approximately 6.7 acre proposed parcel (proposed Lot 1) to contain the project area, to be subdivided from a 72.38 acre parcel (remaining lands to be proposed Lot 2) which spans a feeder canal and Butternut Creek east to the Interstate 481 right-of-way; the remaining lands east of the canal contain significant areas of flood plains and wetlands; remaining lands to the west of the canal are shown to maintain minimal road frontage on Jamesville Road; the site neighbors a commercial site which appears to be utilizing a portion of the remaining lands near the project area for vehicle and equipment storage; the Subdivision Plan (showing only portions of parcel west of National Grid lands) shows 60 feet of remaining frontage onto Jamesville Road for proposed Lot 2, and a 30 foot wide access easement connecting the adjacent Tobin parcel back to border the National Grid lands; and
- WHEREAS, a Conceptual Site Plan dated May 18, 2015 shows the 6.7-acre project site to contain a proposed building set back approximately 88 feet from Jamesville Road, with a patio plaza entryway, reading area patio, door access to an area designated as a future children's reading room, delivery road spur at the front of the building, and varied building materials including stone veneer, zinc metal panels and glass; per a conversation with the Town on June 11, 2015 and updated elevation imagery, the delivery area will no longer be located in the front of the building; and
- WHEREAS, the referral notice and local application from the Town indicates the building is

proposed to be two stories, and a total of 23,700 square feet, and will require an area variance to exceed the maximum building height (approximately 35 feet where 30 feet is allowed); interior elevation drawings indicate a first floor level and lower level, each having walk-out access from the building; a narrow, rectangular element rises approximately one story above the first floor roofline and is shown to contain building signage; and

WHEREAS, proposed sidewalks and shade trees are shown along most of the Jamesville Road frontage, and sidewalks leading around the parking area to the building and patio areas are also shown; a “future canal connector walk” is shown leading to the rear of the property; some areas of existing vegetation are shown to remain and some new vegetative screening is proposed; and

WHEREAS, the plan shows a single proposed driveway entrance onto Jamesville Road, a county road; any existing or proposed access onto Jamesville Road must meet the requirements of the Department; a U-shaped parking area for 80 cars, a book drop, and large landscaped median is shown south of the library, as well as an additional “future parking” area; and

WHEREAS, the Topographic Survey dated September 24, 2014 shows portions of a delineated wetland buffer to exist along the rear portion of the proposed project parcel; the applicant must obtain appropriate permits from the New York State Department of Environmental Conservation and/or the U.S. Army Corps of Engineers for any proposed development or drainage in state and/or federal wetlands, respectively, and/or state wetland buffers on site; and

WHEREAS, the survey also shows a 20’ wide sanitary sewer easement to the Town of Dewitt to run along the rear portion of the site; overhead power lines cross the rear of the parcel alongside the creek on separate parcels which cross the 72-acre parcel; a narrow bridge appears on aerial photography crossing the canal on these National Grid owned lands as well; and

WHEREAS, the site is proposed to connect to public water and sewer and is located in the Meadowbrook-Limestone Wastewater Treatment Plant service area; per the Onondaga County Department of Water Environment Protection, the project shall comply with Local Law #1 of 2011 - A Local Law Establishing a Program to Promote Capacity Management, Maintenance and Operation of the Public Sewers and Related Purposes, where applicable; information regarding this law is available at www.ongov.net/wep/uselaws.html; the Onondaga County Department of Water Environment Protection has determined that the submitted project is located in an area designated as flow constrained or impacted by excessive wet weather flow or is tributary to a Combined Sewer Overflow (CSO); the project applicant is required to offset any additional sanitary flow in excess of the most recent land use; the applicant must develop a 1 gallon to 1 gallon offset plan/project in coordination with the municipal engineer; a letter confirming the acceptance of the offset plan must be submitted to the Department of Water Environment Protection documenting the offset plan; and

WHEREAS, the plan shows the site to slope toward the rear of the parcel; diversion swales leading to a large stormwater detention area are shown toward the rear of the parcel; if the proposed project cumulatively disturbs one acre or more of land, it must be covered under the New York State SPDES II General Permit for Stormwater Discharges from Construction Activity, and the applicant must submit a Stormwater Pollution Prevention Plan (SWPPP) to the municipality and a Notice of Intent (NOI) to the Bureau of Water Permits; the proposed

project is located within a designated Municipal Separate Storm Sewer System (MS4) municipality and the applicant must consult with the municipal engineer to ensure conformance with the municipality's Storm Water Management Plan (SWMP) and submit a MS4 SWPPP Acceptance Form signed by the municipality to the Bureau of Water Permits; if the proposed project is located within the Onondaga Lake watershed the SWPPP must include Enhanced Phosphorus Removal design criteria from the NYS Stormwater Management Design Manual; and

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

WHEREAS, the Onondaga County Settlement Plan encourages the creation of traditional mixed-use communities that promote nodal development, density of development that supports transit, and walkable neighborhoods with access to community facilities such as schools, parks and libraries; and

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

1. The Onondaga County Department of Transportation has determined that the applicant is required to complete a traffic study, including a gap analysis at AM/PM peak hours, for full build-out relating to the proposed action to meet Department requirements and is required to first contact the Department to determine the scope of the study; the applicant must submit the traffic study to the Department for approval and complete any appropriate mitigation as may be determined by the Department.
2. Per the Onondaga County Department of Transportation, only one driveway shall be allowed onto Jamesville Road from proposed Lot 1, and the location will be determined by the availability of sight distance. The applicant is advised to obtain a permit from the Onondaga County Department of Transportation for any proposed driveways and prior to any proposed work within a county road right-of-way.
3. The Onondaga County Department of Transportation advises the Subdivision Plan note that reads "Vehicular access to Lot 1 restricted to 1 driveway to be located opposite Quintard Road" must be revised to reflect OCDOT requirements.
4. The municipality must submit a copy of the Storm Water Pollution Prevention Plan (SWPPP) and/or any drainage reports or studies to the Onondaga County Department of Transportation early in the planning process for approval and complete any appropriate mitigation as may be determined by the Department.

The Board also offers the following general comment:

While the proposed site offers interesting opportunities for visitors, the Town

and applicant are encouraged to continue considering sites located in existing or proposed activity nodes (including the existing library site) which are more widely accessible by walking, bicycling, and transit, rather than locating such an important community facility at the periphery.

The Board further offers the following comments in relation to the currently proposed site:

1. The Board encourages the applicant and town to consider opportunities to improve transit access to the site, including pedestrian linkages from the road to the building (rather than to the parking lot), installation of bus stop or shelter facilities, and consideration of a bus pull-off. Bicycle racks are also encouraged on site.
2. The Board supports changes to the building design in order to relocate loading and service areas from the front of the parcel, and further encourages a reduction in the size of the vertical architectural/signage element to reduce or eliminate the height variance request.
3. The Onondaga County Department of Water Environment Protection asks that the applicant contact the Department at (315) 435-6820 early in the planning process to determine sewer availability and capacity.
4. Per the Onondaga County Department of Transportation, the Town is advised to ensure appropriate legal access agreements are in place for proposed Lot 2 access to Jamesville Road via the adjacent parcel.
5. The applicant is encouraged to reduce stormwater runoff and improve stormwater quality as much as practical by reducing impermeable surfaces and utilizing green infrastructure. The applicant is also encouraged to consider integration of green infrastructure as an educational element. For more information on stormwater management, visit the Onondaga County "Save the Rain Program" web site at <http://savetherain.us> or contact the Onondaga County Department of Water Environment Protection at 315-435-6820.
6. The Onondaga County Water Authority (OCWA) recommends that the municipality and/or applicant contact OCWA's Engineering Department early in the planning process to determine water availability and service options, obtain hydrant flow test information, evaluate backflow prevention requirements, and/or request that the Authority conduct hydrant flow testing to assess fire flow availability.
7. The applicant is advised to ensure all necessary permits and approvals are obtained from federal, state, or other municipal agencies for any alterations of or drainage into existing waterbodies and wetlands on site.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: June 17, 2015

OCPB Case # S-15-47

- 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 FedEx Ground / ONX1 LLC for the property located at 6600 New Venture Gear 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 the New York State Thruway (Interstate Route 90), and New Venture Gear Drive and Fly Road, both county roads; and
- WHEREAS, the applicant is proposing to subdivide a 126.649-acre parcel containing a vacant manufacturing site (formerly Magna) into three new lots, Lot 1 (109.025 acres), Lot 2 (14.567 acres) and Lot 3 (3.057 acres), in an Industrial zoning district, in order to construct a 150,547 square foot warehouse and distribution facility (FedEx) on Lot 2; and
- WHEREAS, the Board previously recommended Modification of a Site Plan referral (Z-15-179) for this project requiring a drainage study and comments regarding access permits, signage near the Thruway, water and wastewater service, green infrastructure, site lighting, and a parking strategy for the overall site as to not compromise future redevelopment of the existing manufacturing space; the Board previously recommended Modification of a Site Plan referral (Z-13-131) to construct a larger stormwater detention pond on the overall site in order to relieve the hydrologic load on the existing pond, which was in the process of being cleaned by the previous owner and the New York State Department of Environmental Conservation; and
- WHEREAS, the Subdivision Plan dated May 20, 2015 shows the Proposed Lot 1 contains an existing manufacturing building (Magna), associated structures, and parking lot along New Venture Gear Drive, Proposed Lot 2 contains an existing parking lot at the corner of New Venture Gear Drive and Fly Road, and vacant land between New Venture Gear Drive and the New York State Thruway occupying Proposed Lot 3; and
- WHEREAS, the Site Plan dated May 2015 shows the proposed FedEx facility would be located in the middle of the existing parking lot on Proposed Lot 2, with 247 parking spaces in a lot along New Venture Gear Drive, 42 parking spaces in an overflow parking lot between the FedEx and Magna buildings, and trailer parking around the FedEx building; and
- WHEREAS, the Layout Plan dated April 24, 2015 shows 500,000 square feet of the 1,642,050 square foot Magna building as demolished, with the portion of the building closest to New Venture Gear Drive and the "East Building" closest to Fly Road remaining; the layout plan further shows two proposed future parking areas (640 spaces and 370 spaces) with adjacent future stormwater

basins south of the Magna building; an internal drive is shown which leads from the southern portion of the FedEx site down to the lots and back north to the existing parking lot west of the Magna building; and

WHEREAS, the site plan shows the existing driveway on New Venture Gear Drive would be relocated slightly east with reconfigured connections to the parking lots and to the existing facility; the plan shows the existing parking area with two driveways on Fly Road, however the layout shows lawn and a proposed fence separating the existing asphalt from Fly Road; any existing or proposed access to either road must meet the requirements of the Onondaga County Department of Transportation; and

WHEREAS, the Environmental Assessment Form (EAF) dated May 29, 2015 notes 11.43 acres will be physically disturbed by the project and that stormwater runoff will be directed to a closed drainage system on site, the EAF submitted with the prior referral indicated a decrease of 3.15 acres of impervious surface after project completion; and

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

WHEREAS, the plan shows an existing wetland boundary along the northern boundary of the site in the location of the relocated driveway; per the EAF, "the proposed project will impact less than 0.10 acres of wetland adjacent to New Venture Gear Drive in order to reconstruct the entrance to the site"; wetland maps do not indicate the presence of any wetlands on site; the applicant must obtain appropriate permits from the New York State Department of Environmental Conservation and/or the U.S. Army Corps of Engineers for any proposed development or drainage in state and/or federal wetlands, respectively, and/or state wetland buffers on site; and

WHEREAS, the site is served by public water and sewer and is located in the Metropolitan Wastewater Treatment Plant and Ley Creek Pump Station service areas; the Utility Plan dated May 2015 shows a proposed connection to an existing sanitary sewer manhole at the Magna building, which constitutes an illegal connection, per the Onondaga County Health Department; per a conversation with the Health Department on June 11, 2015, the Town is exploring a connection to town sewers on Myers Road, a local road off Fly Road opposite New Venture Gear Drive; and

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

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

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

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

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

1. The municipality must submit a copy of the Storm Water Pollution Prevention Plan (SWPPP) and/or any drainage reports or studies to the Onondaga County Department of Transportation early in the planning process for approval and complete any appropriate mitigation as may be determined by the Department.
2. Per the Onondaga County Health Department, a separate legal connection to public sewers must be supplied for Proposed Lot 2, prior to Department endorsement of the subdivision plan.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: June 17, 2015

OCPB Case # Z-15-188

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SPECIAL PERMIT from the City of Syracuse Zoning Administration at the request of Rana Zahran for the property located at 745 South Geddes Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review issuance of special permits and the site is located within 500 feet of Harbor Brook, a county-owned drainage channel; and
- WHEREAS, the applicant is requesting a special permit to open a new grocery store serving hot food (Maria Hot Food & Grocery) in an existing mixed-use building on a 0.06-acre lot in Local Business Class A (BA) zoning district; and
- WHEREAS, the Tract Map dated May 12, 2015 shows an existing masonry building at the corner of South Geddes Street and Merriman Avenue, both city streets; the city application and floor plans indicate the first floor of the building has two tenants, currently a barber shop and another store where the proposed grocery store/restaurant would go, and the second floor contains one apartment; and
- WHEREAS, the plan shows the site with an asphalt drive on Merriman Avenue which is shared with the adjacent lot to the east; the building on the subject lot also encroaches 1.1' onto the adjacent lot; and
- WHEREAS, the site is served by public water and sewer and is located in the Metropolitan Wastewater Treatment Plant service area; and
- WHEREAS, per the Onondaga County Department of Water Environment Protection, the project shall comply with Local Law #1 of 2011 - A Local Law Establishing a Program to Promote Capacity Management, Maintenance and Operation of the Public Sewers and Related Purposes, where applicable; information regarding this law is available at www.ongov.net/wep/uselaws.html; and
- WHEREAS, the Onondaga County Department of Water Environment Protection has determined that the submitted project is located in an area designated as flow constrained or impacted by excessive wet weather flow or is tributary to a Combined Sewer Overflow (CSO); the project applicant is required to offset any additional sanitary flow in excess of the most recent land use; the applicant must develop a 1 gallon to 1 gallon offset plan/project in coordination with the municipal engineer; a letter confirming the acceptance of the offset plan must be submitted to the Department of Water Environment Protection documenting the offset plan; and
- WHEREAS, the plan shows concrete sidewalks on both street frontages, brick areas along South Geddes Street, and aerial photography shows grass between the sidewalks and the streets; and
- WHEREAS, the application states no signs are proposed; and

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

The Onondaga County Department of Water Environment Protection asks that the applicant contact the Department at (315) 435-6820 early in the planning process to determine sewer availability and capacity.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: June 17, 2015

OCPB Case # Z-15-190

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Van Buren Planning Board at the request of FedEx Ground Facilities for the property located at 7020 & 7030 Van Buren Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Interstate Route 690, a state highway, and Van Buren Road, a county road; and
- WHEREAS, the applicant is proposing to connect the parking lots between the Fed Ex Ground and J.B. Hunt facilities on four parcels totaling 40.37 acres in an Industrial A (InA) zoning district, in order to facilitate traffic flow, construct a salt storage facility, and modify and expand parking areas; and
- WHEREAS, the Board previously recommended Modification of three Site Plan referrals (Z-06-281, Z-07-182, and Z-11-16) for building and parking expansions of the facility, citing access and drainage requirements; and
- WHEREAS, the Overall Site Plan shows an existing distribution building, maintenance building, fuel island, and gateway building on the FedEx site, an existing office building, maintenance building, and proposed 30' x 40' salt building on the J.B. Hunt site, and existing and proposed parking for trucks and cars throughout both sites, with two new connections proposed between the parking lots; the local application notes there are 493 existing parking spaces on site and 266 new spaces are proposed; and
- WHEREAS, the plan shows the overall site located between Van Buren Road and Interstate Route 690 and with four existing driveways on Van Buren Road, three on the FedEx site and one on the J.B. Hunt site; any existing or proposed access to Van Buren Road must meet the requirements of the Onondaga County Department of Transportation; and
- WHEREAS, the Environmental Assessment Form (EAF) dated April 27, 2015 notes some minor site grading, paving, and concrete placement will be completed as part of this project, and states "runoff will be conducted to an existing series of catch basins through land grading" and "stormwater will ultimately be routed through one of the on-site stormwater management areas and discharged at rates that are slower than pre-development discharge rates"; the amount of physically disturbed acreage is not indicated; the plan shows three existing stormwater management areas, including an addition to one behind the J.B. Hunt parking lot; and
- WHEREAS, if the proposed project cumulatively disturbs one acre or more of land, it must be covered under the New York State SPDES II General Permit for Stormwater Discharges from Construction Activity, and the applicant must submit a Stormwater Pollution Prevention Plan (SWPPP) to the municipality and a Notice of Intent (NOI) to the Bureau of Water Permits; the proposed project is located

within a designated Municipal Separate Storm Sewer System (MS4) municipality and the applicant must consult with the municipal engineer to ensure conformance with the municipality's Storm Water Management Plan (SWMP) and submit a MS4 SWPPP Acceptance Form signed by the municipality to the Bureau of Water Permits; and

WHEREAS, the New York State Department of Environmental Conservation EAF Mapper indicates that land adjoining the site contains wetlands or other regulated waterbodies, the site of the proposed action may contain a species of animal, or associated habitats, listed by the state or federal government as threatened or endangered, and is located in or adjacent to an area designated as sensitive for archaeological sites on the New York State Historic Preservation Office archaeological site inventory; and

WHEREAS, the plan shows a utility easement along Van Buren Road, the approximate location of a Niagara Mohawk Power Corporation Easement along I-690; and

WHEREAS, the site is served by public water and sewers and is located in the Baldwinsville Seneca-Knolls Wastewater Treatment Plant service area; and

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

WHEREAS, per aerial photography and the plan, some existing green space around the edge of the disturbed area and on several curbed parking lot islands would be removed as part of the project; aerial photography further shows a row of evergreen trees along the entire Van Buren Road frontage set back from the right-of-way, which the plan only shows along the J.B. Hunt portion 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. The Onondaga County Department of Transportation has determined that the applicant must complete a Traffic Impact Study (TIS) for full build out to meet Department requirements and is required to first contact the Department to determine the scope of the study; the applicant must submit the traffic study to the Department for approval and complete any appropriate mitigation as may be determined by the Department. A copy of the study should also be submitted to the New York State Department of Transportation.

2. The Onondaga County Department of Transportation has determined that the applicant must complete a drainage study or Stormwater Pollution Prevention Plan (SWPPP) to meet Department requirements verifying that the proposed development would not create additional stormwater runoff into the County's drainage system and is required to first contact the Department to determine the scope of the study; the applicant must submit the drainage study to the Department for approval and complete any appropriate mitigation as may be determined by the Department. A copy of the study should also be submitted to the New York State Department of Transportation.

The Board also offers the following comments:

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1. Per the Onondaga County Department of Transportation, the Town and applicant are advised that no additional access to Van Buren Road will be permitted.
2. The Onondaga County Department of Water Environment Protection asks that the applicant contact the Department at (315) 435-6820 early in the planning process to determine sewer availability and capacity.
3. The applicant is encouraged to reduce stormwater runoff and improve stormwater quality as much as practical by reducing impermeable surfaces and utilizing green infrastructure. For more information on stormwater management, visit the Onondaga County "Save the Rain Program" web site at <http://savetherain.us> or contact the Onondaga County Department of Water Environment Protection at 315-435-6820.
4. The Onondaga County Water Authority (OCWA) recommends that the municipality and/or applicant contact OCWA's Engineering Department early in the planning process to determine water availability and service options, obtain hydrant flow test information, evaluate backflow prevention requirements, and/or request that the Authority conduct hydrant flow testing to assess fire flow availability.
5. The Board further encourages the Town and applicant to find ways to incorporate green infrastructure into the project, including utilizing permeable pavement and maintaining or adding curbed islands where possible, in order to minimize additional stormwater runoff from such an intensely impervious surface.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: June 17, 2015

OCPB Case # Z-15-191

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a AREA VARIANCE from the City of Syracuse Zoning Administration at the request of Jerome House, LLC for the property located at 204 Jerome Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the granting of use or area variances and the site is located within 500 feet of a state-owned property on Miles Avenue; and
- WHEREAS, the applicant is requesting an area variance to allow an existing non-conforming driveway at an existing single-family residence on a 0.12-acre lot in a Residential Class A (RA) zoning district; and
- WHEREAS, the Board previously offered No Position with Comment on an Area Variance referral (Z-14-50) to maintain the existing non-conforming driveway, and No Position on a Certificate of Suitability referral (Z-13-22); and
- WHEREAS, per the referral notice, a variance is required because a portion of the driveway is in excess of the 12-foot width maximum permitted within the front yard setback; and
- WHEREAS, the Site Plan dated September 17, 2014 shows an existing single-family house, an existing asphalt area on the side of the house to remain, and an existing asphalt driveway with changes proposed within the front yard setback; the changes include 62 square feet of asphalt to be removed along one side of the driveway and 29 square feet of asphalt to be added on the other side (maintaining 12-foot wide driveway at the right-of-way line), and 41 square feet of "grass-crete" pavers to remain which would lead to the asphalt area on the side of the house; and
- WHEREAS, the plan further shows 540 square feet of asphalt paving previously removed, and the city application notes the 47 square feet proposed to remain near the house will allow a car to access the existing legal parking space on the side of the house; and
- WHEREAS, a Survey dated January 31, 2014 shows the site located on Jerome Street near the corner of Miles Avenue, both city streets; and
- WHEREAS, the plan shows two proposed rain gardens and drainage swales to be installed on either side of the driveway; and
- WHEREAS, the plan notes the existing walk was resurfaced with asphalt; city code requires concrete sidewalks which continue through driveways; and

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

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: June 17, 2015

OCPB Case # Z-15-192

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SPECIAL PERMIT from the City of Syracuse Zoning Administration at the request of Juan Gonzalez for the property located at 745 South Geddes Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review issuance of special permits and the site is located within 500 feet of Harbor Brook, a county-owned drainage channel; and
- WHEREAS, the applicant is requesting a special permit to open a new grocery store serving hot food (Maria Hot Food & Grocery) in an existing mixed-use building on a 0.06-acre lot in Local Business Class A (BA) zoning district; and

NOW THEREFORE BE IT RESOLVED, that the Onondaga County Planning Board has closed this case for the following REASON(S):

A duplicate referral for this project was sent in error, so the second submission was closed. Please see case Z-15-188.



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: June 17, 2015

OCPB Case # Z-15-193

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a OTHER AUTHORIZATION from the City of Syracuse Planning Commission at the request of Lost Horizon, Inc. for the property located at 140 Headson Drive; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review authorizations which a referring body may issue under the provisions of any zoning ordinance or local law the site is located within 500 feet of Erie Boulevard East, a state highway, the state-owned portion of Thompson Road, and the municipal boundary between the City of Syracuse and the Town of Dewitt; and
- WHEREAS, the applicant is requesting a sign waiver to remove an 11' x 40' tri-vision sign and install a 20' x 20' digital billboard on a 0.33-acre lot in a Commercial Class B (CB) zoning district; and
- WHEREAS, a hand-drawn Site Plan dated May 18, 2015 shows an existing one-story building at the corner of Headson Drive and Thompson Road, both local roads; per aerial photography, the site has an existing driveway on each road; and
- WHEREAS, the plan shows an existing tri-vision sign in front of the building to be removed, and a new digital sign structure to be installed in front the building just east of the existing sign; and
- WHEREAS, the referral materials indicate the proposed sign will be a 30' high single-pole LED commercial electronic variable message sign (CEVMS) facing north; the materials state the sign would change every eight seconds, no other off-premise signs are within 500' of the proposed location, no other digital off-premise signs are within 1,000' of the proposed location, and that all brightness regulations shall be followed; and
- WHEREAS, the proposed CEVMS must meet the requirements of the New York State Department of Transportation; per correspondence from the NYSDOT Traffic Safety and Mobility division, the proposed structure is located in line with a traffic signal, interfering with the signal's effectiveness, and therefore violates regulatory requirements; and
- WHEREAS, per GML § 239-nn, the legislative body or other authorized body having jurisdiction in a municipality shall give notice to an adjacent municipality when a hearing is held by such body relating to a subdivision, site plan, special use permit, or a use variance on property that is within five hundred feet of an adjacent municipality; such notice shall be given by mail or electronic transmission to the clerk of the adjacent municipality at least ten days prior to any such hearing; and

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

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E-mail Address: countyplanning@ongov.net

recommends that said application be DISAPPROVED for the following REASON(S):

The New York State Department of Transportation has determined the proposed billboard violates regulatory requirements, as the sign would interfere with the effectiveness of a signal.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: June 17, 2015

OCPB Case # Z-15-194

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SPECIAL PERMIT from the Town of Clay Town Board at the request of Ryan G. Churchill, P.E. (Sonic) for the property located at 3808 U.S. Route 11; 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 U.S. Route 11, a state highway, South Bay Road and Colonel Eileen Collins Boulevard, both county roads, and the New York State Department of Transportation garage, a state-owned facility; and
- WHEREAS, the applicant is requesting a special permit for a drive-thru at a proposed new Sonic Restaurant on two parcels totaling one acre in a Regional Commercial (RC-1) zoning district; and
- WHEREAS, the Board is concurrently reviewing an Area Variance referral (Z-15-216) for setbacks and signage for this project; and
- WHEREAS, the Board previously offered No Position on a Site Plan referral (Z-04-343) to convert the building on site to a bank; and
- WHEREAS, the referral materials indicate one parcel contains a vacant bank to be converted to the restaurant, the other parcel contains vacant office building to be demolished, and that the two parcels will ultimately be combined; and
- WHEREAS, the Site Layout Plan dated May 7, 2015 shows an existing masonry building (2,655 square feet), a proposed rear addition (724 square feet), a proposed two-lane drive thru along one side of the building, and 53 proposed parking spaces around the front, side, and rear of the building, including 14 canopied spaces; and
- WHEREAS, per the referral notice, variances are required to reduce the highway overlay setback (88.5' proposed, 90' required) and perimeter landscape strips (1.3', 1.8' and 7' proposed, 30' required), and to increase the number of wall signs (6 proposed, 2 allowed) and allowed square footage of each freestanding sign (114 square feet proposed, 64 square feet allowed); and
- WHEREAS, the plan shows the site is located between U.S. Route 11 and South Bay Road, with one driveway shown on each road; per aerial photography, there is an existing driveway on Route 11 which appears to have no changes proposed, and existing access to South Bay Road appears to be undefined; any existing or proposed access to Route 11 and South Bay Road must meet the requirements of the New York State and Onondaga County Departments of Transportation, respectively; and
- WHEREAS, per the Environmental Assessment Form dated May 18, 2015, 0.95 acres will be physically disturbed by the project, currently storm water runoff sheet flows to the east and north, or is discharged to a dry well on site which temporarily

stores storm water runoff while it is slowly released into the underlying soils; the EAF notes drainage patterns for the proposed site will replicate existing patterns, with impervious areas anticipated to be decreased; and

WHEREAS, if the proposed project cumulatively disturbs one acre or more of land, it must be covered under the New York State SPDES II General Permit for Stormwater Discharges from Construction Activity, and the applicant must submit a Stormwater Pollution Prevention Plan (SWPPP) to the municipality and a Notice of Intent (NOI) to the Bureau of Water Permits; the proposed project is located within a designated Municipal Separate Storm Sewer System (MS4) municipality and the applicant must consult with the municipal engineer to ensure conformance with the municipality's Storm Water Management Plan (SWMP) and submit a MS4 SWPPP Acceptance Form signed by the municipality to the Bureau of Water Permits; if the proposed project is located within the Onondaga Lake watershed the SWPPP must include Enhanced Phosphorus Removal design criteria from the NYS Stormwater Management Design Manual; and

WHEREAS, the site is served by public water and sewer 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, the project shall comply with Local Law #1 of 2011 - A Local Law Establishing a Program to Promote Capacity Management, Maintenance and Operation of the Public Sewers and Related Purposes, where applicable; information regarding this law is available at www.ongov.net/wep/uselaws.html; and

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

WHEREAS, the plan shows small lawn areas around the site, a proposed concrete front patio and sidewalks along the parking side of the building; and

WHEREAS, signage details indicate two proposed pylon signs (24' high, 114 square feet each) at each site entrance, two wall signs (26.8 square feet each), three poster wall signs (22.3 square feet each), two drive-thru menu sign boards (23.9 square feet each), 14 car-hop menus (8.1 square feet each), four enter/exit signs (4 square feet each), one drive-thru preview sign (23.9 square feet), and one drive-thru open menu (7.9 square feet); 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. As the New York State Department has previously communicated to the applicant, access to U.S. Route 11 will be restricted to one right-in/right-out driveway only.
2. The Onondaga County Department of Transportation has determined that

the applicant is required to complete a traffic study, including a gap analysis at AM/PM peak hours, for full build-out relating to the proposed action to meet Department requirements and is required to first contact the Department to determine the scope of the study; the applicant must submit the traffic study to the Department for approval and complete any appropriate mitigation as may be determined by the Department.

The Board also offers the following comments:

1. Per the New York State Department of Transportation, the applicant is advised to obtain a highway work permit for any work within the State right-of-way.
2. Per the Onondaga County Department of Transportation, the applicant is advised that signage may not obstruct sight distance and a permit is required for any work within the County right-of-way.
3. The Onondaga County Department of Water Environment Protection asks that the applicant contact the Department at (315) 435-6820 early in the planning process to determine sewer availability and capacity.
4. The applicant is encouraged to reduce stormwater runoff and improve stormwater quality as much as practical by reducing impermeable surfaces and utilizing green infrastructure. For more information on stormwater management, visit the Onondaga County "Save the Rain Program" web site at <http://savetherain.us> or contact the Onondaga County Department of Water Environment Protection at 315-435-6820.
5. The Onondaga County Water Authority (OCWA) recommends that the municipality and/or applicant contact OCWA's Engineering Department early in the planning process to determine water availability and service options, obtain hydrant flow test information, evaluate backflow prevention requirements, and/or request that the Authority conduct hydrant flow testing to assess fire flow availability.
6. Every municipal review provides the opportunity to improve community appearance and the Town and applicant are encouraged to increase the amount of proposed landscaping on site and to explore opportunities for cross-connections with neighboring businesses.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: June 17, 2015

OCPB Case # Z-15-195

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Clay Planning Board at the request of COR Ver Plank Road Company, LLC for the property located at Ver Plank Road & Dell Center Drive; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Ver Plank Road, a county road; and
- WHEREAS, the applicant is proposing to construct a 285-unit apartment complex with associated clubhouse, pool, maintenance building, and 1,041 parking spaces on 58.32 acres of two parcels totaling 90.032 acres in an Apartment (R-APT) zoning district; and
- WHEREAS, the Board previously reviewed several related referrals and Coordinated Review meetings were also held with the Town in 2010 and 2011, recommending: 1) Disapproval of a Zone Change referral (Z-06-171) and a Subdivision referral (S-06-70) for a proposed apartment complex; 2) Disapproval of a Zone Change referral (Z-10-372) and a Subdivision referral (S-10-84) for an apartment complex and single-family home development, and a Site Plan referral (Z-10-373) for the apartment complex; 3) No Position With Comment on a Zone Change referral (Z-11-220) for the single-family home development; 4) No Position With Comment on a Subdivision referral (S-11-63) and a Site Plan referral (Z-11-281) for the apartment complex; 5) Modification of a Site Plan Referral (Z-11-251) for a proposed Super Wal-Mart; 6) No Position With Comment on a Subdivision referral (S-12-44) for a cluster subdivision version of the single-family home development with 30% open space; and 7) No Position With Comment on a Zone Change referral (Z-14-437) for the remaining undeveloped portion of the site to build 296 apartments as a cluster subdivision; and
- WHEREAS, in its various recommendations, the Board noted concerns relative to buildout of the site, including inconsistencies with local and regional transportation and land use plans for the area; congestion on Route 31 with limited mitigation solutions; limitations of Ver Plank Road to accommodate heavier vehicles and suburban traffic levels; bicycle, pedestrian and transit accommodations including connections to nearby developments; screening along Ver Plank Road; reduction in the amount of clustered development; local wastewater transmission capacity; the potential transition in character of this area with the introduction of higher intensity development, infrastructure, and service demands; and
- WHEREAS, the General Plan dated May 20, 2015 shows the adjacent River Pointe Apartments to the south (416 units per prior referrals) and the Harke Farms single-family development to the east, which was reduced from 107 to 41 lots

as part of the recent zone change referral (Z-14-437) along with the amount of conserved open space per the use of cluster subdivision regulations (decreased from 30% to 20%); other nearby land uses include active farmland enrolled in New York State Agricultural District 3, open land, scattered residential properties, and big box commercial development on a heavily traveled commuter corridor; and

- WHEREAS, the Site Plan dated May 20, 2015 shows Proposed Lot 1 (31.44 acres) and Proposed Lot 2 (26.87 acres) to contain a mix of five and seven-unit buildings, with a total of 86 two-bedroom and 72 three-bedroom units proposed for Lot 1 and 70 two-bedroom and 57 three-bedroom units proposed for Lot 2; Lot 1 would also contain a proposed maintenance building (1,400 square feet) with parking (4 spaces), club house (5,500 square feet), pool, and parking lot (47 spaces); elevations show the buildings would be two-story townhouse-style buildings with single-car garages, and the plan indicates there would be 285 garage spaces, 570 driveway spaces, and 135 visitor spaces serving those buildings; the Environmental Assessment Form dated May 15, 2015 notes cluster layout is no longer proposed; and
- WHEREAS, the general plan shows an internal loop road and cul-de-sac for the single-family homes accessing Dell Center Drive, a local road, and a network of private drives (labeled A through J) serving the proposed apartments; the private drives would rely on two connections across a Power Authority right-of-way through the existing apartment site to the south to access Dell Center Road, and ultimately, New York State Route 31 for all vehicular trips; a traffic study submitted with the zone change referral was completed in November 2014 which states there will be minimal impact to the intersection of New York State Route 31 and Dell Center Road; previous traffic studies completed for the initial COR projects and subsequent Super Wal-Mart project indicated that the intersection is already at capacity with no apparent mitigation options; and
- WHEREAS, the recent zone change plan also showed a single limited access onto Ver Plank Road, labeled "Road pavement and connection to Ver Plank Road not to occur until future improvements to Ver Plank Road are completed and Onondaga County D.O.T. approval is granted"; plans now show two proposed gated emergency access only points on Ver Plank Road, both located on Proposed Lot 1; the Onondaga County Department of Transportation has previously noted, and maintains, that "town approval of subject zone changes shall not represent the potential for roadway access directly to Ver Plank Road, nor from Dell Center Drive onto Ver Plank Road, nor shall construction vehicle permits be granted from Ver Plank Road, due to existing roadway condition, capacity constraints, and funding constraints to support reconstruction of the roadway"; and
- WHEREAS, the EAF notes that 39.6 acres will be physically disturbed by the project and stormwater is anticipated to be managed on site; the plan shows two proposed stormwater management facilities and three bioretention areas; the proposed project may disturb one acre or more of land and must be covered under the New York State SPDES II General Permit for Stormwater Discharges from Construction Activity (GP-0-10-001) and the applicant must submit a Stormwater Pollution Prevention Plan (SWPPP) to the municipality and a Notice of Intent (NOI) to the DEC Bureau of Water Permits; the proposed project is located within a designated Municipal Separate Storm Sewer System (MS4) municipality, and the applicant must consult with the municipal engineer to ensure conformance of construction plans with the municipality's Storm Water

Management Plan (SWMP) and submit a MS4 SWPPP Acceptance Form signed by the municipality to the New York State Department of Environmental Conservation Bureau of Water Permits; and

WHEREAS, the EAF notes the presence of 4.15 acres of federal wetlands on site, which the plan shows to be located in an area between proposed buildings on both lots and Ver Plank Road; the EAF further notes the site of the proposed action may contain a species of animal, or associated habitats, listed by the state or federal government as threatened or endangered, specifically the Indiana Bat habitat, and the project site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the New York State Historic Preservation Office archaeological site inventory; each of these items requires verification and/or permits from the U.S. Army Corps of Engineers and/or New York State as part of the development review process; and

WHEREAS, the EAF notes the project would connect to public water and sewer (anticipated water demand/wastewater generation of 100,000 gallons per day); the site is located in the Oak Orchard Wastewater Treatment Plant service; the EAF notes wastewater would flow to the Oak Orchard Plant and the EAF did not indicate whether the existing plan has capacity to serve the project, however, the site is located in a pump station service area currently being diverted to the Wetzel Road Wastewater Treatment Plant (Gaskin Road); the Onondaga County Department of Water Environment Protection has previously expressed concerns regarding local sewer capacity in the town-owned system and recommended a sewer capacity assurance assessment (including the economic development locations proposed within the draft Northern Clay Land Use Plan) as part of the development review process; and

WHEREAS, along Ver Plank Road, buildings are shown set back 75 feet from the right-of-way, with three small planting beds with three pine trees each within the setback; parking for a maintenance building is shown within the setback area, with no screening; it is unclear whether existing vegetation surrounding the wetlands will provide adequate screening for the remainder of the site; in prior reviews and discussions with the town and applicant, the county and Board expressed concern for the encroachment of suburban land uses toward Ver Plank Road, and requested a significant screening buffer (500 feet recommended in Route 31 Transportation Study) be incorporated into site plans for future development; and

WHEREAS, a Centro bus route currently runs to the Great Northern Mall, and Oswego to Syracuse routes run along the NYS Route 31 corridor, but no additional service is planned; the Board previously recommended the inclusion of sidewalk and bicycle accommodations and access points to connect with nearby commercial and civic destinations, including a sidewalk along Dell Center Drive; the Landscaping Plan dated May 20, 2015 shows proposed sidewalks along one side of each private drive throughout the proposed development with no connections shown to adjacent developments; the Onondaga County 2010 Development Guide and subsequent Sustainable Development Plan recommend creating new urban areas only with growth in regional employment and population, minimizing new infrastructure demands and impacts to natural resources, and encouraging good urban design that fosters mixed-use, density and diversity, architectural character and walkability; and

WHEREAS, the draft 2013 Northern Clay Land Use Study identifies as its prime recommendation “to retain the current rural open land character of the North

Country,” including restricting sewers and intensive development north of Ver Plank Road except in identified economic development areas, limiting added tax burdens from upgrading roads, and minimizing long term maintenance, capital expenses, and service needs from additional local infrastructure; the Clay-Cicero Route 31 Transportation Study, conducted in 2010 by the Syracuse Metropolitan Transportation Council, forecasted a 40% increase over 20 years in vehicles miles traveled (VMT) along the NYS Route 31 corridor, assuming buildout projections and planned road networks provided by the Towns, and determined that land use changes (both in spatial distribution and in magnitude of total growth) have a much more significant impact on total traffic in the Town of Clay than any of the transportation networks that were modeled; the Limited Growth scenario achieved the most study goals including minimizing community VMT increases through the orderly development of nodal, mixed use communities with bicycle and pedestrian access and a density that can support enhanced transit; the Onondaga County Settlement Plan was completed in 2001 to demonstrate how communities can implement Smart Growth principles that preserve open space, generate walkable neighborhoods, and provide a diversity of building types, uses, and density; 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 reconfirms concerns relative to the buildout of this site, including potential for connections with Ver Plank Road, increasing development pressures resulting from a provision of local sewer and/or water infrastructure, and a change in character from rural to a more built pattern along Ver Plank Road.
2. The Board continues to recommend that the set back and screening of development along Ver Plank Road to be increased, in order to maintain the existing character along Ver Plank Road. This recommendation is in accordance with the recommendations of the Clay-Cicero Route 31 Study, has been discussed in previous coordination meetings and Board reviews of various stages of this project, and is recommended in lieu of use of clustering as previously proposed for the site.
3. Town approval of this zone change shall not represent the potential for roadway access directly to Ver Plank Road, nor from Dell Center Drive onto Ver Plank Road, nor shall construction vehicle permits be granted from Ver Plank Road, due to existing road condition, capacity constraints, and funding constraints to support reconstruction of the roadway. Any proposed emergency access point onto Ver Plank Road must remain unpaved and have a fire department-approved crash gate to accommodate emergency vehicles only. The Onondaga County Department of Transportation also notes the emergency access is not to be used for maintenance vehicles.
4. The Town of Clay Fire Department should contact the Onondaga County Department of Transportation regarding the proposed emergency access points on Ver Plank Road.
5. The Onondaga County Department of Water Environment Protection asks

that the applicant contact the Department at (315)435-6820 early in the planning process to determine sewer availability and capacity.

6. Per the Onondaga County Department of Water Environment Protection, the Town and Consulting Engineer should evaluate the possibility of excessive odors due to high levels of Hydrogen Sulfide and extended residence time of the sanitary discharge as it enters the receiving manhole. The design of a mitigation system may be necessary to control odor issues.

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

8. The Board recommends the inclusion bicycle amenities and sidewalks connections from this development to nearby commercial and civic destinations and transit stops, including a sidewalk along Dell Center Drive.

9. The Board recommends the inclusion of progressive stormwater management techniques, such as green infrastructure, and low flow fixtures in accordance with federal EPA Water Sense criteria.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: June 17, 2015

OCPB Case # Z-15-196

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a ZONE CHANGE from the Town of Onondaga Town Board at the request of Town of Onondaga Town Board for the property located at 5727 New York State Route 173 (East Seneca Turnpike); 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 is within 500 feet of New York State Route 173 (East Seneca Turnpike), a state highway, and the municipal boundary between the Town of Onondaga and the City of Syracuse; and
- WHEREAS, the applicant is requesting a zone change from Professional Commercial Office (PCO) to Neighborhood Shopping (NS) on 3.47 acres of an approximately 18-acre lot, in order to accommodate a proposed gas station/grocery store (Nice N Easy) and a proposed retail building, as part of a larger mixed-use development plan; and
- WHEREAS, the Board previously reviewed Use and Area Variance referrals (Z-09-73 and 74) and a two-lot Subdivision referral (S-09-37) for the site in 2009, recommending alternative methods to accommodate parking without a variance, an on-site stormwater management plan, a three-mile limit review, and cross-access with adjacent parcels, along with a requirement that "The final plan must show a 60-foot right-of-way on proposed lot 2 (19.6 acres) to meet the requirement of the New York State Department of Transportation to provide a single access to NYS Route 173 for any future development of proposed lot 2; this right-of-way must be shown on the filed map"; and
- WHEREAS, the site is currently vacant and wooded land and is located between existing and proposed development in the City of Syracuse and a proposed mosque facility (Z-14-218), and across from land approved for 143 residential lots west of the Shadow Hill subdivision (S-09-73); the Proposed Commercial Development Site Plan dated March 19, 2015 shows development of the full parcel to include a Neighborhood Grocery (6,700 square feet with 6-pump gas canopy, 2.39 acres), a 7,000 square feet retail building (1.08 acres), five office buildings (27,000 square feet total, 3.78 acres), and seven apartment buildings and wooded area (56 units total, 8.41 acres); and
- WHEREAS, the proposed zone change from Professional Commercial Office (PCO) to Neighborhood Shopping (NS) is shown to encompass the 2.39 acre Neighborhood Grocery (Nice N Easy) and related improvements, and proposed retail building on 1.08 acres; a Short Environmental Assessment Form was prepared relative to the 3.47 acre zone change, indicating that uses in the new zoning designation can potentially increase impacts to land use, traffic and energy, versus uses allowed in the current PCO zoning district; the Board has not received an Environmental Assessment Form to include full-build out; and

- WHEREAS, the plan shows 0.83 acres as a new dedicated cul-de-sac street serving all proposed developments; a portion of that road is shown as part of the 1.08 acre retail site; an additional driveway is shown at the western edge of the parcel, serving the grocery/gas station project and an adjacent water tank parcel; any existing or proposed access onto NYS Route 173 must meet the requirements of the New York State Department of Transportation; and
- WHEREAS, an Onondaga County easement is shown at the southwest corner of the site, leading to an existing water tank and associated building, and continuing past the water tank parcel northward; a separate Onondaga sewer easement is shown crossing the rear of the full parcel; a National Grid easement containing overhead power lines is shown along the eastern boundary of the full parcel; and
- WHEREAS, the site has nearby access to public water and sewer and is located in the Metropolitan Wastewater Treatment Plant service area; per the Onondaga County Department of Water Environment Protection, the project shall comply with Local Law #1 of 2011 - A Local Law Establishing a Program to Promote Capacity Management, Maintenance and Operation of the Public Sewers and Related Purposes, where applicable; information regarding this law is available at www.ongov.net/wep/uselaws.html; and
- WHEREAS, the Onondaga County Department of Water Environment Protection has determined that the submitted project is located in an area designated as flow constrained or impacted by excessive wet weather flow or is tributary to a Combined Sewer Overflow (CSO); the project applicant is required to offset any additional sanitary flow in excess of the most recent land use; the applicant must develop a 1 gallon to 1 gallon offset plan/project in coordination with the municipal engineer. A letter confirming the acceptance of the offset plan must be submitted to the Department of Water Environment Protection documenting the offset plan; and
- WHEREAS, current FEMA Flood Insurance Rate Maps (FIRM) indicate that a portion of the larger parcel, outside of the proposed area to be rezoned, is in a Special Flood Hazard Area (SFHA); and
- WHEREAS, the EAF notes the project site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the New York State Historic Preservation Office archaeological site inventory; and
- WHEREAS, while not indicated on the EAF, the New York State Department of Environmental Conservation EAF Mapper states that the site of the proposed action may contain a species of animal, or associated habitats, listed by the state or federal government as threatened or endangered; the project may require review under the State Environmental Quality Review Act (SEQRA) by the New York State Department of Environmental Conservation and a permit may be required if the project is determined to be harmful to the species or its habitat; and
- WHEREAS, stormwater management areas are shown on the Site Plan north of the 3.47 acre site; the EAF also notes that stormwater will flow to adjacent properties, and “on-site stormwater collection and treatment systems discharging to existing drainage way north of the property”; the site appears to be located in the Onondaga Creek drainage basin; if the proposed project cumulatively disturbs one acre or more of land, it must be covered under the New York State SPDES II General Permit for Stormwater Discharges from Construction

Activity, and the applicant must submit a Stormwater Pollution Prevention Plan (SWPPP) to the municipality and a Notice of Intent (NOI) to the Bureau of Water Permits; the proposed project is located within a designated Municipal Separate Storm Sewer System (MS4) municipality and the applicant must consult with the municipal engineer to ensure conformance with the municipality's Storm Water Management Plan (SWMP) and submit a MS4 SWPPP Acceptance Form signed by the municipality to the Bureau of Water Permits; if the proposed project is located within the Onondaga Lake watershed the SWPPP must include Enhanced Phosphorus Removal design criteria from the NYS Stormwater Management Design Manual; and

WHEREAS, 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:

Should the Town grant the zone change, the Board offers the following comments related to future phases of review:

1. The New York State Department of Transportation maintains that only one access to New York State Route 173 will be permitted for any future development on the proposed site.
2. The applicant must contact the New York State Department of Transportation to obtain permits for any work in the State right-of-way.
3. The New York State Department of Transportation has determined that the applicant must complete a drainage study or Stormwater Pollution Prevention Plan (SWPPP) to meet Department requirements verifying that the proposed development would not create additional stormwater runoff into the State's drainage system and is required to first contact the Department to determine the scope of the study; the applicant must submit the drainage study to the Department for approval and complete any appropriate mitigation as may be determined by the Department.
4. The municipality must submit copies of the Storm Water Pollution Prevention Plan (SWPPP) to the City of Syracuse Department of Engineering early in the planning process for review, and prior to municipal approval.
5. A request for a project screening regarding the presence of any rare plants or animals must be submitted to the New York Natural Heritage Program or to the regional New York State Department of Environmental Conservation Division of Environmental Permits office.
6. The Onondaga County Department of Water Environment Protection asks

that the applicant contact the Department at (315) 435-6820 early in the planning process to determine sewer availability and capacity.

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

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

9. The municipality is encouraged to minimize exposure to damage from natural hazards and uphold local flood ordinance requirements, as required for good standing in the National Flood Insurance Program, by ensuring that any proposed development would not negatively affect drainage patterns in or near the floodplain.

10. The Town is advised to contact the New York State Historic Preservation Office to determine if the project should be submitted to the Office for review as part of the SEQR process.

11. The Town and applicant are advised to consult with the local fire department to ensure that adequate water service and pressure are available to serve this site as well as other potential proposals in the same service area, and to ensure the proposed ingress and egress meets department access and safety standards.

12. Given the extent of parking proposed for full buildout, the Board encourages the Town to minimize negative drainage, aesthetic, and environmental impacts by considering a reduction in the number of required parking spaces and/or allowing parking in reserve.

13. The Board encourages the applicant and Town to consider relocating parking from the front of the parcel along New York State Route 173, or screening front yard parking with a vertical hedgerow or similar treatment.

14. Given the extent of full build shown on the submitted site plan and potential for cumulative impacts, the town and applicant may wish to consider a more comprehensive SEQR analysis at this stage of the project.

15. The Syracuse-Onondaga County Planning Agency is available to host an agency coordinated review meeting for the larger development project, upon request by the town or applicant. The purpose of a coordinated review meeting is to convene relevant regulatory agencies, stakeholders, the municipality and applicant, early in the process, to share information, ask questions and provide an opportunity for dialogue regarding a proposed project, potential

permits or approval processes, possible mitigation requirements, or other considerations. The Board encourages municipalities to consider feedback from the coordinated as part of its formal review of large project proposals.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: June 17, 2015

OCPB Case # Z-15-197

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of DeWitt Planning Board at the request of Alexander & Catalano for the property located at 6713 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 (New York State Route 298), a state highway; and
- WHEREAS, the applicant is proposing to install a 30" x 96" monument sign for a law office at the entrance to a multi-tenant office building on a 2.74-acre lot in a High-Tech (H-T) zoning district; and
- WHEREAS, aerial photography shows the site is located along Collamer Road between Fly Road and Interstate Route 481 surrounded primarily by commercial properties and vacant wooded land, with some remaining residences across Collamer Road; and
- WHEREAS, the Land Survey revised July 27, 2012 shows an existing one-story block building with 26 rear yard parking spaces and 45 front yard parking; and
- WHEREAS, the proposed sign is hand drawn on the survey and would be located at the front of the lot near the driveway; the referral materials indicate the proposed double-faced cabinet monument sign will have internally-illuminated acrylic copy and be mounted on a 28" high brick base; and
- WHEREAS, the plan shows each parking lot has access to a shared driveway on Collamer Road, which must meet the requirements of the New York State Department of Transportation; the plan shows the driveway is located on a 40' ingress/egress and utility easement shared with the adjacent lot, which aerial photography shows contains another mutely-tenant office building; and
- WHEREAS, the plan shows a 5' easement to the Town of DeWitt at the front of the site, a drainage and sanitary sewer easement around the side and rear of the site, and a permanent easement to New York Telephone at the southwest corner of the site; and
- WHEREAS, the site is served by public water and sewer and is located in the Metropolitan Wastewater Treatment Plant service area; and

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

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: June 17, 2015

OCPB Case # Z-15-198

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a AREA VARIANCE from the City of Syracuse Zoning Administration at the request of EDB Rentals for the property located at 210 Lexington Avenue; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the granting of use or area variances and the site is located within 500 feet of the East Genesee Group Home, a state-owned facility; and
- WHEREAS, the applicant is requesting an area variance to replace the front and side building entrance steps at an existing four-family residence on a 0.12-acre lot in a Residential Class B (RB) zoning district; and
- WHEREAS, per the referral materials, the proposed steps are within the side yard setback and front yard setback (4' and 10' required, per code); and
- WHEREAS, a survey from 1971 shows an existing 2-1/2-story house on a narrow lot on Lexington Avenue, a city street; and
- WHEREAS, the referral materials indicate the proposed new steps will be within 24" of the property line (increased from the existing 18"), and the replacement front steps will add a 36" wide landing for safety reasons; the existing and proposed distance to the right-of-way line is not indicated; and
- WHEREAS, aerial photography shows an existing concrete driveway and concrete sidewalks on Lexington Avenue; and
- WHEREAS, the site is served by public water and sewer and is located in the Metropolitan Wastewater Treatment Plant service area; and

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

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: June 17, 2015

OCPB Case # Z-15-199

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a THREE-MILE LIMIT from the City of Syracuse Zoning Administration at the request of Michael Kicak for the property located at 5054 Onondaga Road - Town of Onondaga; and
- WHEREAS, the site is located within three miles of the City of Syracuse and subject to the extra-territorial jurisdiction of the City of Syracuse under the three-mile limit rule and the site is located within 500 feet of Onondaga Road (New York State Route 173), a state highway; and
- WHEREAS, the applicant is proposing to subdivide a 24.38-acre parcel into two lots, Lot 1 (2.38 acres) and Lot 2 (22 acres), in a One-Family Residential (R-1) zoning district; and
- WHEREAS, the Board previously offered No Position With Comment on a Preliminary Subdivision referral (S-15-34) from the Town of Onondaga for this proposal, advising coordination with the New York State Department of Transportation regarding the location and permits for a driveway on proposed Lot 1; and
- WHEREAS, the Final Plan revised May 12, 2015 shows both proposed lots with frontage Onondaga Road separated by an existing single-family lot; both lots are shown to be vacant except for the approximate location of barns at the front of proposed Lot 2; the city application indicates a 1,940 square foot one-family house is proposed; and
- WHEREAS, the plan shows a "Proposed area for new Driveway approved by State of New York D.O.T. Region 3" on proposed Lot 1; per aerial photography, an existing driveway serves the barn on proposed Lot 2; a letter from the New York State Department of Transportation dated April 23, 2015 was included with the Subdivision referral from the Town which stated "the Department is amenable to issuing a permit for a residential driveway entrance to the subdivided property" and notes the driveway for Lot 2 may remain in its current configuration; the letter indicated the proposed driveway for Lot 1 must meet Department requirements for construction and location, which is limited due to sight distance and the presence of a guide rail; and
- WHEREAS, the plan shows tributaries of Harbor Brook running through the rear of proposed Lot 2 and the southeast corner of proposed Lot 1, and a note that the top of the bank is located in the 100 Year Floodway, per FEMA; FEMA Flood Insurance Rate Maps (FIRM) confirm that lands along the tributaries are located in a Special Flood Hazard Area (SFHA); and
- WHEREAS, the Onondaga County Hazard Mitigation Plan has identified flooding as one of five primary natural hazards of local concern, with the potential to cause extensive threat to property and safety; buildings within the floodplain can negatively affect the free flow of nearby waterways and drainage, and building

within a floodplain is therefore discouraged; and

WHEREAS, the New York State Department of Environmental Conservation Environmental Assessment Form Mapper also indicates that the site may contain federal wetlands; per the U.S. Army Corps of Engineers, National Wetland Inventory Maps may not be used to confirm the presence/absence of federal wetlands on a given parcel of land; the applicant must obtain appropriate permits from the U.S. Army Corps of Engineers for any proposed development or drainage in federal wetlands on site; and

WHEREAS, the New York State Department of Environmental Conservation Environmental Assessment Form Mapper also indicates that the site may contain federal wetlands; per the U.S. Army Corps of Engineers, National Wetland Inventory Maps may not be used to confirm the presence/absence of federal wetlands on a given parcel of land; the applicant must obtain appropriate permits from the U.S. Army Corps of Engineers for any proposed development or drainage in federal wetlands on site; and

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

WHEREAS, the site is located in the Metropolitan Wastewater Treatment Plant service area; the site is served by public water and private septic; a letter from the Onondaga County Health Department dated October 3, 2014 indicates a sewage disposal plan has been approved for the project, subject to proper installation and inspection; the plan shows an "Area of Approved Septic by Onondaga County Health Department on 10/02/14" on proposed Lot 1; and

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

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: June 17, 2015

OCPB Case # Z-15-200

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Skaneateles Planning Board at the request of Kerrin Hopkins for the property located at 1813 Russells Landing; 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 a farm operation in an agricultural district; and
- WHEREAS, the applicant is proposing to construct a new single-family residence on a 0.59-acre non-conforming lot in Rural and Farming and Lakefront Watershed Overlay (RF and LWOD) zoning districts; and
- WHEREAS, the Board is concurrently reviewing Special Permit and Area Variance referrals (Z-15-201 and 202) for this project; a special permit is required for a proposed lake access stairway (27' proposed, 25' permitted); an area variance is required for the minimum lake yard setback (56.6' proposed, 100' required), total footprint of a principal building on a nonconforming lot less than 40,000 square feet within 1,00' of the lake line (11.05% proposed, 6% permitted), minimum watercourse setback of a principal structure larger than 600 square feet (44' proposed, 100' required), and disturbance on a slope greater than 30% (36% steep slope on site); and
- WHEREAS, the Board previously recommended Modification of concurrent Site Plan, Special Permit, and Area Variance referrals (Z-10-64, 65, and 66) for this project, citing required approvals from the City of Syracuse Water Department; a Narrative from 2010 indicates prior site plan and area variance applications were approved by the town in 2000 but the project was not constructed, and a town resolution from 2010 indicates subsequent approvals were obtained at that time; and
- WHEREAS, the Site Plan dated May 4, 2010 shows a proposed house with a deck, a 10' x 12' shed, a silt fence, a 30" retaining wall on one side of the house, and stone steps leading to shoreline stairs and a proposed 10' x 20' dock; and
- WHEREAS, the plan further shows the approximate locations of a 15' right-of-way, a 10' telephone easement, overhead utility lines, and buried telephone lines; the proposed driveway, septic field expansion area, and walkway would each encroach onto at least one of these easements or areas; and
- WHEREAS, the house is proposed to be located on a steep area of the site, which the narrative indicates is due to required setbacks from the septic field and electric lines; the referral materials indicate the steep slope areas will be protected with jute mesh and ground cover plants to stabilize and maintain the grade, and that the grade around the house does not slope towards the watercourse; and
- WHEREAS, the plan shows the site with a proposed drive/parking area with a permeable walkway leading to the house; per aerial photography and plans, the proposed

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drive appears to access Russells Landing, a local road, via an existing right-of-way which may currently be wooded; and

WHEREAS, the current FEMA Flood Insurance Rate Maps (FIRM) indicate that the portion of this parcel along the lakefront is in a Special Flood Hazard Area (SFHA); preliminary updated FIRM data released in June 2008 shows that some of these lands may no longer be within a SFHA once maps are finalized; 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 plan shows the location of a seasonal watercourse which enters the property near the lake; the Environmental Assessment Form dated April 30, 2015 notes the site or land adjoining the site contains wetlands or other regulated waterbodies; the applicant applied for a dock permit from the New York State Department of Environmental Conservation (NYS DEC) and contacted the U.S. Army Corps of Engineers (US ACOE) in 2010, and the referral materials indicate updated permits will be required from the NYS DEC and US ACOE; and

WHEREAS, the site is located outside the Onondaga County Sanitary District and will be served by private septic system; a septic tank is shown between the proposed house and the shore, and a septic field expansion is shown between the house and the driveway; and

WHEREAS, comments from the City of Syracuse Department of Water dated May 18, 2015 indicate the proposed septic tank does not allow for a minimum 50' separation to the mean high water mark of Skaneateles Lake, and that the Department will provide final comment once a NYSDEC permit has been issued for the proposed dock construction; and

WHEREAS, the referral materials state impermeable surface coverage is proposed to be 9.9% and open space is proposed to be 85.6%; and

WHEREAS, the Onondaga County Agricultural District map shows the site is adjacent to farmed properties in New York State Agricultural District 2; and

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

The Town must ensure all conditions are met and updated approvals are obtained from the City of Syracuse Department of Water, the New York State Department of Environmental Conservation, and the U.S. Army Corps of Engineers prior to approving the proposed application.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: June 17, 2015

OCPB Case # Z-15-201

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SPECIAL PERMIT from the Town of Skaneateles Planning Board at the request of Kerrin Hopkins for the property located at 1813 Russells Landing; 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 a farm operation in an agricultural district; and
- WHEREAS, the applicant is requesting a special permit to construct a new single-family residence on a 0.59-acre non-conforming lot in Rural and Farming and Lakefront Watershed Overlay (RF and LWOD) zoning districts; and
- WHEREAS, the Board is concurrently reviewing Site Plan and Area Variance referrals (Z-15-200 and 202) for this project; a special permit is required for a proposed lake access stairway (27' proposed, 25' permitted); an area variance is required for the minimum lake yard setback (56.6' proposed, 100' required), total footprint of a principal building on a nonconforming lot less than 40,000 square feet within 1,00' of the lake line (11.05% proposed, 6% permitted), minimum watercourse setback of a principal structure larger than 600 square feet (44' proposed, 100' required), and disturbance on a slope greater than 30% (36% steep slope on site); and
- WHEREAS, the Board previously recommended Modification of concurrent Site Plan, Special Permit, and Area Variance referrals (Z-10-64, 65, and 66) for this project, citing required approvals from the City of Syracuse Water Department; a Narrative from 2010 indicates prior site plan and area variance applications were approved by the town in 2000 but the project was not constructed, and a town resolution from 2010 indicates subsequent approvals were obtained at that time; and
- WHEREAS, the Site Plan dated May 4, 2010 shows a proposed house with a deck, a 10' x 12' shed, a silt fence, a 30" retaining wall on one side of the house, and stone steps leading to shoreline stairs and a proposed 10' x 20' dock; and
- WHEREAS, the plan further shows the approximate locations of a 15' right-of-way, a 10' telephone easement, overhead utility lines, and buried telephone lines; the proposed driveway, septic field expansion area, and walkway would each encroach onto at least one of these easements or areas; and
- WHEREAS, the house is proposed to be located on a steep area of the site, which the narrative indicates is due to required setbacks from the septic field and electric lines; the referral materials indicate the steep slope areas will be protected with jute mesh and ground cover plants to stabilize and maintain the grade, and that the grade around the house does not slope towards the watercourse; and
- WHEREAS, the plan shows the site with a proposed drive/parking area with a permeable walkway leading to the house; per aerial photography and plans, the proposed

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drive appears to access Russells Landing, a local road, via an existing right-of-way which may currently be wooded; and

WHEREAS, the current FEMA Flood Insurance Rate Maps (FIRM) indicate that the portion of this parcel along the lakefront is in a Special Flood Hazard Area (SFHA); preliminary updated FIRM data released in June 2008 shows that some of these lands may no longer be within a SFHA once maps are finalized; 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 plan shows the location of a seasonal watercourse which enters the property near the lake; the Environmental Assessment Form dated April 30, 2015 notes the site or land adjoining the site contains wetlands or other regulated waterbodies; the applicant applied for a dock permit from the New York State Department of Environmental Conservation (NYS DEC) and contacted the U.S. Army Corps of Engineers (US ACOE) in 2010, and the referral materials indicate updated permits will be required from the NYS DEC and US ACOE; and

WHEREAS, the site is located outside the Onondaga County Sanitary District and will be served by private septic system; a septic tank is shown between the proposed house and the shore, and a septic field expansion is shown between the house and the driveway; and

WHEREAS, comments from the City of Syracuse Department of Water dated May 18, 2015 indicate the proposed septic tank does not allow for a minimum 50' separation to the mean high water mark of Skaneateles Lake, and that the Department will provide final comment once a NYSDEC permit has been issued for the proposed dock construction; and

WHEREAS, the referral materials state impermeable surface coverage is proposed to be 9.9% and open space is proposed to be 85.6%; and

WHEREAS, the Onondaga County Agricultural District map shows the site is adjacent to farmed properties in New York State Agricultural District 2; and

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

The Town must ensure all conditions are met and updated approvals are obtained from the City of Syracuse Department of Water, the New York State Department of Environmental Conservation, and the U.S. Army Corps of Engineers prior to approving the proposed application.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: June 17, 2015

OCPB Case # Z-15-202

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a AREA VARIANCE from the Town of Skaneateles ZBA at the request of Kerrin Hopkins for the property located at 1813 Russells Landing; 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 a farm operation in an agricultural district; and
- WHEREAS, the applicant is requesting several area variances in order to construct a new single-family residence on a 0.59-acre non-conforming lot in Rural and Farming and Lakefront Watershed Overlay (RF and LWOD) zoning districts; and
- WHEREAS, the Board is concurrently reviewing Site Plan and Special Permit referrals (Z-15-200 and 201) for this project; a special permit is required for a proposed lake access stairway (27' proposed, 25' permitted); an area variance is required for the minimum lake yard setback (56.6' proposed, 100' required), total footprint of a principal building on a nonconforming lot less than 40,000 square feet within 1,00' of the lake line (11.05% proposed, 6% permitted), minimum watercourse setback of a principal structure larger than 600 square feet (44' proposed, 100' required), and disturbance on a slope greater than 30% (36% steep slope on site); and
- WHEREAS, the Board previously recommended Modification of concurrent Site Plan, Special Permit, and Area Variance referrals (Z-10-64, 65, and 66) for this project, citing required approvals from the City of Syracuse Water Department; a Narrative from 2010 indicates prior site plan and area variance applications were approved by the town in 2000 but the project was not constructed, and a town resolution from 2010 indicates subsequent approvals were obtained at that time; and
- WHEREAS, the Site Plan dated May 4, 2010 shows a proposed house with a deck, a 10' x 12' shed, a silt fence, a 30" retaining wall on one side of the house, and stone steps leading to shoreline stairs and a proposed 10' x 20' dock; and
- WHEREAS, the plan further shows the approximate locations of a 15' right-of-way, a 10' telephone easement, overhead utility lines, and buried telephone lines; the proposed driveway, septic field expansion area, and walkway would each encroach onto at least one of these easements or areas; and
- WHEREAS, the house is proposed to be located on a steep area of the site, which the narrative indicates is due to required setbacks from the septic field and electric lines; the referral materials indicate the steep slope areas will be protected with jute mesh and ground cover plants to stabilize and maintain the grade, and that the grade around the house does not slope towards the watercourse; and
- WHEREAS, the plan shows the site with a proposed drive/parking area with a permeable walkway leading to the house; per aerial photography and plans, the proposed

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drive appears to access Russells Landing, a local road, via an existing right-of-way which may currently be wooded; and

WHEREAS, the current FEMA Flood Insurance Rate Maps (FIRM) indicate that the portion of this parcel along the lakefront is in a Special Flood Hazard Area (SFHA); preliminary updated FIRM data released in June 2008 shows that some of these lands may no longer be within a SFHA once maps are finalized; 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 plan shows the location of a seasonal watercourse which enters the property near the lake; the Environmental Assessment Form dated April 30, 2015 notes the site or land adjoining the site contains wetlands or other regulated waterbodies; the applicant applied for a dock permit from the New York State Department of Environmental Conservation (NYS DEC) and contacted the U.S. Army Corps of Engineers (US ACOE) in 2010, and the referral materials indicate updated permits will be required from the NYS DEC and US ACOE; and

WHEREAS, the site is located outside the Onondaga County Sanitary District and will be served by private septic system; a septic tank is shown between the proposed house and the shore, and a septic field expansion is shown between the house and the driveway; and

WHEREAS, comments from the City of Syracuse Department of Water dated May 18, 2015 indicate the proposed septic tank does not allow for a minimum 50' separation to the mean high water mark of Skaneateles Lake, and that the Department will provide final comment once a NYSDEC permit has been issued for the proposed dock construction; and

WHEREAS, the referral materials state impermeable surface coverage is proposed to be 9.9% and open space is proposed to be 85.6%; and

WHEREAS, the Onondaga County Agricultural District map shows the site is adjacent to farmed properties in New York State Agricultural District 2; and

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

The Town must ensure all conditions are met and updated approvals are obtained from the City of Syracuse Department of Water, the New York State Department of Environmental Conservation, and the U.S. Army Corps of Engineers prior to approving the proposed application.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: June 17, 2015

OCPB Case # Z-15-203

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Village of Baldwinsville Planning Board at the request of Sedgewick Properties for the property located at 120 Oswego 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 New York State Route 48, a state highway; and
- WHEREAS, the applicant is proposing to demolish an existing diner and vacant car wash and construct a new convenience store with gas station (Stewart's Shops) in a Business (B-1) zoning district; and
- WHEREAS, the Board is concurrently reviewing a Special Permit referral (Z-15-204) to allow a filling station; and
- WHEREAS, the Board previously recommended Modification of concurrent Area Variance and Use Variance referrals (Z-15-90 and 91) for this project, requiring coordination with the New York State Department of Transportation regarding sidewalks and driveways, and encouraging landscaping and appropriately scaled signage; the referral notice indicates the use variance was granted and the area variance for the proposed freestanding sign is pending; and
- WHEREAS, per aerial photography, the site is located north of the village center in a commercial area at the corner of New York State Route 48 and Smokey Hollow Road; surrounding land uses include a vacant shopping center, single-family homes, apartments, schools, and vacant land zoned for residential which contains state and potentially federal wetlands, per wetland maps; and
- WHEREAS, the Proposed Site Plan revised May 14, 2015 shows a proposed 3,975 square foot shop, a canopy with four gas pumps, two proposed underground gas storage tanks, and 21 parking spaces; the plan shows an existing four-stall carwash and existing diner to be removed; and
- WHEREAS, the plan states the overall site area is 60,796 square feet (1.396 acres) and materials from the current and prior referrals indicate the project will include a subdivision to combine the 0.919-acre subject parcel with 0.477 acres of land from the adjacent shopping center to the north; and
- WHEREAS, the EAF notes the project will require 3 truck deliveries per day and have daily operating hours of 4:30am to 11pm; the plan shows the site will maintain one 30' wide driveway each on Route 48 and Smokey Hollow Road, however each will be relocated further from the intersection; any existing or proposed access to Route 48 must meet the requirements of the New York State Department of Transportation; and
- WHEREAS, the EAF notes 1.4 acres will be physically disturbed by the project and will ultimately create 0.95 acres of impervious surface; the Proposed Grading Plan

revised May 8, 2015 shows proposed drywells and catch basins on site; the proposed project may disturb one acre or more of land and must be covered under the New York State SPDES II General Permit for Stormwater Discharges from Construction Activity (GP-0-10-001) and the applicant must submit a Stormwater Pollution Prevention Plan (SWPPP) to the municipality and a Notice of Intent (NOI) to the DEC Bureau of Water Permits; the proposed project is located within a designated Municipal Separate Storm Sewer System (MS4) municipality, and the applicant must consult with the municipal engineer to ensure conformance of construction plans with the municipality's Storm Water Management Plan (SWMP) and submit a MS4 SWPPP Acceptance Form signed by the municipality to the New York State Department of Environmental Conservation Bureau of Water Permits; and

WHEREAS, the EAF indicates that land adjoining the site contains wetlands, specifically Class 2 State Wetland BAL-11; per the U.S. Army Corps of Engineers, National Wetland Inventory Maps may not be used to confirm the presence/absence of federal wetlands on a given parcel of land; the applicant must obtain appropriate permits from the New York State Department of Environmental Conservation and/or the U.S. Army Corps of Engineers for any proposed development or drainage in state and/or federal wetlands, respectively, and/or state wetland buffers on site; the EAF also indicates the site is located over, or immediately adjoining, primary and principal aquifers; and

WHEREAS, the site is served by public water and sewer and is located in the Village of Baldwinsville Collection District, which ultimately flows to the Baldwinsville-Seneca Knolls Wastewater Treatment Plant; the EAF notes the proposed usage will be similar to the existing diner; and

WHEREAS, the plan shows sidewalks along both frontages which continue through the driveways; the Proposed Landscape Plan revised May 8, 2015 shows proposed trees, shrubs, and perennials along the boundaries of the site; the EAF notes all fixtures will be down-lit LED, with pole lights at 15', recessed soffit mounted lights surrounding the building at 9.5', and recessed lights under the canopy at 14.5'; a Proposed Photometric Plan was included with the referral; and

WHEREAS, the plans title sheet shows two proposed building signs (22 square feet each) with gooseneck lighting, and a 35 square foot monument sign with a stone veneer base, asphalt shingled canopy, and external gooseneck lighting of the lettering plus LED gas prices; the prior plan indicated 62.64 square feet per side where 12 square feet per side are permitted; and

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

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: June 17, 2015

OCPB Case # Z-15-204

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SPECIAL PERMIT from the Village of Baldwinsville Village Board at the request of Sedgewick Properties for the property located at 120 Oswego Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review issuance of special permits and the site is located within 500 feet of New York State Route 48, a state highway; and
- WHEREAS, the applicant is requesting a special permit for a filling station as part of a project to demolish an existing diner and vacant car wash and construct a new convenience store with gas station (Stewart's Shops) in a Business (B-1) zoning district; and
- WHEREAS, the Board is concurrently reviewing a Site Plan referral (Z-15-203) for the project; and
- WHEREAS, the Board previously recommended Modification of concurrent Area Variance and Use Variance referrals (Z-15-90 and 91) for this project, requiring coordination with the New York State Department of Transportation regarding sidewalks and driveways, and encouraging landscaping and appropriately scaled signage; the referral notice indicates the use variance was granted and the area variance for the proposed freestanding sign is pending; and
- WHEREAS, per aerial photography, the site is located north of the village center in a commercial area at the corner of New York State Route 48 and Smokey Hollow Road; surrounding land uses include a vacant shopping center, single-family homes, apartments, schools, and vacant land zoned for residential which contains state and potentially federal wetlands, per wetland maps; and
- WHEREAS, the Proposed Site Plan revised May 14, 2015 shows a proposed 3,975 square foot shop, a canopy with four gas pumps, two proposed underground gas storage tanks, and 21 parking spaces; the plan shows an existing four-stall carwash and existing diner to be removed; and
- WHEREAS, the plan states the overall site area is 60,796 square feet (1.396 acres) and materials from the current and prior referrals indicate the project will include a subdivision to combine the 0.919-acre subject parcel with 0.477 acres of land from the adjacent shopping center to the north; and
- WHEREAS, the EAF notes the project will require 3 truck deliveries per day and have daily operating hours of 4:30am to 11pm; the plan shows the site will maintain one 30' wide driveway each on Route 48 and Smokey Hollow Road, however each will be relocated further from the intersection; any existing or proposed access to Route 48 must meet the requirements of the New York State Department of Transportation; and
- WHEREAS, the EAF notes 1.4 acres will be physically disturbed by the project and will

ultimately create 0.95 acres of impervious surface; the Proposed Grading Plan revised May 8, 2015 shows proposed drywells and catch basins on site; the proposed project may disturb one acre or more of land and must be covered under the New York State SPDES II General Permit for Stormwater Discharges from Construction Activity (GP-0-10-001) and the applicant must submit a Stormwater Pollution Prevention Plan (SWPPP) to the municipality and a Notice of Intent (NOI) to the DEC Bureau of Water Permits; the proposed project is located within a designated Municipal Separate Storm Sewer System (MS4) municipality, and the applicant must consult with the municipal engineer to ensure conformance of construction plans with the municipality's Storm Water Management Plan (SWMP) and submit a MS4 SWPPP Acceptance Form signed by the municipality to the New York State Department of Environmental Conservation Bureau of Water Permits; and

WHEREAS, the EAF indicates that land adjoining the site contains wetlands, specifically Class 2 State Wetland BAL-11; per the U.S. Army Corps of Engineers, National Wetland Inventory Maps may not be used to confirm the presence/absence of federal wetlands on a given parcel of land; the applicant must obtain appropriate permits from the New York State Department of Environmental Conservation and/or the U.S. Army Corps of Engineers for any proposed development or drainage in state and/or federal wetlands, respectively, and/or state wetland buffers on site; the EAF also indicates the site is located over, or immediately adjoining, primary and principal aquifers; and

WHEREAS, the site is served by public water and sewer and is located in the Village of Baldwinsville Collection District, which ultimately flows to the Baldwinsville-Seneca Knolls Wastewater Treatment Plant; the EAF notes the proposed usage will be similar to the existing diner; and

WHEREAS, the plan shows sidewalks along both frontages which continue through the driveways; the Proposed Landscape Plan revised May 8, 2015 shows proposed trees, shrubs, and perennials along the boundaries of the site; the EAF notes all fixtures will be down-lit LED, with pole lights at 15', recessed soffit mounted lights surrounding the building at 9.5', and recessed lights under the canopy at 14.5'; a Proposed Photometric Plan was included with the referral; and

WHEREAS, the plans title sheet shows two proposed building signs (22 square feet each) with gooseneck lighting, and a 35 square foot monument sign with a stone veneer base, asphalt shingled canopy, and external gooseneck lighting of the lettering plus LED gas prices; the prior plan indicated 62.64 square feet per side where 12 square feet per side are permitted; and

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

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: June 17, 2015

OCPB Case # Z-15-205

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SPECIAL PERMIT from the Town of Clay Town Board at the request of Associated Group Services, Inc. for the property located at 3652, 3694, 3702, 3706, 3712 and 3720 New York State Route 31; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review issuance of special permits and the site is located within 500 feet of New York State Route 31, a state highway, and Oswego Road (Old Route 57), a county road; and
- WHEREAS, the applicant is requesting a special permit to construct two auto sales buildings, an auto service/repair building, and a car wash on six parcels totaling 31.6 acres in a Regional Commercial (RC-1) zoning district; and
- WHEREAS, the Board is concurrently reviewing a Site Plan referral (Z-15-207) for the project; the Board previously offered No Position With Comment on a Zone Change referral (Z-15-28) to convert six parcels with Residential Agricultural (RA-100), Office (O-2), and Townhouse (R-TH) zoning to Regional Commercial (RC-1) zoning for this project, noting a Traffic Impact Study (TIS), drainage report, and permit would be required from the New York State Department of Transportation, and commenting on water and wastewater service, wetland and endangered species, and stormwater runoff considerations; and
- WHEREAS, the Site Plan dated April 28, 2015 shows the site includes a large parcel (approximately 27 acres) along New York State Route 31 near the intersection with Oswego Road, and five smaller parcels located along Route 31; surrounding parcels are zoned Highway Commercial (HC-1) at the intersection with and along Oswego Road, RA-100 across Route 31, and Planned Development District (PDD) to the south and east with several local roads which dead end at the subject parcel; and
- WHEREAS, the plan shows four potential buildings along Route 31: 28,800 square feet, 21,500 square feet, 42,200 square feet, and 4,320 square feet (from west to east), as well as three rows of parking parallel to Route 31 and parking between and behind the proposed buildings for a total of 906 spaces (442 as required plus 464 for inventory); per the referral materials and aerial photography, the site currently contains vacant buildings (a former vegetable stand/greenhouse) near the intersection, and homes on the residential parcels on septic which will be demolished, and the Environmental Assessment Form dated May 18, 2015 notes the parcels will ultimately be resubdivided into separate lots (up to 4); and
- WHEREAS, the plan shows one full-access driveway on Route 31 between the two easternmost buildings, and one right-in/right-out driveway on Route 31 between the two westernmost buildings; any existing or proposed access to

Route 31 must meet the requirements of the New York State Department of Transportation; and

- WHEREAS, the plan also shows a restrictive commercial development area (6.6 acres) situated behind a 100' Niagara Mohawk Power Corporation Easement that crosses the rear of the parcel; per a meeting with project representatives on June 4, 2015, the solar farm originally proposed for this area was opposed by neighboring residents, and the project will now utilize roof solar panels on the proposed buildings; and
- WHEREAS, an Existing Topographic Survey dated April 28, 2015 and plan show the official mapped location of three federal wetlands on site, one of which is an isolated 0.27 acres in the location of front yard parking, and two of which are located in areas proposed to remain undeveloped within the restricted development area and electric easement (0.72 acres and 3.08 acres); the applicant must obtain appropriate permits from the U.S. Army Corps of Engineers for any proposed development or drainage in federal wetlands on site; per the project representatives, the front yard wetland is likely the result of a blocked culvert and the New York State Department of Transportation has been notified; the representatives indicated the largest wetland has a higher classification and will remain undisturbed and further noted an official wetland report is forthcoming; the plan shows a wetland mitigation area within the restrictive commercial development area; and
- WHEREAS, the Environmental Assessment Form dated January 9, 2015 states approximately 20 acres will be physically disturbed by the project, and that runoff will be directed to on-site stormwater management facilities/structures, eventually leading to on-site wetlands and streams which lead to the Seneca River; per the project representatives, bioretention areas will be constructed as necessary to treat the quality of stormwater, including one between the car wash and adjacent buffered house to the northeast; the plan also shows a snow storage area and a proposed storm water management area behind the parking lot; and
- WHEREAS, the proposed project may disturb one acre or more of land and must be covered under the New York State SPDES II General Permit for Stormwater Discharges from Construction Activity (GP-0-10-001) and the applicant must submit a Stormwater Pollution Prevention Plan (SWPPP) to the municipality and a Notice of Intent (NOI) to the DEC Bureau of Water Permits; the proposed project is located within a designated Municipal Separate Storm Sewer System (MS4) municipality, and the applicant must consult with the municipal engineer to ensure conformance of construction plans with the municipality's Storm Water Management Plan (SWMP) and submit a MS4 SWPPP Acceptance Form signed by the municipality to the New York State Department of Environmental Conservation Bureau of Water Permits; and
- WHEREAS, the EAF states that the site of the proposed action contains a species of animal, or associated habitats, listed by the state or federal government as threatened or endangered, specifically noting the possibility of the Indiana bat habitat; a permit may be required from the New York State Department of Environmental Conservation (NYS DEC) if the species is listed as endangered or threatened and the NYS DEC determines that the project may be harmful to the species or its habitat; per the project representatives, a habitat assessment report is forthcoming; and
- WHEREAS, the EAF also indicates that the site is located over, or immediately adjoining,

primary and principal aquifers and that the project site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the New York State Historic Preservation Office archaeological site inventory; an Archaeological Report dated May 8, 2015 was provided which indicates the proposed project will have no impact on any cultural resources; and

WHEREAS, per the EAF, the project will require water and sanitary sewer lines; the site is located in the Oak Orchard Wastewater Treatment Plant service area in the Gaskin Road Pump Station service area, which is currently being diverted to the Wetzel Road Wastewater Treatment Plant; per the project representatives, utilities will likely be extended from the subdivision to the east, crossing into the wetland and easement and angling out towards the building; per the project representatives, utility permits will be obtained from National Grid for any encroachment into the easement; per the Onondaga County Department of Water Environment Protection, the project shall comply with Local Law #1 of 2011 - A Local Law Establishing a Program to Promote Capacity Management, Maintenance and Operation of the Public Sewers and Related Purposes, where applicable; information regarding this law is available at www.ongov.net/wep/uselaws.html; and

WHEREAS, per the project representatives, landscaping and lighting plans are still to be determined, though buffering is planned and there is the potential to increase the number of landscaped islands within the parking lot; and

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

1. The New York State Department of Transportation has determined that the applicant must complete a Traffic Impact Study (TIS) for full build out to include Trip Generation, distribution, and gap analysis. The applicant is required to contact the Department to determine the scope of the study and must submit the traffic study to the Department for approval and complete any appropriate mitigation as may be determined by the Department. The applicant is also required to obtain a highway work permit.
2. The municipality must submit a copy of the Storm Water Pollution Prevention Plan (SWPPP) and/or any drainage reports or studies to the New York State and Onondaga County Departments of Transportation early in the planning process for approval and complete any appropriate mitigation as may be determined by the Departments.

The Board also offers the following comments:

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

Environment Protection at 315-435-6820.

3. The Onondaga County Water Authority (OCWA) recommends that the municipality and/or applicant contact OCWA's Engineering Department early in the planning process to determine water availability and service options, obtain hydrant flow test information, evaluate backflow prevention requirements, and/or request that the Authority conduct hydrant flow testing to assess fire flow availability.
4. The Town and applicant are advised to minimize impacts to easements, wetlands, and habitats on site, and to obtain all necessary permits from National Grid, the New York State Department of Environmental Conservation, and the U.S. Army Corps of Engineers.
5. The Board strongly encourages the Town and applicant to work to minimize pavement and to incorporate green infrastructure where possible, in order to minimize stormwater runoff from such an intensely impervious surface.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: June 17, 2015

OCPB Case # Z-15-206

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Camillus Planning Board at the request of BMR Properties for the property located at 519 Horan Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of New York State Route 5 and New York State Route 695, both state highways, Milton Avenue, a county road, and the municipal boundary between the Town of Camillus and the Village of Solvay; and
- WHEREAS, the applicant is proposing to construct an addition to an existing dog day care building on a 0.819-acre lot in a Commercial (C-3) zoning district; and
- WHEREAS, the Board recently recommended Modification of a Site Plan referral to expand an adjacent day care facility on a parcel which will soon be added to the 100-year flood plain, citing that the project must minimize the expansion of structures in order to minimize exposure to flooding and ensure the expansion does not negatively affect the free flow of drainage; and
- WHEREAS, the Site Plan dated May 21, 2015 shows an existing building (2,400 square feet), two proposed attached new buildings (360 and 2,200 square feet), a fenced in area in the rear yard, 7 front yard parking spaces, 4 parking spaces along the north side of the existing building, and 7 parallel parking spaces along the fenced area which would require driving on the adjacent day care parcel; a snow storage area is shown on the plan which would also primarily be on the day care parcel; aerial photography indicates the rear yard currently appears to be cleared gravel and trees along the eastern boundary; and
- WHEREAS, the plan shows the site with frontage and an enter-only driveway on Horan Road, a local road; aerial photography shows the site has existing undelineated access to Horan Road which appears to continue onto the adjacent parcels to the north and south; and
- WHEREAS, preliminary FEMA Flood Insurance Rate Maps (FIRM) data released in June 2008 shows that the entire parcel will be within a Special Flood Hazard Area (SFHA) once maps are finalized; and
- WHEREAS, the Onondaga County Hazard Mitigation Plan has identified flooding as one of five primary natural hazards of local concern, with the potential to cause extensive threat to property and safety; buildings within the floodplain can negatively affect the free flow of nearby waterways and drainage, and building within a floodplain is therefore discouraged; and
- WHEREAS, the Environmental Assessment Form notes a portion of the site or land adjoining the site contains wetlands or other regulated waterbodies; the New York State Department of Environmental Conservation Environmental Assessment Form Mapper indicates the site may contain federal wetlands and

contains a portion of state wetland SYW-15; per the U.S. Army Corps of Engineers, National Wetland Inventory Maps may not be used to confirm the presence/absence of federal wetlands on a given parcel of land; the applicant must obtain appropriate permits from the New York State Department of Environmental Conservation and/or the U.S. Army Corps of Engineers for any proposed development or drainage in state and/or federal wetlands, respectively, and/or state wetland buffers on site; and

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

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

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

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

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

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

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

Given FEMA Flood Insurance Rate Maps (FIRM) data indicating that the building expansion and entire parcel will soon be added to the 100-year flood plain, the project must be modified to minimize the expansion of structures within the flood plain in order to minimize exposure to flooding and ensure the

expansion does not negatively affect the free flow of drainage.

The Board also offers the following comments:

□□

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

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: June 17, 2015

OCPB Case # Z-15-207

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Clay Planning Board at the request of Associated Group Services, Inc. for the property located at 3652, 3694, 3702, 3706, 3712 and 3720 New York State Route 31; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of New York State Route 31, a state highway, and Oswego Road (Old Route 57), a county road; and
- WHEREAS, the applicant is proposing to construct two auto sales buildings, an auto service/repair building, and a car wash on six parcels totaling 31.6 acres in a Regional Commercial (RC-1) zoning district; and
- WHEREAS, the Board is concurrently reviewing a Special Permit (Z-15-205) for the project; the Board previously offered No Position With Comment on a Zone Change referral (Z-15-28) to convert six parcels with Residential Agricultural (RA-100), Office (O-2), and Townhouse (R-TH) zoning to Regional Commercial (RC-1) zoning for this project, noting a Traffic Impact Study (TIS), drainage report, and permit would be required from the New York State Department of Transportation, and commenting on water and wastewater service, wetland and endangered species, and stormwater runoff considerations; and
- WHEREAS, the Site Plan dated April 28, 2015 shows the site includes a large parcel (approximately 27 acres) along New York State Route 31 near the intersection with Oswego Road, and five smaller parcels located along Route 31; surrounding parcels are zoned Highway Commercial (HC-1) at the intersection with and along Oswego Road, RA-100 across Route 31, and Planned Development District (PDD) to the south and east with several local roads which dead end at the subject parcel; and
- WHEREAS, the plan shows four potential buildings along Route 31: 28,800 square feet, 21,500 square feet, 42,200 square feet, and 4,320 square feet (from west to east), as well as three rows of parking parallel to Route 31 and parking between and behind the proposed buildings for a total of 906 spaces (442 as required plus 464 for inventory); per the referral materials and aerial photography, the site currently contains vacant buildings (a former vegetable stand/greenhouse) near the intersection, and homes on the residential parcels on septic which will be demolished, and the Environmental Assessment Form dated May 18, 2015 notes the parcels will ultimately be resubdivided into separate lots (up to 4); and
- WHEREAS, the plan shows one full-access driveway on Route 31 between the two easternmost buildings, and one right-in/right-out driveway on Route 31 between the two westernmost buildings; any existing or proposed access to

Route 31 must meet the requirements of the New York State Department of Transportation; and

- WHEREAS, the plan also shows a restrictive commercial development area (6.6 acres) situated behind a 100' Niagara Mohawk Power Corporation Easement that crosses the rear of the parcel; per a meeting with project representatives on June 4, 2015, the solar farm originally proposed for this area was opposed by neighboring residents, and the project will now utilize roof solar panels on the proposed buildings; and
- WHEREAS, an Existing Topographic Survey dated April 28, 2015 and plan show the official mapped location of three federal wetlands on site, one of which is an isolated 0.27 acres in the location of front yard parking, and two of which are located in areas proposed to remain undeveloped within the restricted development area and electric easement (0.72 acres and 3.08 acres); the applicant must obtain appropriate permits from the U.S. Army Corps of Engineers for any proposed development or drainage in federal wetlands on site; per the project representatives, the front yard wetland is likely the result of a blocked culvert and the New York State Department of Transportation has been notified; the representatives indicated the largest wetland has a higher classification and will remain undisturbed and further noted an official wetland report is forthcoming; the plan shows a wetland mitigation area within the restrictive commercial development area; and
- WHEREAS, the Environmental Assessment Form dated January 9, 2015 states approximately 20 acres will be physically disturbed by the project, and that runoff will be directed to on-site stormwater management facilities/structures, eventually leading to on-site wetlands and streams which lead to the Seneca River; per the project representatives, bioretention areas will be constructed as necessary to treat the quality of stormwater, including one between the car wash and adjacent buffered house to the northeast; the plan also shows a snow storage area and a proposed storm water management area behind the parking lot; and
- WHEREAS, the proposed project may disturb one acre or more of land and must be covered under the New York State SPDES II General Permit for Stormwater Discharges from Construction Activity (GP-0-10-001) and the applicant must submit a Stormwater Pollution Prevention Plan (SWPPP) to the municipality and a Notice of Intent (NOI) to the DEC Bureau of Water Permits; the proposed project is located within a designated Municipal Separate Storm Sewer System (MS4) municipality, and the applicant must consult with the municipal engineer to ensure conformance of construction plans with the municipality's Storm Water Management Plan (SWMP) and submit a MS4 SWPPP Acceptance Form signed by the municipality to the New York State Department of Environmental Conservation Bureau of Water Permits; and
- WHEREAS, the EAF states that the site of the proposed action contains a species of animal, or associated habitats, listed by the state or federal government as threatened or endangered, specifically noting the possibility of the Indiana bat habitat; a permit may be required from the New York State Department of Environmental Conservation (NYS DEC) if the species is listed as endangered or threatened and the NYS DEC determines that the project may be harmful to the species or its habitat; per the project representatives, a habitat assessment report is forthcoming; and
- WHEREAS, the EAF also indicates that the site is located over, or immediately adjoining,

primary and principal aquifers and that the project site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the New York State Historic Preservation Office archaeological site inventory; an Archaeological Report dated May 8, 2015 was provided which indicates the proposed project will have no impact on any cultural resources; and

WHEREAS, per the EAF, the project will require water and sanitary sewer lines; the site is located in the Oak Orchard Wastewater Treatment Plant service area in the Gaskin Road Pump Station service area, which is currently being diverted to the Wetzel Road Wastewater Treatment Plant; per the project representatives, utilities will likely be extended from the subdivision to the east, crossing into the wetland and easement and angling out towards the building; per the project representatives, utility permits will be obtained from National Grid for any encroachment into the easement; per the Onondaga County Department of Water Environment Protection, the project shall comply with Local Law #1 of 2011 - A Local Law Establishing a Program to Promote Capacity Management, Maintenance and Operation of the Public Sewers and Related Purposes, where applicable; information regarding this law is available at www.ongov.net/wep/uselaws.html; and

WHEREAS, per the project representatives, landscaping and lighting plans are still to be determined, though buffering is planned and there is the potential to increase the number of landscaped islands within the parking lot; and

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

1. The New York State Department of Transportation has determined that the applicant must complete a Traffic Impact Study (TIS) for full build out to include Trip Generation, distribution, and gap analysis. The applicant is required to contact the Department to determine the scope of the study and must submit the traffic study to the Department for approval and complete any appropriate mitigation as may be determined by the Department. The applicant is also required to obtain a highway work permit.
2. The municipality must submit a copy of the Storm Water Pollution Prevention Plan (SWPPP) and/or any drainage reports or studies to the New York State and Onondaga County Departments of Transportation early in the planning process for approval and complete any appropriate mitigation as may be determined by the Departments.

The Board also offers the following comments:

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

Environment Protection at 315-435-6820.

3. The Onondaga County Water Authority (OCWA) recommends that the municipality and/or applicant contact OCWA's Engineering Department early in the planning process to determine water availability and service options, obtain hydrant flow test information, evaluate backflow prevention requirements, and/or request that the Authority conduct hydrant flow testing to assess fire flow availability.
4. The Town and applicant are advised to minimize impacts to easements, wetlands, and habitats on site, and to obtain all necessary permits from National Grid, the New York State Department of Environmental Conservation, and the U.S. Army Corps of Engineers.
5. The Board strongly encourages the Town and applicant to work to minimize pavement and to incorporate green infrastructure where possible, in order to minimize stormwater runoff from such an intensely impervious surface.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: June 17, 2015

OCPB Case # Z-15-208

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Clay Planning Board at the request of Tops Markets, LLC for the property located at 3803 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, (U.S. Route 11), a state highway, South Bay Road and Colonel Eileen Collins Road, both county roads, and the municipal boundary between the Town of Clay and the Town of Salina; and
- WHEREAS, the applicant is proposing to amend a previous site plan in order to convert three internal driveways that access an existing supermarket fuel facility (Tops Market) from one-way to two-way to improve traffic circulation on a portion of an 9.39-acre lot with Limited Use - Gasoline Service (LuC-1) zoning; and
- WHEREAS, the Board previously recommended Modification of a Site Plan referral (Z-11-222) to construct the fuel facility, requiring coordination with the New York State Department of Transportation regarding site layout, access, and sidewalks, and commenting on water, stormwater, cross connections, and pedestrian considerations; and
- WHEREAS, per aerial photography, the site is located on the commercial Brewerton Road corridor with neighboring commercial properties including what appear to be outparcels of the Tops Market plaza, residential subdivisions to the north, and vacant land to the west; the Proposed Site Plan revised May 14, 2015 shows the fuel facility is located in front of the large parking lot serving the Tops Market with Regional Commercial (RC-1) zoning; and
- WHEREAS, the plan shows an existing fuel facility canopy (48' x 70.2') with four pump islands and a rear kiosk; two underground storage tanks are shown behind the facility, partially within the area zoned RC-1; and
- WHEREAS, the plan shows two existing driveways on Route 11, one right-in only and one main full-access driveway at a signalized intersection, and the fuel facility with an existing one-way access off the right-in only driveway to remain, a proposed two-way access off the full driveway (formerly one-way), and two proposed two-way access points behind the facility onto the internal road serving the plaza (formerly one-way); any existing or proposed access must meet the requirements of the New York State Department of Transportation; and
- WHEREAS, the plan further shows a bus turning movement diagram, which indicates southbound buses would enter the site via the right-in only driveway, stop at an existing curbed bus pull-off (with a relocated bus shelter) along the internal circulation road, and exit via the full access driveway back onto Route 11; and
- WHEREAS, the Environmental Assessment Form dated May 15, 2015 notes stormwater will be collected through surface runoff in a series of catch basins directed to

the existing storm system; and

WHEREAS, the plan shows landscaped islands delineating access to the driveways and internal roads which would be modified to accommodate the expansion to two-way access; and

WHEREAS, the plan also shows landscaped areas along Route 11, and no sidewalks or pedestrian pathways are shown; and

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

Given the location of the proposed two-way access from the fueling stations onto the main driveway, the New York State Department of Transportation and the Board express their concerns regarding the potential impact on operations at the intersection. The Town and applicant are encouraged to contact the New York State Department of Transportation to discuss possible alternative configurations for internal circulation.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: June 17, 2015

OCPB Case # Z-15-209

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Camillus Planning Board at the request of JFJ Holdings, LLC for the property located at 3747 Milton Avenue; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Route 5, a state highway and Hinsdale Road and Milton Avenue, both county roads; and
- WHEREAS, the applicant is proposing to construct a Dunkin Donuts with drive-thru on a proposed 0.577-acre lot in in a Commercial (C-2) zoning district; and
- WHEREAS, the Board is concurrently reviewing a Preliminary Subdivision referral (S-15-43) to subdivide a 5.94-acre parcel into two new lots, Lot 1 (0.577 acres) for the proposed Dunkin Donuts and Lot 2 (5.366 acres) which contains an existing grocery store (Aldi); and
- WHEREAS, the Subdivision Plan issued May 2015 shows proposed Lot 1 without direct street frontage behind an existing storm water retention area at the front of proposed Lot 2 along Milton Avenue; the Site Layout Plan issued May 2015 shows a proposed Dunkin' Donuts building (2,200 square feet) with a single-lane drive-thru, a cooler/freezer, a dumpster enclosure, and a side yard parking lot with 12 parking spaces; and
- WHEREAS, the plan shows the site with two 24' driveways onto a proposed 40' access easement (0.214 acres, per the subdivision plan) which contains the existing driveway on Milton Avenue serving Aldi; per the plan and aerial photography, the existing driveway has a single wide entrance lane and two exit lanes, and Aldi has an additional right-in only driveway off Milton Avenue further to the west; any existing or proposed access must meet the requirements of the Onondaga County Department of Transportation; and
- WHEREAS, a Traffic Impact Study (TIS) completed in April 2015 was submitted with the referral which predicts 71 new vehicle trips during the weekday AM peak hour and 30 new vehicles trips during the weekday PM peak hour, and that operations at the Milton Avenue/Hinsdale Road intersection will continue to operate at the same overall level of service; the TIS notes at PM peak hour, the left turn/through movement from the Aldi's driveway is projected to degrade, though gap analysis shows sufficient gaps for safe exit; and
- WHEREAS, the Environmental Assessment Form (EAF) dated May 19, 2015 notes storm water will be managed with "on site collection and discharge to the existing OCDOT drainage system"; a Grading & Utility Plan was submitted with the referral which shows the site slopes toward the existing stormwater retention area at the front of the site; and
- WHEREAS, the New York State Department of Environmental Conservation Mapper indicates land adjoining the site contains wetlands or other regulated

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E-mail Address: countyplanning@ongov.net

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

WHEREAS, the site is proposing to connect to public water and sewers, and is located in the Metropolitan Wastewater Treatment Plant and Westside Pump Station service areas; and

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

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

WHEREAS, the plan shows the rear of the site contains dense brush to remain and a 6' solid vinyl fence along the drive-thru lane; the Landscape Plan shows proposed plantings around the building and a landscaped island delineating access to the shared driveway; no sidewalks or pedestrian accommodations are shown; and

WHEREAS, the referral materials indicate the design and area of signs will be determined by the sign vendor and applied for under separate permit; elevation details indicate the front and west elevations would each have internally illuminated logo and brand wall-signage, and that a 22.5' high pylon sign is proposed (location not indicated); and

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

1. The Onondaga County Department of Transportation has determined that the applicant must complete a drainage study or Stormwater Pollution Prevention Plan (SWPPP) to meet Department requirements verifying that the proposed development would not create additional stormwater runoff into the County's drainage system and is required to first contact the Department to determine the scope of the study; the applicant must submit the drainage study to the Department for approval and complete any appropriate mitigation as may be determined by the Department.
2. Per the Onondaga County Department of Transportation, the existing driveway on Milton Avenue must be reduced to one exit lane.
3. The applicant is required to submit additional information for the traffic study to the Onondaga County Department of Transportation and must continue to coordinate with the Department regarding potential mitigation.

The Board also offers the following comments:

1. Per the Onondaga County Department of Transportation, the Town and applicant are advised that no signage or landscaping may obstruct sight distance.
2. The Onondaga County Department of Water Environment Protection asks that the applicant contact the Department at (315) 435-6820 early in the planning process to determine sewer availability and capacity.
3. The applicant is encouraged to reduce stormwater runoff and improve stormwater quality as much as practical by reducing impermeable surfaces and utilizing green infrastructure. For more information on stormwater management, visit the Onondaga County "Save the Rain Program" web site at <http://savetherain.us> or contact the Onondaga County Department of Water Environment Protection at 315-435-6820.
4. The Onondaga County Water Authority (OCWA) recommends that the municipality and/or applicant contact OCWA's Engineering Department early in the planning process to determine water availability and service options, obtain hydrant flow test information, evaluate backflow prevention requirements, and/or request that the Authority conduct hydrant flow testing to assess fire flow availability.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: June 17, 2015

OCPB Case # Z-15-210

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a TEXT AMENDMENT from the Village of Fayetteville Village Board at the request of Village of Fayetteville for the property located Village-wide; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the adoption or amendment of a zoning ordinance or local law; and
- WHEREAS, the applicant is proposing to amend the Village Code with respect to dimensional criteria for Planned Residential (PRD) zoning districts; and
- WHEREAS, per the Local Law Filing, three subsections of Section 187-7.J(l) will be amended to allow the Village Board of Trustees to determine height, setback, and minimum lot width requirements at the time it creates the PRD District; and
- WHEREAS, the local law filing provides guidelines for front yard depth (50 feet), side yard width (20 feet each), and rear yard depth (50 feet), which may be used for reference when evaluated proposed setbacks; the existing code indicates these distances are the current minimums; and
- WHEREAS, the local law filing provides guidelines for minimum lot width (120 feet) which shall be used as a reference in evaluating a proposed plan; the existing code indicates this distance is the current minimum; and
- WHEREAS, the local law does not indicate any guidelines for maximum height; the existing code indicates no building shall be more than two stories in height or 35 feet, whichever is less; and

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

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: June 17, 2015

OCPB Case # Z-15-211

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a PROJECT SITE REVIEW from the City of Syracuse Zoning Administration at the request of Putnam Properties, LLC for the property located at 208-212 East Fayette Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of the Carnegie Building, a county-owned facility; and
- WHEREAS, the applicant is proposing to renovate the façade of an existing seven-story brick building for office use on a 0.05-acre lot in a Central Business - Office and Service (CBD-OS) zoning district; and
- WHEREAS, the Site Plan dated April 25, 2015 shows an existing building on East Fayette Street between South Warren Street and Montgomery Street, all city streets, with sidewalks in front and pavers and grass occupying the rear of the lot; the parcels at the corner of East Fayette Street and South Warren Street currently contain a pocket park; and
- WHEREAS, the city application notes exterior renovations will be made to the lower portion of the building, including installing new limestone façade, windows, and doors, and moving the front entrance forward; elevation details show a Phase 2 of the project will include masonry restoration and other façade improvements to the western façade facing the pocket park, including the addition of windows; and
- WHEREAS, the plan shows a permanent easement on East Fayette Street on the adjacent parcel to the east, which contains a row of parallel parking spaces along the subject building and an existing asphalt parking lot serving Saint Paul's Cathedral at the corner; and
- WHEREAS, the site is located between the South Salina Street Downtown Historic District and the Montgomery Street-Columbus Circle District, and near a number of historic buildings, including St. Paul's Cathedral; and
- WHEREAS, the site is served by public water and sewer and is located in the Metropolitan Wastewater Treatment Plant service area; and
- WHEREAS, per the Onondaga County Department of Water Environment Protection, the project shall comply with Local Law #1 of 2011 - A Local Law Establishing a Program to Promote Capacity Management, Maintenance and Operation of the Public Sewers and Related Purposes, where applicable; information regarding this law is available at www.ongov.net/wep/uselaws.html; and
- WHEREAS, the Onondaga County Department of Water Environment Protection has determined that the submitted project is located in an area designated as flow constrained or impacted by excessive wet weather flow or is tributary to a Combined Sewer Overflow (CSO); the project applicant is required to offset any

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

WHEREAS, the Onondaga County Department of Water Environment Protection asks that the applicant contact the Department at (315) 435-6820 early in the planning process to determine sewer availability and capacity; and

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

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: June 17, 2015

OCPB Case # Z-15-212

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of DeWitt Planning Board at the request of Capital Telecom Acquisition, LLC for the property located at 6926 Fly 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 Fly Road, a county road, and Collamer Road (New York State Route 298), a state highway; and
- WHEREAS, the applicant is proposing to construct an 108-foot monopole and an equipment shelter within a fenced compound on a 2,700 square foot lease parcel on a 6.51-acre lot in an Industrial zoning district; and
- WHEREAS, the Board is concurrently reviewing Special Permit and Area Variance referrals (Z-15-234 and 235) for this project; per town code, specific use permits are required for towers and telecommunication facilities, and an area variance is required for height (50' allowed) and for setbacks less than the tower height (46' proposed to the east, 84' proposed to the south); and
- WHEREAS, the Environmental Assessment Form (EAF) dated April 10, 2015 indicates the project is to install a 100-foot monopole communications tower with 8-foot appurtenances, a 17.6' x 29.6' equipment shelter within a 45' x 60' fenced compound lease parcel on an existing grass area; and
- WHEREAS, the Site Plan revised April 24, 2015 shows the proposed lease parcel located at the southeast corner of a lot on Fly Road which contains two existing one-story metal buildings (Thompson & Johnson Equipment Company) and a parking lot; and
- WHEREAS, the plan shows a proposed 20' non-exclusive ingress/egress extending from the lease parcel to the existing parking lot and to the existing driveway on Fly Road (Airways Park Drive, per aerial photography); any existing or proposed access to Fly Road must meet the requirements of the Onondaga County Department of Transportation; and
- WHEREAS, the EAF indicates the project site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the New York State Historic Preservation Office archaeological site inventory, and that investigations conducted by qualified professional identified no archaeological or historic sites or resources; and
- WHEREAS, the EAF also notes the project site is within five miles of Old Erie Canal State Park, Green Lakes State Park, and Cicero State Game Management Area; and
- WHEREAS, the New York State Department of Environmental Conservation EAF Mapper indicates that the site of the proposed action may contain a species of animal, or associated habitats, listed by the state or federal government as threatened

or endangered; and

WHEREAS, the EAF notes lighting will be proposed on the shelter and/or equipment inside the compound, with details to be determined; and

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

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: June 17, 2015

OCPB Case # Z-15-213

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of DeWitt Planning Board at the request of Dewitt Community Library for the property located on Jamesville Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Jamesville Road, a county road; and
- WHEREAS, the applicant is proposing to construct a 23,700 square foot two-story library with amenities on a proposed 6.702-acre lot in a Residential (R-2) zoning district; and
- WHEREAS, the Board is concurrently reviewing a Subdivision referral for the project (S-15-46); the site is located on Jamesville Road and is mostly surrounded by suburban residential and undeveloped land; other nearby uses include two schools, a traditional neighborhood area, and the New York State Route 5 corridor, approximately one mile to the north; limited transit service runs along Jamesville Road; and
- WHEREAS, the Site Plan and Subdivision Plan (dated 5/28/2014) identifies an approximately 6.7 acre proposed parcel (proposed Lot 1) to contain the project area, to be subdivided from a 72.38 acre parcel (remaining lands to be proposed Lot 2) which spans a feeder canal and Butternut Creek east to the Interstate 481 right-of-way; the remaining lands east of the canal contain significant areas of flood plains and wetlands; remaining lands to the west of the canal are shown to maintain minimal road frontage on Jamesville Road; the site neighbors a commercial site which appears to be utilizing a portion of the remaining lands near the project area for vehicle and equipment storage; the Subdivision Plan (showing only portions of parcel west of National Grid lands) shows 60 feet of remaining frontage onto Jamesville Road for proposed Lot 2, and a 30 foot wide access easement connecting the adjacent Tobin parcel back to border the National Grid lands; and
- WHEREAS, a Conceptual Site Plan dated May 18, 2015 shows the 6.7-acre project site to contain a proposed building set back approximately 88 feet from Jamesville Road, with a patio plaza entryway, reading area patio, door access to an area designated as a future children's reading room, delivery road spur at the front of the building, and varied building materials including stone veneer, zinc metal panels and glass; per a conversation with the Town on June 11, 2015 and updated elevation imagery, the delivery area will no longer be located in the front of the building; and
- WHEREAS, the referral notice and local application from the Town indicates the building is proposed to be two stories, and a total of 23,700 square feet, and will require an area variance to exceed the maximum building height (approximately 35

feet where 30 feet is allowed); interior elevation drawings indicate a first floor level and lower level, each having walk-out access from the building; a narrow, rectangular element rises approximately one story above the first floor roofline and is shown to contain building signage; and

WHEREAS, proposed sidewalks and shade trees are shown along most of the Jamesville Road frontage, and sidewalks leading around the parking area to the building and patio areas are also shown; a “future canal connector walk” is shown leading to the rear of the property; some areas of existing vegetation are shown to remain and some new vegetative screening is proposed; and

WHEREAS, the plan shows a single proposed driveway entrance onto Jamesville Road, a county road; any existing or proposed access onto Jamesville Road must meet the requirements of the Department; a U-shaped parking area for 80 cars, a book drop, and large landscaped median is shown south of the library, as well as an additional “future parking” area; and

WHEREAS, the Topographic Survey dated September 24, 2014 shows portions of a delineated wetland buffer to exist along the rear portion of the proposed project parcel; the applicant must obtain appropriate permits from the New York State Department of Environmental Conservation and/or the U.S. Army Corps of Engineers for any proposed development or drainage in state and/or federal wetlands, respectively, and/or state wetland buffers on site; and

WHEREAS, the survey also shows a 20’ wide sanitary sewer easement to the Town of Dewitt to run along the rear portion of the site; overhead power lines cross the rear of the parcel alongside the creek on separate parcels which cross the 72-acre parcel; a narrow bridge appears on aerial photography crossing the canal on these National Grid owned lands as well; and

WHEREAS, the site is proposed to connect to public water and sewer and is located in the Meadowbrook-Limestone Wastewater Treatment Plant service area; per the Onondaga County Department of Water Environment Protection, the project shall comply with Local Law #1 of 2011 - A Local Law Establishing a Program to Promote Capacity Management, Maintenance and Operation of the Public Sewers and Related Purposes, where applicable; information regarding this law is available at www.ongov.net/wep/uselaws.html; the Onondaga County Department of Water Environment Protection has determined that the submitted project is located in an area designated as flow constrained or impacted by excessive wet weather flow or is tributary to a Combined Sewer Overflow (CSO); the project applicant is required to offset any additional sanitary flow in excess of the most recent land use; the applicant must develop a 1 gallon to 1 gallon offset plan/project in coordination with the municipal engineer; a letter confirming the acceptance of the offset plan must be submitted to the Department of Water Environment Protection documenting the offset plan; and

WHEREAS, the plan shows the site to slope toward the rear of the parcel; diversion swales leading to a large stormwater detention area are shown toward the rear of the parcel; if the proposed project cumulatively disturbs one acre or more of land, it must be covered under the New York State SPDES II General Permit for Stormwater Discharges from Construction Activity, and the applicant must submit a Stormwater Pollution Prevention Plan (SWPPP) to the municipality and a Notice of Intent (NOI) to the Bureau of Water Permits; the proposed project is located within a designated Municipal Separate Storm Sewer System (MS4) municipality and the applicant must consult with the municipal

engineer to ensure conformance with the municipality's Storm Water Management Plan (SWMP) and submit a MS4 SWPPP Acceptance Form signed by the municipality to the Bureau of Water Permits; if the proposed project is located within the Onondaga Lake watershed the SWPPP must include Enhanced Phosphorus Removal design criteria from the NYS Stormwater Management Design Manual; and

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

WHEREAS, the Onondaga County Settlement Plan encourages the creation of traditional mixed-use communities that promote nodal development, density of development that supports transit, and walkable neighborhoods with access to community facilities such as schools, parks and libraries; and

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

1. The Onondaga County Department of Transportation has determined that the applicant is required to complete a traffic study, including a gap analysis at AM/PM peak hours, for full build-out relating to the proposed action to meet Department requirements and is required to first contact the Department to determine the scope of the study; the applicant must submit the traffic study to the Department for approval and complete any appropriate mitigation as may be determined by the Department.
2. Per the Onondaga County Department of Transportation, only one driveway shall be allowed onto Jamesville Road from proposed Lot 1, and the location will be determined by the availability of sight distance. The applicant is advised to obtain a permit from the Onondaga County Department of Transportation for any proposed driveways and prior to any proposed work within a county road right-of-way.
3. The Onondaga County Department of Transportation advises the Subdivision Plan note that reads "Vehicular access to Lot 1 restricted to 1 driveway to be located opposite Quintard Road" must be revised to reflect OCDOT requirements.
4. The municipality must submit a copy of the Storm Water Pollution Prevention Plan (SWPPP) and/or any drainage reports or studies to the Onondaga County Department of Transportation early in the planning process for approval and complete any appropriate mitigation as may be determined by the Department.

The Board also offers the following general comment:

While the proposed site offers interesting opportunities for visitors, the Town and applicant are encouraged to continue considering sites located in existing or proposed activity nodes (including the existing library site) which are more

widely accessible by walking, bicycling, and transit, rather than locating such an important community facility at the periphery.

The Board further offers the following comments in relation to the currently proposed site:

1. The Board encourages the applicant and town to consider opportunities to improve transit access to the site, including pedestrian linkages from the road to the building (rather than to the parking lot), installation of bus stop or shelter facilities, and consideration of a bus pull-off. Bicycle racks are also encouraged on site.
2. The Board supports changes to the building design in order to relocate loading and service areas from the front of the parcel, and further encourages a reduction in the size of the vertical architectural/signage element to reduce or eliminate the height variance request.
3. The Onondaga County Department of Water Environment Protection asks that the applicant contact the Department at (315) 435-6820 early in the planning process to determine sewer availability and capacity.
4. Per the Onondaga County Department of Transportation, the Town is advised to ensure appropriate legal access agreements are in place for proposed Lot 2 access to Jamesville Road via the adjacent parcel.
5. The applicant is encouraged to reduce stormwater runoff and improve stormwater quality as much as practical by reducing impermeable surfaces and utilizing green infrastructure. The applicant is also encouraged to consider integration of green infrastructure as an educational element. For more information on stormwater management, visit the Onondaga County "Save the Rain Program" web site at <http://savetherain.us> or contact the Onondaga County Department of Water Environment Protection at 315-435-6820.
6. The Onondaga County Water Authority (OCWA) recommends that the municipality and/or applicant contact OCWA's Engineering Department early in the planning process to determine water availability and service options, obtain hydrant flow test information, evaluate backflow prevention requirements, and/or request that the Authority conduct hydrant flow testing to assess fire flow availability.
7. The applicant is advised to ensure all necessary permits and approvals are obtained from federal, state, or other municipal agencies for any alterations of or drainage into existing waterbodies and wetlands on site.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: June 17, 2015

OCPB Case # Z-15-214

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SPECIAL PERMIT from the City of Syracuse Planning Commission at the request of Guy Easter for the property located at 704 South Crouse Avenue; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review issuance of special permits and the site is located within 500 feet of SUNY Upstate Medical Center, a state-owned facility; and
- WHEREAS, the applicant is requesting a special permit to open a spin-cycling studio (Urban Life Spin) in an existing building (CVS and Harry's Bar) in a Local Business Class A (BA) zoning district; and
- WHEREAS, the First Floor Plan revised December 16, 2014 shows the existing building is located between the South Crouse Business Center Building and East Adams Street; and
- WHEREAS, the city application states the space will remain as is, with new electrical devices, lighting, reception desk, and doors installed; the plan also shows new ramps for the East Adams Street exit and restrooms; and
- WHEREAS, the site is served by public water and sewer and is located in the Metropolitan Wastewater Treatment Plant service area; and
- WHEREAS, per the Onondaga County Department of Water Environment Protection, the project shall comply with Local Law #1 of 2011 - A Local Law Establishing a Program to Promote Capacity Management, Maintenance and Operation of the Public Sewers and Related Purposes, where applicable; information regarding this law is available at www.ongov.net/wep/uselaws.html; and
- WHEREAS, the Onondaga County Department of Water Environment Protection has determined that the submitted project is located in an area designated as flow constrained or impacted by excessive wet weather flow or is tributary to a Combined Sewer Overflow (CSO); unless it can be demonstrated that anticipated flows will not exceed previous flows, the project applicant is required to offset any additional sanitary flow in excess of the most recent land use; the applicant must develop a 1 gallon to 1 gallon offset plan/project in coordination with the municipal engineer; a letter confirming the acceptance of the offset plan must be submitted to the Department of Water Environment Protection documenting the offset plan; and
- WHEREAS, per the plan and aerial photography, there are sidewalks along both South Crouse Avenue and East Adams Street, and two street trees on South Crouse Avenue; and
- WHEREAS, the referral materials indicate a 15 square foot wall sign will be installed along the East Adams Street façade at a later date; no further signage details were provided; 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 Onondaga County Department of Water Environment Protection asks that the applicant contact the Department at (315) 435-6820 early in the planning process to determine sewer availability and capacity.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: June 17, 2015

OCPB Case # Z-15-215

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Salina Planning Board at the request of DeStefano Development Co. for the property located at 136 Transistor Parkway; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of the New York State Thruway, a state highway, and Electronics Parkway, a county road; and
- WHEREAS, the applicant is proposing to construct a 17,100 square foot multi-use retail and/or office building on a 2.89-acre lot in a Commercial 3 (C-3) zoning district; and
- WHEREAS, the site is a triangular-shaped paved parcel, currently vacant and apparently utilized by Lockheed Martin at one point for parking; the Topographic Survey dated December 2, 2009 indicates Town of Salina sanitary sewer easements and utilities crossing various portions of the site; and
- WHEREAS, the Electronics Business Park Multiple Retail Building Preliminary Site Plan (undated) shows a 17,100 square foot retail building set back approximately 120 feet from Electronics Parkway surrounded by parking; a parking data chart calculates parking options for a 3,300 square foot coffee shop with drive-thru, 5,300 square foot hair salon, and 8,500 square foot walk-in medical office, requiring 158 total spaces, indicating parking counts subject to change until tenants are selected; the plan shows 100 parking spaces at the front of the parcel along Electronics Parkway for customers, 21 spaces for service and staff, and 37 reserve parking spaces on the site; the reserve parking is shown in the same area as a proposed underground storm detention basin; and
- WHEREAS, the plan shows five driveway entrances to the site; four driveways are shown from Transistor Parkway, a local road, which access parking lots and a dedicated drive-thru lane; and
- WHEREAS, a single relocated driveway access is shown on Electronics Parkway; the roadway is a divided highway in this location, so all traffic will occur from the north; the 25-30 foot wide driveway is shown with an exit arrow only; any existing or proposed access onto Electronics Parkway must meet the requirements of the Onondaga County Department of Transportation; and
- WHEREAS, the site borders the New York State Thruway right-of-way, including a bridge structure over the Parkway; a Thruway Authority permanent easement for a storm sewer exists along the southerly property line of the project site, but is not indicated on submitted surveys or plans; and
- WHEREAS, the Environmental Assessment Form dated June 3, 2015 notes 2.4 acres will be physically disturbed by the project and storm water will be mitigated within a subsurface storm detention basin; the proposed project may disturb one acre

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

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

WHEREAS, the New York State Department of Environmental Conservation EAF Mapper notes the site may contain federal wetlands and waterbodies listed as water-quality impaired (a tributary of Bloody Brook); per the U.S. Army Corps of Engineers, National Wetland Inventory Maps may not be used to confirm the presence/absence of federal wetlands on a given parcel of land; the applicant must obtain appropriate permits from the U.S. Army Corps of Engineers for any proposed development or drainage in federal wetlands on site; and

WHEREAS, the EAF Mapper further indicates that a portion of the site is listed in the New York State Department of Environmental Conservation Environmental Site Remediation database (734065) and is located in an archeological sensitive area; and

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

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

WHEREAS, no information regarding elevations, landscaping, signage, lighting, or bicycle/pedestrian accommodations were provided with the referral; 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 survey and site plan must be updated to reflect the location of New York State Thruway Authority permanent easements.
2. Per the New York State Thruway Authority, the site is within 660 feet of Thruway property and therefore the Thruway Authority must be contacted with any plans for advertising signage for this new facility. Any advertising signage for the site must meet Thruway regulations and may require an Ad Device Permit.
3. A site lighting plan must be provided to the New York State Thruway Authority for review, and site lighting must be designed so as not to affect Thruway patrons.
4. Per the New York State Thruway Authority, headlight screening must be provided to prevent headlight glare from affecting Thruway patrons.
5. Per the Onondaga County Department of Transportation, all access to the site must occur from Transistor Parkway.
6. The Onondaga County Department of Transportation has determined that the applicant is required to complete a traffic study, including a gap analysis at AM/PM peak hours, for full build-out relating to the proposed action to meet Department requirements and is required to first contact the Department to determine the scope of the study; the applicant must submit the traffic study to the Department for approval and complete any appropriate mitigation as may be determined by the Department.
7. The municipality must submit a copy of the Storm Water Pollution Prevention Plan (SWPPP) and/or any drainage reports or studies to the Onondaga County Department of Transportation early in the planning process for approval and complete any appropriate mitigation as may be determined by the Department.

The Board also offers the following comments:

1. The applicant is advised to obtain a permit from the Onondaga County Department of Transportation prior to any proposed work within a county road right-of-way.
2. The Onondaga County Department of Water Environment Protection asks that the applicant contact the Department at (315) 435-6820 early in the planning process to determine sewer availability and capacity.
3. The applicant is encouraged to reduce stormwater runoff and improve stormwater quality as much as practical by reducing impermeable surfaces and utilizing green infrastructure. For more information on stormwater management, visit the Onondaga County "Save the Rain Program" web site at <http://savetherain.us> or contact the Onondaga County Department of Water

Environment Protection at 315-435-6820.

4. The applicant is advised to conduct a formal wetland delineation to determine the presence and location of any federal wetlands on site, and any delineated wetlands must be confirmed by the U.S. Army Corps of Engineers and shown on the plans for the site. The applicant is also advised to obtain appropriate permits from the Corps for any proposed development or drainage into wetlands on site.

5. The Town and applicant are encouraged to consider alternative site planning for this project, including locating the proposed building closer to the road frontages and removing parking from the front yard, screening of any parking with landscaping along the front of the parcel, incorporation of trees and landscaping for aesthetics and stormwater management, and incorporation of bicycle and pedestrian facilities.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: June 17, 2015

OCPB Case # Z-15-216

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a AREA VARIANCE from the Town of Clay Zoning Board of Appeals at the request of Ryan G. Churchill, P.E. (Sonic) for the property located at 3808 U.S. Route 11; 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 U.S. Route 11, a state highway, South Bay Road and Colonel Eileen Collins Boulevard, both county roads, and the New York State Department of Transportation garage, a state-owned facility; and
- WHEREAS, the applicant is requesting an area variance for a drive-thru at a proposed new Sonic Restaurant on two parcels totaling one acre in a Regional Commercial (RC-1) zoning district; and
- WHEREAS, the Board is concurrently reviewing a Special Permit referral (Z-15-194) for the proposed drive-thru for this project; and
- WHEREAS, the Board previously offered No Position on a Site Plan referral (Z-04-343) to convert one of the buildings on site into a bank; and
- WHEREAS, the referral materials indicate one parcel contains a vacant bank to be converted to the restaurant, the other parcel contains vacant office building to be demolished, and that the two parcels will ultimately be combined; and
- WHEREAS, the Site Layout Plan dated May 7, 2015 shows an existing masonry building (2,655 square feet), a proposed rear addition (724 square feet), a proposed two-lane drive thru along one side of the building, and 53 proposed parking spaces around the front, side, and rear of the building, including 14 canopied spaces; and
- WHEREAS, per the referral notice, variances are required to reduce the highway overlay setback (88.5' proposed, 90' required) and perimeter landscape strips (1.3', 1.8' and 7' proposed, 30' required), and to increase the number of wall signs (6 proposed, 2 allowed) and allowed square footage of each freestanding sign (114 square feet proposed, 64 square feet allowed); and
- WHEREAS, the plan shows the site is located between U.S. Route 11 and South Bay Road, with one driveway shown on each road; per aerial photography, there is an existing driveway on Route 11 which appears to have no changes proposed, and existing access to South Bay Road appears to be undefined; any existing or proposed access to Route 11 and South Bay Road must meet the requirements of the New York State and Onondaga County Departments of Transportation, respectively; and
- WHEREAS, per the Environmental Assessment Form dated May 18, 2015, 0.95 acres will be physically disturbed by the project, currently storm water runoff sheet flows

to the east and north, or is discharged to a dry well on site which temporarily stores storm water runoff while it is slowly released into the underlying soils; the EAF notes drainage patterns for the proposed site will replicate existing patterns, with impervious areas anticipated to be decreased; and

WHEREAS, if the proposed project cumulatively disturbs one acre or more of land, it must be covered under the New York State SPDES II General Permit for Stormwater Discharges from Construction Activity, and the applicant must submit a Stormwater Pollution Prevention Plan (SWPPP) to the municipality and a Notice of Intent (NOI) to the Bureau of Water Permits; the proposed project is located within a designated Municipal Separate Storm Sewer System (MS4) municipality and the applicant must consult with the municipal engineer to ensure conformance with the municipality's Storm Water Management Plan (SWMP) and submit a MS4 SWPPP Acceptance Form signed by the municipality to the Bureau of Water Permits; if the proposed project is located within the Onondaga Lake watershed the SWPPP must include Enhanced Phosphorus Removal design criteria from the NYS Stormwater Management Design Manual; and

WHEREAS, the site is served by public water and sewer 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, the project shall comply with Local Law #1 of 2011 - A Local Law Establishing a Program to Promote Capacity Management, Maintenance and Operation of the Public Sewers and Related Purposes, where applicable; information regarding this law is available at www.ongov.net/wep/uselaws.html; and

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

WHEREAS, the plan shows small lawn areas around the site, a proposed concrete front patio and sidewalks along the parking side of the building; and

WHEREAS, signage details indicate two proposed pylon signs (24' high, 114 square feet each) at each site entrance, two wall signs (26.8 square feet each), three poster wall signs (22.3 square feet each), two drive-thru menu sign boards (23.9 square feet each), 14 car-hop menus (8.1 square feet each), four enter/exit signs (4 square feet each), one drive-thru preview sign (23.9 square feet), and one drive-thru open menu (7.9 square feet); 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. As the New York State Department has previously communicated to the applicant, access to U.S. Route 11 will be restricted to one right-in/right-out driveway only.

2. The Onondaga County Department of Transportation has determined that the applicant is required to complete a traffic study, including a gap analysis at AM/PM peak hours, for full build-out relating to the proposed action to meet Department requirements and is required to first contact the Department to determine the scope of the study; the applicant must submit the traffic study to the Department for approval and complete any appropriate mitigation as may be determined by the Department.

The Board also offers the following comments:

1. Per the New York State Department of Transportation, the applicant is advised to obtain a highway work permit for any work within the State right-of-way.

2. Per the Onondaga County Department of Transportation, the applicant is advised that signage may not obstruct sight distance and a permit is required for any work within the County right-of-way.

3. The Onondaga County Department of Water Environment Protection asks that the applicant contact the Department at (315) 435-6820 early in the planning process to determine sewer availability and capacity.

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

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

6. Every municipal review provides the opportunity to improve community appearance and the Town and applicant are encouraged to increase the amount of proposed landscaping on site and to explore opportunities for cross-connections with neighboring businesses.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: June 17, 2015

OCPB Case # Z-15-217

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a AREA VARIANCE from the Town of Pompey Zoning Board of Appeals at the request of Syracuse SMSA LP d/b/a Verizon Wireless for the property located west of 8144 Indian Hill Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the granting of use or area variances and the site is located within 500 feet of a farm operation in an agricultural district; and
- WHEREAS, the applicant is requesting an area variance to construct a wireless telecommunications facility on a 0.23-acre lease parcel within a 24.31-acre lot with access on the adjacent 35.96-acre parcel in a Farm (F) zoning district; and
- WHEREAS, the Board previously offered No Position With Comment and No Position on a Site Plan referral (Z-14-337) and two Area Variance referrals (Z-14-338 and Z-15-117) for alternate locations on these parcels for the proposed tower and access, noting wetland considerations; and
- WHEREAS, the Environmental Assessment Form dated June 1, 2015 notes the project is to install a 120' monopole (124' with lightning rod), a 12' x 30' equipment shelter within a 66' x 44' fenced compound, and associated improvements; per the referral notice, the maximum height allowed is 75'; and
- WHEREAS, the Alternate Schematic Total Holdings Map dated May 29, 2015 shows the lease parcel in the northeastern portion of a lot with frontage on Indian Hill Road, a local road; and
- WHEREAS, the Alternate Concept Plan dated May 29, 2015 shows a proposed 30' ingress/egress and utilities easement that extends from the lease parcel onto Indian Hill Road via the adjacent parcel to the east, which is owned by the same landowner as the subject parcel and contains an existing house; the plan shows an additional driveway on Indian Hill Road that serves the house; and
- WHEREAS, the plan notes the landowner "shall grant to Syracuse SMSA Limited Partnership the necessary lease parcel, ingress/egress, utility and cabling easements for the installation and operation of the proposed wireless telecommunications facility"; and
- WHEREAS, the EAF notes the site may contain federal wetlands, and the plan shows wetland limits within the lease parcel but outside the proposed limits of disturbance; prior referral materials noted a wetland report was completed for the site; the applicant must obtain appropriate permits from the U.S. Army Corps of Engineers for any proposed development or drainage in federal wetlands on site; and
- WHEREAS, the EAF also indicates the project site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the New York

State Historic Preservation Office archaeological site inventory; and
WHEREAS, the EAF notes two 26.45 watt LED lights with photocells will be located on the equipment shelter; and
WHEREAS, the site is located near Indian Hill Memorial Park, a monument maintained by Onondaga County Parks; and
WHEREAS, the Onondaga County Agricultural District map shows the site is located in New York State Agricultural District 4; aerial photography shows the site is adjacent to farmed properties; and

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

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: June 17, 2015

OCPB Case # Z-15-218

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a AREA VARIANCE from the Town of Skaneateles ZBA at the request of Terrance & Diane Sherman for the property located at 602 Stump Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the granting of use or area variances and the site is located within 500 feet of Stump Road, a county road, the municipal boundary between the Town of Skaneateles and the Town of Sennett and the county boundary between Onondaga County and Cayuga County; and
- WHEREAS, the applicant is requesting an area variance to construct a 22' x 30' garage at an existing residence on a 0.22-acre lot in a Hamlet (HM) zoning district; and
- WHEREAS, the referral notice states variances are required for the side yard setback (2' proposed, 10' required) and front yard setback (22' proposed, 30' required); and
- WHEREAS, the Location Survey dated April 21, 2015 shows an existing two-story wood frame house, chain-link fenced backyard with a shed, and a proposed wood frame garage in the wide yard; the town application notes there is an existing temporary storage unit in the location of the proposed garage to be removed; and
- WHEREAS, the survey shows an existing asphalt driveway proposed to be widened on Stump Road; any existing or proposed access to Stump Road must meet the requirements of the Onondaga County Department of Transportation; and
- WHEREAS, the site is served by public water and private septic; the application notes the location of the garage was selected in order to avoid the location of the septic system; and
- WHEREAS, per GML § 239-nn, the legislative body or other authorized body having jurisdiction in a municipality shall give notice to an adjacent municipality when a hearing is held by such body relating to a subdivision, site plan, special use permit, or a use variance on property that is within five hundred feet of an adjacent municipality; such notice shall be given by mail or electronic transmission to the clerk of the adjacent municipality at least ten days prior to any such hearing; and

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

1. The applicant is advised to obtain a permit from the Onondaga County Department of Transportation for any proposed modifications of the existing

driveway within the County right-of-way.

2. The Town and applicant are advised that the Onondaga County Health Department must formally accept or approve, respectively, any existing or proposed septic system to service this property prior to issuance of a building permit.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: June 17, 2015

OCPB Case # Z-15-219

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Skaneateles Planning Board at the request of Thom Filicia for the property located at 3133 East Lake Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of New York State Route 41 (East Lake Road), a state highway, and a farm operation in an agricultural district; and
- WHEREAS, the applicant is proposing to rebuild an existing non-conforming garage with two guest bedrooms at an existing residence on a 1.19-acre lot in Rural and Farming and Lakefront Watershed Overlay (RF and LWOD) zoning districts; and
- WHEREAS, the Board previously offered No Position With Comment on a number of referrals for various property renovations (Z-09-325, Z-09-340, Z-11-340, Z-11-391, Z-11-392) with comments regarding lake water quality, decreasing impermeable surfaces, and approvals for water and septic; and
- WHEREAS, a Survey dated September 9, 2011 shows an existing frame house, fire pit, shed, shoreline steps, and frame garage; a partial site plan (date cut off) shows approved wood steps behind the house and the proposed new garage in approximately the same location as the existing garage; the plan and Narrative dated May 28, 2015 indicate the reconstructed garage would be slightly less nonconforming to side yard and watercourse setbacks; and
- WHEREAS, the survey shows the site with frontage on Skaneateles Lake and frontage and an existing tarvia driveway on East Lake Road, which must meet the requirements of the New York State Department of Transportation; and
- WHEREAS, the partial plan shows a watercourse along the northern property boundary and an "existing diversion to water course in driveway"; FEMA Flood Insurance Rate Maps (FIRM) data and National Wetland Inventory Maps indicate that the portion of this parcel along the lakeshore is located near a Special Flood Hazard Area (SFHA) and federal wetlands; per the U.S. Army Corps of Engineers, National Wetland Inventory Maps may not be used to confirm the presence/absence of federal wetlands on a given parcel of land; and
- WHEREAS, the New York State Department of Environmental Conservation EAF Mapper also indicates that the site is located in an archeological sensitive area; and
- WHEREAS, the town application notes the City of Syracuse Department of Water was contacted on June 1, 2015; and
- WHEREAS, the referral materials indicate there will be no change to the existing impermeable surface coverage (13.9%), and that a special permit was granted previously to allow up to 14.0%; and
- WHEREAS, the site is located outside the Onondaga County Sanitary District; a letter of

approval from the Onondaga County Health Department for a five-bedroom septic system from June 23, 2009 was included with the referral; the partial plan shows an approved septic leach field location in the front yard; and

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

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

The Town is advised to ensure updated acceptance and/or approvals are obtained from the Onondaga County Health Department and the City of Syracuse Department of Water prior to approving the proposed application.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: June 17, 2015

OCPB Case # Z-15-220

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Skaneateles Planning Board at the request of Jason J. Slottje for the property located at 2036 West Lake Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of New York State Route 41A (West Lake Road), a state highway, and a farm operation in an agricultural district; and
- WHEREAS, the applicant is proposing to construct a 140-foot stonewall for shoreline protection, remove an existing boat house, and construct a permanent dock on a vacant 1.72-acre lot in Rural and Farming and Lakefront Watershed Overlay (RF and LWOD) zoning districts; and
- WHEREAS, the Board is concurrently reviewing a Special Permit referral (Z-15-221) to construct and modify structures within 50' of the lake line; and
- WHEREAS, the town application notes a new residence is being constructed; the Erosion Control Plan dated May 4, 2015 shows both the subject parcel and the adjacent parcel to the south, with a proposed residence spanning the existing the parcel boundary; no referrals for the proposed house were submitted at this time; and
- WHEREAS, the plan shows an existing shoreline building and does not indicate any proposed structures or existing structures to be removed; a sketch submitted with the referral shows decorative concrete blocks, a 12' deck, and a 6" drainage pipe surrounded by gravel near the lake; and
- WHEREAS, the plan shows the site with frontage on Skaneateles Lake and West Lake Road; no existing or proposed access is shown; aerial photography shows the site contains an extension of a fire lane (Fire Lane 41) which serves several properties to the north and connects with West Lake Road; any existing or proposed access to West Lake Road must meet the requirements of the New York State Department of Transportation; and
- WHEREAS, FEMA Flood Insurance Rate Maps (FIRM) data and National Wetland Inventory Maps indicate that the portion of this parcel along the lakeshore is located near a Special Flood Hazard Area (SFHA) and federal wetlands; per the U.S. Army Corps of Engineers, National Wetland Inventory Maps may not be used to confirm the presence/absence of federal wetlands on a given parcel of land; the applicant must obtain appropriate permits from the U.S. Army Corps of Engineers for any proposed development or drainage in federal wetlands on site; and
- WHEREAS, the New York State Department of Environmental Conservation Environmental Assessment Form Mapper also indicates that site is located in an archeological sensitive area; and

WHEREAS, the site is located outside the Onondaga County Sanitary District; no water or wastewater information was submitted with the referral; and

WHEREAS, the Onondaga County Agricultural District map shows the site is located in New York State Agricultural District 2; aerial photography shows the site contains agricultural land and is located across from farmed properties; and

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

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: June 17, 2015

OCPB Case # Z-15-221

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SPECIAL PERMIT from the Town of Skaneateles Planning Board at the request of Jason J. Slottje for the property located at 2036 West Lake Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review issuance of special permits and the site is located within 500 feet of Route 41A, a county highway; and
- WHEREAS, the applicant is requesting a special permit to construct a 140-foot stonewall for shoreline protection, remove an existing boat house, and construct a permanent dock on a vacant 1.72-acre lot in Rural and Farming and Lakefront Watershed Overlay (RF and LWOD) zoning districts; and
- WHEREAS, the Board is concurrently reviewing a Site Plan referral (Z-15-220) for this project; a special permit is required to construct and modify structures within 50' of the lake line; and
- WHEREAS, the town application notes a new residence is being constructed; the Erosion Control Plan dated May 4, 2015 shows both the subject parcel and the adjacent parcel to the south, with a proposed residence spanning the existing the parcel boundary; no referrals for the proposed house were submitted at this time; and
- WHEREAS, the plan shows an existing shoreline building and does not indicate any proposed structures or existing structures to be removed; a sketch submitted with the referral shows decorative concrete blocks, a 12' deck, and a 6" drainage pipe surrounded by gravel near the lake; and
- WHEREAS, the plan shows the site with frontage on Skaneateles Lake and West Lake Road; no existing or proposed access is shown; aerial photography shows the site contains an extension of a fire lane (Fire Lane 41) which serves several properties to the north and connects with West Lake Road; any existing or proposed access to West Lake Road must meet the requirements of the New York State Department of Transportation; and
- WHEREAS, FEMA Flood Insurance Rate Maps (FIRM) data and National Wetland Inventory Maps indicate that the portion of this parcel along the lakeshore is located near a Special Flood Hazard Area (SFHA) and federal wetlands; per the U.S. Army Corps of Engineers, National Wetland Inventory Maps may not be used to confirm the presence/absence of federal wetlands on a given parcel of land; the applicant must obtain appropriate permits from the U.S. Army Corps of Engineers for any proposed development or drainage in federal wetlands on site; and
- WHEREAS, the New York State Department of Environmental Conservation Environmental Assessment Form Mapper also indicates that site is located in an archeological sensitive area; and

WHEREAS, the site is located outside the Onondaga County Sanitary District; no water or wastewater information was submitted with the referral; and

WHEREAS, the Onondaga County Agricultural District map shows the site is located in New York State Agricultural District 2; aerial photography shows the site contains agricultural land and is located across from farmed properties; and

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

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: June 17, 2015

OCPB Case # Z-15-222

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Skaneateles Planning Board at the request of Patsy M. Iannolo for the property located at 1551 East Genesee Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of U.S. Route 20, a state highway; and
- WHEREAS, the applicant is proposing to modify an existing office building to accommodate a medical practice on a 8.22-acre lot in an Industrial Research Office (IRO) zoning district; and
- WHEREAS, the Board is concurrently reviewing a Special Permit referral (Z-15-223) for this project; and
- WHEREAS, a partial site plan (date cut off) shows two existing connected buildings with three parking areas (40 spaces total); a narrative dated June 1 the medical office is proposed for the 5,242 square foot north building which formerly housed the cutting, light manufacturing, and sales of diamond jewelry; an additional narrative dated May 30, 2015 notes the building would be made ADA compliant and the plan shows a proposed handicap ramp; and
- WHEREAS, per the narratives, the medical practice would employ up to two physicians per day with two staff members per physician, and the 10,530 square foot south building currently has five tenants in the lower level and eight tenants on the upper level (17 full and part-time employees); and
- WHEREAS, the referral included a letter to the town dated June 1, 2015 which indicates consent for the abandonment of a special permit issued in 2002 for the adjacent property-owner to use 6 parking spots and a turn-around on the subject parcel; and
- WHEREAS, the plan shows the site with one existing driveway on Route 20, which must meet the requirements of the New York State Department of Transportation; and
- WHEREAS, the site is served by public water and private septic, and is located outside the Onondaga County Sanitary District; the narrative indicates the site has two existing septic tanks, one large tank for the south building and one slightly smaller tank for the north building; and
- WHEREAS, the narrative notes a building mounted sign will be installed; no further signage information was included; 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 Town must ensure the Onondaga County Health Department formally accepts the existing septic system servicing this property prior to granting site plan and special permit approvals for this project.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: June 17, 2015

OCPB Case # Z-15-223

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SPECIAL PERMIT from the Town of Skaneateles Planning Board at the request of Patsy M. Iannolo for the property located at 1551 East Genesee Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review issuance of special permits and the site is located within 500 feet of U.S. Route 20, a state highway; and
- WHEREAS, the applicant is requesting a special permit to modify an existing office building to accommodate a medical practice on a 8.22-acre lot in an Industrial Research Office (IRO) zoning district; and
- WHEREAS, the Board is concurrently reviewing a Site Plan referral (Z-15-222) for this project; and
- WHEREAS, a partial site plan (date cut off) shows two existing connected buildings with three parking areas (40 spaces total); a narrative dated June 1 the medical office is proposed for the 5,242 square foot north building which formerly housed the cutting, light manufacturing, and sales of diamond jewelry; an additional narrative dated May 30, 2015 notes the building would be made ADA compliant and the plan shows a proposed handicap ramp; and
- WHEREAS, per the narratives, the medical practice would employ up to two physicians per day with two staff members per physician, and the 10,530 square foot south building currently has five tenants in the lower level and eight tenants on the upper level (17 full and part-time employees); and
- WHEREAS, the referral included a letter to the town dated June 1, 2015 which indicates consent for the abandonment of a special permit issued in 2002 for the adjacent property-owner to use 6 parking spots and a turn-around on the subject parcel; and
- WHEREAS, the plan shows the site with one existing driveway on Route 20, which must meet the requirements of the New York State Department of Transportation; and
- WHEREAS, the site is served by public water and private septic, and is located outside the Onondaga County Sanitary District; the narrative indicates the site has two existing septic tanks, one large tank for the south building and one slightly smaller tank for the north building; and
- WHEREAS, the narrative notes a building mounted sign will be installed; no further signage information was included; 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 Town must ensure the Onondaga County Health Department formally accepts the existing septic system servicing this property prior to granting site plan and special permit approvals for this project.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: June 17, 2015

OCPB Case # Z-15-224

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a THREE-MILE LIMIT from the City of Syracuse Zoning Administration at the request of Town of DeWitt for the property located at 5889 Butternut Drive; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review authorizations which a referring body may issue under the provisions of any zoning ordinance or local law the site is located within 500 feet of Interstate Route 481, a state highway; and
- WHEREAS, the applicant is proposing to subdivide an existing 3.9-acre parcel into two new lots in an Industrial zoning district, in order to sell one of the lots (2.5 acres) which contains an existing 6,021 square foot building; and
- WHEREAS, the Board previously offered No Position With Comment on a Special Permit referral (Z-15-114) to convert the former Town of DeWitt Parks Department building on the site for the storage and maintenance of portable restroom facilities (Galaxy Portable Restrooms), citing that the proposed waste disposal plan needed to meet Onondaga County Rules and Regulations Relating to the Use of the Public Sewer System; the Board has no record of a subdivision referral from the Town of DeWitt for this proposal; and
- WHEREAS, the Location Survey dated October 27, 2014 shows an L-shaped parcel with a hand-drawn outline around the portion of the parcel with frontage on Butternut Drive, a local road; no proposed lot names or sizes are labeled; the referral materials indicate the road frontage portion of the lot will be sold, as it is in excess of the Town's needs; and
- WHEREAS, the survey shows the portion to be sold contains an existing one-story concrete block building with surrounding concrete lock pads and an asphalt area at the front of the parcel which encroaches on the adjacent parcel to the north; the portion to remain in the ownership of the Town contains a gravel area including a chain-link fenced in area which is used as an impoundment area for the Town of DeWitt Police Department, per a conversation with the Town on June 11, 2015, and
- WHEREAS, the survey shows an existing driveway on Butternut Drive and a 30' right-of-way for ingress and egress running west/east along the parcel, which the referral materials indicate would be retained by the Town in order to access its portion of the parcel; and
- WHEREAS, the Environmental Assessment Form (EAF) dated March 9, 2015 notes the proposed action requires approval or review by Onondaga County Environmental Health and Onondaga County Planning; no referral for the proposed subdivision was sent by the Town of DeWitt; and
- WHEREAS, the EAF indicates the Town Board of the Town of DeWitt determined on March 23, 2015 that the proposed action will not result in any significant adverse

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E-mail Address: countyplanning@ongov.net

environmental impacts under SEQRA; the determination notes "the sale is not in conjunction with any presently approved development plan and no application for site plan approval is currently filed or pending with respect to the project location"; per the Town, the proposed subdivision and sale predated the proposed portable restroom facility project; and

WHEREAS, the prior referral (Z-15-114) noted that the site is located in the 100 year flood plain, may contain federal wetlands and other regulated waterbodies, may contain a species of animal, or associated habitats, listed by the state or federal government as threatened or endangered; and

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

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

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: June 17, 2015

OCPB Case # Z-15-225

- 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 Maher Hussein for the property located at 433 West Onondaga Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of South West Street, a state-owned arterial; and
- WHEREAS, the applicant is proposing to convert an existing auto body shop into a new cell phone retail store on a 0.4-acre lot in a Local Business Class A (BA) zoning district; and
- WHEREAS, the Site Layout plan dated May 11, 2015 shows an existing building with 9 parking spaces; the city application notes renovations to the building include installing new windows and doors in the location of a former overhead door, and other interior layout modifications; and
- WHEREAS, per aerial photography, the site is located on West Onondaga Street, a city street, near the intersection with South West Street; the layout plan shows two existing asphalt driveways to remain, and an existing 15' right-of-way on the southwesternmost driveway which aerial photography shows leads to an existing building behind the subject building; and
- WHEREAS, the plan state no on site dumpster will be required and the project will not require new fencing, lighting, a loading dock, or ground signage; and
- WHEREAS, the site is served by public water and sewer and is located in the Metropolitan Wastewater Treatment Plant service area; and
- WHEREAS, per the Onondaga County Department of Water Environment Protection, the project shall comply with Local Law #1 of 2011 - A Local Law Establishing a Program to Promote Capacity Management, Maintenance and Operation of the Public Sewers and Related Purposes, where applicable; information regarding this law is available at www.ongov.net/wep/uselaws.html; and
- WHEREAS, the plan shows existing sidewalks along West Onondaga Street and existing concrete and landscape buffers along the curb which do not appear to contain any landscaping, per aerial photography; and
- WHEREAS, the city application notes no signage is being proposed at this time and a separate permit will be sought; 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:

Every municipal review provides the opportunity to improve community appearance and the City may wish to work with the applicant to incorporate landscaping on site.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: June 17, 2015

OCPB Case # Z-15-226

- 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 Dunuwila Annex for the property located at 6883 East Genesee Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of New York State Route 5 and New York State Route 92, both state highways; and
- WHEREAS, the applicant is proposing exterior renovations to an existing office building on a 0.31-acre lot in a Special Business Transitional (SBT) zoning district; and
- WHEREAS, the Board is concurrently reviewing a Site Plan referral (Z-15-227) for an addition to the existing office building on the adjacent parcel (6881 East Genesee Street); and
- WHEREAS, the Overall Site Plan dated May 29, 2015 shows 6883 East Genesee Street (#6883) to contain an existing two-story framed building to be re-faced on the west, east, and south elevations, along with a proposed new guardrail, concrete patio, concrete step landings, and concrete walkway/steps; the plan shows 6881 East Genesee Street (#6881) to contain a one-story brick building ("School House") with a proposed 392 square foot brick building addition, along with an existing stone paver walkway to remain a new concrete sidewalk; and
- WHEREAS, the plan shows 11 existing rear yard parking spaces on #6883 and 4 front yard parking spaces on #6881, and a number of shared easements at the side and rear parcel boundaries to remain; per the referral notices, parking variances will be required; per the town application, 23 spaces would be required for #6883 and 11 spaces would be required for #6881, with a total of 15 spaces provided under the existing shared easements; a note on the plan states the proposed concrete sidewalk on #6881 will "connect the two asphalt parking areas on both sites in order to satisfy the parking easement agreement between the two properties"; and
- WHEREAS, the plan shows each parcel with an existing driveway on East Genesee Street near the five-way intersection between Route 5/Route 92, and two local roads; any existing or proposed access to East Genesee Street must meet the requirements of the New York State Department of Transportation; the plan shows an existing monument sign outside the right-of-way to remain, and existing concrete sidewalks along East Genesee Street; and
- WHEREAS, the Environmental Assessment Forms (EAFs) note less than 0.03 acres will be physically disturbed by both projects, and that stormwater runoff will be directed to the existing municipal system; and
- WHEREAS, the New York State Department of Environmental Conservation EAF Mapper indicates that the overall site may contain a species of animal, or associated

habitats, listed by the state or federal government as threatened or endangered, and is located in an archaeological sensitive area; and

WHEREAS, both buildings are served by public water and sewers and are located in the Meadowbrook Limestone Wastewater Treatment Plant service area; and

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

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

WHEREAS, the plan shows an existing tree line along the western site boundary, existing lawn, landscape areas, and trees to remain or be restored once renovations are complete, and a note next to a proposed tree on the #6881 frontage states: "Due to an inadequate space for proper plant growth in the R.O.W., a tree will be planted in or near this location in lieu of a street tree being placed in the R.O.W. as is typically required by town code"; 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 Town and applicant must contact the New York State Department of Transportation to consider opportunities to consolidate and share access to East Genesee Street in order to improve site circulation and safety near the intersection.

The Board also offers the following comment:

The Board supports a single access on East Genesee Street, and encourages the Town and applicant to reconfigure a shared parking layout to promote better access and parking management on the overall site.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: June 17, 2015

OCPB Case # Z-15-227

- 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 Dunuwila Schoolhouse Expansion for the property located at 6881 East Genesee Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of East Genesee Street, a state highway; and
- WHEREAS, the applicant is proposing to construct an addition to an existing office building on a 0.2-acre lot in a Special Business Transitional (SBT) zoning district; and
- WHEREAS, the Board is concurrently reviewing a Site Plan referral (Z-15-226) for exterior renovations to the existing office building on the adjacent parcel (6883 East Genesee Street); and
- WHEREAS, the Overall Site Plan dated May 29, 2015 shows 6883 East Genesee Street (#6883) to contain an existing two-story framed building to be re-faced on the west, east, and south elevations, along with a proposed new guardrail, concrete patio, concrete step landings, and concrete walkway/steps; the plan shows 6881 East Genesee Street (#6881) to contain a one-story brick building ("School House") with a proposed 392 square foot brick building addition, along with an existing stone paver walkway to remain a new concrete sidewalk; and
- WHEREAS, the plan shows 11 existing rear yard parking spaces on #6883 and 4 front yard parking spaces on #6881, and a number of shared easements at the side and rear parcel boundaries to remain; per the referral notices, parking variances will be required; per the town application, 23 spaces would be required for #6883 and 11 spaces would be required for #6881, with a total of 15 spaces provided under the existing shared easements; a note on the plan states the proposed concrete sidewalk on #6881 will "connect the two asphalt parking areas on both sites in order to satisfy the parking easement agreement between the two properties"; and
- WHEREAS, the plan shows each parcel with an existing driveway on East Genesee Street near the five-way intersection between Route 5/Route 92, and two local roads; any existing or proposed access to East Genesee Street must meet the requirements of the New York State Department of Transportation; the plan shows an existing monument sign outside the right-of-way to remain, and existing concrete sidewalks along East Genesee Street; and
- WHEREAS, the Environmental Assessment Forms (EAFs) note less than 0.03 acres will be physically disturbed by both projects, and that stormwater runoff will be directed to the existing municipal system; and

- WHEREAS, the New York State Department of Environmental Conservation EAF Mapper indicates that the overall site may contain a species of animal, or associated habitats, listed by the state or federal government as threatened or endangered, and is located in an archaeological sensitive area; and
- WHEREAS, both buildings are served by public water and sewers and are located in the Meadowbrook Limestone Wastewater Treatment Plant service area; and
- WHEREAS, per the Onondaga County Department of Water Environment Protection, the project shall comply with Local Law #1 of 2011 - A Local Law Establishing a Program to Promote Capacity Management, Maintenance and Operation of the Public Sewers and Related Purposes, where applicable; information regarding this law is available at www.ongov.net/wep/uselaws.html; and
- WHEREAS, the Onondaga County Department of Water Environment Protection has determined that the submitted project is located in an area designated as flow constrained or impacted by excessive wet weather flow or is tributary to a Combined Sewer Overflow (CSO); unless it can be demonstrated that anticipated flows will not exceed previous flows, the project applicant is required to offset any additional sanitary flow in excess of the most recent land use; the applicant must develop a 1 gallon to 1 gallon offset plan/project in coordination with the municipal engineer; a letter confirming the acceptance of the offset plan must be submitted to the Department of Water Environment Protection documenting the offset plan; and
- WHEREAS, the plan shows an existing tree line along the western site boundary, existing lawn, landscape areas, and trees to remain or be restored once renovations are complete, and a note next to a proposed tree on the #6881 frontage states: "Due to an inadequate space for proper plant growth in the R.O.W., a tree will be planted in or near this location in lieu of a street tree being placed in the R.O.W. as is typically required by town code"; 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 Town and applicant must contact the New York State Department of Transportation to consider opportunities to consolidate and share access to East Genesee Street in order to improve site circulation and safety near the intersection.

The Board also offers the following comment:

The Board supports a single access on East Genesee Street, and encourages the Town and applicant to reconfigure a shared parking layout to promote better access and parking management on the overall site.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: June 17, 2015

OCPB Case # Z-15-228

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a AREA VARIANCE from the Town of Cicero Zoning Board of Appeals at the request of Mary Jane Raymond for the property located at 7471 West Murray Drive; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the granting of use or area variances and the site is located within 500 feet of the municipal boundary between the Town of Cicero and the Town of Constantia and the county boundary between Oswego County and Onondaga County; and
- WHEREAS, the applicant is requesting an area variance to construct a 10' x 12' attached, partially-enclosed storage room at an existing lakefront house on a 0.13-acre lot in a Residential (R-10) zoning district; and
- WHEREAS, per a hand drawn amendment to a survey dated November 5, 2014, a semi-enclosed storage area is proposed on the lakeside corner of an existing non-conforming house; and
- WHEREAS, the proposed expansion would continue the same side yard setback as the existing house, which is approximately 3.7 feet where 6 feet is required, and the total side setback is 11.8 feet where 15 feet is required; and
- WHEREAS, the Environmental Assessment Form describes the action as the erection of a roof and one partial wall at the back end of the attached one-car garage for storage of outdoor equipment; and
- WHEREAS, the survey shows the site with frontage on Oneida Lake and frontage and an existing asphalt drive on West Murray Drive, a local road, which appears to extend onto the adjacent lot; and
- WHEREAS, current FEMA Flood Insurance Rate Maps (FIRM) indicate that a portion of the parcel may be within or adjacent to a Special Flood Hazard Area (SFHA); and
- WHEREAS, the Onondaga County Hazard Mitigation Plan has identified flooding as one of five primary natural hazards of local concern, with the potential to cause extensive threat to property and safety; buildings within the floodplain can negatively affect the free flow of nearby waterways and drainage, and building within a floodplain is therefore discouraged; and
- WHEREAS, 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 discourages the expansion of non-conforming uses, especially near flood plains and lakeshore properties, where impervious surface coverage can be an issue for drainage and flooding can cause property damage.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: June 17, 2015

OCPB Case # Z-15-229

- 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 Jon Davidson for the property located at 210 South Burdick 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 Genesee Street (New York State Route 5), a state highway, Highbridge Street, a county road, and the municipal boundary between the Village of Fayetteville and the Town of Manlius; and
- WHEREAS, the applicant is proposing to install an 11' x 100' gravel driveway at an existing single-family residence, where no driveway currently exists, on a 0.18-acre lot in a Residential (R-1) zoning district; and
- WHEREAS, the Preliminary Site Plan dated June 1, 2015 shows a triangular shaped parcel with approximately 163 feet of road frontage onto South Burdick Street, a low volume local road in this location; and
- WHEREAS, the plan shows a proposed gravel drive leading to the rear of the parcel, with new steps and a walkway to the house; an existing parking space and steps at the front of the parcel are shown to be removed, and a turn around space is shown within the front yard; and
- WHEREAS, the current FEMA Flood Insurance Rate Maps (FIRM) indicate that this parcel abuts a Special Flood Hazard Area (SFHA); preliminary updated FIRM data released in June 2008 shows that land adjacent to the parcel may no longer be within a SFHA once maps are finalized; and
- WHEREAS, per GML § 239-nn, the legislative body or other authorized body having jurisdiction in a municipality shall give notice to an adjacent municipality when a hearing is held by such body relating to a subdivision, site plan, special use permit, or a use variance on property that is within five hundred feet of an adjacent municipality; such notice shall be given by mail or electronic transmission to the clerk of the adjacent municipality at least ten days prior to any such hearing; and

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

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

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JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: June 17, 2015

OCPB Case # Z-15-230

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SPECIAL PERMIT from the City of Syracuse Zoning Administration at the request of 410 Pearl Street, LLC for the property located at 410 Pearl Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review issuance of special permits and the site is located within 500 feet of Interstate Route 81 and Interstate Route 690, both state highways; and
- WHEREAS, the applicant is requesting to modify an existing special permit to establish a new bar/restaurant in an existing restaurant building in a Commercial Class A (CA) zoning district; and
- WHEREAS, the Board previously offered No Position With Comment on a Special Permit referral (Z-14-221) for a similar proposal, which was disapproved by the city; and
- WHEREAS, the city application notes the project includes a new dedicated kitchen area and a reduction of bar space and customer area, and that special permit functions of the proposed space include a dining room, bar service, entertainment, and a stage; and
- WHEREAS, a Land Survey dated October 19, 2010 shows a one-story concrete building occupying the entire parcel, which has frontage on Pearl Street, a city street; a concrete sidewalk is shown along Pearl Street; and
- WHEREAS, the referral included a letter to the City Planning Commission dated April 2, 2015 which indicates the previous application denial was due to a lack of an accompanying comprehensive parking plan, and that a neighborhood parking study was conducted on behalf of the applicant which indicates adequate on-street parking is available and will not have a detrimental impact on the neighborhood; and
- WHEREAS, per a conversation with the City on June 15, 2015, prior uses for this building have utilized off-street parking lots to minimize negative impacts to the availability of parking for other uses in the area; and
- WHEREAS, the application notes an existing approved 3' x 16' roof sign will be maintained; and
- WHEREAS, the site is served by public water and sewer and is located in the Metropolitan Wastewater Treatment Plant service area; and
- WHEREAS, per the Onondaga County Department of Water Environment Protection, the project shall comply with Local Law #1 of 2011 - A Local Law Establishing a Program to Promote Capacity Management, Maintenance and Operation of the Public Sewers and Related Purposes, where applicable; information regarding this law is available at www.ongov.net/wep/uselaws.html; and

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

WHEREAS, the Onondaga County Department of Water Environment Protection asks that the applicant contact the Department at (315) 435-6820 early in the planning process to determine sewer availability and capacity; and

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

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: June 17, 2015

OCPB Case # Z-15-231

- 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 Jordan Village Board at the request of Victor Peters for the property located on South Beaver Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the adoption or amendment of a zoning ordinance or local law and the site is located within 500 feet of Mechanic Street, a county road, New York State Route 317, a state highway, the municipal boundary between the Village of Jordan and the Town of Elbridge, and a farm operation in an agricultural district; and
- WHEREAS, the applicant is requesting a zone change from Planned Development (PDD) to Residential Single-Family on two vacant lots (4.66 acres and 1.78 acres), in order to allow the property owner to combine two lots and construct a garage for an existing residence on an adjacent parcel (006.-07-13.0); and
- WHEREAS, the site is located in a primarily residential area at the edge of the Village of Jordan, at the end of a dead end street (South Beaver Street) located off Mechanic Street; no new driveway access is proposed; and
- WHEREAS, the Planned Development District was created several years ago in anticipation of buildout of Lock Tender's Landing housing subdivision; an approximately 30-acre vacant lot to the south of the subject parcels remains as part of the PDD; and
- WHEREAS, the Environmental Assessment Form (EAF) and the current FEMA Flood Insurance Rate Maps (FIRM) indicate that portions of both parcels are in a Special Flood Hazard Area (SFHA); and
- WHEREAS, the Onondaga County Hazard Mitigation Plan has identified flooding as one of five primary natural hazards of local concern, with the potential to cause extensive threat to property and safety; buildings within the floodplain can negatively affect the free flow of nearby waterways and drainage, and building within a floodplain is therefore discouraged; and
- WHEREAS, the EAF and available wetland mapping indicates that portions of both vacant parcels may contain state wetlands; the applicant must obtain appropriate permits from the New York State Department of Environmental Conservation for any proposed development or drainage in state wetlands and/or wetland buffers on site; and
- WHEREAS, 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

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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:

Should the Village approve the zone change, the plan for the next stage of development should include the following:

1. The municipality is encouraged to minimize exposure to damage from natural hazards and uphold local flood ordinance requirements, as required for good standing in the National Flood Insurance Program, by ensuring that any proposed development would not negatively affect drainage patterns in or near the floodplain.

2. The applicant is advised to contact the New York State Department of Environmental Conservation to confirm the presence of state wetlands and/or the 100-foot state wetland buffer on this site, and obtain all necessary permits for any confirmed wetlands and buffers and show them on submitted plans for the site.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: June 17, 2015

OCPB Case # Z-15-234

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SPECIAL PERMIT from the Town of DeWitt Zoning Board of Appeals at the request of Capital Telecom Acquisition, LLC for the property located at 6926 Fly 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 Fly Road, a county road, and Collamer Road (New York State Route 298), a state highway; and
- WHEREAS, the applicant is requesting a specific use permit to construct an 108-foot monopole and an equipment shelter within a fenced compound on a 2,700 square foot lease parcel on a 6.51-acre lot in an Industrial zoning district; and
- WHEREAS, the Board is concurrently reviewing Site Plan and Area Variance referrals (Z-15-212 and 235) for this project; per town code, specific use permits are required for towers and telecommunication facilities, and an area variance is required for height (50' allowed) and for setbacks less than the tower height (46' proposed to the east, 84' proposed to the south); and
- WHEREAS, the Environmental Assessment Form (EAF) dated April 10, 2015 indicates the project is to install a 100-foot monopole communications tower with 8-foot appurtenances, a 17.6' x 29.6' equipment shelter within a 45' x 60' fenced compound lease parcel on an existing grass area; and
- WHEREAS, the Site Plan revised April 24, 2015 shows the proposed lease parcel located at the southeast corner of a lot on Fly Road which contains two existing one-story metal buildings (Thompson & Johnson Equipment Company) and a parking lot; and
- WHEREAS, the plan shows a proposed 20' non-exclusive ingress/egress extending from the lease parcel to the existing parking lot and to the existing driveway on Fly Road (Airways Park Drive, per aerial photography); any existing or proposed access to Fly Road must meet the requirements of the Onondaga County Department of Transportation; and
- WHEREAS, the EAF indicates the project site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the New York State Historic Preservation Office archaeological site inventory, and that investigations conducted by qualified professional identified no archaeological or historic sites or resources; and
- WHEREAS, the EAF also notes the project site is within five miles of Old Erie Canal State Park, Green Lakes State Park, and Cicero State Game Management Area; and
- WHEREAS, the New York State Department of Environmental Conservation EAF Mapper indicates that the site of the proposed action may contain a species of animal, or associated habitats, listed by the state or federal government as threatened

or endangered; and

WHEREAS, the EAF notes lighting will be proposed on the shelter and/or equipment inside the compound, with details to be determined; and

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

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: June 17, 2015

OCPB Case # Z-15-235

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a AREA VARIANCE from the Town of DeWitt Zoning Board of Appeals at the request of Capital Telecom Acquisition, LLC for the property located at 6926 Fly 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 Fly Road, a county road, and Collamer Road (New York State Route 298), a state highway; and
- WHEREAS, the applicant is requesting an area variance to construct an 108-foot monopole and an equipment shelter within a fenced compound on a 2,700 square foot lease parcel on a 6.51-acre lot in an Industrial zoning district; and
- WHEREAS, the Board is concurrently reviewing Site Plan and Special Permit referrals (Z-15-212 and 234) for this project; per town code, specific use permits are required for towers and telecommunication facilities, and an area variance is required for height (50' allowed) and for setbacks less than the tower height (46' proposed to the east, 84' proposed to the south); and
- WHEREAS, the Environmental Assessment Form (EAF) dated April 10, 2015 indicates the project is to install a 100-foot monopole communications tower with 8-foot appurtenances, a 17.6' x 29.6' equipment shelter within a 45' x 60' fenced compound lease parcel on an existing grass area; and
- WHEREAS, the Site Plan revised April 24, 2015 shows the proposed lease parcel located at the southeast corner of a lot on Fly Road which contains two existing one-story metal buildings (Thompson & Johnson Equipment Company) and a parking lot; and
- WHEREAS, the plan shows a proposed 20' non-exclusive ingress/egress extending from the lease parcel to the existing parking lot and to the existing driveway on Fly Road (Airways Park Drive, per aerial photography); any existing or proposed access to Fly Road must meet the requirements of the Onondaga County Department of Transportation; and
- WHEREAS, the EAF indicates the project site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the New York State Historic Preservation Office archaeological site inventory, and that investigations conducted by qualified professional identified no archaeological or historic sites or resources; and
- WHEREAS, the EAF also notes the project site is within five miles of Old Erie Canal State Park, Green Lakes State Park, and Cicero State Game Management Area; and
- WHEREAS, the New York State Department of Environmental Conservation EAF Mapper indicates that the site of the proposed action may contain a species of animal, or associated habitats, listed by the state or federal government as threatened

or endangered; and

WHEREAS, the EAF notes lighting will be proposed on the shelter and/or equipment inside the compound, with details to be determined; and

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

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: June 17, 2015

OCPB Case # Z-15-236

- 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 Van Buren Zoning Board of Appeals at the request of Mary Womble for the property located at 7705 & 7707 Maple 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 Newe York State Route 48 (Maple Road), a state highway; and
- WHEREAS, the applicant is requesting several area variances as part of a proposal to subdivide a 0.989-acre parcel containing two existing single-family homes into two new lots in a Residence (R-40) zoning district; and
- WHEREAS, the Board is concurrently reviewing a Preliminary Subdivision referral (S-15-42) to create the two proposed lots; and
- WHEREAS, the Preliminary Plan dated April 6, 2015 shows proposed Lot 1 (25,437 square feet) to contain an existing two-story wood-frame house, proposed Lot 2 (17,662 square feet) to contain an existing 1-1/2 story wood-frame house; a fence is also shown which crosses the proposed lot line; and
- WHEREAS, the plan shows each lot with frontage on Maple Road (New York State Route 48); proposed Lot 1 has an existing driveway on Maple Road, and proposed Lot 2 has an existing driveway on Maple Road which crosses the adjacent lot to the east on an existing ingress and egress easement; and
- WHEREAS, per town code, it appears both proposed lots will require variances for lot size (40,000 square feet minimum) and front yard setbacks (50' required), and proposed Lot 2 will require a variance for side yard setbacks (20' each or 50' total required); the plan doesn't indicate the existing non-conforming front yard setbacks which would not be changing, nor the non-conforming side yard setback on proposed Lot 2; and
- WHEREAS, the site is served by public water and is located outside the Onondaga County Sanitary District; and
- WHEREAS, per a conversation with the Town on June 3, 2015, each house has an existing private septic system; the plan shows Lot 2 with an existing easement for subsurface sewage disposal located on the adjacent lot to the east; and

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

The Town is advised to ensure any necessary area variances for lot area for

each proposed lot are granted prior to approving the proposed subdivision application.

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